



Finansieringsmodell for utvikling av Vestby sentrum

Vedlegg 5: Oversikt over potensielt utbyggingsvolum

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Planavdelingen, Vestby kommune



Oversikt over potensielt utbyggingsvolum i Vestby sentrum

Nedenstående tabell viser et anslag over forventet utbygging innenfor en tiårs periode. Utbyggingspotensialet er vurdert på bakgrunn av signaler gitt fra utbyggere i forbindelse med planprosessen knyttet til områderegeringsplanen. Potensialet er et kvalifisert skjønn, da det er umulig å angi et presist utbyggingspotensial. Det er i anslaget tatt utgangspunkt i nye m2 BRA. Erfaringsvis blir hele utbyggingspotensialet sjeldent realisert, og det er derfor tabellen lagt til grunn at 75 % av maksimal BRA innenfor gjennomgåtte felter bygges ut. Etter en årrekke vil det være nødvendig med en revidert gjennomgang av dette anslaget. Det vil da være mulig å revidere finansieringsmodellen på bakgrunn av denne gjennomgangen.

| | Feltnavn | Områdeareal | %-BRA maks | Maks høyde | Min høyde | Etasjer maks | Etasjer min | Maks BRA m2 | Utbyggingsperspektiv |
|--|----------|-------------|------------|------------|-----------|--------------|-------------|-------------|--------------------------------|
| | S1 | 758,0 | 810,0 | 29,0 | 17,0 | 9,0 | 5,0 | 6 139,8 | Usikkert |
| | S2 | 981,0 | 240,0 | 14,0 | 11,0 | 4,0 | 3,0 | 2 354,4 | **Delvis utbygging innen 10 år |
| | S3 | 1 704,0 | 350,0 | 17,0 | 11,0 | 5,0 | 3,0 | 5 964,0 | Innen 10 år |
| | S4 | 1 936,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 5 808,0 | Innen 10 år |
| | S5 | 949,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 2 847,0 | Innen 10 år |
| | S6 | 4 371,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 13 113,0 | Usikkert |
| | S7 | 2 041,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 6 123,0 | Usikkert |
| | S8 | 4 170,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 12 510,0 | Innen 10 år |
| | S9 | 1 131,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 3 393,0 | Innen 10 år |
| | S10 | 6 639,0 | 300,0 | 20,0 | 14,0 | 6,0 | 4,0 | 19 917,0 | Innen 10 år |
| | S11 | 2 615,0 | 350,0 | 20,0 | 14,0 | 6,0 | 4,0 | 9 152,5 | Innen 10 år |
| | S12 | 5 393,0 | 350,0 | 21,0 | 12,0 | 7,0 | 4,0 | 18 875,5 | Innen 10 år |
| | S13 | 4 837,0 | 420,0 | 26,0 | 17,0 | 8,0 | 5,0 | 20 315,4 | Usikkert |
| | S14 | 6 114,0 | 240,0 | 17,0 | 11,0 | 5,0 | 3,0 | 14 673,6 | Innenfor 10 år |
| | S15 | 2 366,0 | 240,0 | 12,0 | 9,0 | 4,0 | 3,0 | 5 678,4 | Usikkert |
| | S16 | 4 786,0 | 240,0 | 15,0 | 9,0 | 5,0 | 3,0 | 11 486,4 | **Delvis utbygging innen 10 år |
| | S17 | 6 951,0 | 300,0 | 26,0 | 11,0 | 8,0 | 3,0 | 20 853,0 | Usikkert |
| | S18 | 5 516,0 | 300,0 | 26,0 | 11,0 | 8,0 | 3,0 | 16 548,0 | Usikkert |
| | S19 | 13 044,0 | 390,0 | 24,0 | 12,0 | 8,0 | 4,0 | 50 871,6 | **Delvis utbygging innen 10 år |
| | S20 | 27 373,0 | 225,0 | 30,0 | 15,0 | 10,0 | 5,0 | 61 589,3 | Usikkert |
| | S21 | 4 050,0 | 325,0 | 26,0 | 11,0 | 8,0 | 3,0 | 13 162,5 | Innenfor 10 år |
| | S22 | 1 070,0 | 420,0 | 29,0 | 17,0 | 9,0 | 5,0 | 4 494,0 | Usikkert |
| | S23 | 871,0 | * | * | * | * | * | * | Bevaring |
| | S24 | 4 082,0 | 300,0 | 17,0 | 11,0 | 5,0 | 3,0 | 12 246,0 | Innenfor 10 år |
| | B1 | 4 310,0 | 250,0 | 15,0 | 9,0 | 5,0 | 3,0 | 10 775,0 | Usikkert |
| | B2 | 3 430,0 | 51,0 | 9,0 | 6,0 | 3,0 | 2,0 | 1 749,3 | Bevaring |
| | B3 | 8 511,0 | 240,0 | 24,0 | 12,0 | 8,0 | 4,0 | 20 426,4 | Innenfor 10 år |
| | B4 | 4 565,0 | 240,0 | 24,0 | 12,0 | 8,0 | 4,0 | 10 956,0 | Innenfor 10 år |
| | B5 | 6 466,0 | 250,0 | 18,0 | 12,0 | 6,0 | 4,0 | 16 165,0 | Innenfor 10 år |
| | B6 | 14 631,0 | 280,0 | 27,0 | 15,0 | 9,0 | 5,0 | 40 966,8 | Innenfor 10 år |
| | B7 | 637,0 | 320,0 | 12,0 | 9,0 | 4,0 | 3,0 | 2 038,4 | Usikkert |
| | B8 | 17 096,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 34 192,0 | Usikkert |
| | B9 | 7 924,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 15 848,0 | Usikkert |
| | B10 | 18 201,0 | 200,0 | 21,0 | 9,0 | 7,0 | 3,0 | 36 402,0 | Usikkert |
| | B11 | 5 980,0 | 200,0 | 21,0 | 9,0 | 7,0 | 3,0 | 11 960,0 | Usikkert |
| | B12 | 25 186,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 50 372,0 | Usikkert |

| | | | | | | | | | |
|--|---|------------------|-------|------|------|-----|-----|------------------|---------------------------|
| | B13 | 24 170,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 48 340,0 | Usikkert |
| | B14 | 6 161,0 | 160,0 | 12,0 | 9,0 | 4,0 | 3,0 | 9 857,6 | Usikkert |
| | B/T1 | 15 816,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 31 632,0 | Innenfor 10 år |
| | B/T2 | 1 616,0 | 200,0 | 15,0 | 9,0 | 5,0 | 3,0 | 3 232,0 | Usikkert |
| | F/K/T2 | 4 613,0 | 275,0 | 17,0 | 11,0 | 5,0 | 3,0 | 12 685,8 | Usikkert |
| | F/K/T3 | 15 084,0 | 198,9 | 11,0 | 8,0 | 3,0 | 2,0 | 30 000,0 | Ingen forventet utbygging |
| | SN1 | 10 365,0 | 15,0 | 6,0 | 3,0 | 2,0 | 1,0 | 1 554,8 | Bevaring |
| | OT1 | 3 551,0 | 350,0 | 12,0 | 9,0 | 4,0 | 3,0 | 12 428,5 | Usikkert |
| | U1 | 20 397,0 | 80,0 | 12,0 | 6,0 | 4,0 | 2,0 | 16 317,6 | Usikkert |
| | U2 | 10 081,0 | 100,0 | 12,0 | 6,0 | 4,0 | 2,0 | 10 081,0 | Usikkert |
| | | | | | | | | | |
| | SUM | 342 539,0 | | | | | | 766 095,5 | |
| | SUM innenfor 10 år | | | | | | | | 271 051,5 |
| | SUM innenfor 10 år med 75 % av maksimal BRA | | | | | | | | 203 288,6 |

* Avklares i detaljregulering.

**Ved delvis utbygging er 50% av maksimal BRA lagt til grunn.