

- **Flexibility and adaptability:** considering multi-functional uses for infrastructure and spaces supported with self-sufficient mechanisms to account for varying operational conditions and create flexible systems that can respond and adapt to change and withstand shocks;
- **Viability and robustness:** responding to the surrounding context and considering limitations and opportunities for the efficient use of land and supporting facilities and infrastructure;

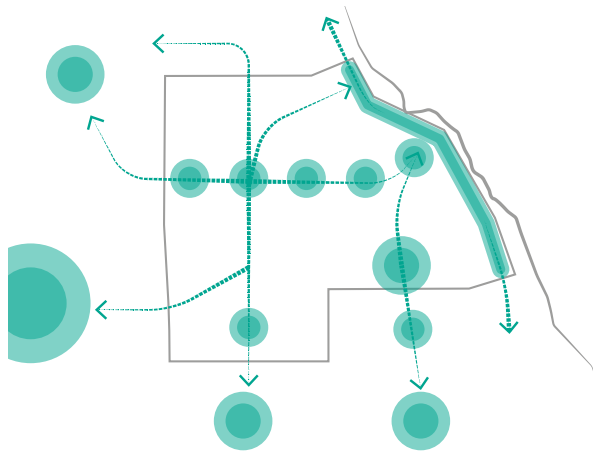


Figure 2.2: Master plan principles (1)

Open Space Network

Create an open space network with various hierarchies of open spaces and a diverse program that can cater to a wide array of users. The open spaces should be well connected and surrounded with complementary uses to create synergies within the master plan.

- **Efficient use of resources:** incorporating sustainable practices and considering resource efficiency in the planning, design, execution and operation of infrastructure, spaces and systems; and
- **Safety and security:** establishing design mechanisms that ensure the safety and security of users when using available spaces and infrastructure.

The above list is not complete or exhaustive but intended to support querying some of the key questions that the development and design should respond to.

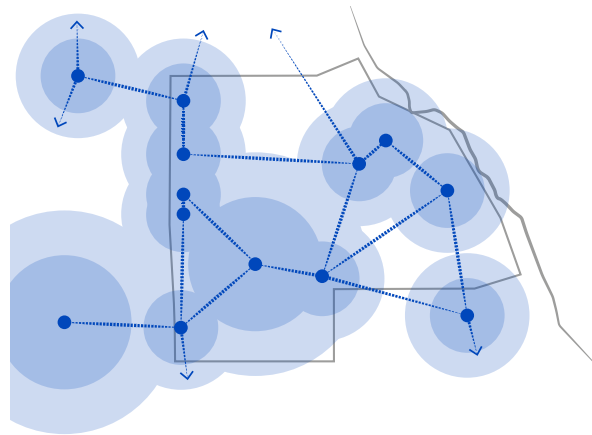


Figure 2.3: Master plan principles (2)

Complete Communities

Create complete communities that are served with all the requisite community facilities. The provision of community facilities should be supplemented with integrated pedestrian, cycling and public transport networks providing connections both within the community as well as to other parts of the city.

The principles and objectives that are applicable to the site and development requirement must be demonstrated in the master plan submission.

Figure 2.1 illustrates how these objectives support and align with the guideline's principles.

Figures 2.2 to 2.4 illustrate an example of the design principles that guided the development of the “Mock Up Master Plan”.

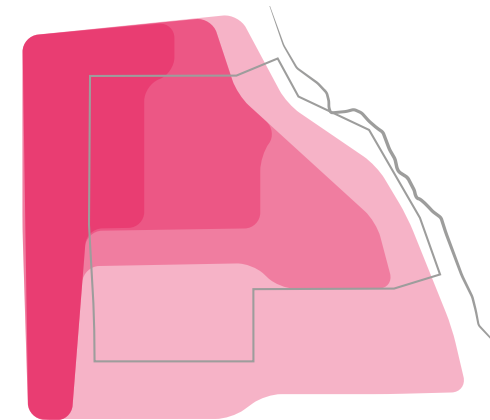


Figure 2.4: Master plan principles (3)

Massing and Land use

Create a master plan that allows for a wide range of land uses that are located to complement each other and the surrounding context in line with the massing distribution. The massing strategy should respond to the land uses and view corridors as well as internal and external adjacencies.