

Key development plans under MP2025

Shaping a Happy and Healthy City: New neighbourhoods to support housing aspirations and demand

MP2025 underscores the government's commitment to provide a quality living environment that reflects Singaporeans' priorities for lifestyle convenience and active living. To this end, inclusive neighbourhoods will be developed in convenient locations where amenities, workplaces and transport nodes are easily accessible, and incorporate green and open spaces to support active lifestyles, as well as heritage elements to support a sense of identity.

Works underway to transform Bukit Timah Turf City into new housing estate

2 New neighbourhoods will be progressively added across the island, especially on brownfield sites such as Bukit Timah Turf City, which will be served by two MRT stations on the existing Downtown Line and upcoming Cross Island Line. Following several years of engagement with the local community and stakeholder groups, and guided by findings from heritage, environmental and traffic studies, agencies have kickstarted plans to develop Bukit Timah Turf City into a housing estate that purposefully integrates heritage, nature and amenities. The first residential site at Dunearn Road was recently sold and is expected to yield around 380 new homes. Land preparation works will start soon and agencies will progressively release public and private housing sites in the coming years, in tandem with the implementation of supporting infrastructure.

3 Agencies are also studying the introduction of amenities including retail, F&B, recreational spaces, sports and community facilities, schools and childcare facilities, healthcare facilities and a bus interchange to meet the needs of existing and future residents. Some of these could potentially be housed within the 22 heritage buildings¹

¹ The buildings gazetted for conservation are the North and South Grandstands, Fairways Quarters (Blocks 9-16, Blocks 25-27 and former community centre), the former Turf Club Secretary's, Assistant

that have been gazetted for conservation in MP2025. The community can also look forward to opportunities for nature-based recreation with a future Nature Park comprising Eng Neo Avenue Forest, Bukit Tinggi, and existing forested areas that will be connected via a 100m-wide green corridor integrated with the Central Nature Park Network. These plans reflect public feedback expressing the desire for green and recreational spaces at Bukit Timah Turf City and for heritage buildings to be repurposed for new uses.



User-generated AI image from Dream Lab of Bukit Timah Turf City

Master planning to commence for former Kranji racecourse

4 Under MP2025, the former Singapore Racecourse at Kranji will be transformed into a new housing estate over the next 10 years. In August 2025, agencies held a visioning workshop with stakeholders, including interested residents, nature groups, professional bodies, and academics, to seek conceptual ideas for the site. Through a site visit and focus group discussion, participants discussed ways to plan for an inclusive and attractive estate by harnessing the memories and rustic character of Kranji and the proximity to the Kranji Nature Corridor. During the DMP2025 exhibition, visitors also showed a strong preference for the future neighbourhood to feature good transport connectivity, green and blue spaces, and outdoor nature-based attractions for families. The Government intends to call a master planning and urban design

Secretary's and Executives' Bungalows, former Turf Club Stables, Syces Quarters and former Dunearn Water Depot.

consultancy next year to develop detailed plans for the future estate, and will take these ideas into consideration.

5 Together with upcoming neighbourhoods at Woodlands North Coast and new mixed-use developments following the redevelopment of Sembawang Shipyard, the north region will be transformed to vibrant waterfront towns with a variety of amenities, anchored on the region's maritime character.



User-generated AI image from Dream Lab of former Singapore Racecourse at Kranji

More inclusive neighbourhoods, recreational spaces to progressively take shape

6 Other new neighbourhoods highlighted in MP2025 – such as Pearl's Hill, Marina South, Dover-Medway, Newton and Paterson – will progressively take shape after detailed plans have been developed. For instance, Newton will be transformed into a vibrant mixed-use urban village that is well-served by public transport and amenities. New homes will be progressively introduced, starting with the recent sale of a residential sale site at Bukit Timah Road.

7 In response to feedback for more inclusive recreational options near homes and spaces to support active lifestyles, URA will continue to plan for 8 in 10 households to be within a 10-minute walk from recreational spaces, such as sports facilities, retail

and community spaces. In addition, every household will be located within a 10-minute walk from a park. Building on the strategy in the Recreation Master Plan to optimise under-utilised spaces, URA will work closely with agencies to turn more spaces under viaducts and rooftops of multi-storey car parks into spaces for sports and community use.

Enabling Sustainable Growth: Driving decentralisation forward and shaping a more vibrant city centre

8 MP2025 will continue to drive Singapore's decentralisation strategy, with plans to enhance infrastructure and connectivity at economic gateways and business nodes across the island. The Government will facilitate the development of our major gateways, such as Jurong Lake District (JLD) which will become the largest mixed-use business district outside the city centre and a model sustainable district that integrates business, residential and recreational spaces. Following a review of macroeconomic and property market conditions, as well as market feedback gathered from extensive engagements with industry stakeholders, URA will soon announce an update on plans to further JLD's development. Agencies are also committed to advance the development of other business nodes, such as Woodlands Regional Centre and Bishan Sub-Regional Centre, which will bring more job opportunities and vibrant amenities closer to homes.

A more vibrant city centre with sports and lifestyle uses

9 Our Downtown will continue to be rejuvenated as a vibrant mixed-use district to anchor Singapore as an attractive global economic hub and recreational destination for businesses, workers and visitors. To this end, the Marina Bay area will welcome several new landmarks and attractions in the coming years, such as the NS Square which will be completed by 2027, and a new four-hectare wellness attraction that will be completed by 2030. In addition, the Marina Bay Sands expansion will introduce 21,000 square metres of MICE facilities, a new rooftop attraction, and a 15,000-seater entertainment arena.

10 Following up on feedback received in DMP2025 for more green and public spaces and diverse recreational offerings in the city centre, URA has been engaging

agencies and private operators to explore ways to activate vacant sites in Marina Bay with interim sports and lifestyle uses while longer-term plans are being studied. Agencies will also consider ideas received during the DMP2025 exhibition period, such as experiential attractions, play elements and family-friendly community space, and will consult stakeholders to study them.



User-generated AI image from Dream Lab of Marina Bay short-term lease site

11 Singaporeans and visitors can also look forward to enhancements in other city centre precincts, including more connected green spaces to support more inclusive leisure experiences. A new destination park will be created at Dhoby Ghaut by merging Istana Park and Dhoby Ghaut Green with a 500-metre stretch of Orchard Road. This will be part of a 10-kilometre recreational route that will stitch key green and blue spaces in the Central Area to create a seamless pedestrian link from Singapore Botanic Gardens to Marina Bay. Through the pilot Business Improvement District (BID) programme, agencies are also partnering stakeholders to enliven various precincts at our Downtown through place-making initiatives. For example, Singapore River One's experience as our first pilot BID has brought about positive outcomes for the Singapore River district. URA welcomes more such collaborative efforts with the private sector and the fresh ideas that BIDs can bring as we work towards formalising the BID framework in the coming years.

Stewarding Nature and Heritage: Nature and built heritage to anchor our sense of belonging

12 More green spaces will be introduced across the island in the next few years to support biodiversity, physical and mental well-being as well as social interaction. In particular, Singaporeans can look forward to enjoying more than 25 new parks and more than 50 kilometres of additional park connectors by 2030.

Works to commence for new Queensway community node at Rail Corridor

13 Agencies will also continue the collaborative approach to develop new green spaces, including the Rail Corridor, where plans co-created with Singaporeans and stakeholders have been progressively implemented to transform the 24-kilometre route into a community space.

14 Following a design competition last year to gather proposals for the new Queensway community node, agencies held a workshop in August 2025 with current and future Queensway residents to seek ideas on how the spaces can be enhanced, and received suggestions for improved lighting and more play facilities. URA has since been developing detailed plans and designs together with the winning team and agencies to incorporate these ideas. Works for the new community node are expected to commence next year and will be completed in tandem with the adjacent public housing developments in the next two to three years. When completed, visitors to the Rail Corridor can enjoy another lively community node with a new multi-functional plaza under the viaduct for gatherings and sports activities.



Artist's impression of a new multi-functional space for sports, events and gatherings which will be created underneath the Queensway viaduct. Its design takes reference from familiar landmarks around Queenstown.

Photo credit: Designshop Pte Ltd, HKS Singapore



Artist's impression of a new porous and illuminated platform which will allow visitors to immerse themselves in nature while providing new ways to access the new multi-functional space underneath the Queensway viaduct.

Photo credit: Designshop Pte Ltd, HKS Singapore

33 buildings conserved in Master Plan 2025

15 33 buildings² across the themes of economy, housing, social and defence have been gazetted for conservation in MP2025. These buildings collectively recall our history and development as an independent nation over the past decades. Agencies are studying ways to purposefully integrate these heritage buildings with future developments and adapt them for new uses to serve the needs of present and future communities.

16 As a city-state with limited land, URA takes a highly selective approach towards conserving built heritage, while ensuring Singapore's development needs are met. To anchor our sense of identity, heritage elements will continue to be integrated as part of development plans through conserving highly significant buildings and enhancing our identity nodes and corridors to enrich their character.

Enlivening Identity Corridors in partnership with stakeholders

17 Since July 2024, URA has engaged more than 3,000 residents and stakeholders through visioning workshops, site visits and focus group discussions to co-create proposals to enhance the Identity Corridors of Historic East, Kallang River and Inner Ring. From August 2025, seven public space installations have been introduced at Katong-Joo Chiat. Paying homage to the unique identity of the area, the installations were designed in collaboration with students and architects to resemble elements that evoke collective memories of the corridor, such as Peranakan kueh and the former Joo Chiat jetty. To add more life to the area and further our partnership with stakeholders, URA will launch a design competition next year for architects to propose designs for a new pedestrian mall between i12 Katong and Katong V, featuring landscaping, seating and open spaces.

18 URA will continue to develop design concepts in consultation with stakeholders to enhance key nodes along the Identity Corridors, such as new parks at the Moonstone-Bendemeer and Potong Pasir-St Andrew's areas along Kallang River.

² In addition to the 22 buildings at Bukit Timah Turf City, URA has also conserved the former Royal Malayan Navy Admin Block, Jurong Hill Tower, six former SIT blocks at Dakota Crescent, Singapore Badminton Stadium, the Natsteel Steel Pavillion and the former Pasir Panjang English School.

Strengthening Urban Resilience: Deepening efforts to mitigate effects of climate change

19 Agencies have embarked on several strategies to mitigate the effects of climate change and will continue with the efforts to safeguard a liveable future. Steady progress has been made to protect our coastlines from rising sea levels, with national water agency PUB conducting site-specific studies since 2021 to develop strategies to adapt our coastline for protection and integrate measures with long-term development plans.

20 The first site-specific study for the City-East Coast area was completed in August 2025 and recommended potential measures such as coastal barriers to protect the Greater Southern Waterfront area, as well as raised structures and tidal gates to protect the Changi area. Together with 'Long Island', the coastal protection measures will form a continuous line of defence for the City-East Coast area. Agencies are conducting further studies to guide the development of detailed plans and designs, before work begins.

21 Site-specific studies for the north-west coast and Jurong Island are also underway, while studies for Sentosa Island and the south-west coast are expected to commence in 2026. From 2030s, agencies will progressively implement measures across our coastline.

22 To boost our urban resilience, URA will continue to deepen urban planning strategies to address challenges such as rising temperatures and land scarcity. This will involve building capabilities in environmental modelling to facilitate more data-driven and scenario-based planning, as well as exploring ways to further leverage underground space to free up land above ground for people-centric development.