



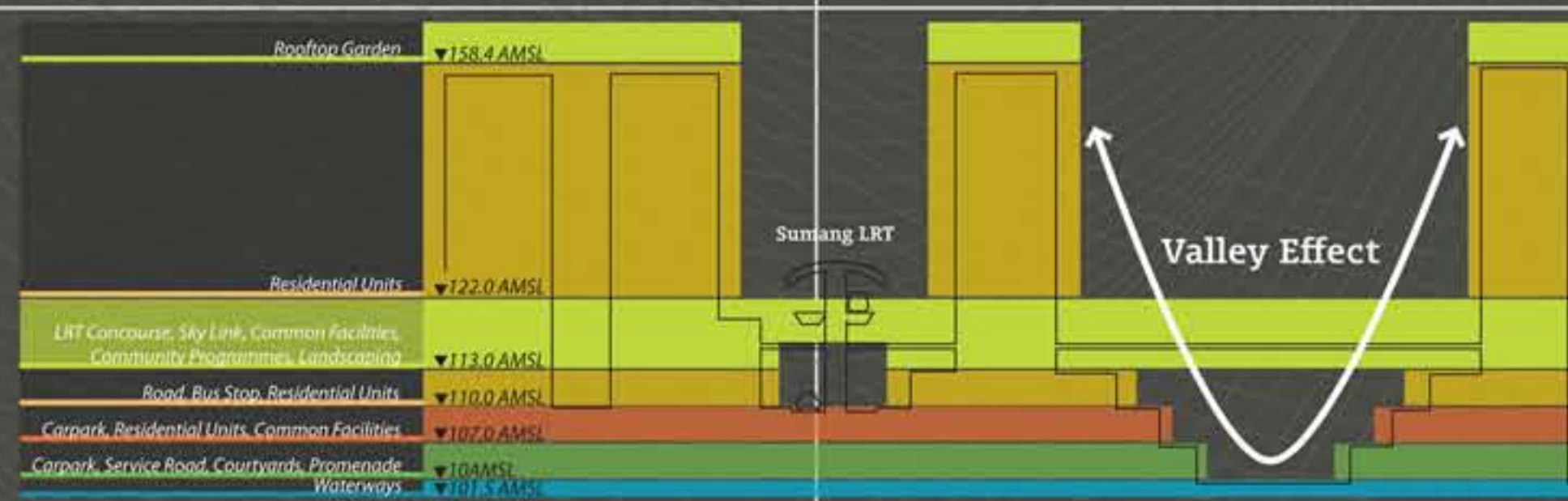
The creation of a continuous pedestrian linkage at the level of pedestrian crossings allows for a segregation of **pedestrian and vehicular traffic**, creating a safer environment for residents and visitors.

This green linkage, dubbed the **Eco Walk**, connects the LRT with lobby spaces from different residential blocks, as well as community amenities and common greens. It is replicable and scalable through Punggol West, making use of proposed and existing pedestrian bridges and common greens.

The **Green Weave** is a strata zoning guideline demarcating any buildings crossing the level between 113 to 116 AMSL to provide up to 65% of the building footprint for public spaces. This space can be made up of the rooftops of carparks or residential blocks themselves. Such public decks can then be linked to the **Eco Walk** to create a network of activity spaces for all residents to enjoy.

# Layered Zoning

## Connecting Communities



**Green Zone**  
Sky Deck

**Residential Zone**

**Green Zone**  
Eco Walk & Green Weave

**Residential Zone**

Green Zone Diagram



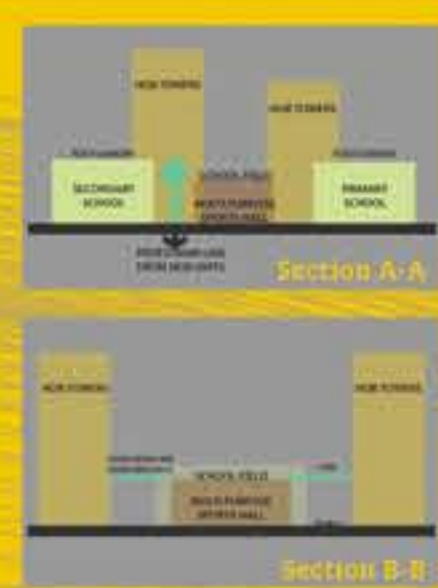
Proposed Land Use Plan

### Integrated School Schematic Section

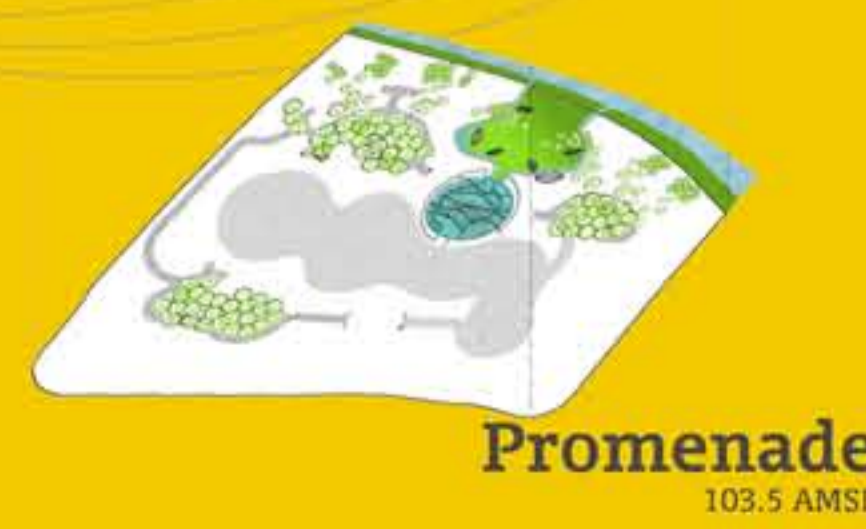
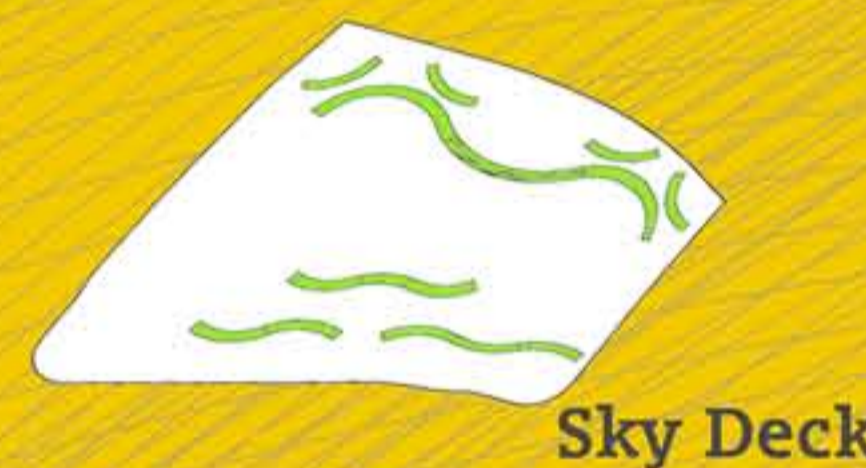
By integrating the primary school and secondary school into a single parcel, it allows for more efficient sharing of common facilities and added advantage of creating additional space.

The freed up land is used to create additional residential units, balanced by the need to create a better living environment. Going above and beyond housing requirements, it allows for more flexible and creative planning of residential units as well as facilities.

The integrated school has an elevated school field, not unlike the recent typologies currently implemented in some newer schools such as the award winning NUS High School. This elevated school field, being at the level of the sky decks of the residential parcels, can also be seamlessly integrated with the public spaces after school hours, forming part of the communal activity space.



- LEGEND
1. Floating Playground
  2. Viewing Gallery
  3. Sumang Walk
  4. Canopy Drive
  5. Lightweight Green
  6. Private Development
  7. Water Edge
  8. LRT Track
  9. School
  10. Bioretention Pond
  11. Church
  12. Eco Walk



|   | Parcel A       | Parcel B       | Parcel A & B |
|---|----------------|----------------|--------------|
| 1 Net Floor Area (NFA) / m <sup>2</sup>                                     | 90900sqm       | 56200sqm       | 147100sqm    |
| 2 Gross Floor Area (GFA) / m <sup>2</sup>                                   | 125146.75      | 77249 sqm      | 202395.75sqm |
| 3 Efficiency Ratio = NFA / GFA  | 72.6%          | 72.7%          | 72.7%        |
| 4 Site Area / m <sup>2</sup>  | 39100sqm*      | 24200sqm       | 63300sqm     |
| 5 Gross Plot Ratio (GPR)  | 3.2 (min. 3.4) | 3.2 (min. 3.0) | 3.2*         |
| 6 Site Coverage   | 45% (max.50%)  | 40% (max.40%)  | 42.5%*       |
| 7 Total Nos. of Dwelling Units  | 960 DUs        | 580 DUs        | 1540 DUs     |
| 8 Total Nos. of Car Parks Provided  | 1              | 1              | 2            |
| a) Total Nos. of Car Park Lots Provided                                     | 560+4 HL       | 356+3HL        | 916+7HL      |
| b) Total Nos. of Future Car Park Lots (Provided in the form of green areas) | 56             | 36             | 92           |

\* Propose to intensify secondary school site and increase public housing plot by 1.8ha (1 primary school site)  
 \* Proposed average GPR of 3.2 for parcel A+B is higher than the required average GPR of 3.158 in the original design brief  
 \* Proposed average site coverage is lower than brief's total average site coverage of 45%

