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PART I : SECTION (I) — GENERAL

Government Notifications

L.D.-B. 3/2021 (III)

THE COLOMBO PORT CITY ECONOMIC COMMISSION ACT, No. 11 OF 2021

REGULATIONS made by the Minister of Investment Promotion in consultation with the Colombo Port City Economic Commission and relevant Regulatory Authorities under Section 71 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

RANIL WICKREMESINGHE,
Minister of Investment Promotion.

Colombo.
November 16, 2023.

Regulations

The Colombo Port City (Development Control) Regulations No. 1 of 2023 published in the *Gazette Extraordinary* No. 2334/47 of June 02, 2023 are hereby amended as follows: -

- (1) in the sub-heading to regulation 39 in PART II (PLANNING) of those regulations, by the substitution for the word “Amalgamation”, of the words “Amalgamation and Subdivision”;



- (2) by the insertion immediately after regulation 39 of those regulations, of the following new regulation which shall have effect as regulation 39A of those regulations: -

“39A. A plot may be subdivided for development purposes. Subdivision of plots shall be subject to approval.”;

- (3) in regulation 47 of those regulations -

- (a) in Table 3.1 (Land Use Distribution) of that regulation -

- (i) by the repeal of the row depicting the land use “Higher Education” of that Table, and the substitution therefor, of the following row: -

“Higher Education	24,263.7	0.90%	Higher education related development”
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- (ii) by the repeal of the row depicting the land use “Cultural and Healthcare” of that Table and the substitution therefor, of the following row:-

“Cultural and Healthcare	76,175.1	2.83%	Convention centre, hospital, healthcare related development”
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- (iii) by the repeal of the row depicting the land use “Open Space (Park and square)” of that Table, and the substitution therefor, of the following row :-

“Open Space (Park and square)	242,461.9	9.00%	Public Use - Park and open space with small scale commercial functions and car parking facilities”
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- (iv) by the insertion immediately after the row depicting the land use “Open Space (Park and square)” of that Table, of the following new row: -

“Sports Facility	26,304.2	0.98%	Public use - Sports facilities with small scale commercial functions and car parking facilities”
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- (v) by the repeal of the row depicting the land use “Open Space (Waterfront)” of that Table, and the substitution therefor, of the following row :-

“Open Space (Waterfront)	97,071.5	3.60%	Public Use - Open space along canals & waterfront with permissible small - scale commercial”
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- (b) by the repeal of Figure 3.1 depicting Land Use Plan of that regulation and the substitution therefor, of the following Figure:-

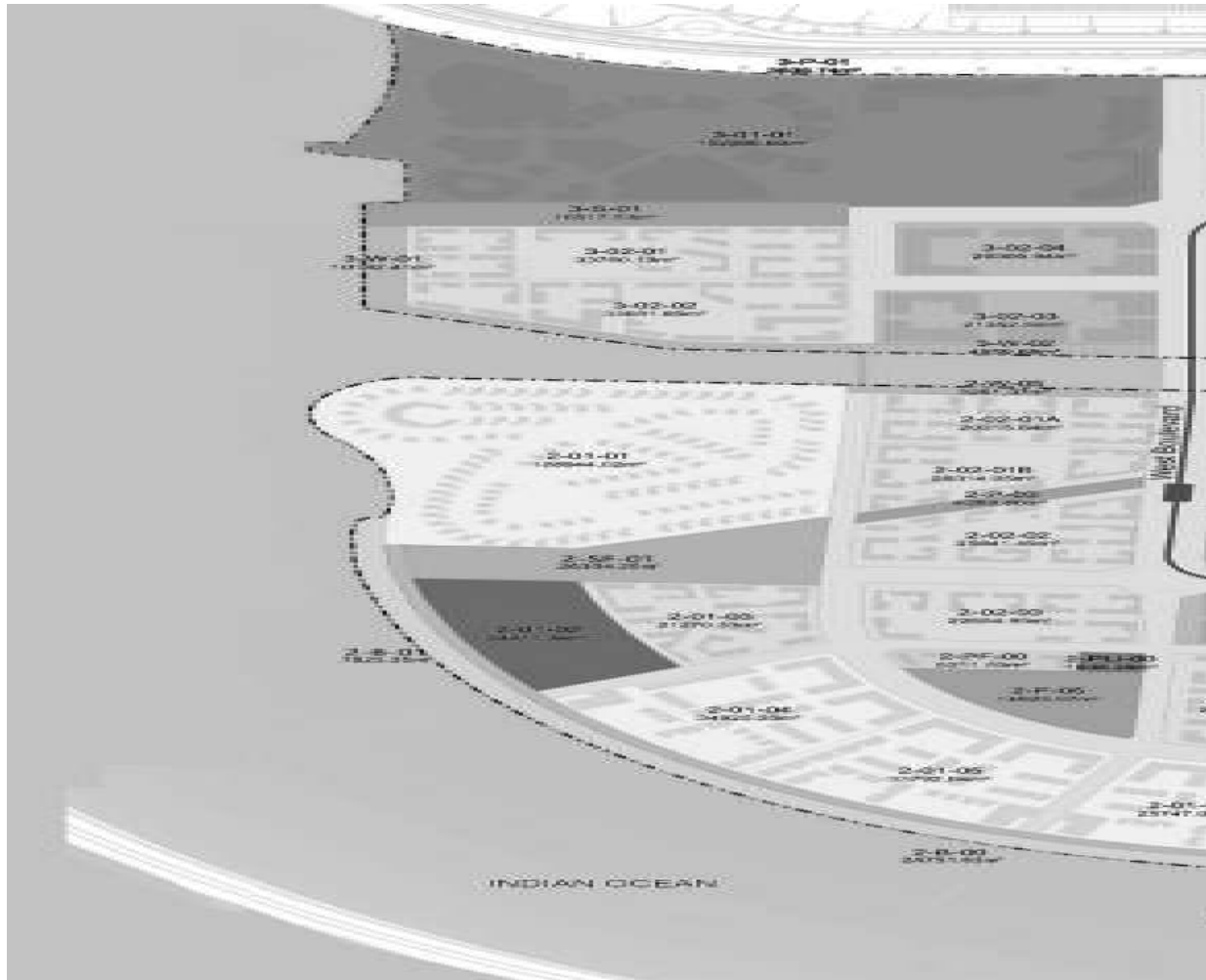


Figure 3. 1 Land Use Plan”

(4) in Table 3.2 (Plot Parameters Tabulation) of regulation 48 of those regulations-

- (a) by repeal of the row pertaining to plot code “1-W-01” immediately below the row pertaining to plot code “1-S-02” of that Table, and the substitution therefor, of the following row: -

“1-W-00	Open Space (Waterfront)	2714.21	-	-	-	-	-	”;
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- (b) by repeal of the row pertaining to plot code “2-SF-04” of that Table, and the substitution therefor, of the following row: -

“2-SF-01	Sports Facility	26,304.20	-	-	-	-	-	”;
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- (c) by repeal of the row pertaining to plot code “3-01-05” of that Table, and the substitution therefor, of the following row: -

“3-01-05	Higher Education	24,263.71	4.50	109,186.70	60%	120m	25%	15%”
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- (d) by repeal of the row pertaining to plot code “3-01-06” of that Table, and the substitution therefor, of the following row: -

“3-01-06	Cultural and Healthcare	24,146.40	4.00	96,585.60	50%	150m	40%	10%”
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- (5) in the Table of regulation 55 (Commercial Land Use) of those regulations, under the sub-heading “office:” in the row denoting ‘item 1.1 Permitted Uses’ of that Table, by the repeal of the words and figures “Plots 1-01-04, 1-01-08, 1-01-11, 1-01-12, 3-01-02, 3-01-06, 3-01-07, 3-02-09, 3-02-10: Minimum 70% of total Gross Floor Area.”;

- (6) in the Table of regulation 58 (Education/ Higher Education Land Use) of those regulations-

- (a) by the repeal of the row denoting “3.2 Maximum Podium Height’ of that Table and the substitution therefor, of the following row:-

“3.2 Maximum Podium Height	Plot 3-01-05: The maximum allowable height of the podium building is 25.0m from the main plot access point. Plot 3-01-04: N/A.”
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- (b) by the repeal of the row denoting “4.2 Basement Setback” of that Table and the substitution therefor, of the following row: -

“4.2 Basement Setback	• Common plot boundaries: 0 m • All plot boundaries fronting roads: 3.0 m”
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- (c) by the repeal of the row denoting ‘4.3 Setback for Towers’ of that Table and the substitution therefor, of the following row: -

“4.3 Setback for Towers	• Plot 3-01-04: N/A. • Plot 3-01-05: Minimum 6.0m from the edge of the podium”
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(7) in the Table of regulation 61 (Cultural and Healthcare Land Use) of those regulations-

- (a) by the repeal of the row denoting item ‘1.1 Permitted Uses’ of that Table, and the substitution therefor, of the following row: -

“1.1 Permitted Uses	<ul style="list-style-type: none"> • Hospital: Plot 3-01-06: Minimum 60% of total Gross Floor Area. • Convention/Exhibition Centre: Plot 3-01-09: Minimum 60% of total Gross Floor Area. *Refer to Uses Matrix for other complementary uses.”
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- (b) by the repeal of the row denoting item ‘2.4 Proportion of Soft Landscape/ Planted Areas’ of that Table, and the substitution therefor, of the following row:-

“2.4 Proportion of Soft Landscape/ Planted Areas	<p>Plot 3-01-06:</p> <ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas. <p>Plot 3-01-09:</p> <ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.”
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- (c) by the repeal of the row denoting “3.2 Maximum Podium Height’ of that Tabel and the substitution therefor, of the following row: -

“3.2 Maximum Podium Height	<p>Plot 3-01-06: 25.0m from the main plot access point. Plot 3-01-09: N/A.”</p>
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(8) in the Table of regulation 80 (Plot Development Controls-Landscape) of those regulations, by the repeal of the row denoting “2.3 Roof Landscape’ of that Table and the substitution therefor, of the following row: -

“2.3 Roof Landscape	<ul style="list-style-type: none"> • The roof garden to multi-storey car park shall be landscaped as an extension of the open spaces within the development with a character responsive to the amenity requirements of residents. • Plots 3-01-04 and 3-01-05: The roof garden to be provided for provision of material directly related to educational value.”
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