



Land Use Yield Table		
Lot No.	Areas	Land Use
①	Non-res GFA 1,500 sqm	Mixed use (eg: post office, real estate, bank, hair ect) apartments above
	Non-res GFA 800 sqm	Childcare
②	Non-res GFA 2,000 sqm	Ground level medical centre, apartments above
③	Non-res GFA 10,000 sqm	4 Storeys Offices
	Non-res GFA 2,300 sqm	Food and Beverage
④	Non-res GFA 1,500 sqm	Fresh Food / Specialities
	Non-res GFA 2,200 sqm	Food and Beverage
⑤	GFA 1,500 sqm (per level)	Hotel / Short Term Accommodation
	Non-res GFA 1,900 sqm	Restaurants / Outdoor Dining / Cafe / Board Walk
⑥	Non-res GFA 1,950 sqm	Mixed Use / Outdoor Dining / Board Walk
⑦	Non-res GFA 3,800 sqm	Entertainments / Event Venue / Pub
	Residential GFA 77,354 sqm	Detached Houses : 242
	Residential GFA 43,658 sqm	Terraces : 182
	Residential GFA 115,765 sqm	Apartments : 1,286

LEGEND	
	Site Boundary
	Detached Houses
	Terraces
	Apartments
	Mixed Use
	Communal Open Space
	Public Open Space
	Shared Zone
	Pedestrian Links
	Height (storeys)
	Active Frontages
	Local Bus Stops (indicative)
	Detention Basin with Biofiltration