

HIGHLIGHTS OF PROPOSALS FOR NEW NEIGHBOURHOODS

Kampong Bugis: A car-lite pedestrian haven

Located a stone's throw away from the City and within walking distance to three MRT stations, the Kampong Bugis precinct will be developed as a car-lite residential precinct with around 4,000 dwelling units. Leveraging on the prime waterfront along the Kallang Basin overlooking the Sports Hub and the greater Marina Bay, the existing Kallang Riverside Park here will also be given a new lease of life and be transformed into an attractive waterfront park for the larger community to enjoy.

A Master Developer will be appointed who will be able to plan, design, and implement the developments as well as public infrastructure within the precinct holistically.

Focus on active mobility

A new underpass and footbridge planned across Crawford Street and connecting to Sims Avenue will make walking to Lavender and Kallang MRT stations more direct.

Designed for residents and families whose choice of mobility modes are primarily public transport and other active mobility modes, car dependency is likely to be low and hence car parking provisions for the precinct can be adjusted to one car park lot for every two residential units for the precinct. With reduced car dependency, less space is needed for surface roads and car parks, and more space can be freed up for parks and community spaces. Tapping onto the planned extension of the Bishan-to-City cycling route that traverses across Kampong Bugis, residents can also beat the morning traffic by cycling to the City in just 15 minutes.

Enhancing the existing green and blue

The existing Kallang Riverside Park will be transformed into a lush and vibrant waterfront park. Strategically located along the Kallang River, cyclists and joggers can stop for a break under the lush shady trees at the Kallang Riverside Park, before continuing their journey up the Kallang River promenade towards Bishan-Ang Mo Kio Park or south towards Marina Bay.

To keep our waters clean, developments here will also be nestled in a network of greenery and water sensitive features that will detain and cleanse the neighbourhood's stormwater runoff before it is discharged into the Marina Reservoir. This will be the first time such water cleansing features are incorporated extensively for a private residential district.

One stop waste-collection

The precinct will also adopt a district-level pneumatic waste conveyance system. Each building will have separate chutes for waste and recyclables, which will be collected at one central station through an enclosed 'vacuum' system. This collection method, introduced for the first time at a private residential district, will be cleaner and minimise the number of refuse collection trucks plying the precinct.

Convenient community spaces

From local bakeries, childcare centres, tranquil courtyards to playgrounds, the precinct will offer a variety of publicly-accessible amenities for both residents and visitors. These amenities would be conveniently located within easy access and could include co-working spaces and sports and recreational facilities.

Holland Plain: Green and blue take centre-stage

Located near King Albert Park MRT station, Holland Plain will be a future private residential precinct on the doorsteps of the Rail Corridor and the park connector along Bukit Timah First Diversion Canal. The 34ha site, which can yield up to 2,500 dwelling units, will be designed in response to the surrounding green environment, with ample park spaces and water features.

Creating new community and wetland parks, encouraging greenery

To enhance community bonding for residents within and around Holland Plain, a large and porous community plain and a wetland park are planned, covering more than 30 percent of the entire precinct.

Holland Plain's sloping terrain, large parks and close proximity to the Bukit Timah First Diversion Canal offer many opportunities to introduce sustainable features. These features are not just aesthetically-pleasing, they can help improve the environment as well. For example, skyrise greenery within private developments can help lower ambient temperatures by around 3 degree celsius, and these features can also help cleanse stormwater runoff as it falls and flows into vegetated swales and bioretention lawns within the public parks.

Introducing green fingers for better connectivity

Green routes will cut through the development parcels, making it easier for residents to get to King Albert Park station, the Rail Corridor, as well as the park connector along the Bukit Timah First Diversion Canal.

Setting aside wider sidewalks for pedestrians, cyclists

3.5m-wide paths, which will be replacing the existing 1.5m-wide footpaths fringing Holland Plain, can encourage active mobility by offering a safer and more pleasant walking and cycling experience.

Buildings sensitive to surroundings

New developments in the precinct are planned to be sensitive to the surroundings. The precinct will comprise low to mid-rise buildings, taking into account the natural,

sloping character of the area and its proximity to landed housing areas, the Rail Corridor, and the park connector along the diversion canal.

Bayshore: A family-friendly car-lite neighbourhood for all ages

Located next to East Coast Park and the sea, the 60ha precinct will be a new lifestyle waterfront urban village nestled in lush greenery. Imagine an urban village of about 12,500 dwelling units of public and private housing, where the main street is lined with shops, cafes, grocery stores, childcare and elderly facilities. Residents can enjoy tree-lined walkways along the main street, or cycle along dedicated cycling paths to Bayshore MRT station and Bedok South MRT station. Residents can also enjoy interconnected green spaces with direct access to East Coast Park via a landscaped bridge across East Coast Parkway.

Future-ready community

Our vision for Bayshore is that of a flexible, adaptable, future-ready community. The precinct will be rooted in sustainable planning strategies and oriented as a people-centric development with smart-green strategies, to provide versatility to accommodate changes over time. With the majority of homes located within 400m of Bayshore MRT station and Bedok South MRT station, Bayshore will be developed as a car-lite precinct where road carriageways are reduced from three to two lanes and residential developments need not provide one car park lot for every unit. In the future, the use of Autonomous Vehicles may present opportunities to free up more space for parks, community facilities and other uses. The master plan will anticipate changes in technology in phases, providing resiliency to adapt to the changing needs.

Courtyards and parks as common living room

Future Bayshore residents can look forward to a courtyard-and-tower housing typology. This comprises low and high-rise building blocks planned around a courtyard that is integrated with shops and community facilities. The provision of more parks, open spaces and courtyards will provide more “common living rooms”, where residents can bring their children to play at the playground, buy groceries from the supermarket and pick up their children and elderly from the childcare cum elderly facilities.

Gateway to East Coast Park

The existing community and future Bayshore residents will be able to walk directly to East Coast Park via a new landscaped bridge planned across East Coast Parkway. Residents will enjoy pervasive greenery along East Coast Parkway, as developments

will provide lushly planted sky terraces and rooftop gardens, as part of replacement of greenery. There will also be a 30m-wide landscape buffer along the southern boundary, adding to the tiered greenery along East Coast Parkway.

Linear park with historical features

Residents can reminisce the old coastline before reclamation in the 1960s, through a linear green proposed beside the existing row of low-rise residential developments along Upper East Coast Road. To mitigate the impact to these existing low-rise residential developments, the building heights of future developments are proposed to step down towards Upper East Coast Road.

Bayshore Street as community spine

Anchoring the precinct will be the 1km Bayshore Street planned with wider pavements for a more pleasant walking and cycling experience. Lined with trees, shops, cafes and parks, this street will be connected to a network of courtyard spaces within nearby residential blocks, offering a diverse range of facilities and extended community spaces for all to enjoy. The building heights of the developments will be stepped down towards Bayshore Street to create a more intimate human-scale pedestrian experience at street level. The community spine leads residents to an integrated transport node above Bedok South MRT Station where they can also enjoy dining and shopping amenities.