

**ANALYZE FACTORS OF SPECIALIZED LAND USES  
IN URBAN AREAS: WITH SPECIAL REFERENCE TO  
THE SANITARY WARE AREA IN NAWALA-  
NUGEGODA**

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Master of Science in Town & Country Planning

**2010/2011 PROGRAMME**

**Department of Town and Country Planning**

**University of Moratuwa**

**Sri Lanka**

**April 2014**

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Submitted in partial fulfillment of the requirements of the  
Degree Master of Science in Town & Country Planning

Department of Town and Country Planning

University of Moratuwa  
Sri Lanka

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## Declaration

This study undertakes an analysis of the determinants of specialized land uses in suburban areas of Colombo. Nawala Nugegoda specialized sanitary wear zone was selected as the case study area to review the land use changes and to identify the determinants contributed to form specialized land use pattern in the case study area.

I declare that this study report represents my own work, except where due acknowledgement is made. I am aware that this particular theme has not been previously included in a thesis, dissertation, or report, submitted to the University of Moratuwa or any other institutions for a degree, diploma or any other academic purpose.

This research study presents its findings under a number of chapters. The chapter one introduces elements of the research study. The chapter two presents the literature review and the chapter three consists of analytical aspects of the study area including historical analysis and evolution of land use specialization of the case study area. The chapter four illustrates an overview of the land use changes in the case study area. The chapter five contains the conclusion and recommendation of the research study.

I wish to declare that the total number of words of the body of this report (excluding the tables, appendices, end note and the bibliography) is 15,000 words.

.....  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The above candidate has carried out research for the Masters Dissertation under my supervision

.....  
Signature of the Supervisor: \_\_\_\_\_ Date: \_\_\_\_\_

## Acknowledgement

I wish to extent my sincere gratitude to all those who have directly and indirectly assisted me in completing in this study.

The most heartfelt thanks go to my supervisors Professor. P.K.S Mahanama, Dean of the Faculty of Architecture, University of Moratuwa, who guided and helped me from the inception of this work. I wish to record my grateful acknowledgement to Dr. Jagath Munasinghe, Head of the Department Town and Country Planning, University of Moratuwa for all the encouragements and the valuable guidance provided me throught out this study. Their immeasurable support and guidance were very crucial for fulfilling this task.

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U.G. Ekanayaka Banda

## Abstract

The city of Colombo and its suburban areas have experienced a rapid change in development during the past four decades with increasing growth and expansion of important economic activities. The government decisions to shift industries and office complexes to the immediate suburban areas of Colombo as well as the locational advantages and strong push factors in some of the suburban areas of Colombo, contributed to significant growth changes in these areas which include, Paliyagoda, Kiribathgoda, Nugegoda, Maharagama, Kaduwela, Piliynadala, Dehiwal Mount Lavenia and Moratuwa. In addition to the above mentioned suburban areas, some significant ribbon development pattern is experienced along the arterial thoroughfares connecting to Colombo city and the other provinces in Sri Lanka. This type of development is evident on Colombo Kandy Road, Colombo Negombo Road, Colombo Ratnapura Road and Colombo Galle Road. It is evident, that the central area of the city has easy accessibility from immediate surroundings as well as more distant places. Therefore, the central business area tends to attract more business establishments and customers and achieved a greater potential to intensify its growth. With regard to this phenomenon, the Central Business Zone commands a higher real estate value and is occupied by a more intensive land uses. However, due to the expansion of port related import & export business activities and the increased demand for services and logistic sector activities the shifting of administrative and industrial establishments from the CBD of Colombo was inevitable.

The above mentioned development scenarios in the city of Colombo has contributed to grow and expand the suburban centers of Colombo attracting new business and some of these suburban centers developed as specialized business zones. The Nawala Nugegoda sanitary ware zone has been developed as one such specialized zone, and the underline factors of which are analyzed under this study. It was revealed that, the residential boom in Kotte, Kaduwela, Maharagama, Dehiwala and Nugegoda areas had created and increasing demand for building materials and sanitary ware items since the past four decades. This situation was capitalized by three leading companies who engage in sanitary ware business in Nawala Nugegoda area. With the continues demand for sanitary ware items from the surrounding area of Colombo metropolitan region as well as easy accessibility to Nawala Nugegoda area contributed in proliferation of small scale sanitary ware suppliers in the Nawala area. This land use specialization, especially along the Nawala Nugegoda road and Nawala Narahenpita road has generated significant positive impacts on the lives of the people as well as some negative impacts such as traffic congestion, in appropriate conversion of residential buildings to non residential uses were emerged in this area. However, it is significant to record that the land use specialization has generated more economic benefits to the city and provide convenience business environment for the customers. In this context, specialized land uses as an urban growth modal would bring more positive benefits to the economy.

<b>Contents</b>	<b>Page</b>
Declaration of the candidate & supervisor	II
Acknowledgements	III
Abstract	IV
Table of Content	V
List of Figures	V-VII
List of Maps	VII

## **CHAPTER ONE:**

### **Basic Elements of the Research Study**

1.0. Introduction	01
1.2. Back Ground Information	03
1.3. Research Problem	05
1.4. Objective of the Research Project	06
1.5. Methodology of the Study	07
1.6. Scope of the Project	08
1.7. Conclusion	08

## **CHAPTER TWO:**

### **Literature Review**

2.0. Introduction	09
2.1 Characteristic Land Use Change in an Urban Area	10
2.2 Commercial Aspect on Land Use specialization	12
2.3 Spatial Planning Aspects of the Land Uses	13
2.4 Land Uses in Context Zone in the Urban Environment	14
2.5 Linear Development Aspect of Land Use Pattern and Thoroughfares	16
2.6 Spatial Structure and Urban Growth	17

2.7 Theories, Modals and Concepts of Land Uses	18
2.7.1 Theory of Bid Rent and Location Gradients	19
2.7.2 Urban Growth Model and Land Use Changes	20
2.7.3 Sector Model - Homer Hoyt	22
2.7.4 Urban Location Theory	22
2.7.5 Michael Porter's Cluster Theory	23
2.8 Neighborhoods Aspect of the Commercial Land Uses	24
2.9 Urbanization and Economic Aspects of Land Use Specialization	25
2.10 Urban Agglomeration Aspects of Land Use Specialization	26
2.11 Conclusion	26

## **CHAPTER THREE:**

### **An analysis of the Study Area**

3.1 Introduction	29
3.2 Overview of the Land Use Changes in Study Area	29
3.3. Land Values of the Study Area	30
3.4 Land Use Pattern of the Study Area	40
3.5. Demographic Features of the Study Area	45
3.6 Land Use Pattern & Functional Hierarchy of the Project Area	50
3.7 Variation Pattern of Commercial Activities along Nawala Road	54
3.8 Theoretical Aspect of the Land Use Specialization	59
3.9 Michael Porter's Cluster Theory	62
3.10 Activity Analysis along the Nawala Road	62
3.11 Regional Connectivity to the Project Area	65
3.12 Factors of Specialized Land Uses	66
3.13 Conclusion	67

## **CHAPTER FOUR**

### **Conclusion and Recommendation**

4.1 Conclusion	81
4.2 Key Findings	83
4.3 Planning Related Issues	84
4.4 Recommendations	84
4.5 Bibliography	85

<b>Tables of Content</b>	<b>Page</b>
Table: 2.1 Thoroughfare Type Descriptions	17
Table: 3.1 Land-values in the SJKMC area	31
Table: 3.2 Approved Building Applications in SJKMC	32
Table: 3.3 Approved Building Applications for Mahargama	33
Table: 3.4 Type of Commercial units of the study area	34
Table: 3.5 Land Use Pattern – 2003, SJKMC area	41
Table: 3.6 Change in the Land Use Pattern in 1985 & 2003	42
Table 3.7 Population and Housing Units of the Study area	46
Table: 3.8 Municipal Wards wise Residential, Commercial and Lands situation	47
Table: 3.9 Residential, Commercial and Lands Situation in the study area	48
Table: 3.10 Change in the Land Use Pattern in 1985 & 2003	52
Table: 3.11 Ranking of the Main Urban Centers	53

## **List of Figures**

Figure: 2.1. A strip corridor in an urban setting Image	11
Figure: 2.2. A strip corridor in a suburban setting Image	11
Figure: 2.3 Illustration of a gradient of development patterns in Context Zone	15
Figure: 2.4 Bid rent function with more firms	19
Figure: 2.5 Bid function with residential activities	20
Figure: 2.6 Where is urban growth occurring	21
Figure: 2.7 Sector Model:	22
Figure: 3.1 Bar Chart of the Commercial Units in the Study area	35



Figure: 3.2 Shows the plotted areas are government properties.	37
Figure 3.3 No commercial attractiveness of the strip Image: Nawala Junction	40
Figure 3.4 Auto Row on Broadway in Oakland, California,	40
Figure 3.5 A strip corridor in an urban setting. Image: Nawala Road	40
Figure 3.6 Sidewalk and view of private frontage in San Mateo, California.	40
Figure: 3.7 Population and housing unit establishment of the Study area	46
Figure 3.8 Shows Variation of the Population and Housing unit	48
Figure 3.9 Residential and Commercial properties augmentation of the study area	49
Figure: 3.10 Nawala Senanayaka Junction	51
Figure: 3.11 Nawala Junction	51
Figure: 3.12 Building Form of the Nugegoda City	55
Figure: 3.13 Building Form of the Nawala Area	55
Figure 3.14: Establishment of the Tile and Sanitary ware retail & whole shops along the Nawala Road	55
Figure: 3.15 Newly Constructed Community Park in Nugegoda	56
Figure: 3.16 Build Environment Open University to Nawala Junction	56
Figure: 4.17 Land use and Build Environment Nawala Junction to Narahenpita	57
Figure: 3.18 Land use and Build Environment Nawala Junction to Rajagiriya	58
Figure: 3.19 Land use and Build Environment Nawala Junction to Rajagiriya	58
Figure: 3.15 Starlight Image of the Welikada Commercial center	59
Figure: 3.16 Urban Land Economy, Supply & Demand and of Land and	61
Figure: 3.17 Bid Rent Curve of William Alonso	78
Figure 3.18 The collector in a typical hierarchical network	84

### **List of Maps**

Map: 3.1 Commercial Functionality of the Project area	36
Map: 3.2 Connectivity to Kotte from different Urban Areas	38
Map: 3.3 Land Use Map of SJKMC Area	43
Map 3.4 Sources: SJKMC Development Plan, Land Use Map	44
Map 3.5 Population Pattern of the SJKMC Area	45
Map: 4.6 Commercial Strip of the Study Area	51

Map: 4.7 Main Urban Centers Located Land Use Map	54
Map: 4.9 Suburban Centers of the Study Area	55
Map: 4.10 Tile and Sanitary Ware Items Location Map	60
Map: 4.11 Sanitary wear specialized locations along the Nawala Road	63
Map: 4.12 Building setting shown in Nolli Map.	44
Map: 4.13 Connectivity Map	65

## **Annexes**

Annex 01: Characteristics of the Context Zone	89
Annex 02: Commercial Strip Corridor Revitalization	93
Annex 03 Bid Rent Theory	95
Annex 04: Michel Porter's Cluster Theory	98
Annex 05: Urban Corridor Thoroughfare Planning for Walk able Urban Areas	100
Annex 06: Historical Approach of the Case Study Area	103



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