

DRAFT MASTER PLAN 2013
Key highlights of five regions
– North, North-East, East, West, Central

1. The Draft Master Plan will exhibit plans for the five regions – North, North-East, East, West and Central. The plans cover the highlights unique to each region.

North Region

2. Besides offering a variety of public and private housing options, the North region is also home to waterbodies and nature areas with rich biodiversity, and is well-connected to other parts of the island through a comprehensive network of public transport and roads. The region is set to expand further in the next few years.

3. The North region covers about 13,900 ha of land and comprises the planning areas of Woodlands, Sembawang, Yishun, Simpang, Lim Chu Kang, Sungei Kadut, Mandai, and the Central Water Catchment.

Quality homes

4. New homes close to existing towns will come up in the North, including new Build-To-Order (BTO) flats on the riverfront at Sembawang, and new Three Generation (3Gen) homes in Yishun.

5. The rejuvenation of Yishun town centre will see a new commercial and residential development integrated with a bus interchange and community club, the first community club to be located in a shopping centre. Residents can also enjoy the landscaped pedestrian mall and town plaza within the town centre.

6. To encourage interaction and community bonding between residents, integrated hubs such as the integrated development at Woodlands next to Admiralty MRT station will bring various amenities under one roof.

Job and retail options closer to home

7. Envisioned as the gateway to the North, the Woodlands Regional Centre will bring new business and job opportunities, with retail space and amenities. The Woodlands Regional Centre will begin with the sale of a commercial site in December.

8. This regional centre will be the only one with a coastal waterfront setting and will comprise two districts - the regional retail hub of Woodlands Central and the business, residential and lifestyle uses in Woodlands North Coast. The Woodlands Regional Centre will be set in a lush green environment and will be comparable in scale to other regional hubs such as Jurong Lake District and Tampines Regional Centre.

9. Jobs in the innovation and manufacturing sectors will be added to the North region with developments in Woodlands North Coast employment cluster and new industrial clusters at Gambas Avenue and to the east of Woodlands Road.

Additional 200 ha of parks

10. Recreational areas in the North will be sensitively enhanced to give residents more leisure options and easier access to the waterways and greenery. The Sungei Buloh Wetland Reserve will be extended with new trails, viewing platforms and educational features while Kranji Marshes will be enhanced with new boardwalks, nature trails, bird-watching hides and rest points.

11. Admiralty Park, the largest park in the North, will be transformed into one of three Destination Parks in Singapore. Its hilly terrain opens up exciting possibilities of a playground with giant slides and climbing slopes that the whole family can enjoy. The existing Woodlands Waterfront will also be expanded eastwards so that the public can enjoy the entire waterfront area of the Woodlands Regional Centre.

12. The future Sembawang Community Hub will bring together a cluster of sports and community amenities within a green setting for families and the community to bond.

Natural and built heritage

13. Springleaf Park was one of the identity nodes highlighted in the 2002 Identity Plan. By 2014, it will be enhanced with a pavilion, bridges and lookout points. An eco-corridor will also run through Springleaf Park and provide a green link between the Central Catchment Nature Reserve and the Lower Seletar Reservoir.

14. Greening has begun at the Eco-Link@BKE, which forms an ecological bridge that connects the Central Catchment Nature Reserve to the Bukit Timah Nature Reserve over the Bukit Timah Expressway. Animals will be able to move between the Bukit Timah and Central Catchment Nature Reserves by the end of the year.

15. Built heritage in the North region will be put to adaptive uses. The former Admiralty House will be incorporated into a new community hub while the Cashin House will be restored to become a new visitor gateway to Sungei Buloh Wetland Reserve.

Shortening travel times

16. The completion of the Thomson Line by 2021 and the North-South Expressway around 2020 will shorten the commute to town for residents in the North.

17. Intra-town cycling networks in Sembawang and Yishun will be expanded while new cycling networks will be introduced in Woodlands to support a more sustainable mode of transport.

North-East Region

18. Offering a good mix of housing, jobs, parks, and recreational amenities close to home, the North-East region is well-connected to other parts of the island and set to expand further.

19. Covering some 17,800 ha of land, the North-East region comprises the Ang Mo Kio, Hougang, Serangoon, Punggol, North Eastern Islands, Sengkang and Seletar planning areas.

New housing choices

20. New homes will come up in Punggool, Sengkang, Ang Mo Kio and Hougang with amenities well-distributed within the towns. Future quality homes in the seven waterfront Punggool districts will be set among lush greenery and their design will be based on eco-friendly principles.

21. There will be more retail amenities in the North-East with the completion of The Seletar Mall in Sengkang West and Waterway Point in Punggol. In addition, new housing developments in the North-East will incorporate childcare centres, supermarkets and other shop clusters for the convenience of residents.

22. A new one-stop Punggol Town Hub will have a community centre, hawker centre, library and other facilities under one roof while Ci Yuan Community Club will be co-located with a hawker centre at Hougang Avenue 9.

23. Sengkang residents can expect a new regional and community hospital on Anchorvale Street while a new polyclinic will be opened in Punggol and provide affordable healthcare options for residents.

New centres for growth

24. More jobs will be introduced in the North-East region with the Punggol Creative Cluster and Learning Corridor being developed as part of the North Coast Innovation Corridor. The Serangoon sub-regional centre will also have new commercial developments so businesses can have more options for office space outside the city area.

25. Over the next decade, three signature industrial parks at Lorong Halus, Defu and Seletar will be developed and create job opportunities in the North-East region. Lorong Halus and Defu Industrial Parks will be designed for new-generational, high value-added industries such as precision engineering and logistics while Phase 3 of the Seletar Aerospace Park development will create up to 10,000 aviation industry jobs.

More than 400 ha of new parks planned

26. More parks and new waterfront green spaces in the North-East will be built to provide recreational spaces close to home and give Singaporeans additional recreational choices. Park connectors will also be extended bringing residents even closer to new and existing parks.

27. Well-loved Pulau Ubin will be kept as a rustic getaway for Singaporeans with improvement works planned to open up more of the island's natural attractions while keeping the island's unique characteristics. A new rustic park over at Coney Island will be completed by 2015 and provide a back-to-nature retreat away from the hustle and bustle of mainland Singapore.

Showcasing a unique heritage

28. Jalan Kayu and Serangoon Garden will be added to URA's list of identity nodes. Besides retaining the iconic circus at Serangoon Garden, there are plans to guide new developments in the area to preserve the low-rise character of the place. Jalan Kayu will see improvement works done to enhance the pedestrian experience.

29. Old Punggol Road will eventually be pedestrianised and turned into a heritage trail so residents can enjoy more recreational activities such as strolling and jogging along the road. As part of HDB's Remaking Our Heartland programme, Upper Serangoon Road will be enhanced as a heritage corridor.

30. Over at Seletar, some 32 bungalows within The Oval and Park Lane cluster and two former military buildings will be conserved as physical reminders of the area's former incarnation as a British airbase.

Enhancing connectivity

31. The new Thomson Line, Cross Island Line and extension of the North East Line will increase connectivity within the North-East region and to other parts of Singapore. Together with the completion of the North South Expressway and the Punggol Semi-Expressway, commuters can look forward to shorter travelling times.

32. A new integrated transport hub at Hougang town centre will provide seamless commuter movement between the bus, MRT and adjoining commercial developments. Other integrated transport hubs in Punggol and Buangkok are also being planned. New cycling networks are on the cards for Punggol, with the cycling network linking up housing, amenities and workplaces within the town. The new Defu Industrial Park will also be built with cycling paths set within a lush green landscape.

East Region

33. Home to the popular East Coast Park, the East region draws many from other parts of the island for the good food, leisure amenities and wide range of job opportunities. It is home to mature estates such as Bedok and Tampines, and Changi Airport, our gateway to the world.

34. The East region covers some 11,290 ha of land and comprises the Bedok, Changi, Changi Bay, Paya Lebar, Pasir Ris and Tampines planning areas.

More housing options, more amenities

35. New public and private homes will be built in the East region. Tampines North, as an extension of Tampines, will be developed with a full suite of amenities for its future residents. Bedok, Tampines and Pasir Ris will be rejuvenated with upcoming BTO developments to provide young couples and existing residents with the option of living nearer to their families or to move within familiar neighbourhoods.

36. Bedok, Tampines and Pasir Ris residents can look forward to future enhancements in their town centres, each with their own integrated transport hubs. Bedok will have new commercial, social, sports and recreational facilities in the rejuvenated town centre.

37. The Changi General Hospital will be expanded with more beds and additional medical facilities to serve residents in the East.

New growth centres

38. New commercial and industrial developments will be added in the East region, creating a wide range of jobs and allowing residents in the East to work closer to home. These developments will be located at Pasir Ris Wafer Fab Park, Changi Business Park, Loyang Industrial Park and Changi Airport.

39. More job opportunities will be available when Project Jewel and Terminal 4 in Changi Airport are completed. These developments will also provide new leisure, retail and F&B choices for residents in the East and the rest of Singapore.

Green and blue spaces

40. New parkland and park connectors will be added for the East region. The Lorong Halus Wetland will expand and double in size. Space for neighbourhood parks in built-up areas will be safeguarded and new parks will be added within upcoming housing estates in Tampines North and Bayshore to serve future residents.

41. As part of the Remaking Our Heartland initiative by HDB, an Outdoor Play Corridor that is a dedicated cycling and pedestrian path lined with community gardens, recreational and sports facilities will be implemented between Bedok Reservoir and East Coast Park.

42. Existing parks will be refreshed with new amenities such as playgrounds, shelters, and pavilions. New commercial projects such as Project Jewel will have a landscaped indoor garden with one of the largest indoor waterfalls in the world.

43. New sports facilities will also be developed in Tampines, Bedok for residents to keep fit. The redeveloped Downtown East will give residents a broader range of sports and recreational choices.

44. The PUB's Active, Beautiful, Clean Waters Programme will see improvement works along our waterways at Sungei Api Api, Sungei Tampines, and Siglap Canal.

Essence of the East

45. Heritage buildings at Changi have been sensitively restored and adapted for reuse in today's context. These include colonial era buildings at Changi Point that are being refurbished for various uses including corporate training centres, boutique hotels and spa and fitness centres.

46. At Bedok, a new heritage trail with identity markers is being planned while a new town plaza with heritage corner will be built. The new hawker centre is under construction. These will also serve as community gathering spaces that will encourage social interaction between residents.

Enhancing connectivity

47. New rail lines such as the Downtown Line, Eastern Region Line and Cross Island Line will improve rail services to the East region. Together with bus-related enhancements, residents in the East will be able to enjoy better public transport connectivity to other parts of the island.

48. Bedok and Tampines will have their own integrated transport hubs, with the hub at Bedok completed by 2014. Additional integrated transport hubs are planned for Pasir Ris and Expo in the longer term.

49. Bedok, Tampines and Pasir Ris will get expanded intra-town cycling networks that will link housing, amenities and workplaces. There will also be new cycling routes to allow cyclists to travel between the towns and the major parks in the area.

West Region

50. The West region is home to key employment areas like Jurong and Tuas. It is also where many of our universities are located and is home to Jurong Lake District, one of the up-and-coming regional centres in Singapore. Not least is the extensive greenery in the area, which includes the Bukit Timah Nature Reserve and Bukit Batok Nature Area.

51. Some 25,686 ha in size, the West region is made up of the Bukit Batok, Bukit Panjang, Choa Chu Kang, Clementi, Boon Lay, Pioneer, Jurong East, Jurong West, Tengah, Tuas, Western Islands and Western Water Catchment planning areas.

Quality housing

52. New BTO developments are on the cards for established estates such as Choa Chu Kang and Bukit Batok, with amenities including childcare facilities, shops and convenience kiosks. Bukit Panjang, Clementi, Jurong West and Tengah will see the addition of a variety of housing choices from riverfront public housing to private homes to cater to a variety of housing needs.

53. New healthcare facilities such as the Ng Teng Fong General Hospital, Jurong Community Hospital, new polyclinic at Jurong West and Ren Ci Nursing Home in Bukit Batok will be coming up in the West over the next few years.

New economic hubs

54. The Jurong Lake District is poised to become one of the largest regional centre outside the CBD with upcoming developments such as the Devan Nair Institute for Employment and Employability and the Westgate office and retail mall development, among others.

55. To support the continued growth of our industrial sectors, land will be set aside in Wenya, Jurong West, Tuas, and Tukang and Tanjong Kling in Pioneer. A new integrated township for high-value industrial activities will be developed comprising the CleanTech Park, Wenya and part of Tengah.

56. CleanTech Park is Singapore's first eco-business park for corporations that have embraced environmental sustainability while Wenya will be opened up for industrial businesses, including a new data centre currently under construction. Tukang will be transformed into a key hub for industrial R&D technology.

Growing green spaces

57. Jurong Lake Park will be transformed into a fun-filled destination for families. Visitors will be able to enjoy the scenic beauty of the lake, learn about the rich biodiversity and have fun with the exciting play features. Under PUB's Active, Beautiful, Clean Waters programme, Jurong Canal will get new facilities along the canal for visitors to enjoy.

58. New neighbourhood parks will be introduced at Keat Hong Link and Keat Hong Close while the existing Ulu Pandan Park Connector will be extended to link up more homes in Clementi and Jurong East.

Where we belong

59. Many significant heritage buildings and structures are located in the West, including the former Jurong Town Hall, former Ford Factory, former Nanyang University Arch and the Wallace Education Centre, adapted from a former cowshed at Dairy Farm.

60. Our Museum @ Taman Jurong is Singapore's first community museum and showcases artefacts and artworks as well as creations from the community. The upcoming Jurong East pedestrian mall will have a Jurong-themed heritage corner and sheltered plaza which will be used as a public space for community events and activities.

Greater mobility

61. The Downtown Line 2, Jurong Region Line, Cross Island Line and Tuas West Extension will improve connectivity between the West region and other parts of Singapore. New integrated transport hubs will also be built at Bukit Panjang, Joo Koon and Jurong East, linking MRT stations with bus interchanges.

62. Existing road networks in the West region will be upgraded progressively and new roads built to support new developments. They include the upgrading of Woodlands Road, Upper Bukit Timah Road, Jalan Bahar, Commonwealth Avenue West and Clementi Road. A new road will be built at Jurong Gateway, between Jurong West Street 41 and Boon Lay Way. To enhance the accessibility and connectivity of Bt Panjang, new connections between the estate and to the expressways are under study.

63. A pilot bicycle-sharing scheme and an extensive network of cycling paths will be implemented in the Jurong Lake District by end 2015. This will encourage residents to cycle between their homes and public transport hubs.

64. J-Walk, an elevated pedestrian network in the Jurong Gateway area, will provide seamless second-storey pedestrian connections between developments in the area and the Jurong East MRT station and bus interchange.

Central Region

65. Comprising the bustling city centre and familiar housing estates, the Central region holds the most diverse range of amenities for its residents, and caters to both national and more local needs.

66. The Central region covers some 13,350 ha of land and comprises the planning areas of Bishan, Bukit Merah, Bukit Timah, Central Area (Orchard, Museum, Rochor, Singapore River, River Valley, Newton, Outram, Downtown Core, Marina South, Marina East, Straits View), Queenstown, Tanglin, Toa Payoh, Novena, Kallang, Geylang, Marine Parade and the Southern Islands.

Choice homes in attractive locations

67. The Central region will see new public housing coming up in Bidadari and Bukit Merah as well as private housing in various areas to give more options for home buyers. Homes will also be developed around existing and upcoming MRT stations so residents can enjoy improved access to public transport.

68. A mixed-use urban village at the future Marina South district will offer new homes in an attractive environment that will be green, walkable, and cycle-friendly. Developments are designed to be fenceless to encourage community interaction with convenient pedestrian connectivity and amenities within easy reach.

69. A whole slew of amenities are in the works for the Central region. Upcoming developments include the Health City Novena, Kwong Wai Shiu Hospital, Lions Home, Wisma Geylang Serai and the newly-completed first school-cum-community centre at Pek Kio.

New business hubs and opportunities

70. Our Central Business District (CBD) and Marina Bay are regarded as the heart of our economy, particularly for the financial and business sector. We will continue to grow the CBD and Marina Bay area with new offices, retail space and residences. A new retail and entertainment belt along Bayfront Avenue, between Marina Bay Sands and Marina Bay Station Square, is planned to serve the growing Marina Bay area. Sub-regional centres such as Paya Lebar Central and one-north are poised to grow further and bring more jobs and opportunities for residents in the Central region. New space for commercial and industrial uses in the Sin Ming area will also be developed.

71. Residents can look forward to new retail amenities at Alexandra Central, Holland Village, Zhongshan Park development and the upcoming Singapore Sports Hub.

More fun and green spaces

72. Singapore Botanic Gardens will be expanded with the new Tyersall Learning Forest that will showcase thematic walks featuring 60m tall tropical trees.

73. A potential revamp of Toa Payoh Town Park and Toa Payoh Sports Centre is under study. The proposal is to transform the area into a new community hub with an integrated library nestled within green environs.

74. Rochor Canal and Geylang River will be improved to create a more attractive waterfront environment with lookout decks and seating areas.

75. New pedestrian and cycling paths will bridge the gap in the existing connections over the next few years and provide safe, convenient routes for pedestrians and cyclists to access waterfronts, parks and nature reserves. Some of these connections will be located along Kallang River, between Paya Lebar and Kembangan MRT stations and along Bukit Timah and Lornie Roads.

Rich heritage and local identity

76. The Central region is home to the Civic and Cultural District right in the heart of town. There are plans to enhance this district and strengthen the identity and attractiveness of the area into a world-class arts and cultural hub for Singapore.

77. Various heritage buildings will be conserved such as certain blocks in Alexandra Hospital and Tan Tock Seng Hospital, the Queenstown Library and the former Commonwealth Avenue Wet Market.

78. Heritage trails have been developed for many areas in the Central region such as Tiong Bahru, Queenstown and Jalan Besar. More will be developed in future.

79. Holland Village, which is well loved by both locals and visitors for its vibrant and charming atmosphere, will be another identity node that will be enhanced in future. The extension of Holland Village will include exciting new public spaces, mixed-use developments and pedestrianised streets that will create an enjoyable walking experience.

Enhancing connectivity

80. The introduction of the Thomson Line, Downtown Line, Circle Line Stage 6 and Eastern Region Line as well as the North-South Expressway and Marina Coastal Expressway will enhance connectivity in the Central region and to other parts of the island. Getting around on bicycle will be easier with more cycling routes planned within the Central region.

81. Kampong Bugis and Marina South will pilot car-reduced schemes to encourage residents to use more green forms of commuting such as public transport, walking and cycling.

82. Within the Central Area, some 29km of underground links have been planned around the MRT stations to the surrounding developments so that pedestrians can move around easily in the city regardless of weather conditions.