

HOUSING

BUSINESS

RECREATION



PLANNING FOR THE FUTURE

The Concept Plan



2001

IDENTITY

BUSINESS

RECREATION

BUSINESS




HOUSING

HOUSING

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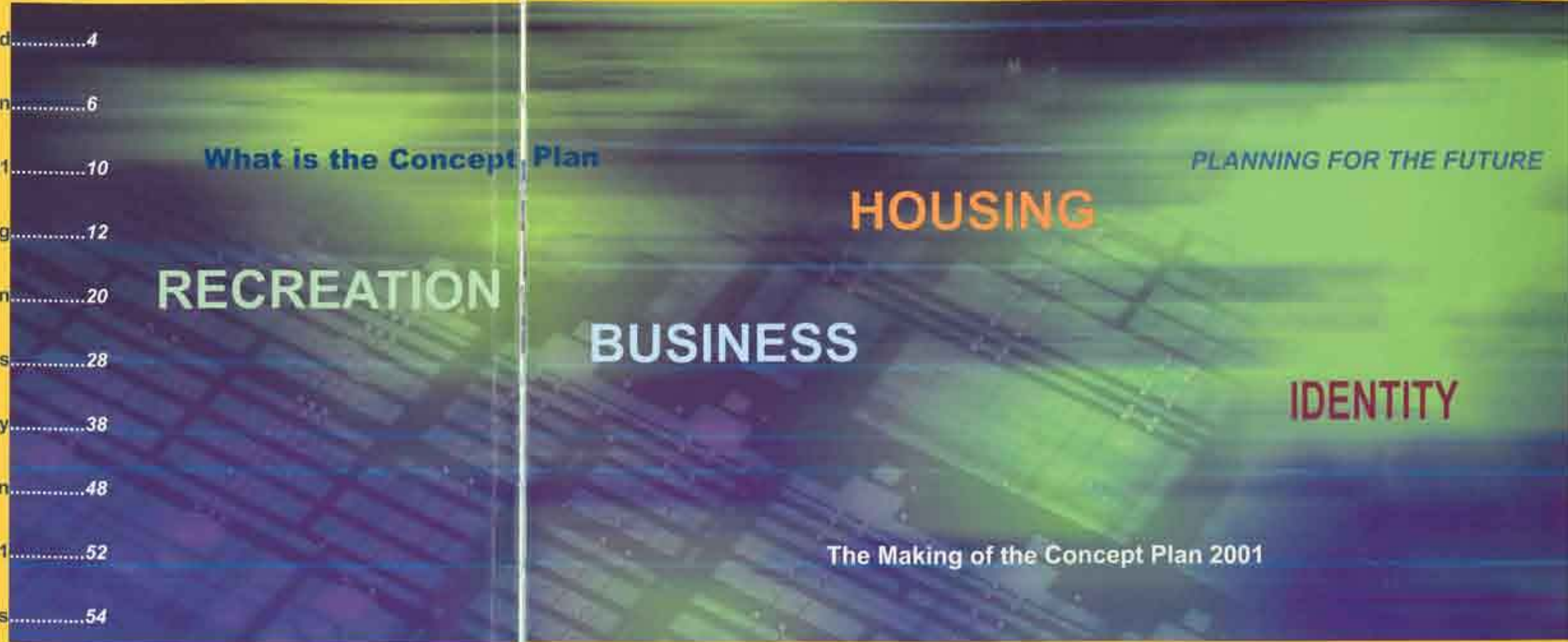
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HOUSING

IDENTITY

FOREWORD



In less than two generations, Singapore has transformed itself from an old, colonial port into a modern, efficient island-state. The Concept Plan has played an important role in this transformation since 1971 when the first plan was mooted.

In this Concept Plan review, we aimed to ensure Singapore's continued competitiveness, meet the people's aspirations for the future, and build a distinctive home we can identify with and be proud of.

Striking a fine balance between the needs and ideals of every Singaporean and taking care of our limited resources is never an easy task. That is why we have spent many months seeking public feedback and consulting various groups and individuals before putting together the Concept Plan 2001.

For the 21st century, we are looking beyond what we envisaged a decade ago. But more than that, in the new millennium, we aim to be a thriving world-class city. One that is dynamic for work and business, distinctive in heritage and identity and delightful, where we can build our homes.

The Concept Plan 2001 is the map to help us realise our vision. It is the foundation upon which planners will draw up more detailed plans. The collective ideas of Singaporeans that are captured in the Concept Plan 2001 will continue to shape Singapore's landscape.

A handwritten signature in black ink, appearing to read 'Mah Bow Tan'.

Mah Bow Tan
Minister for National Development

What is the Concept Plan

The Concept Plan is a broad, long-term plan which guides Singapore's physical growth. The first Concept Plan was prepared in 1971. To keep pace with changing world trends and land use needs, the plan is reviewed once every 10 years.



Achievements of the Concept Plan 1991

In the Concept Plan 1991, the focus was on sustaining economic growth and providing a good quality of life. The vision was to create a tropical city of excellence. Some of the proposals which have been realised or embarked on are:

- A wider variety of housing types has been provided. Some waterfront apartments like those in Tanjong Rhu and along the Singapore River have been completed. Punggol 21 is in progress.
- Development of regional centres at Tampines, Jurong East and Woodlands is in progress.
- Reclamation to form a single Jurong Island for petro-chemical industries has largely been completed. This further enhances Singapore's position as a major petrochemical centre.
- The MRT network has been expanded and an LRT at Bukit Panjang has been added, bringing much better connectivity between different parts of the island and providing greater convenience to commuters.
- Business Parks, such as the International Business Park and Changi Business Park, have been developed as part of the Technology Corridor.
- New parks have been opened, such as Changi Beach and Choa Chu Kang Park. Older ones like West Coast Park and East Coast Park have been improved. Park connectors have also been built to link up some of them.
- A vibrant arts and cultural scene at Rochor and Waterloo Street has developed. The new Esplanade - Theatres by the Bay at Marina Centre will also add richly to the arts scene.

TOWARDS A THRIVING
WORLD CLASS

CITY
CITY
IN THE 21ST CENTURY

A city that's **DYNAMIC**
a thriving business hub that can hold its own
in the global playing field.

A city that's **DISTINCTIVE**
with a unique identity that is recognisably our own.

A city that's **DELIGHTFUL**
with energy, excitement and entertainment.

CITY
CITY

Planning for the future - Concept Plan 2001

The Concept Plan 2001 maps out our vision for the next 40 to 50 years. It is based on a population scenario of 5.5 million.

With only 660 square kilometres today, our main challenge in planning for Singapore is the scarcity of land. Demand for land will continue to increase as our economy grows and population expands. Besides land for housing, industry and recreation, we need to ensure there is sufficient land for infrastructure needs, water catchment and military uses. We also need to work within various technical constraints, for example height constraints imposed by our airports.

Future reclamation can increase our existing land size by another 15 per cent. However, there is a limit to how much we can reclaim, as Singapore's shoreline is not far from the boundaries of its neighbours.

Even with these considerations in mind, we can still continue to ensure a high quality of living. The Concept Plan will provide a variety of housing choices and a comfortable living environment for all. In addition, more green spaces will be made accessible and there will be greater recreational choices.

The Concept Plan also includes initiatives to be flexible and responsive to the needs of businesses, to support value-added industries, and to provide for the growth of Singapore into an international business hub.

Towards A Thriving World Class City in the 21st Century
- This is our vision for this Concept Plan. We envisage a city that is dynamic, a thriving business hub that can hold its own in the global playing field; a city that is distinctive with a unique identity that is recognisably our own; and a city that is delightful with energy, excitement and entertainment.

We want to be a global business centre, a hub for culture and arts, an island city that celebrates its tropical greenness and a city that reflects its identity and history.

Key Proposals in Concept Plan 2001

The seven key proposals represent the key thrusts of Concept Plan 2001 for housing, recreation, business, infrastructure and identity. They are:

- New homes in familiar places
- High-rise city living - a room with a view
- More choices for recreation
- Greater flexibility for businesses
- A global business centre
- An extensive rail network
- Focus on identity

Housing

The Concept Plan aims to create a more liveable city, one where Singaporeans can live comfortably, with a wide choice of housing locations and housing types. A total of 1.8 million homes will be needed for the 5.5 million population. This is another 800,000 new homes on top of the existing 1 million homes today.



New Homes IN FAMILIAR PLACES

In future, people can choose to set up new homes in established existing areas and regions as there will be more new housing in places like Bukit Merah, Bedok, Ang Mo Kio and Toa Payoh. People can live in a familiar area, close to

their parents' home and enjoy ready amenities such as markets, MRT and kindergartens. Having new homes in familiar places will also help to foster community bonds and rejuvenate existing towns.

For those who want to live in a new area, one to two new towns will be developed in the future, for example, Simpang.



MRT



Close to your parents' home



Shops



Ready Amenities

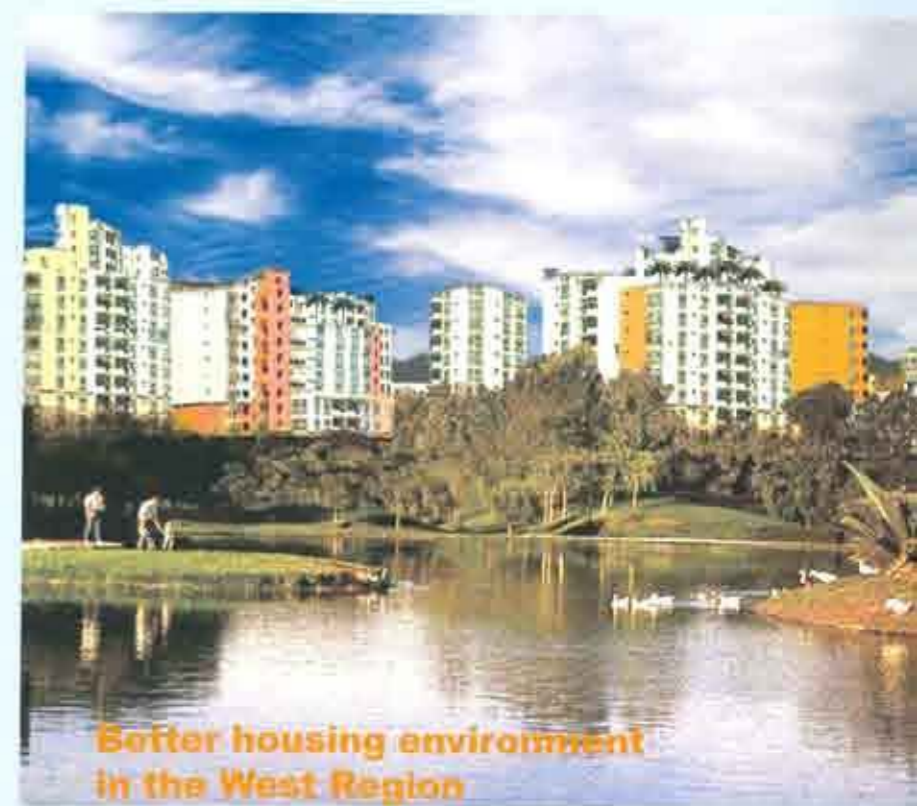
Park



Schools



New Homes in Toa Payoh



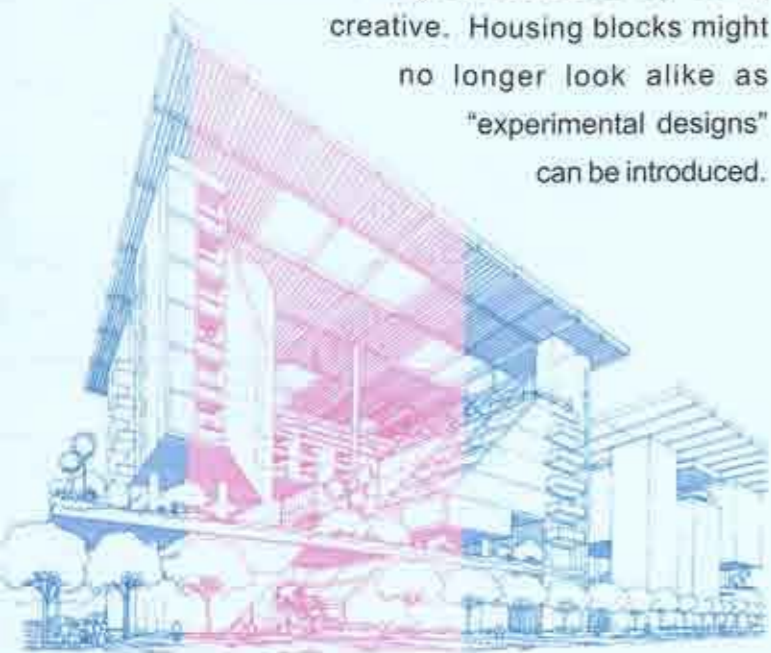
Better housing environment
in the West Region

More housing will be provided in the West Region. This will provide homes closer to the work areas in Tuas and Jurong, and also strengthen the residential image of the region. Having more housing here will also increase the amenities and facilities in the area. Accessibility in and around Jurong Lake will be made easier and more convenient.

Room With A View and Innovative Housing

More people will get to live on higher floors and enjoy the views. In areas with less stringent height constraints, housing can rise to 30 storeys and higher. Currently, only about 35,000 people live above the 20th storey.

Some high-density housing areas are more constrained. For these areas, we can still achieve higher densities by being creative. Housing blocks might no longer look alike as "experimental designs" can be introduced.



A possible form of experimental housing



Convenient Amenities

Higher density also means convenience and close-knit communities. Shops, schools, parks, bus stops and MRT stations will be within walking distance. The increase in housing densities will depend on how people take to high-density living. Thus, the increase in housing densities will be done on a gradual basis.

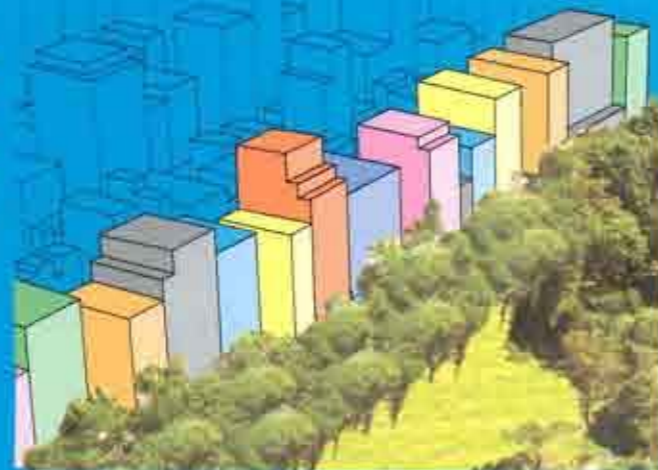
City Living



More homes will be built in the city. There are currently 30,000 housing units in the city. Those who prefer the downtown buzz can look forward to having 90,000 more units to choose from, mostly in the New Downtown at Marina South. The average plot ratio for housing in the New Downtown can be increased to between 6.0 and 7.0. In this way, the proportion of population living in the city will be increased from the current 3% to 7%, thus providing more housing opportunities for all in the city. This will build up a critical mass of

population in the Central Area and add more buzz to the city. Those who choose to live here will be close to their place of work, thus making it convenient to travel to work. After work, the many exciting attractions and amenities of the city are within easy reach. Care will be taken to ensure that the quality of the environment will not be compromised.

In the future, Central Park-style apartments, which are a new type of high-density housing, will be available.



Variety of Low, Medium and High

The Concept Plan will continue to provide a variety of housing, from low to medium and high-density housing.

What are low, medium and high-density housing?

Low-density housing includes both low-rise housing that is 5 storeys or less and landed housing. Medium density housing has a gross plot ratio of 1.4 to 2.1, with heights varying up to 24 storeys. High-density housing has a plot ratio above 2.1.

The proposed density mix is quite similar to the existing one. Even with a 5.5 million population, we can still enjoy a variety of living environments. Although the percentage of low-density housing will be slightly lower, there will be an overall increase of more than 50,000 low-density dwelling units beyond the current stock.



Housing Density Mix

Housing Density	low	medium	high
Existing	9%	13%	78%
Concept Plan 2001	8%	13%	79%





GREEN SPACES

More green spaces will cater to the recreational needs of a larger population. Currently, we have 2,500 ha of open spaces. The Concept Plan aims to almost double the amount of green space to 4,500 ha. The additional open space to be provided is equivalent to another 34 Bishan parks. This increase will ensure that we will all have sufficient green space to enjoy and will create the feel of a city in a garden.

Besides more green spaces, the Concept Plan aims to make these green spaces more accessible. The park connector network will be extended to link parks with town centres, sports complexes and homes. Residents will be able to jog from the town park to other gardens and nature areas, or pop over to the town centre, before heading for the local swimming complex.

In addition, existing and future parks will take on distinct characters and looks coupled with exciting activities. One of the parks could be a Maze Park, much like the one from 'Alice in Wonderland', while another could be an Adventure Park complete with an obstacle course.

Opening Up THE CENTRAL CATCHMENT

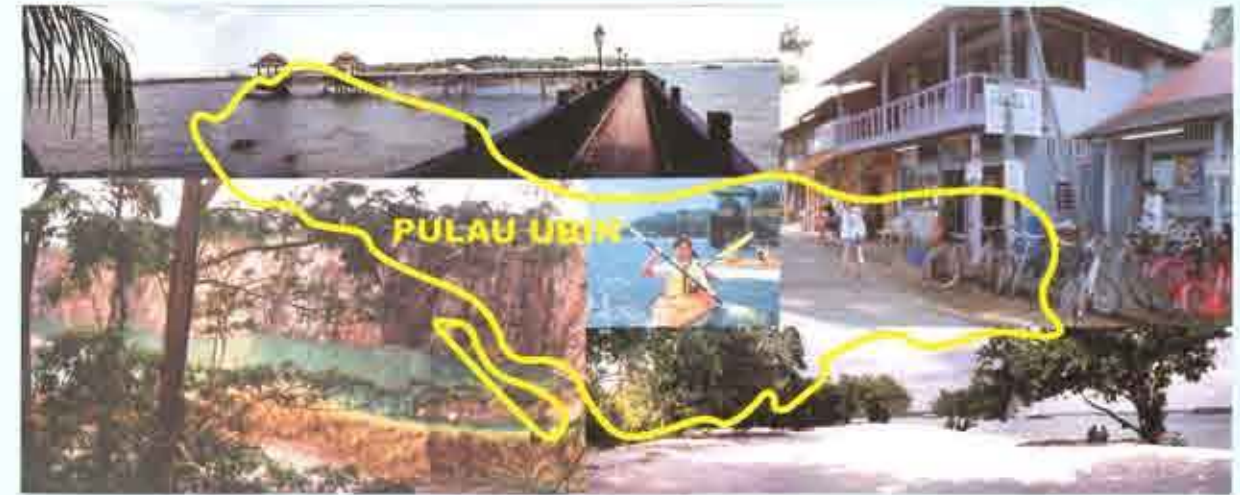
Nature lovers can look forward to the opening up of more areas within the Central Catchment for low-impact recreational uses, such as hiking and cycling. Visitors can take a tree-top walk, breathe in the fresh jungle air and discover the myriad species of flora and fauna in our very own Central Catchment Nature Reserve. Lookout points will be set up at suitable locations within the Catchment for visitors to stop and take in the scenic views, or have a picnic. There are also plans to create scenic drives so that families can enjoy outings around the Central Catchment.



- CYCLING TRAIL
- HIKING TRAIL
- BOARDWALK
- TREE-TOP WALK
- SCENIC ROAD
- LOOK-OUT POINTS / SCENIC SPOTS
- PARKS



CENTRAL CATCHMENT MAP



Keeping RUSTIC AREAS

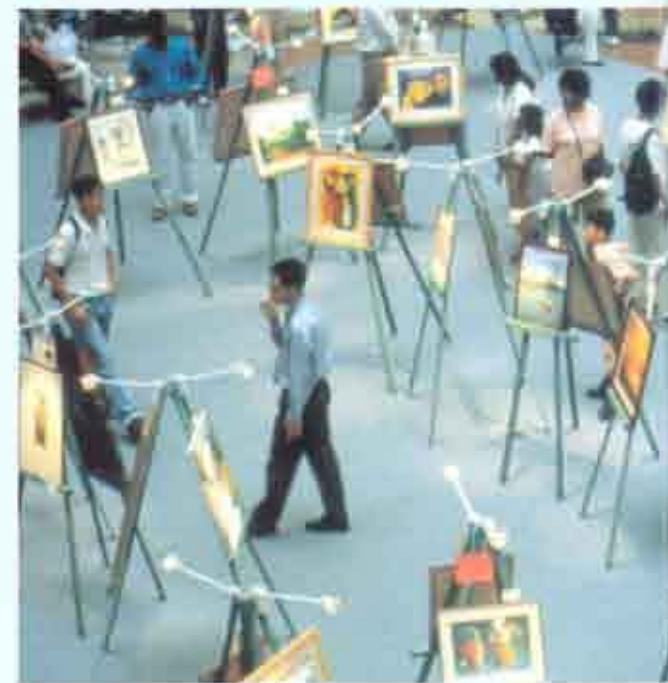
Unlike the 1991 Concept Plan that envisaged new towns at Pulau Ubin and Lim Chu Kang, the Concept Plan 2001 aims to keep these and other areas rustic for as long as possible. Other areas such as Sungei Khatib Bongsu at Simpang and Sungei China Mangrove at Woodlands will be integrated within parks so that more will be able to enjoy them.



Sports & Arts

The Concept Plan aims to provide a variety of sports facilities. Land will be set aside for a wide range of recreational activities, from swimming pools and badminton courts to public golf courses and marinas, depending on future demand.

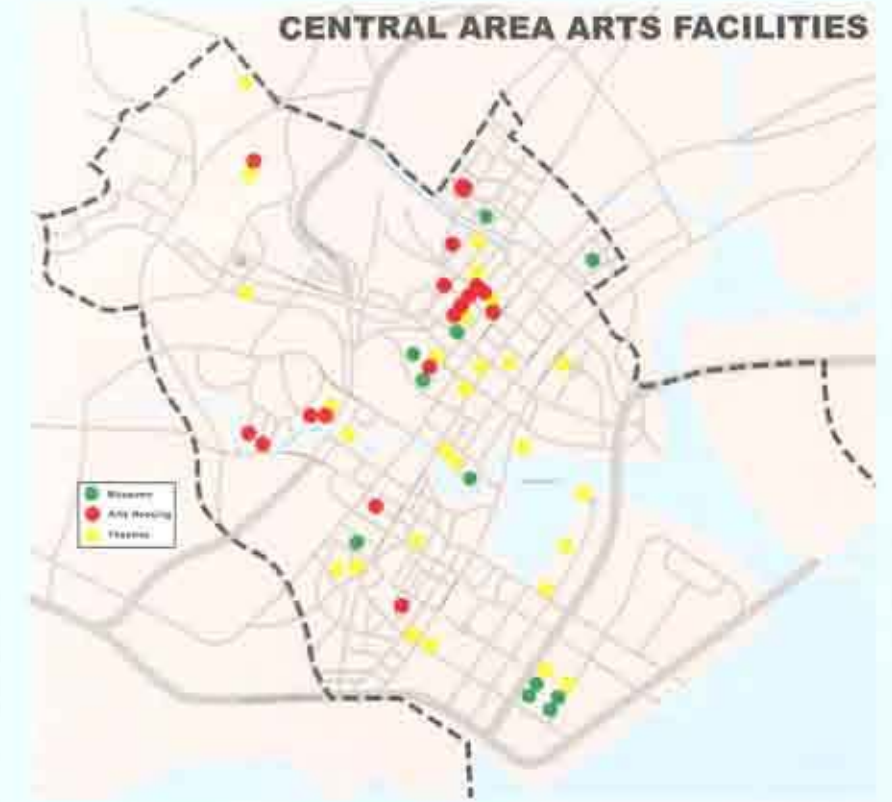
Reservoirs like Bedok, Pandan, MacRitchie and Lower Seletar will be opened for organised non-motorised water activities such as canoeing, rowing and sailing.



Arts buffs can look forward to new arts spaces with exciting events lined up both in the city and within housing estates. The Rochor entertainment district will see more arts activities and institutions like the Nanyang Academy of Fine Arts. Plays and comedy acts can take place in parks, while neighbourhood community centres and other spaces in housing estates will have drama, art or singing classes and workshops.



CENTRAL AREA ARTS FACILITIES



Our vision is for an **ECONOMICALLY VIBRANT** city.

A city driven by **CUTTING-EDGE** technology.

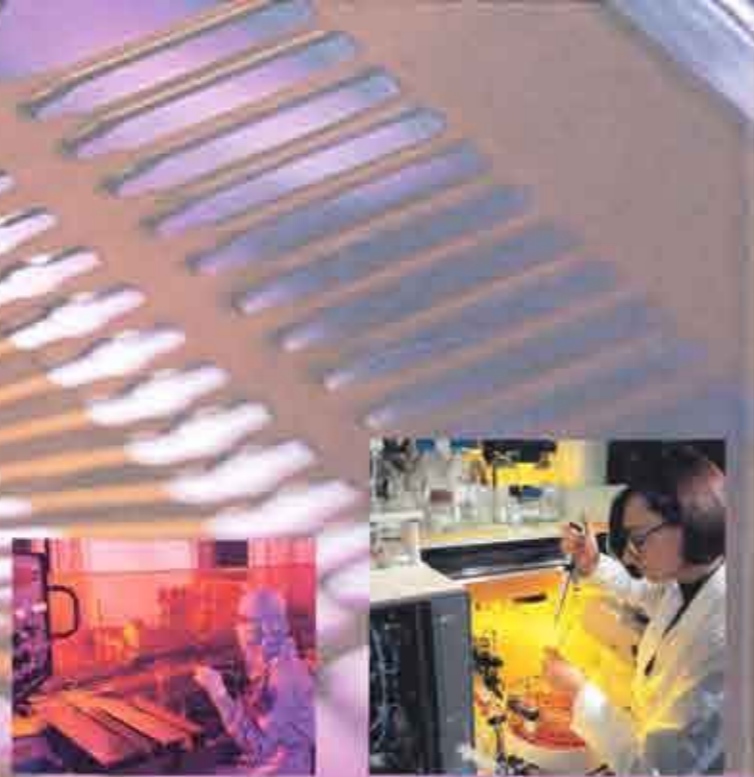
HIGH VALUE-ADDED industries and services.

GLOBAL financial centre and **STRONG** infrastructure.

A city **EMPOWERED** to compete in the international arena.

Business

The vision is for Singapore to be an economically vibrant city. A city driven by cutting-edge technology, high value-added industries and services, a global financial centre with strong infrastructure. A city empowered to compete in the international arena.



High Value-Added INDUSTRIES

The Concept Plan makes provisions for high value-added industries which contribute significantly to our economic growth. These industries include electronics, chemicals, pharmaceuticals, biomedical sciences and engineering.



Some of these industries take up a lot of land but contribute substantially to our GDP growth. The chemicals industry, for example, contributed 20% of the manufacturing sector's total output in the year 2000. Hence, even though these industries occupy a lot of land, the plan is still to set aside sufficient land for them.



Global BUSINESS CENTRE

A majority of the financial and services sectors will be concentrated within the Central Area for greater synergy and critical mass.

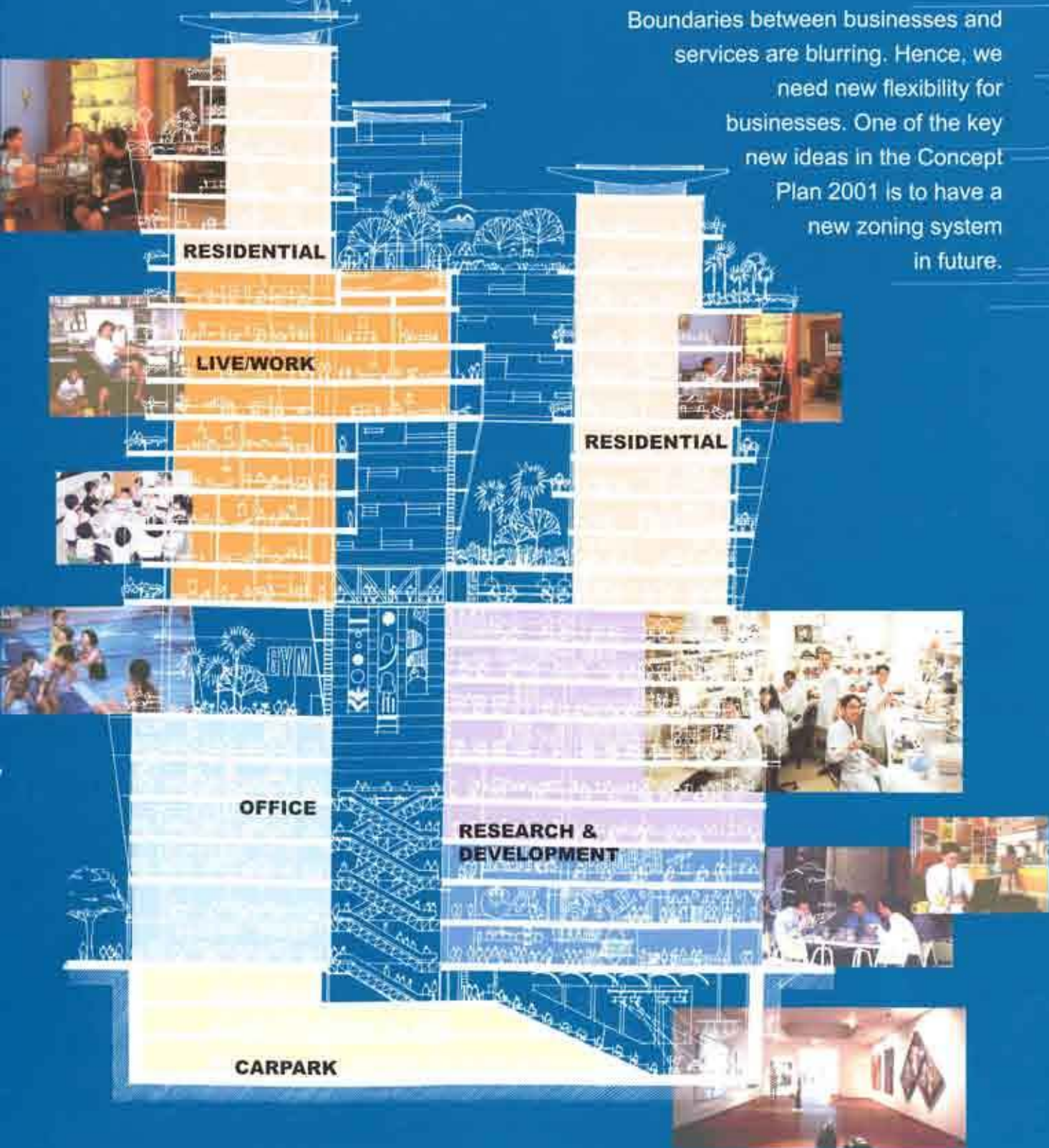


To support the increase in activities in the Central Area, there will be a denser and more comprehensive rail network. MRT stations will be within easy walking distance.



Greater Flexibility FOR BUSINESSES

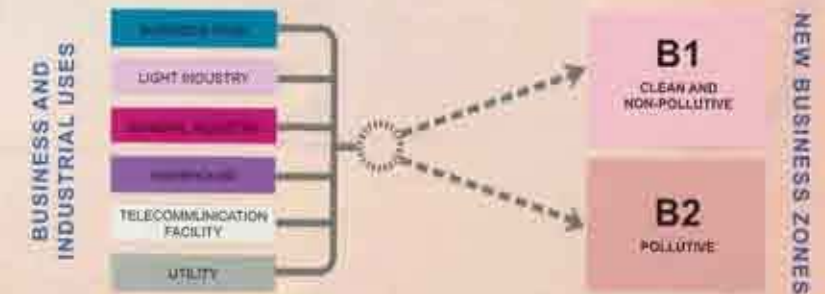
Boundaries between businesses and services are blurring. Hence, we need new flexibility for businesses. One of the key new ideas in the Concept Plan 2001 is to have a new zoning system in future.



New Business Zone

Under the new zoning system, industrial and business activities will be grouped according to their impact on the surrounding environment. New business zones will be introduced, with B1 for non-pollutive uses and B2 for pollutive uses.

This new "impact-based" zoning approach will allow businesses to house different uses under one roof and change activities easily without rezoning.



New White Zone

A new "White" zone will be introduced, allowing all uses except pollutive ones. This will mean that a building in the "White" zone can have housing, offices, shops, clean industries, R&D facilities, recreational facilities as well as community spaces. This will create the potential for mixed-use buildings and work-live-learn-play environments.

More Intensification

Industries and businesses close to MRT stations will be able to build higher to optimise the use of land around these important transport nodes. This will allow more people to enjoy the convenience of working near an MRT station.



EXISTING



WITH INTENSIFICATION



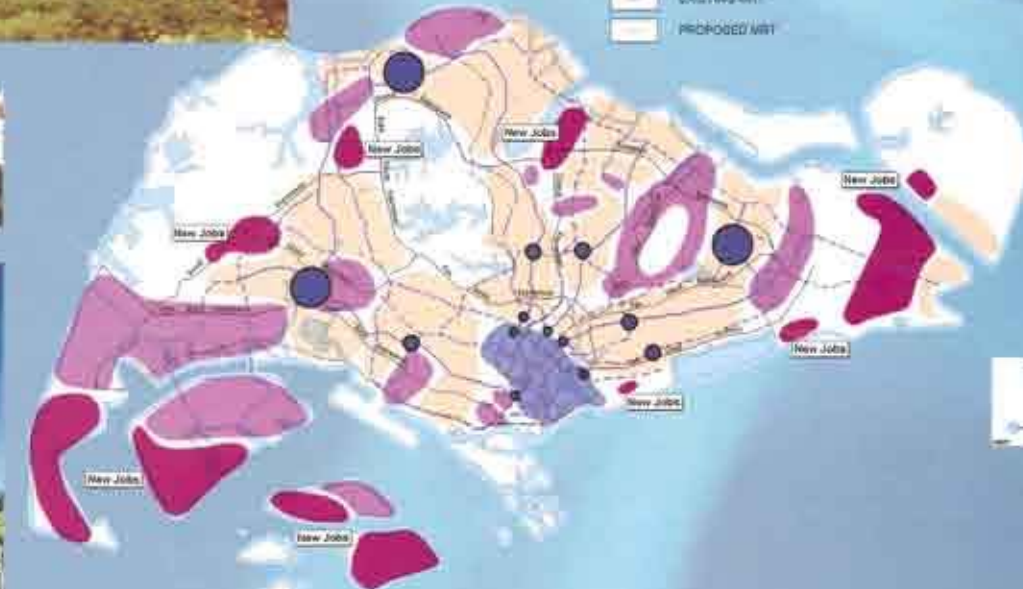
More Jobs CLOSER TO HOMES

The Concept Plan will continue to provide jobs close to homes. More jobs will be provided in the North, North-East and East regions. In addition, there will be more housing in the West and in the city so that more can live close to their workplace.



We will also continue to build on the 3 regional centres. They are Tampines, Woodlands and Jurong East, which are already under various stages of development. To position Singapore as a global financial hub, more commercial activities will be concentrated within the Central Area. Therefore, 3 regional centres will be sufficient to provide for the needs of commercial space outside the Central Area. The Seletar Regional Centre, which was proposed in the Concept Plan 1991, is no longer needed.

People staying in the north-east can easily travel to the regional centres at Woodlands and Tampines via a future MRT line.



Extensive RAIL NETWORK

The Concept Plan provides for new orbital and radial lines in future. Radial lines will enable you to travel to the city directly. Orbital lines will enable you to get from one place to another outside the Central Area more quickly. The existing 93-km of rail lines will increase to about 500 km in future.



RAIL TRANSIT SYSTEM PLAN

- LEGEND
- CENTRAL AREA
 - EXPRESSWAY
 - MAJOR ROAD
 - ROAD
 - WATERWAY



For drivers, rides will be faster and smoother in future. There will be more capacity on expressways.



LONG-TERM ISLANDWIDE RAIL NETWORK

- LEGEND
- PROPOSED RAIL NETWORK
 - EXISTING RAIL NETWORK
 - URBANISED AREA



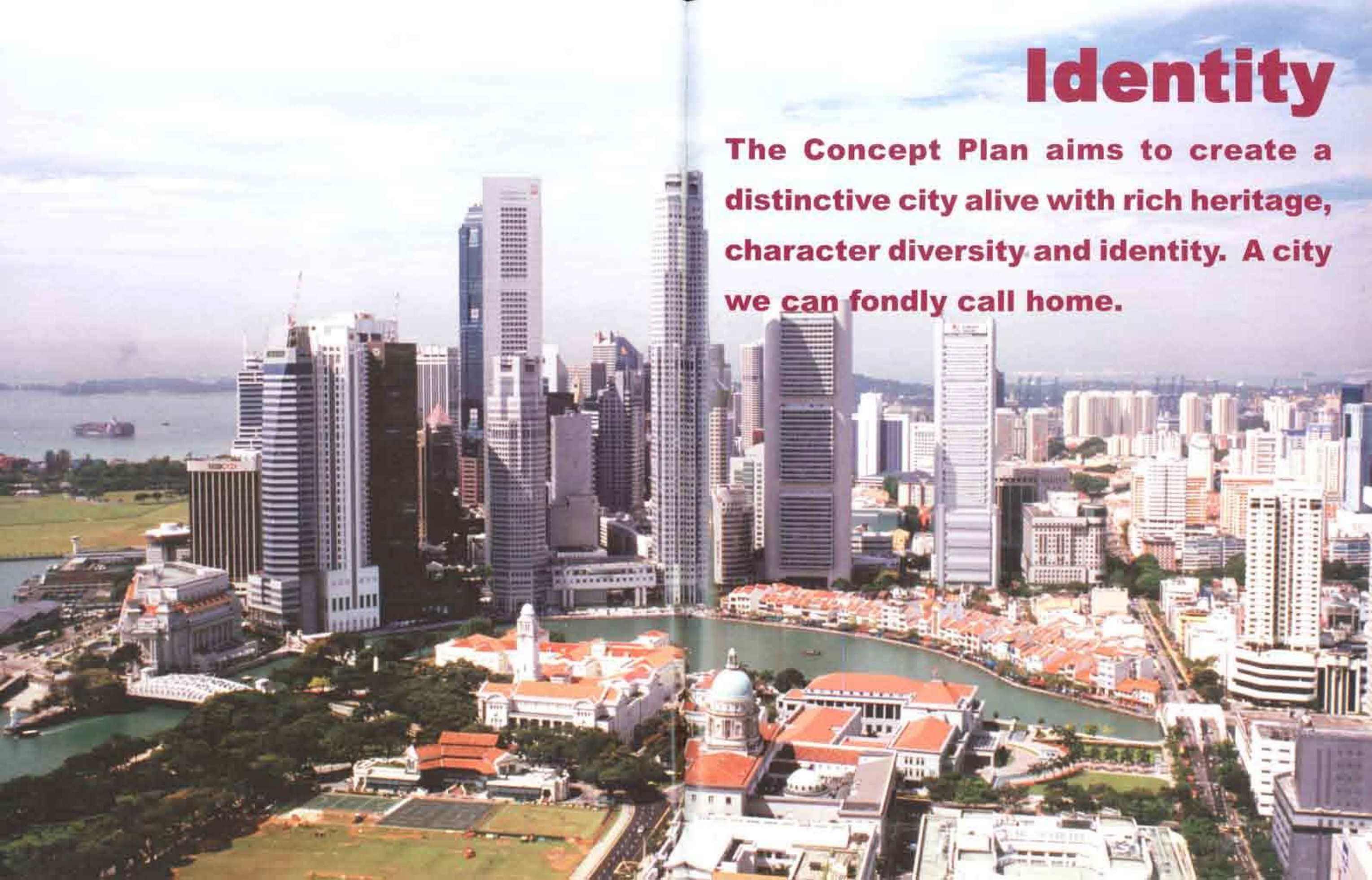
EXISTING ISLANDWIDE RAIL NETWORK



- LEGEND
- URBANISED AREA
 - EXISTING MRT
 - EXISTING LRT

Identity

The Concept Plan aims to create a distinctive city alive with rich heritage, character diversity and identity. A city we can fondly call home.





Focus On IDENTITY



A new focus of the Concept Plan 2001 is identity. As Singapore develops, we want to retain a sense of identity in our physical landscape and encourage a sense of rootedness to our country.

Identity means different things to different people. On an individual level, we relate to everyday experiences, favourite haunts and people we talk to.

On a regional and local level, specific buildings and areas are significant to us. Neighbourhood playgrounds, schools, markets and shopping centres add colour to our experiences.

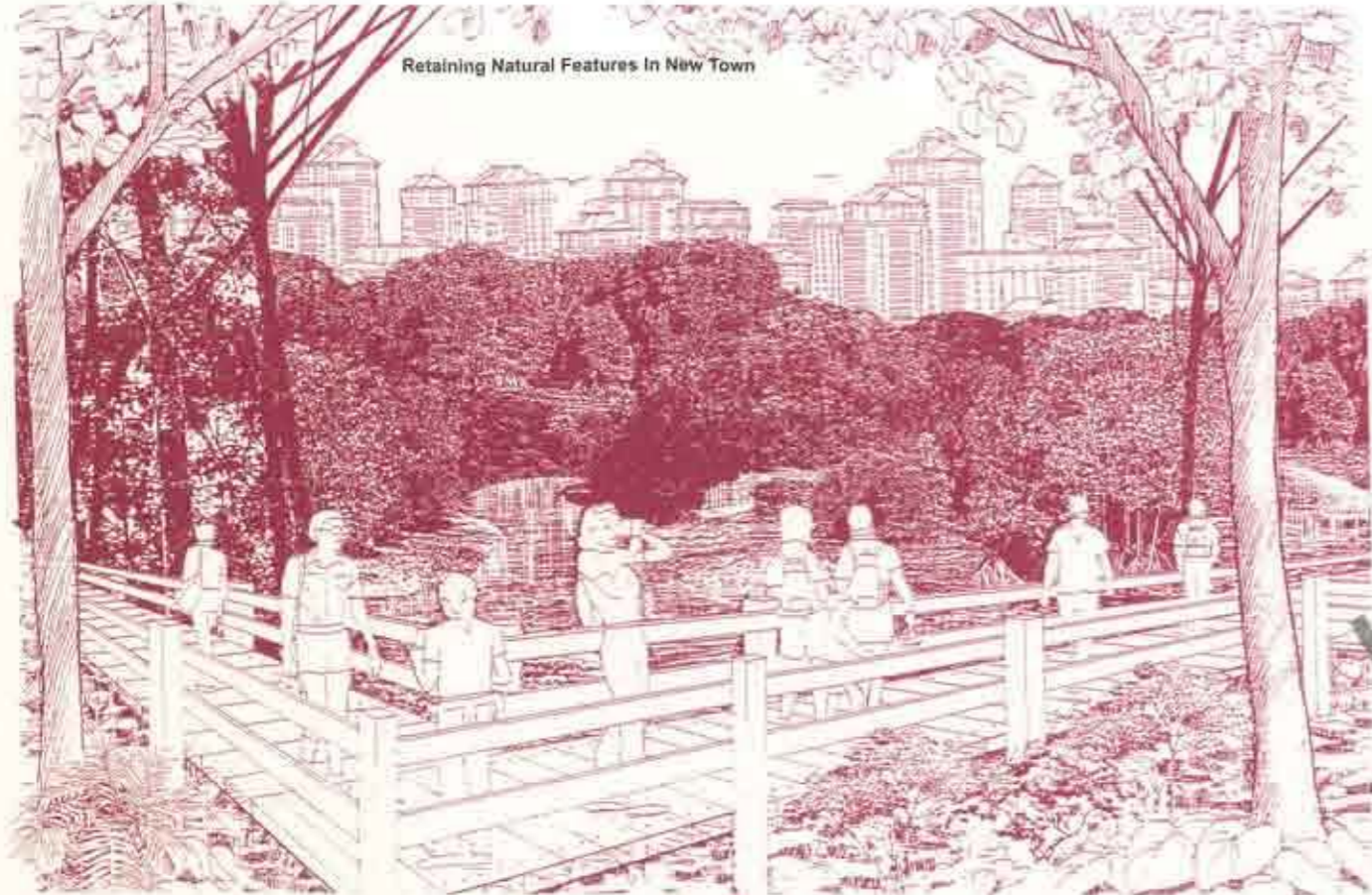
On a national level, we share common memories and events of national pride and significance.

Our identity is made up of a diversity of people, cultures, places, buildings and memories. Old ethnic enclaves like Chinatown, Kampong Glam and Little India illustrate Singapore's historical and cultural mosaic. The life and buzz of central areas like Orchard and City Hall paint another facet of our character.

Our Built Heritage

Buildings and places are part of Singapore's built heritage. They are an important element in identity. To date, more than 5,600 buildings have been conserved. In future, more buildings will be conserved to preserve the character and collective memory of places.





New towns and new developments can add to Singapore's overall identity.

IDENTITY In New Towns

Where possible, our plans in future will integrate existing features that are unique, significant landmarks and natural elements as part of new developments. Different planning and development guidelines can be applied to facilitate diverse factors and experiences.

Size New towns of the future will be smaller, more compact and personal. Residents will feel a greater sense of ownership and identity.

Natural elements and landmarks To make towns more distinct, existing pockets of natural features and man-made landmarks can be retained and integrated as part of the new towns. Such unique features and

landmarks can give residents a sense of identity, history and continuity.

One example is Little Guilin. Its presence has given much character to Bukit Batok Town. For future new towns such as Simpang, existing features like rivers, mangrove swamps, trees and its unique coastal profile can be selectively retained and integrated. The road network can also be planned to follow the swing of the coastal profile.

Town Centres at unique locations Town centres are important gathering places where residents interact. For added character, town centres can be planned at locations which include exciting natural and built features.

For Simpang, the town centre can be located on an existing unique coastal 'peninsular' feature.



IDENTITY In Familiar Places

SIGLAP AREA IDENTITY PLAN

1. Traffic Intersection

2. View towards city

3. St Patrick's School

4. Siglap Centre

5. Elite Terrace Park

6. View Towards City

7. View towards Opera Estate

CENTRAL AREA IDENTITY PLAN

To build regional identity, an identity map will be incorporated into each development guide plan.

The identity map will show icons, activity nodes, focal points, essential routes and gathering places, which are landmarks in our social landscape. Such landmarks could be anchors amid change and renewal. Retaining and integrating them into the new plans for the area can reinforce such places.

Heritage roads, rich in memory and lined with mature trees, will also be identified for protection. These include parts of Upper Thomson Road and Mount Pleasant Road.

Conclusion

The Concept Plan 2001 captures the vision of Singapore in the new century. The broad directions set out in the plan will be translated into more detailed plans as part of the review of the Master Plan 2003.

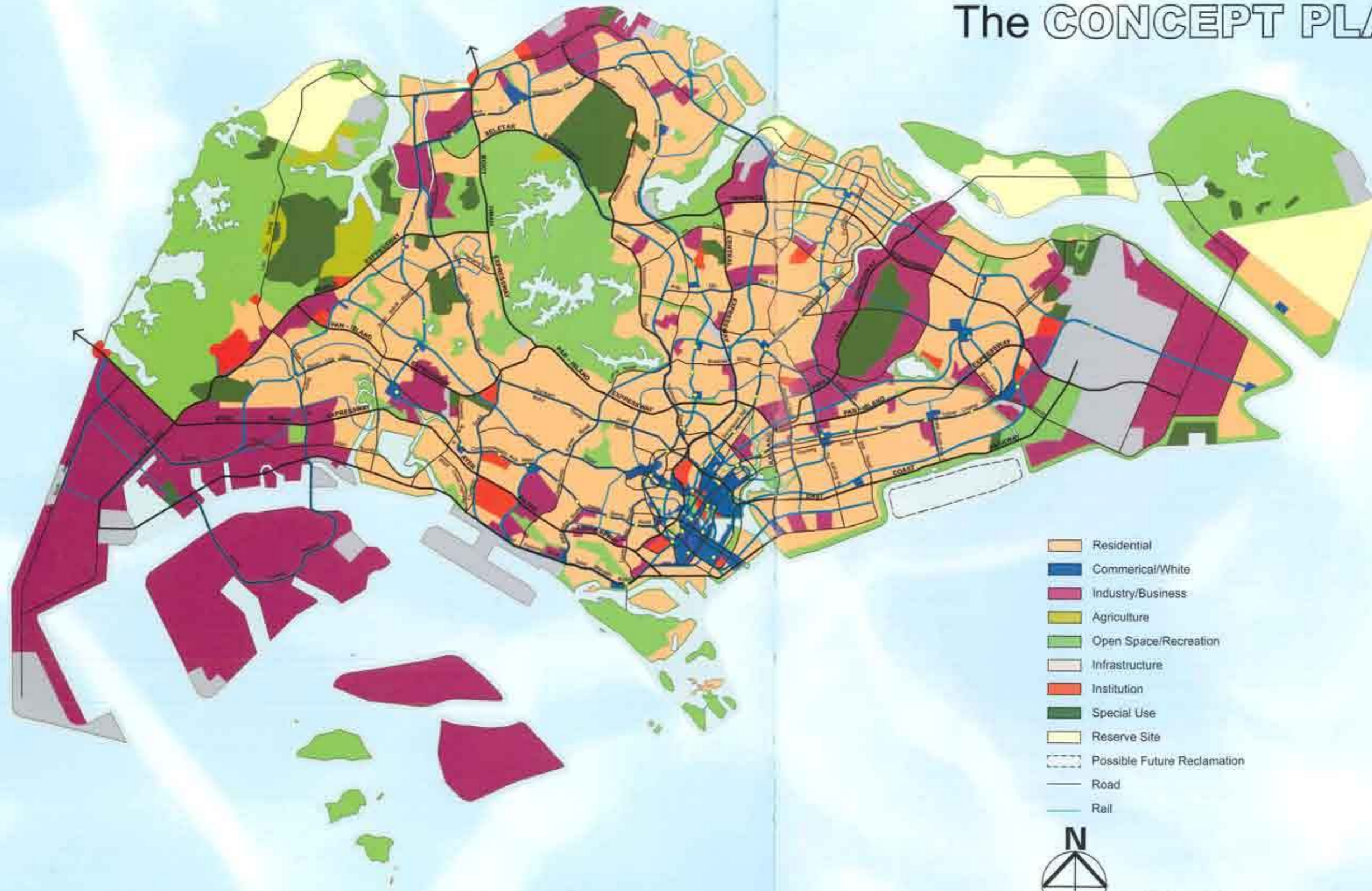
“As they say, 'Rome was not built in a day'.

Similarly, it will take us many years to develop Singapore into a thriving world-class city. It will require the collective efforts of many Singaporeans to contribute ideas and make those ideas work.”

- Minister for National Development, Mah Bow Tan.

The Concept Plan is not just about building an efficient city. It is also about building a home for Singaporeans. As we continue to plan for our future, let us see what each of us can do today to make a difference to the quality of living in future.

The CONCEPT PLAN 2001



- Residential
- Commerical/White
- Industry/Business
- Agriculture
- Open Space/Recreation
- Infrastructure
- Institution
- Special Use
- Reserve Site
- Possible Future Reclamation
- Road
- Rail



The Making of Concept Plan 2001

The review of the Concept Plan began in 1998 with a strategic review to identify the development directions and land requirements for various uses. An extensive public consultation programme was also drawn up.

Public Consultation through Focus Group Discussions and Internet Feedback

On 26 August 2000, the Minister for National Development launched the public consultation phase of the Concept Plan 2001 with the formation of two focus groups to study land use dilemmas.

Two dilemmas were studied: balancing our scarce land resources among the competing land uses of housing, parks, industries, and how to retain identity in the context of the intensive use of land. To reach out to a wide spectrum of Singaporeans, the two focus groups comprised professionals, interest groups, industrialists, businessmen, academics, grassroots and students. The focus groups in turn consulted many members of the public. Much public feedback was also received via the Internet and other feedback channels.

The focus groups convened between August and November 2000. They were briefed by various government agencies and brought on site visits to better understand the dilemmas. A public forum was held on 8 December 2000 for the public to discuss the focus groups' interim proposals before the final recommendations were made.

The focus groups submitted their final reports in December 2000. After much study and consideration, many of their proposals were accepted and incorporated into the Draft Concept Plan 2001.

Draft Plan

The Draft Plan was exhibited from 28 Apr to 11 May 2001. A public dialogue chaired by the Minister for National Development was held on 11 May 2001 to discuss views on the Draft Concept Plan.

The feedback received at the public exhibition and dialogue was supportive of the main proposals of the Draft Concept Plan.

Final Plan

The Concept Plan 2001 has taken into account the extensive public feedback received as part of the review. The Concept Plan 2001 will guide the preparation of the development guide plans for the 55 planning areas in the Master Plan.

Consulting The Public

STRATEGIC REVIEW

Dec 1999 - Aug 2000

8 sub-committees from various agencies formed to identify key land requirements and collate data.



PUBLIC CONSULTATION

Aug 2000 - May 2001

FOCUS GROUPS

Two focus groups formed to study Singapore's future land needs and give ideas to shape the Concept Plan.

IDEAS FROM PUBLIC

URA opened feedback channels for the public to give their ideas and comments. We received over 200 ideas through letters and our website.

PUBLIC FORUM

We held a public forum on 8 Dec 2000 to discuss the recommendations of the focus groups. The public gave more comments and feedback.

DRAFT CONCEPT PLAN EXHIBITION

Through this exhibition, we invite further feedback on the ideas that will shape our future physical development.

PUBLIC DIALOGUE

Minister for National Development will chair a public dialogue to hear comments and feedback from Singaporeans on 11 May 2001.



FINAL CONCEPT PLAN

All ideas and comments will be carefully considered when drafting the finalised Concept Plan, ready by end of this year.



REALISING OUR VISION

When the Concept Plan 2001 is completed, the strategies will be translated into detailed planning parameters through the Master Plan review and gazetted in the Master Plan 2003. This will bring us one step closer to realising our vision.



"The process of public participation is unparalleled. The URA has taken a back seat to let the public discuss. It did not impose or insist on things, but listened and made all the logistics possible for us to interview and discuss with various authorities, so this Concept Plan comes with a very good cross-sectional view."

Mr Tan Shee Tiong
Member of Focus Group on Land Allocation



"I feel that my participation has been truly worthwhile. And all the time, including the couple of nights of staying at URA until 2 to 3am editing the final report of our group, had been well-spent."

Professor Chua Beng Huat
Member of Focus Group on Land Allocation

"We got together as different voices from diverse parts of society and the community to put forth our views and now come away satisfied that our voices are heard on issues of stronger common interest."

Mr Philip Ng
Co-chairman of Focus Group on Identity

A C K N O W L E D G E M E N T S

We would like to thank the following for their contributions towards the preparation of the Concept Plan 2001

Government Bodies

Ministry of Communications
and Information Technology

Ministry of Community Development
and Sports

Ministry of Defence

Ministry of Education

Ministry of the Environment

Ministry of Finance

Ministry of Health

Ministry of Home Affairs

Ministry of Information and The Arts

Ministry of Law

Ministry of Manpower

Ministry of National Development

Ministry of Trade and Industry

Agrifood and Veterinary Authority

Building and Construction Authority

Civil Aviation Authority of Singapore

Defence Science and Technology Agency

Economic Development Board

Energy Market Authority

Housing and Development Board

Infocomm Development Authority

Jurong Town Corporation

Land Transport Authority

Maritime and Port Authority of Singapore

Monetary Authority of Singapore

National Arts Council

National Heritage Board

National Library Board

National Parks Board

National Science and
Technology Board

People's Association

Preservation of Monuments Board

Public Utilities Board

Singapore Broadcasting Authority

Singapore Land Authority

Singapore Productivity and Standards Board

Singapore Sports Council

Singapore Tourism Board

Trade Development Board

Focus Group Members

Co-chairpersons and members of
Focus Group 1 on Land Use Allocation

Co-chairpersons and members of
Focus Group 2 on Identity vs Intensive Use of Land

Others

Civil Service Club

Feedback Unit

Singapore Environmental Council

Singapore 21 Committee c/o PMO

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Keppel TitLee Bank Ltd

Leo Property Management Pte Ltd

Nasdon Investments Pte Ltd

PSA Corporation Ltd

Select Books Pte Ltd

Signature Lifestyle Pte Ltd

Simply Green

Singapore Island Country Club (SICC)

Singapore MRT Ltd

The OracleWorks Pte Ltd

Venture Asia Publishing Pte Ltd

Woha Design/Woha Architects

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Mr Albert Lim K. S.

Mr Billy Koh

Mr Chew Yen Fook

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