Planning Unit	Density								Impact on Civil Services Capacity								Impact on Community Facilities																							
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to Text for Interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	Water			Sewerage		Storm Water	Electricity		Roads		Solid Waste	Clinic / Hospital (C)			Community Hall (Ch)			Pre Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)		
									S	N	TW	N	TW	N	EI	N	C	L		E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P
1	56.7	639	11.3	B1,50% / B2,50%	2	20	14.7	831	192	·	?	·	X	·	?	·	?	·	·	·	0	0.2	0	0	0.2	0	0	1.4	1	0	0.8	0	0	0.4	0	0	0.2	0	0	2.8	3	0	0.2	0	0.7	4.5	0.7
2	24.5	252	10.3	B1,25% / B2,25% / C2,25% / C3,25%	2	30	17.7	434	182	·	?	·	X	·	?	·	?	·	·	·	0	0.1	1	0	0.1	0	0	0.7	1	0	0.4	0	0	0.2	0	0	0.1	1	0	1.4	2	0	0.1	1	0	2.3	0.0
3	84.6	1	0.0	E1,60% / E2,20% / E6,2 storeys,20%	2	50	12.9	1092	1091	·	?	·	X	·	X	·	?	?	X	·	0	0.2	0	0	0.2	1	0	1.8	2	0	1.1	3	0	0.5	1	0	0.3	0	0	3.6	3	0	0.2	0	0	5.9	12.6
4	30.4	330	10.9	B1,50% / B2,50%	2	20	14.1	429	99	·	?	·	X	·	?	·	?	·	·	·	0	0.1	0	0	0.1	0	0	0.7	1	0	0.4	0	0	0.2	0	0	0.1	0	0	1.4	1	0	0.1	0	1.7	2.3	1.7
Total	196.2	1222	6.2				14.2	2786	1564												0	0.6	1	0	0.6	1	0	4.6	5	0	2.8	3	0	1.4	1	0	0.8	1	0	9.3	9	0	0.6	1	2.4	15.0	15.0

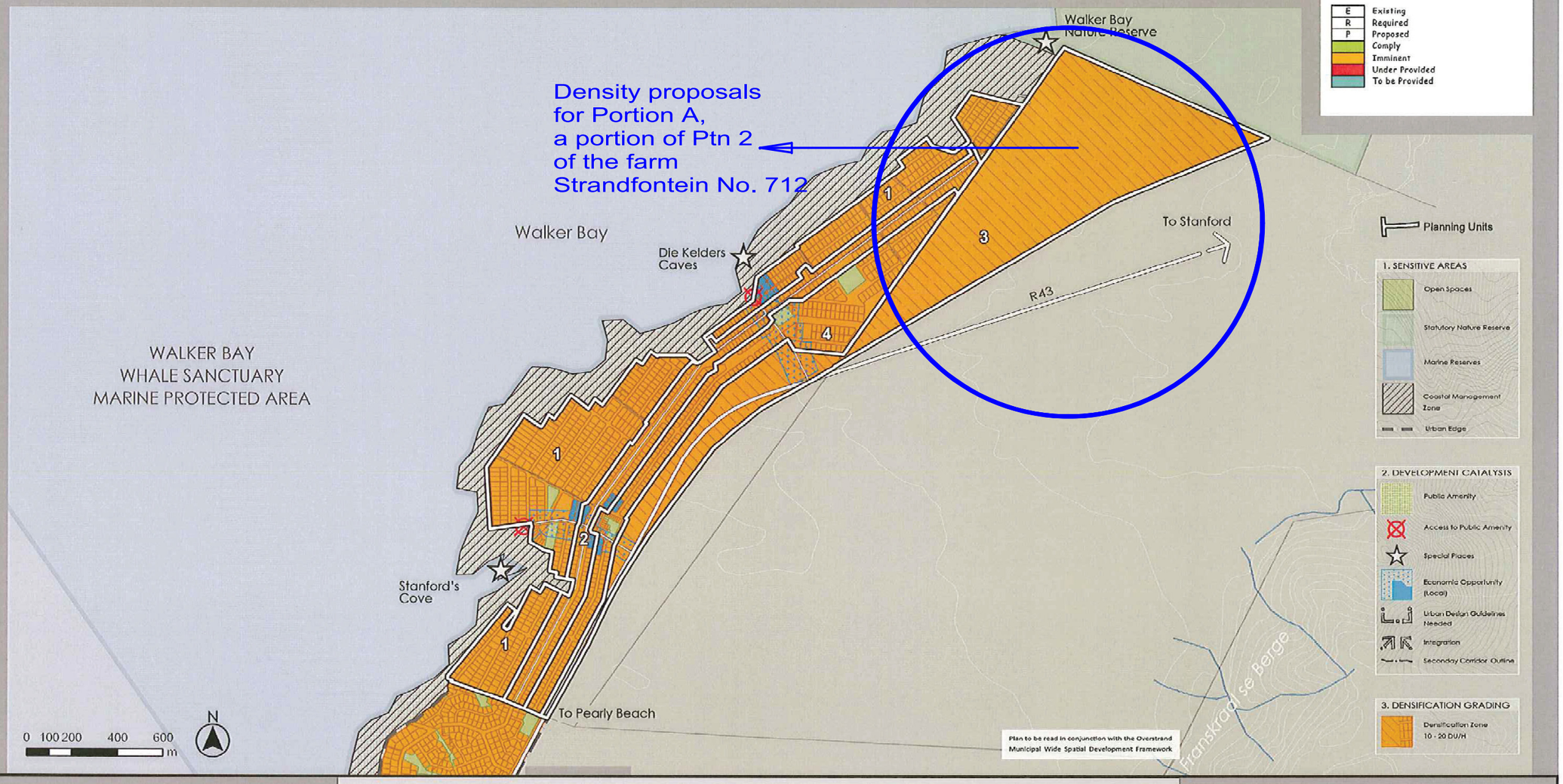
TABLE LEGEND

Civil Services

·	Sufficient Capacity
?	Further Investigations Required
X	No Spare Capacity/Services Available
S	Water Source
N	Network
TW	Treatment Works
EI	Eskom Input
C	Collector Roads
L	Local Roads

Community Facilities

E	Existing
R	Required
P	Proposed
	Comply
	Imminent
	Under Provided
	To be Provided



OVERSTRAND

GROWTH MANAGEMENT STRATEGY

DE KELDERS

H. PROPOSAL PLAN (OCT 2010)

URBAN DYNAMICS

acg architects

NICOLAS BAUMANN URBAN CONSERVATION & PLANNING