

Chapter 09

Settlements Development Strategy

Chapter 09
*Settlements
Development Strategy*

*Introducing Six
Settlement Promotion
Areas to cater future
residential demand*

*Carrying out Overall
Area Settlement
Facilitation*

*Management of
Underserved Settlements*



Promoting Colombo to be an Inclusive Home adored by all City Dwellers

A variety of Housing Choices ranging from High-rises to Garden Houses in High Quality Living Environments

Settlements Development Strategy

Introduction

Settlements and housing have been principal components of cities of all time and provisioning of adequate and affordable housing is a mandatory duty of any city development plan. Present Cities attract population in millions creating a high demand for quality housing and settlement facilities. The 11th Sustainable Development Goal; Sustainable Cities and Communities, carries a special focus on the provision of quality housing and making cities and human settlements inclusive, safe, resilient and sustainable.

Objective

One of the main objectives of the Settlements Development Strategy is to ensure affordable housing of high quality for all communities making Colombo Commercial City an inclusive city. The other major objective is to provide a range of housing choices in appropriate locations to address the housing requirements of various communities of Colombo Commercial City and to ensure overall facilitation of all types of settlements.

The records state that approximately 50% of population of Colombo Municipal Council reside in Underserved Settlements located in the northern and central parts of City of Colombo. On the other hand, there are approximately 850,000 population daily commuting to city for work and to obtain services. Assuming if at least a proportion of this population had access to housing within Colombo Commercial City, it would have avoided considerable amount of traffic influx to the city and consequently would have saved considerable amount of energy, time and resources and reduced

carbon emissions. Hence, provision of affordable housing has been considered as one of the major aspects of CCCDP – 2019-2030

Approach

The Settlements Development Strategy of CCCDP – 2019-2030 is composed of three broader interventions including overall area settlement facilitation, provision of middle-income and low-income housing in settlement promotion areas and management of underserved settlements. These interventions are proposed in line with the policy recommendations given in the National Housing Policy (Revision of January 2017). The settlements development Strategy of CCCDP – 2019-2030 adheres to the policy recommendation on urban housing given in National Housing Policy – 2025.

- Regulatory approach (including policies and regulations imposed by relevant state agencies)
- Direct interventions of state agencies
- Collaborative approach (including direct private investment & public-private partnerships)

Contribution towards the Vision & Goals of CCCDP – 2019-2030

The proposed Settlement Development Strategy contributes to achieve the Goal 03 - *The Smart, Smooth and Sensed Urban Space for all inhabitants* and its subsequent objectives as mentioned below.

- **Objective 04** – To have optimum utility of the existing and proposed infrastructure systems by 2025.
- **Objective 05** – To assure improved quality of lives of all communities and above minimum standards in physical quality of living environments of all citizens in *Colombo Commercial City* by 2030.

Scope

The planning framework of the Settlement Development Strategy includes:

- Identification of Settlement Promotion Areas based on residential suitability
- Strategic Interventions to facilitate identified settlement promotion areas (*provision of physical infrastructure, social infrastructure and public outdoor recreational spaces*)
- Strategic Projects, Recommendations and guidelines to manage underserved settlements

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9.1. Introducing Six Settlement Promotion Areas to cater future residential demand

Among the future proposed 13 character zones of *Colombo Commercial City*, six of them are considered to be residential prominent zones. Thus these six zones are designated as Settlement Promotion Areas and will be given special consideration in carrying out residential development and facilitation projects.

Zone No.	Settlement Promotion Areas	Respective Areas falling within the zone	Anticipated Residential Character
06	High Density Residential Zone	Mattakkuliya, Modara, Madampitiya	Special concentration area of High-rise residential apartments built for low-income communities of Colombo
08	Moderate Density Residential Zone I - Wattala	Hekitta, Kerawalapitiya, Dikovita and Part of Mabola	Middle- and high-income housing choices ranging from garden houses to luxury high/intermediate-rise residential apartments
10	Moderate Density Residential Zone II - Kolonnawa	Kolonnawa and Wellampitiya	Considerable amount of high-rise residential apartments catering middle-income communities
11	Moderate Density Residential Zone III - Ratmalana	Parts of Ratmalana and Mt-lavinia, Kaldemulla	
12	Moderate Density Green Residential Zone	Part of Ratmalana, Belekade Junction, Bakery Junction and Boraesgamuwa	Middle- and high-income housing choices ranging from garden houses to luxury intermediate/low-rise residential apartments
13	Low Density Garden Zone	Colombo 07 including Cinnamon Garden, Thimbirigasyaya	Housing choices ranging from garden houses to luxury low-rise residential apartments

Table 9.1: Six Settlement Promotion Areas and anticipated Residential Character of each zone


Settlement Promotion Zones


Colombo Commercial City Development Plan 2019 - 2030



Urban Development Authority
December 2018

Legend

 Settlement Promotion Zones

 Zone Boundary

- Zone 1 - Exclusive Premium Mixed Development
- Zone 2 - Premium Mixed Development
- Zone 3 - High Density Green Mixed Development
- Zone 4 - High Density Compact Mixed Development
- Zone 5 - Compact Logistics Development
- Zone 6 - High Density Residential
- Zone 7 - Central Transit based Development
- Zone 8 - Moderate Density Residential - Wattala
- Zone 9 - Moderate Density Logistics Development
- Zone 10 - Moderate Density Residential - Kolonnawa
- Zone 11 - Moderate Density Residential - Ratmalana
- Zone 12 - Low Density Green Residential
- Zone 13 - Low Density Garden

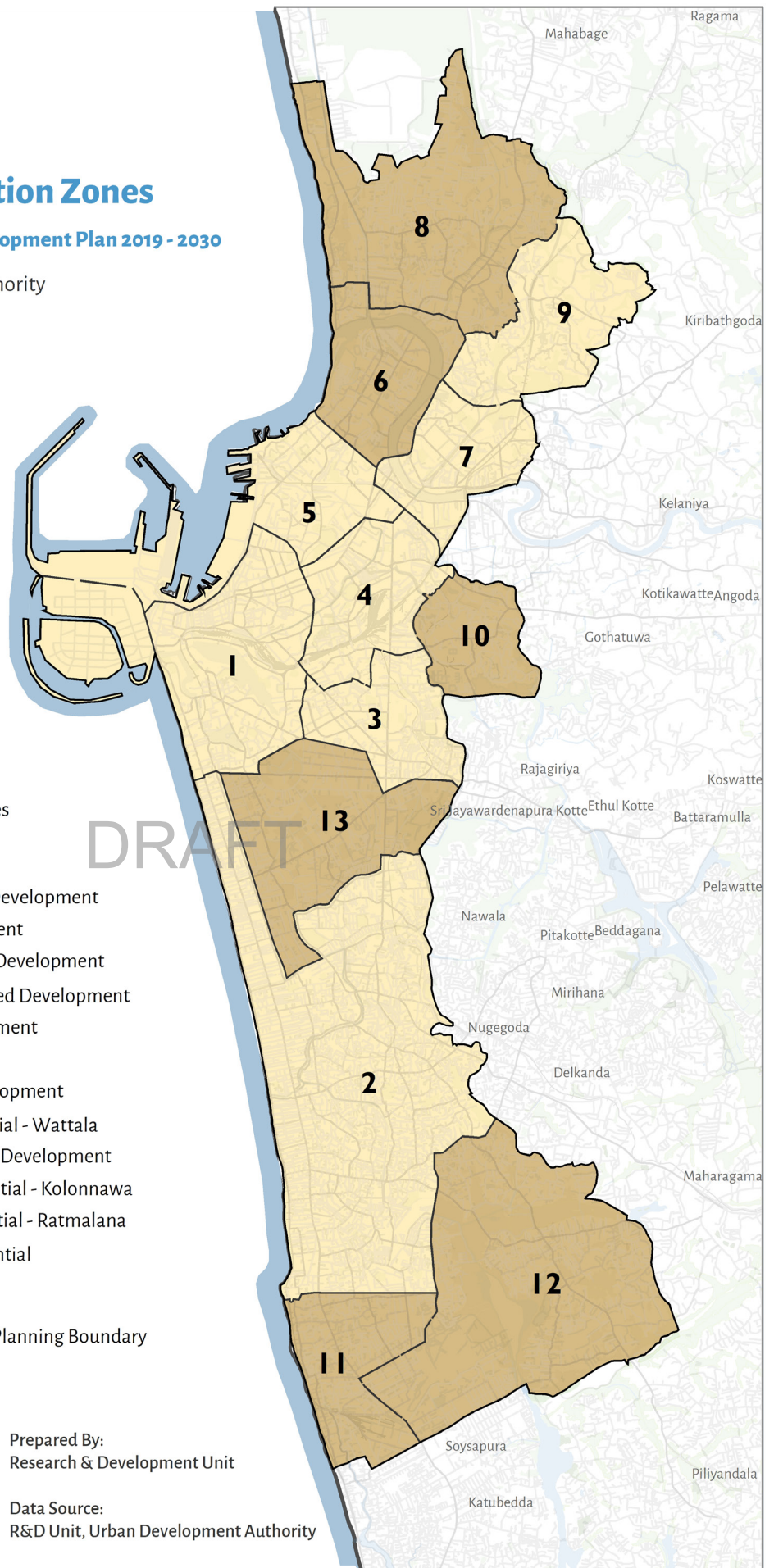
 Colombo Commercial City Planning Boundary



0 1 2 4 Km

Prepared By:
Research & Development Unit

Data Source:
R&D Unit, Urban Development Authority



Map 9.1: Six Settlement Promotion Zones of Colombo Commercial City - 2030

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**Six Settlement Promotion
Areas – Justification**

**Special Housing
Development Projects
within Colombo
Commercial City**

9.1.1. Six Settlement Promotion Areas – Justification

Identification of residential prominent zones/ settlement promotion areas was based on the determination of overall density zones and character zones as elaborated in the sections 5.1.2 and 5.2.2 respectively under the Spatial Development Strategy. The market trends in residential development and suitability for residential development in terms of availability of infrastructure were two main criteria considered for the identification of settlement promotion areas. The six settlement promotion areas fall into three broader density zones; high, moderate and low thus each area will have different residential activity densities based on the respective density classification.

9.1.2. Special Housing Development Projects within Colombo Commercial City (Project Code – S-1)

The following Housing Development Projects proposed by both Urban Development Authority under Urban Regeneration Project and through CCCDP – 2019-2030 and other stakeholder agencies have been incorporated into the CCCDP – 2019-2030 under Settlements Development Strategy – Action Project Type 01 with the Project Code – S-1.

a) Housing Development Projects undertaken by UDA (Project Code – E-2-1-2)

The current interventions of Urban Development Authority on the housing sector is through the Urban Regeneration Project (URP) which conducts intermediate-rise or high-rise residential apartments focusing on low-income to high-income earning communities. The main focus of URP is on construction of high-rise residential apartments to relocate low-income communities currently residing in underserved settlements within City of Colombo and its suburbs.

The ongoing and proposed low-income housing projects that are falling within the timeframe of CCCDP – 2019-2030 have been incorporated into the plan under Project Code – E-2-1-2 as one of the property development interventions under City Economics Development Strategy. The lists of low-income and middle-income housing projects are mentioned in the Table 7.6 and 7.7 under section 7.2.1 – (b) of City Economic Development Strategy of CCCDP – 2019-2030.

b) Housing Development Projects undertaken by other Stakeholder Agencies (Project Code – S-1-1)

The housing development projects undertaken by other relevant stakeholder agencies such as National Housing Development Authority and Urban Settlements Development Authority etc. within the limits of *Colombo Commercial City* are incorporated into CCCDP – 2019-2030 under the Project Code – S-1-1.

9.1.3. Facilitation of Settlement Promotion Areas

The following interventions are carried out to facilitate the identified Settlement Promotion Areas.

a) Improving Accessibility of and within identified Settlement Promotion Areas

It is proposed to improve the accessibility within Residential Promotion Areas by introducing more pedestrian friendly road networks. Also, it has been proposed to locate multimodal transport hubs, TOD centers and regular nodal developments in close proximity to identified Settlement Promotion Areas as mentioned in the Table 9.2. The relevant MMTH, TODs and Regular Nodal Developments are elaborated under the section 6.4 of Transport Development Strategy of CCCDP – 2019-2030.

No	Settlement Promotion Area	Main Transport Hub in Close Proximity
01	High Density Residential Zone	Pettah & Peliyagoda MMTH
02	Moderate Density Residential Zone I - Wattala	Peliyagoda MMTH & Hunupitiya Regular Nodal Development
03	Moderate Density Residential Zone II - Kolonnawa	Peliyagoda MMTH & Dematagoda TOD
04	Moderate Density Residential Zone III - Ratmalana	Ratmalana TOD
05	Moderate Density Green Residential Zone	Boralesgamuwa Regular Nodal Development
06	Low Density Garden Zone	Pettah MMTH

Table 9.2: Nodal Developments proposed in close proximity to identified Settlement Promotion Areas

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*Special Housing
Development Projects
within Colombo
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*Facilitation of Settlement
Promotion Areas*

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Areas to cater future
residential demand****Facilitation of Settlement
Promotion Areas****Carrying out Overall
Area Settlement
Facilitation****b) Provision of more Public Open Spaces**

It is proposed to provide more Public Open Spaces within identified Settlement Promotion Areas in order ensure that residents have access to adequate open spaces within the settlements. A detailed elaboration on all types of Public Open Spaces provided are given under the Public Outdoor Recreational Space Management Strategy of CCCDP – 2019-2030.

c) Provision of adequate infrastructure facilities

Availability of adequate infrastructure facilities such as pipe-borne water, electricity and sewerage and waste water management was considered as a main criterion in determining Settlement Promotion Areas. One of the main reasons to select Ratmalana and Boralesgamuwa as Settlement Promotion Areas was the availability of a sewerage and waste water management systems which are currently at an underutilized status in terms of their capacity usage.

In addition, it has been identified that provision of sewerage and waste water management systems is a mandatory requirement in the Settlement Promotion Areas; Moderate Density Residential Zone I – Wattala and Moderate Density Residential Zone II – Kolonnawa which are not currently being covered by any sewerage and waste water management system.

The demand forecast on pipe borne water supply, sewerage, solid waste and waste water disposal of each density zone including Settlement Promotion Areas are elaborated under the Utilities Management Strategy of CCCDP – 2019-2030.

9.2. Carrying out Overall Area Settlement Facilitation

The concept of human settlement is a combination of both social and physical components. A settlement is a combination of group of human and their habitat with all the infrastructure and the natural setting required to create a human settlement. It implies that when the settlement exceeds the threshold population in respect to the resources in a habitat, it causes many issues related to urban settlement. Therefore, settlements development should focus on empowering both social and physical components.

Major factors that have been highlighted by the specific targets under 11th Sustainable Development Goal are ensuring access for all to adequate, safe and affordable housing, having access to safe, affordable and sustainable transport systems and having sustainable settlement plan with more green and public spaces. The interventions under Overall Area Settlement Facilitation have been proposed in order to address these concern areas.

9.2.1. Identification of overall housing requirement to cater future demand

As per the population forecast, the future expected population distribution and corresponding housing requirement in each character zone are presented in the Table 9.3

Zone	Character	Population - 2030	Residential Space – 2030/ (m ²)	No. of Houses
Zone 1	Exclusive Premium Mixed Development	133,065	6,653,258	33,266
Zone 2	Premium Mixed Development	308,431	15,421,574	77,108
Zone 3	High Density Green Mixed Development	91,673	4,583,653	22,918
Zone 4	High Density Compact Mixed Development	139,029	6,951,442	34,757
Zone 5	Compact Logistics Development	77,119	3,855,969	19,280
Zone 6	High Density Residential	93,658	4,682,902	23,415
Zone 7	Transport Oriented Development	44,909	2,245,440	11,227
Zone 8	Moderate Density Residential - Wattala	92,738	4,636,889	23,185
Zone 9	Moderate Density Logistics Development	63,735	3,186,752	15,934
Zone 10	Moderate Density Residential - Kolonnawa	42,061	2,103,041	10,515
Zone 11	Moderate Density Residential - Ratmalana	62,406	3,120,316	15,602
Zone 12	Low Density Green Residential	91,813	4,590,627	22,953
Zone 13	Low Density Garden	48,125	2,406,268	12,031
	TOTAL	1,288,763	64,438,131	322,191

NOTE: No. of Housing Units has been calculated based considering average household size as 4 and average floor area of a housing unit as 200m²

Table 9.3: Housing Requirement of each Character Zone of Colombo Commercial City - 2030

Residential Space Demand 2030

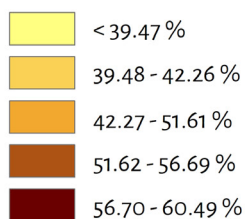
Colombo Commercial City Development Plan 2019 - 2030



Urban Development Authority
December 2018

Legend

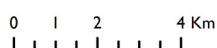
Percentage of Residential Space



Zone Boundary

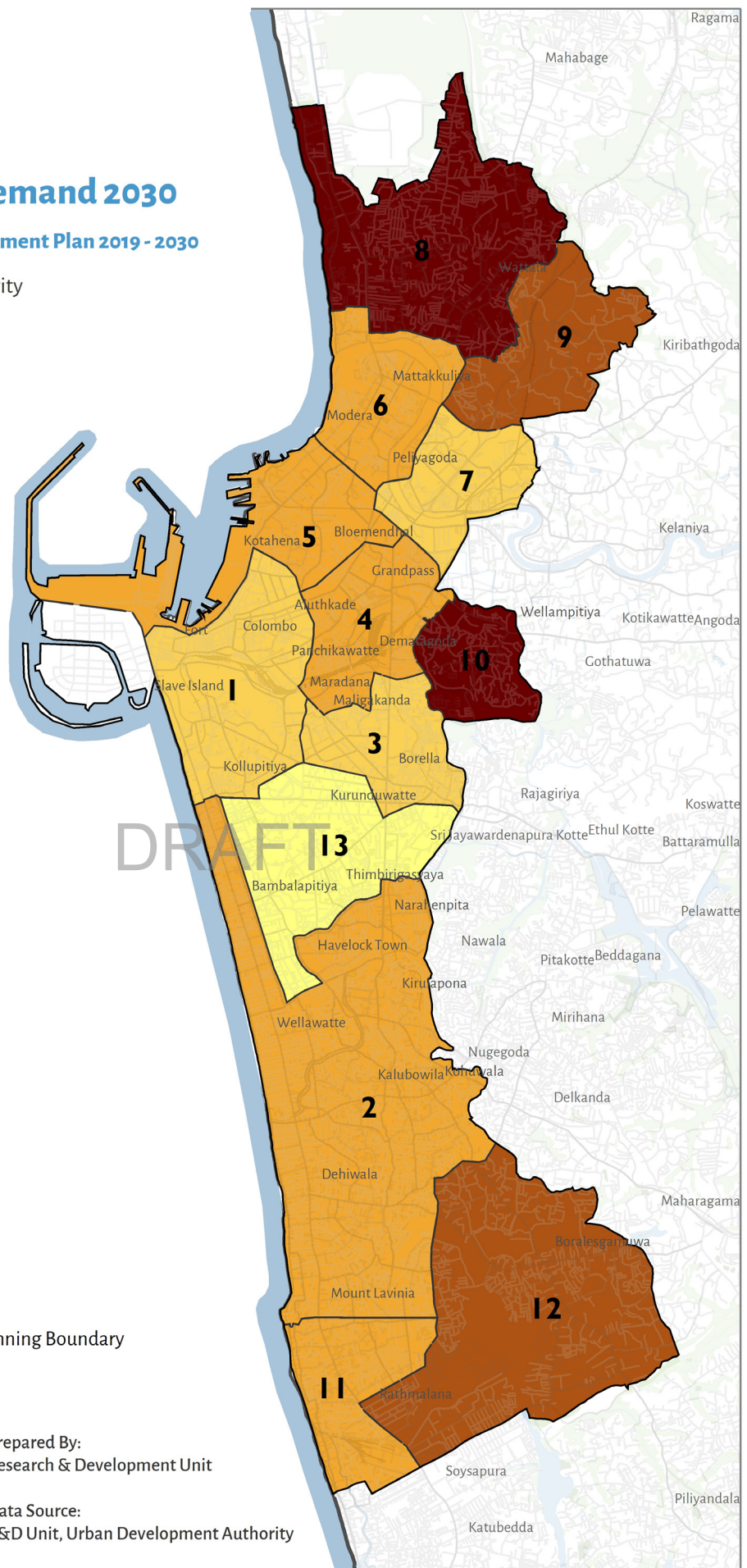


Colombo Commercial City Planning Boundary



Prepared By:
Research & Development Unit

Data Source:
R&D Unit, Urban Development Authority



Map 9.2: Residential Space Demand in Colombo Commercial City - 2030

9.2.2. Overall Area Settlement Facilitation Interventions

In addition to the facilitation of identified Settlement Promotion Areas, following infrastructure facilities are provided covering entire *Colombo Commercial City* focusing on overall area settlement facilitation.

- **Improving the accessibility and mobility within Colombo Commercial City by;**
 - *Introducing new public transport modes such as LRT, Electrified Railway and Bus Priority Lane Systems and improving existing Rail and Road Network*
 - *Enabling easy transfer between different modes of transport by placing MMTHs, TOD Centers and Nodal Developments at strategic points and introducing Park & Ride Facilities*
(Detailed Elaborations are given under the Transport Development Strategy of CCCDP – 2019-2030)
- **Ensuring the adequate availability of social infrastructure such as schools, hospitals, crematoriums and public markets. (Detailed Elaborations are given under the Utilities Management Strategy of CCCDP – 2019-2030)**
- **Provisioning of adequate Public Outdoor Recreational Spaces as to ensure that every child has access to a children's park within a radius of 500m and every citizen has access to a larger park within 1-2km radius**

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**Carrying out Overall
Area Settlement
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Overall Area Settlement
Facilitation Interventions

**Management
of Underserved
Settlements**

9.3. Management of Underserved Settlements

As per the most recent survey on underserved settlements conducted by UDA in 2011, approximately 53% of population of City of Colombo lives in underserved settlements under poor living conditions such as 41% of settlements having common toilets, 8% without toilets, 28% having serious issues regarding disposal of sewage and 50% not having connected to the city's sewer network. On the other hand, most of these underserved settlements are located in prime locations of *Colombo Commercial City* especially along the river, canal and coast reservations, and this has led to serious negative environmental and economic repercussions as elaborated in the Chapter 03 of Volume I of CCCDP – 2019-2030.

In this context, CCCDP – 2019-2030 aims to provide sustainable solutions to the issues related to existence of underserved settlements by adopting two main approaches such as relocation and re-design/ redevelopment interventions as appropriate for the specific situations. It is expected that these interventions would contribute to achieve the objective of CCCDP – 2019-2030; assuring improved quality of lives of all communities and above minimum standards in physical quality of living environments of all citizens in *Colombo Commercial City* by 2030.

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The application of relocation and re-design/ redevelopment interventions on be carried out under following criterion based on the type and character of the underserved settlement.

No	Type/ Character of Underserved Settlements	Recommended Intervention
01	Shanties (Any settlement that can be categorized as a 'Shanty' based on the definitions given in Table 9.5)	Relocation
02	Slums located in the reservations of coast, inland water bodies, marshes, railway and any other type of declared reservations and slums located adjacent to water bodies	Relocation
03	Unauthorized Slums (USS households who do not have freehold land rights)	Relocation
04	Slums where households have freehold rights to the land	Redesign/ Redevelopment
05	Underserved settlements which have a locational attachment to the livelihood/ culture of majority of settlement dwellers	Redesign/ Redevelopment
06	Low-income community flats which are in poor condition	Redesign/ Redevelopment

Table 9.4: Recommended interventions for different types of underserved settlements

Term	Definition
Slum	'Slum' refers to old tenement buildings built for influxes of migrant labor to the city mostly in the 1930s. In the local language this type of settlement arrangement is called mudukku. People who live these types of houses do not like to call their houses by the official name or popular local term. They usually call these houses 'row houses' (peli gewal)
Shanty	The collection of small, single-unit improvised structures constructed with nondurable materials on vacant land throughout the city are shanties. Shanties illegally occupy state or private lands, usually with no regular water, sanitation or electricity supply, the majorities are built on land subject to frequent flooding. In local language this type of settlement arrangement is called pelpath. This term reflects a group of people who live in more difficult conditions and greater poverty than "mudukku" or slums according the common usage.

Table 9.5: Definitions of terms 'Slum' & 'Shanty'

Source: The Policy Paper on Slum and Shanty Upgrading in Colombo prepared by the Slums and Shanty Division of Urban Development Authority of Ministry of Local Government, Housing and Construction in 1979

9.3.1. Relocation of Underserved Settlements (Project Code – S-2)

All types of underserved settlement community relocation projects that will be carried out within the *Colombo Commercial City* will be aligned under Settlements Development Strategy – Action Project Type 02 with the Project Code – S-2.

It is recommended to adopt following model approaches as applicable for underserved settlement community relocation projects.

a) Public Private Partnership (PPP) Model

Land is handed over to a developer, who in return receives additional Floor Space Index (FSI) to build both market rate housing for sale & rehabilitation housing for slum dwellers.

b) On-site Relocation (In-situ development)

The implementing agency would provide a temporary accommodation for slum-dwellers until construction is completed. Then, beneficiaries will be moved back onto their original land, into improved housing with better amenities.

c) Participatory Slum Upgrading Program (PSUP)

Strengthening the capacity of local, central and regional institutions and key stakeholders' in settlement and slum improvement through the use of good governance and management approaches, pilot projects and contributing, where needed, to the policy development, and the implementation of institutional, legislative, financial, and normative and implementation frameworks.

The settlements which have been identified to be relocated under the Urban Regeneration Project of UDA are shown in the Figure 9.1.

9.3.2. Redesign/ Redevelopment of Underserved Settlements (Project Code – S-3)

All types of underserved settlement redesign/redevelopment projects that will be carried out within the *Colombo Commercial City* will be aligned under Settlements Development Strategy – Action Project Type 02 with the Project Code – S-3.

It is recommended to adopt following guidelines under Place Based Approach as applicable for underserved settlement redesign/ redevelopment interventions.

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*Redesign/ Redevelopment of
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• *Place based approach*

Proposed Redesign & Maintenance Actions:

- Installing or improving basic infrastructure
- Removal or mitigation of environmental hazards
- Providing incentives for community management and maintenance
- Constructing or rehabilitating community facilities such as nurseries, health posts, community open space
- Regularizing security of tenure
- Home improvement
- Relocation/compensation for the small number of residents dislocated by the improvements
- Improving access to health care and education as well as social support programs to address issues of security, violence, among others
- Enhancement of income-earning opportunities through training and micro-credit

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Underserved Settlements

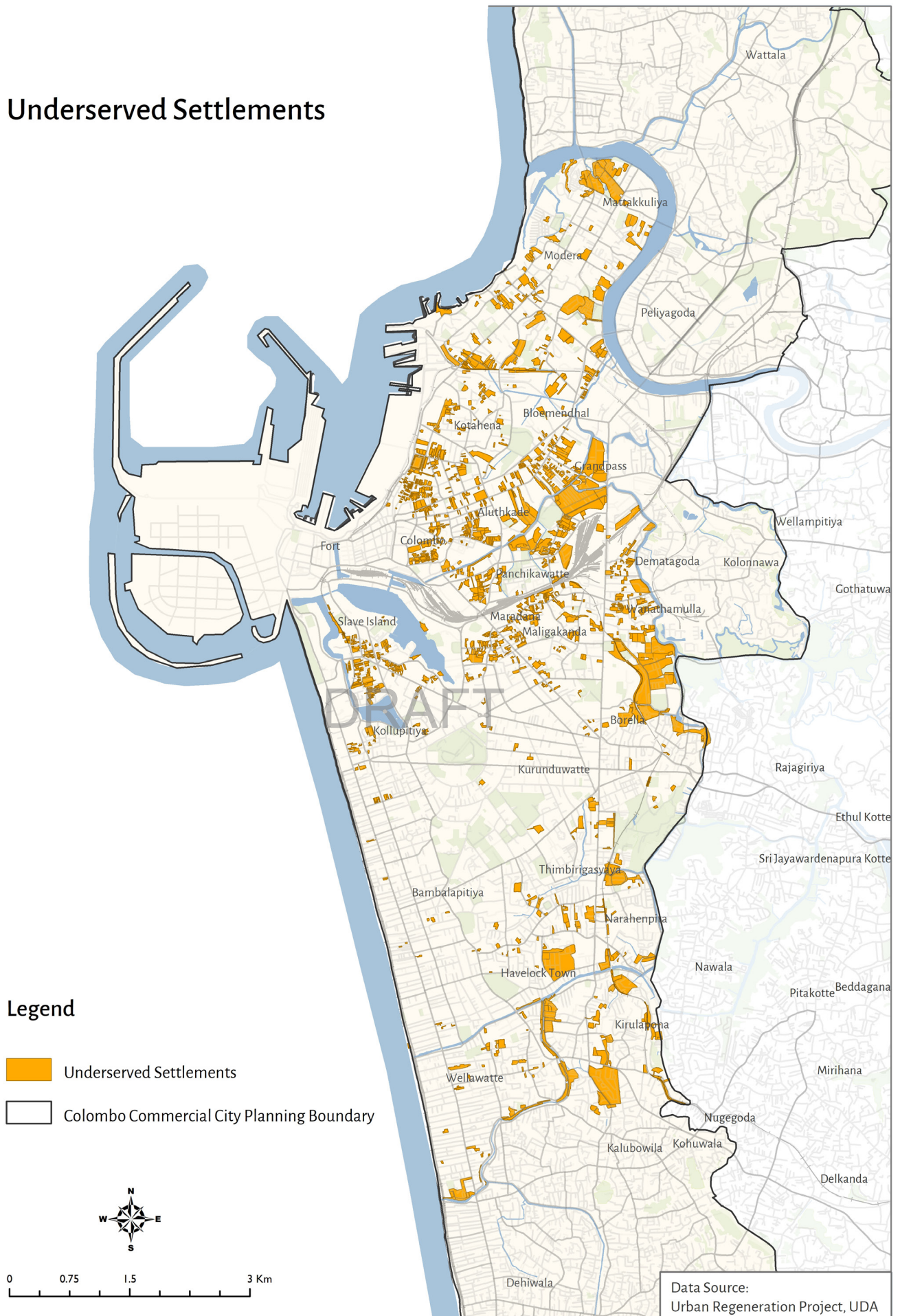


Figure 9.1: Underserved Settlements identified to be relocated by URP of UDA