

# 'LOO WORKFORCE CALCULATIONS

69  
PEL S BASIS COUNTY CENTRE

GC COPY

29 May, 1981.  
Prepared by George Clarke

TOGETHER WITH CLARKE BASIS PORT ZONE

## 1. County Centre South of Plunkett Street.

Alternative A	FSR				
30.7 acres	x 7 office	= 9,380,000 ÷ 175	= 53,600 workers	) 58,625	
or	x 1.5 comm.non office	= 2,010,000 ÷ 400	= 5,025 "	) workers	
1,337,292 sq.ft.	x 1 residential	= 1,340,000 ÷ 400	= 3,350 residents		
say	9.5	12,730,000			
1,340,000 sq.ft.					
(Net site areas as measured 28.5.81 by Pegus)	7 office				
	1.5 comm. non office				
	1.34-				
	9.84	= 1,800,000 ÷ 400	= 4,500 res.		

Alternative B					
1,340,000	x 8 office	= 10,720,000 sq.ft. ÷ 175	= 61,257 workers		
	2 comm non office	2,680,000 sq.ft. ÷ 400	= 6,700 "		
	10		67.957 workers		

## 2. County Centre north of Plunkett; Pegus says 4 ac or 175,000 sq.ft. (as measured 28.5.81)

175,000 x 1.5 office = 262,500 ÷ 175	= 1500 wf	)	
x 5.5 non office = 962,500 ÷ 400	= 2400 wf	)	3,900 workers

3. Port and Tourist Zone					
estimated 800,000 sq.ft.	1.5 office	= 1,200,000 ÷ 175	= 6857 WF		7000 workers
	1.5 non office	= 1,200,000 ÷ 1000	= 1200 WF		
	0.37 residential	= 300,000 ÷ 400	= 2250 res		
	3.37	2,700,000	8057 WF		
			2250 res.		

## Note :

This calculation excludes any workforce in, on or for

- (1) Astor Hotel Motel site
- (2) RAN Garage site
- (3) Railway Station (KC and/or Loo)
- (4) Police Boys Clu site
- (5) Day Nurseries etc. sites
- (6) Council Park & Street workers;
- (7) Construction and Maintenance workers in Buildings;
- (8) Cleaners, Delivery Services
- (9) Parking Station employees;
- (10) Garden Island Naval Base & Dockyard;

- (11) Residential Buildings in all zones

## SUMMARY OF WORKFORCE

County Centre South of Plunkett	58-68,000
County Centre North of Plunkett	3-4,000
Port & Tourist Zone	7-8,000
	68-80,000

## Summary of Residents

Res. 2C Zone	1,500
Res. 2H Zone	2,750
County Centre Zone	
S. of Plunkett	4,500
N. of Plunkett	Nil
Port Tourist Zone	750
	9,000

Note : This calculation assumes that developers could have been forced to provide all the unprofitable housing implied by the "spirit" of the SPA Plan. If not, there would be less population and more workforce.

Note : I will further state reasons why Mr. Pegus's site area measurements of 28.5.81 are serious underestimates and that the above workforce totals would further increase if normal 1969 development control/site, area/FSR calculation techniques had been adopted.

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