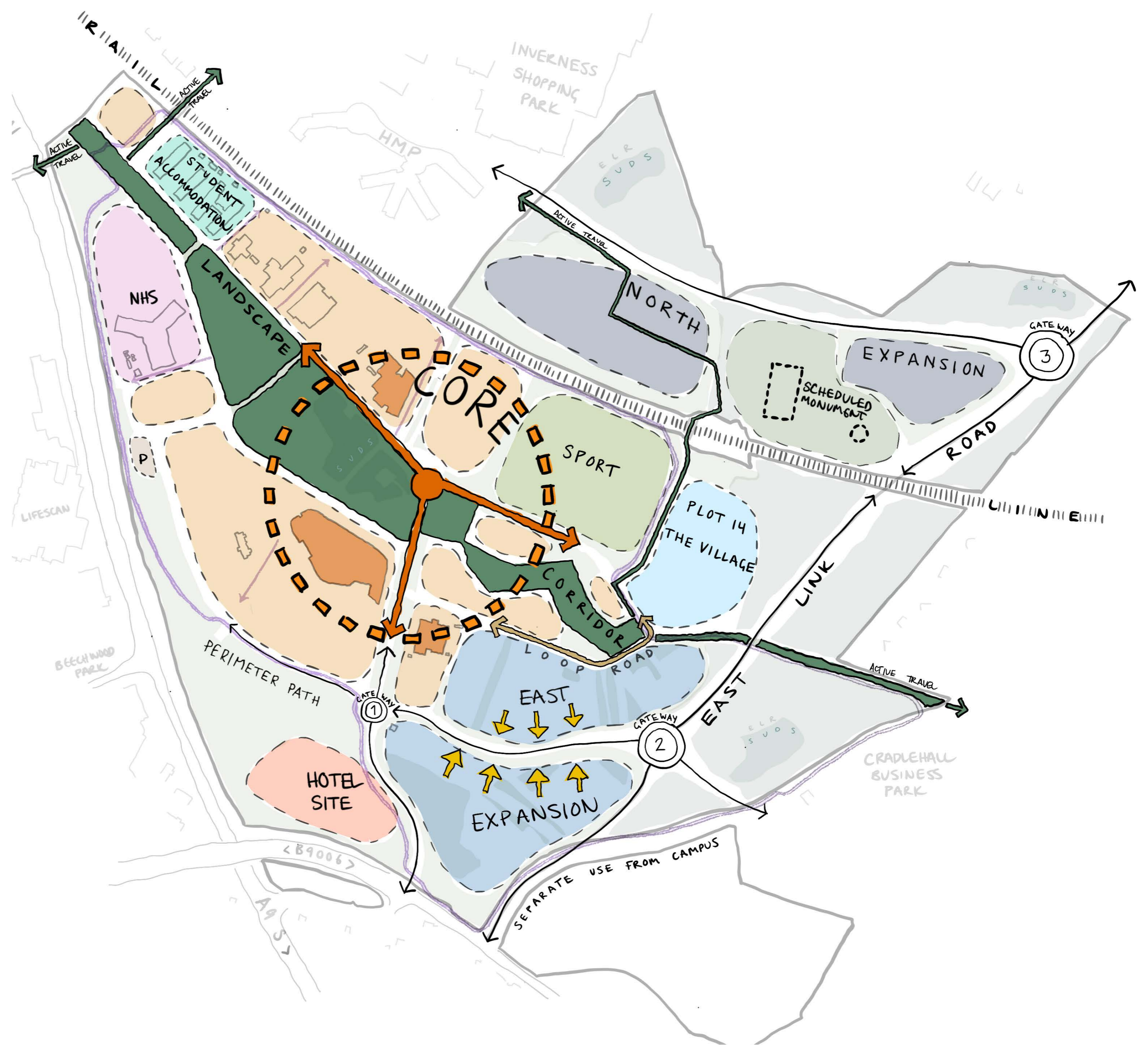


Concept

The emerging Masterplan has adopted the following conceptual principles:

- Reinforce the 'Campus Core' and Green Corridor
- Introduction of Gateway 2 and 3 (from the East Link Road)
- Creating sense of arrival and orientation at Gateway 2
- Creating a positive connection to the land north of the railway



Mix Of Uses

Phase 1 created a mixed-use core with commercial innovation and business spaces alongside education and institutional spaces.

HIE envisages the focus of development for the next phases to be for commercial or business activity (known as Class 4 uses). Most of the land south of the railway will be focused on Green Freeport uses, with a view to accommodating technology, advanced manufacturing and light engineering opportunities.

Land north of the railway has the potential to accommodate larger Class 4 commercial opportunities.

To complement these uses, the development will include additional mixed floorspace: plans include a hotel, some additional academic floorspace, and small-scale ancillary uses potentially including a convenience store, restaurant or café.

The masterplan proposes the following breakdown of floorspace:

- 70,000sqm of Commercial (Class 4) space
- 8,000sqm of Hotel (Class 7) use
- 1,500sqm of Ancillary (Class 1/3/10) use
- 3,580sqm of Sui Generis use

