

	positive (fine)			(is) negative
HERITAGE/ NATURAL ENVIRONMENT				
damage to prominent landform and character	the land unit is not a prominent landform and urban development on the land would not degrade the character of the area	1	10	the land unit is a prominent landform and urban development on the land would degrade the character of the area - inevitable damage
negative visual impact	urban development on the land unit would not impede on existing visual sensitivity; it would enhance the aesthetic value of the property and surrounds	1	10	urban development on the land unit would impede on existing visual sensitivity; it would degrade the aesthetics value of the property and surrounds - inevitable damage
cultural/ heritage resource areas	is not a sensitive and/ or conservation-worthy resource area	1	10	is a sensitive and/ or conservation-worthy resource area - inevitable damage
conservation sites/ ecological resources	is not a sensitive and/ or conservation-worthy resource area	1	10	is a sensitive and/ or conservation-worthy resource area - inevitable damage
AGRICULTURAL POTENTIAL				
potential high intensity agricultural resources	land unit does not contain valuable soil and is not deemed a high intensity / potential agricultural resource	1	10	land unit seen as a high intensity / potential agricultural resource - inevitable damage
BUILT ENVIRONMENT				
Services infrastructure in place (capacity and reach)	the current municipal infrastructure network does link (or is in close proximity) to the land unit	10	1	the current municipal infrastructure network does not link (and is not close proximity) to the land unit
within reach of higher order roads, access routes and transport infrastructure	the land unit is situated close to higher order roads, access routes and transport infrastructure for ease of connection to existing network	10	1	the land unit is not situated close to higher order roads, access routes and transport infrastructure for ease of connection to existing network
adjacent to existing built area	the land unit is adjacent to the existing built area	10	1	the land unit is not adjacent to the existing built area/ another land unit would determine development potential
ability to accommodate a specific land-use category (compared to other vacant land)	the land unit is situated positively in the urban context to provide for a particular land-use through extension of an existing area and / or site-specific characteristics	10	1	the land unit would not necessarily accommodate a particular land-use through extension of an existing area and / or site-specific characteristics
Informal settlements	there is an informal settlement on the land unit	10	1	there is not an informal settlement on the land unit
Disaster risks	the land unit is subject to no or minimal disaster risks	10	1	the land unit is subject to major disaster risks
Urban structural integration ability	the land unit would contribute to the integration of the urban structure (share two or more boundaries with the existing "built edge")	10	1	the land unit would not contribute to the integration of the urban structure (does not share two or more boundaries with the existing "built edge")
Natural absorption area	development on the land unit represents a natural absorption area for urban growth	10	1	development on the land unit does not represent a natural absorption area for urban growth
Inherent site-specific obstacle	the land unit does not contain a site-specific obstacle to development i.e. size, shape, limited common boundary with urban area,etc.	10	1	the land unit contains a site-specific obstacle to development i.e. size, shape, limited common boundary with urban area, etc.
POTENTIAL CONTRIBUTION TO THE ECONOMIC BASE				

contribute to the economic base to the town	urban development on the land unit would facilitate free market demand and supply based on entrepreneurial spirit that would otherwise not have been achieved (pioneering opportunism) - private sector investment/ enhance comparative advantages of town (strengthen economic cluster)/ strengthen the unique selling point of the town/ contribute to the organic urban growth	10	1	urban development on the land unit constitute a "fly-by-night" development approach/ based on manipulated growth dynamics
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