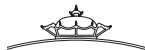


An aerial night-time photograph of a campus. A river flows through the center, with a bridge crossing it. Modern buildings with illuminated roofs and facades are scattered throughout the scene, surrounded by lush greenery and trees. The overall lighting is a mix of cool blues from the river and warm yellows from the building lights.

08

*Administrative
Cluster
Development
strategy*

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STRATEGY

Introduction

Aims and Objectives

Scope of the
Administrative
Development Strategy

8.1. Introduction

8.1.1. Aims and Objectives

The existing situation of proposed Capital City Area of Sri Lanka, facilitates 99 national level institutions (Government and Semi Government Institutions) within a land area of 170 hectares and accommodates 26,000 government employees Approximately.

The proposed Capital City Plan will attract more national level institutions to the proposed administrative district enclosed by wetlands. According to Census and Statistics Data (2017), 266 Government and Semi government institutions are located within the area of Colombo Municipal Council out of which 214 of Government and semi government institutions are identified to be relocated in the proposed Administrative Capital City

Accordingly, the main objectives of this plan are to,

1. *Improve 'character' of the Capital City with sense of administrative functions by providing more spaces for administrative activities*
2. *Provide efficient and smooth administrative facilities by improving cluster efficiency.*

8.2. Scope of the Administrative Development Strategy

- *All strategic projects, proposed in this section of the development plan are expected to serve the Planning area within the time durations specified in chapter 1 of the Development plan. Situations beyond these durations will have to be dealt with timely updating of the Development plan.*
- *This plan aims to accommodate and facilitate national level administrative institutions to the proposed administrative district as mentioned in the concept of the Capital City.*
- *The plan has taken into account the foreseeable conditions in the socio-economic Infrastructure facilities, the advancement of technologies and the projected socio-demographic conditions, based on the available information. Any unexpected and unprecedented events or conditions shall be addressed with timely interventions.*

8.3. Strategic Interventions for Administrative Clusters Development

This plan consists of two phases

1. **Cluster 01 – Regeneration of Administrative Area**
2. **Cluster 02 – Townships Development and Road Improvement**



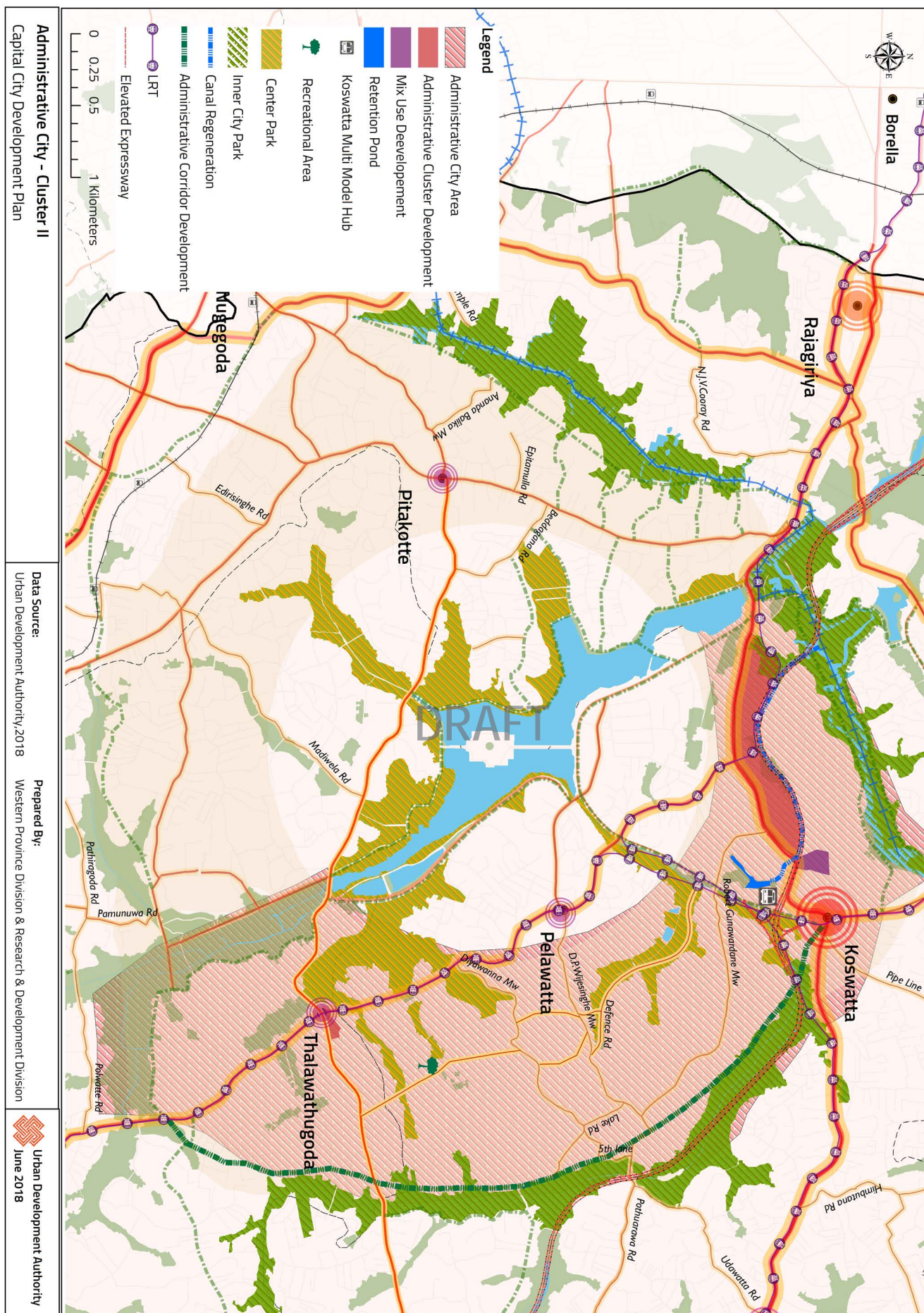
Figure 8.1: Concept Of Admin Plan

Source: Western Province Division and Research & Development Division, UDA 2018

Cluster 01 — Strategic Intervention for Regeneration of Administrative Area

The plan proposes to readjust Cluster 1 area by allocating lands to fulfill the requirement of administrative institutions with national level importance. The following criteria are considered in order to do so,

1. *Existing administrative institutions locations*
2. *Existing road network*
3. *Proposed road and transport projects*
4. *Proposed road and transport projects (Polduwa Road Extension, Proposed LRT Network, Proposed LRT Stations and Elevated Urban Expressway)*



Map 8.1: Conposite Map of Administrative Cluster Development strategy
Source: Western Province Division and Research & Development Division, UDA 2018

Administrative Cluster Development proposes to develop the administrative functions within an extent of 70 acres approximately. 18 acres of the given extent is occupied by administrative activities such as Sethsiripaya Stage 1, Stage 2, Suhurupaya, Department of Census & Statistics and Proposed Sethsiripaya stage 3 building complex. Further, it is proposed to redesign Cluster 1 area with green space extensions by incorporating the Diyatha Park Extension Project.

Cluster 02 — *Strategic Intervention for Townships Development and Road Improvement*

Currently, administrative institutions are distributed around the Battaramulla and Pelawatta area. It is expected to encourage the distribution of administrative institutions from Battaramulla to Thalawathugoda.

Most prominently, this development is mainly proposed to provide provisions to administrative functions of Cluster 02 area. Cluster 2 mainly comprises three components as mentioned below,

1. *Koswatta township development*
2. *Thalawathugoda township development*
3. *Road improvement towards Cluster 02 area*

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8.4. Strategic Projects for Administrative City Development

Strategic Projects for Cluster 1

1. *Redesign of Cluster 1 Area*



Figure 8.2: Admin Plan Cluster 1 Development

Source: Western Province Division and Research & Development Division, UDA 2018

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Strategic Interventions for Administrative Clusters Development

Strategic Projects for Administrative City Development



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2. *Conversion of Land to Urban Spaces and Recreational Parks*

It is proposed to readjust adjacent lands of the administrative building as urban spaces and recreational parks with green spaces extensions to provide recreational facilities to offices and the general public. Further, it is proposed to incorporate Diyatha Park Extension Project and regenerate the canal which flows along Diyatha Park towards Koswatta area (2 km) with admirable landscape.



Figure 8.3: Cluster 1 Admin Area Regeneration Project

Source: Western Province Division and Research & Development Division, UDA 2018



Figure 8.4: Expected Urban Form In Cluster 1 Admin City

Source: Western Province Division and Research & Development Division, UDA 2018

Strategic Projects for Cluster 2

1. *Koswatta Township Development*

Koswatta town is identified as one of the First Priority Nodes of the Capital City. Therefore, it is expected to have a massive development while achieving the proposed character of the area. Koswatta will also perform as a Transitional Node which gives the impression of entering the Administrative District of the Capital City. Hence, it is noticeable that the plan provides special consideration to Koswatta. In order to achieve the expected use of administrative space, following projects are proposed as below, while character improvement projects will be discussed in the Urban Design Strategy. Township Development comprises projects as below,

1. *Road and transport network development*
2. *Ceremonial access ways*
3. *Multi model hub*
4. *Mix development area*
5. *Canal regeneration*
6. *Retention pond*
7. *Walking path improvement*

1.1 Road and Transport Network Development of Koswatta Town

As this node is expected to perform as the First Priority Node with administrative uses, it is necessary to improve the connectivity and accessibility of the Node. Therefore, following transport improvements are suggested for Koswatta.

The Koswatta Node currently performs an important role since, the road network links Colombo and Kaduwela through New Kandy Road and this road is identified as Urban Functional Highway (P1) by the Transport Development Strategy. Kelaniya and Kolonnawa through Kalapaluwawa Road (proposed as a four lane Arterial Road) and the Parliament through Denzil Kobbekaduwa Mawatha. Further, it is adjacent to the Robert Gunawardhana Road and Pipeline Road.

The proposed Elevated Expressway from New Kelani Bridge (NKB) to Athurugiriya (OCH) (17.3 km) and Light Railway Transit (LRT) from Malabe to Colombo (21km) and Hunupitiya to Makumbura (25km) run along Koswatta Junction. Hence, Koswatta will perform as a major transport hub with three transit modes.

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Strategic Projects for Administrative City Development



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1.2 Ceremonial Access Ways

Koswatta is recognized as one of the transitional points of the Ceremonial Access which is expected to convey the sense of ceremonial feeling through a hierarchical change of landscaping. Accordingly, the first experience of hierarchical change is to provide from Koswatta to Malabe through New Kandy Road and the second experience from Koswatta to New Akuregoda Road through Denzil Kobbekaduwa Road.

1.3 Multi Model Hub

Multi Model Hub at Koswatta Node is a main component of the Cluster 2 area and it is proposed to be developed as a 'First Priority Node' and it acts as the center point of Administrative District by provisioning transport facilities with Multi Model Hub that comprise three transport modes.

Three transit modes (Roads, LRT & Elevated Expressway) are proposed to move via Koswatta node and koswatta node is identified as major transport node and due to that reasons Koswatta node is identified as an ideal place to construct the multi model hub and this will provide provision to administrative functions of the cluster 01 and cluster 02, including township development with Canal regeneration, Landscaping and walkability improvement.

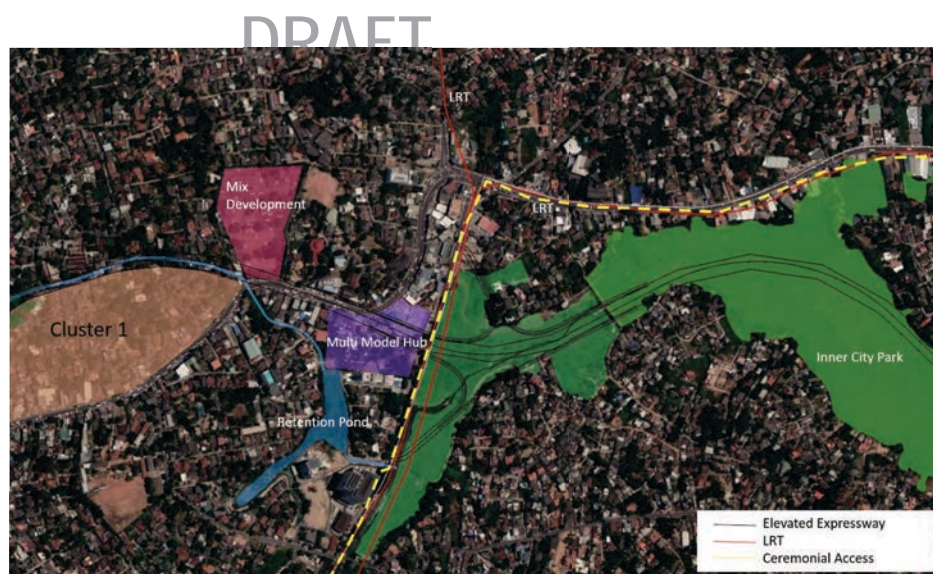


Figure 8.5: Proposed Multimodal Hub at Kosawaththa
Source: Western Province Division and Research & Development Division, UDA 2018

Sirilak Sea food store and adjacent land (6 acre) which will be acquired by the elevated Expressway project to construct Multi Model Hub and there is no extra land acquisition needed. On the other hand Proposed site is not located in close proximity to the koswatta Node hence, it will not disturb other activities of the node.

1.1 Mixed Development Area

Existing Depot land (6 acre) is proposed to use for mixed development with land readjustment to obtain optimum value of the Koswatta Node and attract more developers to the area

1.2 Canal Regeneration/ Retention pond / Walking Path Improvement

It is needed to improve open spaces and walking paths as this is a public area with scenic view. Hence, walking paths are proposed adjacent to the proposed Retention pond and Canal Regeneration Site.

A Retention Pond is proposed to be established by using fragmented wetlands which can be seen adjacent to the proposed Multi Model hub and Walking paths are proposed to be developed near to Retention Pond.

Further, it is proposed to regenerate the canal from Diyatha Uyana to Koswatta Node (2km) and it will provide scenic view to the Administrative Cluster 1, 2 and proposed Multi Model Hub and Inner City Park will be adjacent to Koswatta Node, and walking paths are proposed to develop along the proposed canal and along the Inner City Park.

It is proposed to regenerate canal from Diyatha Uyana to Koswatta node (2km) and it will provide scenic view to the Administrative cluster 1, 2 and proposed Multi Model Hub.

Further, a fragmented wetland is located adjacent to the proposed Multi Model Hub and it is proposed to be developed as a retention pond with walking paths develop close to the proposed canal and Retention pond.



Figure 8.6: Koswatta Township development project

Source: Western Province Division and Research & Development Division, UDA 2018



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Figure 8.7: Kosawaththa Township Development Project layout
Source: Western Province Division and Research & Development Division, UDA 2018

2. *Thalawathugoda Township Development*

Thalawathugoda Township is a proposed 3rd priority town and it is bounded from Capital city park and Thalawathugoda also entrance to the inner city with the feeling of entering to administrative district. And it won't develop as massive as koswatta, but with different feeling with more open spaces which will elaborate with the proposed projects for the area as below and thalawathugoda is one of the changing point of the Ceromonial access.

Thalawathugoda Township Development comprised with following projects

2.1 Administrative development area.

Thalawathugoda is a main node of Cluster 3 area of proposed administrative clusters. Hence it is 3 acre of land that adjacent to the Thalawathugoda node is proposed to Administrative activities with land readjustment.

2.2 Recreational area development

Part of the Capital city park is located in the center of the Thalawathugoda node and proposed to develop about 2 acre of land which is adjacent to the Capital City park as a recreational area with land readjustment.

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Figure 8.8: Thalawathugoda Township Development Project

Source: Western Province Division and Research & Development Division, UDA 2018



Figure 8.9: Thalawathugoda Township Development Project layout

Source: Western Province Division and Research & Development Division, UDA 2018



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3. *Road Improvement Toward the Cluster 02 Area*

Four roads to provide provision to the cluster 2 area in order to strengthen the intervention of proposed administrative institutions

1. *Development of four lanes Road from Ganahena to Hokandara*

Stage 1: *Widening of Robert Gunawardhana Mawatha from Ganahena to Denzil Kobbekaduwa Road into 04 lanes (0.39km)*

Stage 11: *Widening and extention of Biso Manike Road from Defence Ministry Building to Hokandara into four lanes (1.2km)*

2. *Develop Half Circular shape 04 lane road from Koswatta to Hokandara adjacent to Thalangama Tank & marshy land (4.0 km)*

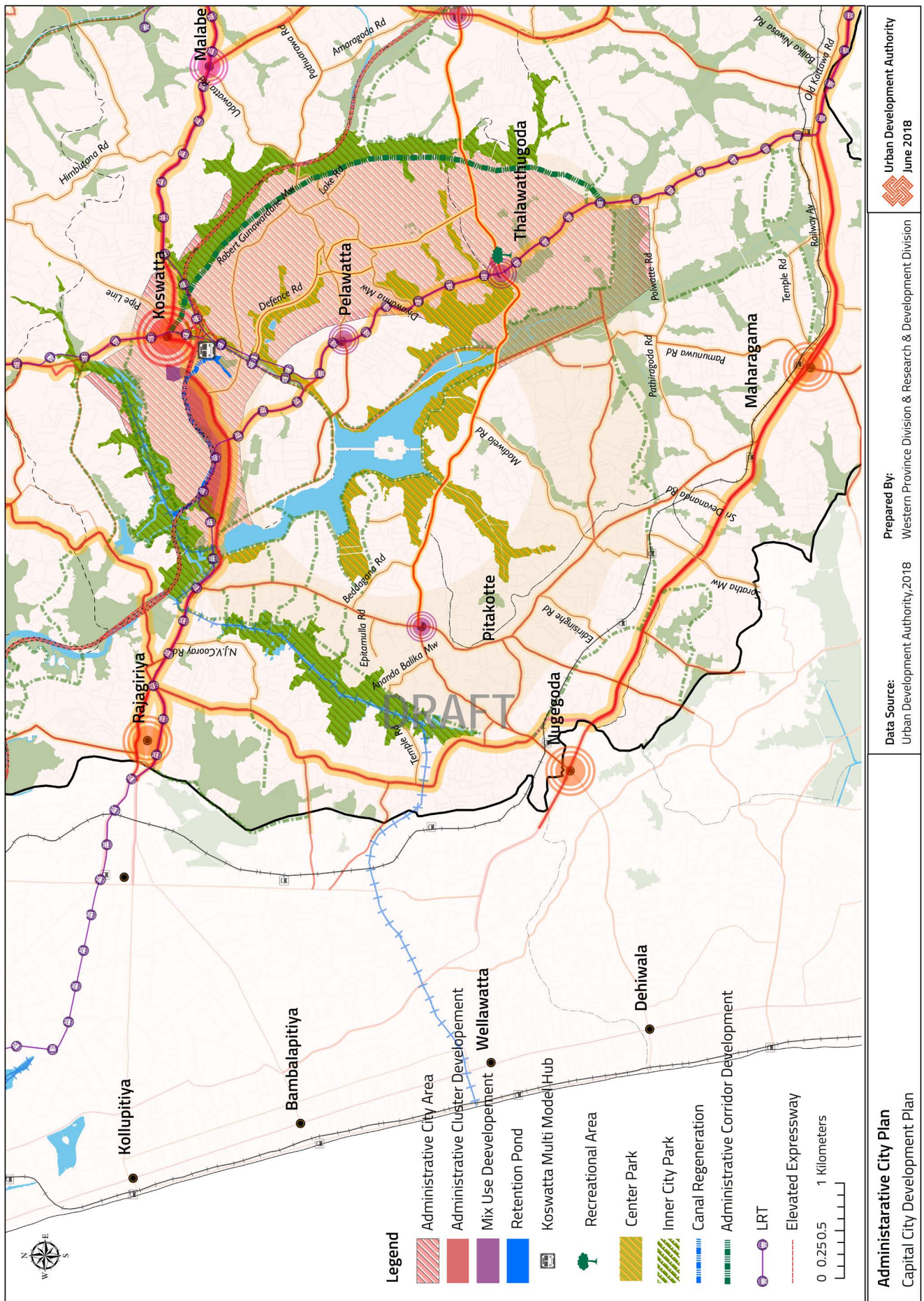
3. *Widening of Hokandara Road into 04 lane road*

4. *Widening of Denzil Kobbakaduwa Road into 04 lane road*

Cluster	Strategic Project Code	Project Name
Cluster. 1	SI-A-1	Redesign of Cluster 1 Area
	SI-A-2	Conversion of Land to Urban Spaces and Recreational Parks
Cluster 2	SII-A4	Kosawaththa Township Development Project
	SII-A-5	Thalawathugoda Township Development Project
	SI-A-6	Road Improvement Projects Towards Cluster 2 area

Table 8.1: Strategic Projects in Administrative Cluster Development Strategy

Source: Western Province Division and Research & Development Division, UDA 2018



Map 8.2: Road Improvement Of Administrative City Strategy For Cluster II
Source: Western Province Division and Research & Development Division, UDA 2018



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Impact of Administrative
City Development Strategy

8.5. Impact of Administrative City Development Strategy

- *When the existing situation of the capital city planning area, is considered, 99 government and semi government offices are located within this area and 214 of national level institutions are proposed to be relocate from Colombo MC area. Finally, this planning area will totally accommodate 165 of central government and 148 of semi government institutions.*
- *When the existing administrative institutions of land use of proposed Administrative area, is considered 3.2% of the land use is currently covered by the administrative Institutions with the proposed public & semi public office spaces newly 3.4% of land will be newly added to the current land use coverage. This would result a total land use coverage of 6.6%.*
- *According to Census and Statistics data , 25,970 employees currently work in government and Semi government institutions and with the proposed office space an additional number of 36,761 employees are proposed to be attracted towards the proposed administrative area Hence, this strategy is considered to a 63,000 government employees approximately .*
- *When considering about existing floor area of selected institution are proposed to be relocate in Capital City of Colombo MC, it is approximately 650,000m² and Approximately proposed Floor Area of Selected Institution of CMC is 900,000m² . finally, Government Institution which are relocate from CMC additionally gain 250, 000m² space.*
- *Approximately 160 acre of land is released for commercial purposes in Financial Capital and hence Rs.200 billion worth land (only consider value for foot print) is released for Commercial use of Colombo.*