

LEGEND

Future Development Areas

- Affordable housing
- Business/Commercial
- Group housing 40 to 60
- Industrial
- Parks & sportfields
- Res 500
- Res 1000
- Res >2000
- Cadastral boundaries
- Railway line
- River

FUTURE DEVELOPMENT AREAS (FDA)

Future Development Name	Description	Anticipated Landuse	Density (Units/ha)	Gross Area (ha)	No. of Units (base year : 2011)				UWD (inc. UAW) (l/d)	UWD (inc. UAW) (kl/ha)	AADD (inc. UAW) (kl/d)
					Next 5 yr's	5 - 10 yr's	10 - 20 yr's	Total			
Montagu											
M01	Medium density	Single residential 1000	13	3.2			39	39		13	39
M02	Medium density	Single residential 1000	13	4.2			53	53	400	13	53
M03	Medium density	Single residential 1000	13	2.9			37	37		13	37
M04	Medium density	Single residential 1000	13	4.7			59	59		13	59
M05	Industrial	Industrial	50	0.6		31		31		20	12
M06	Industrial	Industrial	50	1.2		59		59		20	24
M07	Medium density	Single residential 1000	13	14.4			180	180		13	180
M08	Medium density	Single residential 1000	13	9.4			117	117		13	117
M09	Medium density	Single residential 1000	13	3.4			43	43		13	43
M11	High density	Single residential 500	25	22.5	562			562		15	337
M12	Parks and sportsfields	Recreation	1	4.4			4	4		15	66
M13	High density	Single residential 500	25	1.4			35	35		15	21
M14	Low density	Single residential > 2000	1	13.4		12		12	2 500		30
M15	High density	Affordable housing	40	1.8		73		73		18	33
M16	High density	Single residential 500	25	0.3	8			8		15	5
M17	High density	Single residential 500	25	2.5	62			62	600		37
M18	High density	Single residential 500	34	4.7		160		160	600		96
Sub-Total Montagu								1 534			1 189

