

POLICIES TO SUPPORT EVOLVING BUSINESS NEEDS

Agencies review land use policies and guidelines regularly to respond to the changing economic landscape and evolving business needs. Providing flexibility for the use of spaces facilitates innovation and entrepreneurship, thus strengthening Singapore's competitive advantage and safeguarding quality jobs for our people.

Business-White zones

Such zones enable businesses with production or manufacturing activities to test out new concepts that are less industrial in nature, within the same development.

Woodlands Experimental Zone

Located within the Northern Gateway, this offers businesses the flexibility to use up to 70 per cent of space for service-driven activities supporting manufacturing operations, such that companies can house production, R&D, product design, prototyping all under one roof.

Enterprise Districts

In an Enterprise District, the Master Developer will determine how best to use the spaces across the entire district, instead of having to keep to the land use for a specific site. This enables more holistic planning for shared amenities such as district-level infrastructure and allows a more agile response to changes in trends and market demands. The Enterprise District approach has been implemented in the Punggol Digital District and Jurong Innovation District.

Rejuvenating industrial estates

This allows us to reuse our land productively and sustainably, enhance the attractiveness of industrial estates and create a more conducive work environment for businesses and workers in Singapore. Rejuvenation of industrial estates started some years back with Sungei Kadut and Tukang at a larger scale. A more recent but smaller scale site is the industrial plot at Kallang Way that was launched earlier this year, where

an existing industrial building built in the 1980s will be retained for adaptive reuse and integrated with a new industrial development on the site.

JTC collaborated with the private sector through an ideas competition to envision what existing industrial estates at Kallang, Kolam Ayer, and Yishun could look like in future, so that such estates can be responsive to emerging trends and future technologies. Some of the ideas generated by the competition included more porous, 'transparent' ground floor spaces in industrial developments to engage the public, making green rooftop spaces open to the public, and adding green and blue networks that not only link the industrial estates to surrounding neighbourhoods, but also create more attractive and vibrant industrial developments where heat generated in the estate is mitigated by these networks.