

SINGAPORE

SINGAPORE – A GREAT CITY TO LIVE, WORK AND PLAY

INTRODUCTION

- 1 Good morning ladies and gentlemen, it is my honour to be here to share with you Singapore's experience enhancing the quality of life in Singapore through planning.
- 2 Singapore is a small city state located at the tip of the Peninsula of Malaysia with a land area of close to 700 square kilometres.
- 3 As both a city and a country, we need to provide for all the different needs of a nation within a limited land area. Besides providing land for housing, commerce, industry and recreation, we need to ensure there is sufficient land for infrastructure and utilities, airports, seaports, water catchment and military uses. Given the small land area, we take planning seriously and strive to make optimal use every hectare of land in Singapore.
- 4 The challenge faced by Singapore lies in how to plan and balance the many land use needs, not just for the immediate future, but the long term, while meeting the aspirations of our population and providing a quality environment.
- 5 Our mission at the Urban Redevelopment Authority, Singapore's national planning authority, is to make Singapore "A Great City to Live, Work and Play". The focus is to improve the quality of life through careful planning and implementation.
- 6 Because of our small land area and constraints, there is very little room for error in planning. Unlike many other bigger cities and countries, we cannot afford to make mistakes as we do not have the luxury of planning for new cities on green field sites. Therefore, our planning and development process is guided by 5 planning principles:
 - Plan long term to ensure sufficiency of land
 - Take an integrated approach to land use planning
 - Optimise land use
 - Allow for flexibility and contingency needs

SINGAPORE'S PLANNING & DEVELOPMENT FRAMEWORK

- 7 We have put in place a hierarchy of plans, from the long-term Concept Plan which sets strategic directions to the shorter-term Master Plan which guides development. Urban design

plans and guidelines are also drawn up to create a more distinctive city. Detailed development control guidelines help to facilitate orderly development. There are regular reviews to ensure that the plans & guidelines are not static but evolve with changing circumstances.

Concept Plan

- 8 How can we be sure that what is planned today will meet future needs? Singapore's planning takes a long-term view through the Concept Plan, a strategic land use and transportation plan that charts Singapore's development directions some 40 to 50 years ahead. This ensures that there will not only be sufficient land to meet the anticipated population and economic growth, but would also continue to provide people with a good living environment in future.
- 9 For instance, key infrastructure, such as the airport, port and a network of expressways and mass rapid transit lines, was planned in the 1971 and 1991 Concept Plans. The reclamation of Jurong Island for an off-shore petrochemical hub, away from residential areas, was proposed in Concept Plan 1991 and has since been carried out in phases. These are critical pillars of Singapore's economy today.
- 10 Given changing demographic, economic and social trends and circumstances, the Concept Plan is reviewed every 10 years to respond to changing trends and ensure its continuing relevance. The latest was completed in 2001 for a population scenario of 5.5 million.
- 11 The challenges faced by the 2001 Concept Plan were
 - To meet the land needs based on a population scenario of for 5.5 million
 - To provide a good quality living environment with a variety of housing choices, more accessible green spaces, and greater recreational choices. and
 - To place new emphasis on identity - for both our natural and built heritage.
- 12 Being a "total" plan, the Concept Plan takes into account all major land use needs, like housing, industry, commerce, recreation, nature areas, transport, utilities and defence. It is prepared in collaboration with many government ministries and agencies. This integrated approach ensures that all trade-offs are considered and future needs are met in a balanced way at a strategic level.
- 13 Plans benefit people only if they are implemented. Not only must they be feasible, there have to be ways of realising them. URA's Master Plan is an indispensable tool in turning the broad strategies of the Concept Plan into detailed realisable plans for individual land parcels to guide development in a transparent manner.

Master Plan

- 14 The Master Plan is reviewed every 5 years. This statutory plan prescribes the land use and development intensity for individual parcels or land, providing a framework to guide development and implementation over the near and medium term. The recent review was completed in 2003.
- 15 To review the Master Plan, the first step is to do a post implementation review of the previous Master Plan, and to review the land use requirements for the next. Arising from feedback from the Concept Plan that people valued parks, nature areas and identity, we decided to draw up 2 additional plans, the Parks & Waterbodies Plan and Identity Plan, for the Master Plan 2003 review. The proposals are then incorporated into the Draft Master Plan, which is then exhibited for public consultation, before it is gazetted as the statutory plan.

Master Plan: Parks and Waterbody Plan and Identity Plan

- 16 The Parks & Waterbodies Plan looks at the planning of parks on an islandwide basis to ensure a good distribution and variety of parks. The plan also enhances our living environment by making the most of our natural assets and providing greater access to them.
- 17 In the Identity plan, areas with unique streetscapes, interesting architecture and activities were selected. The plan identifies the unique qualities of these areas, and suggest ways to retain and enhance them. This will ensure that these places continue to be relevant to the community and will not be lost as Singapore develops.
- 18 The public was also involved in planning through public consultation, an integral part of URA's planning process. With feedback, plans can better reflect the values and aspirations of the people. They are likely to be more robust, easier to implement and succeed as they have greater public acceptance. The feedback was incorporated into the Master Plan 2003.

MASTER PLAN 2003

- 19 The public was also consulted widely on the Master Plan which works out in detail the land use needs of the population, such as housing, business and recreation.
- 20 The focus of the Master Plan 2003 is to improve the quality of life through:
 - Enhancing the living environment;
 - Providing a pro-business environment; and
 - Reinforcing a sense of identity and rootedness

Enhance Living Environment

- 21 Taking its cue from the Concept Plan, the Master Plan planned for more housing to cater for growth as well as more greenery and amenities.
- 22 For housing, more than 300,000 homes are planned to meet the housing needs for the next 10 to 15 years. New homes will be well located near transit stations or in existing estates where there are established facilities. There will also be more variety in housing including waterfront housing, city living. The character of existing housing areas, such as landed housing areas will also be safeguarded.
- 23 To serve the residents, a host of amenities will be in place including local retail and eating facilities, as well as hospitals, clinics, libraries and community centres. Where possible, these will be co-located to optimize land use.
- 24 We are also planning for a better transportation network including the construction of new transit lines.
- 25 To further enhance the environment, we are making our open spaces more accessible through expansion of crowded parks like the Singapore Botanic Gardens, tapping on unexplored areas of natural beauty like the Central Water Catchment and building a larger network of green with park connectors. In total, we plan to have another 1200ha of green space including 120km of park connectors.

Linking up a chain of hills – Southern Ridges

- 26 An open space project that is currently underway is the Southern Ridges. This stretches some 8 kilometers along the south-western part of Singapore and comprises parks like Mount Faber, a very popular tourist destination, Telok Blangah Hill and Kent Ridge. To enhance the area, the plan is to connect all the ridges together as one large continuous hill park by expanding some of these parks and connecting up the ridges with walkways, boardwalks and mid-level bridges spanning the major roads.
- 27 A design competition was launched in November 2003 to come up with suitable designs for two bridges to link the three hill parks. With these bridges, one can cycle, jog or stroll through some of the oldest hill parks in the south-western part of Singapore; and enjoy the lush greenery, rolling countryside, quiet retreats and glorious views.

Recognising Natural Heritage

- 28 To recognise our natural heritage, Nature Reserves and Nature Areas are incorporated as part of the Master Plan 2003. Other nature areas will be kept for as long as they are not needed for development.

Provide Pro-Business Environment

- 29 Another key focus of the Master Plan 2003 is in providing a pro-business environment. New zones were created in the Master Plan for greater flexibility for business in response to market change and business needs. The new business zones take an impact-based approach to enable a mix of industries and utilities to be house under one roof. Such mixed use arrangement was not allowed previously.
- 30 There are also plans for more jobs near home through will continue to provide employment opportunities.

Downtown at Marina Bay

- 31 There will also be more commercial employment opportunities within the Central Business District. The latest master plan for the Downtown @ Marina Bay aims to make Singapore's international business and financial hub a distinctive and global location for business, living, working and leisure.
- 32 The Downtown @ Marina Bay extends Singapore's Central Business District seamlessly around the Bay from the existing Raffles Place, Shenton Way and Marina Centre. New developments around the Marina Bay are planned not just to strengthen Singapore as a premier business and financial hub but also to add new cultural and other activities to the area.
- 33 In about three to four years, the public will be able to stroll around the waterfront area at Marina Bay and enjoy a variety of activities. We have invited consultants to participate in the design development of the 1.5km stretch of waterfront promenade around Marina Bay and a 280m pedestrian-cum-vehicular bridge. These two infrastructure projects will complete the walking 'loop' around the entire Bay linking the Marina Centre, Collyer Quay and Marina City Park, which measures 3.35 km in total.
- 34 The development of the waterfront promenade and bridge reflects the commitment of the Government to opening up the waterfront area, making it more accessible to the public and attractive for future development and investments. The waterfront promenade is scheduled to be completed by end 2006 and the bridge by end 2008.

Reinforce Sense Of Identity

- 35 The issue of how to retain places with a sense of history and identity is an increasingly important focus in planning for Singapore. In the past, land use planning had addressed the issue of identity only by identifying historic buildings for conservation. Now, beyond the conservation of buildings, we also attempt to identify unique qualities of areas and suggests ways to retain and enhance these qualities and even activities.
- 36 Some of the strategies proposed include developing guidelines to ensure sensitive, complementary in-fill landuse proposals, possible conservation, additional carpark and environmental improvements.
- 37 Following on from the Identity Plan, the Master Plan proposes to retain and enhance places with unique qualities. To date, we have conserved more than 6,000 buildings. Now, beyond conservation, the challenge is to enhance these areas.

PLANNING BEYOND HARDWARE

- 38 Planning for quality of life encompasses not only a practical, implementable plan that can sustain economic growth, a variety of housing for choice, plenty of recreational facilities; It also need to be a plan that allows people to sink roots while respond to the people and changing social and economic needs and environment. A plan that engage the public to make it relevant.
- 39 We also need to plan beyond hardware to consider other aspects like the right activities, an attractive and distinctive environment and the right spaces to encourage the kind of city we want to have.
- 40 Singapore will continue the journey to strive for greater height in providing its inhabitants quality environment to live, work and play.
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VLADIVOSTOK

Vladivostok as Capital of Pacific Russia

Mr. Vladimir V. Nikolaev, Mayor of Vladivostok, Russian Federation

Honorable Mayors,

Ladies and gentlemen,

I would like to extend my sincere greetings to the participants and guests of the 6th Asian-Pacific City Summit.

The new era has brought us the concept of development and turned it into a global ideology of our time. Today, no city thinks of itself as being outside the process of development.

In an open society, disclosure of one's intentions and development strategies is a prerequisite for building trust-based relationships.

TRUST is a vital resource for development.

This idea, expressed by internationally renowned futurologist Francis Fukuyama, is the foundation of the thoughts I would like to share with you. In this presentation, I will focus on three issues:

- Firstly: Russia's strategy in Asia Pacific and the mission of Vladivostok.
- Secondly: Vladivostok's flagship projects.
- And thirdly: Ways to maximize value delivered by the city to its people and to the rest of the world.

Issue one. The strategy for integration of Russia's regions into the Pacific economic community has been defined by Russian President Vladimir Putin. Its central idea is a shift from security-based relations to relations centered on economic partnership and trust. Trust is a fundamental guiding principle of Russia's policy in Asia Pacific and the key factor enhancing trade and investment cooperation.

Historically, cities have always served as centers for building trust between cultures. Over 100 years ago, the energy of merchants seeking new commercial opportunities served as the original impetus for the development of Vladivostok. It is the place where Pacific Russia begins. Even in those early days, Russian entrepreneurs already perceived it as an international city on the shores of the Great Ocean. However, during the 150 years that followed, the Pacific region was the scene of numerous military conflicts. Throughout this time, Vladivostok functioned predominantly as a fortress city. Through the wars and other tragic events of the 19th and 20th centuries, Vladivostok fulfilled its original mission.

Today, the new vision for Vladivostok is to become the capital of Pacific Russia. This translates into a special strategic task of being Russia's central point of contact with its neighbors in Asia Pacific. The City of Vladivostok is working hard to become in every respect a convenient place for trade, initial contacts, and further joint activities among entrepreneurs, managers, cultural workers, and scientists. Vladivostok aspires to be an attractive tourist destination and venue for forums, festivals, exhibitions, and sports events.

In 2002, Vladivostok hosted the 7th APEC Investment Symposium and 3rd APEC Investment Mart took place in Vladivostok. For two consecutive years now, the city has been the venue for the Asia-Pacific International Film Festival Pacific Meridian. The First Economic Forum Pacific Russia is planned for 2005. I would like to take this opportunity to invite you to the Forum.

Vladivostok is already functioning as a capital city in many important ways. It is the location of Russia's military and administrative control centers for Asia Pacific. These include the Headquarters of Russia's Pacific Fleet, the Headquarters of the Far Eastern Frontier Service, and the Far Eastern Customs Headquarters. There are 17 consulates and diplomatic missions in the city. Vladivostok is Russia's center for research, development, and innovation in Asia Pacific. Every sixth citizen is a university student. 14 research institutes of the Russian Academy of Sciences, 17 national and 10 regional banks are either headquartered or have permanent operations in Vladivostok.

One task we perceive as being of special importance is enabling Russian regions to build contacts with business organizations of Asia Pacific. Likewise, regions of Asian-Pacific countries should be able to communicate with Russian corporations through Vladivostok. In a new century which many analysts call the "Pacific Era", our city's future is that of an increasingly active service and logistics center of Russia.

Issue two. Vladivostok's flagship projects for 2005-2010. Projects selected for municipal support are those that best meet the requirements of the city of Vladivostok development strategy. These are:

- Firstly: An open economy.
- Secondly: A gateway into Asia Pacific for Russia and the European countries.
- Thirdly: Russia's innovation and technology development center in Asia Pacific.
- Fourthly: A place for learning, spirituality, and creativity.
- And fifthly: A center of entrepreneurial activity with a safe business environment.

Due to limited time, I will briefly describe only two projects now being implemented through multilateral cooperation arrangements.

Project one: Russian Island.

This is going to be Russia's biggest multi-function tourism and recreation complex and international business center. Previously a restricted military zone, the island is now being actively demilitarized.

Starting in 2005, the Russian Ministry of Defense is going to allocate its lands for civilian development projects. The new territory available for construction is equal in size to the area of present-day Vladivostok. The total estimated cost of the project is US\$ 1 billion.

Project two: Creation of a Russian-Asian Innovation University in Vladivostok.

We are aware of the present and future importance of education. The world of tomorrow will be a world based on knowledge. This requires new forms of integration in research and education. Our response to this challenge is a major international project to establish the Russian-Asian Innovation University. The main idea is to merge Russia's creative educational instruments and fundamental academic knowledge with Northeast Asia's potential for innovation and industrial development. The University would operate on new principles of corporate management. All participating nations would have equal rights in managing the project. For this purpose, each participating country will establish its own autonomous educational facility and campus within the framework of the University. The University will focus primarily on advanced technology research in developing the resources of the Pacific Ocean.

The project is currently going through a review and approval process. Russian universities, the Russian Academy of Sciences, and leading Russian and foreign corporations are prepared to contribute their resources to the project.

Issue three. Ways to maximize value delivered by the city to its people and to the rest of the world.

In 2003, the Primorsky Territory Administration adopted a Social and Economic Development Strategy for Pacific Russia. The main aim of the Strategy is to achieve superior quality of life relative to other regions of Russia. Vladivostok will play a lead role in the implementation of this strategy; therefore, it will focus on the following:

- Firstly: Creating a modern engineering, transport, and telecommunications infrastructure.
- Secondly: Eliminating administrative barriers to entrepreneurship in the city.
- Thirdly: Reducing systemic and economic risks.
- Fourthly: Creating a competitive market for land and other real estate.
- Fifthly: Supporting effective private sector management practices.
- Sixthly: Achieving greater social stability by reducing the poverty rate to 7-8% by 2008.
- And seventhly: Because there are no restrictions on the number of high school graduates who can continue their education at the university level, the quality of the labor force can be significantly improved.

Each of these strategic priorities is backed up by a package of specific, results-oriented projects. Together, they will position Vladivostok as an international city with new environmental standards, capable of servicing international cross-cultural communications between Russia's regions and countries of Asia Pacific.

We are fully committed to the fundamental values and priorities of the sustainable development paradigm formulated at the Earth Summit in Rio-de-Janeiro in 1992: preserving the environment, ensuring the well-being of future generations, and developing the creative potential of humankind. Vladivostok will make its contribution to the common efforts aimed at implementing these priorities. In closing, I would like to make the following remark. The nascent Asian-Pacific region, like all other regions of the world, has points of growth. It is international cities that serve as focal points of growth and vigorous development. To the extent that we can build effective communication in managing development, we can talk about the sustainability of our cities and their readiness for further development.

Thank you.
