

POINT PEDRO URBAN COUNCIL



Local Area Development Plan



Urban Development Authority,
Northern Provincial Office.

LOCATION

Declared on 04/08/1980 based on Gazatte No 2185/74.

North	North Coast
East	East Coast
South	Point Pedro PS
West	Point Pedro PS

Land Extent	461.5 hectares (0.45% of Jaffna)
Region	Vadamaradchy
No of GNDs	7
No of Wards	9



Legend

Point_Pedro_UC	Jaffna	Thenmaradchy (Chavakachcheri)	Valikamam East (Kopay)
other district	Valikamam North	Karainagar	Vadamaradchy East
	Island North (Kayts)	Nallur	Valikamam South (Uduvil)
	Island South (Velanai)	Pachchilaipalli	Valikamam South-West (Sandilipay)
		Vadamaradchy North (Point Pedro)	Vadamaradchy South-West (Karaveddy)



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Urban Development Authority

Location of Point pedro UC- Jaffna District

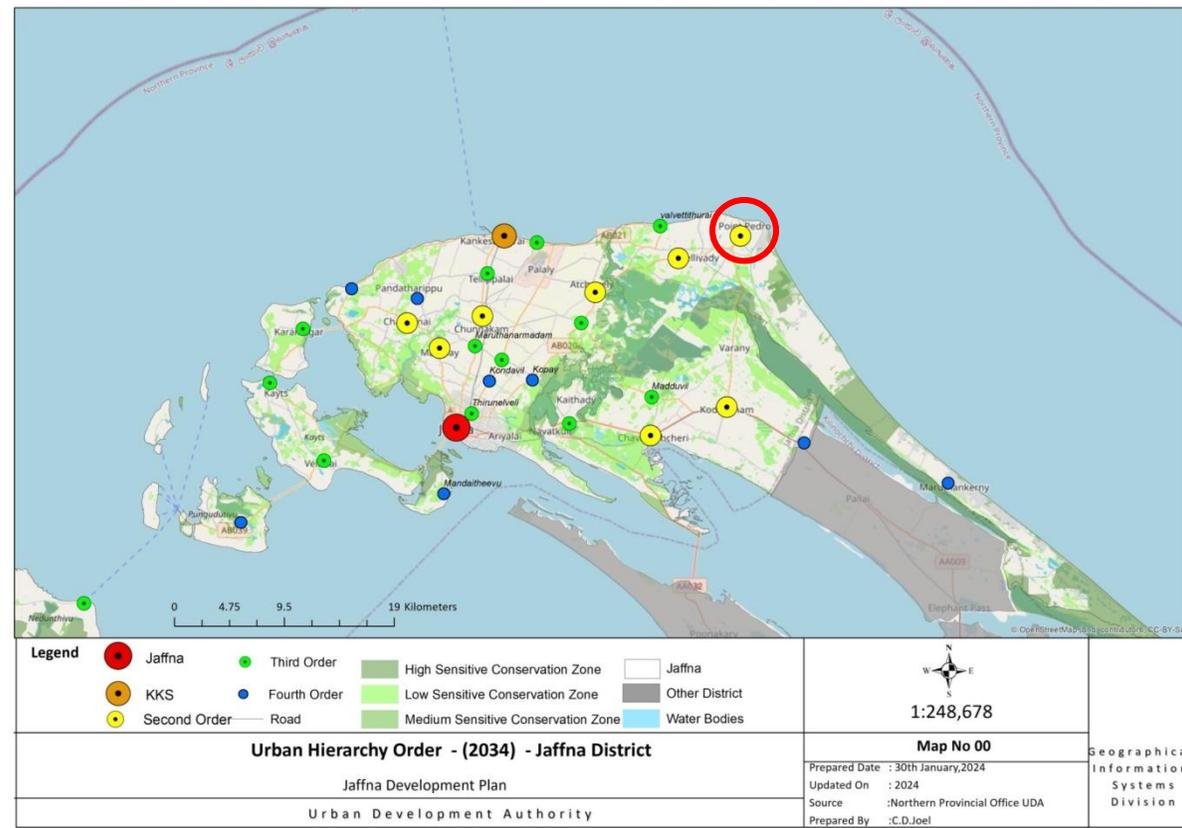
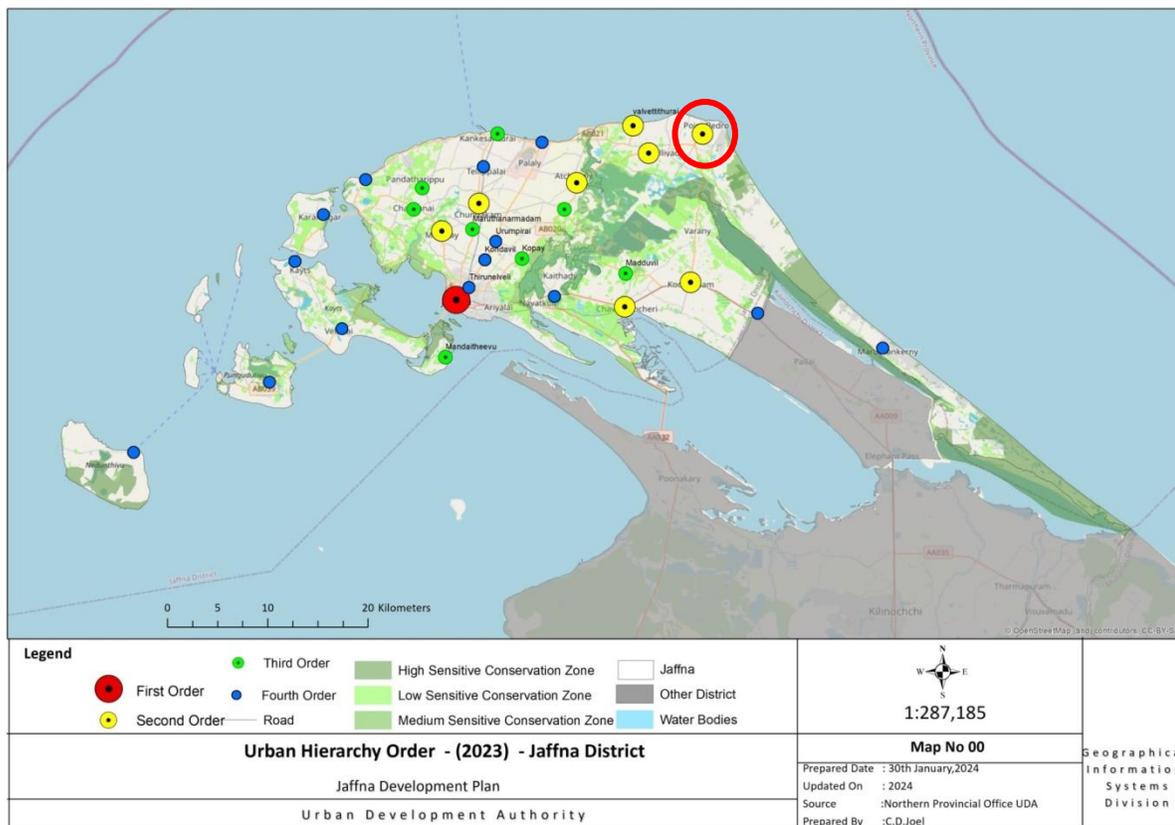
Greater Jaffna Development Plan - 2035

Urban Development Authority

Source: Statistical Handbook 2022, Divisional Secretariat Vadamaradchy North



HIERARCHY CHANGES OF POINT PEDRO UC AREA ACCORDING TO GJDP-2034



Point Pedro town is currently a second order city, in 2034 also it will retain its 2nd order position.

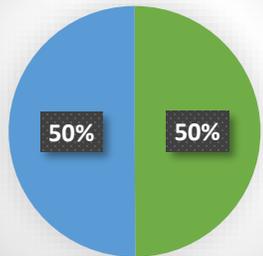
But its neighbour town Valvettithurai is going to lose its second order position, and it will be relegated to third order town position.

Therefore, it reflects the development potential of Point Pedro UC area.

DEMOGRAPHIC PROFILE

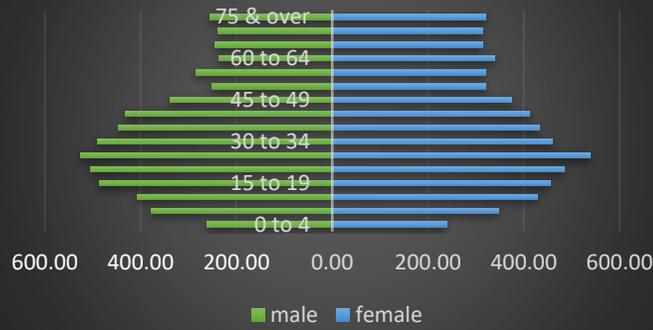
Population	12,482 individuals (1.98% of total Jaffna's Population)
Commuter population	5000
Population density (net)	30 per hectare
No of families	4228 families

Gender wise population- Point pedro UC



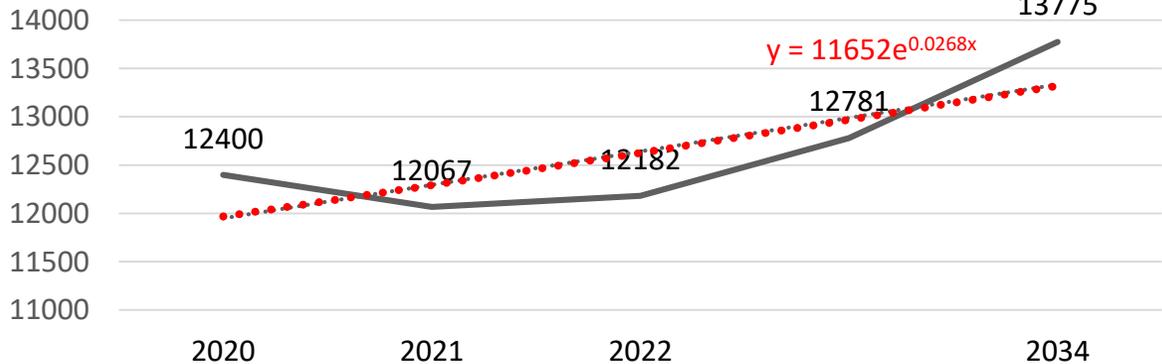
■ male ■ female

Age wise composition

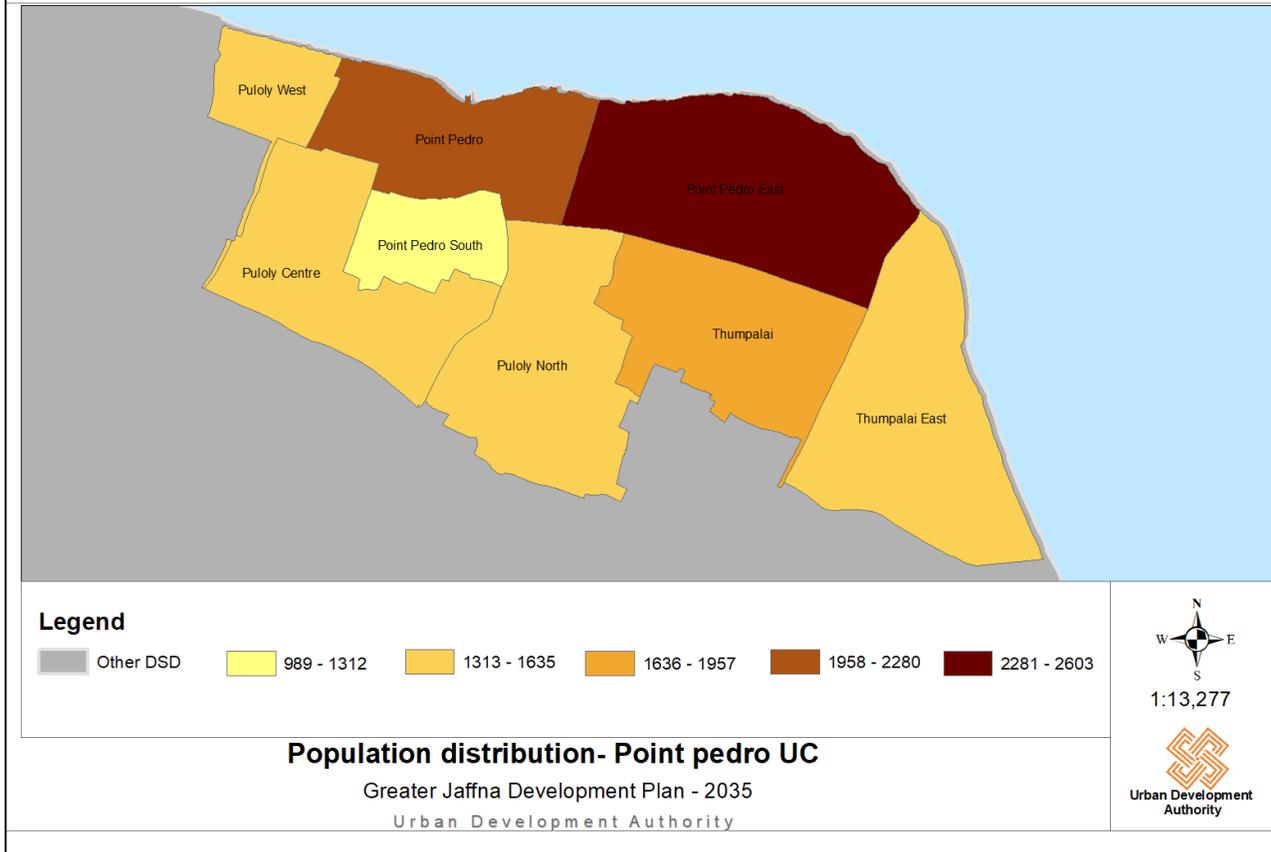


■ male ■ female

Population Growth Pattern



Source: Statistical Handbook 2022, Divisional Secretariat Vadammarachy North



Within the Point Pedro UC area, the GND Point Pedro East showing the highest population density and the GND Point Pedro in second highest position in terms of population density.

Since the Population trend's best line equation is $y=11652e^{0.0268x}$ The population is experiencing **exponential growth** with a 2.68% annual Growth.

HOUSING PROFILE



3,194
Housing Units



253
Housing Need

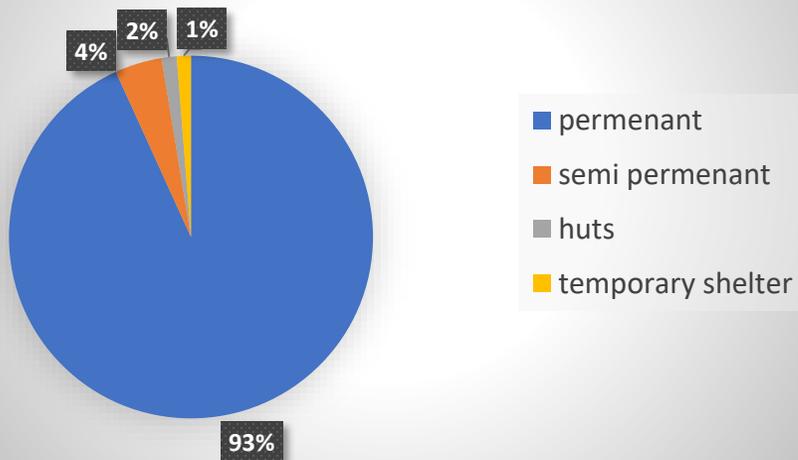


7.7/hectare
Housing Density (net)

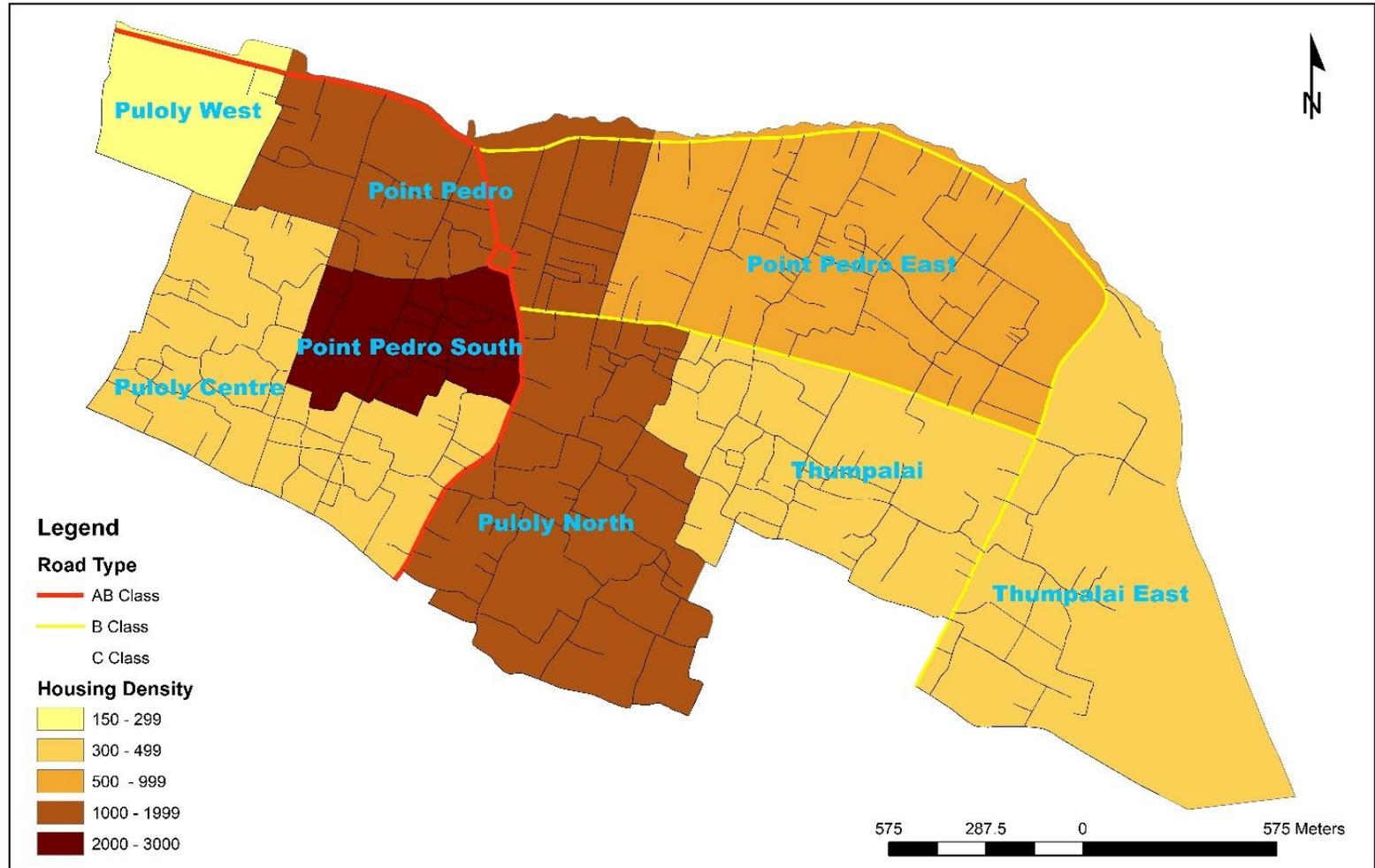


3.9
Average House hold size

Housing Facilities Availability



Source: Statistical Handbook 2022, Divisional Secretariat Vadamardchy North

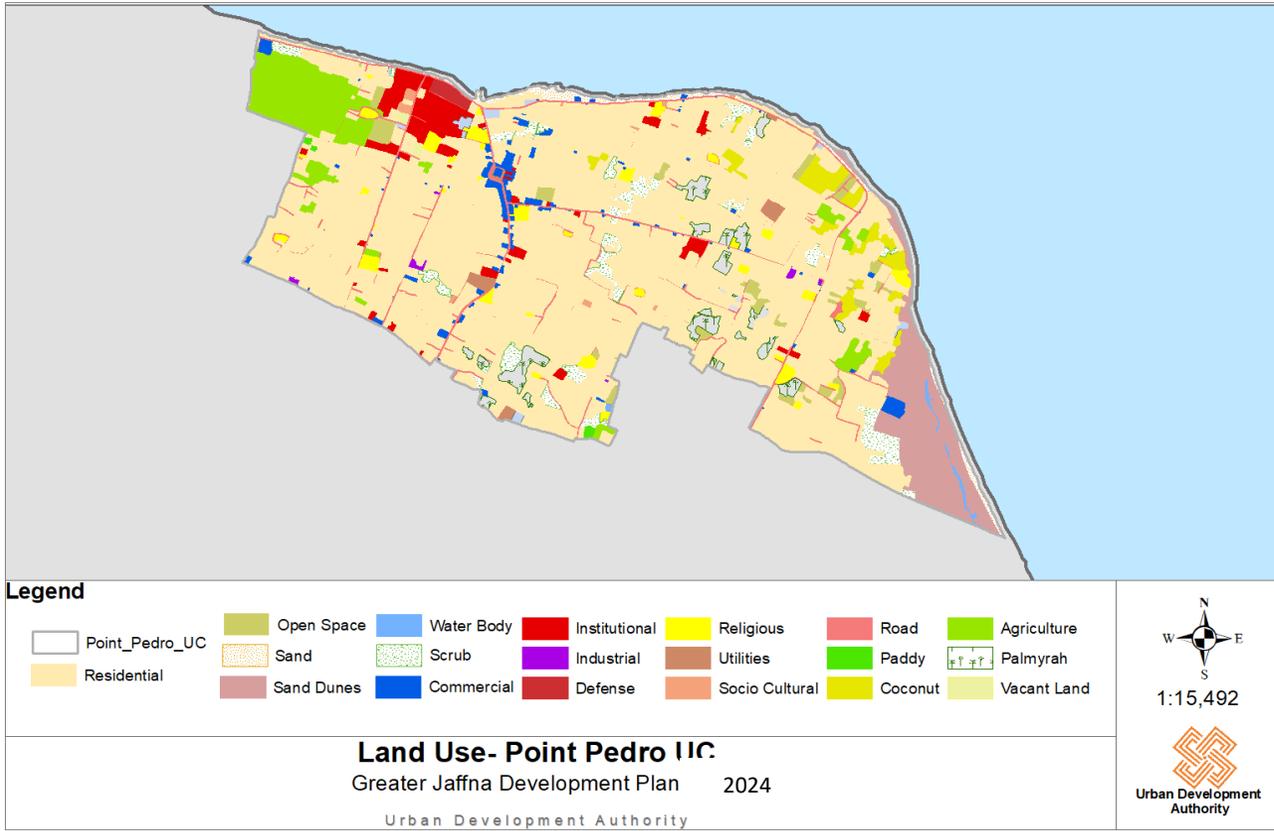


Housing Density Map of Point Pedro Urban Council Area

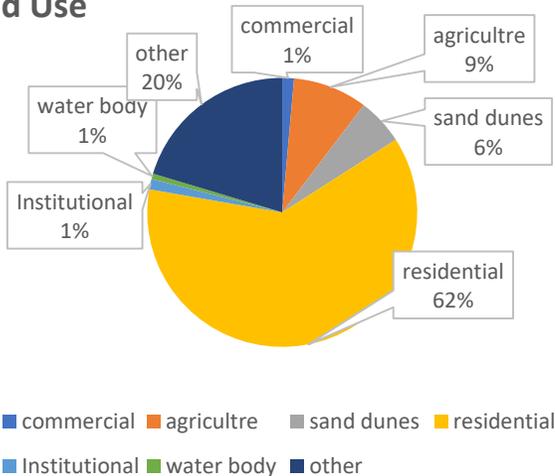
Source: Statistical Handbook 2022, Divisional Secretariat Vadamardchy North



LAND USE



Land Use



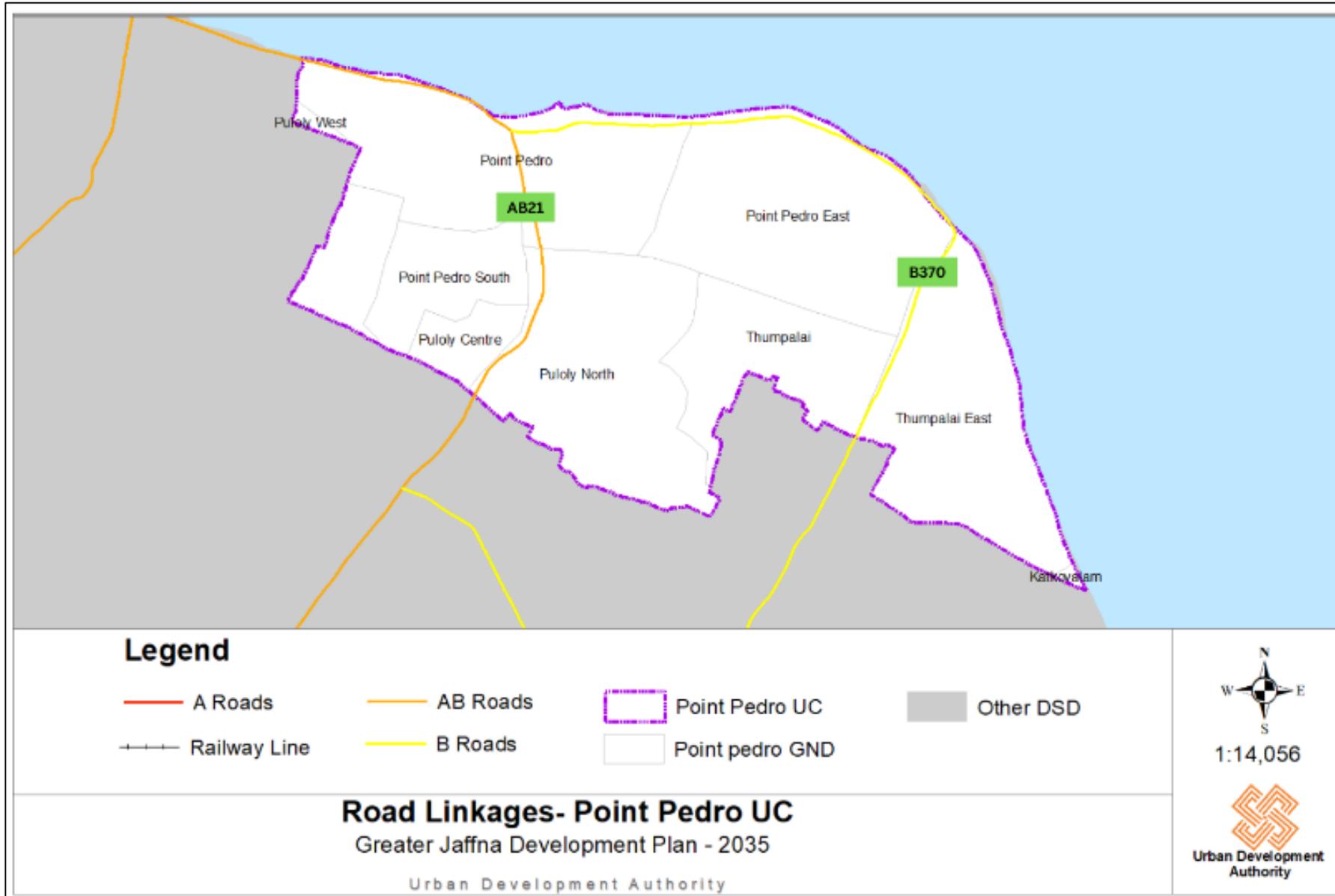
In the Point Pedro Urban Council (UC) area, **residential land use covers the majority**, constituting 62% of the total land coverage.

Sand dunes make up 6% of the land use coverage, suggesting the presence of natural coastal landscapes within the urban region.

Only the 1% of land falls under the commercial land uses.

Other- mainly, scrub land, and religious places.

Road Linkages



There is a AB Class road called AB 21 (Jaffna-Point Pedro highway)
There is a B class road called B370 (Point Pedro East Coast road)

Bus Routes

- 751, 750 & 752 Point Pedro - Jaffna (these three bus routes are connected to the Valikamam Region)
- 757 & 755 Point Pedro - Manipay, Nawaly (these two bus routes are connected to the center part of the Valikamam Region)
- 759 Point Pedro - Kodikamam (This bus route is connected to the Thenmaradchy Region)
- 763 Point Pedro - Thellipalai (This bus route are connected to the North part of the Valikamam Region)

Space Syntax



Legend

— 14287.446440634	— 18032.3858183869	— 20519.2927501412	— 21432.8921723663	— 22947.8021209999
— 20063.3794589404	— 20642.4794617302	— 22345.6743079101	— 23114.9653085252	
— 20273.9830760251	— 20731.9667734379	— 22575.9138906747		

Space syntax - Point pedro UC

Greater Jaffna Development Plan - 2035

Urban Development Authority



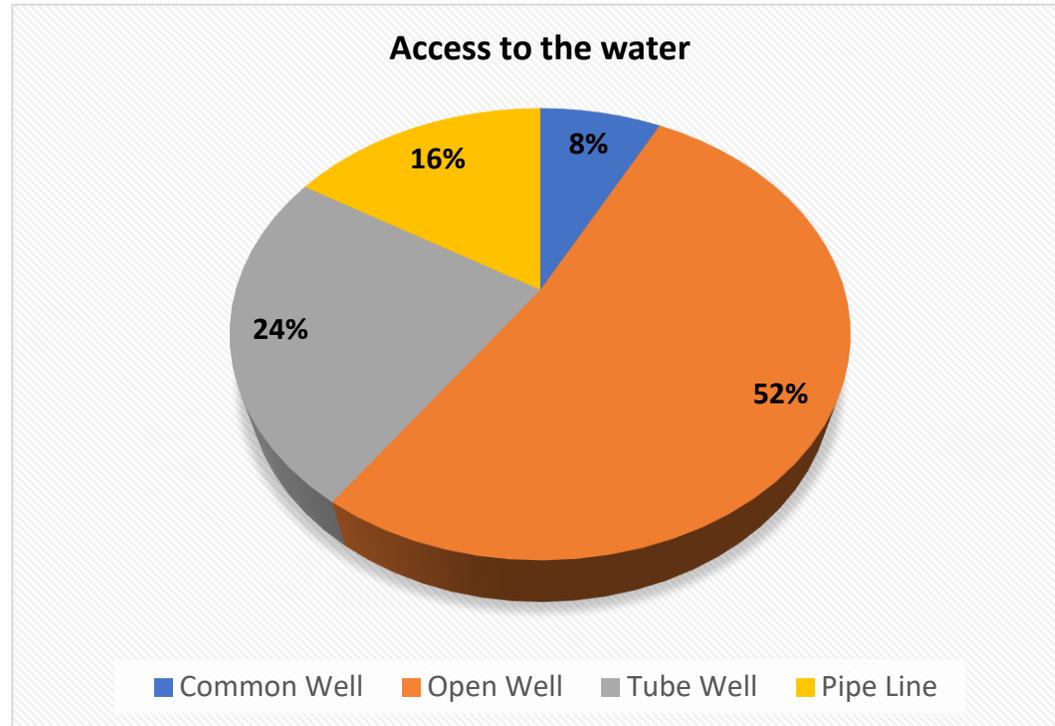
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Point Pedro Town area showing the highest connectivity among the Point Ppedro UC area. (It encompasses Fishery harbour and Point Pedro shopping complex)



Water



- Access to water for 4,741 households
- A requirement for water access in 96 households



- National water supply and drainage board provides 798 water connection within the UC Area.

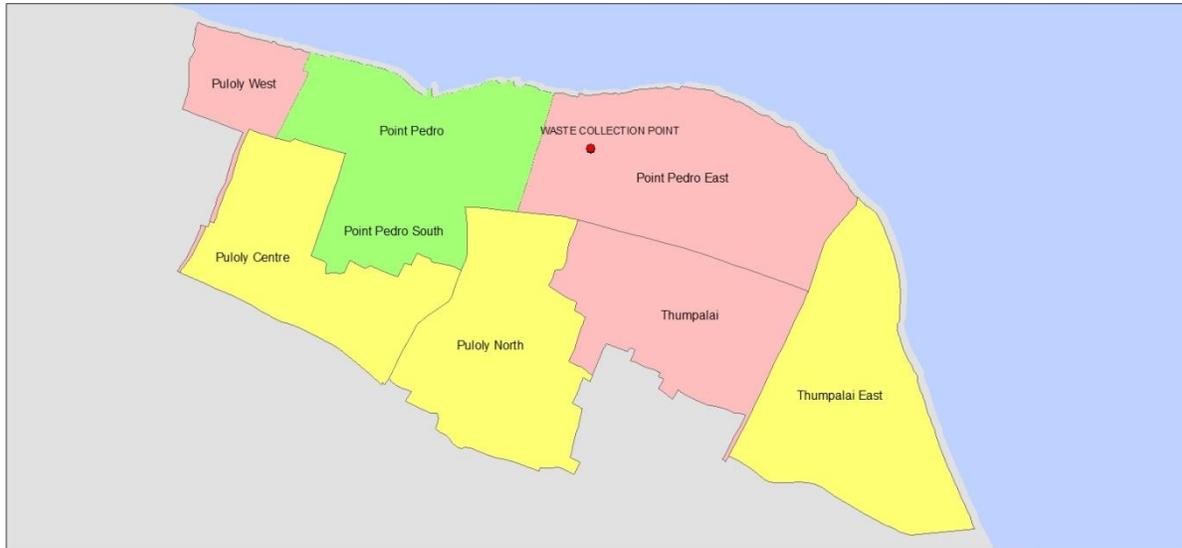
Electricity



- Ceylon Electricity Board provides 3404 power connection within the UC Area.
- Still 41 households are requirements of Electricity.



WASTE MANAGEMENT



Legend

- waste collection point
- weekly twice
- dailywaste collection
- weekly once
- Other DSD



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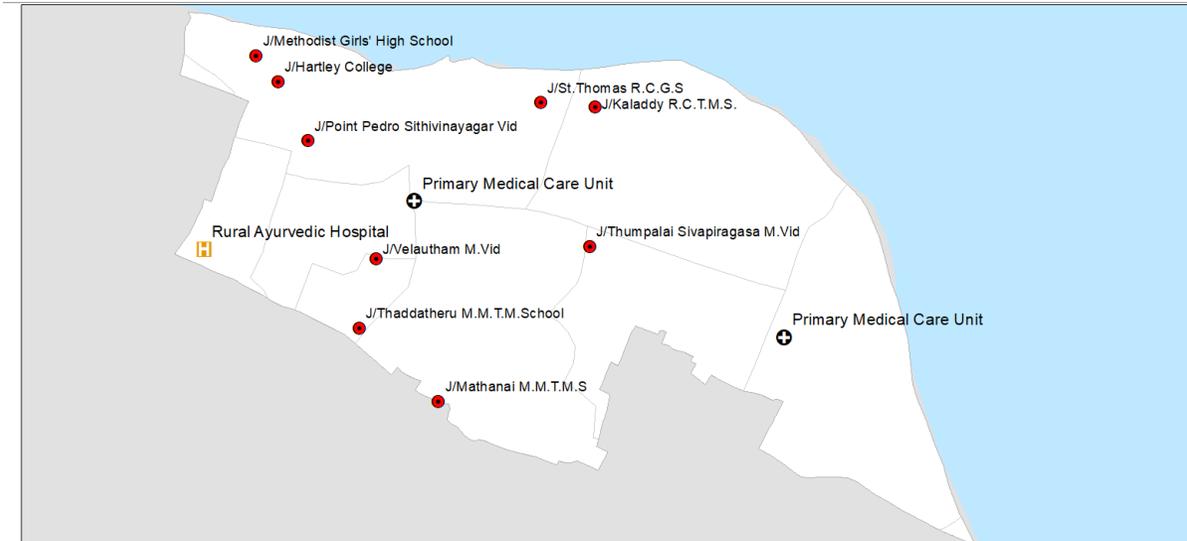


Waste Collection Schedule- Point pedro UC

Greater Jaffna Development Plan - 2035

Urban Development Authority

SOCIAL INFRASTRUCTURE



Legend

- Point Pedro UC
- Other DSD
- School in pointpedro UC
- ⊕ Primary Medical Care Unit
- Rural Ayurvedic Hospital



1:12,355



Schools and Hospitals in Point pedro UC

Greater Jaffna Development Plan - 2035

Urban Development Authority

There are 10 schools in Point Pedro UC area.



J/Methodist Girls High School



J/Hardly College

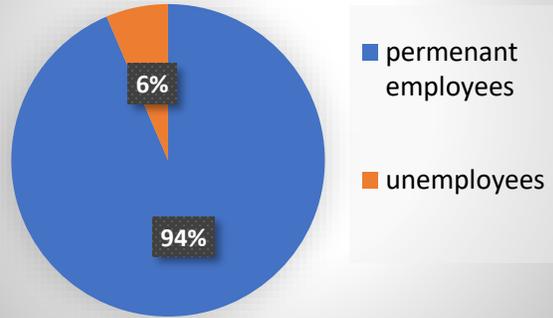


DAILY WASTE QUANTIFICATION

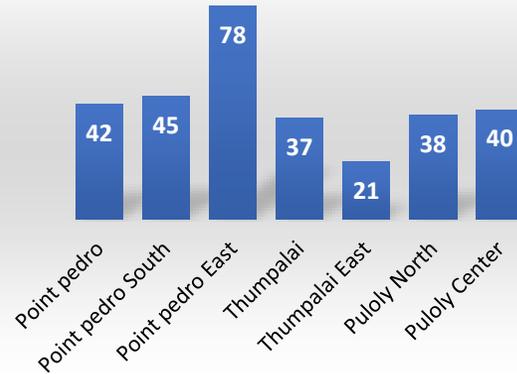
Bio Degradable Waste	2 to 4 metric tons per day
Non-Degradable wastes	0.01 to 0.5 metric tons per day
Liquid waste	13 metric tons

EMPLOYMENT

Permanent employees Vs Unemployees

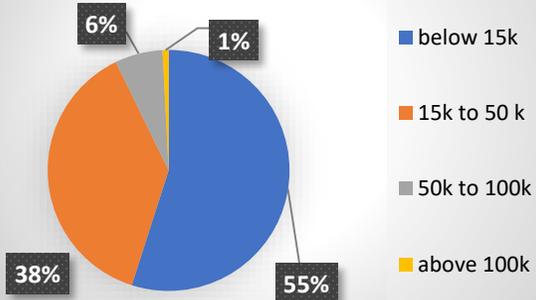


Unemployees



Total Working Population	7,652 individuals
Permanent Employees	4,393 individuals
Unemployed population	301 individuals

Income level of families



As of February 2024, the Official Poverty Line at the National level is Rs. 16,975.

In Point Pedro UC Area, nearly **2,497 families** fall below this poverty line.

Source: Department of Census and Statistics, Sri Lanka

ECONOMIC SOURCES

Fishery is the main economic source, supported by one Fishery harbour and 6 fishery villages.

Active fishermen -961 (95% of self employees in Point Pedro UC)

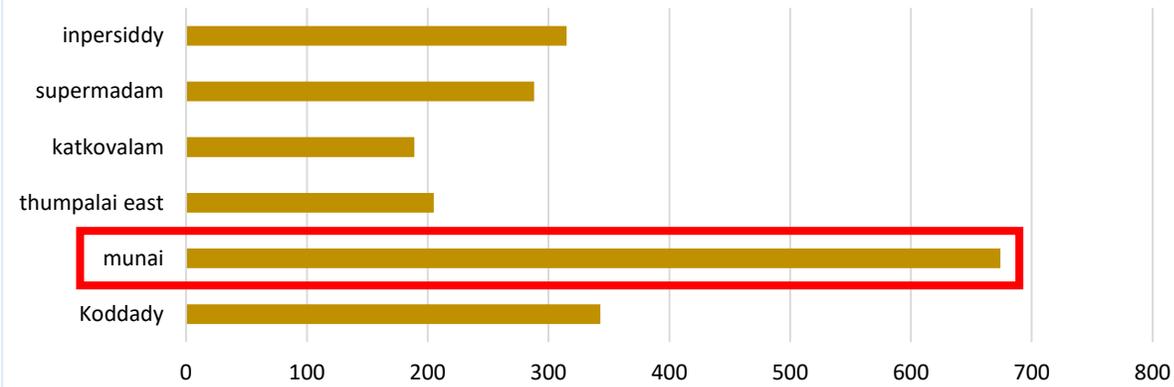
Annual fish production = 1987 mt (**4.6%** of Jaffna's fish production)



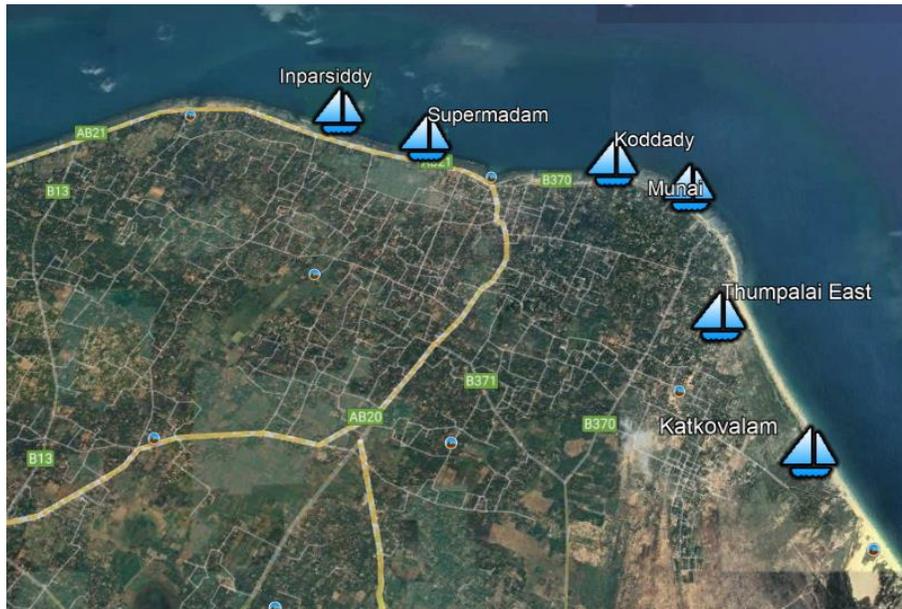
ECONOMY

ECONOMIC SOURCES

Fish production (mt)-2021



Fishery Activity Map



ECONOMIC SOURCES

In terms of livelihood,

- ❖ Paddy cultivation
- ❖ Palmyrah tapping
- ❖ Coconut farming
- ❖ Dairy farming
- ❖ Goat farming
- ❖ Poultry farming

also playing significant role.



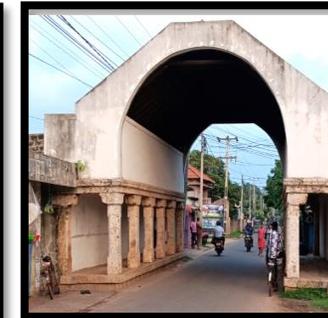
TOIRISUM



Moorkkam Beach



Light House



Therumoodimadam

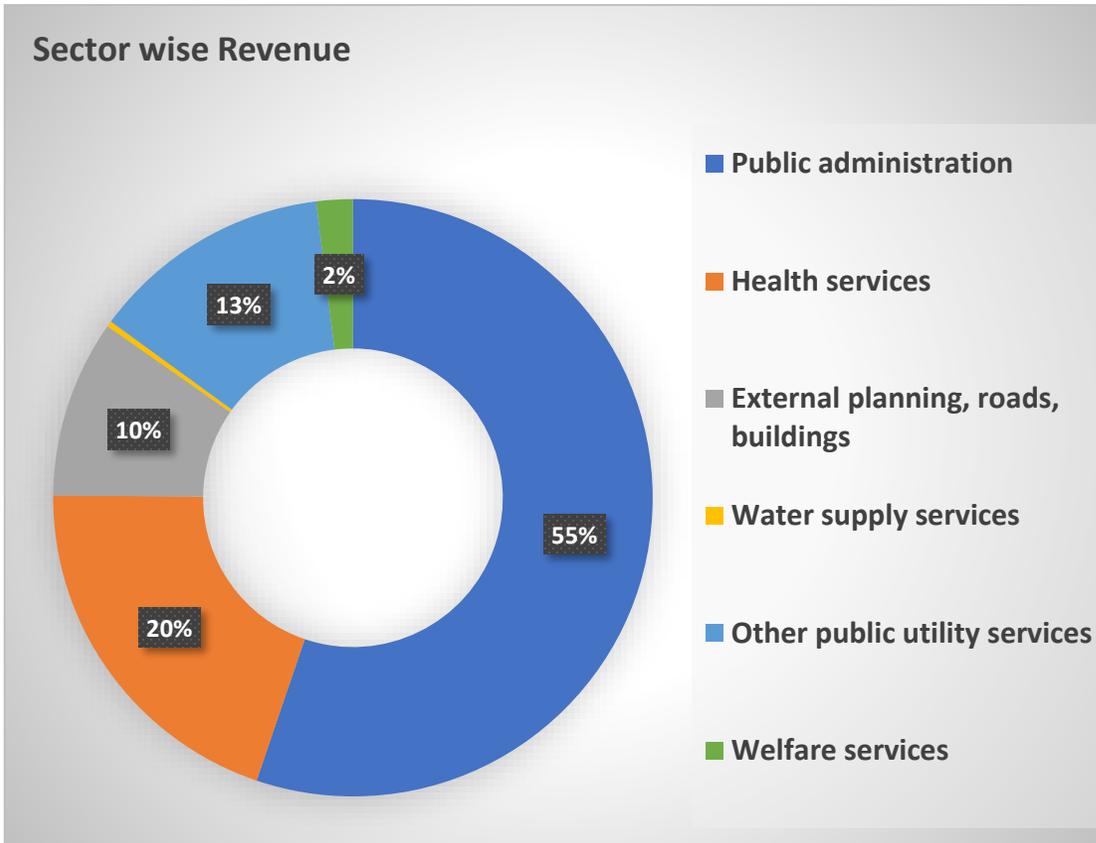


Northern Point

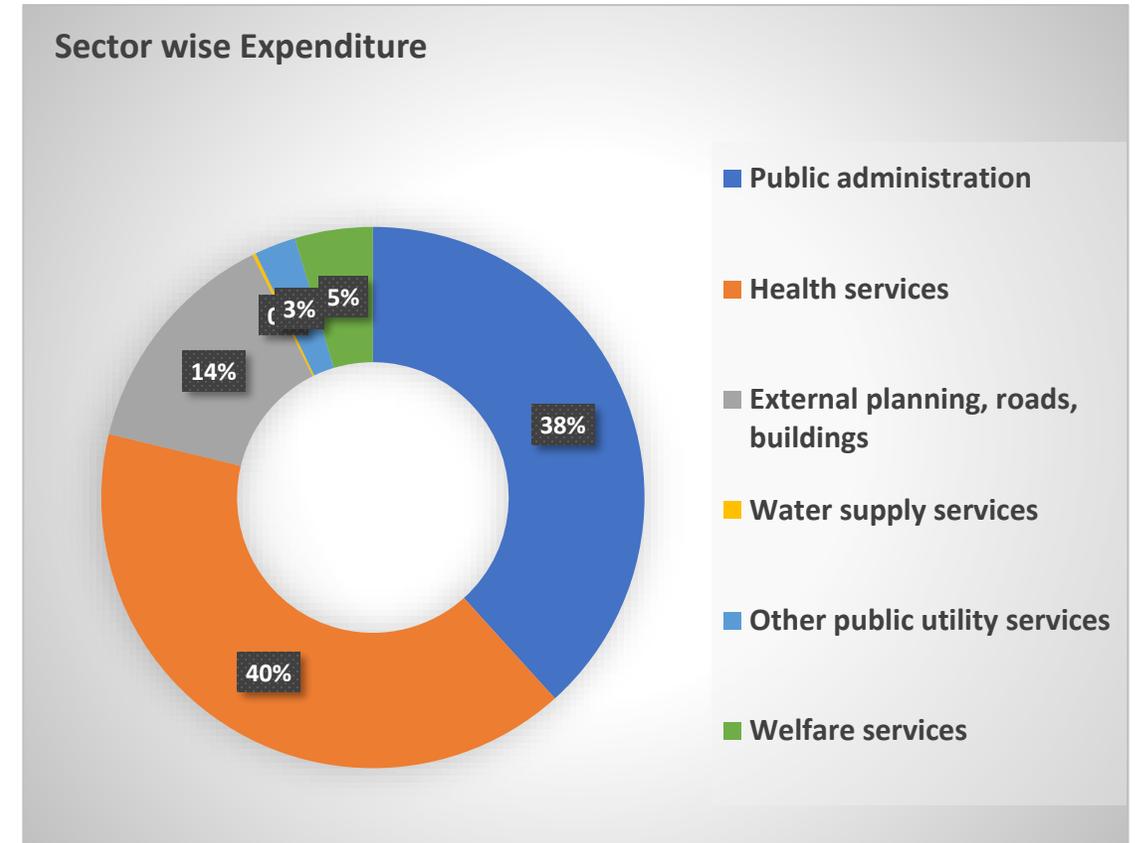


FINANCIAL CAPACITY OF THE LOCAL AUTHORITY - 2023

The financial capacity of Point Pedro UC showcases a total revenue of 152,990,125 LKR (**153 million**).



On the expenditure side, the total expenditure stands at 125,484,555 LKR (**125.5 million**).



The local authority operates with a narrow surplus of 27,505,570 LKR (**27.5 million**).



PROBLEMS

1. Even though the Point Pedro fishery harbour located strategically and geographically good position, still it is underdeveloped.



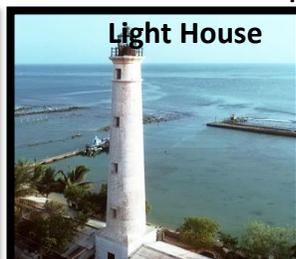
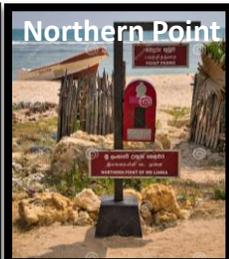
2. Absence of sewage treatment System

There are considerable number of solid and liquid wastes are collected by the local authority. It reflects the need of a sewage treatment plant

3. There are many alleys in Point Pedro UC area

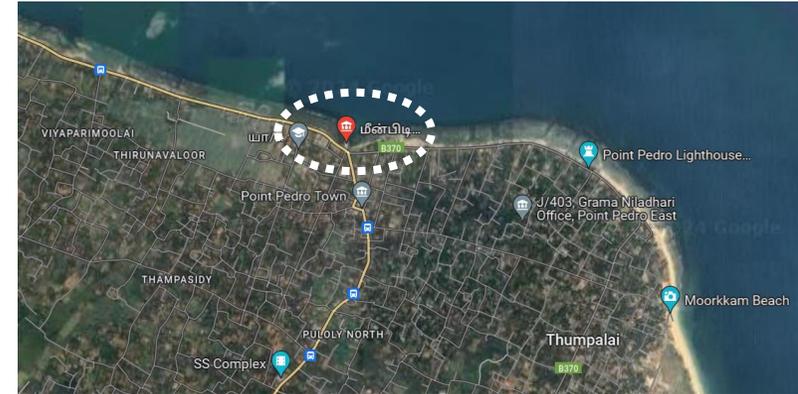


4. Tourism potential areas still remain underdeveloped.



POTENTIALS

1. One of the geographically important harbour of Sri Lanka is located here.



2. Point Pedro features a prominent continental shelf and 4 km of Coastal Length.

3. Administrative Core Enrichment

Point Pedro UC office, famous schools like J/Hardly College, J/Methodist girls' high school, Point Pedro Courts and Police station are enriched in a particular area

4. Rich location for Renewable Energy Projects.

5. The Flat with a maximum elevation of about 10 m above MSL. & Average Elevation - 3m

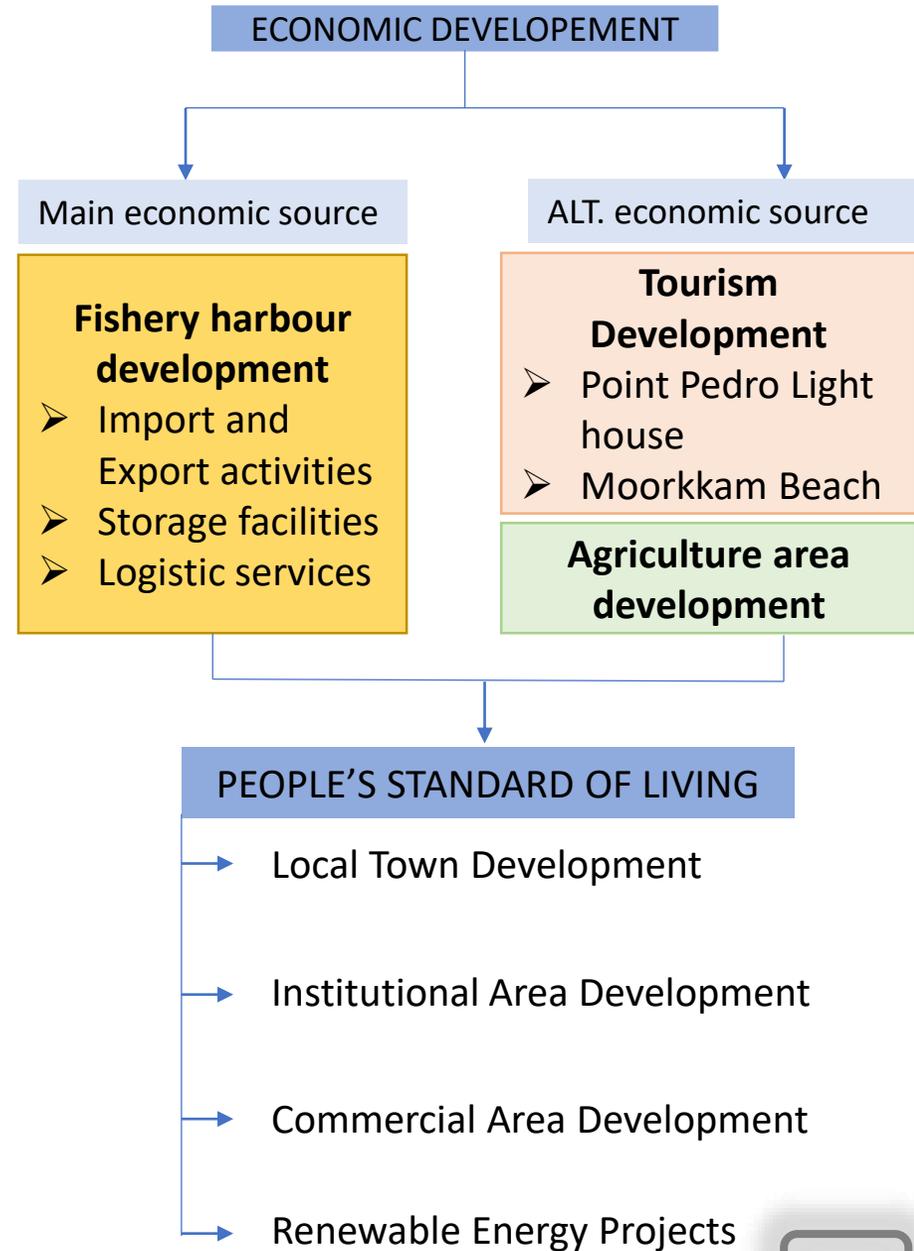
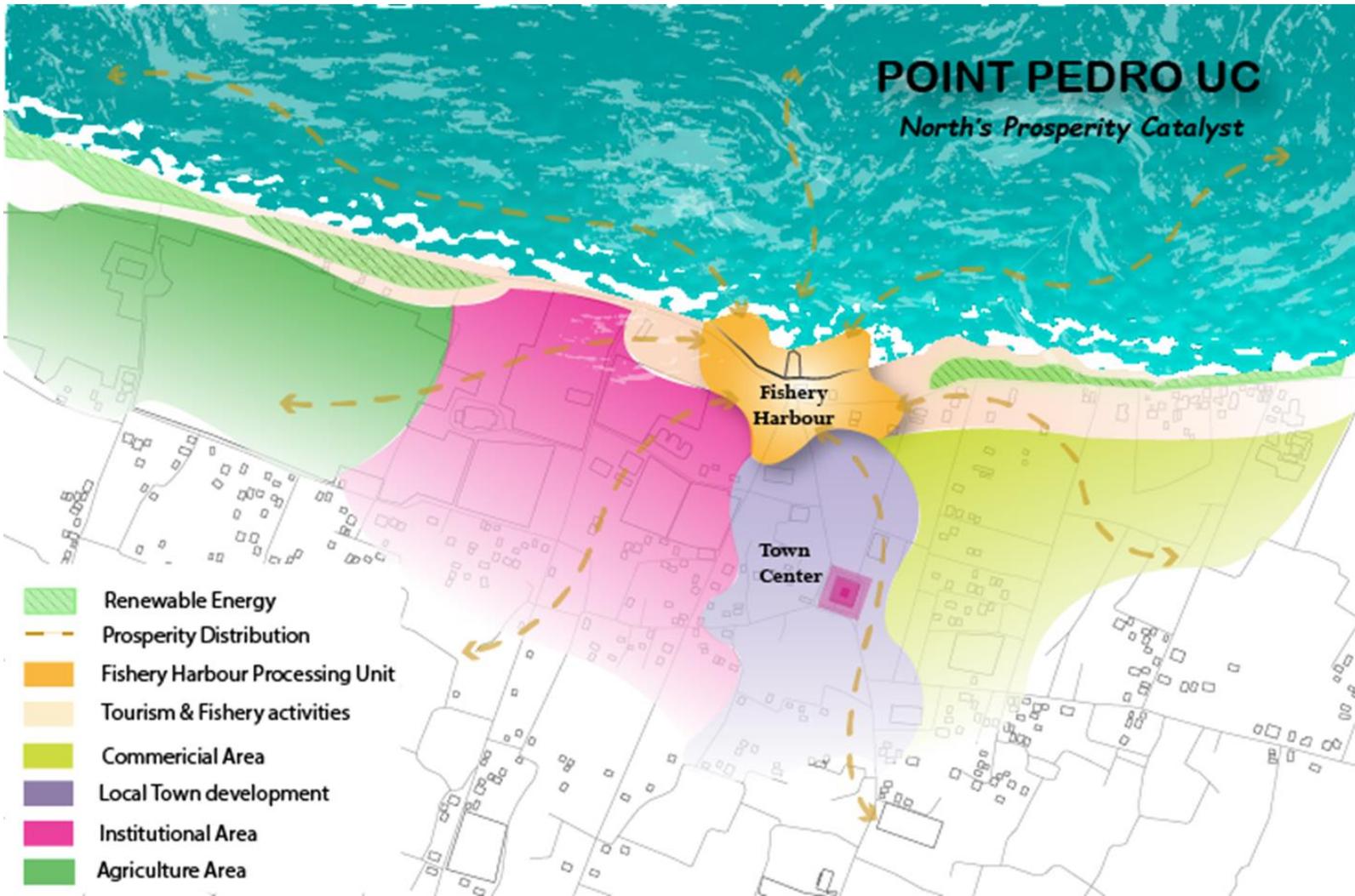
6. AB 21 Road - Identified and function as a coastal corridor.

7. Availability of tourism Recourses.

8. Availability of Developable Land with in the UC's Area.



CONCEPTUAL PLAN

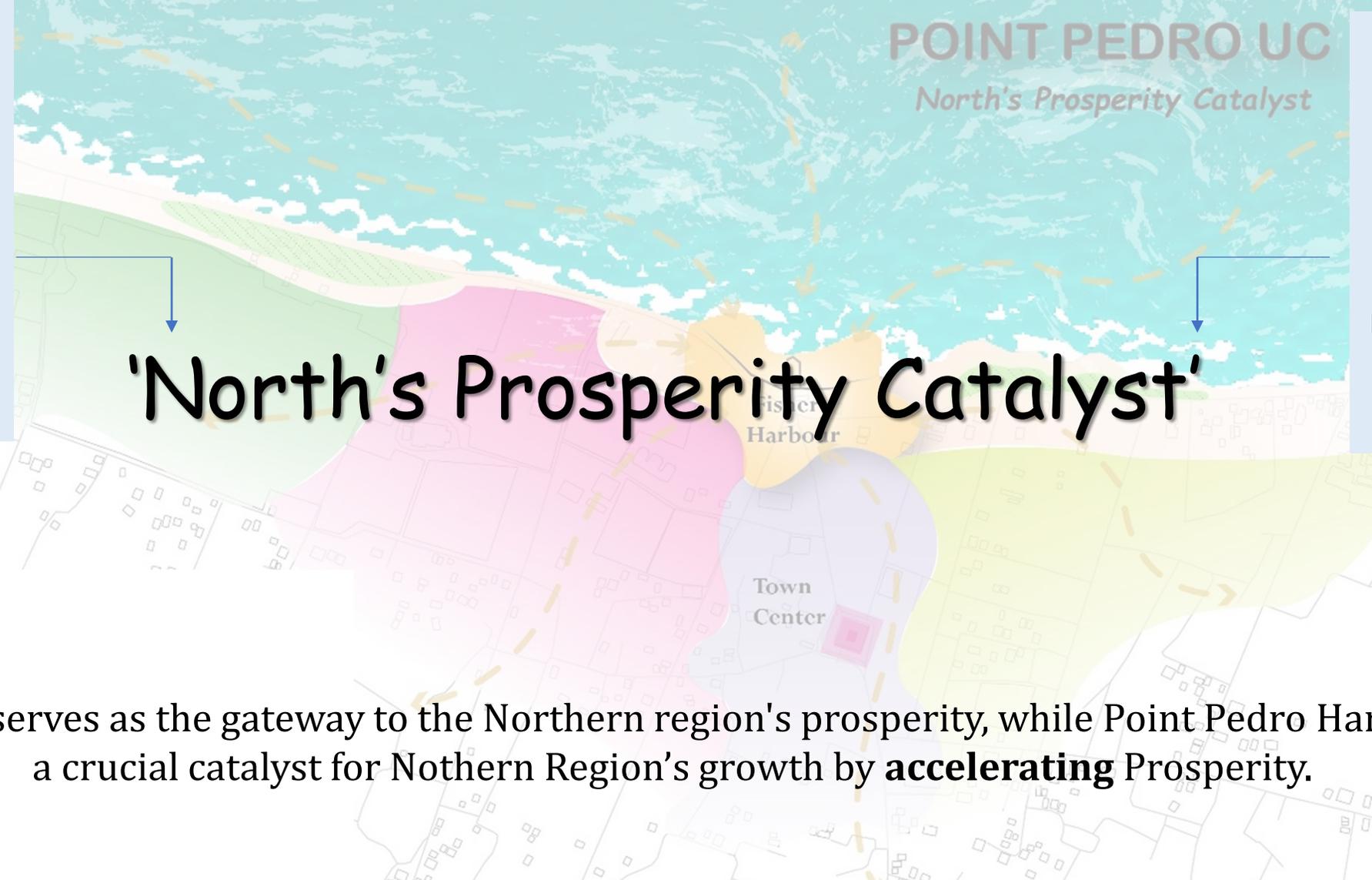


The “**North’s Prosperity**” refers to the economic growth, development, and overall well-being of the northern part of Sri Lanka, characterized by improved infrastructure, increased trade, and enhanced quality of life for its residents.

POINT PEDRO UC
North's Prosperity Catalyst

The “**Catalyst**”, in the context of development, it refers to a factor or element that accelerates economic growth and progress without being the primary source.

'North's Prosperity Catalyst'



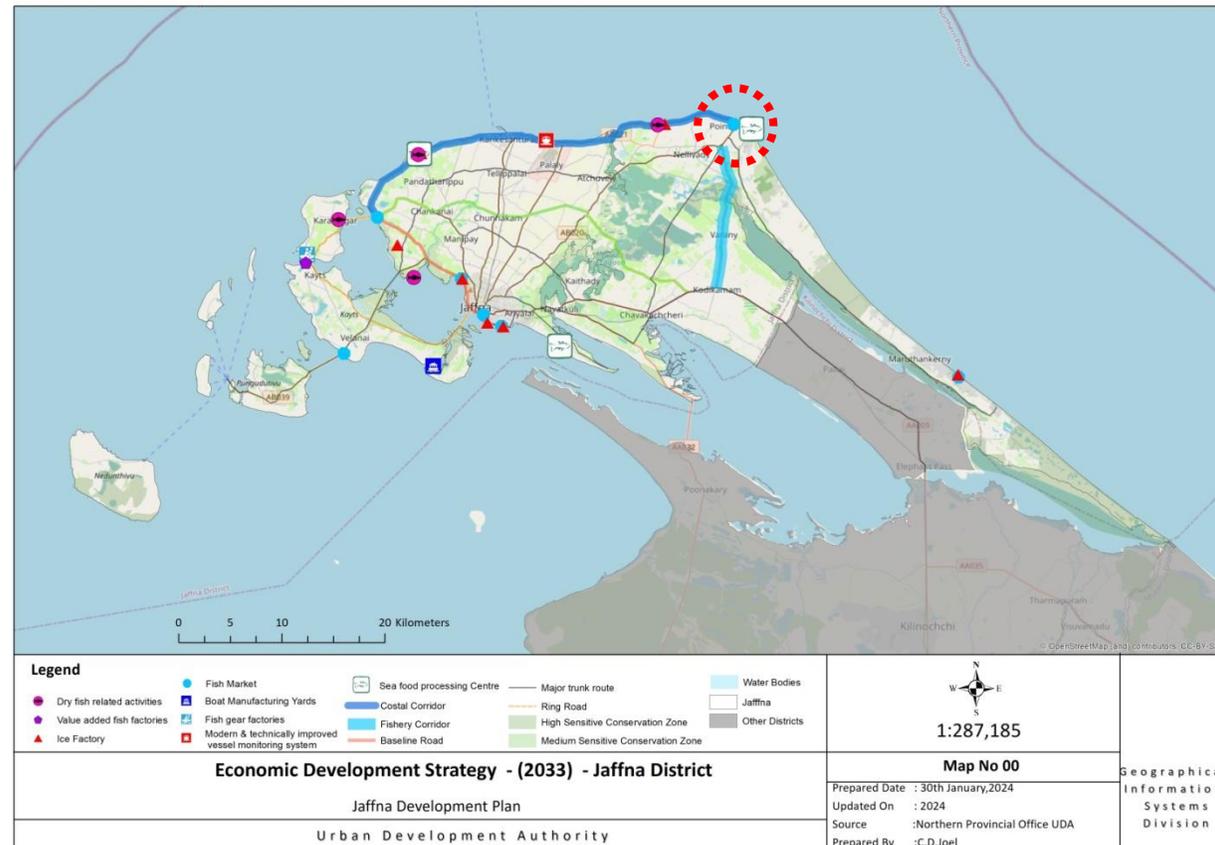
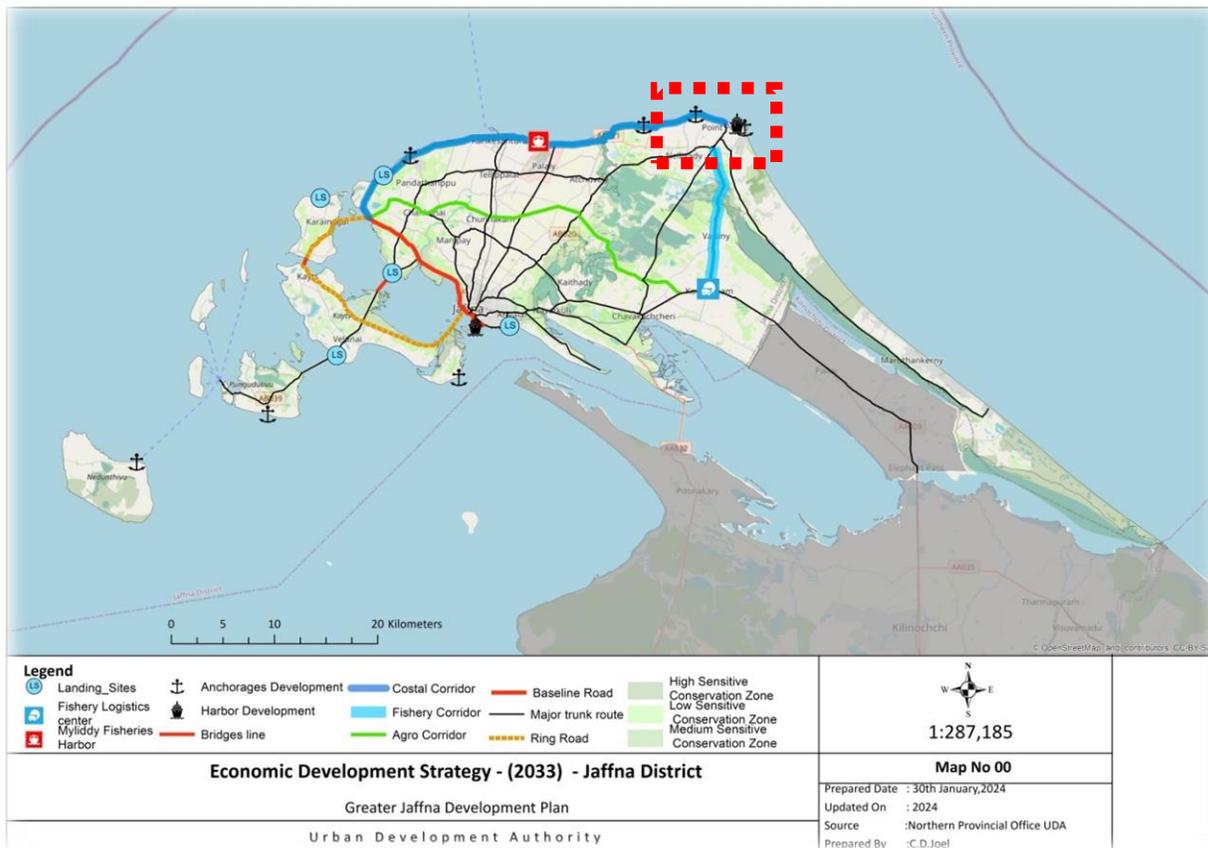
KKS Harbour serves as the gateway to the Northern region's prosperity, while Point Pedro Harbour, acts as a crucial catalyst for Northern Region's growth by **accelerating** Prosperity.



POINT PEDRO UC AREA IN GREATER JAFFNA DEVELOPMENT PLAN-2034

Goal: A foremost Marine hub of Sri Lanka

Objective: To achieve the fish production of the district by 25 % in 2034



Located in proposed fishery corridor of Greater Jaffna Development Plan

Well-equipped harbour development - Point Pedro

Anchorage development - Munai, Point Pedro

Ice factory Proposal location - Point Pedro

Sea food processing center - Point Pedro

Fish market development - Point Pedro

Contribute the 8 % of fish production to the district in 2034



POINT PEDRO UC AREA IN GREATER JAFFNA DEVELOPMENT PLAN-2034 (Cont.)

Goal: Rebrand the life style and real sense of Jaffna

Objectives: To magnify the “Jaffna” s’ image with its unique colonial & post colonial ambience in 2034.

Objective: To develop excursions opportunities through conserve Blue & Green Resources in 2034



Identified Beaches	Place	Region
Seven Well Beach	Delft	Island
Chaddy Beach	Velanai	Island
Casurina Beach	Karainagar	Island
KKS Beach	Kankesanthurai	Valikamam
Revaddy Beach	Valvettithurai	Vadamaradchchi
Akkarai Beach	Akkarai	Valikamam
Moorkam Beach	Point Pedro	Vadamardchchi
Manalkaddu Beach	Manalkaddu	Vadamaradchchi

Legend ● Agro based Traditional Food Village ▲ Kite Festival & Indravilzha ■ High Sensitive Conservation Zone ■ Low Sensitive Conservation Zone ■ Medium Sensitive Conservation Zone ● Bird Watching Points ● Iconic Tourism Sites ● Railway Station ● Beach ● Light House ■ Fort ■ Airport ■ jetty ■ railway ■ Mangrove — A Roads — AB Roads — B Roads ■ Jaffna	1:300,000 Map No 00 Prepared Date : 16th January, 2020 Updated On : 2024 Source : Northern Provincial Office UDA Prepared By : C.D.Joel	



“Ceaseless waves”

Fabricate as renowned neighborhood of South India

Objective:

To create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2034

Objective:

To revitalize Jaffna as a center point of trade in connection with South India in 2034

A foremost Marine hub of Sri Lanka

Objective:

To achieve the fish production of the district by 25 % in 2034

Objective:

To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034

Ideal investment platform for green

Objective:

To supply the 400 MW(5% of the national) electricity to the national grid in 2034 by renewable energy

Objective:

To keep 40% of the district land as Agricultural Land in 2034

Objective:

To hiked up the indigenous crops as competitive crops in the global market in 2034

Rebrand the life style and real sense of Jaffna

Objective:

To magnify the “Jaffna” s’ image with its unique colonial & post colonial ambience in 2034.

Objective:

To develop excursions opportunities through conserve Blue & Green Resources in 2034

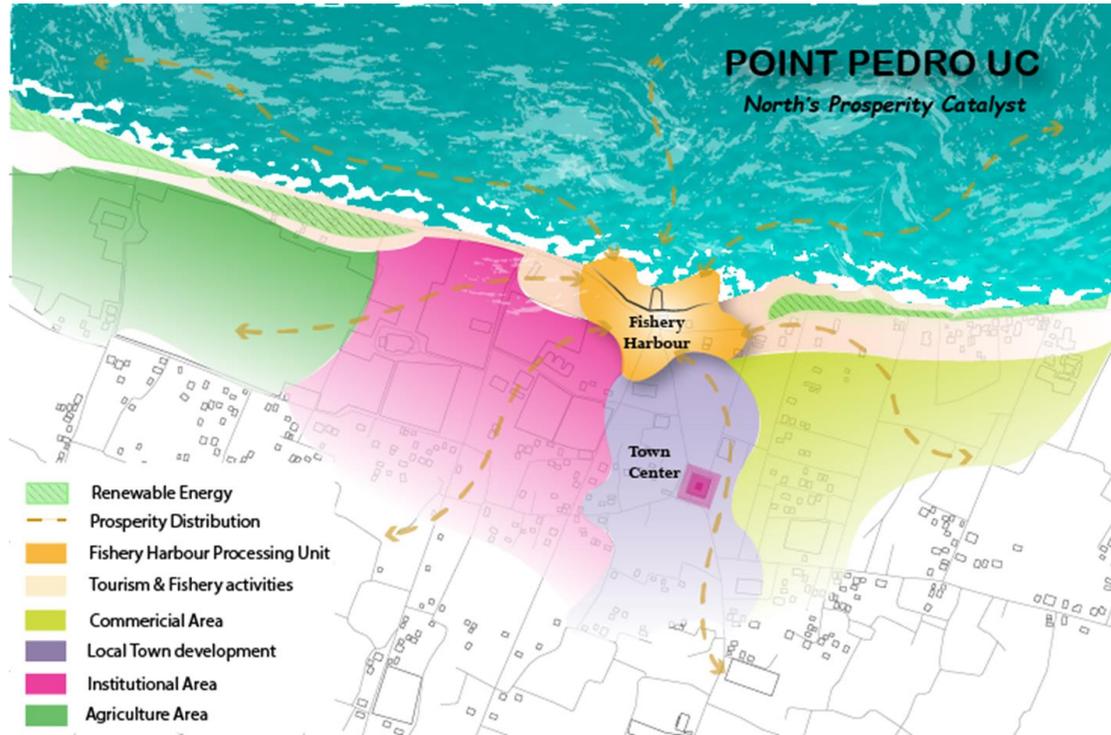
Objective:

Provision of Quality & Affordable services for All Walks of Life in 2034.

North’s Prosperity Catalyst



'North's Prosperity Catalyst'



Strengths	Weaknesses
<p>A fishery harbour which can boost various fishery-related trade and commercial activities which can offer valuable job opportunities.</p> <p>Some famous schools in Jaffna, such as Jaffna Hardly College and Jaffna Methodist Girls College, are located here.</p>	<p>Despite primary focus on commercial development, currently only 1% of the land is used for commercial purposes, while a contrasting 62% is designated for residential areas.</p> <p>Land Use</p> <ul style="list-style-type: none"> commercial agricultre sand dunes residential water body other
Opportunities	Threats
<p>Point Pedro fishery harbour development projects. (e.g. ADB, GJDP-2034)</p> <p>Renewable energy Projects by Sustainable Energy Authority</p>	<p>Indian fishermen are fishing within Sri Lanka's maritime boundary.</p>

TOWN CENTER DEVELOPMENT



1. Harbour Expansion and development

Harbour and town core has great proximity to access.

2. Commercial complex development

A shopping complex unique appearance is located here.

3. Rest house development

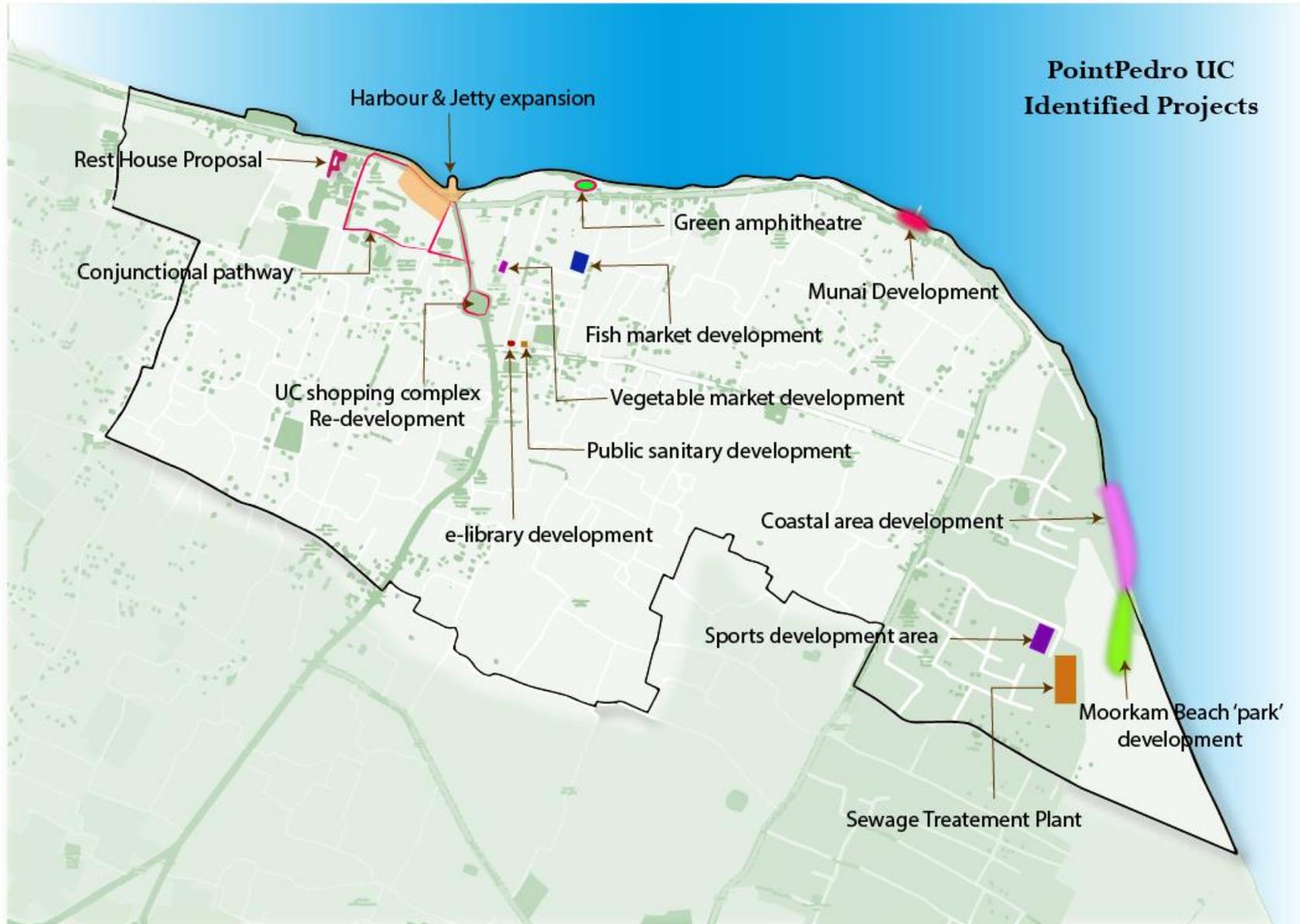
Since the area focused on tourism development

4. Green edge initiatives

5. Proposed sidewalk paths

To make the town center comfortable and aesthetically pleasing

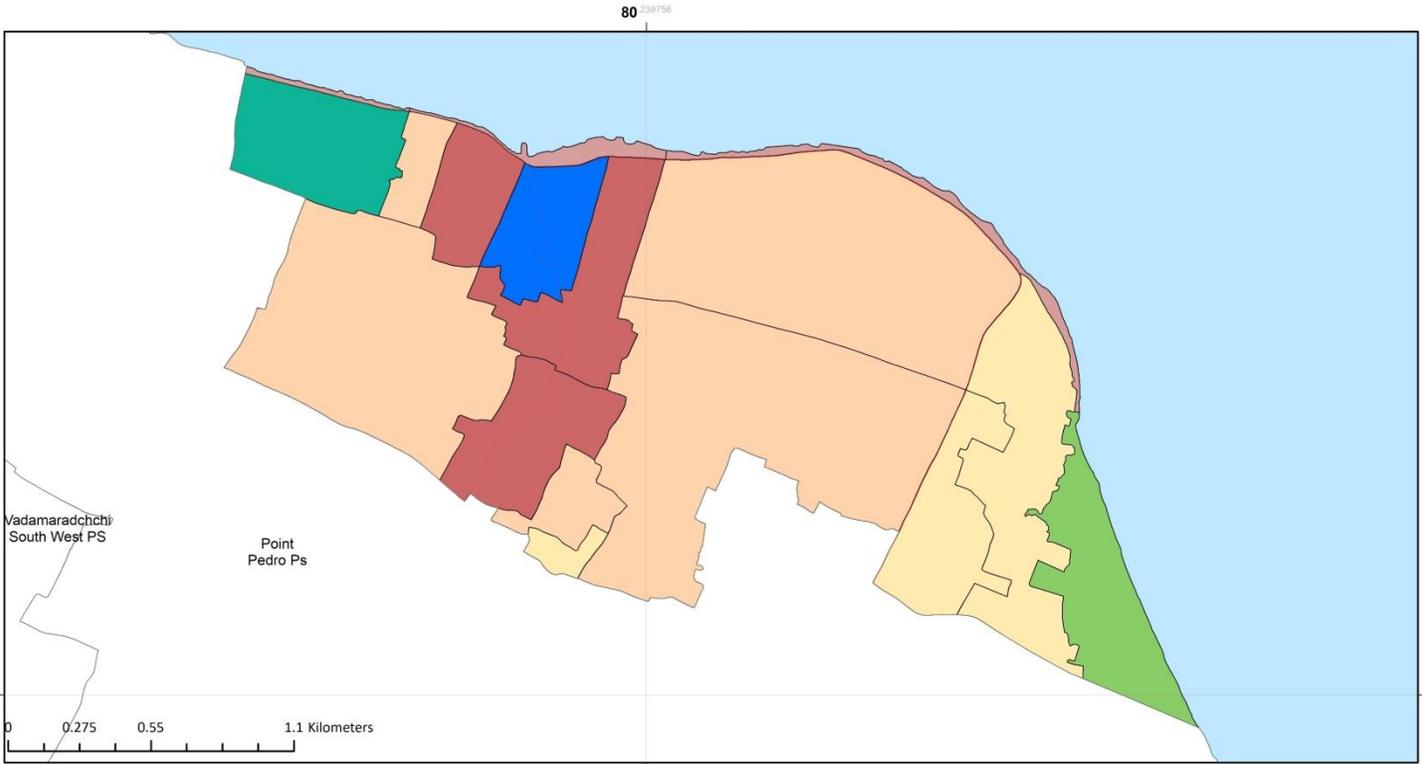
IDENTIFIED PROJECTS



1. Harbour & Jetty Expansion
2. Rest house proposal
3. Conjunctional pathway
4. UC shopping complex proposal
5. E-library development
6. Public lavatory development
7. Vegetable market development
8. Fish market development
9. Green amphitheatre
10. Munai development
11. Coastal area development
12. Sports development area
13. Sewage treatment plant
14. Moorkkam beach park



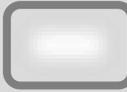
ZONING PLAN



Legend		
Point_Pedro_UC	Medium Density Residential Zone	Low sensitive Conservation Zone
Medium Density Commercial Zone	Low Density Mixed Development Zone	
Medium Density Mixed Development Zone	Low Density Residential Zone	Agro Promotion Zone

<p>Zoning Map of Point Pedro Urban Council- 2024</p> <p>Greater Jaffna Development Plan (2024- 2034)</p> <p>Urban Development Authority</p>	Prepared Date : 10th May,2024 Updated On : 2024 Source :Northern Provincial Office UDA Prepared By :Northern Provincial Office UDA	 1:19,662	
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Main Zone	Sub Zone	Zone Factor	Plot Coverage (%)
Commercial	Medium Density Commercial Zone	2.14	80
	Medium Density Mixed Development Zone	1.92	80
Mixed	Low Density Mixed Development Zone	1.37	65
	Medium Density Residential Zone	1.32	65
Residential	Low Density Residential Zone	0.78	65
	agro promotion zone	0.95	50
Conservation	Low Sensitive Conservation Zone	0.57	40



PERMISSIBLE USE

NO	Principle Use		medium density Commercial Zone	medium density mix zone	low density mix zone	medium density residential zone	low density residential zone	Agro promotion zone	low Sensitive Conservation Zone
1	1. Residential	Houses		X	X	X	X	X	X
2		Condominium Housing Complexes		X	X	X			
3		Housing Complexes		X	X	X	X		
4		Housing Projects		X	X	X	X		X
5		Quarters/Labour Quaters	X	X	X	X	X		X
6		Service Apartments		X	X	X			
7		Studio Apartments	X	X	X	X			
8		Dometry	X	X	X	X	X		
9		Hostels	X	X	X	X	X		
10		Day-care Centers	X	X	X	X	X	X	X
11		Patient Care Centers	X	X	X	X	X	X	X
12		Elders home		X	X	X	X	X	X
13		Children's home		X	X	X	X	X	X
14		Disability rehabilitation home		X	X	X	X	X	X
15		Rehabilitation /Probation home					X	X	X
16		Community centers		X	X	X	X	X	X
17		Resorts/Tourism bungalow/Home stay	X	X	X	X	X		
18		Guest House	X	X	X	X	X	X	
19		Lodge	X	X	X	X	X		
20		Rest House	X	X	X	X	X	X	
21		Retirement halls		X	X	X	X	X	



ZONING GUIDELINES

Main Zone	Commercial Zone
Characteristics of the Zone	Predominantly nonresidential activities with High Density
Zoning Boundaries	Annexures
Sub Zone	High Density Commercial Zone
Zone Code	C1
Zone Factor	1:2.61
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> I. Clearances should be obtained from relevant agencies if needed. II. Minimum land extent of development should be 150 Sq.m. III. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. IV. Access should be maintained as minimum 9m for the non-residential activities. V. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Common Zoning Guidelines in effect for the Planning Area

- These Regulations and guidelines apply to the entire area within the administrative limits of the Point Pedro UC area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 04.08.1980 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.
- In addition to the provisions of this zoning plan, the Planning and Development guidelines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.
- For areas declared as urban areas prior to 1980.08.04, the lots sub-divided before 1980.08.04 and the minimum plot size is less than 150 sqm are considered as existing lots. And for areas declared as urban areas after 1980.08.04, the lots sub-divided before the date of declaration as an urban area and the minimum plot size is less than 150 sqm are considered as existing lots
- The regulations introduced by the Development Guide Plan shall apply to the Development Guide Planning Areas. The zoning regulations in this plan shall also apply to above areas until the said regulations are introduced. However, Preliminary Planning Clearance from the Urban Development Authority shall be obtained for the development activities to be carried out in the above Development Guide Plan Areas and the Authority shall have power to decide the developments in accordance with the Draft Development Guide Plan prepared by the Authority.
- If the owner of a certain land gifts the portion of land, falling within the street line/proposed road width without compensation for the road, the entire plot will be considered for the allowable Floor Area Ratio for the proposed development. But while calculating the plot coverage percentage, the rest of the plot, excluding the portion belonging to the street line/proposed road width should be considered.
- In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis

PROPOSED BUILDING LIMIT & STREET LINE

Serial number	Road Number	Name of the Road	Proposed Road width (M)	Proposed Street Line (M)	Proposed Building Line (M)
1	NJPUE001	Suupermadam Veethy	7.0	3.5	4.5
2	NJPUE003	College Road	9.0	4.5	5.5
3	NJPUE004	Viyapari moolai Veethy	7.0	3.5	4.5
4	NJPUE005	Kathiravetpillai Veethy	7.0	3.5	4.5
5	NJPUE006	Pandari Amman Kovil Veethy	7.0	3.5	4.5
6	NJPUE007	Thalvu Kalladdy Veethy	7.0	3.5	4.5
7	NJPUE008	Konanthivu Veethy	7.0	3.5	4.5
8	NJPUE009	Avvollai Veety	6.0	3.0	4.0
9	NJPUE010	Aaththiyady front Veethy	7.0	3.5	4.5
10	NJPUE011	Navalady Veethy	7.0	3.5	4.5
11	NJPUE012	Malantheni Veethy	7.0	3.5	4.5
12	NJPUE013	Pandari Amman 1st Ollungai	7.0	3.5	4.5
13	NJPUE014	Pandari Amman 2nd Ollungai	7.0	3.5	4.5
14	NJPUE015	Pandari Amman Back Ollungai	7.0	3.5	4.5
15	NJPUE016	Pandari Amman front Ollungai	7.0	3.5	4.5
16	NJPUE017	Vellavaikkal Veethy	7.0	3.5	4.5
17	NJPUE018	Thampasiddy Veethy	9.0	4.5	5.5
18	NJPUE019	Kaarthikeyar Veethy	7.0	3.5	4.5
19	NJPUE020	Vinayga Muthaliyar Veethy	9.0	4.5	5.5
20	NJPUE021	Aathtiady Veethy	7.0	3.5	4.5
21	NJPUE022	Odaikarai Veethy	7.0	3.5	4.5
22	NJPUE023	Bechchiamman Veethy	6.0	3.0	4.0
23	NJPUE024	Mavady college Joint Veethy	7.0	3.5	4.5
24	NJPUE025	Mavady Veethy	6.0	3.0	4.0
25	NJPUE026	Kanthvudayar Veethy	7.0	3.5	4.5
26	NJPUE027	Iyanar Kaladdy Veethy	7.0	3.5	4.5
27	NJPUE028	Paththirkaliyamman Veethy	7.0	3.5	4.5
28	NJPUE029	Poothvarayar Veethy	7.0	3.5	4.5



Thank You

