

SHAPING A HAPPY HEALTHY CITY: BUILDING STRONGER COMMUNITIES AND CATERING TO DIVERSE ASPIRATIONS

1. Providing a variety of inclusive and accessible housing options has always been a priority in planning for Singapore.
2. To this end, a good mix of private and public homes is being planned islandwide, and neighbourhoods are designed with residents' convenience in mind by incorporating a range of amenities, from parks and sports facilities to healthcare services and community spaces. Ample shared spaces also provide residents with opportunities to interact and bond and support wellness and active lifestyles. Residents will benefit from good connectivity through our growing public transport network as well as cycling and walking paths, and commute seamlessly between homes, workplaces, and leisure destinations.
3. In meeting our housing needs, redevelopment of brownfield sites is one strategy to reallocate spaces, as this enables more Singaporeans to enjoy convenient access to existing transport connectivity and amenities. These sites will also be redeveloped sensitively to complement the character of the surroundings, where feasible. Where there is a need to develop some greenfield sites, agencies will conduct environmental studies to identify and mitigate the impact of development on the sites.

New homes in convenient locations

4. Agencies had earlier announced plans for new homes and neighbourhoods in more central locations such as Bukit Timah Turf City, Pearl's Hill, Marina South, Mount Pleasant and the former Keppel Golf Course site. More new homes are being planned in existing neighbourhoods as well as new neighbourhoods in the city and its fringes, such as at Paterson and Newton, to provide more city living options. Beyond these central

locations, new neighbourhoods will also be introduced across Singapore, each with its distinct character, including at Greater one-north, Kranji, Sembawang and Paya Lebar.

Newton – A vibrant urban village for the community

5. Located next to Newton MRT Station, the new Newton neighbourhood will be a vibrant, mixed-use ‘urban village’ set amidst greenery and anchored on its unique identity. New homes will be introduced progressively around three distinct clusters at Newton Circus, Scotts Road and Monk’s Hill, and provide current and future residents with a diverse array of community living experiences.

6. Residents in the area will be well-served by comprehensive public transport networks and amenities. A new ‘Village Square’ anchored by a high-density, mixed-use development will be introduced next to Newton MRT Station and the familiar Newton Food Centre to provide residents with amenities and more food options. A variety of public spaces will also be created to enable residents to unwind and interact as a community. Monk’s Hill Road will be transformed into a vibrant linear park, framed by existing mature trees and heritage buildings that will be integrated within the new neighbourhood to create an endearing sense of place. The green corridor will link Newton MRT Station to Emerald Hill. Future developments will be introduced sensitively and guided by urban design guidelines to complement the existing character of the area.

Paterson – A bustling neighbourhood at the doorsteps of Orchard Road

7. The residential area at Paterson will be transformed into a bustling mixed-use hub with a new integrated development comprising retail, F&B, offices and residences to be introduced above the Orchard MRT Station. Residents and visitors can look forward to an attractive, shop-lined route extending from the transport hub towards Orchard Road as well as the River Valley area.

8. In addition, a series of public spaces will be developed at this new hub at Paterson, for both residents and visitors to enjoy. The neighbourhood will also be walking- and

cycling-friendly, with new cycling paths that connect Paterson to the Inner Ring Identity Corridor¹ and beyond.

Greater one-north – Enlivening Singapore’s thriving knowledge hub

9. Greater one-north is a thriving knowledge hub that is home to leading information communications, technology, media and biomedical companies as well as Institutes of Higher Learning. A variety of residential developments are being planned to enable more people to stay close to work and learning spaces, making Greater one-north an even better place to live, work, play, and learn.

10. More new homes will be introduced in Mediapolis, where residents can conveniently access nature and heritage attractions at the nearby one-north Park, Wessex estate and Rail Corridor. At Dover-Medway, we have also planned for a mix of public and private homes complemented with new amenities and recreational spaces. Future neighbourhoods at Mediapolis and Dover-Medway will be designed to support active mobility, where residents enjoy connectivity and comfort for their daily commutes, be it through public transport, cycling paths or sheltered walkways.

Paya Lebar Air Base-Defu – Community-centric and future-ready neighbourhood

11. Paya Lebar Air Base, once Singapore’s second international airport, holds a significant place in the nation’s early aviation history. It will be relocated from 2030s onwards, freeing up about 800 ha of land for the development of a new town in eastern Singapore and lifting some building height restrictions around it. It is envisioned to be a community-centric and future-ready neighbourhood to cater to evolving needs and lifestyles of residents.

12. The new town will be seamlessly connected with neighbouring areas, including the future Defu neighbourhood in Hougang, through extensive green and blue networks. There will also be comprehensive walking and cycling paths, new rail lines and transit

¹ The Inner Ring Identity Corridor encircles the city fringe, running along familiar roads such as Tiong Bahru Road, Scotts Road, Balestier Road and Lavender Street.

priority corridors, ensuring that people of all abilities and ages can navigate the area without relying on cars. More workspaces will also be introduced to enable residents to live and work nearby.

13. The planned civic heart will integrate the site's rich aviation heritage to foster social memories of the area. Historical elements such as the old airport structures and a section of the runway will be adaptively reused and integrated into the new community.

14. Redevelopment will take place in phases, starting with Defu, which is located just next to the air base. Defu will be transformed into a new-generation, community-oriented neighbourhood, where residents can easily access essential services and amenities within a 10-minute walk.

Former Singapore Racecourse – Living Well, Connected with Nature

15. The site of the former Singapore Racecourse at Kranji will be redeveloped into a residential estate. New homes will be in close proximity to the Kranji Nature Corridor, which connects various green and blue spaces, including the Rail Corridor, the upcoming Mandai Mangrove and Mudflat Nature Park as well as waterways such as Sungei Mandai and Sungei Pang Sua. Future residents will enjoy access to parks for recreational activities as well as open community spaces for social gatherings.

Sembawang Shipyard – Where the town meets the sea

16. The shipyard at Sembawang will cease operations in 2028. The site will be progressively transformed into a new mixed-use waterfront district, where future housing will be complemented with a variety of recreational activities. To create more opportunities and spaces for people to gather, vibrant waterfront public spaces could be created along the berths, and key heritage buildings and structures could potentially be adaptively reused for community, sports and cultural activities.

Housing options for every life stage

17. Our housing plans cater to diverse needs across different life stages, to support residents as their circumstances evolve. This life-cycle approach to housing ensures residents can find suitable homes whether they are raising families or enjoying their retirement years.

Supporting housing needs of seniors

18. By 2030, about one in four Singaporeans will be aged 65 or above. Singapore is expanding housing options to support our seniors to age in place through innovative residential typologies. Senior housing is being integrated into new and existing neighbourhoods, as seen in projects like Heart of Yew Tee, where seniors have easy access to amenities such as healthcare services, a hawker centre and a community club.

19. Assisted living facilities such as the Community Care Apartments (CCAs) pair senior-friendly housing with on-site social activities and care services that can be customised according to the senior's care needs. The first CCA, Harmony Village @ Bukit Batok, features a hawker centre, an activity centre and thematic communal spaces integrated within the 169-unit development. For seniors who prefer private housing options, assisted living facilities developed by the private sector would similarly feature senior-friendly designs and communal spaces for social activities. A site for a private assisted living development at Parry Avenue was launched for sale by tender in September 2022 and awarded in June 2023. The development is expected to complete by 2026 and will feature 200 assisted living apartments, a 100-bed nursing home, a geriatric care centre and a wellness clubhouse. Residents will also enjoy a range of curated care and social programmes.

Variety of amenities for all life stages

20. Today, Singaporeans benefit from easy access to essential amenities within their neighbourhoods. Moving forward, they can expect even greater convenience as more

amenities will be built and co-located with their neighbourhoods where feasible. Existing facilities will also be enhanced to better serve the community. For example, the Hawker Centres Upgrading Programme 2.0 will refresh older hawker centres into more vibrant, accessible and climate-friendly community spaces. To support young families, up to 40,000 full-day pre-school places will be added near homes and workplaces by 2029. To expand the range of healthcare facilities in Singapore, two new hospitals are being developed in Bedok and Tengah.

Age- and dementia-friendly neighbourhoods

21. Beyond expanding healthcare facilities, efforts are underway to promote healthier communities, especially amongst seniors. There are currently 224 Active Ageing Centres (AACs) across Singapore that encourage seniors to engage in social and recreational activities, under the Age Well SG initiative. The AAC network will be further expanded and its programmes broadened to meet the diverse interests of seniors. Some AACs also conduct their activities in nearby parks and communal spaces, ensuring that active ageing programmes are accessible to seniors, including those living in private estates.

22. As Singapore's population ages, the number of dementia cases is anticipated to increase. Neighbourhoods like Kebun Bahru, Yishun, and Yio Chu Kang have already adopted dementia-friendly initiatives, featuring inclusive amenities, dedicated programmes, and wayfinding aids. Agencies will continue to incorporate these dementia-friendly elements into more neighbourhoods, to help individuals perform routine activities and maintain their connection to familiar surroundings.

Convenient community hubs

23. To foster community bonds in our neighbourhoods, agencies will introduce a wide range of recreational and social facilities for all ages and interests. These amenities will be brought under one roof within one-stop community hubs, similar to Our Tampines Hub and Bukit Canberra, and where feasible, to enhance convenience for residents and optimise land use. There are plans to develop new integrated community hubs in locations

like Sengkang, Woodlands and Yio Chu Kang over the next 10 to 15 years, while studies are being carried out for other locations.

Playful spaces, joyful lives

24. As part of URA's Recreation Master Plan, more inclusive, accessible and diverse recreational options will be introduced islandwide. Such spaces allow people to stay active and improve physical and mental well-being and are designed to ensure that people from all backgrounds can connect and bond together. In addition to every household being a 10-minute walk from a park, URA will continue to enhance recreational spaces and amenities such as sports facilities, retail and community spaces.

25. As part of the DMP2025 public engagement exercise, more than 66,000 Singaporeans visited our Recreation Master Plan roving exhibitions between April and September 2024 and shared with us their wish for more recreational options closer to home while ensuring that these options are affordable and inclusive. To continue realising this vision, we will optimise both natural and built assets to connect and create a variety of recreational spaces, to ensure that people from all walks of life have easy access to their idea of fun.

Enhancing green and blue spaces

26. Today, our island is connected by an extensive system of green and blue spaces and recreational nodes, providing vibrant areas for both fun and relaxation. By 2035, these green and blue spaces will be further enhanced, with neighbourhoods connected through a comprehensive cycling network and a 360km islandwide network of recreational routes. Water sports enthusiasts can look forward to new water recreational opportunities at Marina Bay with the upcoming PAssion Wave Outpost @ Bayfront and NS Square, as well as a new water sport centre at the upcoming Punggol Regional Sport Centre.

Everyday spaces for active lifestyles

27. Sports, arts, heritage and green places to unwind will be woven into our everyday spaces and integrated near homes to promote active lifestyles and community bonding.

28. The Sports Facilities Master Plan (SFMP) by Sport Singapore aims to provide Singaporeans with convenient access to relevant and affordable public sport facilities. Over the next five years, residents in Ang Mo Kio, Queenstown, Hougang, Punggol, Yishun, and Toa Payoh can look forward to new or renovated sport facilities. The Sport-In-Precinct (SIP) initiative will also bring sports facilities closer to homes that cater for residents of different ages and abilities. There are currently six² SIPs under construction and agencies are studying the possibility of adding more islandwide in time to come.

29. The National Parks Board (NParks) is also working with various agencies to enhance the design of our green spaces to improve the physical and mental well-being for visitors of all ages. As part of NParks' Parks for Health initiative, NParks will be introducing 12 more therapeutic gardens across Singapore to achieve a total of 30 by 2030. At the same time, there will be more community gardens under the Community-in-Bloom programme to foster a gardening culture among residents in our green spaces.

30. Our built heritage also offers recreational opportunities while celebrating the stories of neighbourhoods and communities across generations. The National Heritage Board has developed 24 heritage trails, and as part of Our SG Heritage Plan 2.0, has launched three Heritage Activation Nodes (HANs) to date. These HANs empower the local community to celebrate their unique stories and identities of places at Katong-Joo Chiat, Clementi and Punggol.

31. Last but not least, the National Arts Council's SG Arts Plan (2023 to 2027) envisions a community united through shared arts and cultural experiences. The plan will

² The six SIPs under construction are Choa Chu Kang, Keat Hong, Ulu Pandan, Whampoa, Tampines North and Pasir Ris East.

bring more performances, workshops and activities, alongside the development of additional art spaces closer to the community.

Reimagining spaces for play

32. Play spaces do not always have to be in the form of a structured space and can also take shape in everyday spaces. URA has worked with various agencies to unlock the potential of underutilised spaces such as those below flyovers and viaducts, multi-storey car parks (MSCP), school sports facilities and open spaces. For instance, residents in Dover can look forward to an SIP facility atop the MSCP at 19A Dover Crescent.

33. Many multi-functional public spaces that can host events, sports, arts, and everyday activities have also popped up across Singapore. Open to the public 24/7, these 'urban living rooms' are a result of URA's Privately-Owned Public Space (POPS) Design Guidelines introduced in 2017. These guidelines aim to encourage developers and building owners to provide well-designed public spaces within private developments. Today, there are 28 POPs and more on the way, which the public can explore via OneMap and URA SPACE.

Involving community in play

34. The local community also plays an important role in identifying and shaping the play spaces that resonate with them. Many have taken the lead in bringing these spaces to life with their neighbours, such as void decks, MSCPs, rooftops and other common areas. URA and HDB's Lively Places Fund supports these ground-up efforts by providing funding to residents with good proposals to enliven public spaces.

35. Recreational spaces will also be made more accessible and welcoming for people of all ages and abilities. Punggol Regional Library for instance, is the first public library in Singapore with an extensive suite of services co-created with and designed for persons with disabilities. On the programmatic end, ActiveX Playdate, a SportSG initiative, brings together seniors and youth for modified sports competitions and intergenerational bonding activities.

People-centric and efficient journeys

36. Getting around is part and parcel of daily life in a city. On our small island, we cannot expand our road and vehicle parking spaces indefinitely. This is why we are continuously building a more inclusive, well-connected and sustainable land transport system to make walking, cycling and riding public transport the preferred modes of travel, while making our streets and neighbourhoods more pedestrian-centric.

37. With improvements made in public transport connectivity and availability across Singapore, commuting will not only be faster and more convenient, but more people will be encouraged to lead healthier and more sustainable lifestyles.

Rail at the core

38. Rail continues to be the backbone of our public transport system. By the 2030s, 8 in 10 households will be located within a 10-minute walk from a train station. To achieve this, we will add new stations and lines progressively till the end of this decade. These include:

- a. Three new stations on the Circle Line that will connect HarbourFront and Marina Bay stations and close the loop for the Circle Line next year.
- b. The Jurong Region Line, which will open progressively from 2027.
- c. The Cross Island Line, which will open progressively from 2030.
- d. The West Coast Extension of the Jurong Regional Line, where Phase 1 is expected to complete by the late 2030s to connect with the Cross Island Line, and Phase 2 is expected to complete by the early 2040s to connect with the Circle Line.

39. Agencies are also conducting feasibility studies for the Seletar Line which could serve areas such as Woodlands, Sembawang, Sengkang West, Serangoon North, Whampoa, Kallang, and the Greater Southern Waterfront. Studies are also underway for a new Tengah Line to further boost our islandwide transport network, covering locations such as Tengah, Bukit Batok, Queensway and Bukit Merah.

Bus connectivity

40. Our Bus Interchanges (BIs) and Integrated Transport Hubs (ITHs) are evolving beyond their traditional role as mere transit points to also become vibrant community spaces that enrich daily life. By reimagining these facilities as multi-functional hubs, we can create environments where commuters naturally gather, interact, and engage in various activities whilst making their daily journeys. For instance, the recently opened Pasir Ris ITH connects the bus interchange to Pasir Ris MRT and is located within a mixed-use development. There are currently 15 integrated transport hubs in Singapore, including Punggol Coast ITH which will open at the end of June 2025, with plans for more hubs islandwide, bringing accessible transport nearer to commuters' homes. Some of the upcoming hubs to look forward to include Jurong East, Beauty World and Kallang.

41. To support housing and employment growth, the Land Transport Authority (LTA) launched the Bus Connectivity Enhancement Programme (BCEP) in July 2024 to better serve new and existing estates. LTA will continue to step up improvements to bus services by adding more trips, adjusting routes or introducing new services in response to changing travel patterns and demands. LTA will also bring forward the introduction of new bus services in new towns to better serve early batches of residents who move into new estates, provide "express feeder" services in estates further away from MRT stations, and add peak period express buses to complement busier MRT lines.

Active mobility

42. To encourage more people to adopt more active and greener modes of travel, our cycling network will be expanded to around 1,300km by 2030, connecting commuters to transport hubs, amenities and recreational spaces.

43. For a start, by the end of the year, residential areas like Serangoon and Lentor will enjoy new cycling paths and park connectors. In future, a comprehensive cycling and walking network around Pasir Ris Central Greenway will be introduced, while an underpass connecting Tampines and Simei will offer cyclists and pedestrians a seamless

way to cross the Pan-Island Expressway. A new cycling bridge linking Tampines EcoGreen and a new park at Pasir Ris Street 51 will better connect the two towns along Sungei Tampines.

44. A new pedestrian bridge will also be built by 2029 to connect Marina Centre and Bay East Garden, which will provide cyclists and visitors with a more direct connection between the city and the East Coast, along the Round Island Route.

Ensuring safer, more inclusive and enjoyable journeys

45. To make daily journeys within neighbourhoods safer and more comfortable, we are also expanding the Friendly Streets initiative to all towns by 2030. For instance, Havelock Road and Buangkok Crescent will become Friendly Streets with the implementation of additional crossings and traffic-calming measures like green road surfaces to encourage vehicles to slow down. More Friendly Streets have been identified, including in Bukit Timah, Jurong West, Opera Estate, Queenstown, Thomson and Yishun. These streets are located in areas near key amenities with high pedestrian activity.

46. To further enhance Walk, Cycle, Ride experiences, road spaces will be repurposed to create a more liveable environment for all. The repurposed road space can provide improved travel experiences for pedestrians and cyclists or community spaces to enliven neighbourhoods. For example, along Zion Road, road lanes will be repurposed into a wider footpath and cycling path by 2026, the existing bus shelter opposite Great World City will be expanded, and pedestrians will also enjoy sheltered connectivity to Zion Riverside Food Centre.

More convenient access to public transport nodes and amenities

47. Walking and cycling to and from key public transport nodes will become more comfortable, accessible and inclusive. First- and last-mile commuting infrastructure will be enhanced to enable commuters, especially seniors, lead more active lifestyles and stay socially connected. This includes:

- a. Barrier free pedestrian overhead bridges
- b. Accessible bus stops
- c. Sheltered connections
- d. Cycling paths
- e. Rejuvenated MRT stations

North-South Corridor: Redefining journeys for tomorrow

48. The upcoming North-South Corridor (NSC) will enhance connectivity from the northern region to the city, serving towns such as Sembawang, Yishun, Ang Mo Kio, Toa Payoh, Novena and Rochor. As the 21.5-km multi-modal transportation corridor channels traffic to the viaduct and tunnel, surface streets along the corridor will be repurposed to give priority to walking, cycling, public transport and community spaces. Some early ideas from the ongoing engagement with the public to make the NSC a community-centric mobility corridor include:

- Creating a shared space for all where priority will be given to public transport modes such as buses on the surface streets, and there will also be more continuous and comfortable walking and cycling paths.
- Ensuring safer and more inclusive journeys where shared spaces along the corridor will be designed to be seamless and accessible, to make journeys safer and more inclusive for all, including motorists, pedestrians and cyclists.
- From roads to meaningful places where road spaces can be repurposed for people and communities from all walks of life to gather and connect.