

**THE DEVELOPMENT PLAN FOR THE  
URBAN DEVELOPMENT AREA OF HAMBANTOTA**

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# DEVELOPMENT PLAN FOR HAMBANTOTA TOWN 2007 - 2020

## VOLUME -1

### SITUATION REPORT

#### 1.0 Introduction

Hambantota Urban Council area was declared as an urban development area by Gazette Extra Ordinary No. 38/16 dated 1<sup>st</sup> June 1979 under Urban Development Authority Law No. 41 of 1978. This town is identified as a first order town for development under the National Physical Planning Policy of the Government.

#### 1.1 Importance of the Town

Hambantota Town is located in the south 238 k.m. from Colombo, Sri Lanka along Colombo - Wallawaya Road linking with a road network system connecting Ratnapura, Embilipitiya and Kataragama towns respectively. (Map No. 1)

Hambantota Town is economically important in considering salt and fisheries industries, in addition to the locations of tourist attraction site such as; Birds Sanctuary of Bundala, National Wild Life Park of Yala close to the town.

Importance of Hambantota Town is further increased due to the location of archeological sites near the town and the proposed new development projects like harbour, new town, oil refinery etc. adjacent to the town under Ruhunu Pura urban development plan.

#### 1.2 Historical Importance of the Town

According to Mahawansa, Hambantota was a prosperous and proud history dating back to the reign of the Heir to the Throne *Mahanaga*. It appears that this district has got the existing name on account of historical facts. Dr. Senerath Paranavithana, Professor of Archeology was of the opinion that this harbour or *thota* where group of Malay nationals who landed by a “Humban” a kind of sea vessel and came to be known as Hambantota. Thus this harbour had gained importance as a safe place where ships engaged in sea transport could be anchored.

The town as an agricultural settlement had been taken over by the Dutch from Portuguese and it had been used as a centre for their battalion. It is stated in the historical records that especially on an account of the saltern at Hambantota that the Rifle Regiment had been maintained in the place, as a strategy to bring the King of Kandy under their control.

Further, the town had been famous for production of salt and fishing industry even in the past. Subsequently during the British period, Hambantota had been developed as an urban settlement, as mentioned in the reports of Mr. Leonard Wolf who functioned as the Government Agent of Hambantota and known to have served as a naval harbour. Hambantota Urban Council was established in 1945 and an administrative establishment called Sanitary Board had been established by the British to develop the town with the functions to construct public wells and drains, installation of street lamps and planting of trees on either side of the roads..

### **1.3 Physical and Environmental Background**

Hambantota Town is situated between  $6.7^{\circ}$  -  $6.11^{\circ}$  of North Latitude and  $80.10^{\circ}$  -  $81.6^{\circ}$  of East Longitude. 238 k.m. away from Colombo. There is a network of roads connecting Ratnapura , Wellawaya, Tissa, Katharagama running through the centre of the town. The town is linear in shape and has a narrow strip of beach of 0.8 k.m. and a bay. The town is protected by unique sand dunes. Sixty five percent ( 65% ) of the urban area which is 569 ha in extent is falls under salterns and sandy dunes. When topography is taken into consideration, a highland called “Tower Hill” extending up to a height of 60 ft could be observed to south of the town

### **1.4 Religious and Cultural Importance**

Hambantota Town inherits a long history from the ancient Rohana Kingdom with people belonging to different races and religions: Sinhalese form the majority of the population with considerable number of Muslims, Burghers and Tamil nationals. Accordingly there has been a conducive living environment, for the people living within the town area where they could live amicably following their own culture and their own religious practices. At present, there are three temples, three mosques, one Hindu Kovil and a Christian Church located in the urban area.

### **1.5 National and Regional Linkages**

Hambantota District is bounded by Matara District on the West, Ratnapura Moneragala, Ampara Districts on the North and Indian Ocean on the South and East. Since main roads such as Colombo - Katharagama –Wellawaya Roads run through the town, it serves as a network linked with the sacred cities and distant regions such as Moneragala and Buttala. The Gonnoruwa Road, which had been used in the past to transport salt indicates that Hambantota had a direct linkage with the Central Province and the Uva Province.(Map No. 2) Hambantota District is one among the three districts in the Southern Province. It is 2623 sq. k.m. in extent and represents 4 % of the whole land area of the country. It has a population of about 210 persons per sq. km. According to the proposed urban hierarchy in the Southern Province, Hambantota has been identified as second order town. Further, it is also the district capital. Salt industry is the major

economic activity and it also has a national importance. Fishing industry also occupies special importance.

## 2.0 Population

Hambantota District is consist of a large extent of land area with a minimum population among the three districts in the Southern Province. Population density of the district is 210 persons per sq. km. This density is higher in urban areas of the district ranging from 2,400 to 2,500 persons per sq. km. Population growth rate for the period of 1946 - 2001 is shown in the following Table.

**Table No. 1**

### Population Growth Rate (1946 – 2001)

Year	Population	Growth Rate
1946	3970	-
1953	4299	1.1
1963	5330	2.3
1971	6895	2.8
1981	8751	2.4
2001	11213	1.5

Source: Dept. of Census and Statistics

Population growth rate of the urban area of Hambantota in 1953 was 1.1%, compared to the population of 1946, which has increased up to 2.3% in 1963. The growth rate has further increased up to 2.8% in 1971 and it was decreased by 0.4% in 1981. This rate has further decreased to 1.5% in 2001. Decrease of population growth had occurred mainly due to emigration by large percentage of population of the district to Matara and Colombo towns and also to foreign countries seeking employment opportunities. Distribution of population and growth rate according to religions and distribution of population among wards are given in Table 2. & 3 respectively.

**Table No. 2**

### Population of the Hambantota Urban Council Area by Religion - 2001

Religion	Population	Growth Rate %
Buddhists	5,646	50.35
Islam	5,015	44.72
Hindu	395	3.52
Roman Catholics	86	0.76
Others	71	0.65
<b>Total</b>	<b>11,213</b>	<b>100</b>

Source: Census of Population & Housing - 2001  
Dept. of Census and Statistics

**Table No. 3****Population Distribution by Ward - 2001**

<b>Grama Niladari Divisions</b>	<b>Total Population</b>	<b>Female</b>	<b>Male</b>	<b>Percentage %</b>
Hambantota East	2,467	1,186	1,1281	22
Hambantota West	8,746	4,301	4,445	78
<b>Total</b>	<b>11,213</b>	<b>5,487</b>	<b>5,726</b>	<b>100</b>

Source: Census of Population & Housing - 2001  
Dept. of Census and Statistics

The above Table shows that 22% of town population in 2001 was concentrated in Hambantota East Grama Seva Division while 78% was in the Hambantota West Grama Seva Division. The reason for less concentration of population in the Hambantota East Grama Seva Division was that 90% of land area of this Grama Seva Division is consists of Main Saltern which is called the Greater Saltern along the sea coast with sand dunes.

**Table No. 4****Population by Race 1981 and 2001**

<b>Race</b>	<b>Population 1981</b>	<b>Percentage %</b>	<b>Population 2001</b>	<b>Percentage %</b>
Singhalese	4,341	50.7	5,642	50.30
Malay	2,341	27.6	3,308	29.50
Sri Lanka Yonaka	1,516	17.7	1,653	14.70
Sri Lanka Tamil	277	3.3	505	4.05
Hindu	-	-	29	0.25
Burgher	27	0.27	22	0.20
Others	36	0.42	54	
<b>Total</b>	<b>8,559</b>	<b>100</b>	<b>11,213</b>	<b>100</b>

Source: Census of Population & Housing - 2001 & 1981  
Dept. of Census and Statistics

It is necessary to consider the growth rates in the past, related to the town for the purpose of population forecast. Average growth rate remained at 2.4% for the period from 1971 till 1981 in Hambantota District and had decreased to 1.5 % in 2001. Though the growth rate in the urban council area of Hambantota had declined, yet it was higher in considering the rate of growth in the district. The

reason for low growth in the town could be considered as the result of migration towards other districts like Matara and to foreign countries seeking employment.

## 2.1 Population Forecast

Population Forecast of the Hambanota Town about the areas included the future town expansion areas and also those residents who lost their houses tsunami disaster. Population forecast for the period from 2001 to 2010 has been based on the growth rate of 1.5% existed in the census year 2001. Further it was assumed that there would be a population growth rate of 2 % per year by 2010 onwards the probable impact due to the proposed Hambantota Harbour Development Project and industrial development. The population forecast for the period of 2001 – 2020 would be as follows:

**Table No. 5**

**Population Forecast – 2020**

<b>Year</b>	<b>Population</b>	<b>Growth Rate %</b>
2001	14,212	1.5
2004	11,987	1.5
2010	13,115	1.5
2015	14,494	2.0
2020	18,247	2.0

Source :

## 3.0 Housing

Hambanota Town consists of two Grama Niladhari Divisions namely Hambantota East and Hambanota West. Condition of houses erected during the period of 2000 - 2003 in two Grama Niladhari Divisions is given under Table No 6 below. This Table shows that there is an increase of 172 permanent houses during the period. Further, there is an increase of permanent houses in 2002 in relation to 2000 and a decrease of temporary houses in 2003 in relation to 2002. As a whole, this Table shows that there is a trend in decreasing temporary houses in the town. This proves that people who live in temporary or semi- permanent houses have a tendency to shift to permanent houses from temporary houses.

**Table No. 6**

**Condition of Houses in Hambantota Town 2000 – 2003**

<b>Condition of Houses</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Permanent	1,952	1,982	1,983	2,124
Semi Permanent	241	251	333	320
Temporary	200	212	130	131
<b>Total</b>	<b>2,393</b>	<b>2,445</b>	<b>2,446</b>	<b>2,575</b>

Source: Report of Grama Niladhari

### 3.1 Impact of Tsunami

Completely destroyed houses in Hambantota District under tsunami disaster are appended in Table 7.

**Table No. 7**

#### **Houses Destroyed by Tsunami – Hambantota District - 2004**

<b>Divisional Secretariat Division</b>	<b>Number of Houses destroyed</b>
Tissamaharamaya	157
Ambalantota	299
Hambantota	1,167
Tangalle	1,131
<b>Total</b>	<b>2,754</b>

Source: Hambantota District Secretary's office

With the semi-destroyed houses of 1,293, the total number of houses damaged under tsunami was reported as 4,047 houses in this district.

According to field survey carried out by the Hambantota office of Urban Development Authority revealed that 562 houses were completely destroyed in the Hambantota Town by tsunami. On the basis of removing residential units within the strip of 100 metres from the sea coast, the residential units required to be constructed as a result of tsunami in Hambantota District is planned as follows:

**Table No. 8**

#### **Construction of Tsunami Houses Divisional Secretariat Divisions**

<b>Divisional Secretariat Division</b>	<b>Housing Units</b>
Tissamaharamaya	265
Ambalantota	582
Tagalle	1,077
Hambantota	2,760
<b>Total</b>	<b>4,688</b>

Source: Hambantota District Secretary's office

Accordingly, construction process has been commenced to achieve the above requirement of houses within said four Divisional Secretary's divisions of the district.

#### 4.0 Economic Background

Salt industry is one of the major economic activities in the urban area of the Hambantota. In addition to the commercial activities related to Fishing, Agriculture and Tourist Industry. Major portion of the production of salt in Sri Lanka is supplied by the salterns of Hambantota out of which the bigger contribution is made by Hambantota Greater Saltern (Maha Lewaya). This saltern is 183.8 hectare in extent and produces 2/3 of the salt production of the entire country as highlighted in Table No. 9.

**Table No. 9.**

#### **Salt Production in Hambantota (Metric Tons)**

Year	Greaser saltern	Bundala saltern	Palatupana saltern
1995	51,879,650	15,292,550	2,507,750
1996	61,706,250	16,182,250	4,235,000
1997	68,241,250	13,251,500	7,000,000
1998	49,017,500	12,436,550	5,276,250
1999	52,913,200	14,007,000	8,447,000
2000	42,418,250	8,121,750	5,543,125
2001	67,597,250	25,919,350	8,244,250
2002	37,744,000	13,581,425	3,648,750
2003	48,048,250	-	-

Source: Office of Hambantota Saltern

Salt industry is the main economic activity of the town's economy. Soon after Salt Corporation was converted as the Sri Lanka Salt Company, it was apparent that the number of employees and its production has increased. Presently this company provides employment for 579 permanent employees and 334 casual employees. As such salt industry is the only industry which provides employment for the largest number in the town.

#### 4.1 Fishing Industry

Hambantota is recognized as an olden fishing harbour. Presently, 412 families within the town limit engage in fishing industry, out of which six (6) families engaged in fresh water fishing, Total number of fishermen engaged in sea water and fresh water is five hundred and fifty (550) and 10 respectively. Total number of fishing boats operated in the harbour is 294. Daily fish catch by fishermen are sold on wholesale and retail prices at the local market. There seems to be no improvement in the method of fishing due to the reluctance of abandoning the

traditional ways. However, the Ice Plant located within the town limit serves to preserve.

Fishermen of Hambantota use canoes, sail boats, trawlers, mechanized boats, engine fitted outrigger boats for the purpose of fishing in the sea. Tuna (Balaya), horse mackerels (Paraw), sharks (Moraa), sardine (Hurullaa) , Salayaa and mullets (Galmalu) are some of the fish species / varieties available for sale in the Hambantota Fish Market. Absence of a formal service sector for repairing boats etc. could be identified as a constraint for the fish industry in this town.

## 4.2 Tourism Industry

Hambantota Town is located along the sea coast. There are few places of tourist interest in Hambantota town of which the sea coast could be identified as one having a potential for development. The accessibility of the sea coast for the tourists who come from towns such as Colombo is a major constrain the tourist industry. However, the scenic beauty of the beach that had been in the past is not found at present due to haphazard development of the coastal belt. Hambantota Town is identified as one of the important place in the tourist map who visits Bundala and Yala sanctuaries located close to this town in the vicinity of this town.

Tourist hotels and holiday inns available for foreign tourists are limited in Hambantota Town. Room capacity in hotels, tourist inns and guest houses are as follows:

<b>Name of the hotel</b>	<b>Number of rooms</b>
Peacock Beach hotel	111
Sea spray Hotel	15
Hambantota Rest House	14
Indichinna Rest	4
Lake Rest	6
Jo Rest	6

Facilities for local tourists should be improved at least in places close to Kaharagama and Yala.

Hotels specially catered to for foreign tourists have decreased due to tsunami disaster as indicated below:

<b>Name of the hotel</b>	<b>Room capacity</b>	<b>Rooms destroyed</b>	<b>Rooms available at present</b>
Peacock Beach Hotel	111	49	62
Sesspray Hotel	15	10	5

Lack of room facilities for tourists has critically affected town's economy. It directly affected the livelihood of large number of employees working in these hotels.

## 5.0 Land Use Pattern

The extent of Hambantota urban area is 569.7 hectares of which 65 % of the land are covered by the salterns, water bodies and sand dunes. The balance of 171 hectares (35 %) is only available for development. Existing land use pattern shown is appended in Map No.3 and Table No. 10 below:

**Table No. 10**  
**Land Use Pattern of Hambantota Town 2004 (Prior Tsunami)**

Use	Land extent Hectares	Percentage %
Residential	109.75	10.29
Commercial	14.0	2.46
Public use	28.8	5.06
Industries	192.37	33.8
Religious	3.75	0.66
Playground and open spaces	6.75	1.2
Cemeteries	3.94	0.69
Tourist activities	4.5	0.79
Road & transport	30.0	5.27
Sand dunes	33.24	5.84
Water ways (Salterns)	38.12	6.7
Shrub jungles	28.25	4.96
Environmental sensitive areas	75.6	13.28
<b>Total</b>	<b>569.07</b>	<b>100</b>

Source: UDA Office, Hambantota

## 5.1 Land Value (Prior Tsunami)

**Table No. 11**

**Land Value of Hambantota Town - 2004 (Prior Tsunami)**

<b>Value Per Perch</b>	<b>Location</b>
150,000 – 200,000	Tissa Road , Town Centre
125,000 – 150,000	Bazaar
100,000 – 125,000	Philip Street, Wilmot Street
80,000 – 100,000	Barrack Street, Back Street
60,000 – 80,000	Yousup Housing Place, Tangalle Road, Yousup Mawatha, Jail Street
40,000 – 60,000	New Road, Hospital Place
30,000 – 40,000	Government Housing Road (Vicinity of small saltern place), Tissa Road (Vicinity of Greater saltern)
15,000 – 25,000	Quarry (Galwala) Baddewala
10,000 – 15,000	Sea coast, Murray Road

Source: UDA Office, Hambantota

The competition for trade activities, generally creates high land value of Rs. 200,000 per perch in the Town Centre, but it is relatively low in the transitional area away from the town centre. A survey revealed that the land values are low in the areas far from the town centre with the non-availability of infrastructure facilities (Map No.4).

### **Impact of Tsunami**

Lands which had high market values have changed with the consequence to the tsunami disaster. High land value which prevailed in 2004 in the town centre has dropped severely after tsunami. Regulatory measures enforced under Hambantota Zoning Plan in respect of construction of buildings in the town centre have reduced the demands for lands in the town centre.

## 5.2 Residential Use

Table No.10 indicates that a land extent of 109.75 hectares has utilized for residential purpose. This shows that 10.29 % of the total land area is being utilized for residential use, which is relatively low in comparison with the residential use in other urban areas in the region (Beliatta 24.1%, Tangalle 56.6 % and Tissa 34 %). High residential density is found in Hambantota West Grama Niladhari Division including the coastal areas; where as a low density is found in Hambantota East Grama Niladhari Division. Constraints encountered for the town development are due to the allocation of lands for the salterns and sand dunes. This curtailed the land availability for residential use. Further, the location of sand dunes could create environmental problem for the residential development.

### **5.3 Commercial Use**

Extent of 14.0 hectares (2.6%) has been utilized for commercial use in Hambantota Town. This percentage is substantial in comparing with commercial uses in Tangalle, Ambalantota and Tissamaharama towns. Further it is the commercial hub of the Hambantota Town. Further, commercial development has taken place in a linear manner. Constraints on the scenic beauty are caused due to location of the existing public market closer to the sea coast. Further, there is a large number of pilgrims from the region and other parts of the country passing through this town during the festival time and therefore commercial activities should be enhanced.

Commercial activities in the core area of town centre were vastly destroyed due to tsunami disaster which created a critical impact to the town's economy. The field survey carried out by the Hambantota UDA Office revealed that 163 commercial units have been destroyed under tsunami.

### **5.4 Public Use**

Allocated lands for public use was 23.8 hectares in extent which represents 4.2% of the total land uses of the town. Although Hambantota Town is the district administrative centre, there are limited lands available for public use which resulted in government offices being scattered in the town centre and Mirijjawila. This state of affairs resulted reducing coordination among government offices. Scattered government offices create inconveniences to those who come to the district capital for obtaining services.

### **5.5 Industrial Use**

Land area is widely utilized for industrial usage in comparing with other towns which is 192.37 hectares in extent or 33.8 % of the total land use of the town. Hambantota Town provides a higher percentage for the salt industry which is about 183.8 hectares in extent. Greater Saltern of Hambantota bears an important position since it produces 2/3 of salt production of the entire country. Further, lands have been identified in the town for further development of animal husbandry and agro based industries.

In addition to above, a garment factory located in the town centre contributes to industrial development though it is located in an inappropriate site which acts as a constrain to achieve the maximum productivity.

## **6.0 Physical Infrastructure**

### **6.1 Roads and Transport**

The road network available giving easy accessibility to all areas in the town. Tared roads amounts to 85 % of all the roads in the town. These roads in the town are maintained by three institutions (Map No. 5) such as :

1. Road Development Authority
2. Provincial Road Development Authority
3. Urban Council

are shown in Table No. 12 below:

**Table No. 12****Road network by RDA, Provincial RDA and Hambantota Urban Council**

<b>No.</b>	<b>Name of the Road</b>	<b>Maintained by</b>	<b>Building Limit Feet</b>
1	Hambantota – Tangalle (Wimot and Pel Vidiya)	RDA	50
2	Hambantota – Tissa	RDA	50
3	New Road (Aluth para)	PRDA	30
4	Govt. Quarter's Road	PRDA	30
5	Rest House Road (Tower Hill)	PRDA	20
6	Bazaar Street	Urban Council	20
7	Terrace Veediya	Urban Council	15
8	Philip Street	Urban Council	17
9	Walker Street	Urban Council	17
10	Moor Street	Urban Council	16
11	Back Street	Urban Council	14
12	Willington Street	Urban Council	15
13	Hospital Street	Urban Council	17
14	Barrack Street (Upper division)	PRDA	30
15	Barrack Street (Lower division)	Urban Council	20
16	Bay brook Street	Urban Council	20
17	Kulatunga Mawatha	Urban Council	20
18	May Street	Urban Council	14
19	Well street (Lin Para)	Urban Council	20
20	Murray Road	Urban Council	20
21	Timber Stores Road (dara madu para)	Urban Council	20
22	National Housing Road	Urban Council	18
23	Aloka Pura Road	Urban Council	30
24	Target Road (taget para)	Urban Council	30
25	Indrasiri Mawatha	Urban Council	20
26	May Street	Urban Council	20
27	Indiwinna Housing Scheme Road	Urban Council	20
28	Bulgance Circular Road	Urban Council	20
29	Bulgance Mawatha	Urban Council	20
30	Bulgance path (National Housing Mawatha)	Urban Council	17
31	National Housing path 6 Number	Urban Council	17
32	Access Road to UC Playground	Urban Council	17
33	Aloka Pura Path	Urban Council	17
34	Hidra Mawatha	Urban Council	20

35	Samagi Pura Well (Linda) Road	Urban Council	20
36	Samagi Pura Fisherie Road	Urban Council	20
37	Samagi Pura Path 5	Urban Council	17
38	Welikanda Path 4(Kovil waththa Para, Mudali Kanda Para)	Urban Council	17
39	Hospital Avenue	Urban Council	15
40	Nowfer Thasim Mawatha	Urban Council	15
41	Yousup Memorial Road (Damage by tsunami)	Urban Council	20
42	Panuwala Palliya Avenue(Damage by tsunami)	Urban Council	20
43	Yousup Housing Scheme Road (Damage by tsunami)	Urban Council	20
44	Flower Road (Mal Mawatha (damaged by tsunami)	Urban Council	20
45	Indumina Cemetery Road	Urban Council	15
46	Telecommunication Centre Road (damaged by tsunami)	Urban Council	20
47	Panuwala Avenue	Urban Council	15
48	Galwala Housing Scheme Road (damage by tsunami)	Urban Council	15
49	Kaluwella Road	Urban Council	20
50	Galwala Sea Road	Urban Council	20
51	Baddewala 1 Avenue	Urban Council	20
52	Baddewala Ferry Road	Urban Council	20
53	Tourist Bungalow Road (damage by tsunami)	Urban Council	20

## 6.2 Electricity

AKV 33 Power line from Laxapana Hydro Electricity Scheme is connected to Main Sub Station (Grid Centre) at Keliyaura and it supplies 13,200 megavolts to the meet the requirement of the Hambantota Town. Three phase supply is distributed to the town from the Sub Station at Jail Street. Accordingly regular supply of electricity is channeled through out the entire city by means of following sub stations (Map No.6):

1. Sinha Kuluna -Lion Tower
2. Near Indiwina Playground
3. Near the Hospital
4. Jail Street (Urban Council)
5. Opposite the Bus Station
6. Kachcheri
7. Opposite Public Library
8. Near the Telecom Tower
9. Near the Bombuwetuya Canal ( Ela)
10. Near the CEB

11. Peacock Hotel
12. Near the Pump House Station
13. Near the Pump House Station at Greater Saltern
14. Saltern
15. Old Katharagama Road
16. Name Board of Hambantota Town (Koholankala)

Yet some areas which are somewhat away from sub stations are experiencing low voltage and that can be identified as a constrain.

Further, the Wind Powered Generator installed at Batampara supplies 3 mega volts to the national grid.

### **6.3 Water Supply**

Water is supplied from Walawe River to the tanks at Ambalantota and Bolana with a capacity of 2,500 and 7,500 cubic meters respectively. Quality of the water is tested at Ridiyagama Purification Centre prior to the distribution. Pipe borne water to Hambantota Town is supplied from two water tanks with a capacity of 680 and 480 cubic metres respectively at Jail Street and Kachcheri Complex under Ambalantota – Hambantota Water Supply Scheme (Map No. 7).

8,769 connection are given under Ambalantota - Hambantota Water Supply Schemes out of which 3,784 connection are to Hambantota Town and adjacent areas. (It is difficult to find separate data for the Urban Council area of Hambantota).

It has been proposed to construct a water tank with a capacity of 1000 cubic meters for the requirement of the New Town of Hambantota under Phase 1V of ADB funded program. It is proposed give 34,199 connection after completion of this project. Water which is supplied under Ambalantota-Hambantota Water Supply Scheme during a particular period of the year is not suitable for drinking purposes. The reason is that the water collected at the estuary of the Walawe River is intruded with salt water and this could be identified as one of the constraints to the resident population.

### **6.4 Telecommunication**

Although the Telecom Tower at Hambantota has the capacity to provide 1,700 telephone connections, only 1,274 connections have been given so far. This shows that there is no problem in obtaining connections. The Telecommunication Network is given in Map No. 8.

### **6.5 Drainage**

Flooding is prevalent during the rainy season in some areas of the town where topography is below the sea level. Built-up drains are found in the town centre in addition to the earth drain. The total length of the roads in the area is 14.787 km. of which an

extent of 8.08 k.m. is provided with built-up drains. Drainage has been designed to direct the flow of water either to sea or the internal water bodies. However, due to the improper maintenance of these drains, water stagnation create environment related problems. Further, the location of Hambantota Town near the sea coast, leads to leaving silting of drains during the rainy season. The improper de-silting, caused accumulation of waste water in these drains resulted in numerous environmental problems. Apparently, built up drains are used to dispose rain water as well as waste water from hotels and houses, which causes pollution of water bodies. Therefore a proper drainage system to the town is an essential requirement.

## **6.6 Solid Waste Management**

Solid waste disposal of the town is carried out by the Hambantota Urban Council. The Urban Council is in the process of producing compost out of bio degradable waste while separating non bio degradable waste for recycling purpose.

Daily collection of solid waste generated from households and other institutions is 9 metric tons for which UC has mobilized 4 nos. tractors. However, UC is facing a problem of employing sufficient number of labourers and mobilizing the required number of vehicles for the collection of waste from the town. Presently, a 2 acre land is available to dump solid waste near the 2<sup>nd</sup> Mile Post. of Gonnoruwa Road.

It is important to note that Hambantota Urban Council has commenced a project to produce compost by using bio-degradable solid wastes. This unit is located at a small place closer to the dumping place at Gonnoruwa Road, Hambantota.

The land used to producing compost belongs to the Department of Forest. However, presently the Department of Wild Life is facing a problem as wild elephants used to eat waste disposed by the Urban Council. Further, the location of the land adjacent to a residential zone creates environmental hazards as well.

A land which is 5 acres in extent has been allocated to the Urban Council in a place 12 k.m away from the town to overcome the problem.

## 7.0 Social Infrastructure

### 7.1 Educational Facilities

Table No. 13 highlights educational facilities of Hambantota Town:

**Table No. 13**

#### Schools in Hambantota Town

Name of School	Building space Sq. ft	Number of Students	Number of Teachers	Teacher – Students Ratio	Play Grounds
Sahira National School	46,555	806	34	24	Yes
St' Mary's National School	29,240	1,290	57	23	Yes
Hambantota Primamary	15,600	1,950	56	35	Yes

Source: Hambantota Education Zonal Office

All schools located in the town are provided with adequate infrastructure facilities. (Map No. 9).

### 7.2 Health Activities

Hambantota Base Hospital provides basic health facilities to the area. In addition, there are several health consultation clinics available in the area. It is interesting to note that these facilities in the Hambantota Town are made use by the adjoining towns in the district.

The number of OPD patients who are treated by the Hambantota Base Hospital is 18,263 and number of patients who have been admitted to the hospital per month is approximately 4,113. The human resources available in Hambantota hospital is as follows :

**Table No. 14**

**Medical Professionals in Hambantota Base Hospital – 2001**

<b>Medical Professionals</b>	<b>Nos.</b>
Specialists	14
Medical officers	47
Nurses	03
Male Nurses	154

Source: Hambantota Base Hospital

Total cadre of the hospital was 420 in 2001 including specialized medical services. This hospital serves the entire district. Following facilities are available in this base hospital :

**Table No. 14A**

**Availability of Facilities – 2001**

<b>Physical Resources</b>	<b>Nos.</b>
Wards	08
Beds	308
Ambulance	05
Buildings	15
Office Quarters	10

Source: Hambantota Base Hospital

Hambantota Base Hospital is located in a block of land which is 01 acre in extent. Disposal of sewerage is carried out by treatment plant system particular to the hospital.

### 7.3 Religious Facilities

An extent of 3.75 hectare of land out of the total extent of land in the town has been allocated for religious activities. These are indicated in Map No. 10 and Table No.15:

**Table No. 15**

#### **Religious Places in Hambantota Town**

<b>Religion</b>	<b>Nos.</b>
Buddhist	3
Islam	4
Hindu	1
Roman Catholic	2

Source : Hambantota District Office, UDA

### 7.4 Cemeteries

There are cemeteries in the town for different religious denominations as indicated below:

- Buddhist 01
- Muslims 01
- Roman Catholic 01

The extent of land allocated for all cemeteries out of the total land in the town amounts 3.94 hectares. The Roman Catholic Cemetery in the Town is neglected without proper maintenance It has been identified as a place of historical importance which warrents conservation.

### 8.0 Water Bodies

Topography of major problem of Hambantota Town indicates that it is below the mean sea level water bodies and salterns, with the following water bodies in the Town area:

- 1 Greater Saltern (Maha Lewaya)-  
Thirty three percent (33 %) of the land area of the town is covered by this saltern. Extent of the saltern is 183.84 hectares. This saltern contributes a lot to strengthen the economy of the town.
2. Karagan Lewaya (Karagan saltern)
3. Small saltern (Punchi Lewaya)
4. Jaarawala
5. Ponds (Pokuna)

Existence of natural water bodies in an arid climatic zone like Hambantota is a resource to the town. Salt water though it is not suitable for drinking purposes it contributes immensely to the economy of the town.

Further, water bodies enhance the beauty of the natural environment of the town help to control floods and as breeding places for varieties of diving organism provide food for local and migratory birds.

## **9.0 Environmental Hazards**

Environment of Hambantota Town is affected by natural hazards such as (Map No. 11):

- Floods
- Storm and Rainwater Erosion
- Sea Erosion

### **9.1 Floods**

Floods occur due to the blockade in the drainage system in the town. Although the drainage system is so planned to direct the rain water through open drains into the natural ponds & the reservoirs and subsequently into the sea; due to the poor maintenance of drains and disposal of building materials into the internal water bodies has reduced the water retention capacity.

Further, dumping of solid waste into the Bombuветiya Ela, hamper the water flow and thereby leads to flooding during the heavy rainy season in low lying areas of the town.

### **9.2 Storm and Rain Water Erosion**

Due to the South-West monsoon, the tendency is more for erosion in the southern part of Tower Hill area. Further, the deep slope of the hill area experience an adverse rain water erosion.

### **9.3 Sea Erosion**

Sea erosion is an another natural hazard faced by the Hambantota Town. Sea water enters into the coastal land during the South-West Monsoon season and erode the sand dunes. Eroded sand dunes, paved the way for easy flow of Tsunami tidal waves towards the land and created heavy damage to the properties, building and lives.

### **9.4 Conservation Areas**

There are several sites to be conserved Hambantota Town. The first category is the environmentally sensitive sand dunes and salterns. The second category is the man made buildings with architectural and archeological value (Map No. 12).

Following buildings are identified to be conserved:

1. At Tower Hill
  - i. Courts
  - ii. Courts Quarter
  - iii. Asst. Govt. Agent's Quarters
  - iv. District Engineer's Quarters
  - v. Martello Tower
  - vi. Light House
  - vii. Power magazine
  
2. Town Centre
  - i. Catholic Cemetery
  - ii. Galington Hotel
  
3. Religious
  - i. Mosques
    - Old Mosque over 100 years
    - Fort Mosque over 100 years
    - New Moque
  
  - ii. Christian Church
    - St' Mary's Church built in 1867
    - Anglican Church built in 1860
  
  - iii. Hindu Kovil
    - Kathirason Kovil
  
4. Martello Tower

Height of this tower is fifty feet. It was built by Dutch. Dutch kept it as a place of security point and also kept troops stationed in this place. This tower was erected at the highest location and is kept as a security center in the past. Even, one could have a bird's eye view of the surrounding areas the top of the tower.

## 10.0 Strength, Weakness, Opportunities and Threats - SWOT

Strengths	Weakness	Opportunities	Threats
<p>1. Location :</p> <p>Located in the down south coastal belt : (238 km. from Colombo city).</p> <p>2. Economic Background :</p> <ul style="list-style-type: none"> <li>• 2/3<sup>rd</sup> of salt is supplied from the salterns.</li> <li>• Availability of shallow and deep sea fishing grounds.</li> <li>• Cultivation of dry zone crops – ground nuts, corn, etc.</li> <li>• Tourist industries : coastal area with sites of Archeological/scenic areas/cultural/regional importance.</li> </ul> <p>3. Land Use</p> <ul style="list-style-type: none"> <li>• Industrial use 65% of the total land under saltern pans.</li> <li>• Public Use : Town acts as the administrative centre in the Hambantota District.</li> </ul>	<p>Below the mean sea level.</p> <p>Mostly traditional methods of salt productions and fishing.</p> <p>Limited rainfall.</p> <p>Limited number of luxury hotels for foreign tourists.</p> <p>Low percentage of land is used in Tourist industry (0.79%).</p> <p>Limited lands available for administrative services.</p>	<p>Potential for harbour development.</p> <p>New technologies could be adopted in salt production. Potential deep sea fishing.</p> <p>Potential for development of small scale reservoirs.</p> <p>Extension of southern highway and railway/airport/seaport provides easy access.</p> <p>Potential for creation of coordination among government offices.</p>	<p>Sethu Samudra Project (Polk Strait)</p> <p>Fluctuation of salt production.</p> <p>Limited storage facilities.</p> <p>Farmer reluctance to cultivate, due to the free import of agro products. Irrational exploitation of sea beaches and pollution.</p> <p>Sand dunes and large areas of saline lands.</p> <p>Scattered government offices &amp; inconveniences for the public.</p>

Strengths	Weakness	Opportunities	Threats
<p>4. Physical Infrastructure :</p> <ul style="list-style-type: none"> <li>• Roads &amp; transport – Easy access to all parts of town.</li> <li>• Presence of Ambalantota – Hambantota water supply schemes.</li> <li>• Drainage – 8.08 km is provided with built up drainage.</li> <li>• Solid waste management – Recycling &amp; Compost Making.</li> </ul> <p>5. Social Infrastructure</p> <ul style="list-style-type: none"> <li>• Health facilities – Presence of Base Hospital – availability of several consultation clinics.</li> </ul> <p>6. Water Bodies : Availability of water bodies.</p> <p>7. Environmental :</p> <ul style="list-style-type: none"> <li>• Tourist attractive areas.</li> <li>• Bio-diversity by local and migratory birds.</li> </ul>	<p>15% of roads are gravel and others are not in good condition.</p> <p>Availability of water supply is not enough to cater the new town development.</p> <p>6.707Km drainage is made of earth.</p> <p>No proper places of disposal.</p> <p>Not enough medical professional.</p> <p>Improper maintenance.</p> <p>Hazards due to floods.</p> <p>Loss of habitat.</p>	<p>Potential for development of roads to cater the development under the proposed plan.</p> <p>Completion of water supply to Hambantota town. (in phase iv)</p> <p>Potential drainage is possible under the new town development programme.</p> <p>Identification of new disposal ground in 12 km from the town.</p> <p>Recruitment of enough medical professionals.</p> <p>Create pollution free water bodies.</p> <p>Development of tourists industries, saltern and town centre.</p> <p>Maintenance of habitat.</p>	<p>Natural Disasters eg. Flood prone areas, drought, Tsunami</p> <p>Water supply is not suitable for drinking. Salt nitration, inclusion</p> <p>Sandy soil siltation.</p> <p>Present disposal grounds endanger the wild elephants.</p> <p>Medical professionals are reluctant to work inadequacy of accommodation facilities.</p> <p>Pollution due to saline water intrusion.</p> <p>Sea erosion.</p> <p>Indiscriminate destruction of habitats and high environmental degradation.</p>

## **11.0 Development Plan for Hambantota Town**

### **Vision**

Vision of Hambantota Development Plan is to provide social economic and physical requirements for the resident population and to create comprehensive healthy environment in order to make a sustainable development and to act as a nucleus in the process of the preparation of Southern Development Plan.

### **Objectives**

- To obtain active community participation in preparing development plan including redevelopment and relocation
- Control of scattered resources of the town to obtain optimum usage.
- Strengthen the economy of the town to generate employments
- Improve infrastructure facilities in a sustainable manner.
- Commercial development distributed in the town in the informal way will be planned in an appropriate manner.
- Development of sustainable urban housing
- Improve farcicalities and environment of the town according to the standards
- Improve the people's health and cleanliness of the city by providing orderly solid waste disposal arrangements.
- Take measures for coast conservation and to abate natural disaster.
- Improve easy accessibility and circulation.

### **Strategies**

- Enforcement of planning standards and zoning regulations
- Strengthening of Local Government Institutions for successful implementation of the UDA rules and regulations
- Strengthen the economic base to create employment opportunities
- Proper management and conservation of natural resources.
- Implementation of urban renewal program.
- Update the recreational and tourist industry facilities.
- Widening of existing narrow roads which serves the town centre and new residential zones
- Improve low income houses by providing adequate infrastructure
- Identify suitable land for dumping solid waste and to introduce a healthy waste disposal system
- Identification of sustainable environmental development activities.
- Take measures to minimize the damages to the sand dunes
- Conservation of buildings of historical and archeological values.

## **Proposed Recommended Action Projects**

1. International Harbour and related activities
2. Industrial Estates
3. Light Industrial Estates
4. Crude Oil refineries.
5. Electric Power Stations
- 6. International Cricket Ground**
7. Administrative Complex
8. Vocational Training Centres
9. Hospital
10. Community Hall
11. Primary & Secondary schools
12. Multi purpose Halls
13. Childcare Centres
14. Commercial Complex
15. Residential Development and related services & facilities
16. Comprehensive Storm Water Drainage System
17. Tourist Centres
18. Town Expansion
19. Fisheries Harbour
  - Harbour related action projects
  - Tourist attraction Centres
  
20. Beach Parks
21. Redevelopment of the Bus Station
22. Memorial parks
23. Cultural Centre
24. Mobile Libraries
25. Town Centre Development
26. New Weekly Fare
27. Ayurvedic Hospital
28. Community Centre

**PART -I I**

**PROPOSED**  
**ZONING REGULATION**

## **GENERAL ZONING REGULATION**

If a site or premises is designated for a specific use only under the Zoning Plan, the said site or premises should be used only for the purpose so designated.

- If a site or premises is not designated for a specific use under the Zoning Plan, its use shall not be contrary to the use permissible in the Zone where it lies.
- No site or building should be used for any other use other than the use approved in the Zoning Plan by any person without contrary to the permissible uses under Section 2.1.6 of this Regulation
- Where zoning boundaries are not marked in the map without prejudice to the objectives of the Development Plan, an approximate boundary should be determined in par with the legal boundary of disputed site, street or path, railway line, reservoir, Grama Niladhari Division or Municipal Ward.
- If a property is included in two zones or more in the Development Plan, it will be legal to categorize the zone of the said site in considering the most appropriate use given in the zoning plan.
- The Authority where appropriate may define any area the uses given in Section 2.1 in the Development Plan as Special Project Area, Redevelopment Area, Planned Development Area, Low Income Residential Area, Middle Level Entrepreneur's Area, Sacred Area, Conservation Area or an area reserved for other uses subject to following factors being taken into consideration:
  - (a) Development trends
  - (b) Archeological investigations
  - (c) Projection of natural beauty
  - (d) Prevention of natural disasters
- Whatever these regulations may indicate in any directives, the Authority has the power to enforce any use, forbid, limit or release any restriction of the regulation to any development activity of a site or enforce new regulation in order to achieve the objectives of the Deployment Plan (Map No. 14).

### **Use Zones**

1. Residential Zone
2. Special Residential Zone
3. Mixed Development Zone
4. Commercial Zone

5. Maximum Disaster prone Zone
6. Medium Disaster prone Zone
7. Minimum Disaster prone Zone
8. Service Industrial Zone
9. Acute Conservation Zone
10. Conservation Zone

## **Residential Zone**

### *Approved uses*

- i. Residential buildings / flats
- ii. Residential primary schools, Educational institutions and Community centers
- iii. Religious centres
- iv. Professional Offices not exceeding 50<sup>2</sup> .m
- v. Commercial buildings not exceeding 50<sup>2</sup> .m
- vi. Social & Cultural centres
- vii. Parks & playgrounds

Parking facilities for vehicles connected with the development of works should be provided within the site itself for permission of development activities in this zone.

## **Mixed Development Zone**

### *Approved uses*

- i. Commercial buildings
- ii. Hotel, restaurants, guest houses not exceeding 150<sup>2</sup> .m
- iii. Cinema halls, Clubs, and Recreational Parks
- iv. Health Centres not exceeding 200<sup>2</sup> m
- v. Professional offices not exceeding 150<sup>2</sup> .m
- vi. Fuel Stations, Wholesale Shops
- vii. Private educational institutions, tuition classes and international schools
- viii. Residential Buildings
- ix. Banks and Financial institutions

The Authority has the power to enforce certain conditions and limitations for minimizing air and environmental pollutions and also to enforce limitations and conditions to minimize environmental damage caused to the lives of people from noises emit from industrial sites.

Minimum extent of land should be 375<sup>2</sup> m ( 15 perches) in extent if the site for development is used for category ix above. .

## **Special Residential Zone**

- i. Residential buildings / flats
- ii. Residential primary schools, Educational institutions and Community centers
- iii. Religious centres
- iv. Professional Offices not exceeding 50<sup>2</sup> m
- v. Commercial buildings not exceeding 50<sup>2</sup> m
- vi. Social & Cultural centres
- vii. Parks & Playgrounds
- viii. Maintain buildings which are of historical and architectural important
- ix. Childcare centres

Prior planning approval should be obtained from the Urban Council ,Hambantota for any repairs or new additions to buildings in this zone.

## **Commercial Zone**

### *Approved uses*

- i. Groceries, Commercial Complexes and Super markets
- ii. Commercial activities, Commercial services
- iii. Guest houses, restaurants
- iv. Banks, financial institutions and Recreational centres
- v. Cinema halls, clubs
- vi. Health centres not exceeding 100<sup>2</sup>m
- vii. Professional offices not exceeding 50<sup>2</sup>m
- viii. Fuel Station, Vehicle parks
- ix. Residential buildings of two storeys and above

## **Maximum Disaster Prone Zone**

### *Approved uses*

- i. Activities associated with the fisheries harbor, fish landing centers, ferry, anchor
- ii. Vehicle parks
- iii. Tree planting, playgrounds, infant parks
- iv. Recreational activities
- v. Continuation of religious institutions without making any changes
- vi. Conservation of existing architectural, archeological and historical memorials
- vii. Memorial parks

No residential development is allowed in this zone.

## **Medium Disaster Prone Zone**

### *Approved uses*

- i. Commercial buildings
- ii. Only two storied buildings built on reinforced (RCC) pillars
- iii. Tree planting, playgrounds, infant parks
- iv. Recreational activities
- v. Continuation of religious institutions at the same manner
- vi. Conservation of architectural, archeological and historical memorials
- vii. Memorial parks

## **Minimum Disaster Prone Zone**

### *Approved uses*

- i. Tourist hotels and associated activities
- ii. Vehicle parks
- iii. Tree planting, playgrounds, infant parks
- iv. Recreational activities
- v. Continuation of religious institutions without any changes
- vi. Conservation of architectural, archeological and historical memorials
- vii. Memorial parks

## **Service Industrial Zone**

### *Approved uses*

Following industries are allowed in this zone subject o the permission of the Central Environment Authority.

- i. Cottage industries which do not create environmental pollution
- ii. Garages (without tinkering)
- iii. Packing industries
- iv. Computer processing
- v. Stores
- vi. Grinding mills

## **Acute Conservation Zone**

The purpose of this zone is to protect sand dunes and hence no development is allowed within this zone.

## **Conservation Zone**

Buildings which are of archeological, architectural, historical and religious importance will be conserved in this zone. However, if the Authority is of the view that a particular use is compatible in this zone it could be allowed subject to the approval of the Planning Committee.

## **Proposed Zoning Boundaries**

### **Residential Zone No. 1**

North :

From a point at the centre of Tangalle Hambantota road meets the western boundary of Hambantota U.C. area, a line drawn northeastwards along the centre line of the said road until it meets the centre line of May Street.

East :

From the last mentioned point a line drawn southwestwards along the centre line of May Street until it meets the centre line of Maray Street. Thence, a line drawn southeastwards and northeastwards along the centre line of said street until it meets the centre line of tower hill road. Thence, a line drawn southeastwards and southwards along the Tower Hill road until it meets the sand dunes.

South :

From the last mentioned point a line drawn southwestwards along the sand dune line until it meets the western boundary of Hambantota U.C. area.

West :

From the last mentioned point a line drawn northwards along the western boundary of Hambantota U.C. area until it meets the starting point.

## **Residential Zone No. 2**

North :

From a point 1050 meters northwards from the center line of Tangalle road along the western boundary of Hambantota U.C. area a line drawn northeastwards along the western boundary of Hambantota U.C. area until it meets the centre line of Bombuwetiya Ela. Thence, a line drawn southeastwards along the centre line of said ela until it meets the centre line of Flower road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Flower road until it meets the centre line of Alokapura road, thence, a line drawn southwestwards along the centre line of said road until it meets the western boundary of St. Mary's School premises. Thence, a line drawn southeastwards along the said boundary until it meets the southern boundary of said school. Thence, a line drawn eastwards along the southern boundary of said school until it meets the center line of Barrack Street. Thence, a line drawn southwards along the centre line of said street until it meets the centre line of New road.

South :

From the last mentioned point a line drawn westwards along the centre line of New road until it meets the centre line of Tangalle road. Thence, a line drawn westwards along the centre line of Tangalle road until it meets the western boundary of Hambantota U.C.

West :

From the last mentioned point a line drawn northwards along the western boundary of Hambantota U.C. area until it meets the starting point.

### **Residential Zone No. 3**

North :

From the meeting point of the north and eastern boundaries of the Jumma Mosque, a line drawn eastwards along the western boundary of Hambantota U.C. area to a distance of 900 meters. Thence, northwards along the said boundary, to a distance of 1100 meters. Thence, eastwards along the said boundary to a distance of 150 meters, thence, northeastwards along the said boundary to a distance of 300 meters until it meets the center line of Gonnoruwa road. Thence, a line drawn northwards along the centre line of said road to a distance of 600 meters up to the northern boundary of Hambantota U.C. thence, northeastwards southeastwards along the northern boundary of Hambantota U.C. area until it meets centre line of Old Kataragama road. Thence, a line drawn northeastwards along the centre line of said road until it meets the centre line of Saltern Quarters road.

East :

From the last mentioned point a line drawn southeastwards along the centre line of Saltern Quarters road to a distance of 300 meters, thence, a line drawn southwestwards along the northern and western line of Maha Lewaya reservation until it meets the centre line of the Private road which connects to the Circuit Bangalow road, thence, a line drawn southwestwards along the centre line of said Private road until it meets the centre line of Circuit Bungalow road, thence, a line drawn southeastwards along the said road until it meets the centre line of New Kataragama road.

South :

From the last mentioned point a line drawn southwestwards along the centre line of New Kataragama road until it meets the centre line of Gonnoruwa road, thence, a line drawn northeastwards along the said road until it meets the centre line of Karagam Lewaya road, thence, a line drawn northwestwards along the centre line of said road to a distance of 150 meters, thence, a line drawn southwestwards to a distance of 75 meters until it meets the centre line of Flower road, thence, a line drawn southwards along the centre line of said road until it meets the centre line of Bombuwetiya Ela. Thence, a line drawn westwards along the centre line of said Ela until it meets the western boundary of Hambantota U.C. area.

West :

From the last mentioned point a line drawn northeastwards, northwestwards, northwards along the western boundary of Hambantota U.C. area until it meets the starting point.

## **Special Residential Zone**

North :

From the interception of the centre lines of Jail Street and Tangalle road a line drawn northeastwards along the centre line of Jail Street until it meets the centre line of Barrack Street where the Bazaar Street meets.

East :

From the last mentioned point a line drawn southeastwards along the centre line of Bazaar Street until it meets the centre line of Wilmot Street.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Wilmot Street to a distance 450 m.

West :

From the last mentioned point a line drawn northwestwards along the centre line of Wilmot Street until it meets the starting point.

## **Mixed Development Zone No. 1**

North :

From the intersection of the centre lines of May Street and Tangalle road a line drawn southeastwards along the centre line of Tangalle road and Wilmot Street until it meets the centre line of Bazzar Street.

East :

From the last mentioned point a line drawn southeastwards along the centre line of Towerhill road until it meets the centre line of Marey Street.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Marey Street to a distance of 850 meters.

West :

From the last mentioned point a line drawn northwestwards along the centre line of Marey Street until it meets May Street, thence, a line drawn northeastwards along the centre line of said road until it meets the starting point.

## **Mixed Development Zone No. 2**

North :

From a point 300 meters along the centre line of New road, northeastwards from the centre line of Tangalle road, a line drawn northeastwards along the centre line of New road until it meets the centre line of Barrack Street.

East :

From the last mentioned point a line drawn southwards along the centre line of Barrack Street until it meets the centre line of Jail Street.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Jail Street and northwestwards along the centre line of Tangalle road until it meets the centre line of New road.

West :

From the last mentioned point a line drawn northeastwards along the centre line of New road until it meets the starting point.

### **Mixed Development Zone No. 3**

North :

From the meeting point of western and northern boundaries of Hambantota U.C. area a line drawn eastwards along the northern boundary of the said U.C. to a distance of 300 meters to meet the centre line of Gonnoruwa road.

East :

From the last mentioned point a line drawn southwards along the centre line of Gonnaruwa road until it meets the northern boundary of Residential Zone No. 3.

South :

From the last mentioned point a line drawn southwestwards along the northern boundary of Residential Zone No. 3 until it meets the western boundary of Hambantota U.C. area.

West :

From the last mentioned point a line drawn northeastwards along the western boundary of Hambantota U.C. area until it meets the starting point.

## **Commercial Zone**

North :

From a point where centre line of Barrak Street meets the southern boundary of St. Mary's School a line drawn eastwards along the said school boundary to a distance of 75 meters and thence a line drawn southeastwards until it meets the centre line of Gonnoruwa road at Terrace Street junction.

East :

From the last mentioned point a line drawn southwards along the centre line of Terrace Street until it meets the centre lines of Wilmot Street and Tower Hill road thence, a line drawn southeastwards along the centre line of eastern Towerhill road until it meets the centre line of Marey Street.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Marey Street until it meets the centre line of western Towerhill Street.

West :

From the last mentioned point a line drawn northwestwards along the centre line of Towerhill road, Bazaar Street, Barrack Street until it meets the starting point.

## **Service Industrial Zone**

North :

From the meeting point of the centre lines of Old Kataragama road and Saltern Quarters road a line drawn northeastwards along the centre line of Old Kataragama road until it meets the centre line of New Kataragama road.

East :

From the last mentioned point on a line drawn southwestwards along the centre line of New Kataragama road until it meets the centre line of Koholankala Lewaya road, thence, a line drawn southeastwards along the centre line of the said Lewaya road to a distance of 225 meters, thence, a line drawn southeastwards along the Sand Dunes to a distance of 2100 meters.

South :

From the last mentioned point a line drawn southwestwards along the Sand Dunes until it meets the eastern reservation line of Maha Lewaya.

West :

From the last mentioned point a line drawn northwestwards along the eastern reservation line of Maha Lewaya until it meets the starting point.

## **High Disaster Prone Zone**

North :

From the interception of the centre lines of Gonnoruwa road and Bobuwetiya Ela a line drawn southeastwards along the centre line of Bobuwetiya Ela until it meets the Sand Dunes.

East :

From the last mentioned point a line drawn southwestwards along the Sand Dunes until it meets a point at 50 meters along the extended Marey Street centre line.

South :

From the last mentioned point a line drawn southwestwards along the extended Marey Street centre line until it meets the centre line of Towerhill road.

West :

From the last mentioned point a line drawn northwestwards along the centre lines of eastern Towerhill road, Terrace Street and Tissa road until it meets the starting point.

## **Medium Disaster Prone Zone**

North :

From a point 300 meters southwestwards along the centre line of Alokapura road from the interception of the Flower road and Alokapura road, a line drawn northeastwards along the centre line of Alokapura road until it meets the centre line of Flower road, thence, a line drawn northeastwards along the centre line of Flower road to a distance of 675 meters crossing Bombuwetiya Ela. Thence, a line drawn eastwards to a distance of 75 meters until it meets the centre line of Karagam Lewaya road. Thence, a line drawn southeastwards along the centre line of Karagam Lewaya road until it meets the centre line of Gonnuruwa road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Gonnuruwa road and Tissa road, until it meets the centre line of Terrace Street.

South :

From the last mentioned point a line drawn northwestwards along the northern boundary of Commercial Zone until it meets the centre line of Barrack Street, thence, a line drawn westwards along the southern boundary of St. Mary's School, until it meets the western boundary of said school.

West :

From the last mentioned point a line drawn northwards along the western boundary of St. Mary's School until it meets the starting point.

## **Medium Prone Zone**

North :

From the meeting point of the centre lines of Private road connecting circuit bungalow road and the southern reservation line of Maha Lewaya a line drawn eastwards along the said reservation line until it meets the western extended boundary of Boondala National Park towards north.

East :

From the last mentioned point a line drawn southwards along the said extended boundary until it meets the centre line of New Kataragama road; thence, a line drawn southwards along the western boundary of Boondala National Park to a distance of 300 meters until it meets the Sand Dunes.

South :

From the last mentioned point a line drawn southwestwards along the Sand Dunes until it meets the centre line of Bombuwetiya Ela; thence, a line drawn northwestwards along the centre line of said Ela until it meets the centre line of New Kataragama road.

West :

From the last mentioned point a line drawn northeastwards along centre line of New Kataragama road until it meets the centre line of Circuit Bungalow road; thence, a line drawn northwestwards along the centre line of Circuit Bungalow road to a distance of 300 meters until it meets the centre line of Private road; thence, a line drawn northeastwards along the centre line of said Private road until it meets the starting point.

## **Conservation Zone**

North :

From the meeting point of centre line of Marey Street and Towerhill road a line drawn southeastwards along the centre line of Towerhill road to a distance of 750 meters.

East :

From the last mentioned point a line drawn southeastwards along the Sand Dunes to a distance of 750 meters.

South :

From the last mentioned point a line drawn along the Sand Dunes, northwestwards, southwestwards and westwards to a distance of 1200 meters.

West :

From the last mentioned point a line drawn northwestwards to a distance of 300 meters along the Sand Dunes, until it meets the centre line of Towerhill road, thence, a line drawn northeastwards and northwestwards along the said Towerhill road until it meets the centre line of Marey Street; thence, a line drawn northeastwards along the centre line of Marey Street until it meets the starting point.

## **Acute Conservation Zone**

**North**  
**East**  
**South**  
**West**

} Limits and Boundaries of existing sand dunes (date gazetted) according to proposed Hambantota Zoning Plan