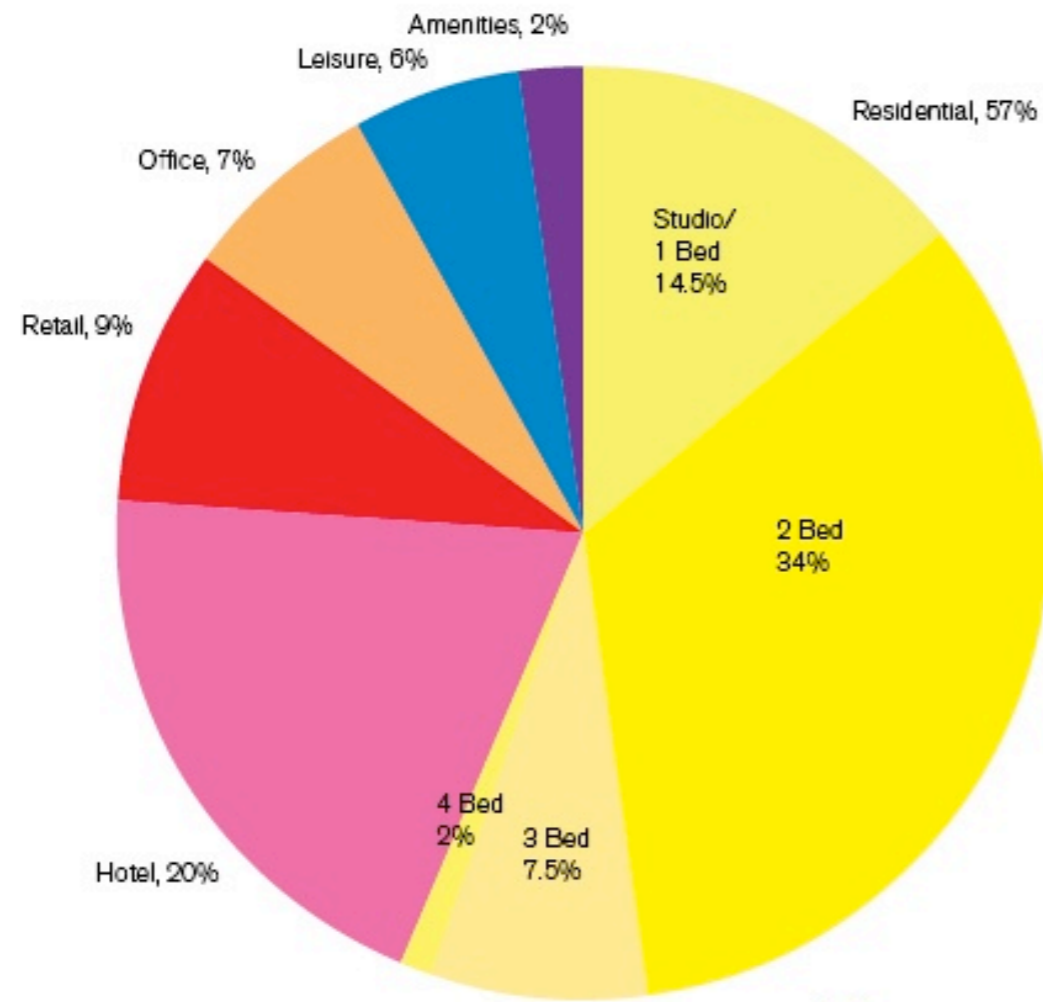


Use Distribution
175,000 sqm



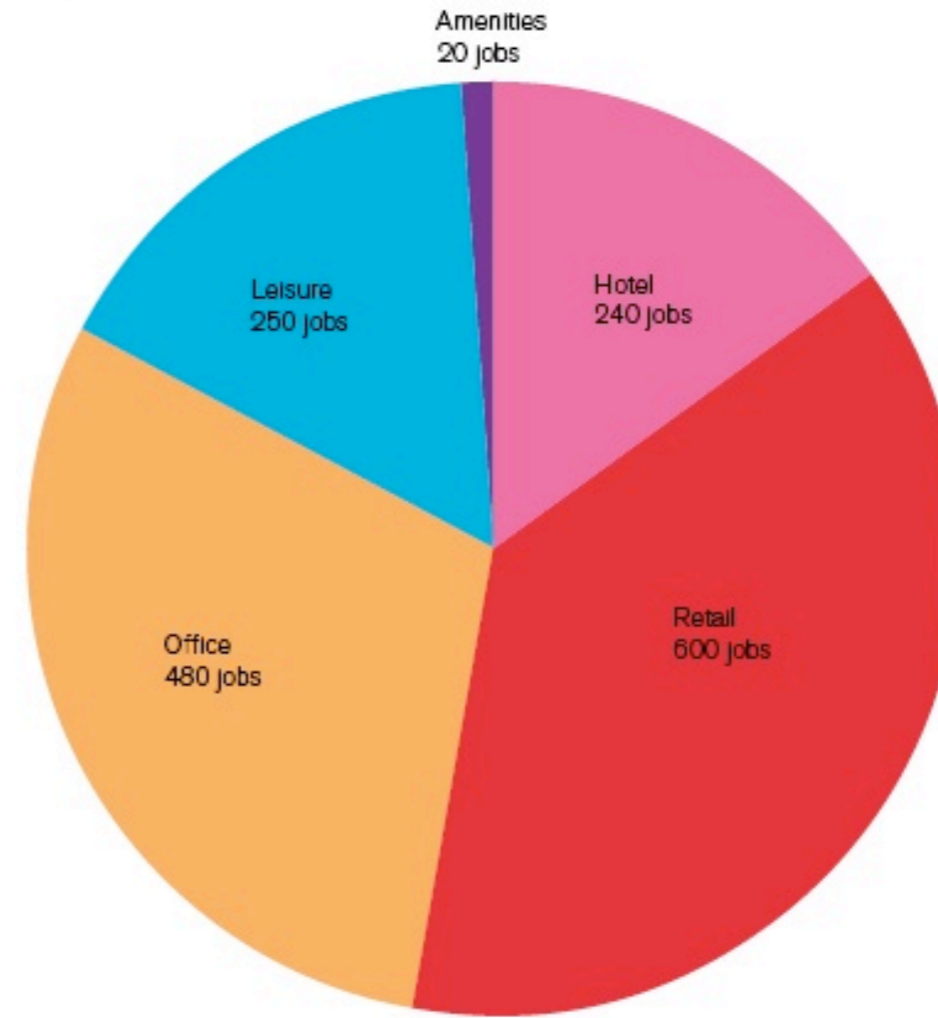
Use	GFA	Percentage
Residential	100,000 m ²	57%
Hotel	35,000 m ²	20%
Retail	15,000 m ²	9%
Office	12,000 m ²	7%
Leisure	10,000 m ²	6%
Amenities	3,000 m ²	2%

Site	170,000 m ²
GFA	175,000 m ²
FAR	1.0

Use	GFA	Percentage	space standard	residents	jobs	per capita
Residential	100,000 m ²	57%	45 m ² /person	2,200		
Hotel	35,000 m ²	20%	Two hotels	600	240	
Retail	15,000 m ²	9%	Retail, restaurant/café		600	5.4 m ²
Office	12,000 m ²	7%	Marina administration and offices		480	
Leisure	10,000 m ²	6%	Spa, gym, visitor centre, casino, performance space		250	3.6 m ²
Amenities	3,000 m ²	2%	Nursery, primary school, community hall, library		20	1.4 m ²
Total	175,000 m²			2,800	1,590	



Employment
1,770 jobs
1,590 jobs



Use	Jobs	Percentage
Hotel	240	15%
Retail	600	38%
Office	480	30%
Leisure	250	16%
Amenities	20	1%

