

### C.5. Allocation of Open Spaces



Completeness  
of Community



Quality of Life  
& Wellbeing



Environment  
& Nature



Flexibility &  
Adaptability



Viability &  
Robustness



Efficient Use  
of Resources

Distributing open space in a master plan is integral to creating a liveable place for all residents. It is important to consider the location of open spaces in relation to adjacent buildings and explore engaging and connecting them to active building frontages to maximize vitality. To achieve this, open spaces of varied size and quality must be provided, in order to serve their intended function. For instance, large open spaces can feel desolate and even unsafe. Small open spaces may feel comfortable for intimate uses, but may not serve other active uses well.

Moreover, open spaces should be located and oriented to maximize physical comfort. This should consider solar orientation, shading, noise and wind. For instance, considering the location and shadow coverage of adjacent buildings will ensure optimal shade coverage during usable parts of the day and protection from wind, without additional costs.

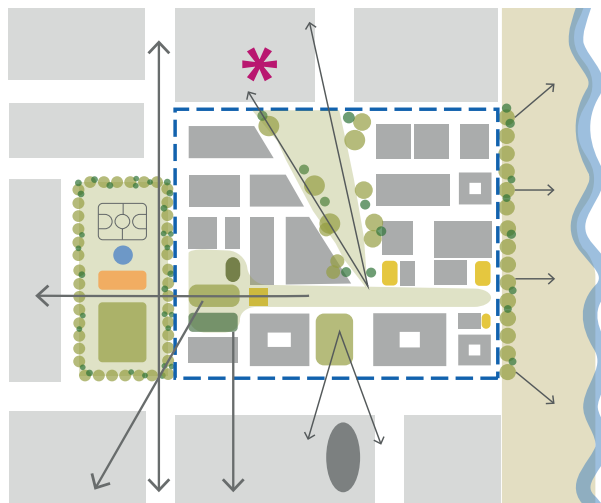


Figure C.4: Connecting open spaces to context



Architectural  
Quality



Quality of Life  
& Wellbeing



Flexibility &  
Adaptability



Viability &  
Robustness



Safety &  
Security

### C.6. Massing

Building massing should consider the size and scale of adjacent existing and planned buildings, and provide a gradual transition in height. To achieve this transition, a combination of measures in development scale, built form, land uses and road design can be applied.

For instance, if a future high-rise building development is planned to be built adjacent to an existing villa development, appropriate separation distance, building setbacks with vegetation could be provided to maintain a comfortable relationship between the buildings. If not achievable, the design of villa-facing facade that should consider maintaining the privacy of villa residents as illustrated in Figure C.5.

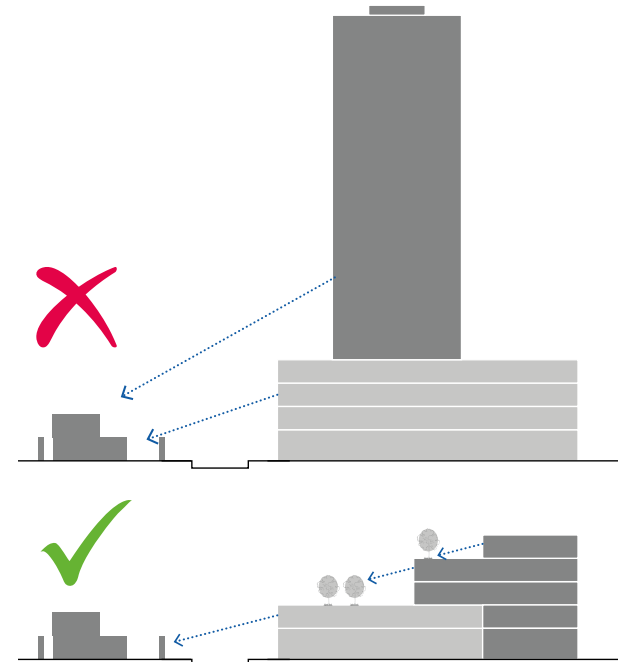


Figure C.5: High-rise buildings next to villa development