

## 06: The Implementation Strategy

### 6.1 The Objective

As stated in Chapter 01 of this report, the main objective of the National Physical Planning Policy is to provide a broad national level guidance for all development agencies for the planning and execution of development activities, which will have direct impacts upon the physical environment of Sri Lanka and to establish facilities, amenities and service related infrastructure incidental upon the development of the physical environment.

This National Physical Plan is the development framework derived out of the said National Physical Planning Policy. Since what the Plan provides is a broad-brush spatial framework, its implementation needs both technical arrangement as well as procedural arrangement. The following are the strategies proposed under each of them.

### 6.2. The Technical Arrangement

#### 6.2.1. Detail Regional Development Plans

The main National Physical Plan shall be translated into detail Regional Development Plans those are formulated either for Provinces or Specially Designated Regions, under the provisions of the Town & Country Planning Ordinance (Amended Act 2000). The following are proposed as priority Plans:

1. The East-West Development Corridor Region Development Plan
2. The Northern Development Corridor Region Development Plan
3. The Southern Development Corridor Regions Development Plan
4. The Eastern Development Corridor Region Development Plan,
5. The Greater Kandy Region Development Plan
6. The Greater Anuradhapura Region Development Plan
7. The Nine Main City Regions Development Plans
8. The Central Fragile Area and Sensitive Area Conservation Plan
9. Forest, Wildlife and Bio-diversity conservation Plan
10. The Water Cascading System Rehabilitation Plan

The above Plans shall be developed either by the National Physical Planning Department or the Urban Development Authority, who are the agencies vested with powers for the purpose and have the capacity to prepare Development Plans, in the present day context. If any other agency undertakes to prepare such plans both the National Physical Planning Department and the Urban Development Authority shall be integrated into the Plan Preparation Process, in order to ensure a smooth flow of work, high level of conformity and minimum deviations.

Since most of the areas earmarked for the above regions cut across different administrative Provinces of Sri Lanka a high level coordination among provincial administrative and political authorities is essential for the preparation and implementation of these plans. The NPPD is hereby proposed to be given the authority to coordinate this activity.

#### 6.2.2. Detail Local Development Plans

The Local Area Development Plans are currently prepared by the Urban Development Authority under the provisions of the Urban Development Authority Law of 1978 and subsequent amendments, or the National Physical Planning Department under the provisions of the Town and Country Planning Ordinance (Amended Act 2000) or the Development Agencies authorized to formulate such plans. The Development Projects are designed and executed by sector specific development agencies as per the provisions of the respective legislations.

Hereby it is proposed that all of the above mentioned Development Plans and Projects shall strictly adhere to the framework set out by this National Physical Plan, and if there will be any deviation required for compelling reason, such deviation shall be subject to the review by the Inter-Ministerial Coordination Committee (stated in Section 2.3.3 below) and approved by the National Physical Planning Council (stated in Section 6.3.1 below).

#### 6.2.2. Amendments to the Policy and the Plan

A full scale review of the National Physical Planning Policy and the Plan proposed herein is a requirement at the end of ten years (in 2028), in order to assess the level of implementation, its achievements and the needy amendments.

The process involved in the amendment is given in the Section 01 of this report.

The review shall be initiated by the National Physical Planning Department under the guidance of the Technical Advisory Committee, appointed for purpose, and with the collaboration of all stakeholders. In doing that the four main guiding policies mentioned in section 03 of this report in order to guide all physical planning and development activities shall continue as the core elements, while there shall be many timely integrations for the betterment of the policy and the plan.

### 6.3. The Procedural Arrangement

#### 6.3.1. Annual Progress Reviews by the National Physical Planning Council chaired by the Head of the State.

Section 3 (1) of the Town & Country Planning Ordinance (Amendment Act 2000), provides for the establishment of the 'National Physical Planning Council' as the supreme body to direct the preparation and the implementation a National Physical Planning Policy and the

Plan. By providing the ‘Head of the State’ to be the Chairman of the Council and nominating the Secretaries of relevant key Ministries and the Chief Ministers of the Provinces to the said Council, the National Physical Planning Policy and the Plan has been provided with the required legitimacy and the supremacy.

The successful implementation and the monitoring of the Plan needs annual (or mere frequent) review of the progress for its achievements by the Inter-Ministerial Coordination Committee (stated in Section 6.3.3), submitted for the approval of the Council. Such reviews and the feedback by the Committee, submitted to the Council and the necessary directives by the Council will enable to initiate corrective measures and the needy regular updates to the Plan by the National Physical Planning Department.

**6.3.2. Undertaking by the National Planning Department to prioritize the fund allocation for developments in line with this Plan.**

The formulation and the implementation of the National and Regional Level projects depends very much upon the funds received from the Government Treasury. Within the current arrangement, the annual budgetary allocations as well as the foreign aids for projects and programmes are channeled through the approvals of the National Planning Department. In that context, the National Planning Department has the most control upon the effectuation of the National Physical Planning Policy and the implementation of the Plan set out in this report.

The National Planning Department is suggested to be a key undertaker of the Plan, with the National Physical Planning Department.

Direct investments by the private contributions are usually reviewed through respective Development Agencies such as the Urban Development Authority, Forest Conservation Department, Local Authorities, Coast Conservation Department, Agrarian Services Department, Lands Commissioners Department, Road Development Authority and the Central Environmental Authority. Therefore, in order to assure compliance of such projects to the National Physical Plan these organizations shall be made key stakeholders of the National Physical Planning Policy.

**6.3.3. Annual Meetings of the Inter Ministerial Coordination Committee for continuity and consistence.**

The establishment of an Inter-Ministerial Coordination Committee, provided in the said Town & Country Planning Ordinance (Amendment Act 2000), with the objective stated in the Section 4 A (1). As per the provision the Annual (or more frequent) meetings of this Committee will be essential to exchange views and comments between development agencies on the upcoming needs and the newly emerging requirements of those agencies, as well as the needy and timely updates to the National Physical Plan.

The recommendations made by this Committee from time to time shall be internally reviewed by the Technical Advisory Committee (TAC, as appointed under the provisions of Section 5 C of the said Act of 2000) and presented for the approval by the National Physical Planning Council.

**6.3.4. Development of the Capacities of the Implementation Units of the Provincial Councils and the Local Authorities**

As stated earlier, the implementation of the National Physical Plan has to be implemented through the National, Regional and Local Level Plans, prepared by different agencies. While the National level organizations such as the Urban Development Authority, Central Environmental Authority and the Road Development Authority possess the required technical capabilities and financial capacities to undertake such implementations, the Provincial Councils and the Local Authorities currently do not have such capabilities. This is crucial because most of the ‘un-coordinated’, ‘unplanned’ and ‘ad-hoc’ developments are presently taking place all over the island, threatening to the environmental sustainability, leading to the questions of economic feasibility and against wider social acceptability, either with the blessings of the Provincial Councils and the Local Authority Councils or without their knowledge.

The main reason behind this disjointed implementation is the absence of planning environments and the technically qualified staff to engage in them, in the agencies at those levels to read, comprehend and to convince the administrative and political authorities in them on the planning policies and the plans.

In order to overcome this obstacle and strengthen these two levels, it is proposed to appoint qualified ‘Town Planners’ at the Provincial Councils and the Local Authorities, assigned with the task of translating the National Level Planning Policies into Local level Projects and Programs as well as to integrate the Local Level requirements into National Level Plans and Policies. The Local Authorities and the Provincial Councils may assess the requirements to establish enabling planning environments in them with the support of the relevant Ministry.

**6.3.5. Establishment of the caretaker and whistle-blower group to ensure consistency.**

In addition to the formal procedural measures stated above, a ‘Caretaker Group’ of the National Physical Plan is proposed with the objective of providing community engagement for the implementation of the Plan. The Group may be established through formal means, but act as an open informal association of the interested parties including Non-Governmental Organizations, Student Associations, Media Organizations and other Volunteers.

The Caretakers will have frequent dialogues with the National Physical Planning Department, National Planning Department and other relevant organizations on any observations and objections on deviations and improvements to the Policy and the Plan. The Group shall be empowered to blow whistles at any occasion when they observe major deviations from the Plan and anything inconsistent with the Policy.