



A Better Plan for Gillman

A Nature, Heritage, Wellness & Living Precinct
for the Southern Ridges & Coast

Prepared for MND | URA | HDB | NParks

A resident proposal from Telok Blangah, Depot Road, Preston Road & Pasir Panjang East



The people behind the better plan

A resident-led proposal, developed through the collective expertise and best efforts of residents representative of the local community, drawing on diverse professional expertise across:

**Architecture | Academia | Finance | Business | Tourism | Engineering
Technology | Sustainability | Communications**

A constructive contribution to the planning conversation, exploring how housing, nature, heritage, active living, arts and community can co-exist at Gillman.

Singapore needs homes. We can build them without destroying Gillman Forest.

Alexandra Park has untapped potential to deliver those homes, maybe even more. Let's protect our forest.

The ask: work with residents to design a win-win plan

Deliver potentially more housing units

Preserve Gillman Forest and its ecological corridor

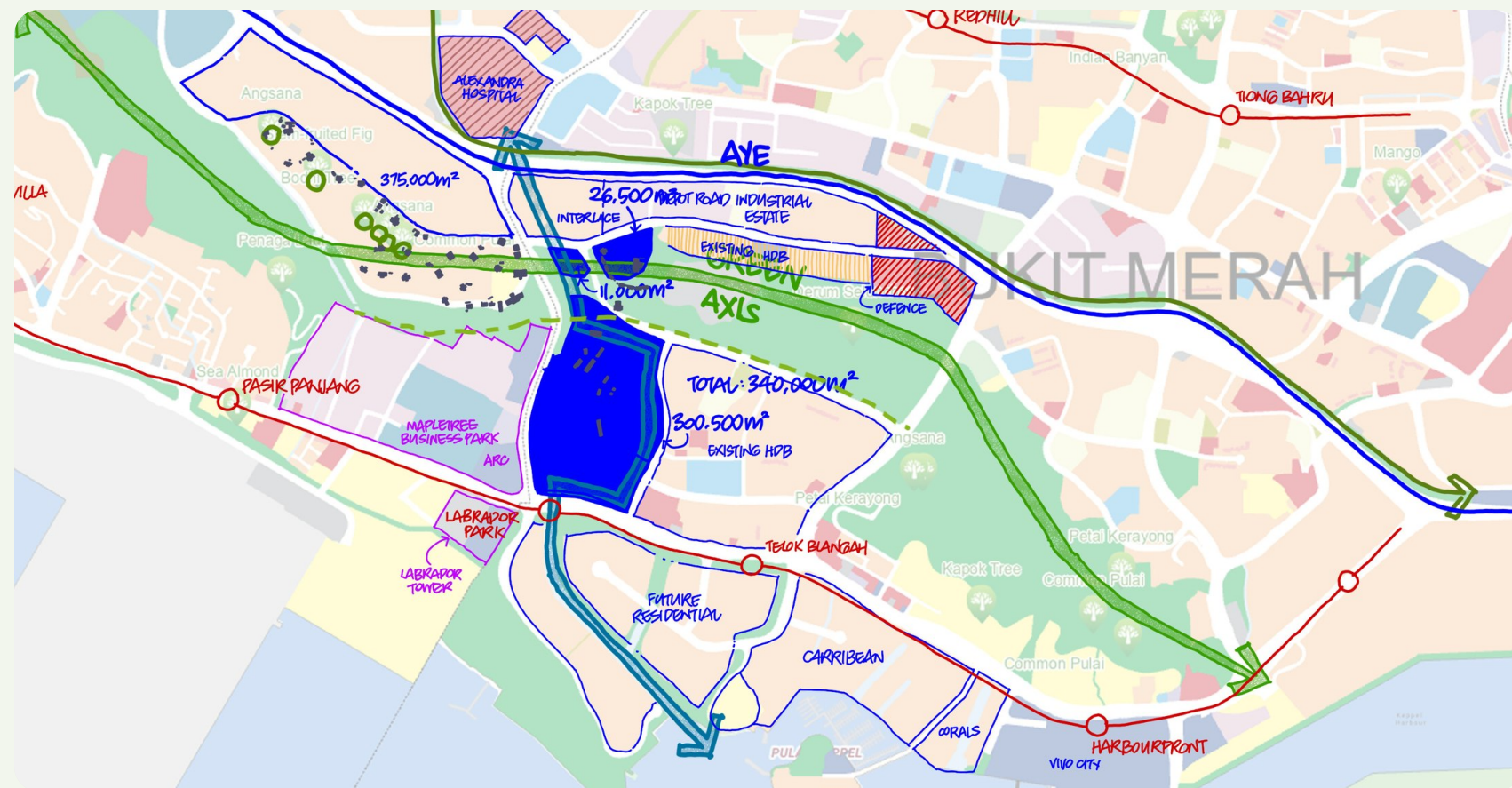
Add active living and wellness facilities for all residents

Commercially revitalise Gillman Barracks

Split housing development across two sites

Redevelop one side of Alexandra Park to grow the total buildable land area, while taking pressure off Gillman Forest.

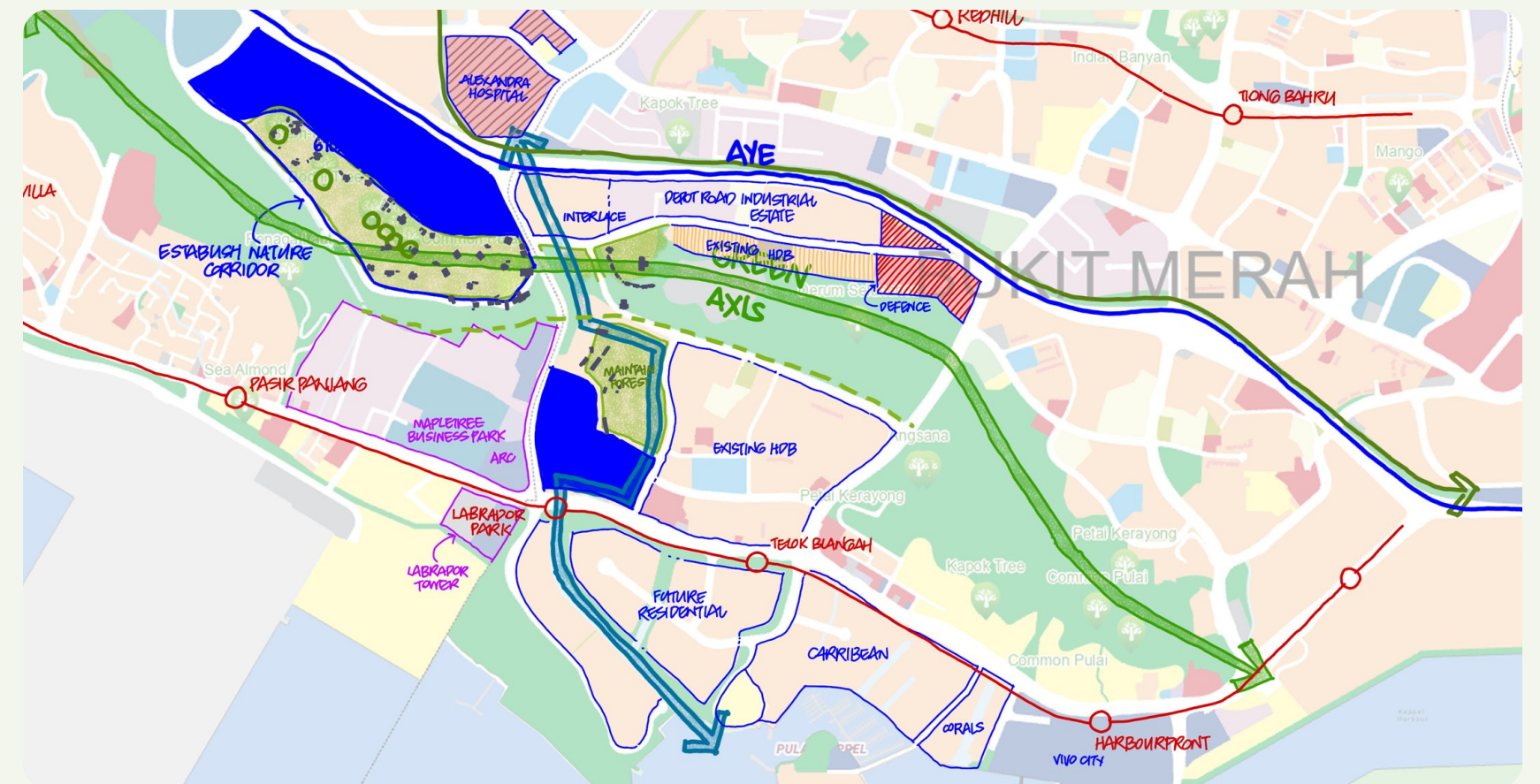
01 / Proposed HDB development



Proposed development areas by HDB totalling

340,000 m²

02 / A better plan



A better plan offers an additional site totalling

+198,000 m²

538,000 m²

"Gillman Corner": a mixed-use neighbourhood

A vibrant residential and commercial precinct woven around the forest edge.

BTO Flats 10 to 12 blocks near Labrador MRT	Community Hub Integrated ActiveSG community and lifestyle hub serving needs of multi-generations	"Lau Pa Sat" by the Forest Forest-themed hawker centre
Gillman Village F&B pedestrian zone, pet friendly	Sensory Boardwalk Along the main forest stream	"Malan Row" Childcare, pottery, art, spa, bookstore
Music Pavilion Central core, sunken outdoor venue	Therapeutic Trails Restored earth trails, multiple access	Forest Track & Playground In reforested area next to BTOs

Achieve desired outcomes: a nuanced approach

Balance sustainability, community and housing needs.

Housing	Deliver meaningful new public housing near Labrador MRT
Nature	Maximise retention of functioning forest and ecological connectivity
Heritage	Adaptively reuse Gillman's heritage buildings and landscape
Health	Create an intergenerational wellness and Active Health destination
Economy	Generate sustainable commercial activity and employment
Tourism	Make Gillman a gateway into the Southern Ridges to Coast experience
Connectivity	Connect MRT, Southern Ridges, Labrador, GSW and Sentosa

Meaningful new public housing, right sized

Up to 2,400

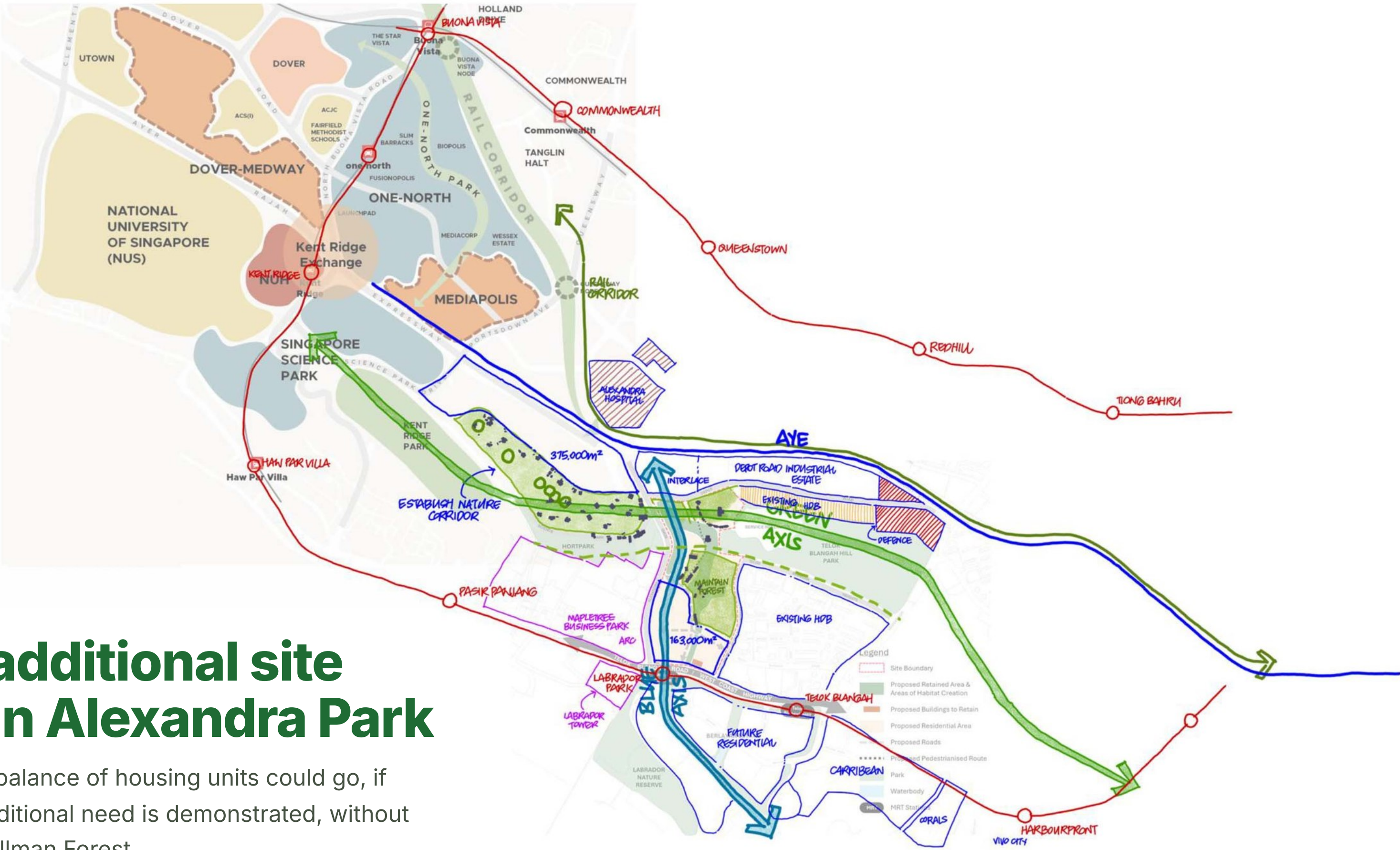
public housing units

10 to 12 blocks (200 units each) at 991 Alexandra Road and the adjacent Telok Blangah St 31 industrial site. Development is vertically extendable.

Sized to drive Labrador Station (CC27) ridership, alongside thousands more units already planned at Queensway, Warwick Road, Depot Road and Keppel / Berlayer.

If more units are needed

- HDB has not published a target yield or actuarial evidence of need beyond 10 to 12 blocks. Residents ask for this data to be shared publicly.
- If genuine additional need is demonstrated, build the balance within Alexandra Park's highway-adjacent zone, not by clearing Gillman Forest.
- A number of brownfield alternatives are also set out in the Annex.



The additional site within Alexandra Park

Where the balance of housing units could go, if genuine additional need is demonstrated, without touching Gillman Forest.

Community Hub: an inter-generational wellness destination

Modelled on Bedok Heartbeat: a complex with sports facilities serving four generations.

Children

- ActiveSG youth programmes
- Forest play
- Learn to play & athletics
- School programmes

Young Adults

- Running
- Cycling
- Outdoor adventure
- Recreational sport

Families

- Family fitness
- Weekend sport
- Nature walks
- Parent-child activities

Older Adults

- Strength & balance
- Adaptive sport
- Walking & mobility
- Social sport

Concept aligns with existing government initiatives

ActiveSG, Active Health / Healthier SG, CALM / Gym Tonic / Active Ageing, SportSG Seniors, Active Parents etc.

Desired features

ActiveSG facilities · Festive plaza for community events · Pharmacy, supermarket, polyclinic, indoor playground · Nature-inspired lush façade · Basement parking for Gillman Village spillover



**A rooftop track wrapped around
the community hub**



ActiveSG
Active Health and
Community Centre
everyone every day

- ActiveSG**
- Active Health
 - Senior Stren & Mobility
 - Youth, Famil Community
 - Gym Courts
 - Climbing St
 - Café
 - Community Lounge
- everyone every day*

Active Health, for everyone, every day



A heritage barracks brought back to life

A reimagined Gillman

"Lau Pa Sat" by the Forest

A forest-themed hawker centre at the old SAJC site:

- Green theme
- Senior-friendly access
- Covered walkway to the Community Hub
- Forest view
- Safeguards for birds

Gillman Village (Enterprise)

Pet-friendly F&B pedestrian zone along Lock Road:

- Renovated heritage buildings & new buildings
- Tree-canopy "Plaza" with covered connectors
- Low-rise/basement parking at outer edges
- Add ground/balcony decking to buildings

"Malan Row"

Utilise buildings at 37 to 47 Malan Road:

- Second pedestrian zone with covered walkways
- Insert low-rise building to attract commerce
- Space for businesses e.g. forest-themed childcare, pottery, art supply, spa, bookstore, pet grooming and daycare etc.

Aligned with STB's Tourism 2040 strategy of sustainable, small-footprint visitor experiences.



"Lau Pa Sat" by the forest



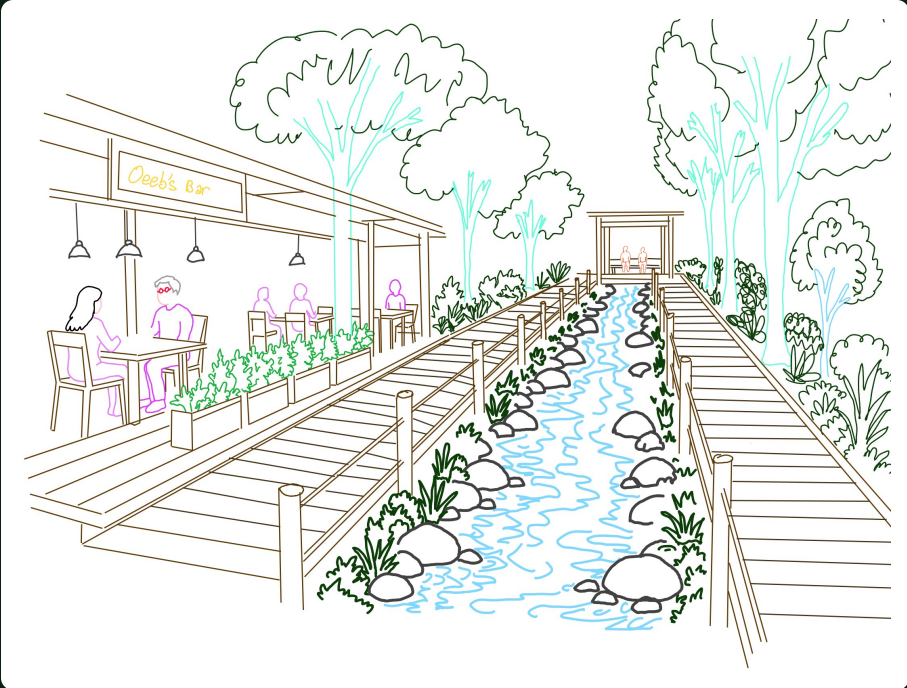
Gillman Village



Hub for music, arts, retail etc. (Malan Row)

Maximise the functioning forest

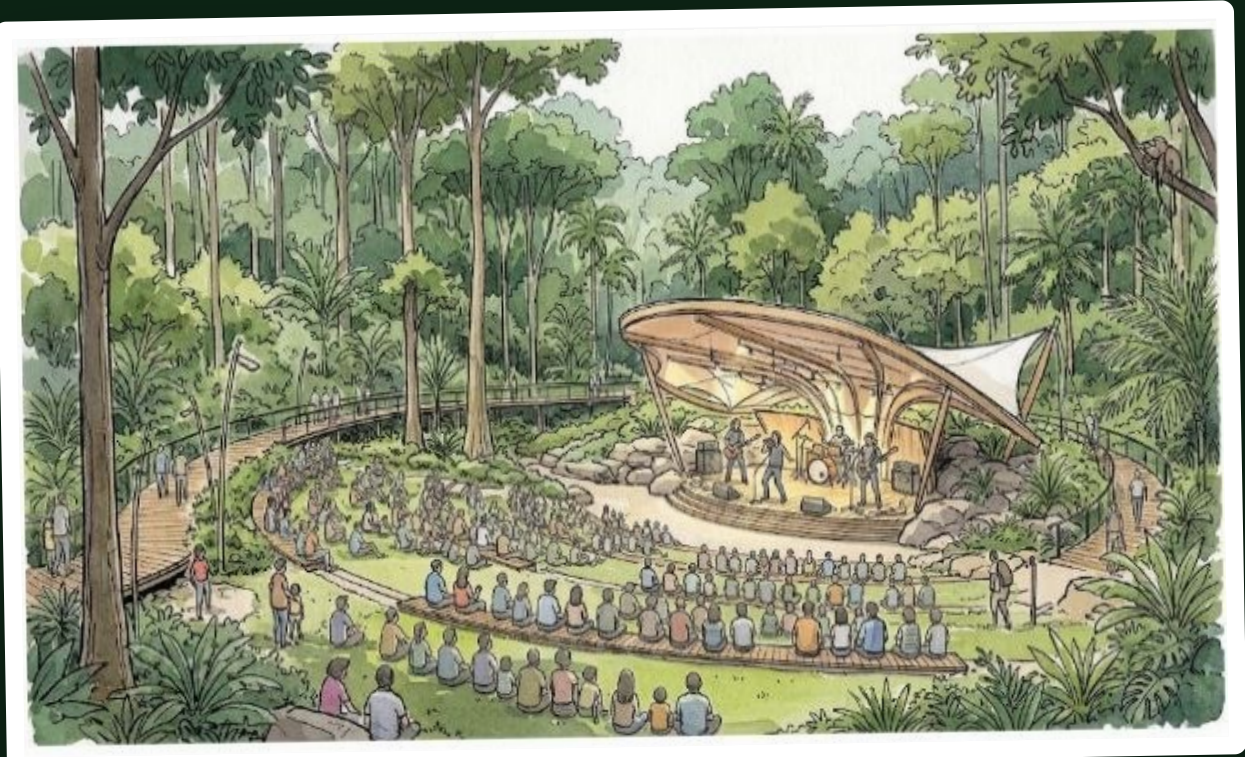
Sensory Boardwalk	Build a boardwalk along stream WQ1 (waterfall sounds after rainfall), unlock views currently hidden by vegetation. Doubles as forest-view dining decks for F&B.
Therapeutic Earth Trails	Restore all abandoned trails, inspired by MacRitchie Reservoir. At least 3 to 4 entry points from Dover Road, Telok Blangah St 31, Malan Road & Alexandra Road.
Forest Track & Playground	A 5-lane forest running track on the (reforested) former archery school site, taiji deck, exercise stations and a shaded playground, inspired by Nike's Michael Johnson Track.
Music Pavilion	A partially-sunk, tent-roofed outdoor venue in the SAJC ravine, sound-designed to reflect noise away from residential areas.



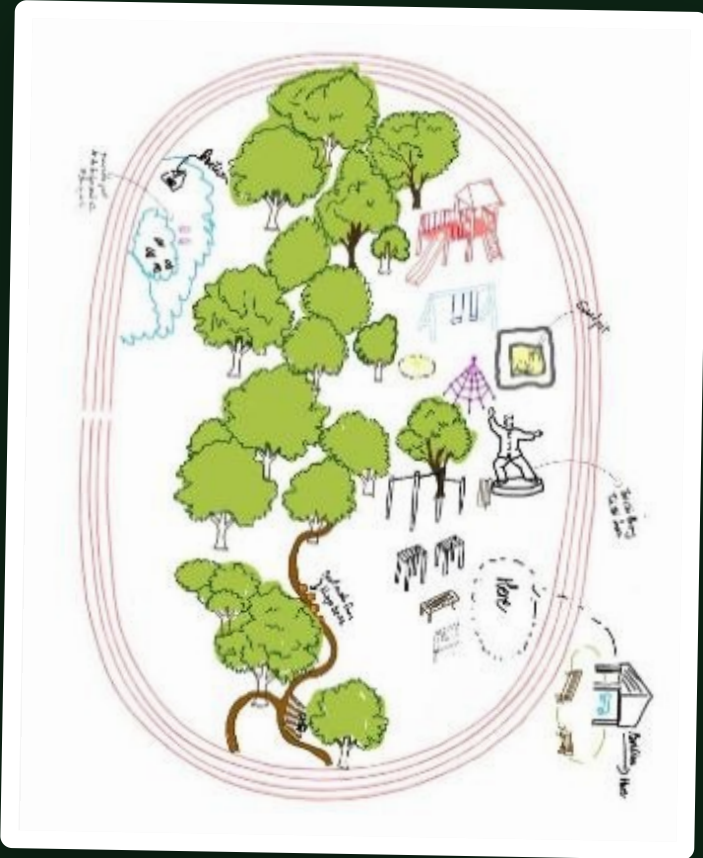
Sensory Boardwalk



Restored earth trails

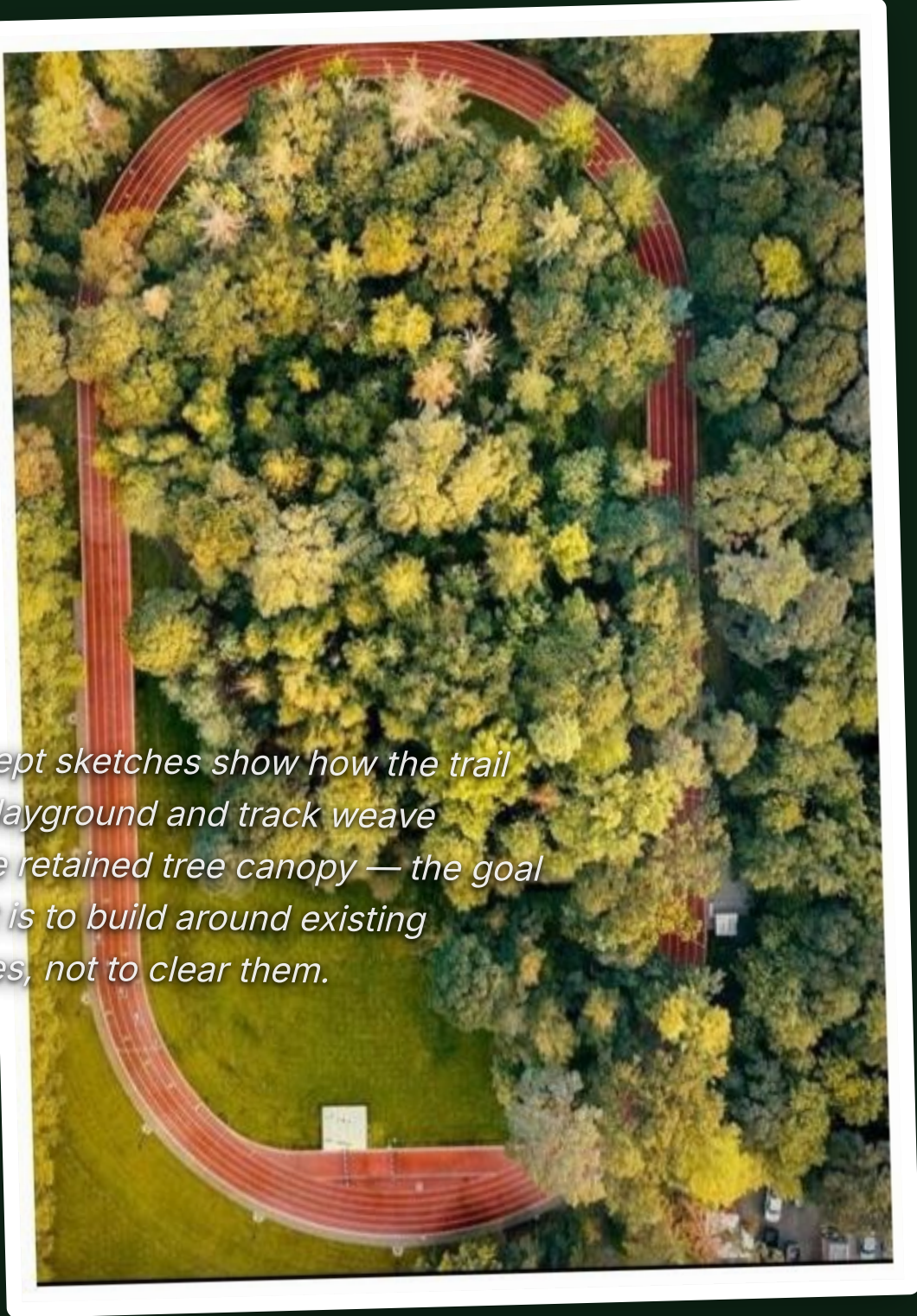


Music Pavilion



Forest track & trail concept sketch

Early concept sketches show how the trail network, playground and track weave through the retained tree canopy — the goal throughout is to build around existing mature trees, not to clear them.



Forest track, inspired by Nike's Michael Johnson Track



Gillman as a node, not a standalone hub

A proposed "Ridge to Coast Heritage & Wellness Trail": a green spine connecting the Southern Ridges to the coast.

Achieving URA's own objectives

URA OBJECTIVE	HOW THIS PLAN MEETS IT
Healthy city	The Community Hub's Active Health and Community Centre, serving four generations
Southern Ridges & Coast connectivity	The Ridge to Coast Heritage & Wellness Trail, linking the Southern Ridges to the coast
Ageing in place	Senior-friendly access and covered walkways at "Lau Pa Sat" by the Forest and the Community Hub
Government programme alignment	Aligns with ActiveSG, Healthier SG, Active Ageing and SportSG Seniors
Active lifestyles	The Forest Track & Playground and the Community Hub's rooftop running track
Intergenerational use	The Community Hub's programming for children, young adults, families and older adults
Inclusive neighbourhood	Gillman Village's pet-friendly F&B zone and Malan Row's childcare & arts hub

The housing yield already has somewhere else to go

A partial list of sites residents identified.

Pasir Panjang Distripark & Reserve Site

Vertical build above/around planned bus depot; elevated sea views.

Keppel Terminal & Distripark (GSW)

Already-committed phase; accelerate site prep alongside PSA handover.

Alexandra Village Industrial Estate

Consolidate low-rise car workshops into high-rise industrial, rezone balance.

Former CMPB Compound, 3 Depot Road

Vacated government land near Redhill MRT; no forest, no heritage cluster.

Eastern Tanjong Pagar Terminal

Accelerate rezoning of reserve site to residential, within GSW.

Wishart Rd / Keppel Hill / Seah Im Carpark

Reserve sites with direct Mount Faber & MRT access; BTO, not condo.

All 12 sites are set out in Annex C of the written proposal.

Build homes. Keep the forest.

	The July 2026 plan	A better plan
NEW HOMES	Not published	Up to 2,400 units, potentially more
BUILDABLE LAND	340,000 m ²	538,000 m ² , an additional 198,000 m ²
FOREST CLEARED	At least 10 hectares	None
HERITAGE BARRACKS	25 of 86 buildings retained: all 4 rated exceptional, 21 of 27 rated high	Retained and re-tenanted as a working precinct
SOUTHERN RIDGES CORRIDOR	Broken at Gillman	Completed from ridge to coast

Figures for the July 2026 plan are as published on 10 July 2026. HDB has not published a unit yield for the site. On 14 August 2026 the Ministry of National Development said more forest would be retained and fewer homes built, without giving a number for either.

We ask MND / URA / HDB / NParks to co-design this with us

- 1 View Gillman Forest as a City in Nature asset, not just another land parcel
- 2 Jointly explore the concept with STB, SportSG and relevant economic agencies
- 3 Commission market sounding or an RFI to test commercial viability
- 4 Work with residents, who know this neighbourhood well, to finalise the plan

This proposal represents the considered, aggregate view of residents who have lived close to Gillman Forest for years — in some cases, decades.

Gillman Corner zone map

"Lau Pa Sat" by the forest

- Similar in functionality to the hawker centre next to Heartbeat@Bedok, but with mature trees integrated into the design
- Covered walkway connection to Community Hub

Community Hub

e.g. Heartbeat@Bedok

- ActiveSG sports facilities including rooftop running track
- Festive plazas for large scale community celebrations, performances & screenings
- Other community services e.g. pharmacy, supermarket, polyclinic, children's indoor playground etc.

Space for up to 2,400 units

- 10 to 12 blocks at 991 Alexandra Road and the adjacent Telok Blangah St 31 industrial site



Gillman Village

- Pedestrian Zone: F&B belt amidst surrounding Gillman Forest
- Existing heritage barracks supported by annex buildings of similar design language to improve commercial concentration and footfall; and provide public amenities e.g. bathrooms etc.
- Renovate colonial buildings with alfresco dining decks or patios facing forest view and Sensory Boardwalk

Therapeutic walk

- Sensory Boardwalk, sound of the flowing stream WQ1 along the forest edge
- Earth Trail Connection: at least three or four Earth Trail entry points into the forest
- Earth Trail: restoration of all abandoned Earth Trails including the two trail entry points at #37 Malan Road, and ideally along flowing stream WQ4. Extension of Earth Trails to exit at Depot Road, Telok Blangah St 31 and Malan Road for improved accessibility by residents

Malan row: childcare & arts hub

- Pedestrian Zone: a row of shops, e.g. forest-themed childcare centre, cafe, pottery studio, music school, spa, bookstore, antique shop