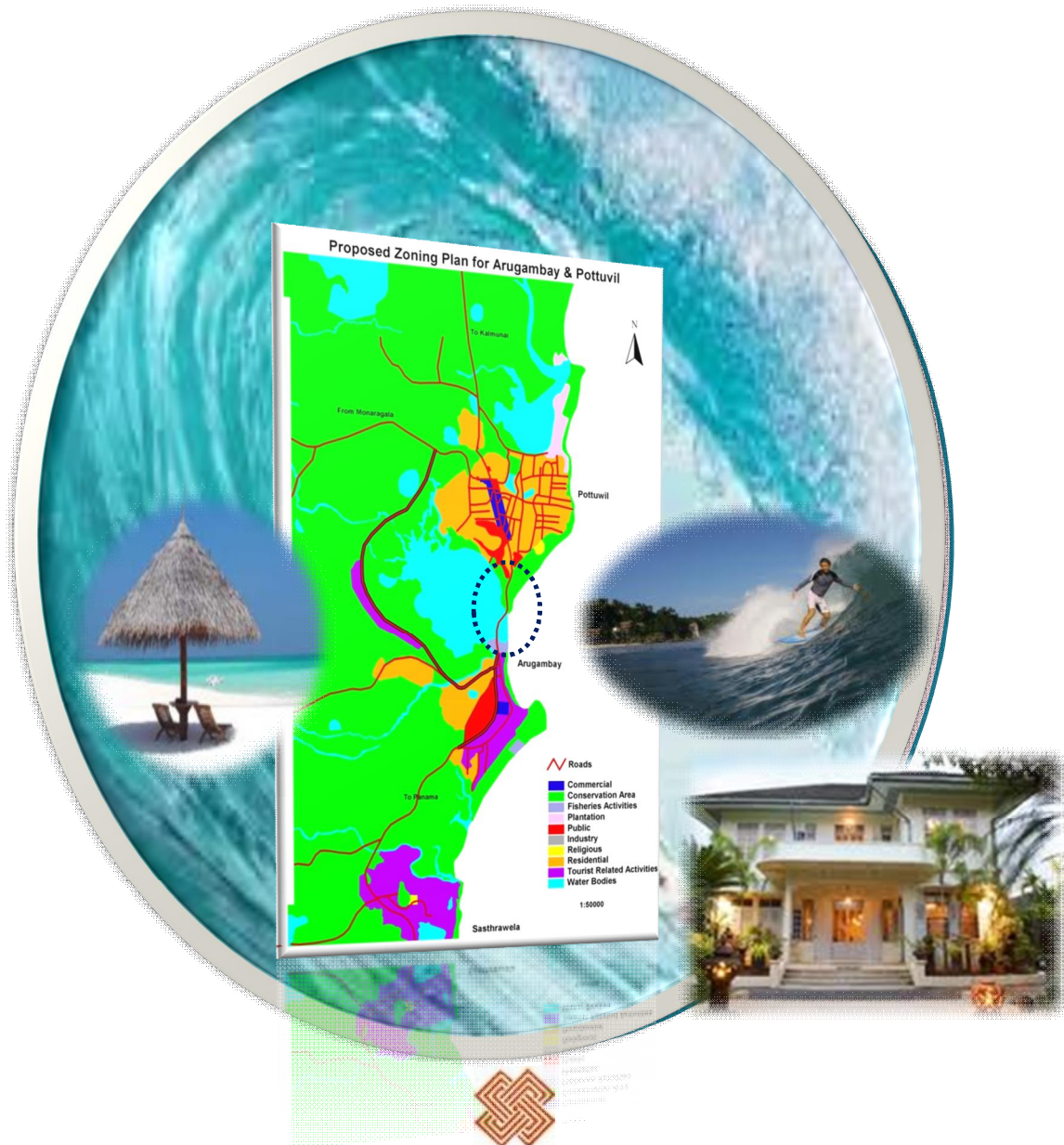


Guidelines for Tourism Related Buildings in Pottuvil Pradeshiya Sabha.



Urban Development Authority
Ampara District Office
2013

Preface

In present day context the main planning issue is the supplying of natural resources in sustainable way to fulfill the demand for development. The same issue has arisen in Pottuvil Pradeshiya Sabha area. The demand for the development in sensitive areas in Pottuvil Pradeshiya Sabha area (Specially in Arugambay) is high and it's a great challenge to protect the existing tourism attraction in the area. Therefore, Ampara District office of Urban Development Authority is prepared this small Guideline Book in relation to tourism related zones and buildings in Pottuvil Pradeshiya Sabha.

Approval of the Main Planning Committee of Urban Development Authority has been granted for these guidelines at the meeting No. 10/2013 on 19th August 2013.

CONTENT

	Pg.No
1. Background.	1
2. Location	1-2
3. Need of Guidelines.	2-7
4. Guide Lines for Tourists Hotels in Pottuvil.	8
5. Permissible Uses	9
6. Common Guideline	10
7. Extra Guidelines.	11
8. Minutes of the Planning Committee {Annexure}	12

Guidelines for Tourism Related Buildings in Pottuvil

Pradeshiya Sabha.

1. Background.

Pottuvil which is located in the southern part of East coast of Sri Lanka is rich in all required features of Tourism. Historical places, Wild lives and pristine sandy beach area of stunning natural beauty.

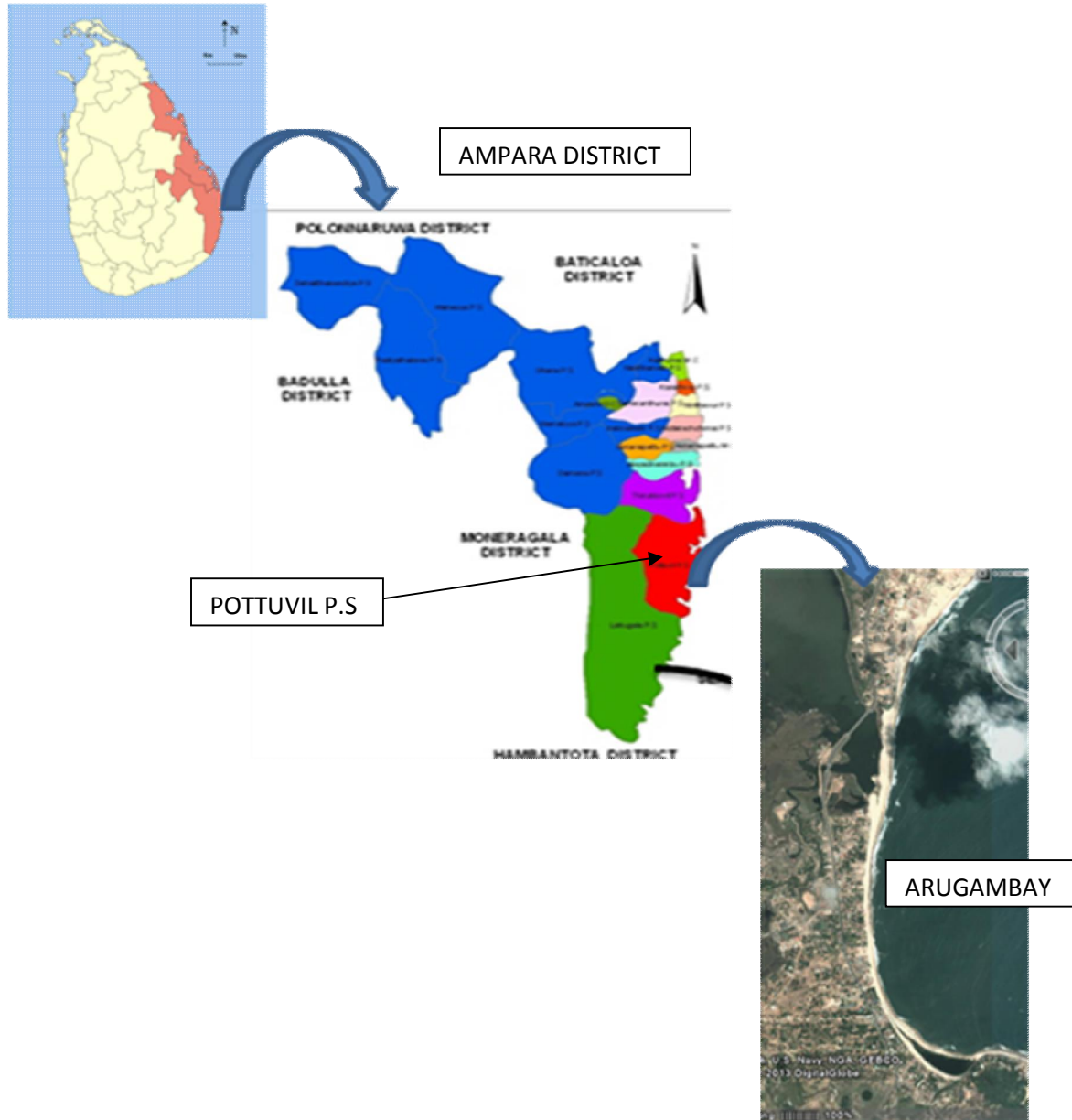
Arugambay which is a famous tourist destination located in Pottuvil has an international standing as the 4th best wind surfing location in South East Asia and 11th best in the world due to its waves favorable for wind surfing and natural beauty.

Due to the said factors demand for development activities related to tourism is higher in the area and it has identified that tourism activities are dispersing along the beach and in the other areas in an ad hoc manner.

2. Location

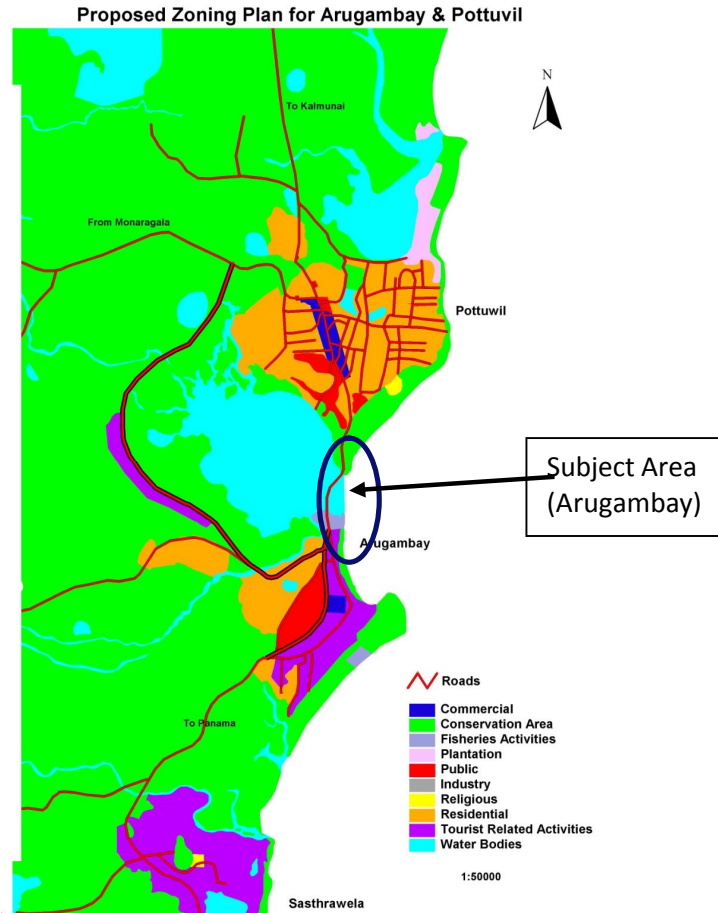
Arugambay is located in Pottuvil Pradeshiya Sabha, of Ampara District in Eastern Province of Sri Lanka.

It is located about 325k.m. travelling distance from Colombo. Passikuda another tourist destination is about 130 k.m. from Arugambay. Mattala Mahinda Rajapaksha international airport is about 167k.m. from Arugambay.



3. Need of Guidelines.

Pottuvil is an environmentally sensitive area and most of the lands are fallen within the conservation area identified in Arugambay Resource Development Plan Prepared for Urban Development Authority by National Physical Planning Department in 2007.



But with the end of terrorism problem and booming of tourism industry in Sri Lanka there is a huge demand for the tourism activities even in the identified conservation areas.

Therefore, these guidelines are prepared to provide opportunities for sustainable outdoor recreation, natural heritage appreciation, protect the environmental characteristics, diversity and accessibility.

Two main areas have been identified and guidelines are introduced considering the sensitivity and demand for development.

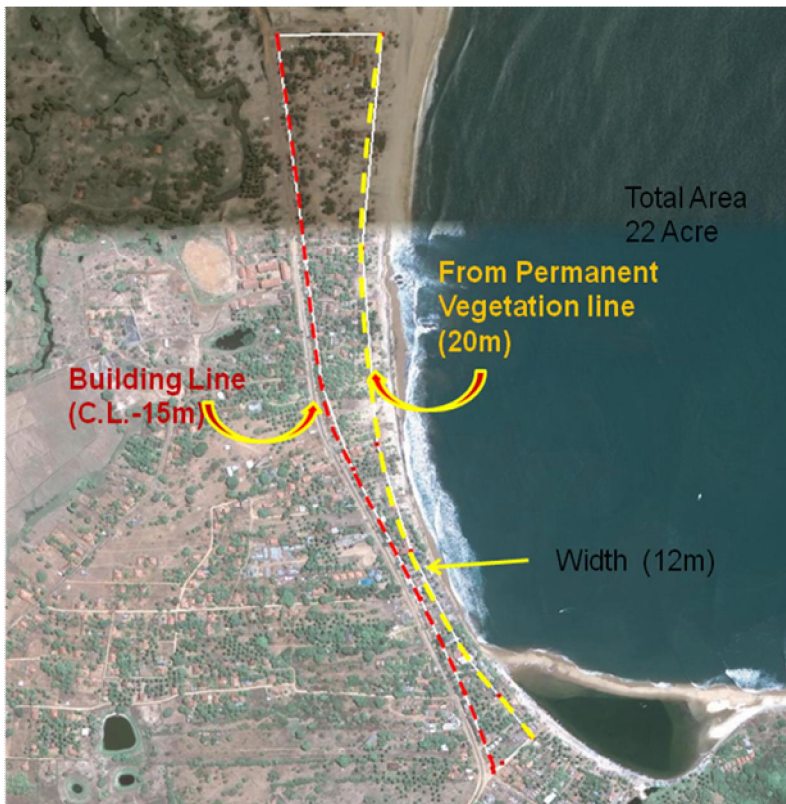
They are,

- | | | |
|---|---|--------------|
| <ol style="list-style-type: none"> 1. Zone One . Sinna Ullai 2. Zone Two - Kalappukattu | } | in Arugambay |
| | 3 | |

Following map shows the two major zones in Arugambay.



1. Zone -1 (Sinnaullai.)





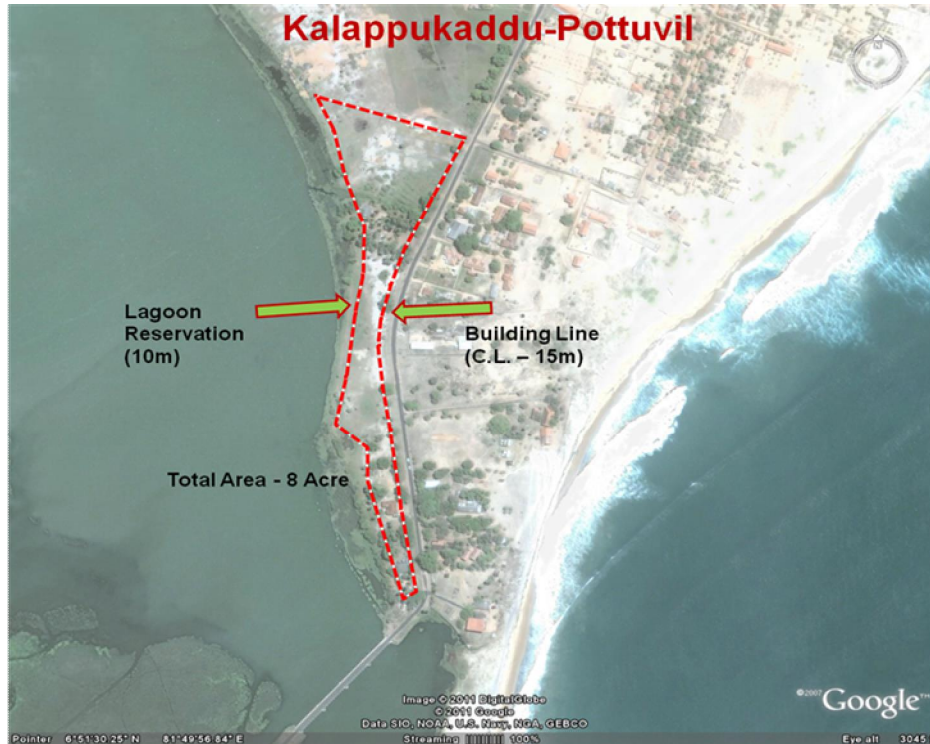
Sinnaullai is a narrow (average 50m), flat beach strip which consists of most of the tourist hotels and ancillary facilities. Total land area is about 22 acres. Congested area have small lots. Completely destroyed by the Tsunami in 2004. According to Coast Conservation and Coastal Resources Management Department's regulations there is a 50m buffer zone from the Permanent Vegetation Line of the beach. True that CCD has declared a 20m set back. Now the balance area for the construction is about a 30 m narrow strip.

Before Tsunami there were only about 58 hotels and all were affected due to Tsunami tidal waves. By the field survey of last year (2013-February) it has increased up to 70 hotels. Since these hotels are located very close to the sea they are vulnerable to a next Tsunami and sea level rising and sea erosion. Even though they called as %hotels+for

these structures most of them are not up to the level of hotels and do not have required facilities.

Nevertheless, Sinnaullai is the core area of tourism in Arugambay.

2. Zone -2 (Kalapukattu)



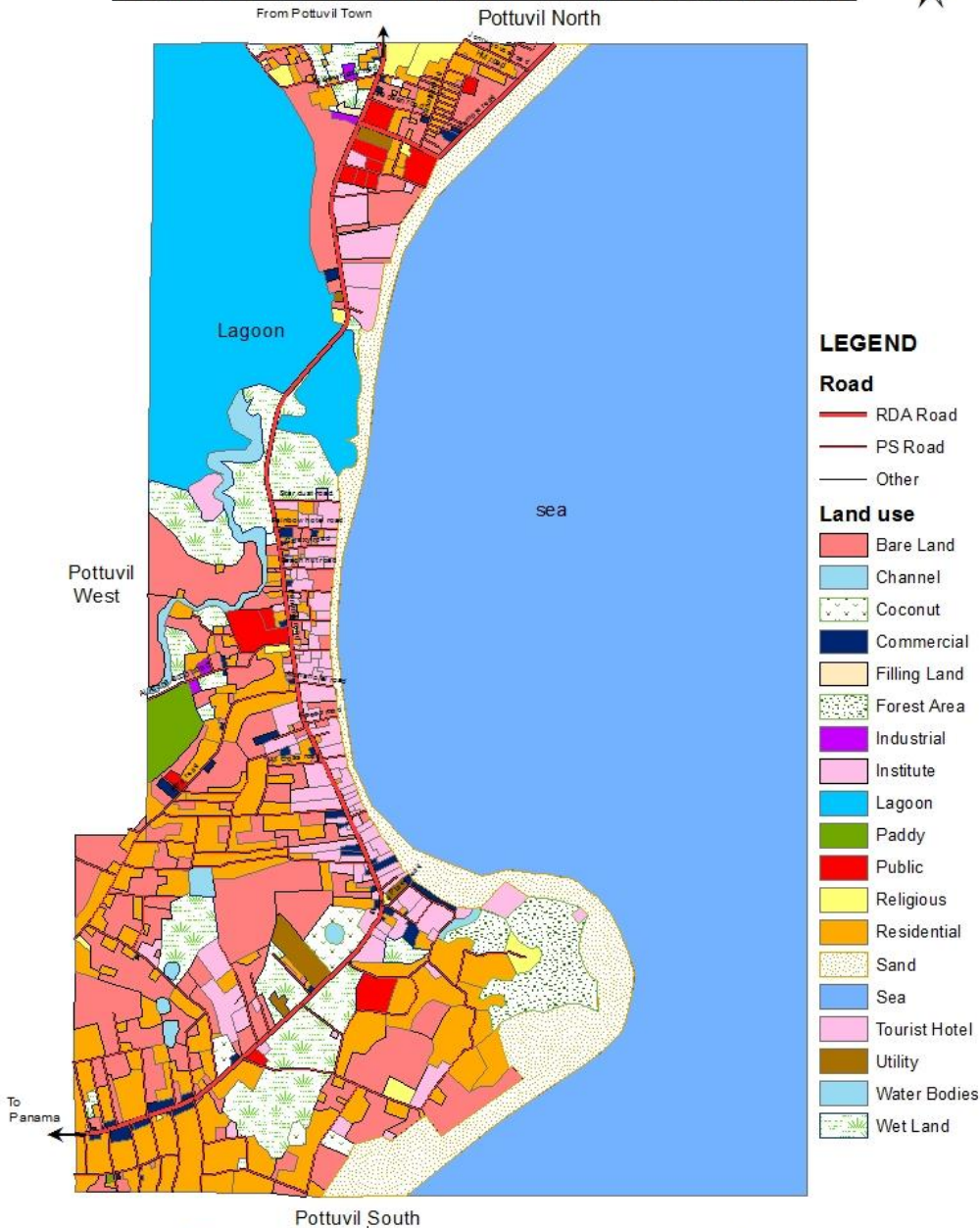


Kalapukattu area is also a narrow strip of land which is located between Arugambay lagoon and the Pottuvil Main road. Total land area is about 8 Acres. Before Tsunami there were few buildings (about 4). This is a flat land with existing two damaged old buildings. This bare land gives a feeling that traveler is entering to an area where full of natural places with scenic beauty are available.

This land strip is fallen within the conservation zone of Arugambay Resource Development Plan. Nevertheless, at present there is a high pressure and demand from the private land owners to develop the land with tourist hotels.

Considering all the above discussed factors following guidelines are prepared for the two areas.

LAND USE OF ARUGAMBAY TOURISM AREA



LEGEND

- Road**
- RDA Road
 - PS Road
 - Other

- Land use**
- Bare Land
 - Channel
 - Coconut
 - Commercial
 - Filling Land
 - Forest Area
 - Industrial
 - Institute
 - Lagoon
 - Paddy
 - Public
 - Religious
 - Residential
 - Sand
 - Sea
 - Tourist Hotel
 - Utility
 - Water Bodies
 - Wet Land


 Urban Development Authority
 District Office Ampara

Source: Filed Survey - 2014



Land Use Pattern of Arugambay Special Tourism Area.

Serial No	Type	Area (ha)	Percentage (%)
1	Commercial	4.910219	1.43
2	Bare Land	71.039156	20.62
3	Channel	4.678097	1.36
4	Coconut	3.741425	1.09
5	Filing Land	0.194907	0.06
6	Forest Area	10.765047	3.12
7	Industrial	0.739297	0.21
8	Institute	4.789597	1.39
9	Wet Land	34.500389	10.01
10	Paddy	3.483083	1.01
11	Public	6.708411	1.95
12	Religious	4.255393	1.23
13	Residential	66.540203	19.31
14	Sand	35.356877	10.26
15	Tourist Hotel	24.854131	7.21
16	Utility	2.941314	0.85
17	Water Bodies	1.673797	0.49
18	Lagoon	63.39546	18.40
Total		344.566803	100.00

4. Guide Lines for Tourists Hotels in Pottuvil.

Guideline	Zone -1 Sinnaullai	Zone – 2 Kalapukaddu
Floor Area Ratio	2.75	1.5
Maximum Plot coverage	66.66%	50%
Maximum height of the buildings	12m	10m
No of floors	G+2	G+1
Buffer from Permanent Vegetation Line /Lagoon	20m	10m
Separation space from next premises	1m	2m
Boundary walls	Not allowed	Not allowed
Ground floor opening	50%	N/A
Basement floor	Consider by planning committee	Consider by planning committee
Clearance from irrigation dept.	Not necessary	Compulsory
Land subdivision	Not allowed	Not allowed

5. Permissible Uses

Serial No	Permissible Uses	Zone 1	Zone 2
1	Tourist Hotels	✓	✓
2	Chalets	✓	✓
3	Restaurants	✓	✓
4	Recreational Clubs	✓	x
5	Swimming Pools	✓	✓
6	Surfing training centers.	✓	x
7	Pubic Car parks and toilets	✓	✓
8	Fishing related ancillary buildings other than fishing huts. (fishing huts - which are used to store the fishing nets and motors boat engines).	✓	x
9	Information Centers	✓	x
10	Seminar Halls	✓	x
11	Tourism Related Sport activities	✓	x
12	Mini parks.	x	✓
13	Mini playgrounds.	x	✓
14	Fishing places	x	✓
15	Security related Buildings	✓	✓

6. Common Guidelines

1. Green Architecture and sustainability principles need to be integrated into all aspects of the building design.
2. Vehicle parking areas should be provided with shady trees and in addition if necessary can be paved with black/Green color materials.
3. Boundary walls not allowed and only, wooden fences, live fences, wire meshes are allowed and entrance gate with decorations can be considered.
4. Mirror glasses and reflecting building material should not be used.
5. Lighter colours should use for exterior finishing.
6. Hard landscape elements should be durable, able to handle exposure to strong winds, salt, dust and sun. They should compliment with the elements of the architecture in material, texture and colour.
7. Energy efficient practices which are mentioned in Code of Practice for Energy Efficient Buildings in Sri Lanka should be followed.
8. Landscape plan should be provided.
9. Architectural Drawings should be prepared by a Chartered Architect.
10. Consideration must be made for drying and service areas as functional necessities for day-to-day living screened from public view.
11. Visual pleasant should be maintained.

7. Extra Guidelines.

1. Ventilate roof spaces.
2. Consider high ceilings.
3. Provide screened, shaded, insulated outdoor living areas.
4. Consider creating sleep out spaces.
5. Design and build for cyclonic conditions.
6. Separation of Buildings for Wind Corridor.
7. Open space light only for safety purposes, the natural darkness should be continue and preserved.

Important

Guidelines of other relevant agencies like Tourist Development Authority, Coast Conservation and Coastal Resource Management should be strictly followed other than the above.

(Please refer the attached minutes of Planning Committee)

URBAN DEVELOPMENT AUTHORITY

MINUTES OF THE MEETING No. 10/2013 OF THE PLANNING COMMITTEE OF THE URBAN DEVELOPMENT AUTHORITY (UDA) HELD ON 19th August, 2013 AT 3.30 P.M. IN THE AUDITORIUM OF THE UDA

1.0 Commencement

The meeting commenced with Mr. Nimal Perera, Chairman UDA in the chair.

2.0 Attendance at the Meeting No. 10/2013 of the Main Planning Committee held on 19th August, 2013.

2.1 Members

2.1.1 Present

1.	UDA	-	Mr. Nimal Perera, Chairman
2.	UDA	-	Arch. Ptnr. Nihal Fernando, Director General (Actg.)
3.	ITPSL	-	Ptnr. H.K. Jayasundera, Immediate Past President,
4.	SLIA	-	Arch. Harsha Fernando, Senior Vice President
5.	SLPA	-	Eng. A.L.M. Nowler, Superintendent Civil Engineer
6.	SLR&DC	-	Eng. P. Wijerama, Assistant General Manager,
7.	CMC	-	Ptnr. Dayaratne Perera, Senior Planning Officer,
8.	ICTAD	-	Ms M.S. Jayanetti, Dy. Director (Construction Economics)
9.	BOI	-	Arch. Lalith Perera, Director (Engineering Approvals)
10.	Traffic Police	-	Representative, Mr. Rasika Ratnayaka, Inspector of Police
11.	CCI	-	Mr. HD Chandrasena, Member of Executive Council
12.	UDA	-	Ptnr. A.M. Weroosena, Dy. Director General
13.	UDA	-	Mr. GWG Abeygunawardena, Director (Enforcement)
14.	UDA	-	Ptnr. PG Pushpa Gamage, Director (GIS)
15.	UDA	-	Mr. I.A. Dayananda, Director (LDM&M)
16.	UDA	-	Arch. Mahinda Withanarachchi, Coordinator of the UDA Main Planning Committee & Director (Development Planning).

2.1.2 Excused

1.	ITPSL	-	Prof. P.K.S. Mahanama, President
2.	SLIA	-	Prof. Chitra Woddikara, President
3.	SLIA	-	Arch. Ranjan Nadesanigal, IPP
4.	SLIA	-	Ms. Sherin Amendra, President
5.	IESL	-	Eng. Kirithi Sri Senanayake, Representative,
6.	RDA	-	Eng. P. K. D. Tissera, Director (Maintenance, Management & Construction)
7.	SISEL	-	Mr. HB Buddhasekera, Registered Licensed Surveyor
8.	SLPA	-	Eng. P.L. Dissanayake, Project Engineer,
9.	NPPD	-	Ptnr. W.D. Samarakandi Bandaru, Director (Regional/Physical Planning)
10.	UDA	-	Ms. D.M.P.K. Dissanayake, Senior Environmental Officer,
11.	IESL	-	Ms. M.B. Jayanthi de Silva, Director (Legal Affairs),
12.	CCI	-	Eng. (Major) Nishanka Wasalbandara, Representative
13.	UDA	-	Mr. HD Chandrasena, Member of Executive Council
14.	Ministry of Defence & Urban Development	-	Ms. Gangadari Kanavaka, Assistant Director
15.	Ministry of Defence & Urban Development	-	Mr. Indika Alwis, Planning Assistant

2.1.3 Absent

1. None

2.2 UDA Officers and Staff Members-in-Attendance

2.2.1 Present

1.	Mr. F.D.K. Pathirana, Director (Sabaragamuwa Province)
2.	Ms. W.C.K. Perera, Deputy Director (Projects),
3.	Mr. S.D. Wijesatne, Deputy Director (Planning)
4.	Ms. Ubayani Jayawardena, Deputy Director (Projects)
5.	Ms. Anjena Premaratne, Deputy Director (Projects)
6.	Ms. Senani Somasekera, Deputy Director (Planning)
7.	Ms. B.P.C. Dadaga, Deputy Director (Legal Affairs)
8.	Mr. N.A.S.N. Nissanka, Deputy Director (Planning)
9.	Mr. J. Somasiri, Deputy Director (Planning)
10.	Mr. Lalith Wijesatne, Deputy Director (Planning)
11.	Mr. J. Somasiri, Deputy Director (Planning)
12.	Mr. N.A.S.N. Nissanka, Deputy Director (Planning)
13.	Ms. K.A.S. Gunasekera, Planning Officer,
14.	Ms. T.B. Sandhya, GIS Assistant, UDA

2.2.2 Excused

1. None



5.2 Re-Appeal for Preliminary Planning Clearance for Hotel Project at Arugambai

Ptnr. J Somasiri, Dy. Director (Planning), Eastern Provincial Office of UDA, made the presentation on the guidelines of the developments in Open Area zone of Arugambai in Ampara. The highlights of the presentation were:

- As requested by the Planning Committee, the appointed team prepared the guidelines including the permissible uses, Plot coverage, height of the building, and other requirements.
- The guidelines had been prepared only for the identified two zones of which are most popular locations for tourism.

The Committee made following observation and comments:

- Terminologies used in defining the permissible uses should be carefully selected avoiding the terms such as "Waddiya".
- It needs to adhere to the Tourist Development Authority guidelines if required.

Decision: The Committee after discussing the guide lines presented, arrived at a decision to grant the Planning Clearance to the Hotel project subjected to the guidelines of Arugambai Open Area Zone.

Action: Director (Eastern Provincial Office), Dy Director (Planning) Ampara District Office.