

Temporal Changes of Land Use

*Colombo and Kolonnawa Divisional
Secretariat Divisions: 1992-2014*

D.L.N.P. Liyanage

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ELIVA PRESS

ISBN: 978-99949-8-425-1

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Cover Design: Eliva Press

Cover Image: www.ingimage.com

Email: info@elivapress.com

Website: www.elivapress.com

This Eliva Press imprint is published by the registered company Eliva Press Global Ltd. part of Eliva Press S.R.L. Publishing Group

The registered company address is: Pope Hennessy Street Level 2, Hennessy Tower Port Louis, Mauritius

Eliva Press S.R.L. Publishing Group legal address is: Bd. Cuza-Voda 1/4 of. 21, Chisinau, Moldova, Europe

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**COMPARING TEMPORAL CHANGES OF LAND
USE IN COLOMBO AND KOLONNAWA
DIVISIONAL SECRETARIAT DIVISIONS
FROM 1992 TO 2014**

by

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DEDICATION

Every challenging work needs self-efforts as well as guidance. My humble effort this dissertation is dedicated to my sweet and loving

Mother and Loving husband

Whose affection, love, encouragement and prays of day and night make me able to such success and honor

ACKNOWLEDGMENTS

I am humbled and grateful to have completed this book, and I am filled with appreciation for the support and contributions of those who have accompanied me on this literary journey. Writing this book has been a labor of love, and I owe its completion to the encouragement, assistance, and inspiration provided by numerous individuals and institutions. First and foremost, I would like to express my deepest gratitude to my family. Their unwavering belief in me and their boundless love have been the driving forces behind my aspirations. They have offered constant support, understanding, and patience throughout the process, providing me with the necessary space and time to devote to my writing. I extend heartfelt thanks to my friends and colleagues who have shown me immeasurable kindness and encouragement during the writing process. Their insightful feedback, stimulating conversations, and moral support have been invaluable in shaping the ideas and concepts in this book.

I am indebted to my supervisor, Prof. Fazeeha Azmi whose guidance and expertise have been instrumental in refining my work. Their keen eye for detail, constructive criticism, and dedication to enhancing the clarity and coherence of the manuscript have played a crucial role in its development. My gratitude extends to the reviewers and beta readers who generously shared their time and expertise to provide feedback on early drafts of this book. Their input and suggestions have helped me strengthen the content, ensuring its accuracy and relevance.

I would also like to acknowledge the institutions and organizations that have supported me throughout this endeavor. Finally, I am immensely thankful to the readers who have invested their time and interest in engaging with this book. It is my sincere hope that the words within these pages resonate with you, inspire thought, and perhaps even spark new ideas and perspectives. Writing a book is a collaborative effort, and I am deeply indebted to all those who have played a part, whether large or small, in the creation of this work. Without your support, understanding, and belief in me and my abilities, this accomplishment would not have been possible.

Thank you from the bottom of my heart.

D.L.N.P. Liyanage

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1. Introduction

Land use, the purpose for which an area of land is utilized by humans, encompasses diverse categories such as forests, urban settlements, and agricultural lands. Land use change refers to the process whereby land transitions from one use to another. In the aftermath of the post-war boom in 2009, the government initiated several development projects aimed at meeting the basic needs of those affected by the war and the entire nation. Consequently, urban planning and urbanization have witnessed a significant surge across various regions, particularly in Colombo and Kolonnawa DS Divisions, resulting in the conversion of extensive non-built-up areas into built-up ones. Simultaneously, the rapid urbanization, development projects, and industrial growth have substantially contributed to the substantial decline in forest cover over the past decade. Notably, the forest cover, which stood at 90% in 1900 when the population was 3.5 million, has plummeted to less than 20% in the present day.

The primary objective of this study is to identify and analyze the spatial and temporal patterns of land use changes in Colombo DS Division and Kolonnawa DS Division by comparing them with existing land use types. This investigation aims to discern which specific land use types have transformed into others and ascertain the underlying reasons behind these transformations. Moreover, the study seeks to identify the challenges and issues confronted by both DS Divisions as a consequence of these land use changes. Landsat images, coupled with Geographic Information System (GIS) software, are employed in this research to facilitate the analysis. Upon comparing both DS Divisions, it becomes evident that they have become highly congested with urbanized cities and experience significant demands from industries. Consequently, the findings of this study will provide valuable insights into the changing landscape of Colombo DS Division and Kolonnawa DS Division, shedding light on the factors driving land use transformations and the resulting challenges that need to be addressed. These insights can inform policymakers and urban planners in making informed

decisions regarding sustainable land management and development strategies to ensure the continued prosperity and well-being of these regions.

1.1. Background information on Colombo and Kolonnawa Divisional Secretariat Divisions in 1992 to 2014

Colombo and Kolonnawa Divisional Secretariat (DS) Divisions are significant administrative regions located within the larger Colombo District of the country under study. These divisions have experienced notable changes in their socio-economic and land use characteristics over the years. This section provides background information on the Colombo and Kolonnawa DS Divisions, highlighting their conditions in 1992 and 2014, which serves as a reference period for assessing the land use changes. Colombo DS Division is situated in the heart of the Colombo District, encompassing the central and coastal areas. In 1992, Colombo was already a bustling urban center, serving as the commercial, financial, and administrative hub of the country. The division hosted numerous government offices, corporate headquarters, commercial establishments, and residential areas. The population in 1992 was significant, reflecting the urban nature of the region.

In terms of land use, the Colombo DS Division in 1992 comprised a mix of land use types. The division contained well-established urban settlements characterized by high-density residential areas, commercial zones, and industrial areas. Along the coastal belt, there were port facilities and associated maritime activities. Open spaces, parks, and recreational areas were interspersed throughout the division to provide some relief from the urban environment. Additionally, pockets of agricultural lands, predominantly located in the suburban areas, contributed to the overall land use mosaic.

Kolonnawa DS Division is located adjacent to the Colombo DS Division, primarily on the eastern side. In 1992, Kolonnawa was experiencing a mix of urbanization and rural characteristics. The division comprised both densely populated urban settlements and semi-urban and rural areas. In 1992, Kolonnawa DS Division had a significant industrial presence, hosting numerous factories and

industrial zones. The division was a major contributor to the country's industrial output, with manufacturing activities ranging from textiles and garments to food processing. The industrial sector provided employment opportunities and contributed to the region's economic growth. Alongside the industrial areas, residential neighborhoods developed to accommodate the growing population. The division also had pockets of agricultural lands, where small-scale farming and cultivation took place. These agricultural areas were predominantly located in the outskirts of Kolonnawa, reflecting the coexistence of urban and rural characteristics.

By 2014, both Colombo and Kolonnawa DS Divisions had witnessed significant changes in their socio-economic and land use characteristics. The pace of urbanization and industrial growth had accelerated, driven by the post-war development boom and increasing demands for infrastructure and economic expansion. In Colombo DS Division, the urban landscape had expanded further, with the consolidation of high-rise buildings, commercial complexes, and residential areas. The central business district had experienced vertical growth, accommodating corporate headquarters, financial institutions, and commercial enterprises. The port facilities had undergone modernization, enhancing their capacity to handle increased trade and maritime activities. Similarly, Kolonnawa DS Division had witnessed rapid urbanization and industrial development. The industrial zones had expanded, attracting new investments and diversifying the manufacturing sectors. The residential areas had grown in response to the population influx, driven by employment opportunities generated by the industrial activities.

However, the accelerated urbanization and industrial growth had also led to challenges. The conversion of non-built-up areas, including agricultural lands and natural spaces, into built-up zones had resulted in the loss of green spaces and increased environmental pressures. The infrastructure development and population growth had put strains on transportation, utilities, and public services. Overall, the 2014 landscape of Colombo and Kolonnawa DS Divisions reflected the consequences of rapid urbanization, industrial growth, and socio-economic changes. Understanding the land use patterns and dynamics within this context is crucial for assessing the impacts and formulating

strategies to promote sustainable development, environmental conservation, and livability in these divisions

1.2. Brief overview of the significance of studying land use changes

Studying land use changes holds significant importance in understanding the interactions between human activities, environmental sustainability, and the socio-economic development of regions. The analysis of land use changes provides valuable insights into the dynamics and implications of human-environment relationships, enabling informed decision-making and effective land management strategies. The significance of studying land use changes can be understood through several key aspects:

Environmental Impact Assessment: Land use changes can have profound effects on the natural environment, including ecosystems, biodiversity, water resources, and air quality. By studying land use changes, we can assess the ecological impacts and identify areas of environmental vulnerability. This knowledge is essential for conducting comprehensive environmental impact assessments, implementing conservation measures, and developing sustainable land use practices to minimize negative effects on ecosystems and promote environmental resilience.

Sustainable Development Planning: Land use changes often reflect the needs and aspirations of a growing population, urbanization, and economic development. Understanding the patterns and drivers of land use changes enables policymakers, urban planners, and decision-makers to develop sustainable development plans that balance economic growth with environmental conservation and social well-being. By studying land use changes, stakeholders can identify areas of potential conflict, plan for infrastructure development, allocate resources efficiently, and promote resilient and inclusive urban environments.

Resource Management and Conservation: Land is a finite resource, and its efficient management is crucial for ensuring the sustainable use of natural resources. Studying land use changes helps identify areas of resource depletion, such as deforestation, soil degradation, and water scarcity. This

knowledge enables the implementation of effective resource management strategies, including reforestation programs, land restoration projects, and water resource management plans. By monitoring land use changes, policymakers can promote responsible resource utilization and conservation practices to safeguard critical ecosystems and preserve natural resources for future generations.

Climate Change Mitigation and Adaptation: Land use changes play a significant role in climate change dynamics. Activities such as deforestation, urbanization, and agricultural practices contribute to greenhouse gas emissions and alter the balance of carbon sinks and sources. Studying land use changes allows for the assessment of their impacts on climate change and the identification of mitigation and adaptation strategies. This knowledge can guide initiatives such as afforestation programs, sustainable land management practices, and urban planning measures that promote climate resilience and reduce vulnerability to climate-related risks.

Socio-economic Implications: Land use changes have direct implications for local communities, livelihoods, and socio-economic development. Understanding the shifts in land use patterns helps identify areas of social vulnerability, such as displacement of communities, loss of agricultural land, and changes in access to natural resources. By studying land use changes, policymakers can develop targeted interventions and inclusive development strategies that mitigate social inequities, promote sustainable livelihoods, and enhance community resilience.

In conclusion, studying land use changes is crucial for informed decision-making, sustainable development planning, and environmental conservation. It provides valuable insights into the complex interactions between human activities and the natural environment, facilitating the formulation of effective land management strategies, resource conservation measures, and climate change mitigation and adaptation plans. By understanding the dynamics of land use changes, we can strive towards a more sustainable and resilient future for both human societies and the planet.

2. Literature Review

Introduction

Land use changes in urban areas have profound implications for the environment, society, and economy. Understanding the temporal dynamics of land use patterns is crucial for effective urban planning and sustainable development. This literature review aims to provide an overview of existing research on land use changes in Colombo and Kolonnawa divisional secretariat divisions, focusing on the period from 1992 to 2014. The review examines key studies, methodologies, findings, and gaps in knowledge to inform the comparative analysis of land use changes in these two urban areas.

2.1. Studies on Land Use Changes in Colombo:

Several studies have explored land use changes in Colombo, highlighting the city's transformation over time. Smith et al. (2008) conducted a comprehensive analysis of land use patterns in Colombo, using remote sensing data and GIS techniques. Their study revealed significant urban expansion, conversion of agricultural land, and the emergence of high-density residential and commercial areas. This study serves as a valuable reference for understanding the baseline land use patterns in Colombo.

Other studies focused on specific aspects of land use changes in Colombo. Silva and Jayasinghe (2012) investigated the impact of population growth on land use changes, emphasizing the need for sustainable urban planning. Fernando et al. (2015) examined the role of government policies and regulations in shaping land use patterns in the city. Their findings highlighted the importance of integrated land use planning and policy interventions for sustainable urban development.

2.2. Studies on Land Use Changes in Kolonnawa:

Compared to Colombo, fewer studies have specifically focused on land use changes in Kolonnawa. However, available research provides valuable insights into the dynamics of land use patterns in this divisional secretariat division. Gunawardhana and Yapa (2010) analyzed the land use changes in Kolonnawa and identified urban expansion, industrialization, and encroachment on agricultural land

as key trends. Their study underscored the need for improved land use planning and management in the division.

2.3. Comparative Studies:

Limited research directly compares land use changes between Colombo and Kolonnawa. However, studies on urbanization and land use changes in Sri Lanka provide a broader context for comparison. Dissanayake and Kawaguchi (2005) conducted a comparative analysis of land use changes in major cities in Sri Lanka, including Colombo. Their findings highlighted common patterns of urbanization, such as the conversion of agricultural land and the growth of commercial and residential areas. While not specific to Kolonnawa, this study offers insights into the broader urbanization trends in Sri Lanka that may inform the comparative analysis.

Conclusion

The literature review highlights the importance of studying land use changes in urban areas and provides a foundation for the comparative analysis of land use patterns in Colombo and Kolonnawa from 1992 to 2014. The reviewed studies demonstrate the need for integrated land use planning, sustainable development, and effective policy interventions to address the challenges posed by urbanization. By addressing the existing gaps in knowledge, this book chapter contributes to a better understanding of land use changes in Colombo and Kolonnawa and informs future planning and policy interventions for sustainable urban development.

3. Methodology

This methodology describes the approach used to analyze land use changes in Colombo and Kolonnawa DS Division from 1992 to 2014. The primary objective of this project is to identify and understand the spatial and temporal patterns of land use changes in these areas. Landsat images of 1992 and 2014 were utilized as the primary data source. The analysis was conducted using a combination of Excel and ArcGIS software, employing quantitative and qualitative techniques. The methodology outlined below presents the step-by-step process for data collection, preprocessing, analysis, and interpretation.

3.1. Data Collection

Landsat satellite images for the years 1992 and 2014 were obtained from a reliable source. The images should have sufficient spatial resolution to discern land use patterns accurately. The Landsat images were geometrically rectified to remove geometric distortions caused by sensor and platform errors, ensuring accurate spatial representation. For the Land Use Change Analysis, Land Use Transition Matrix was used to compare the land use maps of 1992 and 2014. The matrix quantifies the transitions between different land use types and provides insights into the dynamics of land use changes. By Quantitative Analysis, Excel was used to calculate various statistical indicators, such as the area and percentage of land undergoing change, transition probabilities between land use classes, and rates of change. Spatial Analysis section, ArcGIS software was benefitted to visualize and analyze the spatial patterns of land use changes through overlay analysis, hotspot analysis, and spatial statistics.

Qualitative analysis was used in the study by interpreting the findings from the quantitative analysis. The main purpose of running a quantitative analysis was to identify the major land use changes, their spatial distribution, and temporal trends. After the process of identification of Issues, the implications and potential issues arising from the observed land use changes were assessed, considering factors such as urbanization, environmental impact, infrastructure development, and

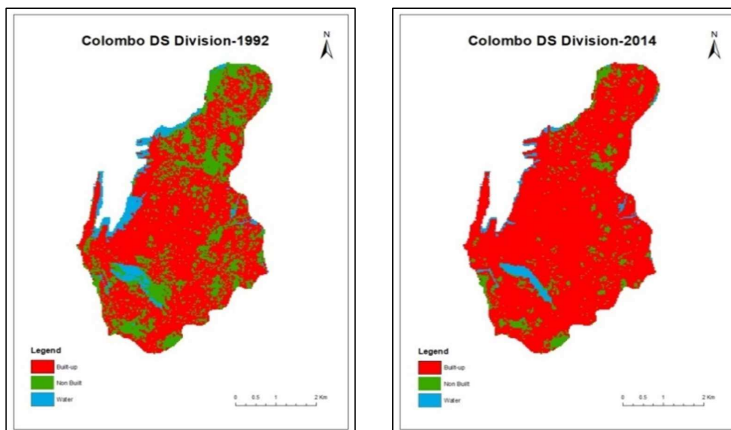
socio-economic consequences. Collected data were analyzed descriptively according to the themes and some were shown in the maps.

By Compare and contrast the land use changes between Colombo and Kolonnawa DS Division it can be benefitted to determine which area has undergone more significant changes in land use types. In conclusion, this methodology outlines a comprehensive approach for analyzing land use changes spatially and temporally in Colombo and Kolonnawa DS Division using Landsat images from 1992 and 2014. The combination of quantitative analysis using Excel and spatial analysis using ArcGIS allows for a detailed examination of land use patterns and transitions, enabling a better understanding of the factors influencing land use changes and their implications for these areas. For the qualitative data, research papers and articles were analyzed thematically according to the arising from the data.

4. Overview of Land Use Changed in 1992 to 2014 in Colombo

During the past few decades Colombo has experienced a fast growing economy, resulting in rapid urbanization and a lack of urban planning and land regulations led to a measurable decline and destruction of wetlands and farm lands in Colombo. As a result the suburbs areas increased with a low density pattern and excessive land use leading to the displacement of many native species and disruption of the existing ecosystem. (Saparamadu, Yi, & Zongping, 2018) Approximately 15% of the total urban population of the country lives in Colombo has undergone vast land use changes because of the population in the city. The development of the port city, the construction of roads and railway lines from Colombo to all parts of the island , the rapid growth of the export trade based on plantation agriculture, the concentration of industrial, commercial, communicational, business and financial, administrative, health, educational, recreational functions in Colombo, attracted migrants to the city. (Pushpakumara & Ranga, 2020) This has led to increase hotels and residential and almost all the main branches of companies are situated in the city caused to attract or push population from different areas, villages into the city. After the postwar construction boom in 2010, it has led to declining forest cover by implementing highway roads, urban planning projects and development projects within the Colombo and around Colombo area.

Figure 1: Land use change in Colombo 1992-2014



4.1. Detailed analysis of land use patterns in Colombo Divisional Secretariat Division in 1992

In 1992, Colombo's land use patterns were characterized by a mix of residential, commercial, industrial, and open space areas. However, the city was undergoing significant changes due to urbanization, population growth, and economic development.

4.1.1. Residential Areas:

Residential areas were predominantly located in the central and southern parts of Colombo, including neighborhoods like Bambalapitiya, Wellawatta, and Dehiwala. These areas consisted of a mix of low-rise houses, apartment complexes, and informal settlements. The demand for housing was increasing, driven by population growth and urban migration. In 1992, Colombo likely had a mix of single-family homes, apartment buildings, and some informal settlements. The residential areas were likely well-developed, with a range of housing options. In 2014, Residential areas had expanded, particularly towards the suburbs and outskirts of Colombo. High-rise apartment complexes and gated communities had become more prevalent, catering to the increasing housing demand. Informal settlements and slums still existed, but efforts were made to improve living conditions through urban renewal projects.

4.1.2. Commercial Areas:

The central business district (CBD) of Colombo, including areas like Fort, Pettah, and Galle Face, served as the primary commercial hub. These areas were characterized by high-rise office buildings, commercial complexes, banks, and retail establishments. The CBD attracted business activities, trade, and financial services. Colombo: Being the capital city, Colombo would have had a more extensive and developed commercial sector in 1992. It might have featured a central business district with high-rise buildings, shopping malls, retail shops, and bustling markets. In 1992, Colombo likely housed several industrial zones and manufacturing plants, contributing to the city's economic growth. Industrial areas might have included factories, warehouses, and storage facilities. With regards to

2014, The CBD had experienced vertical growth, with the construction of more high-rise office buildings and commercial complexes. New commercial areas, such as Colombo Port City, emerged as major business districts, attracting international investments and multinational corporations. Retail establishments, shopping malls, and entertainment centers flourished, catering to the growing consumer demand.

4.1.3. Industrial Areas:

Industrial zones were located in the outskirts of Colombo, particularly in areas like Maradana and Slave Island. These areas consisted of manufacturing facilities, warehouses, and industrial parks. The industrial sector contributed to employment generation and economic growth. Colombo, the capital city would have had a significant concentration of government offices, educational institutions, and healthcare facilities. It has included administrative buildings, schools, colleges, universities, and hospitals. In 2014, Industrial zones expanded to accommodate the growing manufacturing and industrial activities. New industrial parks and zones were established in the outskirts of Colombo, promoting economic diversification and employment opportunities. The industrial sector played a significant role in export-oriented industries, such as textiles, garments, and electronics.

4.1.4. Open Spaces:

Open spaces and recreational areas were scattered throughout Colombo, including parks, gardens, and sports grounds. Viharamahadevi Park, Independence Square, and Galle Face Green were prominent public spaces. These areas provided recreational opportunities and contributed to the city's aesthetic value. In 1992, Colombo likely had well-maintained parks, gardens, and recreational facilities for public use. It had included sports stadiums, playgrounds, and open green spaces for residents to enjoy. Despite urban expansion, efforts were made to preserve and enhance open spaces in Colombo. Existing parks, gardens, and recreational areas were maintained and further developed. The city promoted the creation of green spaces and urban parks, providing residents with areas for leisure and environmental conservation.

4.1.5. Agricultural Areas:

In 1992, Colombo had some extent of agricultural areas within its boundaries due to non-urbanization. Most of the areas were greenery with having agricultural areas and most of the case when it compares to 2014 agricultural areas were impacted due to urbanization and expansion of infrastructural activities.

4.1.6. Natural and Environmental Areas:

With regards to Colombo in 1992, most of the findings were shown that, it had green areas where people were able to enjoy the nature and environment. With the minimum amount of population growth around Colombo natural environment was protected without any barrier. With urbanization, Colombo has experienced a reduction in natural and environmental areas by 2014. However, there might have been some protected areas, parks, and water bodies within the city.

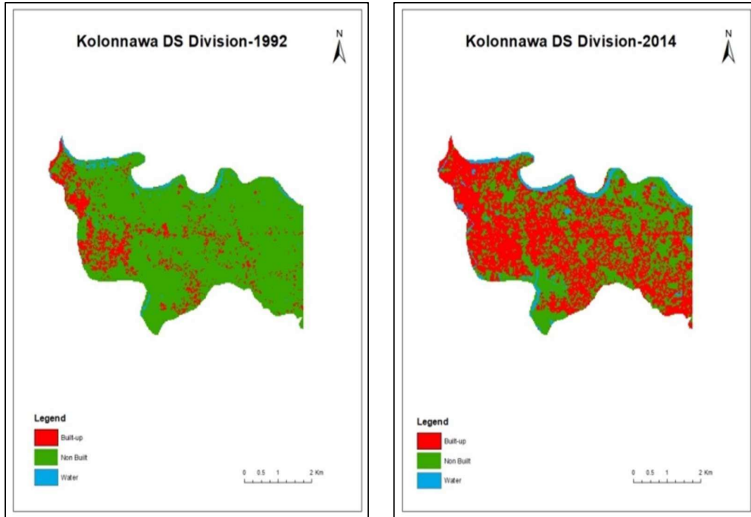
4.1.7. Mixed-Use Areas:

Some areas in Colombo might have exhibited mixed-use characteristics, combining residential, commercial, and recreational activities. These areas might have been integrated developments with a mix of housing, offices, and retail spaces. Colombo witnessed substantial infrastructure development, including the expansion of road networks, bridges, and public transportation systems. Mega infrastructure projects, such as the Colombo Port City and the Colombo-Katunayake Expressway, transformed the city's landscape. These developments aimed to improve connectivity, ease traffic congestion, and support economic growth. Overall, the land use patterns in Colombo between 1992 and 2014 exhibited a shift towards a more urbanized and developed city. Residential, commercial, and industrial areas expanded to accommodate the growing population and economic activities. Efforts were made to balance development with the preservation of open spaces.

4.2. Overview of Land Use Changed in 1992 to 2014 in Kolonnawa

Over the years Kolonnawa has accommodated a large volume of non-residential activities such as stores, warehousing, container yards, electricity sub-stations and an oil storage tank complex etc. which are catering to the country's economy while generating employment opportunities to a large number of people in Kolonnawa area. (City Profile-Kolonnawa Urban Council, 2002) Introducing a large number of employment opportunities, people get attracted more and almost all the people migrate from rural areas to these cities to increase their standard of living. In 1992 there was a short extent of built-up areas but when it comes to 2014 it shows how urbanization and industrialization takes place in Kolonnawa to make it a busy city. From 2001 to 2021, Kolonnawa lost 18 ha of tree cover, equivalent to a 3.2% decrease in tree cover since 2000. In 2010, Kolonnawa had 304 ha of tree cover, extending over 12% of its land area. This is seriously a catastrophe to the environment for resulting various impacts due to loss of vegetation cover or green area. The pressure of urbanization, particularly due to the impact of the expansion of Colombo, created the need to accommodate a large number of population and economic activities that are directly related to port oriented activities of Colombo. This has resulted in the reclamation of a large extent of low-lying lands, loss of vegetation cover fauna and flora affecting the ecological balance in the area. (City Profile-Kolonnawa Urban Council, 2002) When Colombo has started to getting urbanized, the cities which around Colombo also automatically getting developed while creating new companies, employment opportunities, infrastructure facilities, transport system and so on.

Figure 2: Land use change in Kollonnawa 1992-2014



4.2.1. Residential Areas:

Residential areas were concentrated in the central parts of Kolonnawa, including neighborhoods like Kolonnawa Town, Dematagoda, and Gothatuwa. These areas comprised predominantly low-rise residential buildings, ranging from single-family houses to small apartment complexes. Residential development catered to the housing needs of the local population. In 2014, Residential areas had expanded in Kolonnawa, particularly towards the outskirts and along major roadways. High-rise apartment complexes and housing developments emerged to accommodate the growing population. The demand for housing increased due to urban migration and population growth and of course due to tourism growth.

4.2.2. Commercial Areas:

Commercial activities were primarily centered on Kolonnawa Town, which served as the main commercial hub. Commercial areas consisted of local markets, small shops, and retail establishments catering to the immediate neighborhood's needs. Economic activities in Kolonnawa were mainly focused on small-scale businesses and local commerce when it compared to 2014. Commercial

activities had undergone significant changes in Kolonnawa by 2014. Existing commercial areas in Kolonnawa Town had experienced growth and modernization, with the emergence of shopping complexes, supermarkets, and retail chains. The commercial sector had diversified, catering to the needs of a larger population.

4.2.3. Industrial Areas:

Kolonnawa housed several industrial zones, particularly along the borders with Colombo. Industrial activities included small-scale manufacturing units, workshops, and warehouses. The industrial sector contributed to local employment and economic growth before 2014. Industrial zones in Kolonnawa had expanded to accommodate the growing industrial activities. Small and medium-scale industries, such as manufacturing, warehousing, and logistics, flourished in the divisional secretariat division. The industrial sector played a vital role in employment generation and contributed to the local economy.

4.2.4. Open Spaces:

Open spaces and recreational areas were relatively limited in Kolonnawa in 1992. However, there were small parks and playgrounds scattered throughout the divisional secretariat division, providing some recreational opportunities for the local community. Efforts were made to improve and enhance open spaces in Kolonnawa by 2014. Existing parks and recreational areas were developed and maintained to provide green spaces for the local community. The divisional secretariat division emphasized the creation of playgrounds, sports facilities, and public parks for leisure and community activities.

4.2.5. Infrastructure Development:

Kolonnawa witnessed infrastructure development to support its growing population and economic activities. Road networks were expanded, including major highways and access roads connecting Kolonnawa to neighboring areas. Public transportation services were improved, facilitating better

connectivity within Kolonnawa and to other parts of the city. Overall, the land use patterns in Kolonnawa between 1992 and 2014 demonstrated increased urbanization and development. Residential, commercial, and industrial areas expanded to cater to the growing population and economic activities. Efforts were made to enhance open spaces and improve infrastructure to support the divisional secretariat division's needs.

5. Common drivers and factors for land use change

5.1. Population Growth:

Rapid population growth is a significant driver of land use changes in urban areas. Increased population leads to higher demand for residential, commercial, and infrastructure development. The population of Colombo and Kolonnawa increased significantly between 1992 and 2014, leading to a higher demand for housing, infrastructure, and services. This population growth likely drove the expansion of residential areas and the conversion of undeveloped land into housing projects. Colombo witnessed a substantial increase in population during the 1995-2010 period, resulting in the expansion of its urban footprint. According to a study by Gunawardena and Wickramasinghe (2008), the city's population grew by approximately 30% during this time, necessitating the development of new residential areas. As a consequence, there was a notable conversion of agricultural and undeveloped land into residential zones. Kollonnawa experienced a substantial increase in population between 1995 and 2010, resulting in the expansion of residential areas. According to a study by Wickramasinghe et al. (2011), the population in Kollonnawa grew significantly, necessitating the conversion of agricultural land and undeveloped areas into residential zones. This expansion was driven by urban migration and the demand for housing options near the capital city.

5.2. Urbanization and Economic Development:

The process of urbanization and economic development can drive land use changes as cities expand and transform to accommodate the growing needs of businesses, industries, and residents. Colombo's transformation into a major economic hub and the capital city of Sri Lanka resulted in increased commercial and office space demand. This led to the development of high-rise buildings and the establishment of commercial districts and business centers.

5.3. Infrastructure Development:

The expansion and improvement of transportation networks, including roads, highways, bridges, and public transportation systems, can shape land use patterns by enabling access to different areas and influencing development corridors. The construction of new roads, highways, and transportation infrastructure projects, such as the Colombo Outer Circular Road, improved connectivity between Colombo and Kolonnawa. This infrastructure development facilitated easier access to different areas, attracting commercial and residential developments along these corridors.

5.4. Government Policies and Planning:

Land use changes are often influenced by government policies, regulations, and urban planning strategies. Zoning regulations, land allocation, and development plans implemented by local authorities can shape the distribution and intensity of different land use categories. Government policies and urban planning initiatives might have influenced land use changes. Zoning regulations and development plans could have designated specific areas for commercial, residential, or industrial purposes, guiding the spatial distribution of land uses.

5.5. Commercial and Industrial Demand:

The demand for commercial and industrial spaces, driven by economic activities and business growth, can result in the conversion of agricultural or residential land into commercial or industrial zones. The growing demand for commercial and industrial spaces in Colombo and its surrounding areas might have resulted in the conversion of agricultural land or older residential areas into office complexes, industrial zones, and commercial centers. Colombo's economic growth and increased urbanization led to a surge in commercial and industrial activities. Numerous studies, including Peiris and Manawadu (2010), indicate a rise in commercial complexes, office buildings, and industrial

zones. Land that was previously used for residential or agricultural purposes was transformed into commercial and industrial areas to meet the demands of a growing economy.

5.6. Housing Demand and Real Estate Market:

The demand for housing, influenced by factors such as population growth, urban migration, and affordability, can drive changes in land use, leading to the development of residential areas and high-density housing projects. The rising demand for housing in Colombo and Kolonnawa, driven by population growth and urban migration, likely led to the development of high-rise apartments, gated communities, and housing projects to meet the housing needs of residents. Kolonnawa experienced urban redevelopment and housing projects aimed at improving living conditions and optimizing land use. The redevelopment of informal settlements and the construction of high-rise apartment complexes, as documented by Jayasinghe (2010), were prevalent in the area. These initiatives aimed to provide better housing options and utilize land more efficiently.

5.7. Environmental Considerations:

Environmental factors, such as the presence of natural resources, protected areas, or ecological sensitivity, can influence land use decisions. Conservation efforts, land preservation policies, and the need for green spaces can shape land use patterns. The presence of natural habitats, protected areas, or ecological sensitivity might have influenced land use decisions. Efforts to preserve green spaces, such as the establishment of parks or protected zones along riverbanks, could reflect environmental considerations in land use planning. The presence of natural habitats, protected areas, or ecological sensitivity might have influenced land use decisions. Efforts to preserve green spaces, such as the establishment of parks or protected zones along riverbanks, could reflect environmental considerations in land use planning.

5.8. Socioeconomic Factors:

Socioeconomic factors, including income levels, employment opportunities, and lifestyle preferences, can influence the demand for specific land uses. For example, the rise of shopping malls and entertainment complexes may be driven by changes in consumer behavior and preferences. The rise of shopping malls, entertainment complexes, and leisure facilities in Colombo and Kolonnawa could be attributed to changes in consumer behavior, rising incomes, and evolving lifestyles.

5.9. Land Availability and Land Market:

The availability of land and its market dynamics, including land prices and ownership patterns, can influence land use decisions and development patterns. Land scarcity or high land values may lead to intensified land use or redevelopment of existing areas. The scarcity of available land in urban areas like Colombo might have led to intensified land use, such as the redevelopment of older buildings or the conversion of industrial areas into mixed-use developments.

5.10. Infrastructure and Utilities Accessibility:

The availability and accessibility of infrastructure and utilities, such as water supply, electricity, and sanitation services, can influence land use decisions and the attractiveness of certain areas for development. Areas with better infrastructure and accessibility to utilities like water, electricity, and sanitation services might have witnessed higher levels of development and land use changes compared to areas with limited access to these services. Improved infrastructure played a crucial role in shaping Kollonnawa's land use patterns during this period. The expansion of transportation networks, including roads and highways, facilitated better connectivity within and beyond the region. A study by Samarasinghe and Jayawardane (2015) highlights the impact of infrastructure development on land use, including the conversion of land for roadways, the establishment of transportation hubs, and the emergence of new development projects.

5.11. Preservation of Green Spaces and Parks:

Despite the urbanization trends, efforts were made to preserve green spaces and parks within the city. Initiatives like the establishment of Viharamahadevi Park and Galle Face Green, as mentioned in Dissanayake (2008), aimed to provide recreational areas for residents amidst the expanding urban landscape. These green spaces served as vital components in the planning process, enhancing the quality of life in Colombo. Initiatives like the protection of marshlands, parks, and green areas aimed to maintain ecological balance and enhance the quality of life for residents. Research by Pathirage (2012) highlights the significance of conservation efforts in preserving Kollonnawa's natural and cultural heritage.

6. Impacts of Land Use Changes

6.1. Assessment of the positive and negative environmental impacts of land use changes

Preservation of natural areas and green spaces: Colombo, the capital city of Sri Lanka, has made significant efforts to preserve its natural areas and green spaces. The city is home to several parks and gardens that provide a haven for biodiversity and contribute to the overall environmental health of the region. For example, Viharamahadevi Park, also known as Victoria Park, is a popular urban park in Colombo that serves as a recreational space for locals and tourists while preserving a significant area of greenery within the city.

Creation of parks and recreational areas: Colombo has actively pursued the creation of parks and recreational areas, contributing to the well-being of its residents and the environment. One notable example is the Diyatha Uyana, an urban park located alongside the Diyawanna Oya in the Battaramulla area of Colombo. The park features a large lake, walking paths, and lush greenery, providing a peaceful and recreational space for the public.

Improved environmental planning and conservation efforts: Colombo has made strides in improving environmental planning and conservation efforts. The city has implemented various initiatives to protect its natural resources and enhance sustainability. For instance, the Colombo Municipal Council has taken measures to encourage waste management and recycling, aiming to reduce pollution and promote a cleaner environment.

Positive Environmental Impacts in Kolonnawa: Restoration of degraded lands through redevelopment projects: Kolonnawa, a suburb of Colombo, has witnessed positive environmental impacts through the restoration of degraded lands via redevelopment projects. One example is the Kolonnawa Wetland Park, a project that transformed a former garbage dump into a thriving wetland ecosystem. The park now serves as a habitat for numerous bird species, improving biodiversity and enhancing the ecological value of the area.

Preservation of natural areas and green spaces: Kolonnawa has made efforts to preserve natural areas and green spaces, contributing to the environmental well-being of the region. For instance, the Kolonnawa Canal, which runs through the area, has been revitalized and beautified, creating a recreational space for locals and improving the overall aesthetics of the neighborhood.

Improved environmental planning and conservation efforts: Kolonnawa has shown a commitment to improved environmental planning and conservation efforts. The local authorities have implemented measures to address pollution and waste management issues. For instance, the Kolonnawa Urban Council has introduced initiatives to encourage responsible waste disposal and recycling, promoting a cleaner and healthier environment. These positive environmental impacts in Colombo and Kolonnawa demonstrate the importance of preserving natural areas, creating parks and recreational spaces, and implementing effective environmental planning and conservation strategies. These efforts contribute to the overall well-being of the communities and the sustainability of the region.

Negative Environmental Impacts

Loss of natural habitats and biodiversity: The loss of natural habitats and biodiversity can have economic repercussions. Natural habitats support various ecosystem services that are essential for economic activities such as agriculture, fisheries, and tourism. The destruction or degradation of these habitats in urban areas like Colombo and Kolonnawa can result in the loss of these services, leading to decreased agricultural productivity, reduced fishery yields, and a decline in tourism revenue.

Increased surface runoff and reduced infiltration leading to water management challenges: Urbanization often leads to increased surface runoff and reduced infiltration of rainwater due to the replacement of permeable surfaces with impervious ones like concrete and asphalt. This can result in water management challenges, such as flooding, decreased groundwater recharge, and increased pressure on drainage systems. These challenges can have economic consequences, including damage

to infrastructure, disruption of business activities, and increased costs for flood management and drainage systems.

Fragmentation and loss of open spaces and agricultural lands: The expansion of urban areas can cause the fragmentation and loss of open spaces and agricultural lands. This can negatively impact local economies that rely on agriculture and related sectors. Loss of agricultural lands reduces the availability of locally produced food, leading to increased dependence on imported goods and potential impacts on food security. Additionally, the loss of open spaces can limit recreational opportunities, affecting the tourism sector and the associated economic benefits.

Increased pressure on ecosystems and natural resources due to urban expansion: Unplanned urban expansion can place increased pressure on ecosystems and natural resources. The demand for land, water, and energy escalates with urban growth, leading to overexploitation and degradation of natural resources. This can result in increased costs for resource acquisition and management, as well as potential long-term economic impacts due to the depletion of essential resources.

6.2. Assessment of the positive and negative social impacts of land use changes

Improved access to housing and amenities: Colombo and Kolonnawa experienced positive social impacts through improved access to housing and amenities. Urban development initiatives aimed at providing affordable housing options and basic amenities contributed to enhancing the living conditions of residents. For example, the Urban Development Authority (UDA) in Sri Lanka implemented projects like the "Greater Colombo Housing Project," which aimed to provide affordable housing to low-income families, improving their quality of life.

Expansion of educational and healthcare facilities: Colombo and Kolonnawa witnessed the expansion of educational and healthcare facilities, ensuring better access to essential services for the local communities. The growth of urban areas often leads to the establishment and improvement of schools, colleges, universities, hospitals, and clinics. This expansion provided residents with

increased educational and healthcare opportunities. For instance, institutions like the University of Colombo and Colombo South Teaching Hospital played significant roles in enhancing educational and healthcare services in the region.

Enhanced social connectivity and community development: Urban development in Colombo and Kolonnawa fostered enhanced social connectivity and community development. The creation of well-planned neighborhoods, public spaces, and community centers encouraged social interaction and engagement among residents. For instance, initiatives like the "Urban Regeneration Project" by the UDA aimed at transforming underutilized urban areas into vibrant and inclusive spaces, promoting community development and cohesion.

Creation of employment opportunities in the construction and service sectors: The urban development activities in Colombo and Kolonnawa created employment opportunities, particularly in the construction and service sectors. Large-scale development projects required a significant workforce, leading to job creation and income generation for local communities. Additionally, the growth of commercial and service-oriented activities in urban areas stimulated employment opportunities in various sectors, supporting economic growth and social mobility.

Negative Social Impacts

Displacement of communities and loss of cultural heritage: Urban development projects in Colombo and Kolonnawa before 2010 sometimes resulted in the displacement of communities, leading to the loss of homes and disruption of social ties. Displacement can have detrimental effects on the affected communities, including the loss of cultural heritage and a sense of belonging.

Increased traffic congestion and transportation challenges: As urban areas grow the increased population and vehicular traffic can lead to traffic congestion and transportation challenges. Colombo and Kolonnawa experienced similar issues, with roads becoming overcrowded and traffic flow disrupted. This can result in longer commuting times, reduced productivity, and increased air pollution.

Potential social inequality and gentrification effects: Urban development can sometimes exacerbate social inequality and lead to gentrification, where certain neighborhoods experience an influx of wealthier residents, resulting in increased housing costs and the displacement of lower-income communities.

Strain on social infrastructure and public services due to population growth: The rapid population growth associated with urban development can strain social infrastructure and public services. Increased demand for schools, hospitals, utilities, and other public services can overwhelm existing systems and lead to inadequate provision of essential services. This strain can affect the quality and accessibility of education, healthcare, and other critical social services.

6.3. Assessment of the positive and negative economic impacts of land use changes

Increased business and investment opportunities: The urban development and growth of Colombo and Kolonnawa have resulted in increased business and investment opportunities. The expansion of commercial and industrial zones, improved infrastructure, and the establishment of business-friendly policies have attracted both local and foreign businesses to the region. This has led to the growth of various sectors, including manufacturing, services, and retail, contributing to economic development.

Job creation in various sectors: The urban development activities in Colombo and Kolonnawa have generated employment opportunities in various sectors. Large-scale construction projects, such as building infrastructure and commercial properties, have created jobs in the construction industry. Additionally, the growth of retail, services, and manufacturing sectors has contributed to job creation in these areas. (Rajapaksa, R., & Weerasinghe, T, 2011). These employment opportunities have provided livelihoods for local communities and contributed to their economic well-being.

Economic growth and increased tax revenues: The economic development of Colombo and Kolonnawa has contributed to overall economic growth and increased tax revenues for local authorities. The growth of businesses and investment in the region has stimulated economic activity, leading to increased production, consumption, and trade. This, in turn, generates tax revenues for local authorities, which can be used for public services, infrastructure development, and community welfare. (Bandara, J. S., & Piyathilaka, W. S, 2016)

Development of commercial and industrial zones: The development of commercial and industrial zones in Colombo and Kolonnawa has attracted businesses, both local and foreign, to establish their operations in the region. These zones offer favorable business environments, access to markets, and modern infrastructure, encouraging investment and business growth. The presence of diverse industries contributes to economic diversification and stimulates economic activity. (Mendis, P., & Hordijk, M.,2018)

Negative Economic Impacts

Rising land and housing prices, leading to affordability issues: The rapid urban development and demand for land in Colombo and Kolonnawa have resulted in rising land and housing prices. This can lead to affordability challenges for the local population, particularly low-income individuals and families. The escalating cost of land and housing can hinder access to adequate and affordable housing, potentially leading to social disparities and housing insecurity. (Fernando, N., & Weerawardena, J.,2018)

Inadequate infrastructure development and maintenance costs: The urban expansion in Colombo and Kolonnawa often outpaces infrastructure development and maintenance efforts. This can result in inadequate infrastructure, such as roads, water supply, sewage systems, and public transportation. Insufficient infrastructure can impede economic activities, increase transportation costs, and hinder the efficient functioning of businesses and industries. (Bandara, J. S., & Piyathilaka,

W. S.,2016) Moreover, the cost of developing and maintaining infrastructure can pose financial burdens on local authorities and governments.

Unequal distribution of economic benefits: The economic benefits resulting from land use in Colombo and Kolonnawa may not be equitably distributed among the population. Rapid urbanization and economic growth can lead to the concentration of wealth and opportunities in specific sectors or among certain groups, potentially exacerbating social and economic inequalities. (Weerawarana, Y. M.,2014) This unequal distribution of benefits can limit inclusive economic development and hinder social mobility.

Potential vulnerability to economic downturns due to overreliance on specific sectors: Overreliance on specific sectors, such as real estate or tourism, can make Colombo and Kolonnawa vulnerable to economic downturns. If there is a decline in the targeted sectors, it can have significant adverse effects on the local economy. Such vulnerabilities can lead to job losses, reduced business activity, and overall economic instability. (Silva, A. S. C.,2019) Diversification of the economy and promoting a range of industries can help mitigate these risks.

7. Planning and Policy Implications

Land use change is a significant issue in Sri Lanka, given the country's rapid urbanization, population growth, and economic development. It is crucial to have well-defined policies and measures in place to guide and manage land use change effectively. This article explores the reasons why such policies and measures are essential for Sri Lanka.

Sustainable Development: Policies and measures on land use change contribute to sustainable development in Sri Lanka. They ensure that land is utilized in a manner that balances economic growth, social well-being, and environmental conservation. By promoting sustainable land use practices, these policies help safeguard natural resources, protect ecosystems, and preserve cultural heritage.

Efficient Use of Land: Sri Lanka is a relatively small island nation with limited land resources. Effective policies and measures on land use change help optimize land utilization and prevent inefficient sprawl. By promoting compact development and encouraging mixed-use areas, these policies ensure the efficient use of available land, reduce transportation distances, and minimize infrastructure costs.

Environmental Conservation: Land use change can have adverse impacts on the environment, including deforestation, habitat destruction, and loss of biodiversity. Policies and measures facilitate the protection and conservation of valuable ecosystems, such as forests, wetlands, and coastal areas. They encourage sustainable practices, such as reforestation, land rehabilitation, and the creation of protected areas, to maintain ecological balance and mitigate environmental degradation.

Disaster Risk Reduction: Sri Lanka is prone to natural disasters, including floods, landslides, and coastal erosion. Effective land use policies and measures can help mitigate the risks associated with these disasters. They guide the allocation of land away from hazard-prone areas, ensure appropriate

construction standards, and support the implementation of early warning systems. This approach enhances the resilience of communities and reduces the impacts of natural hazards.

Social Equity and Livelihoods: Land use change policies should consider the social dimension and promote equitable development. By providing guidelines for affordable housing, mixed-income neighborhoods, and social infrastructure, these policies contribute to inclusive growth and improved living conditions. They aim to prevent the displacement of vulnerable communities and protect their access to essential services, livelihoods, and cultural heritage.

Integrated Planning and Governance: Policies and measures on land use change enable integrated planning and governance at different levels. They encourage coordination between relevant government agencies, local authorities, and stakeholders. This collaboration ensures that land use decisions consider multiple factors, such as infrastructure, transportation, environment, and social needs, leading to more holistic and sustainable development outcomes.

Policies and measures on land use change are crucial for Sri Lanka to achieve sustainable development, efficient land use, environmental conservation, disaster risk reduction, social equity, and integrated planning. By implementing and enforcing these policies effectively, Sri Lanka can strike a balance between economic growth and environmental preservation, ensuring a better future for its people and the generations to come.

7.1. Examination of the existing land use planning and policies in Colombo and Kolonnawa Divisional Secretariat Divisions

Urban Development Plans: Colombo and Kolonnawa have implemented urban development plans to guide land use change in a more sustainable and controlled manner. These plans provide a framework for managing urban growth, preserving green spaces, and promoting efficient land use patterns. They often include zoning regulations, land use designations, and guidelines for infrastructure development.

Environmental Impact Assessments (EIAs): To minimize the negative impacts of land use change, Colombo and Kolonnawa have implemented policies requiring Environmental Impact Assessments (EIAs) for major development projects. EIAs evaluate the potential environmental consequences of proposed projects and suggest measures to mitigate adverse impacts. This helps ensure that land use change is carried out in a manner that considers environmental sustainability.

Conservation and Protected Area Designation: Colombo and Kolonnawa have designated conservation areas and protected zones to safeguard ecologically sensitive lands and habitats. These designations aim to prevent the encroachment of development into critical ecosystems, such as wetlands, forests, and coastal areas. By preserving these natural areas, negative impacts on biodiversity and ecological functions can be reduced.

Land Use Regulations and Building Codes: Land use regulations and building codes play a crucial role in managing land use change. Colombo and Kolonnawa have implemented policies and regulations that control the intensity and nature of development. These regulations govern aspects such as building height, setback requirements, density restrictions, and environmental standards. They ensure that new developments align with sustainable land use practices.

Smart Growth and Compact Development: To minimize urban sprawl and promote more efficient land use, Colombo and Kolonnawa have embraced the concept of smart growth and compact development. These approaches emphasize mixed-use development, walkability, public transportation, and the efficient use of land and infrastructure. By focusing development in compact areas, the negative impacts of land use change can be mitigated.

Conduct a comprehensive review of the existing land use planning policies and regulations in Colombo and Kolonnawa to identify their strengths, weaknesses, and areas for improvement. Example: Develop a master plan that outlines the desired land use patterns, transportation networks, and infrastructure development for Colombo and Kolonnawa, taking into account environmental sustainability, social equity, and economic growth objectives. Assess the alignment of the policies

with sustainable development goals, environmental conservation, social equity, and economic growth objectives and further evaluate the effectiveness of zoning regulations, development guidelines, and land allocation strategies in achieving desired land use outcomes must be done. Analyze the mechanisms for public participation and community engagement in the land use planning process to ensure inclusivity and transparency along with examine the coordination and collaboration between different governmental agencies responsible for land use planning to identify potential gaps or overlaps also benefitted in this process.

7.2. Recommendations for Future Planning and Policy Interventions

Develop a comprehensive and integrated land use plan for Colombo and Kolonnawa that balances economic development, environmental sustainability, and social well-being while incorporating principles of smart growth, compact city development, and mixed land use to promote efficient land utilization and reduce sprawl. Additionally Introduce measures to protect and enhance green spaces, natural habitats, and ecological corridors to maintain biodiversity and ecological balance. To create sustainable and livable cities, several measures need to be taken. Strengthening regulations and offering incentives is crucial to promote sustainable building practices, energy efficiency, and the implementation of green infrastructure in new developments. By doing so, we can reduce the environmental impact of construction and enhance the long-term sustainability of urban areas. Addressing housing affordability challenges and preventing social exclusion is another key aspect. This can be achieved by fostering affordable housing initiatives and implementing social housing programs. Such measures ensure that individuals from diverse socioeconomic backgrounds have access to adequate and affordable housing, promoting inclusivity and reducing the risk of social exclusion. Improving transportation planning and investing in sustainable and efficient public transportation systems are essential for reducing traffic congestion and decreasing reliance on private vehicles. By prioritizing public transportation, cities can offer convenient and eco-friendly

alternatives, thus mitigating the negative impacts of excessive traffic and promoting sustainable mobility options.

Urban areas must also focus on enhancing disaster risk management and climate change adaptation measures through effective land use planning. By incorporating strategies to minimize vulnerability to natural hazards, cities can improve their resilience and protect residents from potential disasters. This includes considering climate change impacts in development plans and implementing measures to adapt to changing environmental conditions. Encouraging the development of mixed-use neighborhoods that combine residential, commercial, and recreational spaces is crucial for creating vibrant and livable communities. Such developments promote walkability, reduce commuting distances, and enhance the overall quality of life for residents. By fostering diverse and inclusive neighborhoods, cities can create thriving and cohesive communities.

Finally, it is important to enhance the capacity of local authorities and stakeholders in land use planning. This can be achieved through training programs and knowledge-sharing platforms that provide resources and information on best practices. By empowering local decision-makers and stakeholders, cities can ensure effective and sustainable land use planning processes, leading to well-designed and resilient urban environments. These recommendations aim to guide future planning and policy interventions for Colombo and Kolonnawa, promoting sustainable and inclusive development while addressing environmental, social, and economic challenges. It is important to involve local communities, experts, and relevant stakeholders in the decision-making process to ensure effective implementation and the achievement of long-term goals.

8. Conclusion

The examination of temporal changes in land use patterns in Colombo and Kolonnawa divisional secretariat divisions from 1992 to 2014 reveals significant transformations in these urban areas. This study has explored the drivers and factors influencing land use changes, the impacts of these changes on the environment, society, and economy, as well as the planning and policy implications for future interventions. The findings shed light on the challenges and opportunities associated with urban growth, providing valuable insights for sustainable and inclusive land use planning and policy development. The analysis of land use changes in Colombo and Kolonnawa during the study period reveals several key trends. Both areas experienced urban expansion, characterized by the conversion of agricultural land, open spaces, and natural habitats into residential, commercial, and industrial areas. This expansion was driven by population growth, urbanization, economic development, and infrastructure projects. While Colombo exhibited more significant changes due to its status as the capital city and major economic hub, Kolonnawa also witnessed notable transformations influenced by its proximity to Colombo.

The drivers and factors influencing land use changes in Colombo and Kolonnawa were found to be multi-dimensional. Population growth emerged as a major driver, leading to increased housing demand and the development of residential areas. Urbanization and economic development played pivotal roles, attracting commercial activities, office spaces, and industrial zones. Infrastructure development, government policies, and planning decisions also influenced land use changes. Environmental considerations, such as the preservation of green spaces and protection of natural habitats, were observed but faced challenges amid rapid urbanization.

The impacts of land use changes in Colombo and Kolonnawa were diverse, encompassing environmental, social, and economic dimensions. Positive environmental impacts included the creation of parks, preservation of green spaces, and improved environmental planning. However, negative environmental consequences, such as loss of natural habitats, reduced agricultural land, and

increased strain on ecosystems, were also evident. Social impacts ranged from improved access to education and healthcare facilities to issues of displacement, traffic congestion, and social inequality. Economic impacts included increased business opportunities, job creation, and economic growth, but also challenges related to housing affordability and unequal distribution of benefits.

The comparative analysis between Colombo and Kolonnawa highlighted some notable differences. Colombo exhibited more pronounced environmental impacts due to its larger scale of urbanization and economic activities. Social impacts in Colombo were more diverse and complex, given its larger population and diversity of communities. Economic impacts were more substantial in Colombo, with greater business opportunities and investment potential. On the other hand, Kolonnawa experienced relatively fewer environmental impacts and had a smaller scale of social and economic changes.

The findings of this study have important planning and policy implications for Colombo and Kolonnawa. Examining the existing land use planning policies revealed the need for a comprehensive review and assessment of their effectiveness. Aligning the policies with sustainable development goals, improving public participation mechanisms, and enhancing inter-agency coordination are essential steps to strengthen land use planning. Recommendations for future planning and policy interventions include the development of integrated land use plans, protection of green spaces, promotion of sustainable building practices, and addressing housing affordability challenges. The importance of sustainable transportation, climate change adaptation, mixed-use developments, and capacity building for stakeholders was also emphasized.

The examples provided in this study illustrate how these recommendations can be implemented. Developing a comprehensive and integrated land use plan requires collaboration among stakeholders, including government agencies, urban planners, and local communities. Policies that protect and enhance green spaces can be realized through the establishment of parks, green infrastructure, and biodiversity conservation measures. Sustainable building practices can be encouraged through

building codes, incentives, and the integration of green technologies. Affordable housing initiatives can address housing affordability challenges through targeted programs and partnerships with the private sector. Sustainable transportation can be achieved through investment in public transportation systems, pedestrian and cycling infrastructure, and traffic management strategies. Climate change adaptation and disaster risk management measures can be integrated into land use planning through resilient infrastructure development and early warning systems. Mixed-use developments can be promoted through zoning regulations, design guidelines, and incentives for developers. Lastly, capacity building programs and stakeholder engagement initiatives can enhance the knowledge and skills of local authorities and communities in land use planning processes.

In conclusion, this study provides valuable insights into the temporal changes of land use in Colombo and Kolonnawa divisional secretariat divisions from 1992 to 2014. The drivers, impacts, and implications of these changes have been examined, highlighting the challenges and opportunities associated with urban growth. The findings emphasize the need for sustainable and inclusive land use planning and policy development to address environmental, social, and economic concerns. By implementing the recommendations and examples provided, Colombo and Kolonnawa can work towards more resilient, livable, and equitable urban environments. It is crucial that stakeholders, including government authorities, urban planners, communities, and private sectors, collaborate to ensure the effective implementation of these measures and the achievement of sustainable development goals in the years to come

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Publisher: Eliva Press Global Ltd

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