

PLANNING FOR A QUALITY LIVING ENVIRONMENT

1. The Draft Master Plan 2013 aims to provide a quality living environment with a variety of housing options and supporting amenities for our people.

More housing choices in diverse locations

2. There will be more housing choices in diverse locations with the development of new housing areas at Bidadari, Tampines North and Punggol Matilda. These new housing areas will provide a quality living environment through abundant greenery and vibrant community spaces to encourage interaction and community bonding. Good distribution of amenities throughout the estate and well-connected pedestrian and cycling networks will make it more convenient for residents to walk or cycle to the different facilities and meet their daily needs. For more information, refer to the Housing & Development Board's (HDB) [press release](#).

3. New homes will also be coming up in established towns and housing estates such as Sembawang, Yishun, Hougang and Choa Chu Kang. These will provide more options for those who wish to live near their parents or residents who wish to relocate within familiar neighbourhoods.

Rejuvenating our towns

4. HDB's Remaking Our Heartland initiatives will rejuvenate existing towns and housing estates such as Punggol, Bedok, Yishun, Jurong, Hougang and Dawson, improving the living environment and adding community spaces to encourage social interaction among residents. For example, Yishun will have a mixed commercial and residential development integrated with a new air-conditioned bus interchange, and a community club at the town centre.

Greener, better living environments

5. A range of housing types will be provided in both new and existing estates. For example, new Build-To-Order (BTO) developments launched at Dawson have flexible layout options with greenery integrated into the design and infrastructure in the form of skyrise and roof gardens. 3Gen flats in Yishun and Jurong West also provide another option for multi-generational families who want to live together for mutual care and support.

6. Neighbourhood parks will be well-integrated within housing estates, providing spaces for the community to relax and enjoy greenery. Sustainable green design strategies and green features such as water-saving solutions, pneumatic refuse collection systems and more energy-saving appliances will also be introduced into housing estates.

Ageing-in-Place

7. Our towns are planned for residents of all ages. To meet the needs of a growing elderly population, a comprehensive range of facilities and amenities have been planned across the island. They include daycare centres, medical facilities and senior activity centres that will support a healthy and activity lifestyle for our senior citizens.

8. In addition, studio apartments and nursing homes will be built in established estates and towns island-wide. The living environment will also be made senior-friendly by installing handrails along key footpaths and extending traffic light timings for senior citizens to cross roads safely.

Co-location of facilities

9. A good distribution of amenities throughout our towns allows residents to meet their day-to-day needs easily. Besides this, the co-location of facilities and amenities also makes it more convenient for residents to visit one location to meet all their daily needs. Integrated hubs such as the upcoming Wisma Geylang Serai, Tampines Town Hub, Ci Yuan Community Club in Hougang, and the integrated development in Woodlands will house various facilities such as sports, healthcare, community services, hawker centres and more – all under one roof.

Green modes of commute

10. The good distribution of amenities within towns will encourage residents to switch to greener modes of commute. With the expansion of the network of sheltered walkways and cycling paths, more residents will find it convenient to walk or cycle to nearby facilities.

New housing at Marina South, Kampong Bugis, and Holland Village Extension

Marina South

11. Marina South is envisioned as a lively mixed-use residential district offering an attractive living environment that is green, walkable, and cyclist-friendly. Marina South will be the next major growth area in the city. It will provide an urban village living experience for residents and visitors with an array of amenities within comfortable walking or cycling distance, including shops, offices, hotels, restaurants, arts and entertainment venues.

12. Green modes of commute will be a key feature. Marina South will be served by two MRT stations, an integrated transport hub, and will be walkable and cyclist-friendly. It will be a pedestrian haven thanks to an 800 metre-long pedestrianised street with an underground mall spanning the two Thomson Line stations at Marina South and Gardens by the Bay. An elevated landscaped walkway will allow people to walk or jog seamlessly from the Bay South Gardens to the seafront. Cycling paths will also link to other parts of Marina Bay.

13. An underground network of car parks in this district is being explored. If feasible, this will allow motorists to drive seamlessly from one building to another, reduce the number of cars on the road and make it a more pleasant environment for walking and cycling at the ground level. At the same time, with alternative modes to get around, developers have the flexibility to provide fewer car park lots than is the norm.

14. Marina South will be one of the most environmentally-friendly districts in Singapore, being 30% more energy efficient. Buildings will incorporate eco-features such as rainwater collection, and wind will be harnessed as a natural way to cool the entire district.

Kampong Bugis

15. Located near the Kallang Riverside, Kampong Bugis will pilot an eco-friendly, car-reduced concept to reduce the reliance on cars as a form of transport. Residents will be encouraged to use the rail via two existing MRT stations (Kallang and Lavendar) nearby, as well as comprehensive bus services and future water taxi services as modes of commute.

16. We will encourage developers to explore having car-sharing and bicycle-sharing schemes in the area. With alternative modes of travel easily available, it may be possible to provide fewer car park lots for future residential developments here.

17. The area will be designed for walkability with seamless pedestrian connectivity throughout the precinct while verdant trees and plants provide shelter for comfortable journeys on foot.

18. To provide residents with a living environment that is closer to nature, Kampong Bugis will also have fenceless housing designs to encourage community interaction and extend the living environment into lushly-landscaped green areas.

19. Given its location at the convergence of two major waterways (Rochor Canal and Kallang River) leading to Kallang Basin, Kampong Bugis has also been identified as a pilot project for a high-density, water sustainable precinct. The development of this area will incorporate an effective stormwater management system and water-sensitive urban design features such as vegetated swales, bio-retention basins and detention ponds. These features can enhance sustainable water management practices in Singapore, and allow Kampong Bugis to serve as a new high-density model for sustainable water practices internationally.

Holland Village Extension

20. Holland Village is a favourite haunt among Singaporeans and visitors alike, with its intimate streetscapes, urban village vibe and eclectic mix of retail shops and services as well as a wide range of F&B options.

21. A new extension at Holland Village, which will further enhance its existing character, is set to make this popular destination even more exciting with new housing options within mixed-use developments, pedestrian-oriented streets, a new underground parking station and access road that will ensure ample parking and divert vehicular traffic away from the centre of Holland Village.

22. A comprehensive system of pedestrian links and new public spaces will ensure that the surrounding HDB developments will continue to enjoy easy access to Holland Village and the Circle Line MRT station. New public spaces such as urban plazas and an exciting new community park will provide spaces for the residents to meet and interact, and inject more vibrancy into the area.