



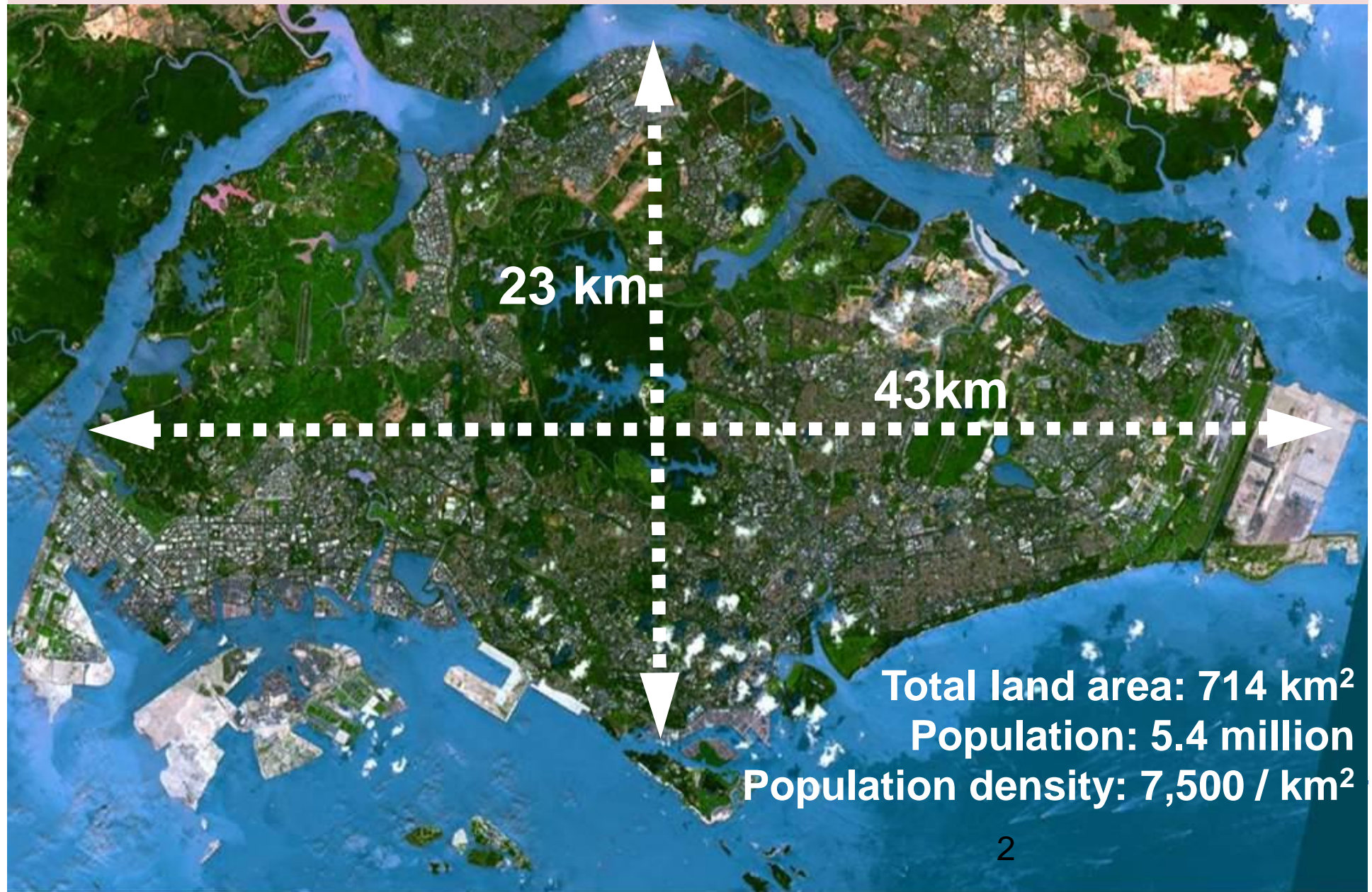
# Singapore Master Plan 2014

**Turin**

**19 June 2014**



# An Island City-State





# Small Size, Many Needs

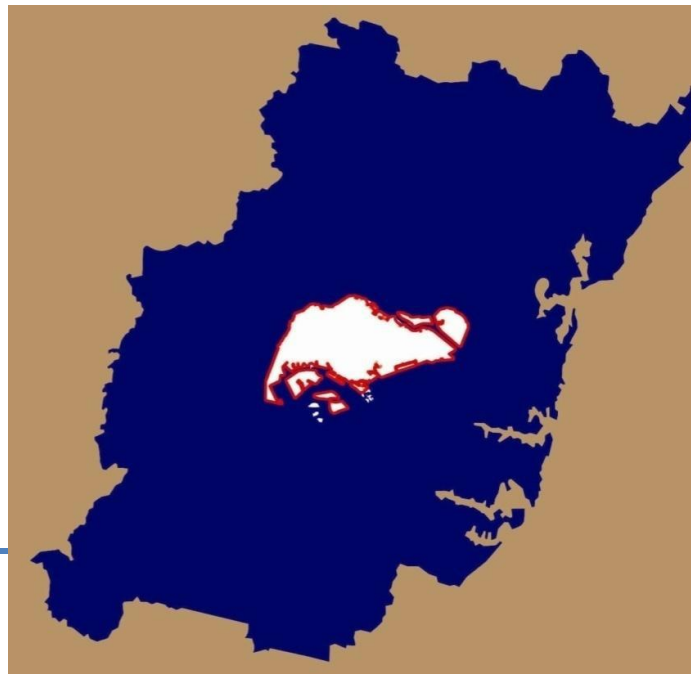
**Hong Kong (1.5x)**



**London (2x)**



**Sydney (17x)**



# High Density & Liveable City

- “ Well ranked on international surveys on liveability
  - “ #1 in Asian Green City Index (Siemens/EIU)
    - “ 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



Punggol

**1.1 mil homes – 90% home ownership**



Ang Mo Kio Park

**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

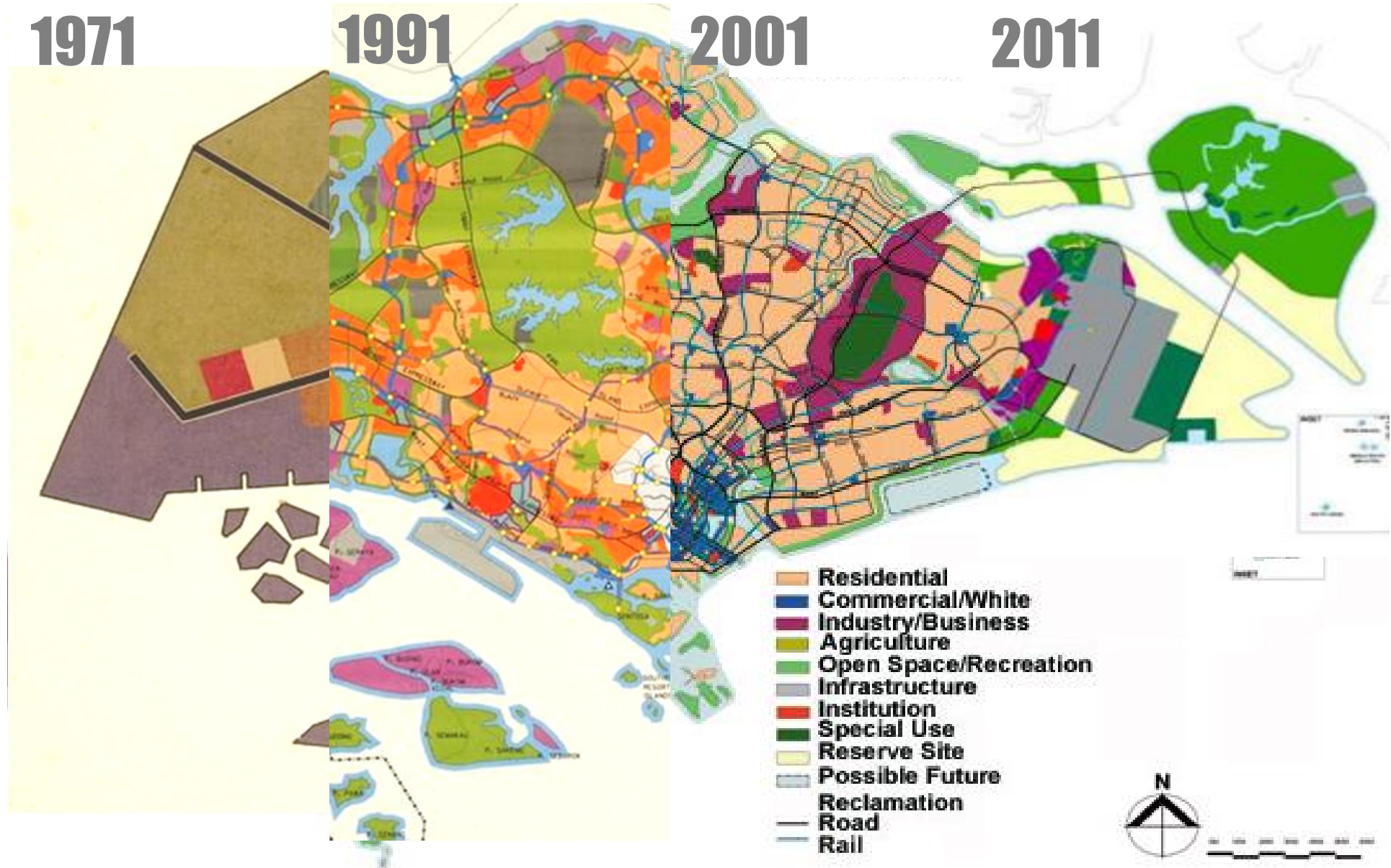


**LAND SALES &  
DEVELOPMENT COORDINATION**



**DEVELOPMENT  
CONTROL**

# Concept Plan





# Planning and Development Framework

## CONCEPT PLAN

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



## MASTER PLAN

Guides development over the next 10-15 years



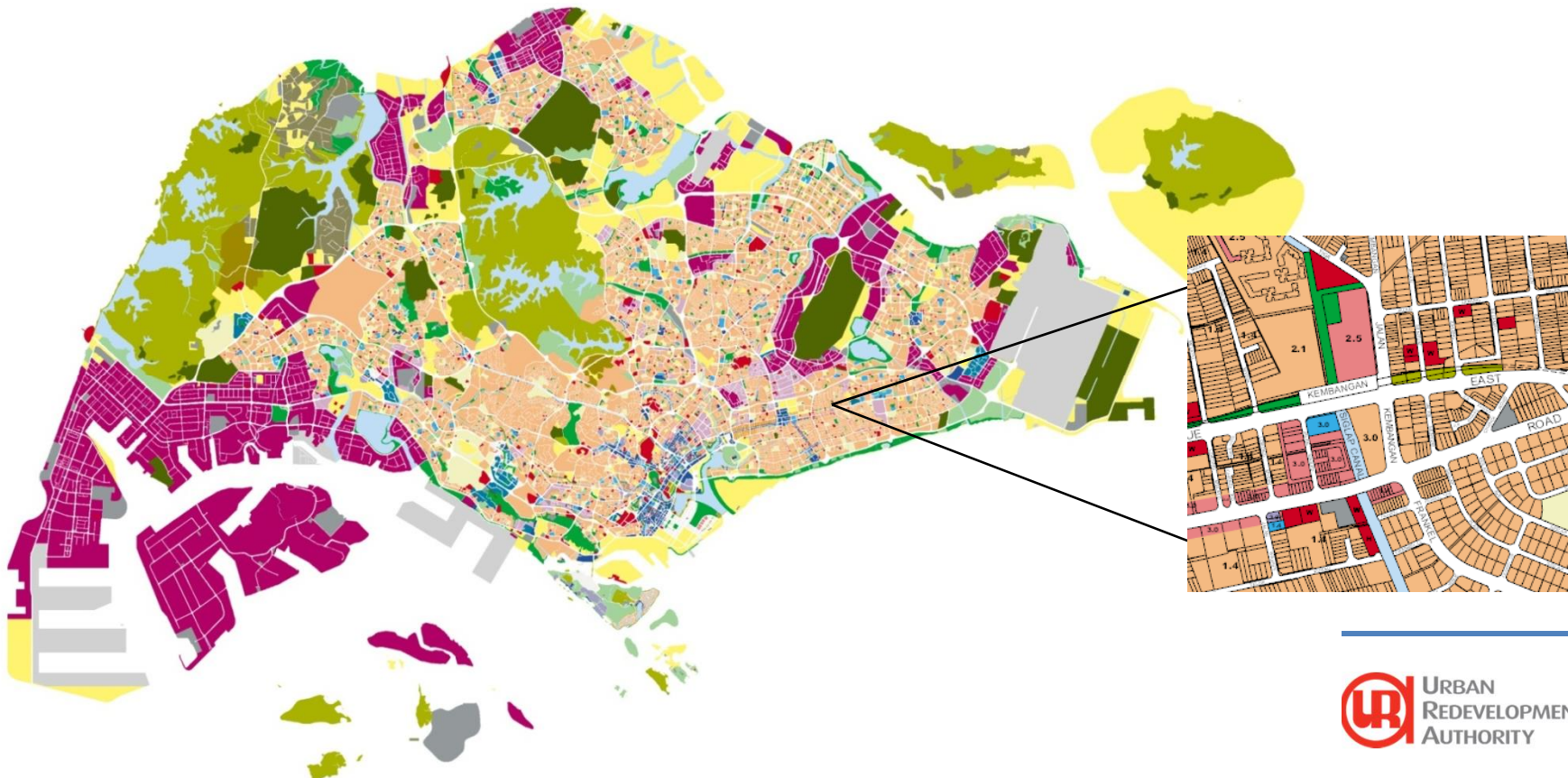
**LAND SALES &  
DEVELOPMENT COORDINATION**



**DEVELOPMENT  
CONTROL**

# Master Plan

- Statutory land use zoning plan
- Stipulates allowable use & intensity
  - Provides transparency
  - Facilitates development





# 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



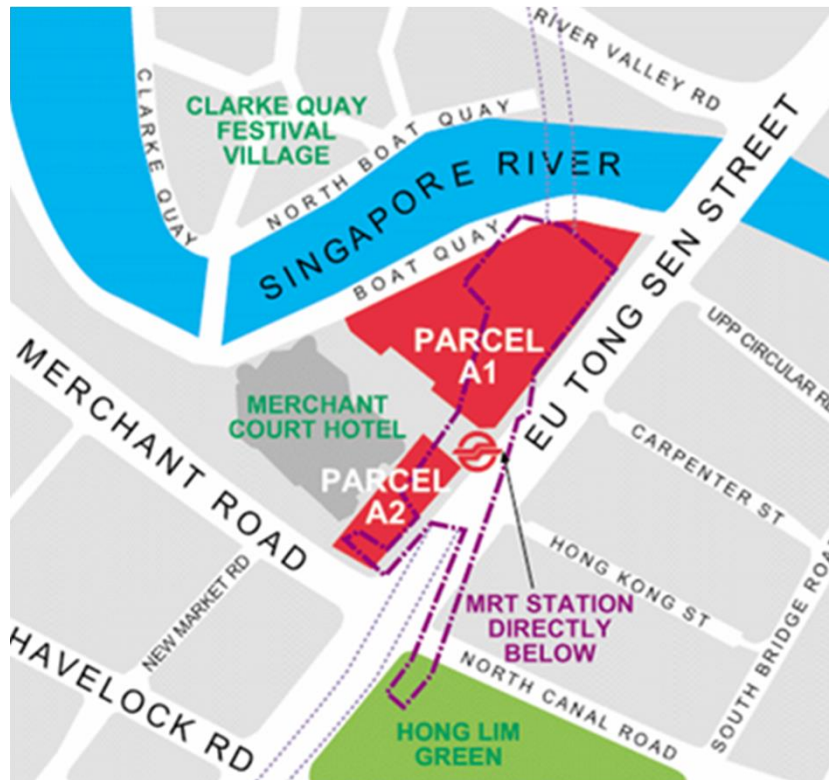
**LAND SALES &  
DEVELOPMENT COORDINATION**



**DEVELOPMENT  
CONTROL**

# Land Sales

- State owns the majority of land
- URA is the main land sales agent
- Land is released to meet planning objectives



Central - Sale Site at Clarke Quay MRT station





# Partnership with Private Sector

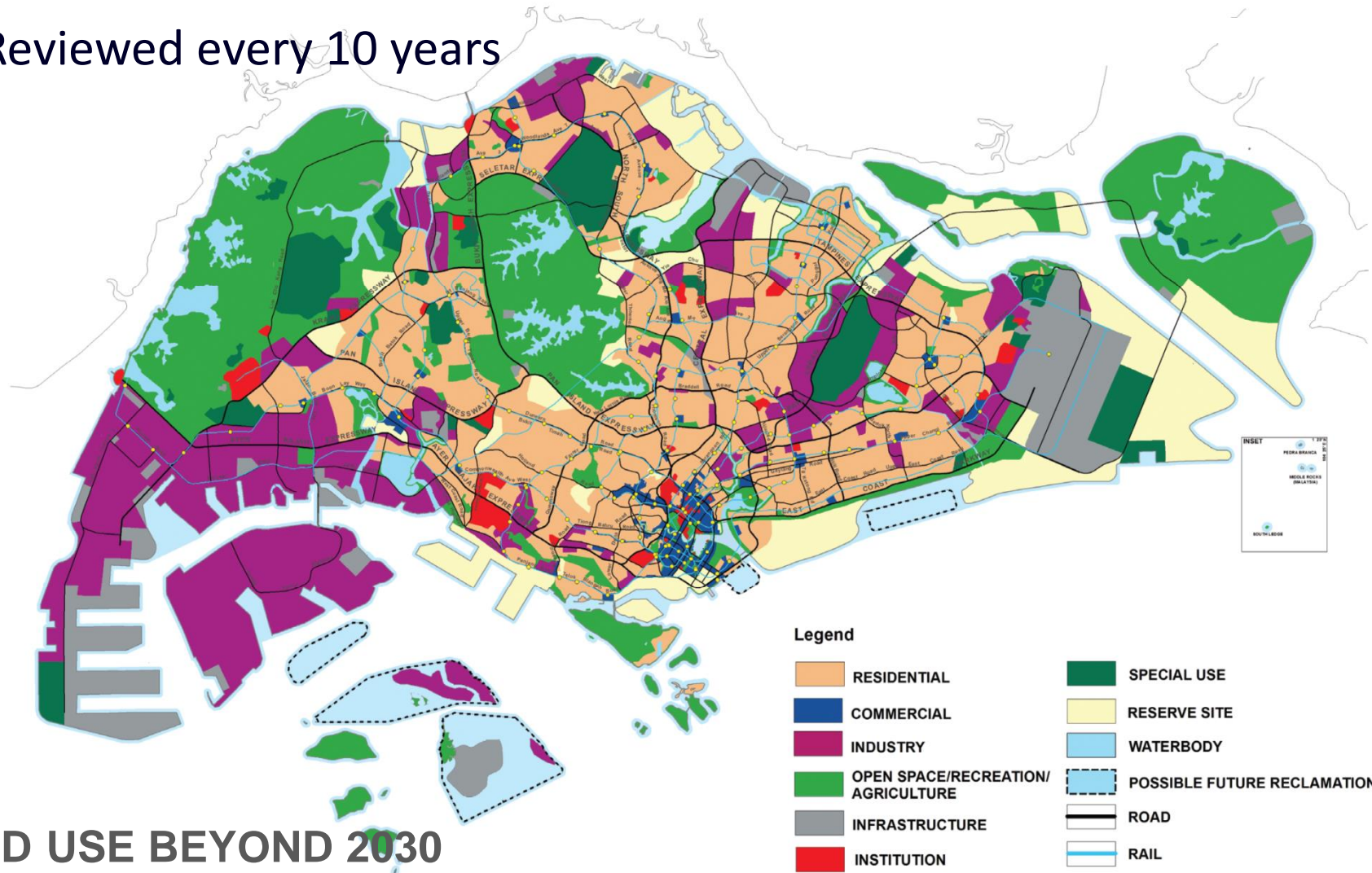
- “ Engage private sector consultancies in the planning phase to:
  - “ Tap on specialised expertise
  - “ Explore new ideas
  - “ Come up with draft land use and urban design plans
- “ Engage private developers for implementation:
  - “ Sites identified and staged based on planning intent
  - “ Land 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

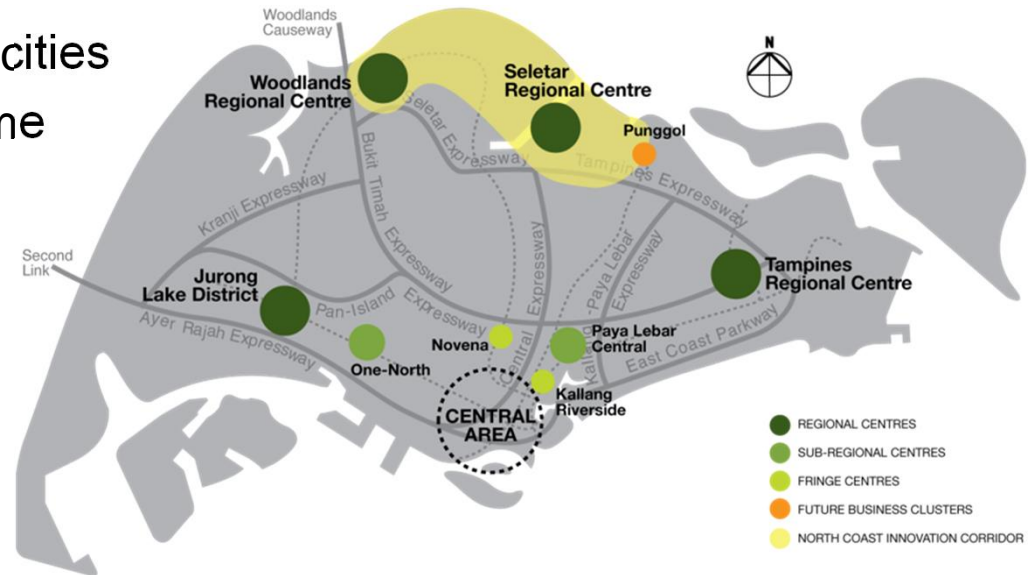




# Concept Plan – Key Strategies

## “ Sustaining a Vibrant Economy

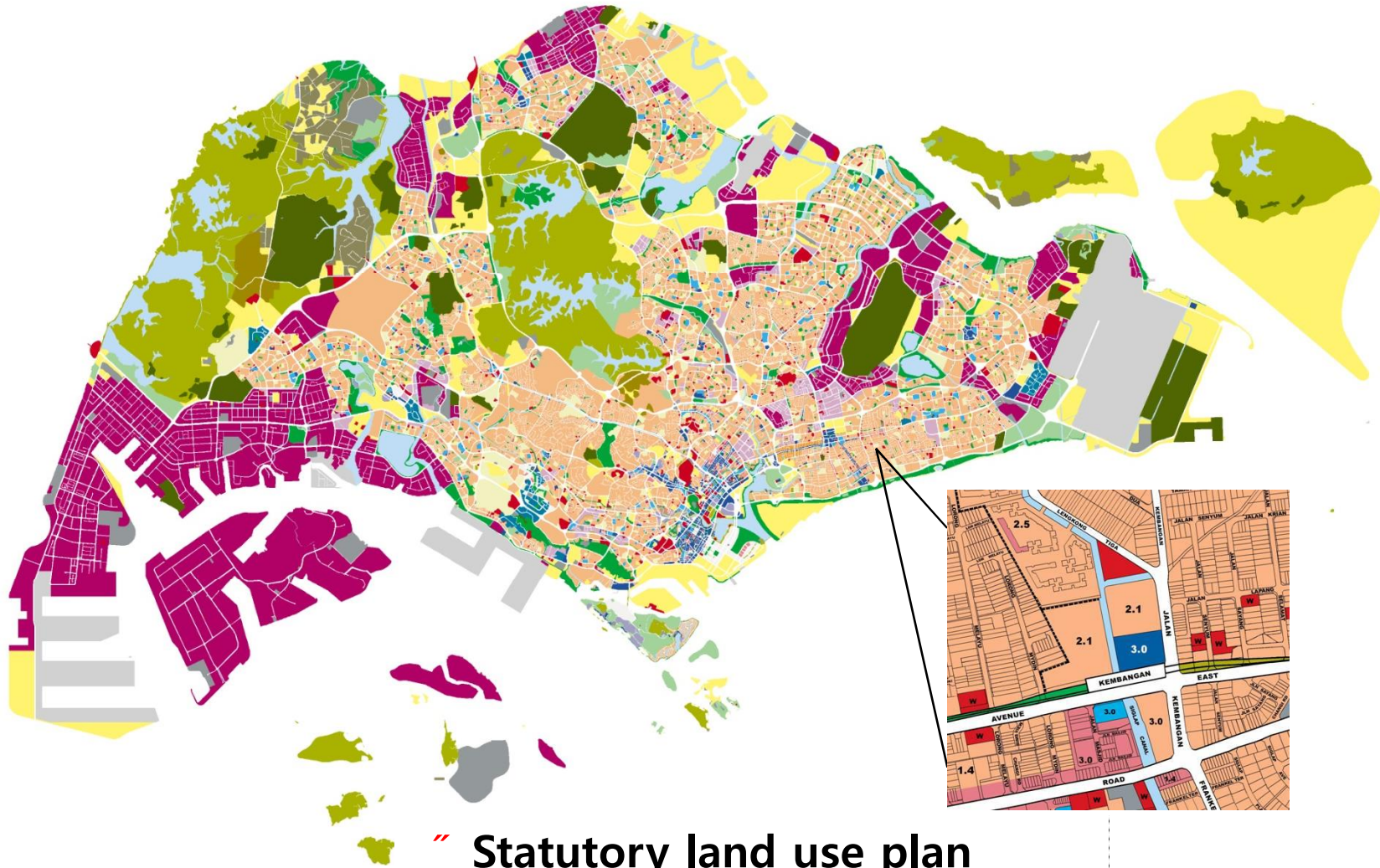
- Expanding airport and port capacities
- Bringing more jobs closer to home



## “ Ensuring Room for Growth Through Innovative Means



# Master Plan 2014



- “ Statutory land use plan
- “ Reviewed every 5 years

# Master Plan - 6 Key Focuses

## Housing

Good living environments with a variety of housing options



## Economy

Vibrant economy with good jobs and multiple growth opportunities



## Community

Building shared spaces and communities



## Recreation

Wide variety of recreational options

## Transport

Greater mobility with enhanced transport connectivity



## Identity

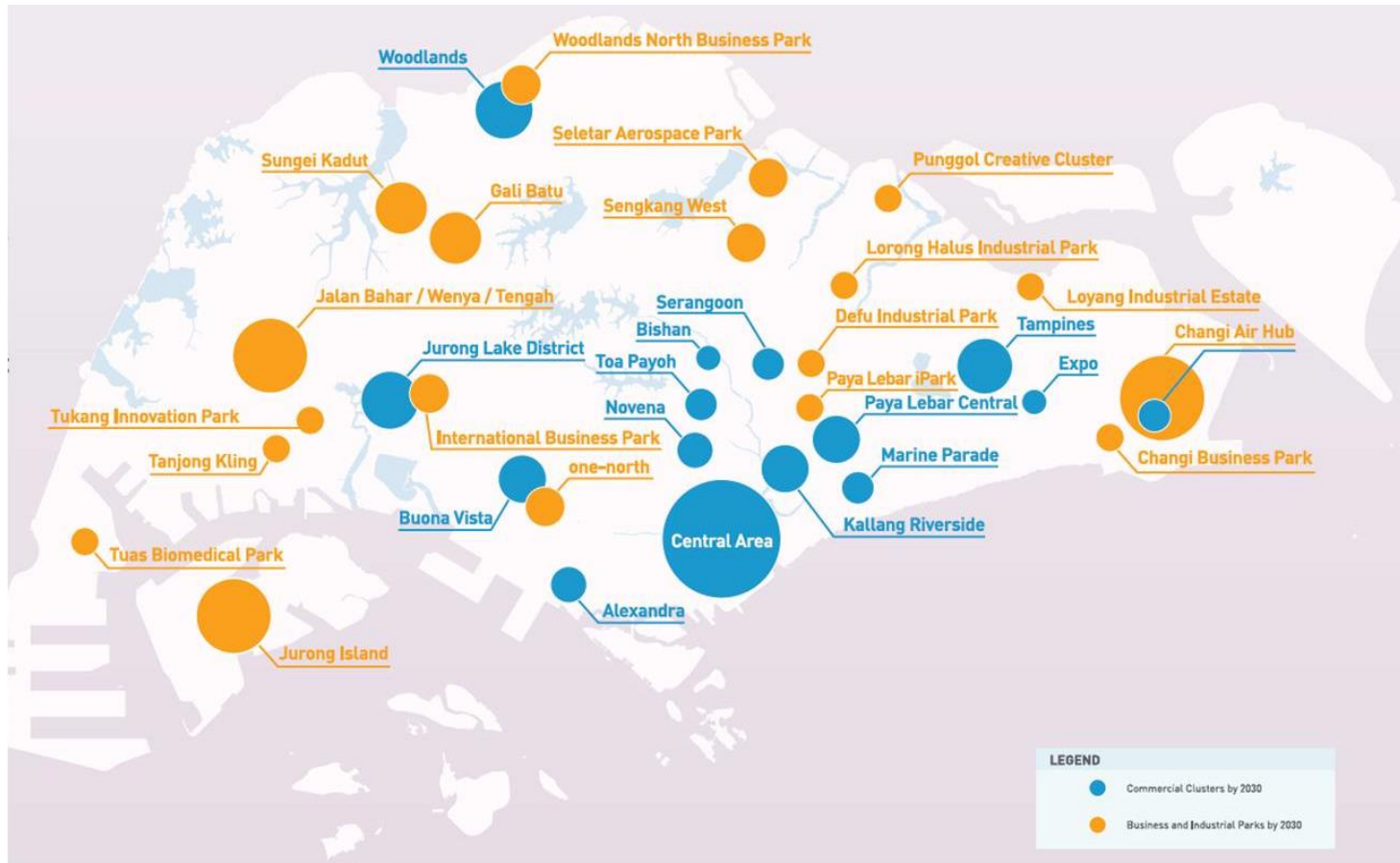
An Endearing Home



# Economy – Bringing Jobs Closer to Home

## Key Strategies:

- “ Support continued and sustained growth of the City Centre
- “ More commercial hubs outside the City
- “ New Industrial Clusters island-wide



# Economy – Central Area

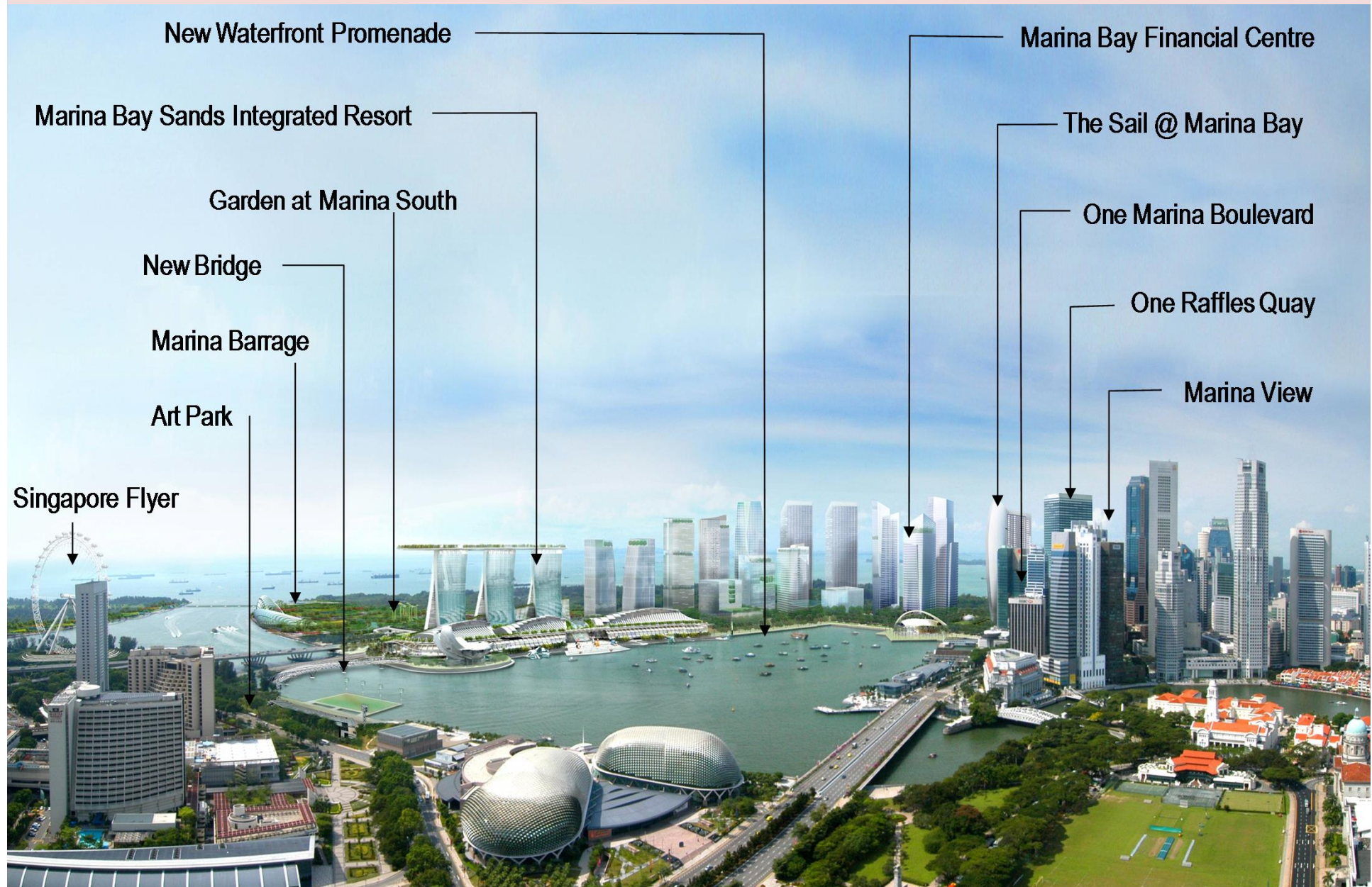
## Key Strategies

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





# Marina Bay





# 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



# Marina Bay

- “ 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

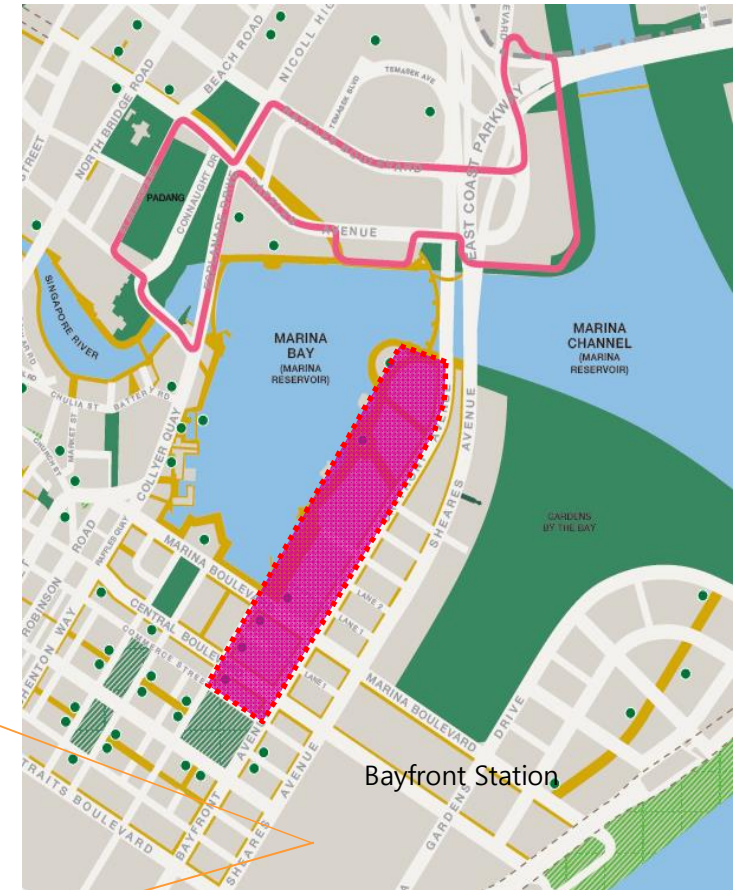
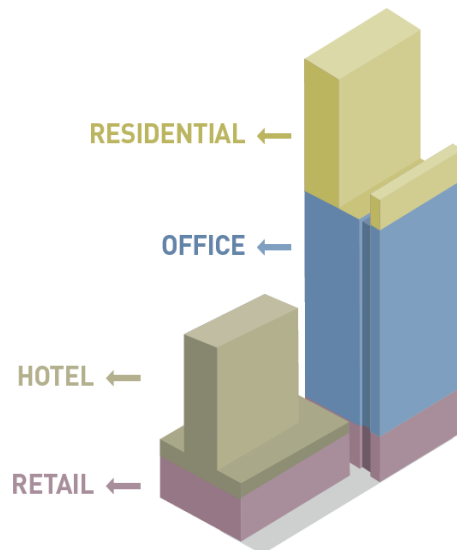




# Marina Bay

“ Diverse mix of uses with injection of residential, hotel and retail

“ New retail & entertainment spine along Bayfront Avenue





# Key Planning Strategies



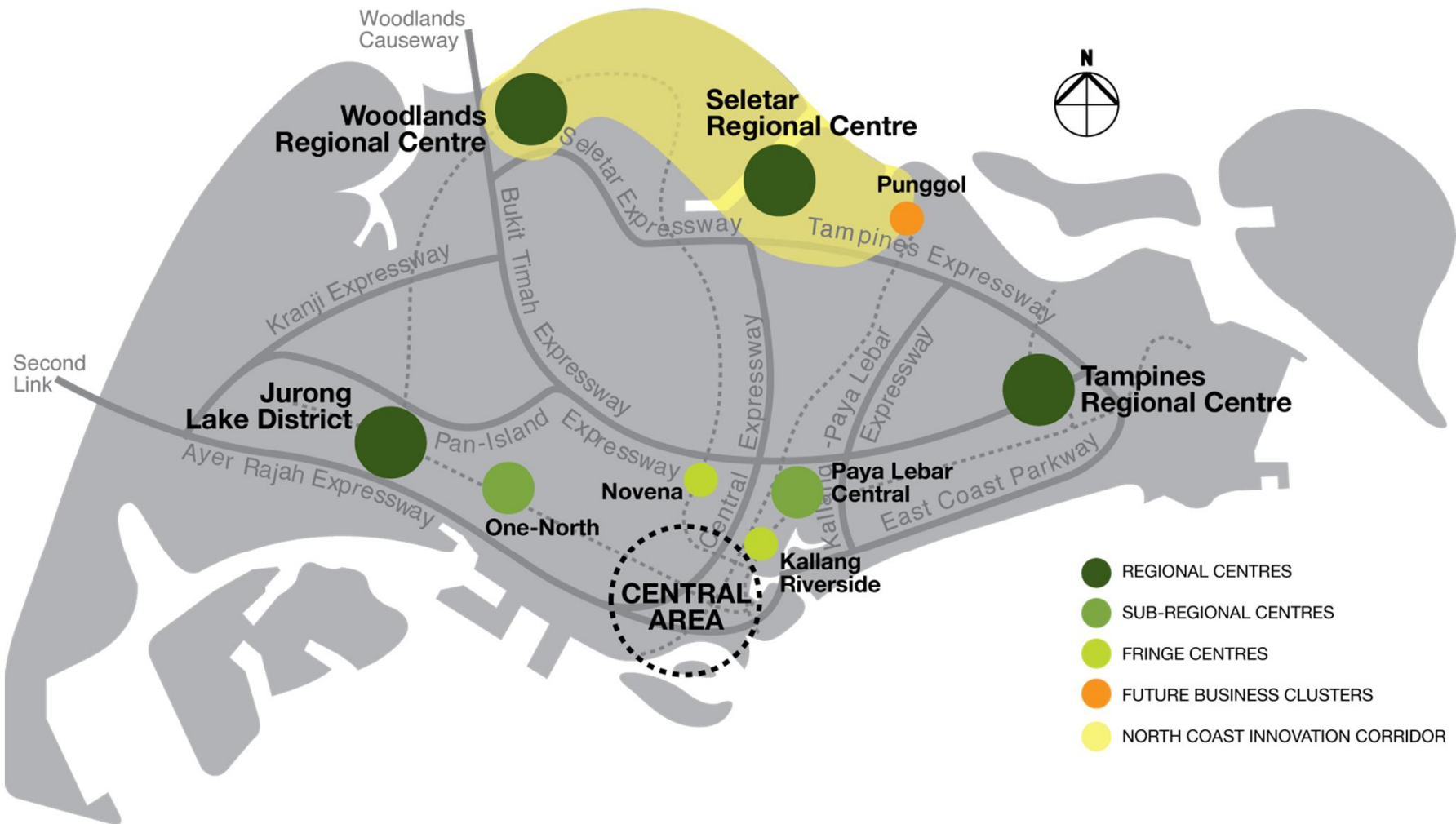
**Improve accessibility and connectivity:**

- “ Extensive public transit network
- “ Network of covered walkways, underground pedestrian links & above-grade connections
- “ Cycling paths along major arterials



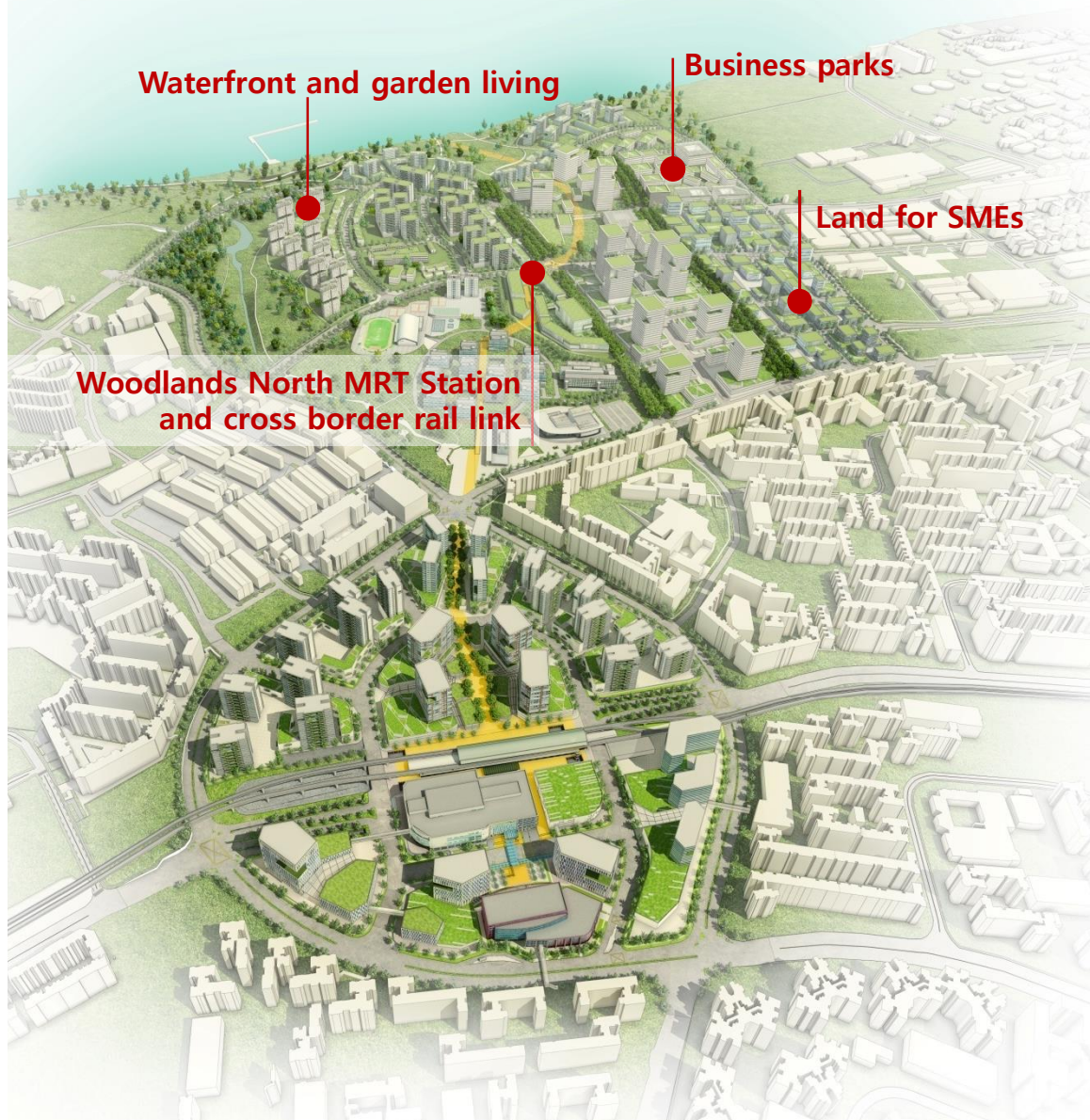
# Economy – Bringing Jobs Closer to Home

## North Coast Innovation Corridor





# North Coast Innovation Corridor



## Woodlands North Coast

- “ 100ha developable land
- “ Excellent transport connectivity
- “ Lush waterfront
- “ Business and housing developments



# Housing – A Quality Living Environment

## Key Strategies:

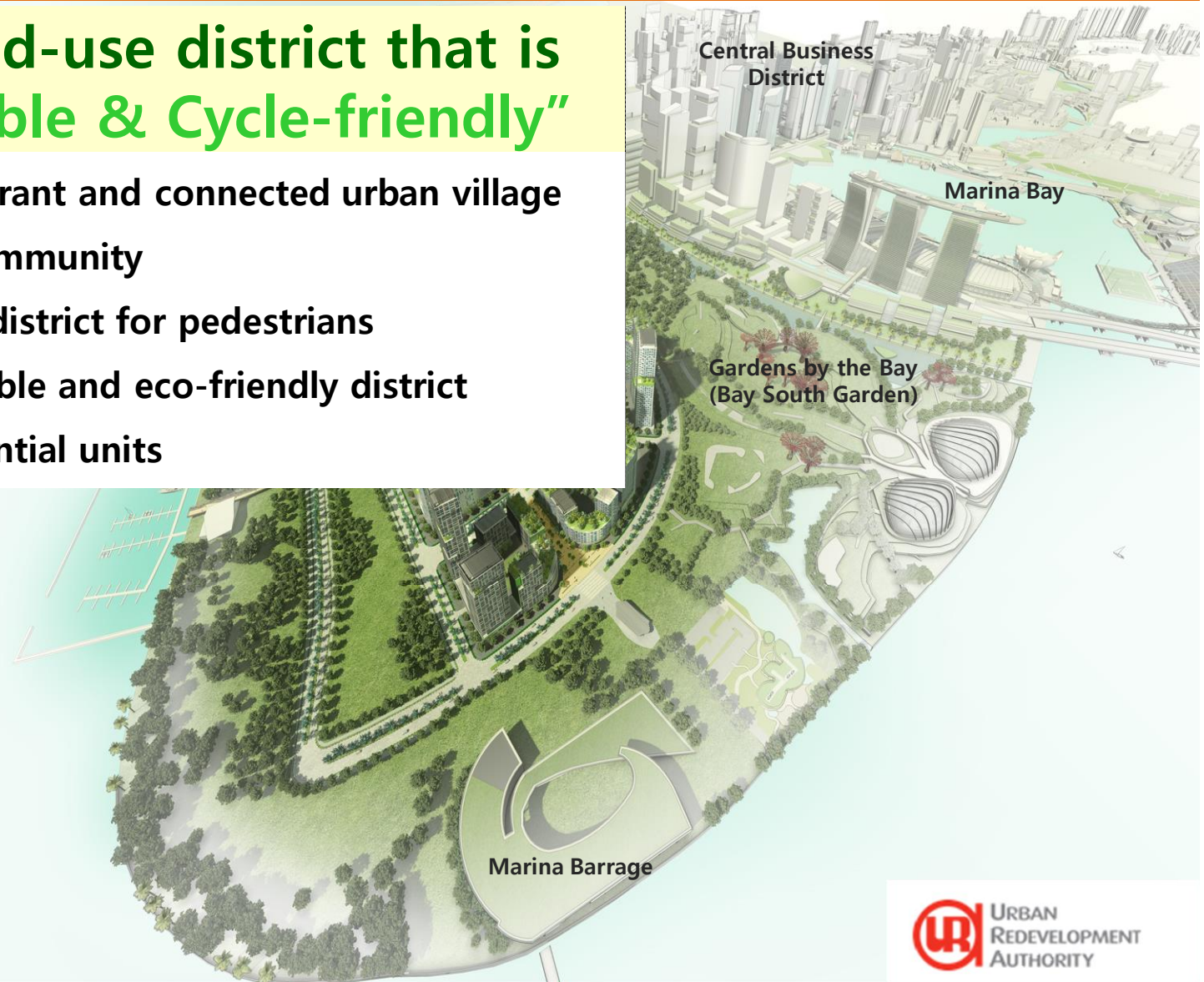
- “ Variety of Housing Options in Diverse Locations
- “ Green, Pedestrian and Cyclist-friendly towns
- “ Amenities within Easy Reach
- “ Enriched Social Identity



# Housing – Marina South

**“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**

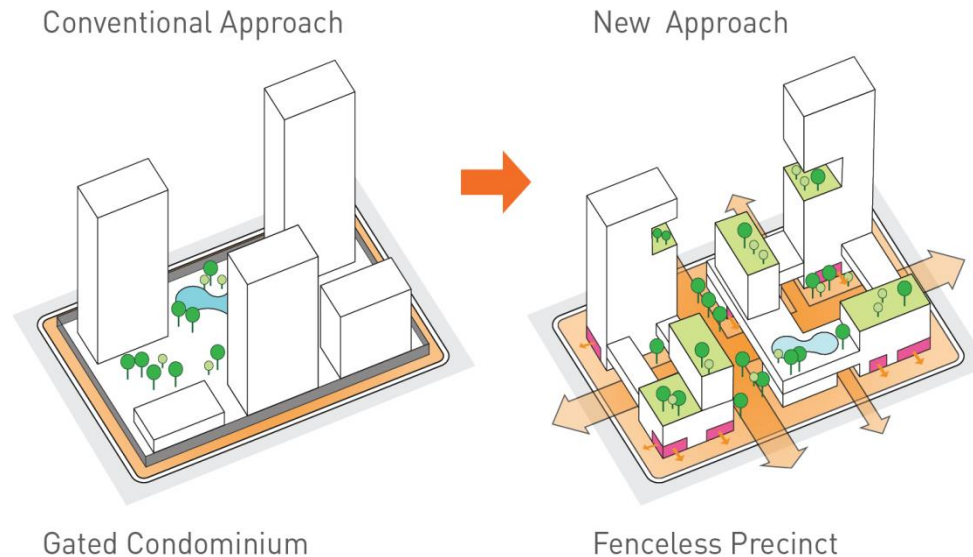




# Housing – Marina South

## 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)



# Housing – Eco Friendly Districts

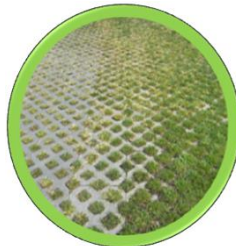
- “ 30% more energy-efficient
- “ MRT stations, cycling paths, pedestrian-friendly streetscapes



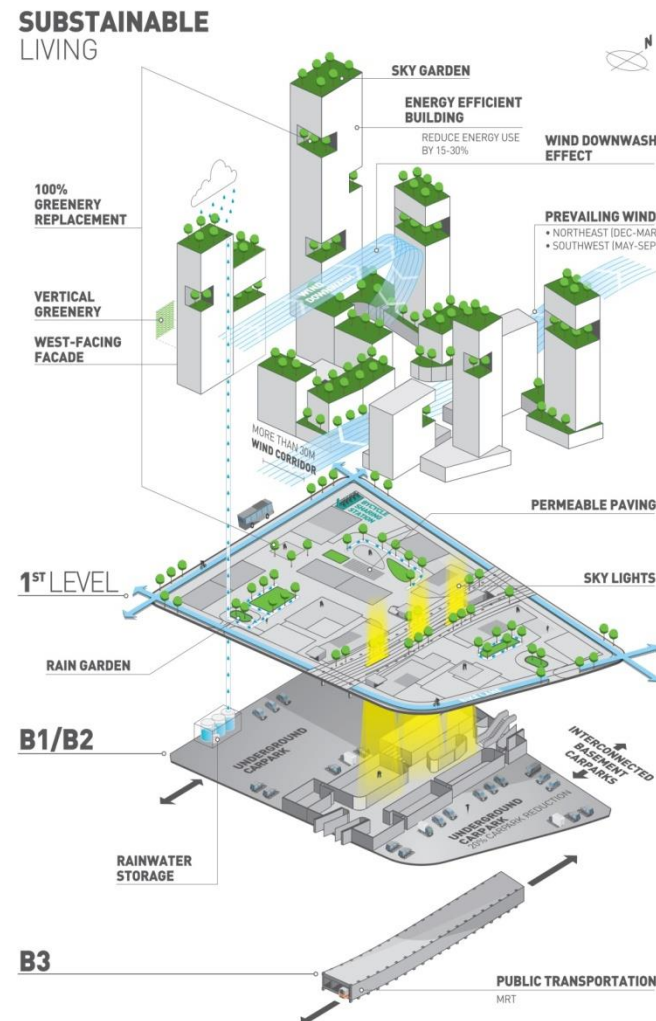
**100% Greenery Replacement**



**Rain Gardens**



**Permeable Pavement**



**Bicycle Sharing Stations**



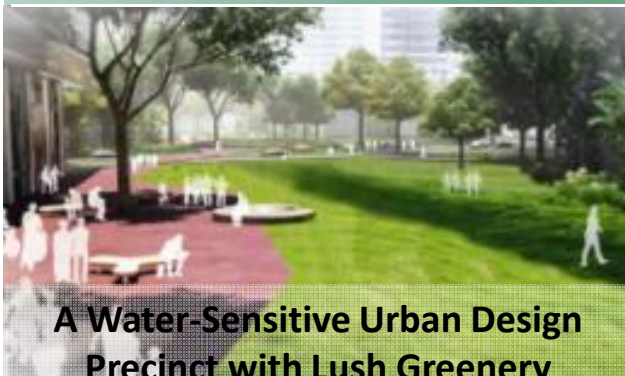
**Increased Greenery and Dedicated Cycling Path**



# HOUSING – Kampong Bugis



**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**



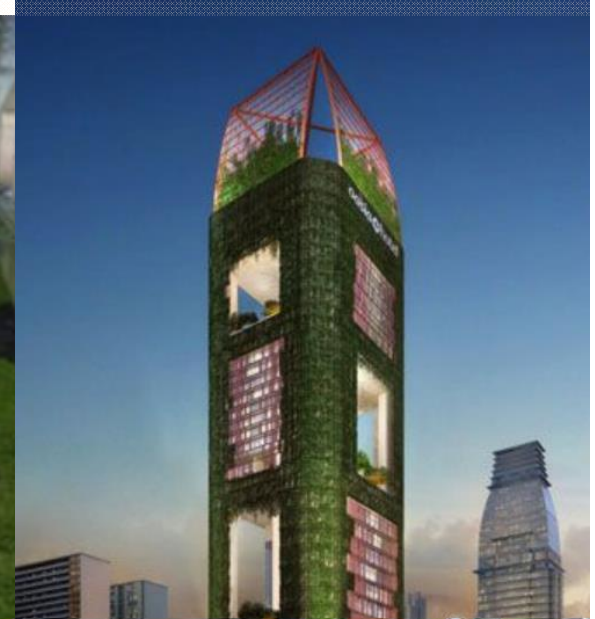
**'Fence-less' Design to Enhance Porosity**



# Greening the Urban Landscape

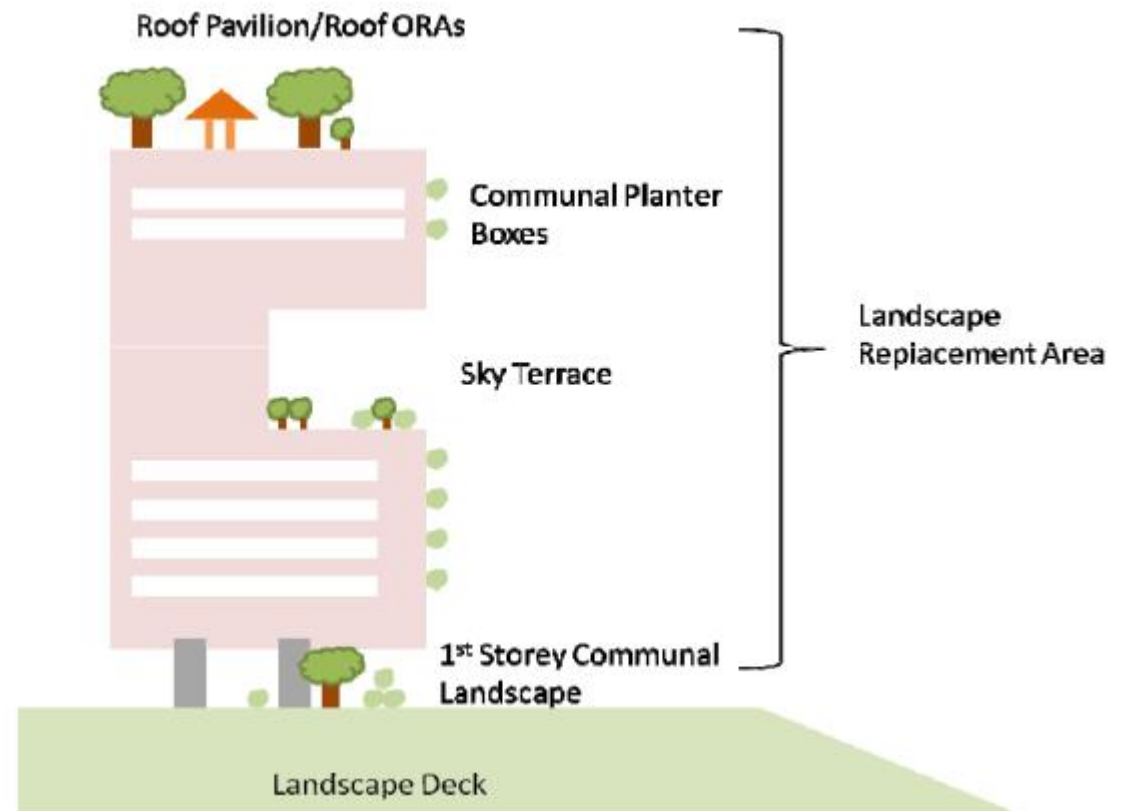


Upcoming DUO at Ophir-Rochor





# Landscaping for Urban Spaces & High Rises (LUSH Programme)



# Recreation – Green Spaces

## Key Strategies:

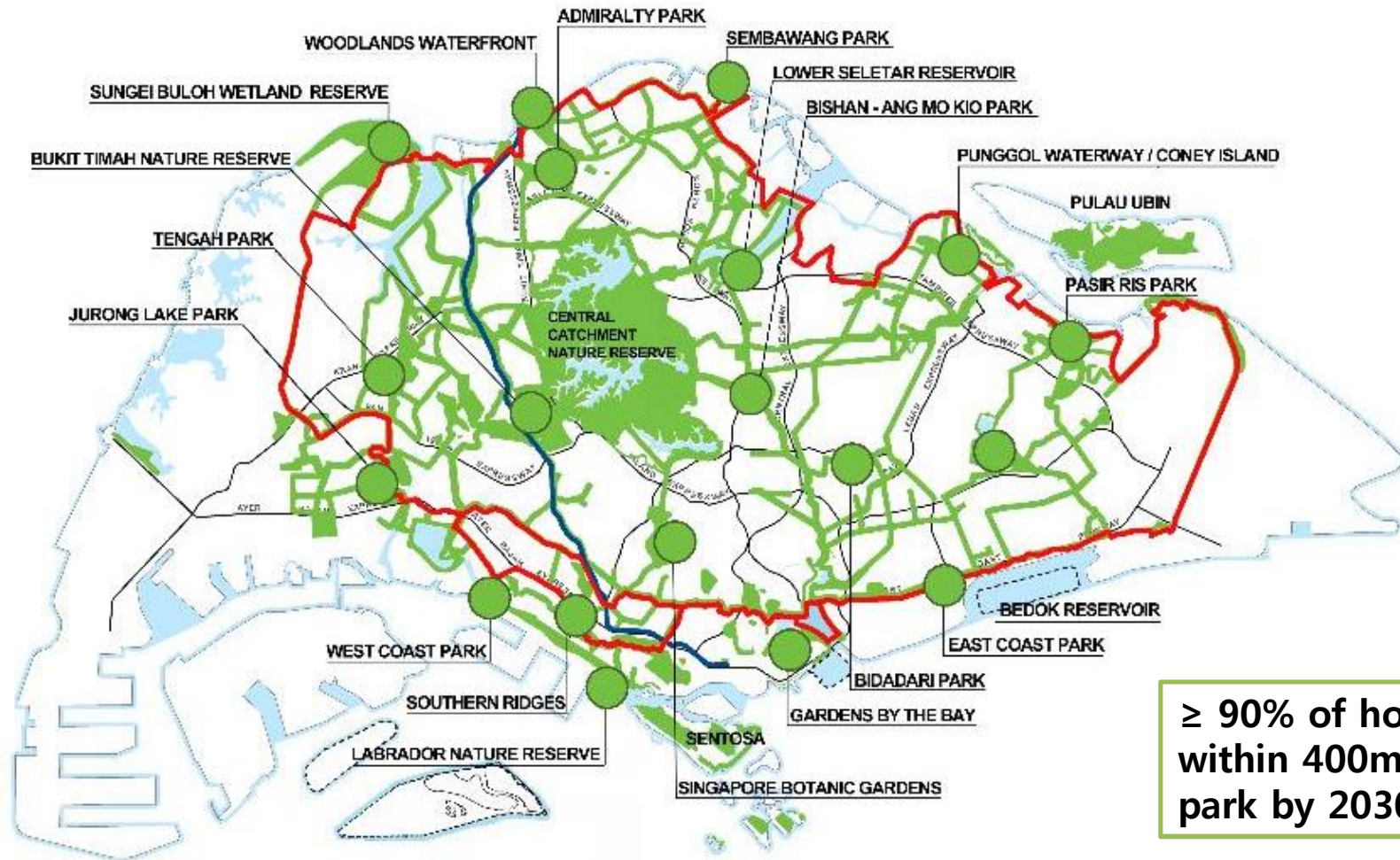
- “ Expansion of Green spaces
- “ Improving access to green spaces
- “ Providing more recreational spaces



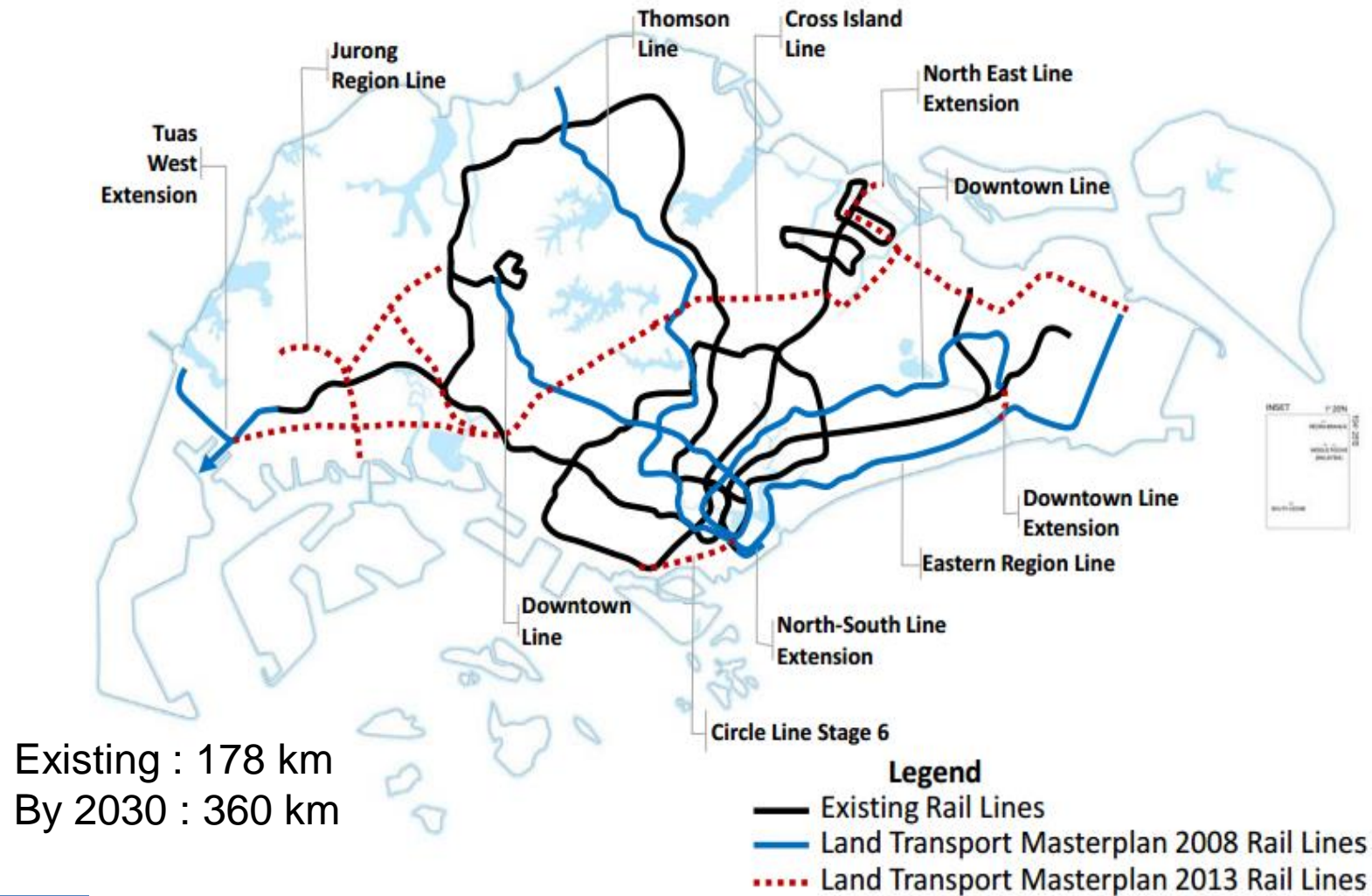


# Recreation – Green Spaces

## Expansion of Park Connector Network, Round Island Route



# Transport – More Access to Rapid Transit



# Transport – Key Targets by 2030

**8 in 10**

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

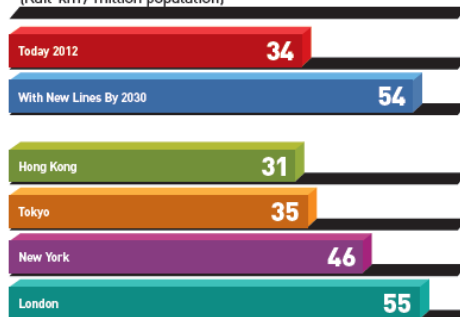
**85%**

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

**75%**

of all journeys in peak hours  
undertaken on public  
transport

**Rail Density**  
(Rail-km / million population)



The Bus Service Enhancement Programme (BSEP) was introduced in 2012 and will



**More Buses, Better Rides**



**800 more buses**

**20% bigger bus fleet  
by 2016**



# 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**



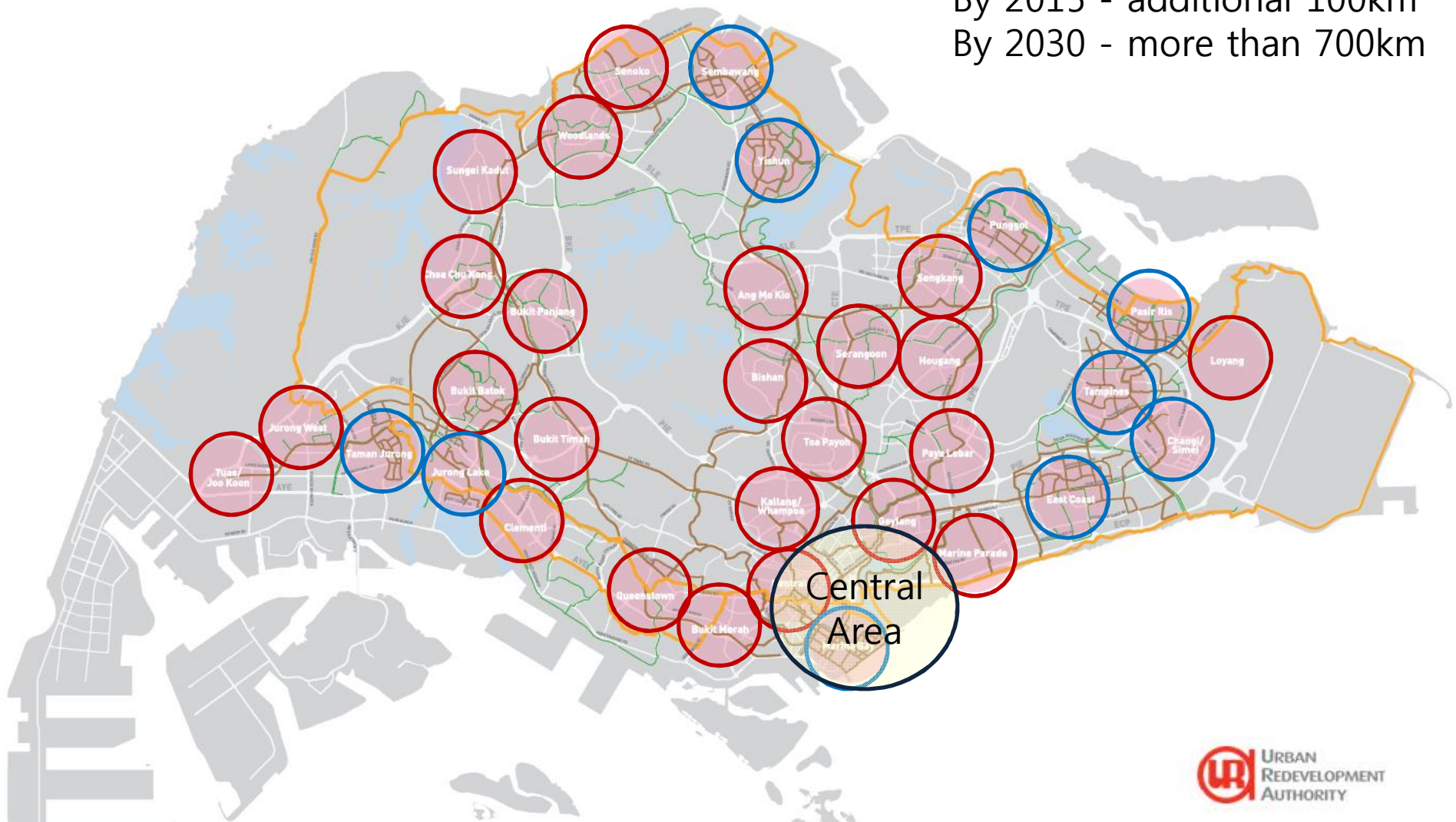
# Transport – National Cycling Plan

## Length of Cycling Routes

Today - 230 km

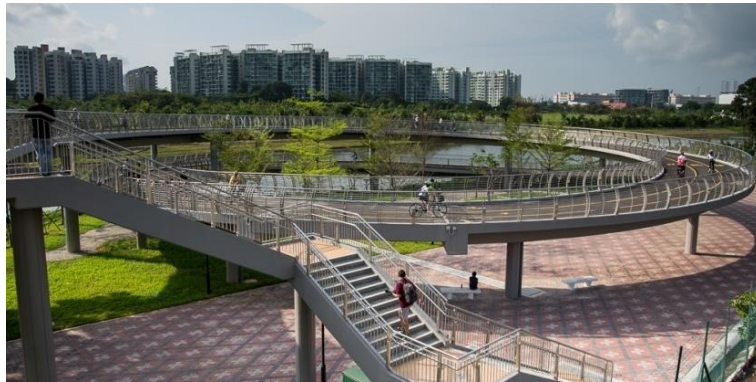
By 2015 - additional 100km

By 2030 - more than 700km



# Transport – National Cycling Plan

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



Marina Bay

Pasir Panjang Terminal (325 Ha)

City Terminals (600 Ha)

" 1,000 hectares of waterfront land (x3 times the size of Marina Bay)

Aerial view of existing City Terminals & Pasir Panjang Terminal



# Future Growth: Greater Southern Waterfront





# 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

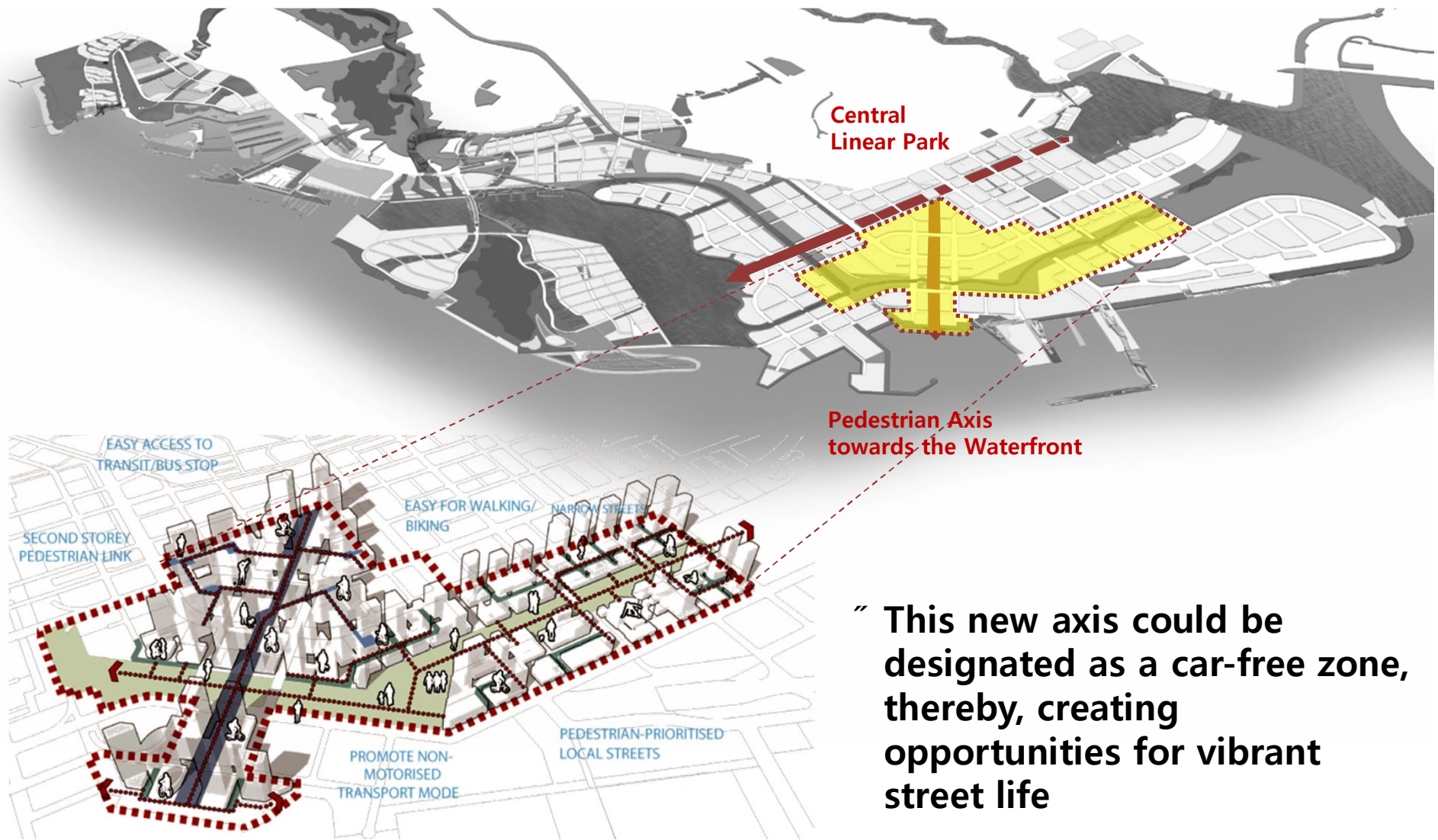
#### “ Waterfront CBD

extension of commercial corridor towards the waterfront



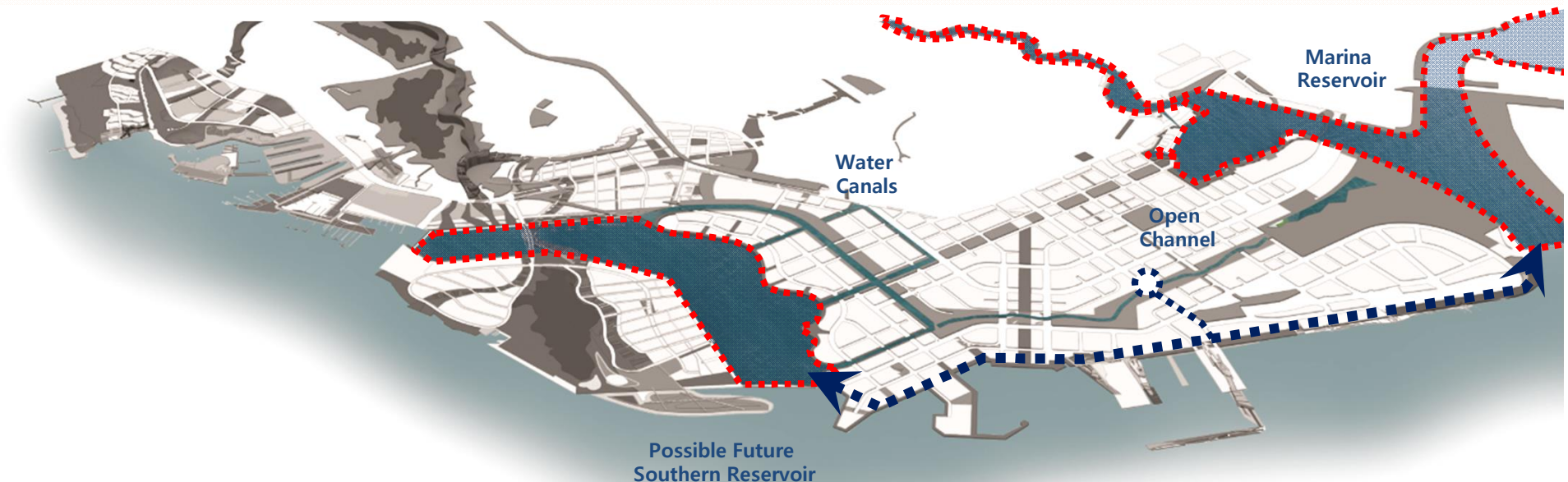


## Idea 3: Expand the Network of Public Spaces



“ This new axis could be designated as a car-free zone, thereby, creating opportunities for vibrant street life

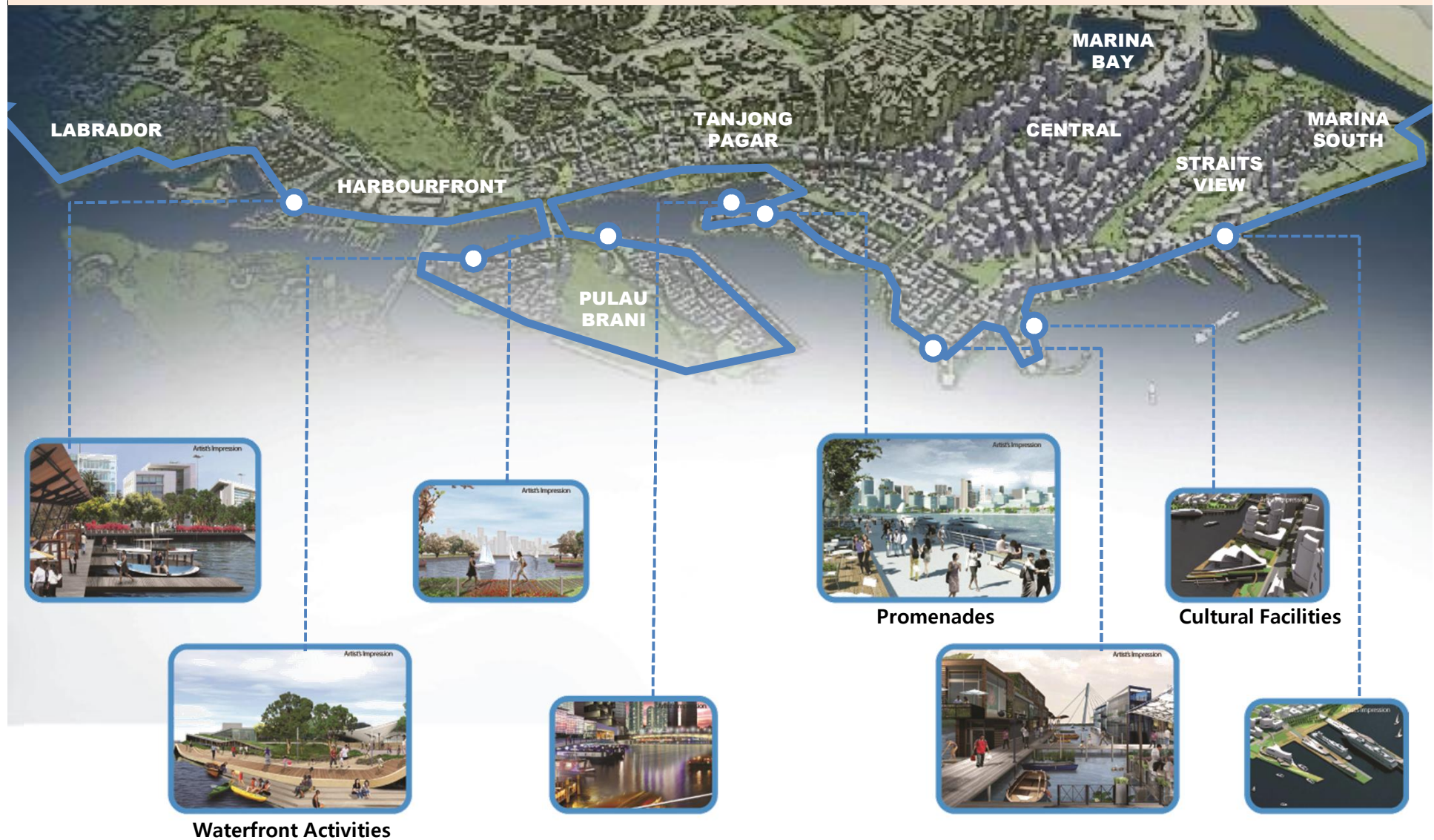
## Idea 4: Capitalise on our Blue Assets



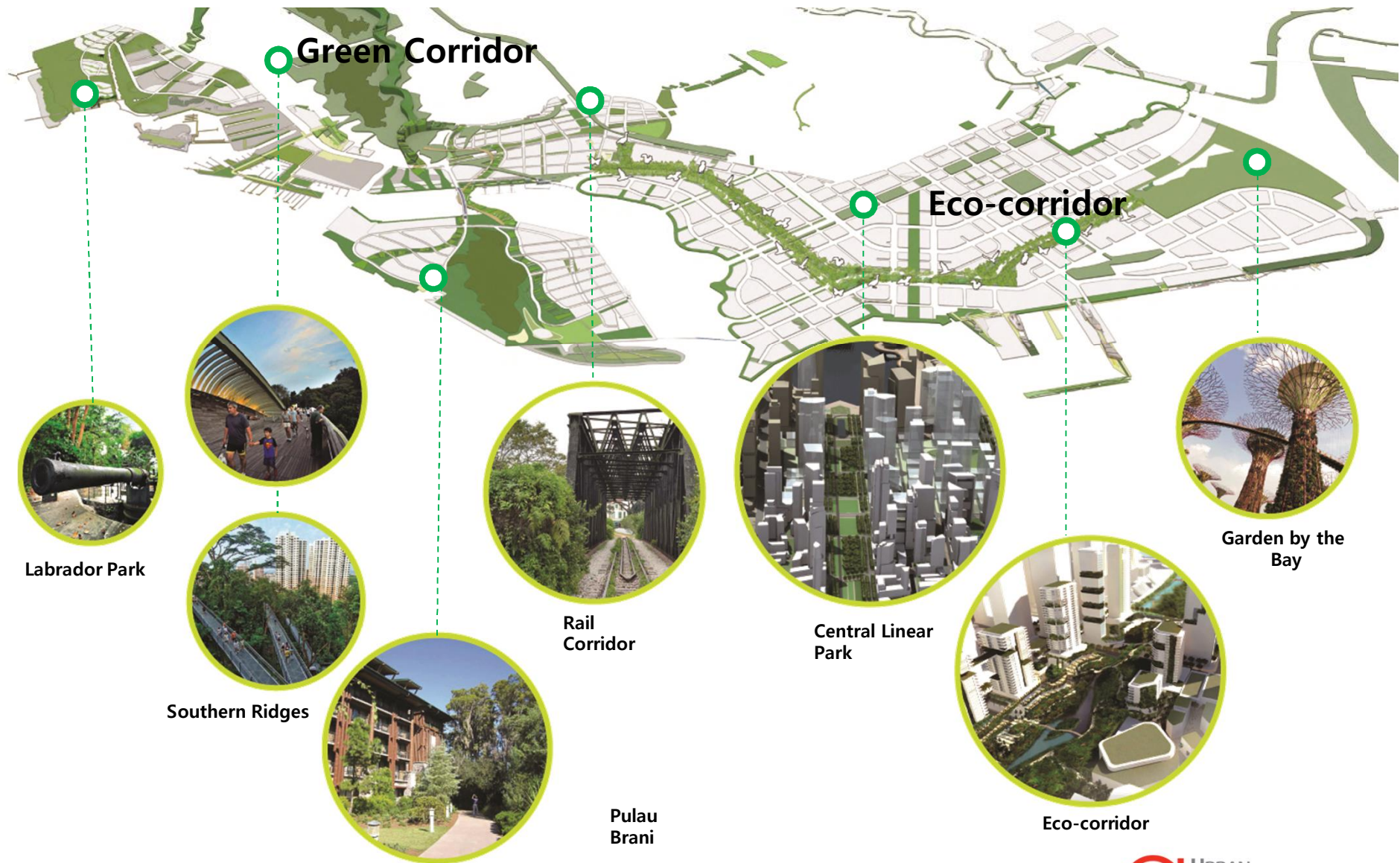
- “ **A possible future reservoir could be created between Tanjong Pagar and Pulau Brani**  
To retain rainwater from the Greater Southern Waterfront and to store excess water from Marina Reservoir
- “ **To create an attractive network of canals through human-scale neighbourhoods with lively streetscapes**



# Idea 5: Create a Continuous 30km Waterfront



# Idea 6: Connect Green and Open Spaces





**Thank You**