

APPENDIX XI-F DENSITY CALCULATION

	uph	Area	Number of Units	Population
Low	16	40.135	657	1688
Medium	117	19.122	2242	5762

Developable Area	116.734
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Population & Jobs	92.2
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	ha	jobs
Office Business Park Employment	11.52	1440
Population Serving Employment		848
Total employment in Plan area		2288

1. Employment Calculation

Office Business Park Developable Area = 11.52ha. Assuming 0.5 FSI = 57,600 sq m office space

Assuming 40 sq m of office space per employee = 1440 employees

Population serving employment (retail, service commercial and institutional jobs) assumes 1 job per 10 residents

Total employment = 1440 office business park employment + 848 population serving employment = **2288 jobs**

2. Residential calculation

Assume an average household size of 2.57 people per unit.

3299 units x 2.57 people per unit = **8478 people**

3. People & Jobs Calculation

8,478 People + 2288 jobs / Developable Area 116.734ha = **92.2 people and jobs per Hectare**