

# URA DRAFT MASTER PLAN 2013

## SENGKANG



### Housing: New places to live, more amenities for all

A new town in the making, Sengkang is now seen as a highly desirable place to live, work and play. New homes will be developed as we progressively embark on our plans to develop Sengkang. These include:

- Residential developments **near the Town Centre** to provide more housing choices close to major public transport nodes
- New residential areas in the **west of Sengkang**
- Residential developments around **Jalan Kayu** set amidst new parks

In tandem with the new housing, more amenities will be provided to ensure a comfortable living environment:

- Seletar Mall** next to Fernvale LRT Station will open in 2016
- Sengkang General Hospital and Community Hospital** will open in 2018
- A **new integrated development** near Buangkok MRT
- Fu Hui Link**, a nursing home with community services such as care centres for infants, children and senior citizens, will open at Compassvale Walk by 2015

### Leisure: More reasons to love the outdoors

Living in Sengkang comes with having green spaces and recreational options within easy reach, including Sengkang Riverside Park and Sengkang Sports Complex. Jogging or cycling to neighbouring towns is also a breeze via the North Eastern Riverine Loop, said to be one of the most scenic park connector loops. To further improve access to green spaces in Sengkang, several initiatives will be implemented:

- New neighbourhood parks** at Rivervale Crescent, Compassvale Walk, Compassvale Lane, Compassvale Bow and Jalan Kayu
- The **Round Island Route** linking heritage areas in Seletar with the Punggol Promenade through Sengkang Riverside Park, as part of a 150km-long island-wide recreational corridor

### Transport: Smoother, shorter journeys

Travelling within Sengkang and to other parts of Singapore will be faster and more convenient with the following enhancements to the roads and public transport services, including:

- Development of a new Bus Interchange at Buangkok MRT Station**
- Completion of Sengkang West Road** by 2014
- Widening of the Tampines Expressway (TPE)** between Jalan Kayu Flyover and Punggol West Flyover
- Widening of Compassvale Bow and Sengkang East Road**
- Extension of Fernvale Street** to connect with Jalan Kayu
- Extension of Sengkang West Way** to Sengkang West Road by 2016

### Identity: The rustic charm of Jalan Kayu

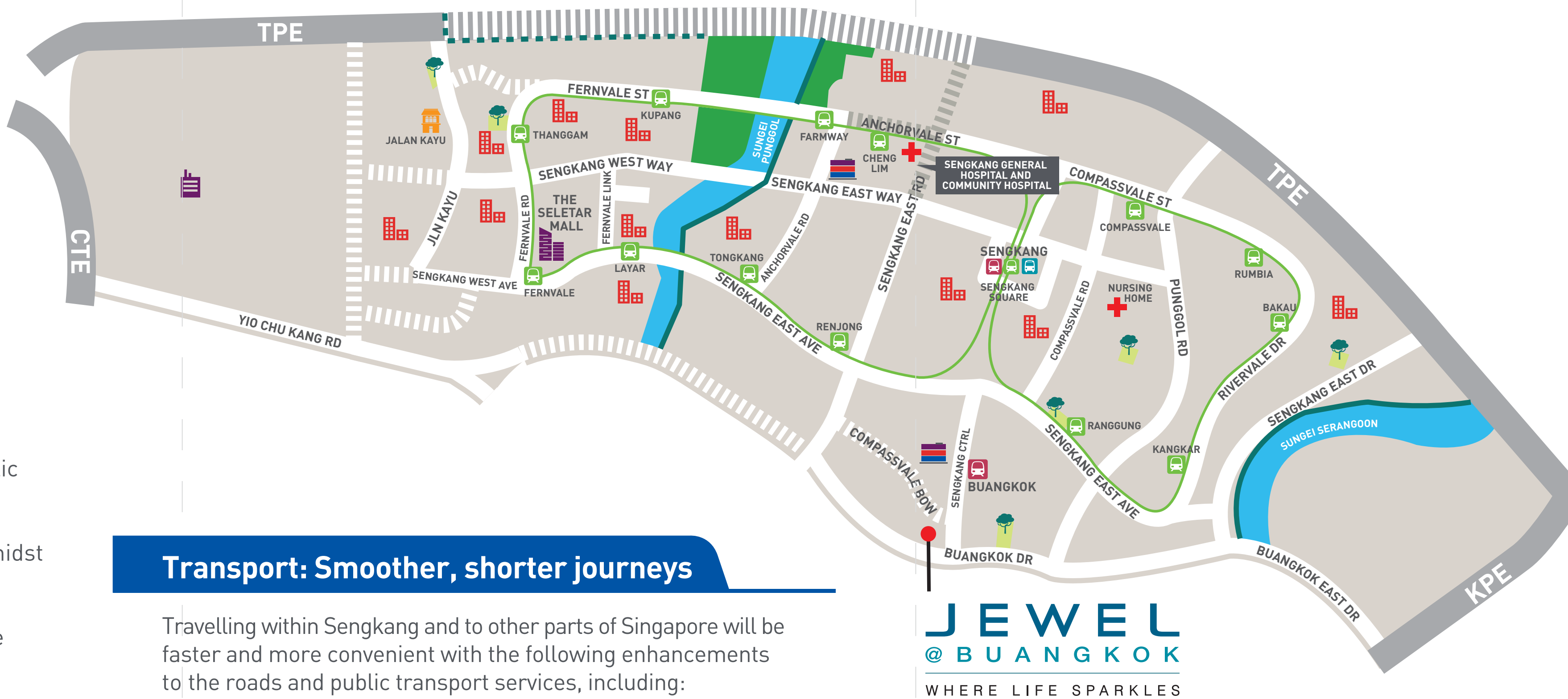
After endearing itself to generations of Singaporeans with its distinctive charm and roti prata, Jalan Kayu has been designated as an identity node. Sensitive enhancements will be made to provide a better experience while retaining its rustic charm, including:

- Environmental improvement works** to spruce up the public areas along the shophouses fronting Jalan Kayu
- Improvements to the link** between Jalan Kayu and Thanggam LRT Station
- Conversion of Jalan Kayu Interim Park** into a permanent park

### Economy: New growth centres close to homes

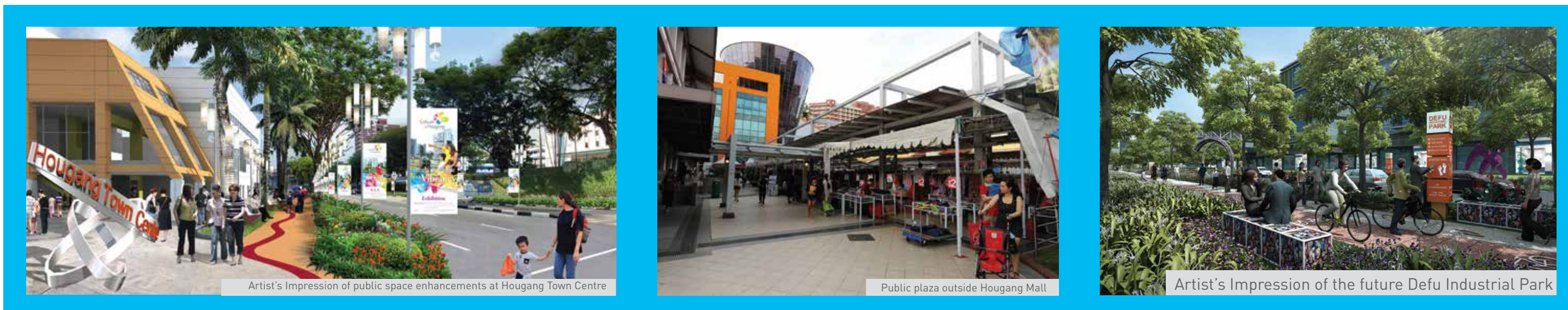
Residents of Sengkang will have more opportunities to work closer to home with the completion of several new developments over the next few years, including:

- The **phased development** of **Sengkang West Industrial Park**
- The **expansion** of the nearby **Seletar Aerospace Park**



LEGEND		
Existing Developments	New Developments	
Park	Residential	Integrated Development
Waterbody	Industrial	Healthcare Facility
Bus Interchange	Commercial Development	Identity Node
MRT	Park	Road Improvement Under Study
LRT	Park Connectors / Cycling Routes	Road Improvement
Park Connectors / Cycling Routes		

## HOUGANG



### Housing: Gracious living in a heritage town

Hougang currently offers a good mix of public and private housing types to cater to a range of needs and preferences. As part of the plans to rejuvenate the town, areas near Punggol Park will be opened up for building **new homes** over the next few years. At the same time, various initiatives will be implemented to enhance the overall living environment and to strengthen the residents' connection with local history, including:

- A **one-stop community club** with a hawker centre, a healthcare facility and an arts centre, located at **Hougang Avenue 9**
- An **Estate Upgrading Programme** including a new pedestrian footbridge across Sungei Punggol at the **Gerald-Mugliston Estate**
- More retail amenities** at Kovan, Hougang Central, Hougang Avenue 7, Buangkok Drive and Jalan Pelikat
- Enhancements such as the **Upper Serangoon Road heritage corridor** to showcase Hougang's history
- Improvements to **public spaces** such as **new walkways and landscaping** at Hougang Central
- A new **nursing home** to serve the needs of our elderly residents at **Hougang Avenue 8**

### Leisure: Greener than ever

In addition to several neighbourhood parks and precinct parks, residents in Hougang have easy access to many major parks in the north-eastern region via the **North-Eastern Riverine Loop (NERL)** park connectors. When the NERL eventually becomes part of the 150km-long Round Island Route, recreational sites farther afield will be even more accessible, such as the Changi Coastal Loop. As the green network expands in future, most homes in Hougang will be closer to parks or park connectors. This includes:

- New neighbourhood parks** within **Kovan Estate**
- A **park** at the future **Lorong Halus Industrial Park**
- An expanded **Punggol Park**
- An extended **park connector** at **Hougang Avenue 3** to link up with the Pelton Canal park connector, providing easier access to Kallang Riverside
- New interim sports facilities** at the **Jalan Kayu Sports Hub** on **Buangkok Crescent**
- Enhancements** to the **canal** at **Hougang Avenue 10** under PUB's Active, Beautiful, Clean (ABC) Waters programme, through new landscaping with lookout decks, shelters and seating

### Transport: Better roads for better rides

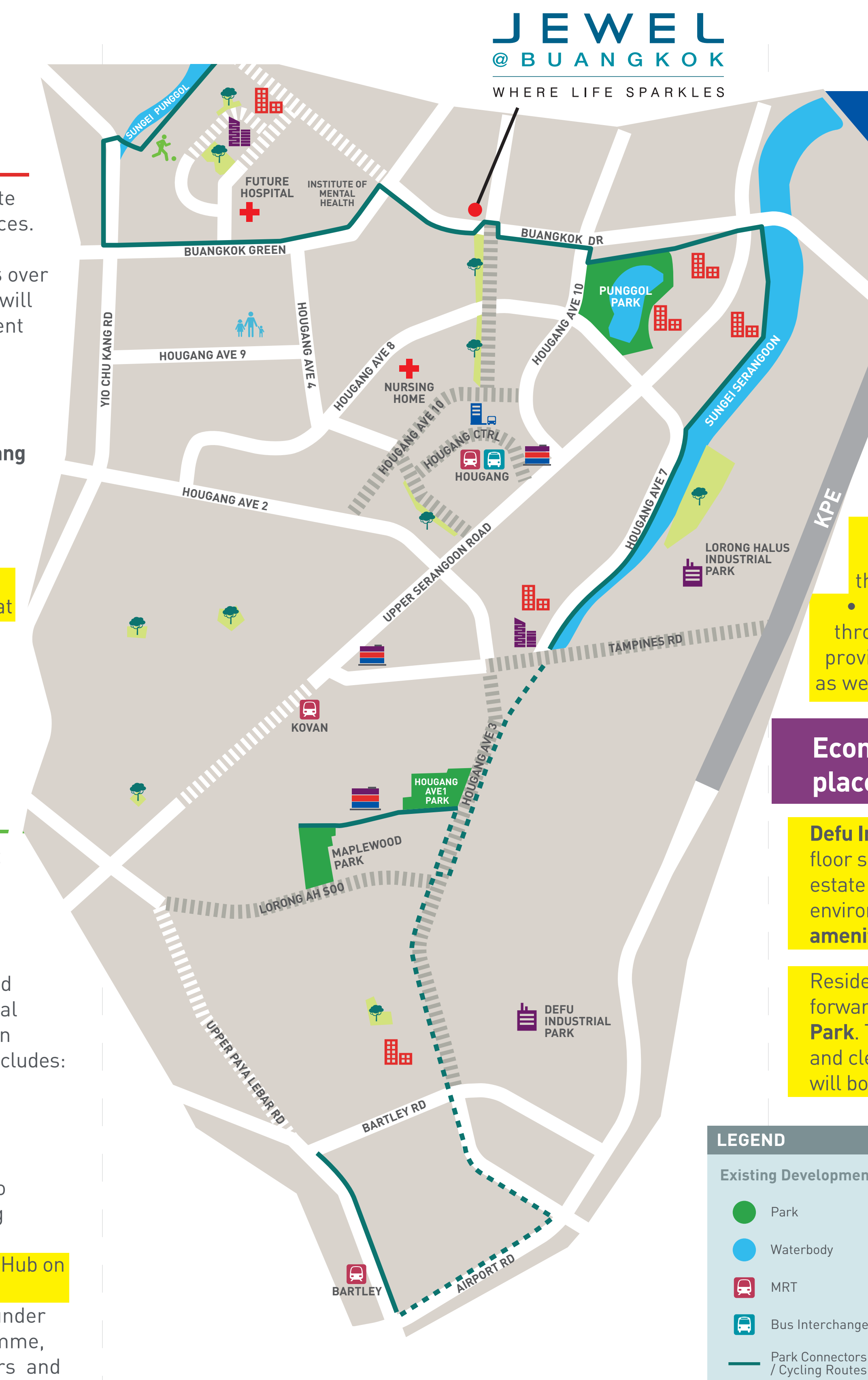
Served by two MRT stations and a bus interchange, Hougang is well connected to other parts of Singapore via public transport. Within the town, getting around will become much easier with transport improvements to smoothen traffic flow and improve accessibility, including:

- A **new integrated transport hub** at **Hougang MRT Station**
- Road improvements along **Upper Serangoon Road, Upper Paya Lebar Road, Tampines Road, Lorong Ah Soo** and **Hougang Central**
- Extension of Buangkok Link and Buangkok Crescent** to complete the local road network within the neighbourhood
- Construction of the **Cross Island Line**. This will pass through Hougang when it starts operations by 2030, and provides another direct MRT route to Changi and the west, as well as other major towns

### Economy: Attractive work places near home

**Defu Industrial Park** will be **redeveloped** and its total industrial floor space will be increased significantly. The redeveloped estate will offer **more jobs** as well as a more attractive work environment with features such as a **cycling network** and an **amenities centre**.

Residents hoping for short commutes to work can also look forward to new jobs at the upcoming **Lorong Halus Industrial Park**. This new-generation industrial park is targeted at light and clean industries such as food, lifestyle and logistics, and will boast a **vibrant riverfront lined with lush greenery**.



LEGEND			
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