

1<sup>st</sup> Prize, Topic 1 Tertiary Category

# Paya Lebar Tomorrow

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## JURY CITATION:

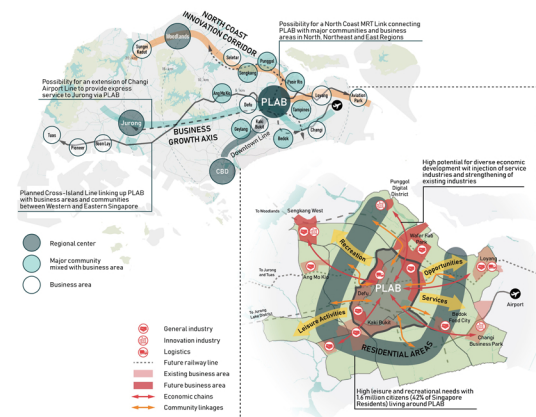
The jury commended the proposal for being multi-layered and comprehensive. The participant has thoughtfully examined the site with a wide spectrum of considerations and proposed ideas that collectively address each issue sensitively and appropriately including types of housing for different demographic groups and work places for innovative eco-industries, creative and service sectors. The jury appreciated the idea of retaining the “hillocks” as a natural asset and linking them to the water bodies to create a green eco-system. The proposal also paid attention on how to amplify the historical and social value of the PLAB’s assets and how the new town relates sensitively to its surrounding area.



# PAYA LEBAR TOMORROW

RUNWAY FOR A DYNAMIC CITY  
CONCEPT MASTER PLAN

## POSITIONING PLAB AS A FUTURE REGIONAL CENTRE



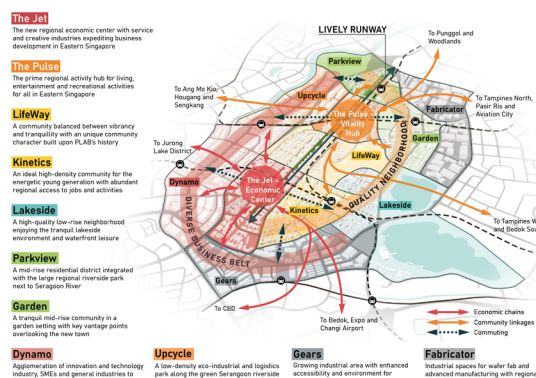
## VISION

"To transform PAYA LEBAR AIRBASE's assets into a **dynamic urban centre** full of **vitality and diverse work-life opportunities**, supporting the **integrated sustainable development** of the region beyond 2030."

## 6 CORE PLANNING CONCEPTS

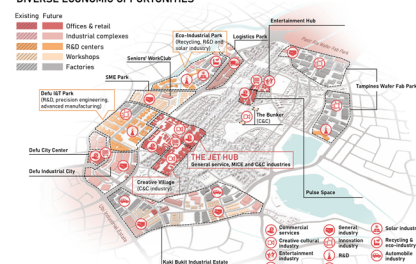


## CRAFTING 11 UNIQUE DISTRICTS



## REALISING 6 CORE PLANNING CONCEPTS

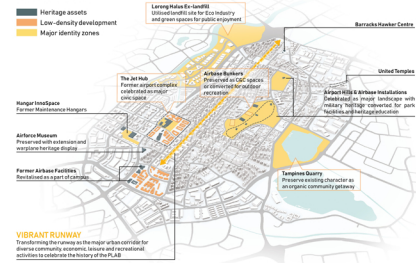
### DIVERSE ECONOMIC OPPORTUNITIES



### GREEN LIVING



### LOCAL IDENTITY



### VIBRANT RUNWAY

Transforming the runway into a major urban corridor for commercial, residential and recreational activities to celebrate the history of the PLAB.



## MASTER LAYOUT PLAN

SITE AREA: ~1,880 ha  
POPULATION: ~155,000

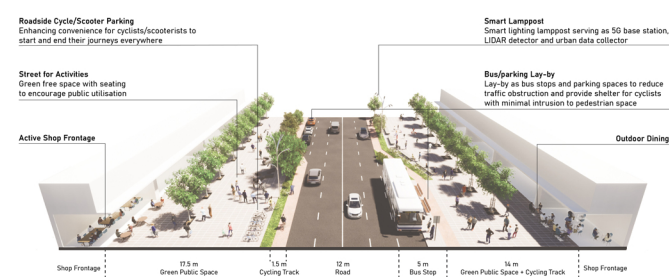


- 1 CYCLING PARK
- 2 PAYA LEBAR TOWN HUB
- 3 ENTERTAINMENT HUB
- 4 PULSE SPACE
- 5 COMMUNITY RECREATION & C&C SPACES FROM REVITALIZED PLAB BUNKERS
- 6 LORONG HALUS R&D CENTRE
- 7 SME PARK
- 8 THE JET HUB
- 9 REVITALIZED AIRPORT TERMINAL
- 10 REVITALIZED AIRPORT HANGARS
- 11 THE HANGAR INNOSPACE
- 12 DEFU CITY CENTRE
- 13 AIR FORCE MUSEUM & OUTDOOR EXHIBITION AREA
- 14 CAMPUS
- 15 KAKI BUKIT TRANSIT HUB
- 16 YOUTH VITALITY VILLAGE
- 17 KINETIC CORE MIXED-USE MALL
- 18 HOMETEAM NS BEDOK CLUBHOUSE
- 19 SENIOR'S LIFECLUB
- 20 MEDICAL CENTRE
- 21 LOCAL SPORTS STADIUM
- 22 HAWKER CENTRE FROM REVITALIZED BARRACKS
- 23 COMMUNITY FARMING
- 24 PAINTBALL, ARCHERY & SPECIALTY SPORTS COURTS
- 25 LANDSCAPED BRIDGE
- 26 HILLTOP LOOKOUT
- 27 LINEAR GARDEN
- 28 AIRPORT HILLS PARK
- 29 PEDESTRIAN & CYCLING TUNNEL
- 30 TAMPINES QUARRY & SWIMMING SHED

## RENDERINGS



## VIBRANT STREETSCAPE (Typical 30m-wide street with setback)





## PARTICIPANTS' WRITE UP:

### Paya Lebar Tomorrow: Runway for a dynamic city

Surrounded by neighbourhoods with 1.6 million people and prosperous business areas, the Paya Lebar Airbase (PLAB) possesses tremendous potential to be developed as the future regional community and economic centre in Eastern Singapore, providing services, economic opportunities, leisure and recreation to the site and the region. The planned Cross-Island Line, our proposed Changi Airport-Jurong and North Coast MRT links via PLAB would strengthen PLAB as a regional centre and significantly improve the connectivity between communities outside the Central Region.

Our Concept Master Plan for the future Paya Lebar Town encompasses the existing PLAB and the surrounding industrial estates. The total site area is about 1,880 ha, and the expected population of our proposed master plan would be about 155,000. Our vision is to transform the site's rich history and assets into a dynamic urban centre full of vitality and diverse work-life opportunities, while supporting the integrated, sustainable development of the region beyond 2030. The Runway forms a strong axis linking up two commercial and living centres, surrounded by nine unique districts. Six core planning concepts are proposed to realise the master plan, possessing all elements to make Paya Lebar into an attractive destination to live, work and play.

The first concept, *Diverse Economic Opportunities*, aims to create new growth nodes for the regional economy while bringing jobs closer to home. Innovative eco-industries, traditional Small Medium-sized Enterprises (SMEs), and the growing services and creative industries are accommodated to provide job opportunities for various demographics and complete the production value chain.

The second concept, *Vibrant Community for All*, positions Paya Lebar Town as a home for all Singaporeans. Rental housing and a new campus are proposed for young citizens. Working professionals may mingle and exchange ideas in hubs and open plazas within the industrial parks. The welfare of the senior citizens is promoted through a lakeside elderly lifestyle centre.

The third concept, *Green Living*, aims to form a regional green corridor from Sengkang to Bedok. The existing hills in PLAB are converted to parks while Tampines Quarry is preserved in its existing form to respect the organic community space and activities. The road network is aligned parallel to the prevailing wind direction to form urban breezeways and promote natural ventilation.

The fourth concept, *Integration*, connects the town with its surrounding context. Major roads link up the urban fabric while a convenient MRT and BRT priority network is planned to provide transport access within 10 mins of all homes. Key bridges sew up the green network to provide pedestrians and cyclists with unhindered journeys across major expressways.

The fifth concept, *Local Identity*, aims to amplify the historical and social values of assets in PLAB. Spaces including the runway, hangars, bunkers, airport hills, Tampines Quarry and Lorong Halus old landfill would be revitalised for public enjoyment while respecting the local history.

The sixth concept, *Future Looking*, aspires to plan for future challenges and opportunities. Apart from capacity for the two proposed MRT links, the Youth Village seeks to provide diverse housing options for young citizens before family formation. The future ageing population will be provided with options for continuous employment opportunities in the SME park. Last but not least, new district distribution points would support innovative logistic distribution models and reduce traffic in PLAB.