

Public Open Space

The layout plan makes provision for a number of Public Open Spaces, which are mainly positioned on environmental sensitive areas (i.e. the ridge in the south-eastern corner of the layout) or on areas that are not suitable for development. The Public Open Space takes up a total of 15.07 hectares of the total area of the site.

Agriculture

The northern part of the land development area can not be developed due to the existence of several physical restrictions including sinkholes, an old maturation pond and wetland area. It is proposed that this land be used for urban agricultural purposes. This area takes up almost 25% of the entire area of the site and measures 71.24 ha in extent.

The table below depicts a summary of the land uses and number of stands/units as per approved layout plan:

Category of Land Use	# Stands	Phase 1	Phase 2	Phase 3
120m ² Subsidised Row Houses	721	694	27	
160m ² Semi Detached	454	454		
*Cluster Homes (Budget Rental)	717	717		
300 m ² Subsidised (40m ² Top Structure)	1124	283	941	
300 m ² Bonded	860		308	552
Bonded Apartments	648			648
Affordable Rental Apartment	770		427	343
Business	2		2	
Community Facility	3	1	2	
Secondary School	1		1	
Primary School	1		1	
Creche	2		2	
Church	4	3		1
Taxi Rank	1			1
POS	19	8	5	6
Agricultural College	1			1
Municipal	1			
Total	5 395	2 110	1 716	1 069

* Cluster Homes are dedicated stands associated with a subsidised single residential stand and 40m² top structure with option to access additional two complete subsidies for budget rental rooms. The allocation of subsidies will be conditional and subject to formal agreement with primary owner (beneficiary).