**REQUEST FOR INFORMATION – PROPOSED CONCEPT FOR THE PASIR PANJANG POWER DISTRICT (PPPD)**

**SPECIFICATIONS**

## 1.0 INTRODUCTION

1.1 This Request for Information (RFI) is to gather information on market concepts and planning inputs from interested parties who share our vision in transforming the Pasir Panjang Power District into a distinctive mixed-use district that promotes innovation and lifestyle activities. The site's historical industrial setting and iconic architecture of the former power stations can be leveraged to create a unique destination for new value adding activities and functions.

1.2 The information provided will help to refine the parameters of the site for subsequent development.

## 2.0 BACKGROUND

2.1 The 15ha Pasir Panjang Power District comprises two former power station buildings (Stations A and B), which together with other ancillary buildings and industrial structures, supplied much needed power to meet Singapore's burgeoning needs in the 1950s and 1960s. With the development of cleaner, more advanced power stations such as Senoko and Pulau Seraya, the Pasir Panjang power stations were decommissioned in the 1980s and 1990s.

2.2 Today, Power Station A has been leased out on a temporary basis as a testbed events and entertainment venue[1]. It had also been previously leased out for ad-hoc events such as the Power Station Art Market, Street Superior 2018, etc. Power Station B is currently leased out for short-term office and storage use until 2021, while the former staff apartment block is currently being repurposed into serviced apartments with the lease ending in 2027.

2.3 With the site's proximity to Mapletree Business City and Alexandra sub-regional centre as well as commercial nodes at Harbourfront and the Central Business District, the Power District is sited close to business centres and yet enjoys a rare waterfront setting next to Labrador Nature Reserve.

2.4 Over the next 40 years, the Greater Southern Waterfront (GSW) will be developed in phases, starting with developments at the western end (see **Annex A – Map A**) where the Pasir Panjang Power District is located. The site is strategically located at the crossroads of several recreational corridors and green spaces such as West Coast Park, Labrador Nature Reserve and the Southern Ridges, which will eventually be connected via a continuous linear park (see **Annex A – Map B**). The Power District's immediate waterfront will be developed into a public space along the linear park to allow public to access and enjoy the

[1] The first event, the Alex Blake Charlie Sessions, a female-fronted indie music festival, was held on 7 Dec 2019.

former industrial waterfront that was previously closed off. (**Annex C**). In the long term, this green corridor will be extended eastwards into the rest of the GSW, to seamlessly connect various places of interest along the waterfront, with additional and enhanced recreational opportunities for all to enjoy.

2.5 Recognising the significant potential of the site, the Urban Redevelopment Authority (URA) and the Singapore Land Authority (SLA) held the Power-Up Pasir Panjang Ideas Competition from April to June 2019 to seek creative ways to repurpose the existing power station buildings and structures while celebrating the site's rich history, and to create an extraordinary destination within the GSW. Many concepts highlighted the Power District as a mixed-use district, with Power Station A as the main focal point anchoring the district and included spaces for innovation hubs, prototyping, as well as creative and community uses. Several concepts also showcased how spaces within Power Station A could be set aside for public uses, similar to other repurposed power stations and industrial developments such as Station F in Paris and Tate Modern in London. These ideas illustrate the many possibilities for the site to be transformed into a distinctive waterfront district to showcase new live-work-play uses for Singapore.

## 3.0 VISION AND DESIRED OUTCOMES

3.1 We envision the transformation of the site into a distinctive, innovative and vibrant mixed-use district characterised by its unique industrial heritage and waterfront. The historical power station buildings with their voluminous spaces can be reinterpreted and transformed into new "powerhouses" to enable creativity and innovation to augment Singapore's economic vibrancy and at the same time, provide new public areas within and around them that are attractive and inclusive for people of all ages to enjoy. As a key publicly accessible node along the GSW, the Power District should also be well connected to the wider recreational network in the area.

## 4.0 OBJECTIVES

4.1 The Authority is inviting interested parties including developers, operators and potential end-users, to submit concept proposals on the adaptive reuse of the site and its buildings, proposed mix of uses and activities, tenure, and GFA (including that of any proposed new buildings or structures to be erected on site). This information will help the Authority formulate the necessary development and land use parameters and consult the relevant technical agencies for their requirements before releasing the site for development, possibly through a tender next year. This will ensure that the Power District can be put to attractive and economically feasible uses that are in line with the vision for the site.

## 5.0 SCOPE OF RFI

5.1 The boundary for this RFI is based on the boundary in yellow as shown in **Annex A – Map C**, consisting of the two power stations and other ancillary buildings and structures. There is also an optional area that the proposer may choose to

include, as outlined in red in **Annex A – Map C**, comprising mainly of the disused oil tanks.

5.2 The proposer should formulate a concept proposal for the rejuvenation of the Power District, clearly explaining and illustrating the specific uses for the spaces within and outside the buildings. The concept proposal should consider how to create an attractive and differentiated destination that leverages the heritage power station buildings and settings, to create compelling experiences for site users and members of the public.

5.3 The key outcomes of the concept proposal are:

i. **New uses for old buildings:** Given the large, voluminous spaces of Power Stations A and B, the proposer should describe the mix of uses for each floor, what kind of retrofitting needs to be done to accommodate the proposed uses, which key historical elements will be retained or highlighted, etc. The smaller ancillary buildings and structures could house complementary uses that support the predominant uses within the power stations. Alternatively, proposers have the option to demolish these ancillary buildings and structures as indicated in **Annex A – Map C,** and propose new infill buildings to house new activities that complement the main use of the power stations.

ii. **Enlivened public spaces:** The waterfront area south of the RFI boundary as shown in **Annex A – Map C** will be developed by others into a waterfront park (**Annex C**), which includes an events plaza, a beach play area, a rocky shore and a coastal planting strip. The proposer should describe how they could design, curate and integrate the use of the open spaces around the power stations to complement the waterfront park and enhance public spaces for all to enjoy. The design of these spaces should consider views towards the power station buildings and the waterfront park.

iii. **Sensitivity to surrounding green and blue network:** Being sited immediately to the west of Labrador Nature Reserve and near the Berlayer creek, plans for the Power District should be sensitive towards any impact on the adjacent nature areas. The plans should leverage the nearby greenery, plans for the waterfront, as well as the upcoming recreational corridor **(Annex A – Map B)**.

5.4 The preliminary site parameters are as follows:

i. **Lease terms and arrangements:** A lease of 30 years may be considered, with no strata-subdivision allowed.

ii. **Site boundary and area:** Please refer to **Annex A – Map C** for the RFI site boundary. The main area and optional area are approximately 8.2ha and 1.2ha respectively.

iii. **Gross floor area (GFA):** The existing GFA for the Power District is 32,000sqm, which is the GFA for Stations A and B and the ancillary buildings. Proposer may propose to increase the GFA for a mix of uses including offices, retail/F&B, residential or service apartments, hotels, event spaces, etc. The GFA and the corresponding type of uses will be subject to technical assessments by relevant agencies including LTA.

iv. **Vehicular access and car parking:** Vehicular ingress and egress should be taken along Pasir Panjang Rd (minor) and Labrador Villa Rd. Car parking, pick-up/drop-off points, service areas should not be located along main frontage areas.

5.5 In the event that proposers assess that any of the above parameters are not feasible and/or financially viable, they may propose alternative parameters with clear justifications for the Authority's consideration. The Authority is open to creative concepts that enable the project to be both financially viable to proposers, and attractive and beneficial to the public.

## 6.0 SUBMISSION REQUIREMENTS

6.1 Interested parties are invited to submit the following information electronically via email:

i. **Development concept**: a clear write up of the details of the concept proposal, with supporting plans, illustrations and perspectives. Details should include, but not limited to, the overall vision for the Power District, breakdown and composition of GFA, possible end-users and activities, explanations on the suitability of the proposed uses and activities (including public spaces), and how the proposed uses add value and contribute towards the uniqueness of the site.

ii. **Development investment:** the estimated costs of site assessment, professional fees, fitting out, refurbishment, etc.

iii. **Development challenges:** the possible challenges and constraints of implementing the proposed concept and mix of uses. This may include feedback on the preliminary parameters laid out by the Authority.

iv. **Any other suggestions** to transform the Power District into a distinctive mixed-use district that promotes innovation and lifestyle activities.

v. **Particulars** of the company.