

Skyline



Jul / Aug 2000

City connectivity
A new home for the Merlion

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The new CityLink Mall will allow pedestrians to walk in air-conditioned comfort to shops and offices in Marina Centre.



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URA revises guidelines to

In the new knowledge-based economy, more and more information communication businesses have sprung up within the service and manufacturing sectors. In recognition that business needs are changing very quickly, URA has reviewed existing guidelines to better meet these needs.

URA has eased rules to allow dot.coms and e-businesses to have a wider choice of locations to set up businesses. The revised rules took effect on 22 June 2000. The guidelines on Business Park were also revised to allow independent uses which have a synergy with business parks operations, such as banks, venture capitalists and patent lawyer offices, to be co-located within Business Park buildings.

These revisions are part of URA's continual efforts to review its planning parameters and rules to ensure that they are pro-business and up-to-date.

Existing guidelines

Under the existing guidelines, e-businesses are only allowed in Commercial zones (including

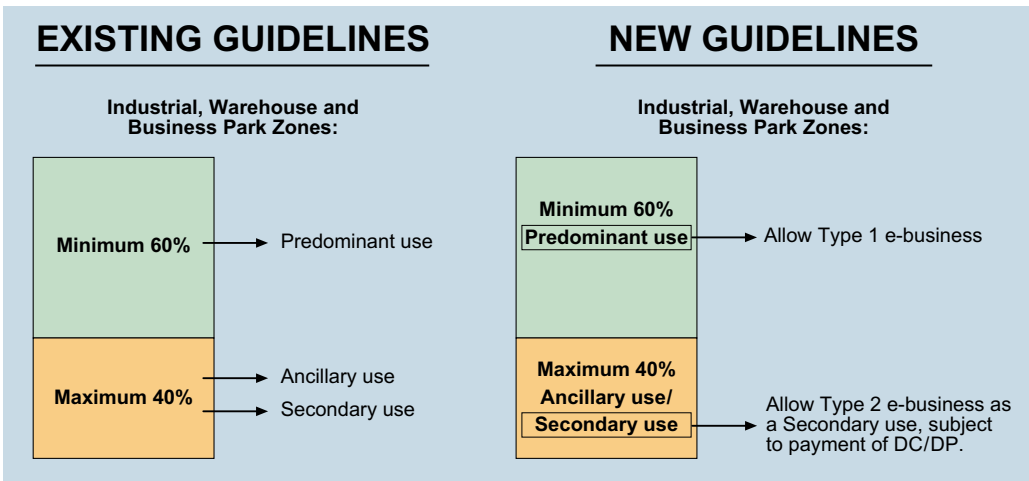
Commercial/Residential zones) and as Technopreneur Home Offices, if registered under the Technopreneur Home Office scheme endorsed by National Science and Technology Board.

However, for Industry/Warehouse zones, e-businesses would only be allowed if they are ancillary uses supporting the main use. Independent dot.com companies and Internet set-ups are currently not allowed.

Facilitating e-businesses

For planning purposes, e-businesses have been classified into two types:

- Type 1 e-businesses which provide info-comm infrastructure and/or software applications. They can be regarded as expanded industrial activities



es help e-businesses

by Wendy Low

in the new economy. Examples of type 1 e-businesses would be telcos like SingTel and software developers like Interwoven.


- Type 2 e-businesses which use software applications or the info-comm infrastructure to conduct business electronically but are not involved in producing any software or info-comm infrastructure. Examples of Type 2 e-businesses include search engines like Yahoo!.com and also e-tailers like Amazon.com.

New guidelines

Under the new guidelines, Type 1 e-businesses will be regarded as industrial activities. They would be allowed as part of the 60% predominant use in Light Industrial, General Industry and Warehouse zones.

Type 2 businesses will be able to take up part of the remaining 40% as secondary uses, subject to payment of Differential Premium / Development Charges, whichever is applicable.

Reaping the benefits

This revision aims to help hi-tech start-ups and dot.com businesses take off without being stifled by high occupation costs. They now have a wider choice of more affordable locations for their office and they can also take up small independent flatted factory or warehouse units at cheaper rates. 

Introducing “white” uses in Business Parks

Previously, Business Park guidelines did not allow independent commercial uses such as banks, offices and restaurants unless they were located within the amenity centres (zoned commercial) within the business parks.

As the industry is shifting towards more knowledge-based activities, we are seeing more demand for independent banks, venture capitalists and patent lawyer offices to be located within business parks. This is because they share synergies with technology-oriented companies.



With URA's revised guidelines, we can look forward to greater flexibility to build facilities which share synergies with Business Park activities on their sites for the convenience of businesses and their workers.

So, to cater to the changing needs URA relaxed its Business Parks guidelines to allow up to 15% of the gross floor area (GFA) for “white” uses such as commercial facilities to be located within the Business Park zone.

Uses allowed within this “white” component have to be compatible with Business Park use. These include offices, shops, banks and fitness and recreational centres.

Singapore's longest underground air-conditioned shopping mall, CityLink Mall, made its debut on 1 July 2000. Pedestrians can now walk through the underground shopping link, which extends from City Hall MRT Station underneath Memorial Park to the new development at One Raffles Link. In this issue, Skyline features how these two brand new developments came about and what they stand for in the bigger picture of city planning.

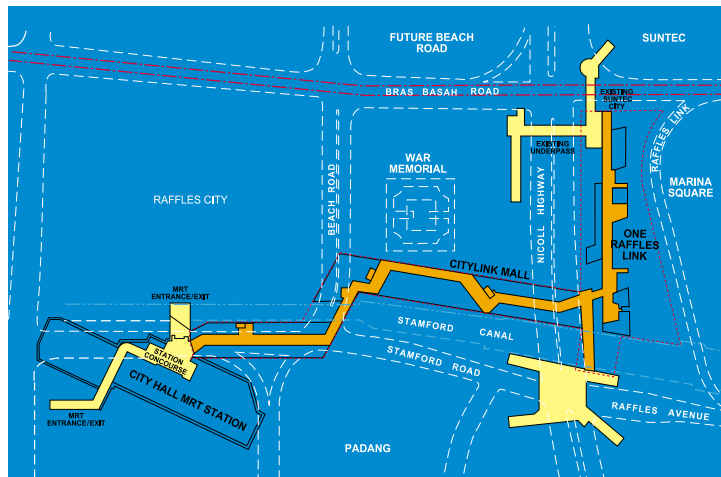
City connectivity

URA launched this site for sale four years ago in anticipation of the expanding activities of the Central Business District. Today, this vision has been realised with the completion of both One Raffles Link and CityLink Mall.

Linking it all up

Come rain or shine, pedestrians and shoppers alike can walk in air-conditioned comfort from City Hall MRT Station to Suntec City and the Marina Centre area using CityLink Mall. And when the Esplanade-Theatres on the Bay opens its doors, avid concert-goers will also be able to use this convenient link to reach there.

Aside from being a functional sheltered linkage, CityLink Mall is a mini shopping haven too. Stretching



Plan of One Raffles Link and the CityLink Mall.

for some 350 m, CityLink Mall is touted to be Southeast Asia's longest underground, fully air-conditioned shopping mall. It houses over 50 retail outlets featuring lifestyle, food and fashion. Being located along a high-traffic pedestrian route, all the retail space of about 5,570 sq m have been snapped up.

Said Mr Robert Garman, Executive Director of Hongkong Land (Singapore), "With the expected high pedestrian volume flowing through the Marina Centre area, CityLink Mall will become a new focal point for Singapore."

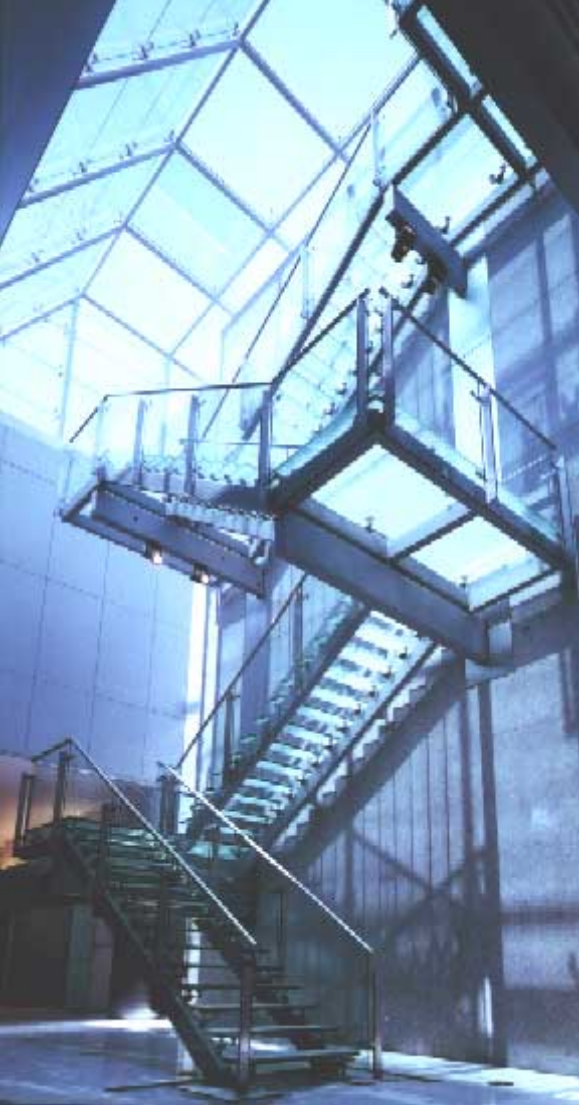
An eye abroad

In Toronto and Montreal, the cold weather makes it unpleasant to walk in the open for too long. Therefore, these cities have developed an extensive network of underground links, connecting the majority of the buildings within the central business district. PATH, Toronto's Downtown Walkway, links 10 km of underground shopping, services and other facilities. In Montreal, this underground city of pedestrian passageways measures all of 22 km!



Source: Hongkong Land

CityLink Mall, Singapore's longest underground retail hub, offers 350 m of impulse shopping.



Source: Hongkong Land

Using daylight to illuminate the interior, through CityLink Mall's skylights, gives pedestrians a point of reference to the outside, making it feel less enclosed.

Bringing light underground

The Mall's designer, renowned New York based architects Kohn Pedersen Fox, has done a commendable job in making CityLink Mall a cut above the usual

common underground linkages, which are typically devoid of natural lighting and could feel very warm on hot days.

Here, atriums are included with well-designed skylights to let natural daylight flood into the mall below. The seven-metre wide walkways are also spacious. Escalator links carry you swiftly from one area to the next. In fact, you will feel like you are shopping and strolling along any regular mall and not an enclosed underground one!


The design is even more amazing given the technical challenges of the site. Not only was a new opening created in the concourse of City Hall MRT Station to provide a connection to the mall but the mall also crosses below Stamford Canal at two points as well as major road junctions at Stamford Road and Nicoll Highway. The entire mall had to be constructed without causing any disruption to the water flow or the traffic at street level.

One Raffles Link

Completed in June 2000, One Raffles Link is a seven-storey office building strategically located at Marina Centre. The 30,740 sq m One Raffles Link is a modern development designed to meet the specialised needs of financial firms. Its virtually column-free,

huge floor plates of about 5,000 sq m are designed to meet the specific needs of financial services companies. The building has been fully leased out.

City of the future

One Raffles Link and CityLink Mall give us a foretaste of the future city at the New Downtown at Marina South where public facilities will be fully integrated into developments and commuters will have direct access to surrounding buildings from MRT and LRT stations. The city of the future will be a pedestrian-friendly one where people can move in comfort from one development to the next. 



One Raffles Link forms the gateway to Marina Centre.

Exploring the alternatives

URA had explored and studied a number of options before deciding on its present configuration.

The most obvious and direct route would have been to construct a long underpass linking CityHall MRT Station to The Esplanade-Theatres On the Bay.

But this alignment was situated completely below Stamford Road, making it difficult to implement as there would be no street space at street level to locate the entrance or exit structures, or ventilation equipment. The width would also be too narrow to accommodate any shops to make the long walk more pleasant.

Another option was to build a more extensive underground

network of linkages on each side of War Memorial Park to connect to all the surrounding developments at Marina Centre. The link could also be opened up on one side to allow views and access to the park above. This alternative was rejected as it was more costly and would be technically difficult to build as the underground link has to be protected against flooding.

A new home

The Merlion is moving! By mid-2002, the tourism icon will re-locate to its brand new home adjacent to One Fullerton, a new commercial development, opposite The Fullerton Hotel. Here, amid the majestic setting of the calm waters of Marina Bay and flanked by the busy skyscrapers at Raffles Place, the Merlion will once again bask in its former glory.

The Merlion first took its place guarding the mouth of the Singapore River in 1972 and has since established itself as a symbol of Singapore. However, the sculpture has deteriorated somewhat over the years and is in need of a face-lift.

To increase accessibility from the Downtown area to Nicoll Highway and Marina Centre, the Esplanade Bridge was built. Unfortunately, with the new bridge, views of the Merlion from the waterfront were blocked. In addition, the Merlion has also stopped spouting water for some time. There is thus a pressing need to re-locate and restore this icon.

Moving the Merlion

In its new location, the Merlion will be pictured against the dramatic backdrop of The Fullerton Hotel

and the Raffles Place's skyline. Singapore's original half-fish, half-lion mythical creature will also be getting a much-needed face-lift. When completed, it will spout water again.

"The Merlion Park is one of the most visited free access areas," said Mr Yeo Khee Leng, Singapore Tourism Board's (STB) Chief Executive. "Hundreds of thousands of people from all over the world have holiday snapshots taken standing with the Merlion. When they come back to Singapore, they want to see the Merlion again and they want to see it spout water. We cannot let them down."

The project

URA is working with STB to design and develop the Merlion Pier. Tenders for the project, which will cost about \$6 million, will be

called in the later part of 2000. The project is expected to be completed by mid-2002.

The Merlion's new home

The site, at the corner of the Esplanade Bridge and Collyer Quay, is expected to sit on reclaimed land. In its new location, the Merlion will once again stand as the gatepost at the mouth of the Singapore River.

It will form part of the picturesque waterfront, and become a new landmark and focal point for Marina Bay. Best of all, its new design would provide access for visitors to take photographs from the front of the Merlion.

The new Merlion Park will also have a viewing deck that will allow the public to take photographs with the popular icon. It will be large enough to accommodate an orchestra which can perform during special occasions. Imagine the strains of joyous music adding to the celebratory mood at the Marina Bay!

The Merlion is thus positioned to take advantage of the Raffles Place skyline as well as the Marina Channel leading to the sea.

A stepped form, similar to the Boat Quay river-wall, will be adopted for the Pier design. This will allow visitors to sit and rest along the steps and look out into the panoramic Marina Bay.



The Merlion, in need of a face-lift, is a lonely figure at its existing location.



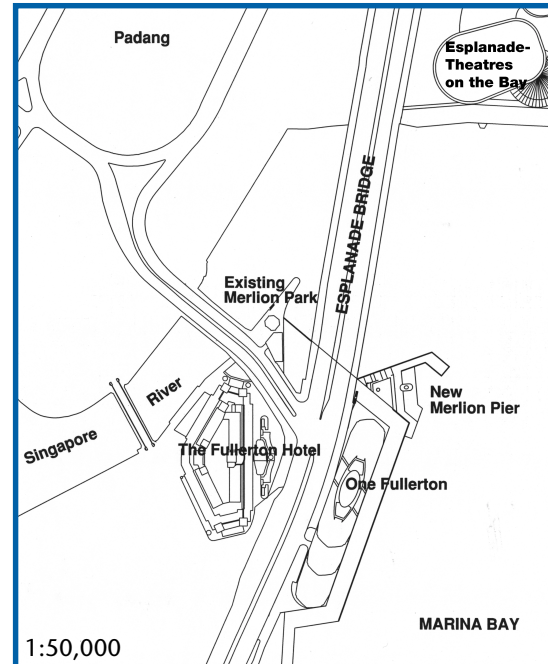
for the Merlion



The new Merlion Pier will be located on reclaimed land. The reclaimed land ensures that the Merlion will similarly sit on land, at the vicinity of the mouth of the Singapore River. There will be a decked structure extending from the Pier which will offer visitors a chance to view as well as pose for pictures with the Merlion from the front and against the backdrop of the city skyline.

The various levels of the Pier will be designed such that visitors will feel and enjoy the closeness of the water surrounding it. There will also be trees planted on the Pier to give shade and comfort

to visitors. In addition, the Pier will be integrated with the One Fullerton promenade so that the activities on the promenade could spill into the Pier.



The Merlion will reside in its new home at Marina Bay adjacent to the new waterfront development, One Fullerton. On its present site, it is "hemmed in" by the Esplanade Bridge.

Facts and figures on the Merlion

Weight

40 tonnes

Height

8 m tall

Construction period

November 1971 to August 1972

Project cost

S\$165,000

Original designer

Mr Fraser Brunner, a member of the Souvenir Committee and curator of the Van Kleeef Aquarium

Built by

Local craftsman, Mr Lim Nang Seng

Installed by

Then Prime Minister Mr Lee Kuan Yew on 15 September 1972

Insription

"The Merlion has been erected as a symbol to welcome all visitors to Singapore."

A new home for the Merlion

The Pier will be linked to the existing Merlion Park via the promenade under the Esplanade Bridge. There will also be a permanent boat landing point on the Pier so that river taxis can pick up or drop off visitors conveniently.

The location and design of the Merlion Pier have taken into account suggestions from both foreign visitors and Singaporeans.

Alternative sites considered

Eight locations were considered and evaluated before deciding on the new site. The relevant authorities wanted the Merlion to remain at the mouth of the Singapore River as the location was historically significant.

It was here that Prince Nila Utama purportedly caught a glimpse of what he thought was a lion, leading him to name the island Singapura.

The option of leaving the Merlion at its existing location but elevated on a pedestal was also considered but this option was not suitable as the Merlion would still be 'hemmed' in by Esplanade Bridge. It also no longer marks the entrance into the Singapore River.

Another six sites were considered for the re-location of the Merlion but they were also found to be unsuitable and technically not feasible. The sites are located at the Nicoll Highway Extension Bridge, Esplanade Park, The Esplanade-Theatres on the Bay, promontory at Marina Centre, promontory site at Bayfront and at Kim Seng Park (not shown in the map below). 🇸🇬

Do you know?

- The Merlion stopped spouting water in 1998. It is a popular attraction with Singaporeans and visitors especially those from China, Japan and South Korea.
- The Merlion has a baby Merlion which will be re-located together to the new site.
- The Merlion became the crest of the STB (then known as Singapore Tourist Promotion Board) on 26 March 1964. Registration of the Merlion as a trademark was finalised on 20 July 1966.
- STB adopted a new corporate logo in 1997 but the Merlion continues to be a symbol protected under the STB Act and prior approval of the Board must be obtained before the Merlion symbol can be used.

The Singapura story

Temasek, a centre for trade, was destroyed in the 4th century A.D. According to the legend in the Malay Annals, the story of the Merlion began when Prince Nila Utama of the Sri Vijaya empire re-discovered Temasek in the 11th century A.D.

On seeing a strange beast (which he later learnt was a lion) upon landing on the island, he named it Singapura which is a Sanskrit word for Lion (Singa) City (Pura).

The Merlion, with its fish-like body riding the waves of the sea, is symbolic of the ancient city of Temasek. Its majestic head recalls the legend of the discovery of Singapore by Prince Nila Utama and the birth of the name "Singapura".

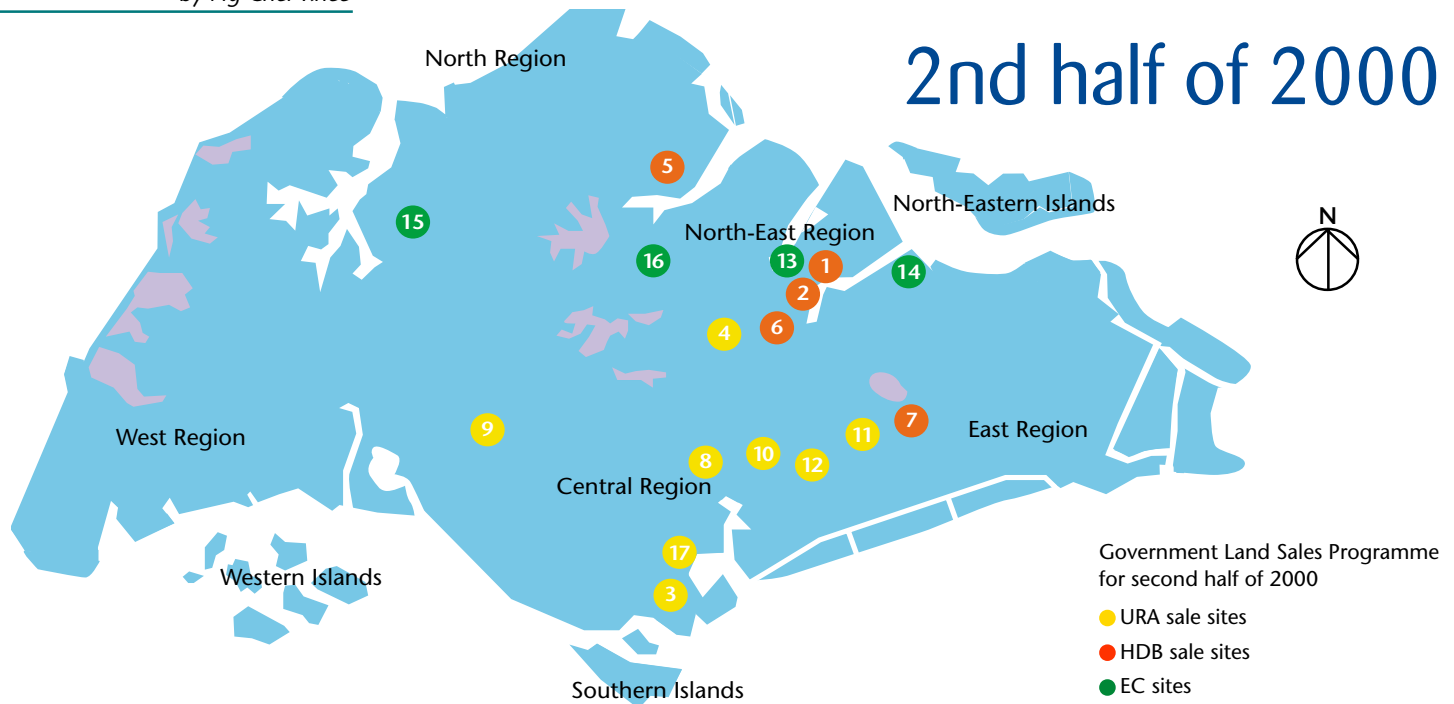


1. Existing Merlion Park
2. New Merlion Pier
Alternative sites considered:
3. Nicoll Highway Extension (NHE) Bridge

4. Esplanade Park
5. The Esplanade-Theatres on the Bay
6. Promontory at Marina Centre
7. Promontory site at Bayfront

Government announces land sales programme for 2nd half of 2000

by Ng Cher Khee



With the programme for the first half of the year progressing as scheduled, the Government announced its sales programme for the second half of Year 2000 on 2 June 2000.

Private Residential Sale Sites (Second Half of 2000)

| S/N | Location | Development Type | Likely No. of Units | Site Area (ha) | Gross Plot Ratio | Likely Launch Date |
|--------------|--|---------------------|---------------------|-----------------|------------------|--------------------|
| 1 | Upper Serangoon Rd/ Hougang Ave 7 | High/Medium Density | 335 | 1.40 | 3.0 | July |
| 2 | Upper Serangoon Rd/ Hougang Ave 7 | High/Medium Density | 400 | 1.68 | 3.0 | July |
| 3 | Enggor Street | High Density | 725 | 1.18 | 8.4 | August |
| 4 | Lorong Chuan | Landed | 102 | 1.91 | NA | August |
| 5 | Yishun Ave 1 | Low Density/Landed | 375 | 3.40 | 1.4 | October |
| 6 | Tampines Road | Low Density/Landed | 30 | 0.27 | 1.4 | October |
| 7 | Bedok Reservoir Road / Bedok North Ave 3 | High/Medium Density | 210 | 1.05 | 2.5 | October |
| 8 | Jellicoe Road | High/Medium Density | 470 | 1.48 | 4 | December |
| 9 | Mount Sinai Drive | High/Medium Density | 90 | 0.53 | 2.1 | December |
| 10 | Lorong 9/11 Geylang | High/Medium Density | 40 | 0.17 | 2.88 (weighted) | December |
| 11 | Lengkong Empat | High/Medium Density | 50 | 0.30 | 2.1 | December |
| 12 | Joo Chiat Place/ Joo Chiat Lane | Low Density/Landed | 100 | 0.84 | 1.4 | December |
| Total | | | 2,927 units | 14.21 ha | | |

Land sales for housing

For the first half of the year, land for 3,000 private residential units and 1,400 executive condominium (EC) units were launched for sale. An additional 3,000 private residential units and 1,500 EC units will be launched for the second half of the year. This is in line with the programme for the full year supply of some 6,000 private homes and 3,000 ECs.

Executive Condominium Sale Sites (Second Half of 2000)

| S/N | Location | Likely No. of Units | Site Area (ha) | Gross Plot Ratio |
|--------------|--|---------------------|----------------|------------------|
| 13 | Sengkang East Ave/ Rivervale Link | 335 | 1.70 | 2.5 |
| 14 | Pasir Ris Dr 1/12 | 385 | 1.74 | 2.8 |
| 15 | Choa Chu Kang North 7/ Choa Chu Kang St 64 | 500 | 2.10 | 3.0 |
| 16 | Ang Mo Kio Ave 6/9 | 320 | 1.45 | 2.8 |
| Total | | 1,540 units | 6.99 ha | |

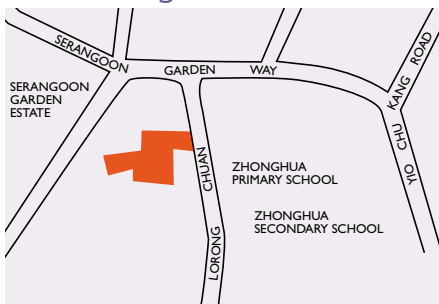
Government announces land sales programme for 2nd half of 2000

The following maps show the URA residential sale sites which will be launched for sale in the second half of year 2000.

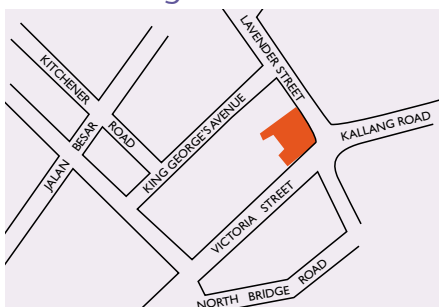
Site 1 Downtown



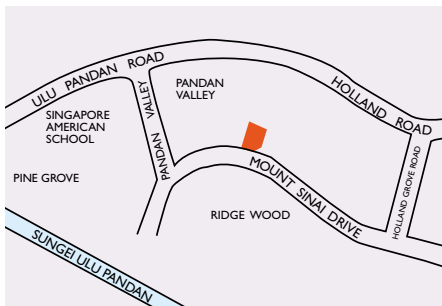
Site 2 Serangoon



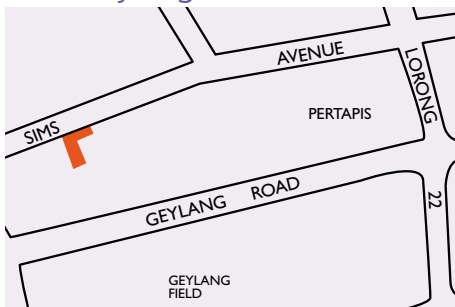
Site 3 Kallang



Site 4 Bukit Timah



Site 5 Geylang



High-density living in the city

If you thrive on the buzz of people and cherish the convenience of living right in the heart of the city, then you would look forward to high-density apartments coming up in the Central Business District (CBD) in the near future.

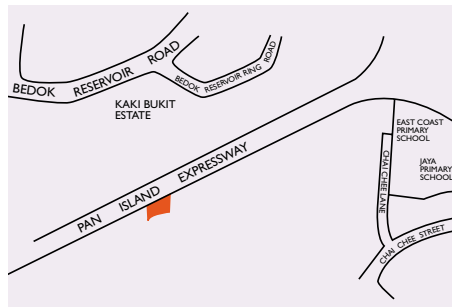
URA will be launching a sales site for private residences come August at Enggor Street. The 1.18 hectare site, just next to Amara Hotel, is conveniently located in the heart of the CBD area and is only a short walk from Tanjong Pagar MRT Station.

Expected to yield 725 residential units when completed, residents can look forward to getting to and from their city office in a jiffy each day. These residences will also add more life into the CBD at night and during weekends.

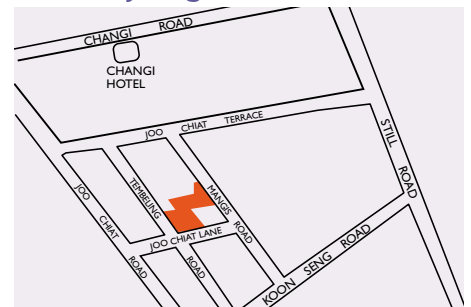


More high-density residences will be springing up in the city to inject life into the business district and to cater to the demands of city slickers.

Site 6 Bedok



Site 7 Geylang



Did you know?

Property market data is now readily available on the URA website. Here, you can browse through quarterly updates on the market trends, list of major projects being planned or under construction, building statistics and other property transactions.



To do so, simply visit our URA website at <http://www.ura.gov.sg> and click onto the property market data icon above.

The city of tomorrow

Come November 2000, a “white” site fronting Marina Bay, opposite Ocean Building and Raffles Place MRT Station, will be launched for sale. The 1.14 hectare site has a plot ratio of 13 and can be developed to yield 1.5 million sq ft of gross floor space.

The same site was first launched for sale back in November 1997 when Singapore was experiencing the economic recession. With the recovery in the economy, the “white” site will be re-launched in the second half of this year to provide sufficient space to meet the expected demand in the medium term, especially in the financial sector.

The site will be launched to kick-start developments in the New Downtown to realise Singapore’s vision for the New Downtown as the 21st century city. Its location at the gateway to the New Downtown and the close proximity to the financial hubs at Raffles Place and Shenton Way makes it a very prime site. With large frontage to Shenton Way, the site is destined to become a landmark development with unique identity befitting its strategic location.



Map of sale site at New Downtown.

The site is well-integrated with public transportation through the underground pedestrian mall which links it directly to the Raffles Place MRT Station. A number of pedestrian-friendly features will be incorporated in the land parcel, such as the travellerator system at the second storey and colonnaded covered walkways with activity-generating uses at the first storey fronting the boulevards.

More importantly, the site offers the opportunity to build an

office development with large floor plates, which is preferred by major international financial firms. This is important in Singapore’s quest to develop into a global financial and business hub.

When the New Downtown is completed, Singaporeans can look forward to a variety of living and working environments that is well-integrated with an efficient transport system and quality infrastructure.

Commercial sale site

As planned, there was no release of land for commercial and hotel development in the first half of the year. However, with the strong growth of our economy, a “white” site at the New Downtown at Marina South with about

105,000 sq m (nett) of floor space will be released for sale in the second half of the year. This will provide sufficient space to meet the expected demand in the medium term, especially in the financial sector. 🏢

Commercial Development (Second Half of 2000)

| S/N | Location | Development Type | Site Area (ha) | Gross Plot Ratio | Likely Launch Date |
|-----|---------------|------------------|----------------|------------------|--------------------|
| 17 | Downtown Core | “White” site | 1.14 | 13.0 | November |



Preparation of the new downtown site earlier this year.

Relive the legend




Image of the Merlion at its new home.

Source: Singapore Tourism Board

Singapore's original half-fish, half-lion mythical creature will be moving from the Merlion Park at Elizabeth Walk to a new home in the middle of 2002. Set against the magnificent backdrop of The Fullerton Hotel

and the Raffles Place's skyline, the Merlion will be getting a much-needed face-lift. A viewing deck for closer and better photo opportunities with the Merlion will be introduced and the Merlion will also be spouting water continuously

throughout the day. Tenders for the design and build project will be called in the third quarter of 2000 and the project is expected to cost \$6 million. 

— Helen Khoo