An Island City-State

Total land area: 714 km$^2$
Population: 5.4 million
Population density: 7,500 / km$^2$
Small Size, Many Needs

Hong Kong (1.5x)  London (2x)  Sydney (17x)
High Density & Liveable City

- Well ranked on international surveys on liveability
  - #1 in Asian Green City Index (Siemens/IEU)
    - 3300 ha of parks and green spaces (9% of total land area)
  - #25 out of 221 cities in Mercer Quality of Life report (2014)
    - Highest ranked in Asia

1.1 mil homes – 90% home ownership

A City in a Garden
Planning and Development Framework

**CONCEPT PLAN**
Maps out vision for Singapore in the next 40-50 years

**MASTER PLAN**
Guides development over the next 10-15 years

**LAND SALES & DEVELOPMENT COORDINATION**

**DEVELOPMENT CONTROL**
Concept Plan
Planning and Development Framework

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LAND SALES & DEVELOPMENT COORDINATION

DEVELOPMENT CONTROL
Master Plan

- Statutory land use zoning plan
- Stipulates allowable use & intensity
  - Provides transparency
  - Facilitates development
Planning and Development Framework

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LAND SALES & DEVELOPMENT COORDINATION

DEVELOPMENT CONTROL
Land Sales

• State owns the majority of land
• URA is the main land sales agent
• Land is released to meet planning objectives
Partnership with Private Sector

- Engage private sector consultancies in the planning phase to:
  - Tap on specialised expertise
  - Explore new ideas
  - Come up with draft land use and urban design plans

- Engage private developers for implementation:
  - Sites identified and staged based on planning intent
  - Land preparation and infra planning by government agencies
  - Land parcels are assembled and sold to private developers
Key Principles & Planning Strategies

1. Think long term
2. Integrated Planning across agencies
3. Transparency in planning & development process
4. Effective implementation
5. Flexibility - Regular review of plans
Concept Plan

- Challenge to support population and economic growth while ensuring a high quality of living
-Reviewed every 10 years
Concept Plan – Key Strategies

Â Sustaining a Vibrant Economy
- Expanding airport and port capacities
- Bringing more jobs closer to home

Â Ensuring Room for Growth Through Innovative Means

- Recycle land with existing low intensity uses
- 58% of land for live, work, play uses
- Expand our underground spaces
Master Plan 2014

• Statutory land use plan
• Reviewed every 5 years
Housing
Good living environments with a variety of housing options

Transport
Greater mobility with enhanced transport connectivity

Community
Building shared spaces and communities

Economy
Vibrant economy with good jobs and multiple growth opportunities

Recreation
Wide variety of recreational options

Identity
An Endearing Home
Key Strategies:
- Support continued and sustained growth of the City Centre
- More commercial hubs outside the City
- New Industrial Clusters island-wide

Economy – Bringing Jobs Closer to Home
Economy – Central Area

Key Strategies

Central Area has the capacity to provide 30% more office space in the next 15 years
Marina Bay

- More land needed as city intensified in 1970s
- Seamless expansion of city for long term growth
- Undertake early reclamation despite uncertainty of future
• Retaining the bay to create a waterfront city centre instead of full reclamation

• Devoting 100 ha of prime land for three public waterfront gardens (Gardens by the Bay)

• Creating a 24/7 Lifestyle Precinct
A diverse mix of uses with injection of residential, hotel and retail

A new retail & entertainment spine along Bayfront Avenue
Key Planning Strategies

Improve accessibility and connectivity:
- Extensive public transit network
- Network of covered walkways, underground pedestrian links & above-grade connections
- Cycling paths along major arterials
Economy – Bringing Jobs Closer to Home

North Coast Innovation Corridor

- Woodlands Causeway
- Seletar Regional Centre
- Punggol
- Tampines Expressway
- Kranji Expressway
- Jurong Lake District
- Novena
- Paya Lebar Central
- Kallang Riverside
- One-North
- Central Area

LEGEND:
- REGIONAL CENTRES
- SUB-REGIONAL CENTRES
- FRINGE CENTRES
- FUTURE BUSINESS CLUSTERS
- NORTH COAST INNOVATION CORRIDOR
North Coast Innovation Corridor

Woodlands North Coast
- 100ha developable land
- Excellent transport connectivity
- Lush waterfront
- Business and housing developments
Key Strategies:

- Variety of Housing Options in Diverse Locations
- Green, Pedestrian and Cyclist-friendly towns
- Amenities within Easy Reach
- Enriched Social Identity
"A lively mixed-use district that is Green, Walkable & Cycle-friendly"

- Build an active, vibrant and connected urban village
- Enable sense of community
- Create a walkable district for pedestrians
- Develop a sustainable and eco-friendly district
- 22 Ha; 9000 residential units
Housing – Marina South

Key Proposals

- Pedestrianised Street (800m) with Underground Mall
- Elevated Landscaped Walkway
- Typology 1: Fenceless Precinct Urban Mixed-use Developments
- Typology 2: Gardenfront Residences
Housing – Marina South

Urban Village, Fenceless Precincts

- Fenceless developments with through-block links, courtyards and open spaces
- Community amenities (e.g. Childcare Centres, Kindergartens, Cafe, Clinics and Playgrounds)

Conventional Approach

New Approach

Gated Condominium

Fenceless Precinct
Housing – Eco Friendly Districts

- 30% more energy-efficient
- MRT stations, cycling paths, pedestrian-friendly streetscapes

100% Greenery Replacement
Rain Gardens
Permeable Pavement
Bicycle Sharing Stations
Increased Greenery and Dedicated Cycling Path
A Green Waterfront Residential Precinct (18 ha; 4000 residential units)

- A Water-Sensitive Urban Design Precinct with Lush Greenery
- A less car-reliant lifestyle
- Pedestrian Friendly Environment
- ‘Fence-less’ Design to Enhance Porosity
Greening the Urban Landscape

Upcoming DUO at Ophir-Rochor
Landscaping for Urban Spaces & High Rises (LUSH Programme)
**Recreation – Green Spaces**

**Key Strategies:**
- Expansion of Green spaces
- Improving access to green spaces
- Providing more recreational spaces

More than 90% of residents live within 400m walking distance of a park by 2030

360km of park connectors to link green spaces

Beautifying waterways and opening up waterbodies for activities

Safeguarding biodiversity

More sports facilities

150km Round Island Route

1,410 species of plants, 360 species of birds, and 250 species of marine life are protected.

200 Creek projects are expected to be completed by 2020.

90% of residents will have a cycling route within 10 minutes of their home by 2030.

22 new picnic spots are expected to be completed by 2030.

24 km Rail Corridor

200 km Creek Corridor

360 km Park Connector

150 km Round Island Route

By 2030:
- 5 Regional Sports Centres
- 1 Singapore Sports Hub
- 400 Squash & Tennis Halls
- 1 Swimming Pool

More than 60 km of walking ways by 2030.
≥ 90% of households within 400m of a park by 2030
Transport – More Access to Rapid Transit

Existing: 178 km
By 2030: 360 km
Transport – Key Targets by 2030

8 in 10 households living within a 10-minute walk from a train station

85% of public transport journeys (less than 20km) completed within 60 minutes

75% of all journeys in peak hours undertaken on public transport
Transport – National Cycling Plan

A cyclist-friendly, well-connected network providing safe and healthy cycling for all.

- Development of an integrated and comprehensive off-road cycling network islandwide.

- Make cycling a safe and convenient option for recreation and short distance commuting
Length of Cycling Routes
Today - 230 km
By 2015 - additional 100km
By 2030 - more than 700km
Create a cyclist-friendly environment by **enhancing cycling facilities**

- More **bicycle racks** at MRT station and key destinations
- **Bicycle crossings** to enhance connectivity of cycling routes
- Signs to **facilitate way-finding**
- **Design consistency** of cycling infrastructure
Future Growth: Greater Southern Waterfront

1,000 hectares of waterfront land (x3 times the size of Marina Bay)
Future Growth: Greater Southern Waterfront

Å Long term plan: 6 Big Conceptual Ideas

Aerial view of existing City Terminals & Pasir Panjang Terminal

Pasir Panjang Terminal (325 Ha)
Idea 1: New Opportunities to Live, Work & Play

Potential for new housing & mixed uses

Opportunities for sustainable island living & leisure

More waterfront recreation, piers, marinas, & sailing clubs

Explore new typologies and pedestrian-friendly neighbourhoods

A lively mixed-use residential district
Idea 2: Extend the City to Greater Southern Waterfront

Opportunity to create:

- **Waterfront city**  
  seamlessly integrated with downtown, housing and businesses near the city

- **Waterfront CBD**  
  extension of commercial corridor towards the waterfront
Idea 3: Expand the Network of Public Spaces

- This new axis could be designated as a car-free zone, thereby, creating opportunities for vibrant street life.
Idea 4: Capitalise on our Blue Assets

- A possible future reservoir could be created between Tanjong Pagar and Pulau Brani
  To retain rainwater from the Greater Southern Waterfront and to store excess water from Marina Reservoir

- To create an attractive network of canals through human-scale neighbourhoods with lively streetscapes
Idea 5: Create a Continuous 30km Waterfront

Promenades
Cultural Facilities
Waterfront Activities
Idea 6: Connect Green and Open Spaces

- Labrador Park
- Southern Ridges
- Pulau Brani
- Rail Corridor
- Central Linear Park
- Green Corridor
- Eco-corridor
- Garden by the Bay
Thank You