



CASE STUDY ON SUSTAINABLE URBAN PLANNING

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AGENDA

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- **Conceptual Plan**
- **Goal of the Project**

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- **Obstacles in the Process of Planning and Implementation**
- **Key Strategies to overcome those obstacles and difficulties of the Project**

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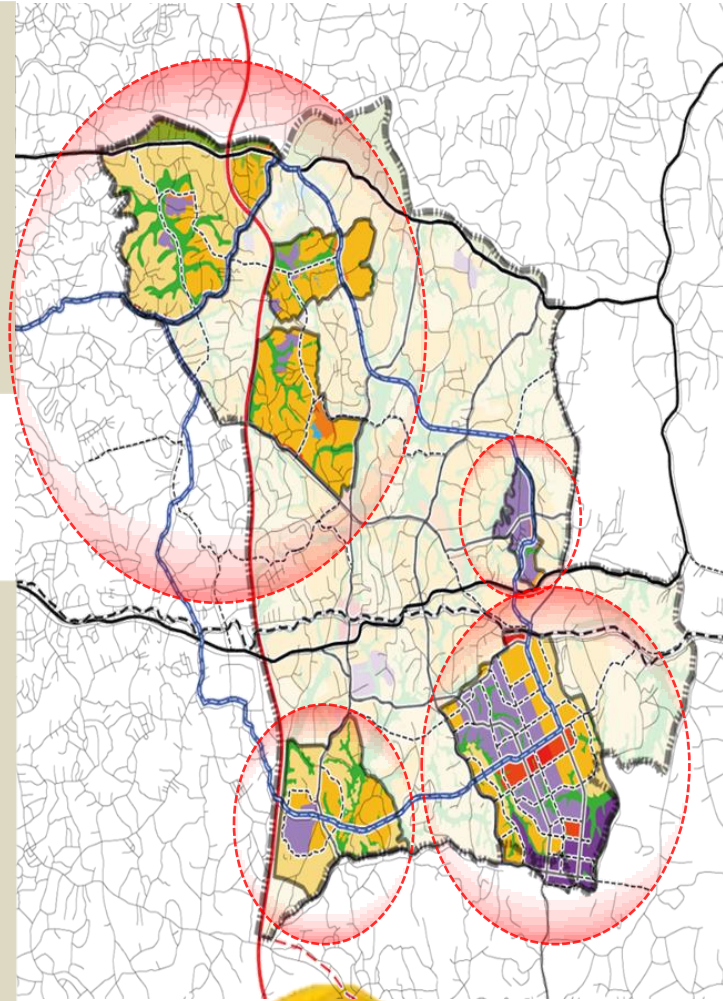
- **Achievements and failures of the project**
- **Lessons and Implications**



CONCEPTUAL PLAN – TECH CITY

Malabe/ Kaduwela

Township, IT, High-tech and Business Development considering Existing Facilities



Meegoda Zone

Electronic and Related Product Development Cluster

Diyagama Zone

Township, Residential Area with Sports, Recreational Facilities and Technical University

Mahenwatta Zone

The Cluster of Technology Univ., R&D Institutes and Technology related Industry & International Business

GOAL OF THE PROJECT

- Promote the economic growth of the Western Region
- Attract private investment in technology and research
- Advance technology by nurturing industrial R&D
- Attract foreign investment for the higher value-added sectors
- Activate a knowledge-based economy
- Upgrade global competitiveness in knowledge-based R&D

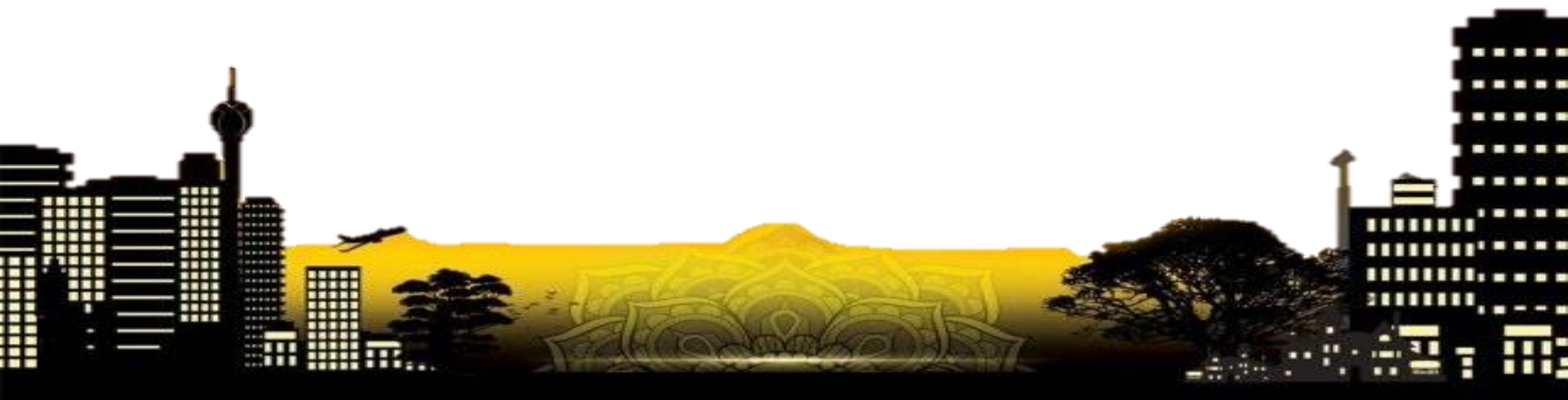
OBSTACLES IN THE PROCESS OF PLANNING AND IMPLEMENTATION

- approval for the development plan
- Implementation of approval procedure for the Cabinet Committee from the Ministry of Megapolis and Western Development in Sri Lanka.
- Implementation of the basic design of the entire region enforcement plan on the Phase 1 Development project site
- Implementation of the land expropriation procedure to implement the Phase 1 Development project (Land appraisal, compensation, etc.)



KEY STRATEGIES TO OVERCOME THOSE OBSTACLES AND DIFFICULTIES OF THE PROJECT

- Implementing policies for activating the science and technology sector strongly at a national level
- Expanding independent development capabilities
- Expanding the technology development capability of the private sector
- Improving and enhancing technology development infrastructure
- Establishing a system for the comprehensive and systemic development of the science and technology sector
- Promoting start-up and fostering innovative small and medium venture company
- Strengthening support for high technology and original technology development

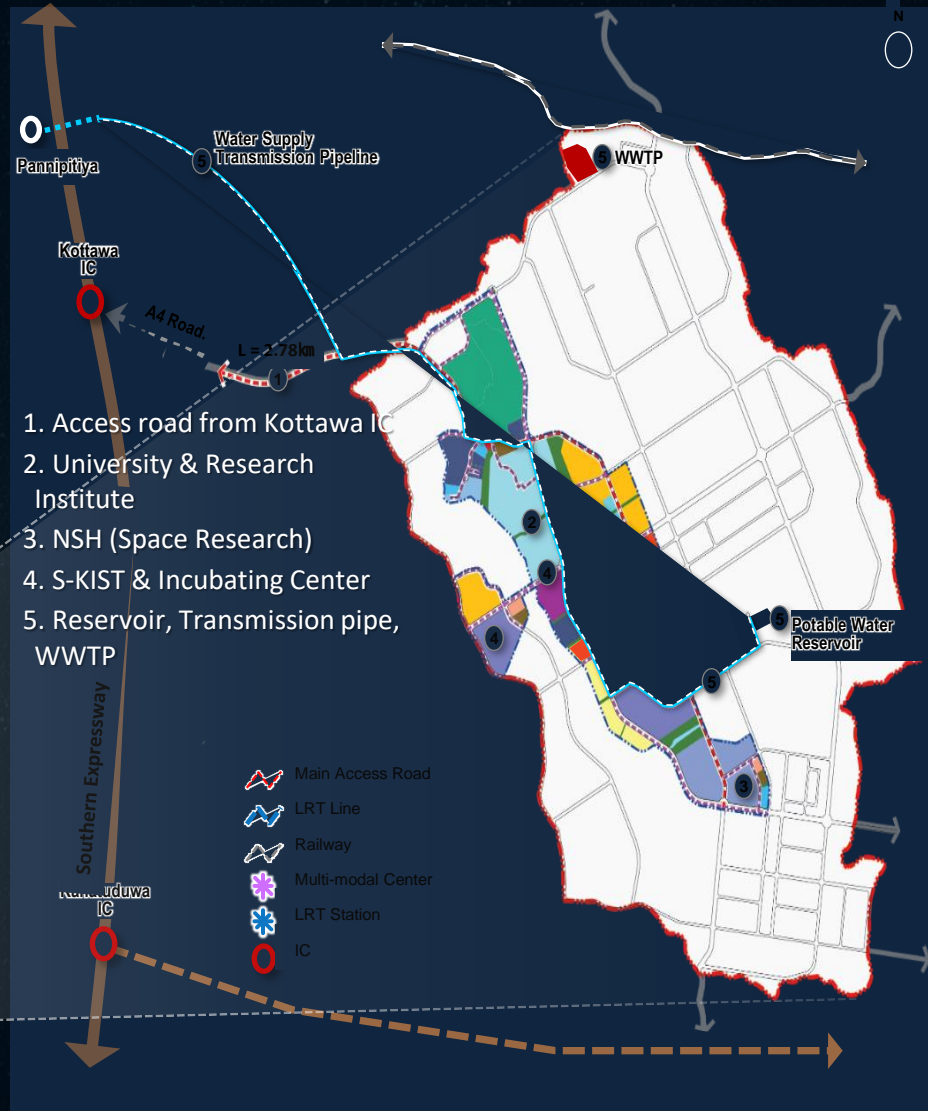
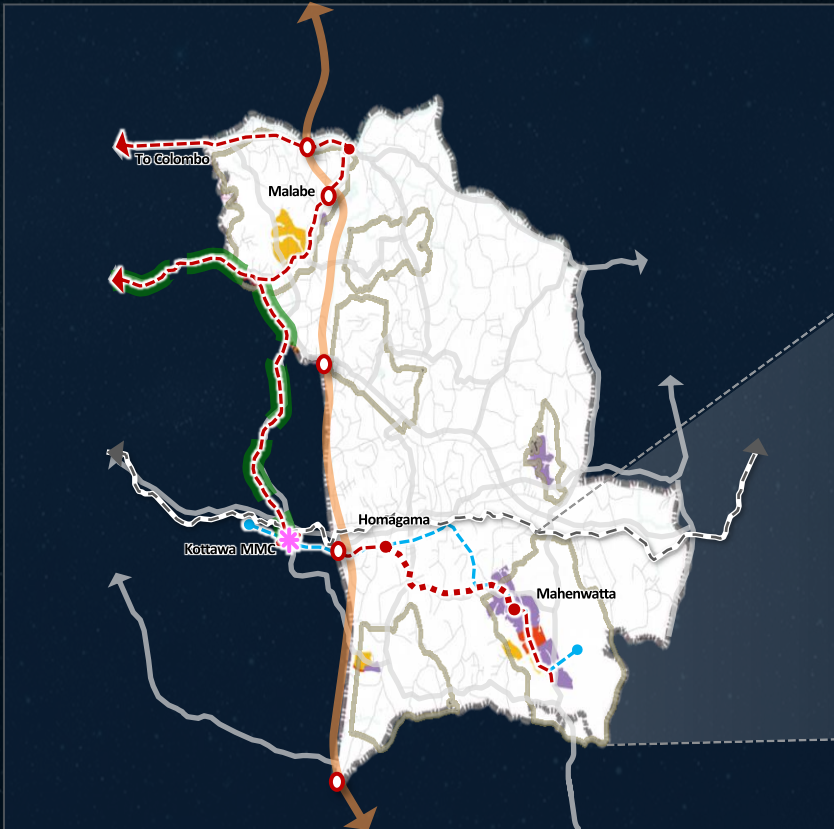


Implementation Strategy



Phase 1 (2019-2022) – Pilot Project Site

- External public transportation network connecting with Tech City
- The 1st phase development and internal arterial road network



Phase 2 (2023-2026) – Pilot Project Site

- Electrification and double track of Kelani Valley Line
- Internal public transportation network in Tech City (LRT line 6, Kaduwela/Meegoda MMC)
- The 2nd phase development and internal arterial road network



1. Access road from Kahatuduwa IC
2. Meegoda Multi Modal Center
3. Meegoda station area development
4. Eco Lake Park
5. Biotechnology Park

- Main Access Road
- LRT Line
- Railway
- Multi-modal Center
- LRT Station
- IC

Phase 3 (2027-2030) – Pilot Project Site

- Access Road from Ruwanpura Expressway
- Public transportation network connecting with pilot project site(LRT)
- The 3rd phase development and internal arterial road network



Long Term (2030 -->) – Pilot Project Site

- Completion of circular LRT Line & arterial road network in Tech City
- Expansion of residential area in each zone



ACHIEVEMENTS AND FAILURES OF THE PROJECT

ACHIEVEMENTS

- Government-funded research institutes led national research development projects.
- Expanding the research capacity of educational institutes including universities
- Vitalizing private R&D activities: Introduction of advanced technology and R&D activities including improving the technology

FAILURES OF THE PROJECT

- Lack of business and academic cooperation



LESSONS AND IMPLICATIONS

- The proposed improvement is to widen the existing roads. Therefore, there will not be a significant environmental impact caused due to these improvements. Since this involves road widening, the adjoining lands will have to be acquired to the required width of the roads. Compensations will be paid to affected parties in accordance with laws of the Government of Sri Lanka.
- Beneficiaries will be the general public, residents within the area and those who commute to the region as well as those who pass through the area.
- The implementing agency for this project will be the Tech City development Project of the Ministry of Megapolis and Western Development. The Design, Procurement, Construction and Project Management will be outsourced for the implementation of the project. Outsourcing will be carried out in accordance with the National Procurement Guidelines.



LESSONS

Learn from the mistakes

It's important to learn from project mistakes as well, but it's too late for blame. Don't focus on what went wrong — instead focus on how things could be done differently to make them more successful. If you talk about things that went wrong, then people get defensive and even antagonistic. But if you recognize the things that went wrong only as a jumping off point to generating ideas for doing things better, then the defensiveness is defused, and team members honestly look for better ways to prevent that kind of mistake on the next project. Even though the bad things that happened on the project come up in the review, the review team doesn't dwell on them, and so the result is more upbeat and positive

communication with the team members

Project managers need to be in constant communication with their teams. Starting a project must begin with clear communication of the project goals and the effort required to meet them. This comes with understanding the fact that a project manager can't be the only one writing a project plan.



Bird's-eye View - Pilot Project Site



Thank You..

THANK YOU

