

Hanley Grange Ecotown Land Budget

Date: 31-Jul-08

		%	Ha
Site area			264.88
Open space		28%	75.0
Sports			12.1
Allotments			5.0
Formal and informal open space			40.4
Wetland park			17.5
Strategic infrastructure		13%	34.4
Primary roads			13.2
Drainage infrastructure			16.5
Water treatment plant			2.0
Potable water reservoir			0.5
Bus interchange			0.5
Town centre energy Centre			1.2
Waste sorting facility			0.5
Developable area		59%	155.5
	sq.m		
Employment (High Tech orientation)		1.50%	4.0
	40,000		
Town centre Plot		2%	4.0
A' Class uses	10,000		
Employment (town centre office)	10,000		
Health	1,800		
Leisure / Community	3,500		
Car Park	500 Spaces		
Mixed use residential @ 50 Du/Ha	200 Homes		
Education	no. Ha	7%	17.5
Educational Campus (Combined Secondary 7FE + Primary 1FE)	1 10.60		10.6
Primary 2FE	3 2.30		6.9
Residential Development Plots		49%	130.0
	Gross Residential Density		50.0 Du/Ha
			6,500 Homes

* Open Space excludes private open space (eg. gardens), allotments, LAPs, LEAPs and NEAPs within residential development parcels

Total residential units	6,700
Population	15,679

* Inclusive of residential component of the town centre
* assuming on 2.34 people per household