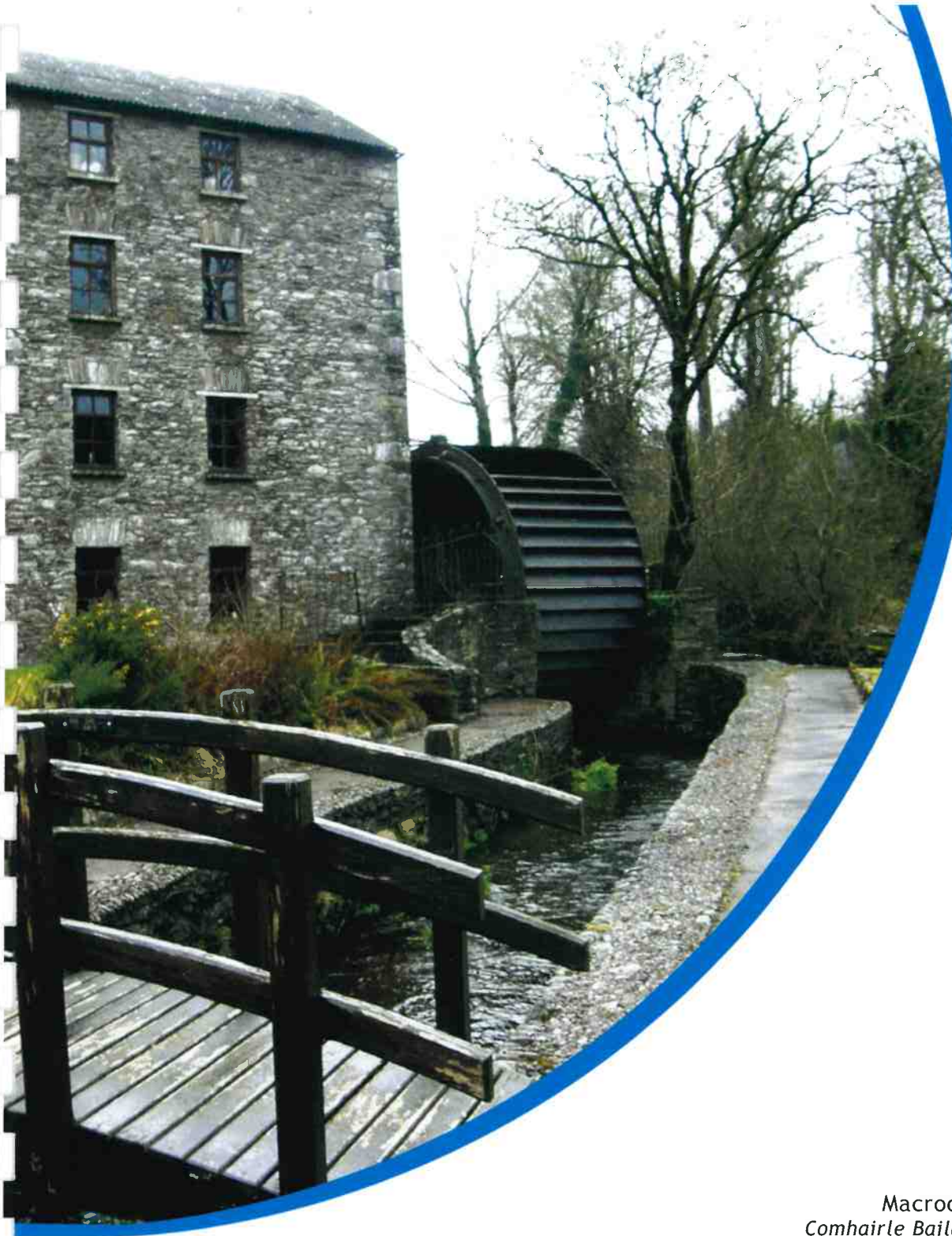


NATIONAL
BUILDING
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Macroom Town Council
Comhairle Baila Maigh Chromtha

MACROOM

Development Plan 2009 - 2015

Volume 1 - Introduction and Strategic Context

Section 1: Introduction & Strategic Context

1.1 Macroom Development Plan – An Overview

This Development Plan (DP) outlines a strategy for the proper planning and sustainable development of Macroom Town. It attempts to look at the future and provide a vision of how Macroom Town can develop. It will also provide some ideas as how this vision can be achieved and what new services or facilities may be needed (see Context Map).

1.1.1 What is a Development Plan?

A Development Plan is a legal document and a public statement of planning policies which consists of a written statement, together with maps and indicating development objectives and planning control policies. This Development Plan is also consistent with the policies and objectives of both the County Cork Development Plan 2003-2009 and the subsequent Draft County Cork Development Plan 2009-2015. All planning applications must be measured against the contents of the Development Plan. It is valid for a period of six years once adopted by Macroom Town Council (herein referred to as the Council). The Council may at any time amend or revoke the Development Plan.

1.1.2 Legal Basis of the Development Plan

Under the provisions of the Planning and Development Act, 2000, Macroom Town Council and Cork County Council acting through their public representatives, must prepare a development plan for Macroom Town every six years. The Development Plan must be in accordance with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) the objective which is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of plans.

Although the development plan is prepared to cover a six year timeframe, it is important that the plan is set within a longer-term strategic perspective in line with the Cork Area Strategic Plan (2000-2020).

1.1.3 Extent of the Development Plan Study Area

This Development Plan covers the Macroom Town boundary area. The study area extends from the townlands of Codrum and Gurteenroe in the west to Coolyhane in the east. The area also extends northwards to include the townlands of Kilnagurteen and Ballyveerane and southwards taking in the townlands of Lackaduff, Sleaveen East and Sleaveen West (see Context Map).

1.1.4 Macroom Town Today

Macroom is described as a market town which has a beautiful landscape setting. The town is particularly attractive with a good streetscape and sufficient facilities for a town of its size. Access to the town is sufficient however due to the absence of a bypass the town suffers from severe traffic congestion during peak hours.

Macroom has experienced significant population growth in recent years and this growth is expected to continue albeit at a much slower pace. The Cork Area Strategic Plan anticipates that the population will grow to over 5,000 persons by the 2020. Such levels of development and population will create significant challenges for Macroom Town.

Topographical and environmental constraints need to be considered in terms of planning and sustainable development. To the east of the town is the Lee Valley while steep hills and the environmentally sensitive area of 'The Gearagh' are located to the south of the town.

Investment in water and sanitation infrastructure will be needed in the short term due to the growth in the population. The town could also be a focus for industrial development in the North and West Cork Region. The town also acts as a pivotal point between the rural areas of North and West Cork (see Land Use Survey Map).

1.1.5 The Purpose of this Development Plan

The purpose of this Development Plan is to provide guidance on the future development of Macroom and to ensure that such development occurs in a planned and orderly manner. It will seek to address:

- The need to accommodate the future growth of Macroom which has been designated as a 'Ring Town' in the Cork Area Strategic Plan.
- The need to provide adequate economic and employment opportunities in the area.
- The need to protect the towns existing heritage and its important environmental amenities.
- The need for increased community services and facilities such as school extensions, sports and recreation facilities, health facilities etc.
- The need to provide facilities close to new residential developments.
- The need to provide adequate open space to meet the demands of a growing population, e.g. playgrounds, playing fields and public parks.

1.1.6 Layout of Development Plan

The Development Plan is set out in three key sections:

- 1) **Strategic Context** – This section looks at the major issues affecting Macroom in the future from a National, Regional and Local perspective and establishes a strategic framework for land use zoning decisions.
- 2) **Policies and Objectives** – This section includes policies and specific objectives relating to key themes. The aim is to achieve a good quality environment for living, working and investing in the area.
- 3) **Development Control** – This section provides standards and guidance for development which should be used to assess future planning applications in the town.

1.2 Strategic Context

1.2.1 National, Regional and Local Policy Context

A number of relevant policy documents have been taken into account during the preparation of this Development Plan including:

National Spatial Strategy

The NSS recognises the importance of medium sized towns such as Macroom in servicing their strong rural and agricultural hinterlands. Macroom's attractive location on an important transport corridor will ensure that the town can diversify from its traditional economic base in the future.

National Development Plan 2007-2013

The following policies included in the National Development Plan may be applied to Macroom.

- The South West Region of Cork has been designated for regional aid for small, medium and large firms for 2007-2008.
- Support the development as part of the CASP strategy of an integrated public transport built around the Green Route programme of improved bus priority.
- Promote the enhancement of tourism, cultural and recreational facilities.

South West Regional Authority Guidelines

Macroom is seen as having excellent potential for growth and expansion in retailing, employment, amenities and residential development. The town is also seen as an important growth/development location playing a pivotal role in linking South West Cork with North West Cork. However one of the key issues identified in the guidelines is the need to reinforce development in ring towns like Macroom. It is seen as a good place to attract new investment which can be developed in a sustainable manner when serviced by a good transportation system. Growth in Macroom should be employment-led in order to avoid the town becoming a dormitory town for Metropolitan Cork.

Macroom plays an important role as an employment and service centre while maintaining an important relationship with Cork. The objective is therefore to encourage organic growth in the size of the town while improving services, transportation and other linkages. The upgrading of road access to the gateways and hubs (Cork-Killarney-Tralee) will play a key role in the development of the town while water and sewerage services will need to be upgraded to cater for the projected population growth.

Due to the decline of the traditional areas of the rural economy it is felt that there is a need to need to encourage new sectoral growth while retaining and expanding the indigenous manufacturing base. Future employment opportunities in Macroom may be centred on medium sized industrial parks.

The guidelines project that the population of the Southwest will grow to a range between 670,000 and 700,000 by 2020. Macroom has been identified as one of the key service towns with a population between 1,500 and 5,000 that can perform an important role in driving the development of the overall region and is therefore targeted for growth. The following policies have been included in the guidelines that should help Macroom achieve its development potential.

- Encourage organic employment-led growth while retaining the towns character.
- Improve service provision and transport links to the town.
- Encourage tourism with an emphasis on increased marketing and promotion of the town. An identification of new attractions and improved accommodation may be considered.
- Support the upgrading of the N22 Cork-Killarney-Tralelee route.
- Support the upgrading of the R587/R582 linking Dunmanway to Macroom and Millstreet.
- Consider a frequent high quality bus service to Cork and a local transport plan for the town and hinterland.
- Support a phased development programme for ring towns where one development zone should be built before opening the next one.

Cork County Development Plan 2003-2009

The current CDP recognises that towns like Macroom provide a population and employment balance to Cork City and act as a primary focus for providing more services to their rural hinterlands. The town's growth should therefore be balanced with provision for new employment and commercial opportunities which would reduce commuting into Metropolitan Cork. The following objectives relating to Macroom have been identified in the CDP.

- There is scope for retail expansion in Macroom due to its important strategic role.
- Macroom has been identified as one of the towns's to possibly facilitate a 'park and ride' facility.
- A green route on the main radial route from Cork City to Macroom has been identified.
- Need for a water storage facility and a major upgrade for the existing treatment plant.
- A civic amenity site and waste transfer station was identified for Condrum, Macroom. This facility has since been constructed and is now operational.
- Need to maintain attractiveness as a self-sufficient town by developing the range and quality of retail development in the town centre.
- A range of infrastructural improvements including strategic road upgrading.
- Supports the proposed Macroom bypass and associated N22 road improvements.

North West Cork Strategic Plan

Macroom has been identified as an 'urban development node' which is capable of carrying out an important range of services and employment in order to sustain its immediate population and the rural-based population in its hinterland. A focused and coordinated approach to future development is required. Some of the policies relating to Macroom in the NWCSF include:

- Macroom has the capacity to act as a pivotal focus for industrial development, providing linkage between the west and north of the area.
- Provision of an SDZ designation for Macroom.
- Provide a safe efficient route linking Clonakilty and Dunmanway with Millstreet via Macroom.
- Creating improved links and forming complementary development with the towns of Charleville, Fermoy, Kanturk, Mallow, Millstreet, Mitchelstown and Newmarket.

Cork Area Strategic Plan (CASP)

Macroom has been identified as a 'Ring Town' in the Cork Area Strategic Plan. Ring Towns such as Macroom are identified as good locations to attract new investment and allow new development in compact sustainable forms which are easily serviced by public transportation. Growth should be employment led so that the towns do not become dormitory suburbs of Metropolitan Cork and

housing should be phase in with the creation of new jobs. Some of the policies relating to Macroom in the CASP plan include:

- Need for an interim local traffic management plan and the development of off-street parking.
- Requirement for investment in water and sanitation infrastructure in the short term.
- The town is suggested as a focus for industrial development in the North and West Cork Strategic Plan.
- Consideration for special attention, investment and promotion due to its location in relation to some of the County's most vulnerable rural areas.
- Proposed frequent high quality bus service to Cork as part of the Green Route Network.

1.2.2 Development Opportunities and Constraints

The town presents a mixture of naturally occurring and manmade features which in terms of development present both opportunities and constraints.

This Development Plan promotes the protection of key landscape features and advocates where appropriate their use for amenity purposes. The town is physically constrained by the steep hills located to the north and south of the town with contours rising 160 metres in places while the river Sullane which flows through the town while constraining development acts as an important amenity for the town. There are a number of significant stream corridors in the plan area (see Constraints Map) which flow north-south and empty into the river Sullane which should be kept free from development. The introduction of green buffer zones should be considered alongside these streams in order to provide Sustainable Urban Drainage System, maintain ecological corridors and create areas of open space. The Macroom area is also rich in mature tree groups with a number of important broad leafed plantations surrounding the town. These tree groups form very important natural habitats while at the same time providing invaluable recreational amenities.

In terms of manmade features the line of the proposed Macroom bypass certainly restricts the development potential of the lands to the north of the town. The creation of a buffer zone approximately 800 metres on either side is advocated by the National Roads Authority. The by-pass is however crucial to the town in terms of alleviating the severe traffic congestion the town is currently experiencing. Access to back lands especially in the Town Centre and Masseytown is also restricting the development potential of these lands. This Development Plan acknowledges the complexity of these issues and seeks to address these issues through appropriate land use zonings and development objectives.

1.2.3 Local Context: Trends and Conditions in Macroom Town

Population Changes

The 2006 Census recorded a substantial 20.1% increase in the population of Macroom between 2002 and 2006. The population increased from 2,836 persons (2002) to 3,407 persons (2006). In comparison the results from the census show an 11% increase in population for Cork County. It would therefore appear that Macroom is one of the fastest growing towns in Cork County.

Table 1: Population change of Macroom Town (2002-2006)

| Macroom Town | 2002 Census | 2006 Census | Change in Population 2002-2006 | Households 2006 | Average Person per Household |
|--------------|-------------|-------------|--------------------------------|-----------------|------------------------------|
| Population | 2,836 | 3,407 | 20.1% | 1,285 | 2.62 |

The phenomenal growth of the town is in stark contrast to the national population increase during the same period which was only 8.2% and indeed the recorded 3% decrease in the population of Cork City during the same period. The availability of suitable residential land and the upgraded road links to Cork City has resulted in a large increase in residential development in the town. The resulting residential development has led to the population structure of the town being dynamic with a high proportion of young people.

Current Population Structure

In terms of age cohorts some 19.1% of the population recorded was in the 0-14 age category, 48.5% of the population were in the 15-44 age cohort, 18.8% of the population were in the 45-64 age cohort and 13.6% of the population was recorded as being over 65. It is clear that nearly half of the town's population falls into the 15-44 age cohort indicating that much of the population are in their formative years and more than likely first time buyers.

Owner occupiers represent the majority of households in Macroom Town with 65.4% of the household's owner occupied with the rental market representing some 28% of households. There would appear to be a high incidence of rental accommodation in Macroom which is probably explained by the high proportion of immigrants living in the town. Some 17.9% of the town's residents indicated that they were born outside Ireland in the 2006 Census.

1.2.4 Population Targets and Land Use Requirements for 2009-2015

Population Targets

The Cork Area Strategic Plan (CASP) anticipates that the population of Ring Towns and Rural Areas in Cork County will grow by some 16,705 persons over the period 2006-2020 and that the number of households will grow by 14,737 over the same period. The additional growth in households will be phased. Tranche 1 (2007-2013) will see an additional 7,230 households while Tranche 2 (2014-2020) will see an additional 7,507 households. Ring towns include the towns of Macroom, Kinsale, Bandon, Mallow, Fermoy and Youghal.

Table 2: CASP Population Projections

| Future Population | 2006 Population | 2020 Population | Growth Population (2006-2020) | Growth Households (2006-2020) |
|--------------------------|-----------------|-----------------|-------------------------------|-------------------------------|
| Ring Towns & Rural Areas | 105,055 | 121,760 | 16,705 | 14,737 |

** These figures are the most recent figures included in the Draft CASP Plan*

The original CASP projections for Macroom remain the same with the population of Macroom increasing by 2,070 persons over the period 2000 -2020. It also anticipates that the number of households will increase by 920 while the number of dwellings will increase by 1,010 over the same period.

Table 3: Projections for Ring Towns & Rural Areas up to 2020

| Location | Population | Households | Dwellings |
|--------------|------------|------------|-----------|
| Macroom Town | 2,070 | 920 | 1,010 |

CASP projects an annual net increase of some 104 persons per annum over a 20 year period (2000-2020). This would signify a population increase of 624 persons over the six year plan period.

Census 2006 recorded a population of growth of some 571 persons or 143 persons per annum over the period 2002-2006. These figures are in excess of the figures projected in CASP however it is anticipated that population growth will slow over the next couple of years as the economy and immigration slows.

Land Use Requirements

A high percentage of the residentially zoned land identified in the last development plan has been developed especially around the areas of Gurteenroe, Mountmassey and Sleaveen East however significant residentially zoned lands still remain undeveloped at Sleaveen East and Masseytown. The projected population increases advocated by CASP should be easily facilitated in the plan area however it is crucial that overzoning does not occur.

The zoning strategy for the Macroom Town area must be formulated in a balanced and sustainable manner.

Existing Population Capacity of the Plan Area

Since 2004, a total of 588 housing units have received permission which are either built, under construction or not yet built. Construction has commenced on the majority of the developments that received permission and will result in a PE of 1,470 persons. Development within Macroom has been contained with most of the development occurring to the northwest, west and south of the town alongside the older developments of the Glenties, Hermitage and Fairfield.

Table 4: Developments granted since 2004

| Residential Developments Permitted since 2004 | |
|--|---|
| <u>Planning Application Number</u> | <u>Number of Units</u> |
| 04/54029 | 78 Units (Construction not yet begun) |
| 04/54019 | 52 Houses (built) |
| 04/54044 | 20 Apartments (16 two bed and 4 one bed) (presently unoccupied) |
| 05/54006 | 28 Houses (some built) |
| 05/54029 | 73 Houses (under construction) |
| 05/54031 | 4 Houses (built) |
| 05/54032 | 40 Houses and Creche (built) |
| 06/54017 | 248 Houses (apparently 88 are built and occupied so far) |
| 06/54023 | 45 Houses (under construction) |
| Total no. of units permitted: 588 Units | |
| Average no. of persons per household: 2.5 | |
| Total Population: 1,470 | |

1.2.5 Future Population Potential

Residential Zoning

This Development Plan proposes to zone a total of 57 hectares of land for residential development (36 undeveloped zoned hectares from the previous plan) with the breakdown as follows:

| | |
|---|----------------------------|
| TC Commercial and Mixed Use | 30 - 40+ units per hectare |
| R2 Residential Medium | 25 - 30 units per hectare |
| R1 Residential Low Density | 15-20 units per hectare |
| R0 Residential Transitional-Low Density | Up to 5 units per hectare |

Growth to accommodate

As stated previously, CASP predicts a population increase of some 2,070 persons over a twenty year period or some 624 persons over the Development Plan period. The Development Plan Guidelines (DOEHLG 2007) state that planning authorities need to zone enough land for residential needs for at least nine years. This means that more land than is necessary should be zoned. Sufficient lands must therefore be zoned for the period of the Development Plan and a further three years. Therefore another 50% must be added to the CASP projections.

624 + 312 (50%) = 936 persons

Presently there is enough land zoned in this Development Plan to accommodate an average of 3845 persons, which is above the requirement for 936 persons. Developments which have granted planning permission since 2004 in Macroom which have been constructed, under constructed or not yet constructed have a population equivalent of 1,470 persons. Therefore there will be enough land zoned in Macroom for the period 2009-2014 to cater for an increase 5,315. This is an excess PE of 4,379 persons.

Table 5: Future Population Potential

| | Min | Max |
|--|--------------|--------------|
| Existing population of Macroom Town (2006 Census) | 2,070 | 2,070 |
| Population equivalent of residential units granted permission since 2004 which have been constructed, under construction or yet to be built | 1,470 | 1,470 |
| Future population increase of zoned lands | 3,434 | 4,257 |
| Total Projected Population of Macroom by 2014 | 6,974 | 7,797 |

Land Capacity 2009-2014

As previously stated CASP predicts that by 2020 the projected population increase of the town will be 2,070 persons by 2020. When we take into account the amount of permissions granted since 2004 (table 5) and the lands zoned as part of this Development Plan, the plan area could potentially experience a minimum population increase of 4,904 persons. The maximum potential population increase could be 5,727 persons. It is therefore clear that the projected population of Macroom Town may indeed surpass the CASP projections by 2014. The area has the long-term potential to reach a minimum population of 6,974 persons or a maximum population of 7,797 persons.

1.3 Macroom Town: A Strategic Vision

The previous section has outlined that:

- National and Regional policy designates Macroom as a Ring Town and therefore an important growth/development location
- Macroom is seen as playing a strategic role in linking South West Cork with North West Cork
- The town must capitalise on its strengths as an attractive place to live, work and recreate and its proximity to Cork City.

1.3.1 The Future

The aim for Macroom is to grow in a compact and sustainable manner. The town's beautiful natural setting means it benefits from many natural amenities such as the river Sullane, the surrounding hills and the SCA designated Geragh area. It is also within a short travel distance to Metropolitan Cork. A key objective of this Development Plan is to ensure the preservation of the area's unique natural amenities. It is important that the woodlands, stream corridors and rivers remain protected. On an economic level it must be acknowledged that Macroom plays an important role as an employment and service centre in the region while providing essential services to its rural hinterland. The objective is therefore to encourage continued growth in employment and services in the town. If the town is to continue to grow and prosper its transportation linkages to other economic nodes need to be significantly improved.

1.3.2 Developing a Strategy

The town has been identified as a Ring Town and therefore an important growth/development centre playing a pivotal role in linking South West Cork with North West Cork. The town's continued role as an employment and service centre for the Northwest Cork region is important in providing a population and employment balance to Cork City. The focus for Macroom should be about reinforcing its position as a regional centre that can continue to serve its hinterlands effectively. Growth within the town should be encouraged aligned with the improvement of transportation links, services and other linkages. New employment and commercial opportunities need to be explored which will allow the town to grow in a sustainable manner and avoid it becoming a dormitory town for Metropolitan Cork.

A compact growth model is recommended in terms of future development in Macroom. The aim of this model is to encourage densification (redevelopment of under-utilised lands, brownfield sites and infill development) rather than allow continuous edge-of-town expansion. There should be a restriction on expansion on the outskirts of the town in preference to a more compact urban form which would support public transport and pedestrian/cycling movements. There will also be a focus on urban renewal and regeneration which will see development being redirected from the outskirts to undeveloped areas of the town centre. Large pockets of undeveloped land exist in the town centre providing enormous development potential and the opportunity to create a more balanced structure to the town's development.

1.3.3 Strategic Vision

The Council recognises that future development of Macroom should be informed by the concept of sustainability. The following strategic aims will guide development of the Macroom area in the future. These aims are considered under the following headings:

- (A) Natural Environment
- (B) Residential and Mixed Use
- (C) Industry and Employment
- (D) Transport
- (E) Community Facilities

(A) Natural Environment

A.1. Protection of Existing Amenities: This Development Plan seeks to continue the protection of the towns unique environmental setting especially its relationship with the River Sullane and the Geragh Special Area of Conservation.

A.2. Creation of Amenity Walkways: This Development Plan promotes the creation of amenity walkways alongside the stream valley in Gurteenroe and the River Laney

A.3. Upgrading of Existing Amenities: This Development Plan seeks to upgrade the existing riverside walkways and provide pedestrian footbridges over the River Sullane linking the golf course with the pitch and putt course and linking the town centre with Cooleyhane

(B) Residential and Mixed Use

B.1. Compact Residential Model: This Development Plan proposes a residential Strategy of consolidation and infill whereby new residential development will occur alongside existing development. This will result in a compact residential model rather than dispersed housing that can result in sprawl.

B.2. Neighbourhood Centre: This Development Plan proposes neighbourhood centres at strategic locations within the town. This centre will serve both new and existing residential areas thereby allowing a more sustainable living environment.

B.3. Town Centre Zoning: This Development Plan proposes to extend the town centre zoning to lands south of New Street. The town centre zoning will combine retail, commercial and service uses with residential development. High and medium densities will be encouraged in this zone.

(C) Industry and Employment

C.1. This Development Plan aims to strengthen Macrooms potential to attract inward investment. Macroom is presently over reliant on construction and related industries. The aim of the Development Plan is to seek diversification in terms of the employment base. The success of the eco industrial park in Macroom should be built upon and more lands made available for similar industries. There is also a need to target service and knowledge based industries. Macroom should take advantage of the cluster of knowledge based and service industries within the Metropolitan Cork area and try and create links with these firms. Lands have been identified in Coolyhane for these industries.

C.2. Rejuvenation of existing and former industrial lands: This Development Plan recognises the importance of former industrial lands at Hartnetts Cross Macroom. The existence of industrial

serviced land should be capitalised upon. Smaller industrial units should be actively encouraged to locate to these lands.

C.3. Creating Knowledge Links: This Development Plan seeks to create linkages with educational institutions such as University College Cork and the Cork Institute of Technology and use those linkages to set up incubator units.

(D) Transport

D.1 Completion of the Macroom Bypass: This Development Plan recognises that the completion of the Macroom Bypass as part of the N22 Cork-Killarney-Tralee upgrade is essential if the town is to grow. A buffer zone of some 800 metres on both sides of the bypass will ensure that the lands are kept free from development.

D.2. Connectivity: This Development Plan recognises that improved connectivity within the town is essential for long-term development. There is a need for a third river vehicular crossing over the Sullane which will link the town to the lands north of the town and ultimately the bypass. The Development Plan has identified an optimal location for this crossing.

D.3. Congestion: This Development Plan recognises that in the absence of the bypass the town suffers from heavy traffic congestion. A number of road improvements have been proposed for the town.

(E) Community Facilities

E.1 Expansion of Community Facilities: This Development Plan recognises that there is a need for the expansion of school facilities especially at secondary school level. Lands for possible expansion have been identified at Masseytown.

(F) Accessibility

F.1. Accessibility of Backlands: This Development Plan recognises that there are accessibility issues affecting the development of strategically located lands particularly lands located between the river Sullane and New Road. A number of potential access points have been identified in this area.

1.3.4 Strategic Objectives

S01: Assess all future development Land Use proposals in accordance with the Land Use Zoning Map and the Development Objectives Map.

S02: Ensure a co-ordinated approach for all sites or areas that adjoin the administrative boundary of Cork County Council.

S03: Support the completion of the Macroom bypass as part of the N22 upgrade.

S04: Support the redevelopment of the Hartnetts Cross Industrial Park thereby allowing small to medium enterprises to set up there.

S05: Improve transportation linkages between Macroom and other strategic towns in the region.

1.3.5 Zoning Objectives

The Land Use Zoning Map and Objectives Map should be read in conjunction with the Zoning Matrix (see Appendix A: Zoning Matrix). This matrix outlines the possible uses for each zoning category. The following are the zoning objectives for the plan area.

TC Town Centre – This zoning allows for a mix of uses such as residential, offices, retail, bars, leisure/tourism related uses, theatres, galleries, hotels, medical facilities etc.

R0 – R3 Residential – This zoning allows for new residential development and other services incidental to residential development. Housing will be the primary use in the zone however childcare facilities and recreation will also be considered.

RE Protect and Enhance Existing Residential Amenity – This zoning allows for the protection and enhancement of existing residential use in the area.

C Commercial - This zoning allows for uses such as small-scale retail, service stations, enterprise centres, hotels and offices.

NC Neighbourhood Centre – The objective of this zoning is to allow for local shops and associated businesses to service adjoining residential development.

CF Community Facilities – This zoning objective allows for local civic, community, educational and religious facilities and associated ancillary amenity facilities, open spaces/recreational areas to serve the immediate surroundings and hinterland.

PU Public Utilities – The zoning allows for the development and expansion of public utilities throughout the area.

POS-AOS Open Space & Amenity – Allows for the zoning of both active and passive open space throughout the area.

BITP Business, Industry & Technology Parks – This zoning will facilitate the development and expansion of business, industry and technology in designated areas.

Industrial – This zoning allows for the growth and expansion of industry, employment and related opportunities.

SIA Specialist Industrial Activity - The objective of this zoning is to allow for the development of specialist industrial activities in these areas.

EAR Environmental Amenity Reservation – The objective of this zoning is to protect the existing environmental amenity and keep the lands free from development.

Agriculture – The objective of this zoning is to protect the lands for agricultural purposes only.

Table 6: Approximate Proposed Land Use Areas (hectares)

| Land Use | TC | R | RE | C | NC | CF | PU | OS | BITP | I | SIA | EAR | AG |
|----------|------|-------|--------|------|------|------|------|-------|------|------|------|-------|-------|
| Hectares | 8.87 | 49.69 | 103.38 | 4.19 | 1.44 | 3.21 | 2.03 | 118.4 | 4.96 | 5.34 | 1.54 | 52.67 | 19.98 |

Source: NBA survey 2008