HOUSING & DEVELOPMENT BOARD

Summary of Response to Feedback on Environmental Impact Assessment for Tengah Site 1

I. Site Context

HDB has been progressively building homes in Tengah since 2018 to help meet Singaporeans' housing aspirations, and as of December 2025, more than 12,000 households have collected their keys. As with any other HDB town, there is a need to provide amenities within Tengah, such as transport nodes, cooked food and groceries, retail opportunities and community facilities, to serve residents' daily needs and enhance liveability in the town.

One such upcoming area is the Town Centre, which was planned around the upcoming JS3 MRT Station on the Jurong Region Line, and closely adjacent to the majority of the town's residential areas that are completed or under construction at Park, Plantation and Garden Districts. This location around the JS3 MRT Station offers a central, well-connected, and convenient location to house town-level amenities to serve existing and future residents of Tengah Town. As the town's population grows, there is a need to begin development of the Town Centre soon to ensure that residents' needs can continue to be met.

The site for the planned development (i.e. Site 1) is approximately 16.7 hectares (ha), with sites zoned under URA's gazetted Master Plan 2025 for "Commercial and Residential" and "Civic and Community Institution" uses (see Figure 1).

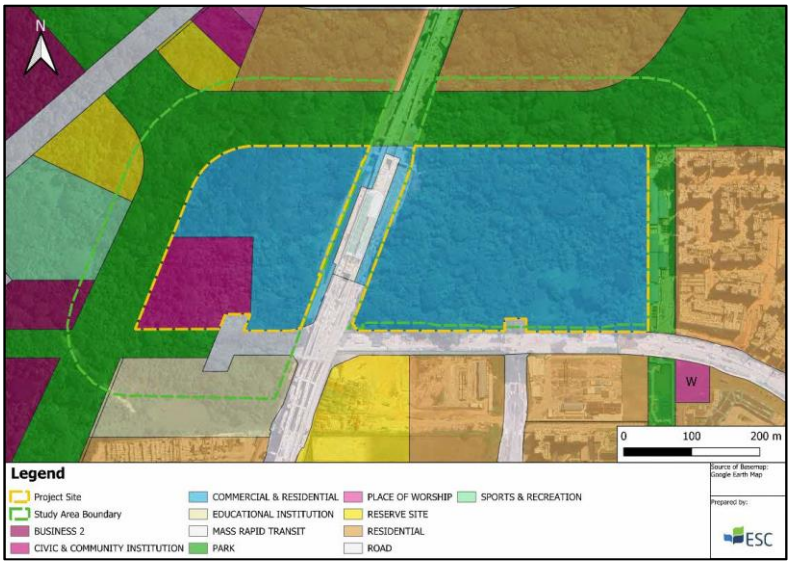


Figure 1: Land Use of Tengah Site 1 Based on URA Master Plan 2025

II. Environment Impact Assessment

To guide agencies' development plans for Tengah, agencies have been carrying out a number of environmental studies over the years. In relation to Site 1, the site has been previously studied in 2021 as part of an Environmental Impact Study (EIS) [available on HDB InfoWEB] for the wider area encompassing Brickland District, parts of Central Park, and parts of Park District, including the Town Centre. The 2021 EIS identified a Recommended Area of Conservation (RAC), approximately 0.8 ha of which lies within Site 1.

HDB subsequently undertook an Environmental Impact Assessment (EIA) for Site 1 in 2025, for which the Study Area covered Site 1 and a 100m-wide offset. The EIA was intended to revalidate the 2021 baseline conditions through updated field surveys and assess the potential environmental impacts of the planned development within Site 1. In parallel, there is an ongoing EIA for Tengah Site 2 which covers other planned developments, such as Forest Hill District and Tengah Industrial Estate, as well as the rest of the RAC that had been identified in the 2021 EIS. The EIA for Site 2 will be published separately when ready.

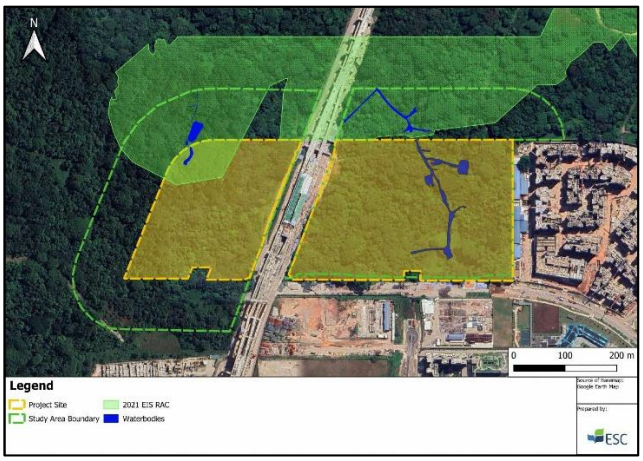


Figure 2: Recommended Area of Conservation (RAC) from 2021 EIS



Figure 3: Tengah Site 1 and Site 2 EIA Boundaries

Together with NParks, LTA, and URA, HDB engaged Nature Groups representatives and biodiversity experts on the EIA findings and the proposed mitigation measures in March 2026. Participants shared their perspectives and suggestions on measures that agencies could consider to further minimise and mitigate potential environmental impacts.

The key EIA findings pertaining to ecology and biodiversity are summarised below. Please refer to the full report available on HDB InfoWEB for more details[1].

a. **Habitats and ecological significance**. The study area comprises mainly abandoned-land forest, alongside Albizia/Acacia/Leucaena/Cecropia-dominated forest and scrubland. These habitats have less structural complexity and species diversity than mature forest ecosystems, but continue to support conservation-significant species and contribute to ecological connectivity. The updated surveys found habitat composition broadly consistent with the 2021 EIS, with variations attributed to natural processes and differences in survey timing.

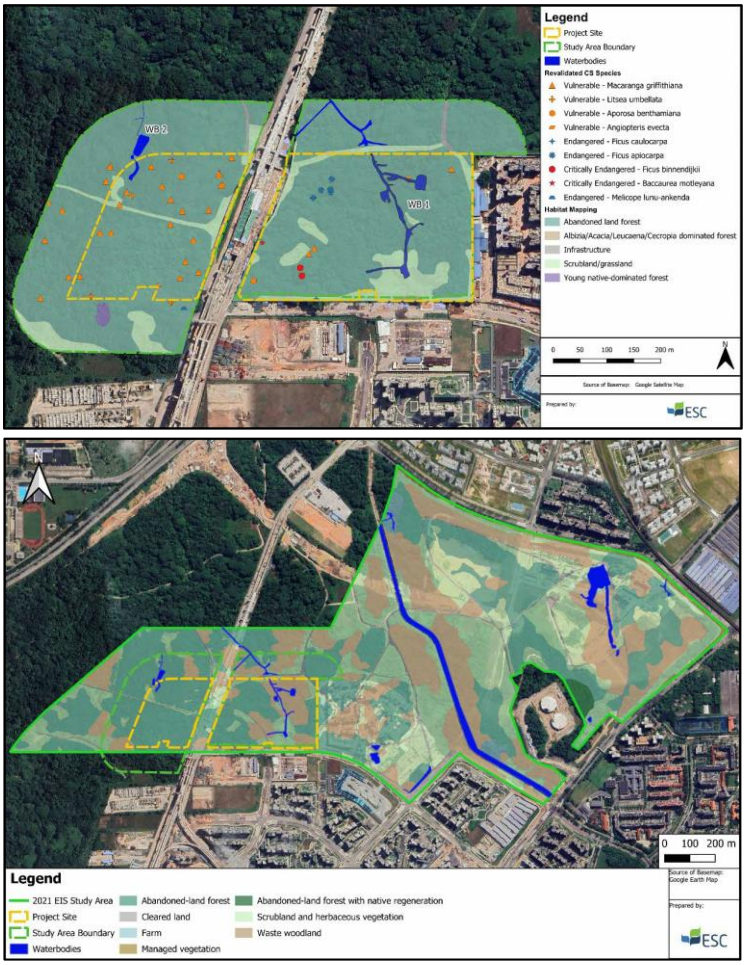


Figure 4: 2025 EIA (top) and 2021 EIS (bottom) Habitat Mapping

[1] The EIA report and Executive Summary have been updated to correct minor typographical errors that were present in the version published on 19 June 2026.

b. **Flora and fauna.** The surveys recorded 47 plant species, including eight conservation-significant species from non-cultivated sources, such as the Narrow-leaf Fig, Stem-fruited Fig, Elephant Fern and Rambai. They also recorded 108 fauna species, including 10 of conservation significance. Notable species include the Sunda Pangolin, Straw-headed Bulbul, Changeable Hawk-eagle, Spotted Wood Owl, Oriental Magpie-robin, Swinhoe's White-eye and Variable Featherlegs.

c. **Development impacts and mitigation.** The EIA identified habitat loss, fragmentation and construction disturbance as key impacts. It recommended retaining the 0.8 ha RAC within Site 1, alongside measures such as phased directional vegetation clearance, wildlife management and salvaging suitable plants. While these measures can reduce injury, mortality and disturbance, they cannot fully mitigate permanent habitat loss. The ecological function and effectiveness of the wider RAC, including cumulative impacts across the surrounding landscape, will be assessed through the Site 2 EIA.

III. Feedback received

In total, 142 responses for the report were received via HDB's feedback channels. We received feedback across a range of topics including concerns about the loss of greenery and suggested mitigation measures such as development on brownfield sites, increasing the buffer between future development and RAC and retention of mature trees which could be integrated with the future neighbourhoods harmoniously.

IV. Responses to feedback

We value the feedback from the public and stakeholders.

After carefully considering the views and suggestions received, and taking into account the need for the Town Centre and the EIA findings, HDB will sensitively develop the Town Centre at Site 1. This is necessary so that the key amenities within the Town Centre are accessible for all Tengah residents.

Nevertheless, we acknowledge calls to conserve as much as possible and we will undertake the following key measures to mitigate the potential impact of development for the Town Centre where feasible, and explore ways in which biodiversity in the broader area can continue to be supported:

A) Facilitating ecological connectivity: HDB recognises that the RAC identified in the 2021 study is important to maintain ecological connectivity within Tengah. In the Site 2 EIA, HDB will study the RAC holistically (including the 0.8ha portion of the RAC in Site 1). HDB will seek to retain the RAC in Sites 1 and 2 where possible to maintain ecological connectivity within Tengah.

B) Implementation of Environmental Management and Monitoring Plan (EMMP): HDB will engage a specialist EMMP consultant to develop an EMMP, which provides a structured framework to guide the implementation, monitoring and management of

mitigation measures throughout the construction and operational phases. This includes conducting phased directional site clearance to ensure that wildlife is given sufficient time to move to adjacent vegetated areas, as well as salvaging and/or transplanting plant species of conservation significance in consultation with NParks, where possible. Proper protection and management of retained habitats will also be implemented.

C) **Biophilic Design of Future Developments:** HDB will pursue a target of 45% green within its residential developments, including rooftop greenery. Suitable native planting and Active, Beautiful, Clean Waters features such as rain gardens will also be introduced to support biodiversity and manage stormwater run-off.

Beyond Site 1, we have continually taken a broader view in safeguarding ecological connectivity in Tengah. For example, in consultation with the Nature Groups, we had converted about 5.4ha of land previously zoned "Residential" around the Tengah Service Reservoir to "Park", in order to retain more areas for wildlife habitats in URA's Master Plan 2025 (see Figure 5) and taking into account the RAC identified from the 2021 EIS. In total, approximately 140 ha of natural green and park areas in Tengah has been safeguarded in URA's Master Plan to provide more green spaces and relief for residents. We will continue to review the plans for Tengah going forward, taking into consideration ways in which biodiversity can be supported or enhanced, and engage relevant stakeholders when ready.

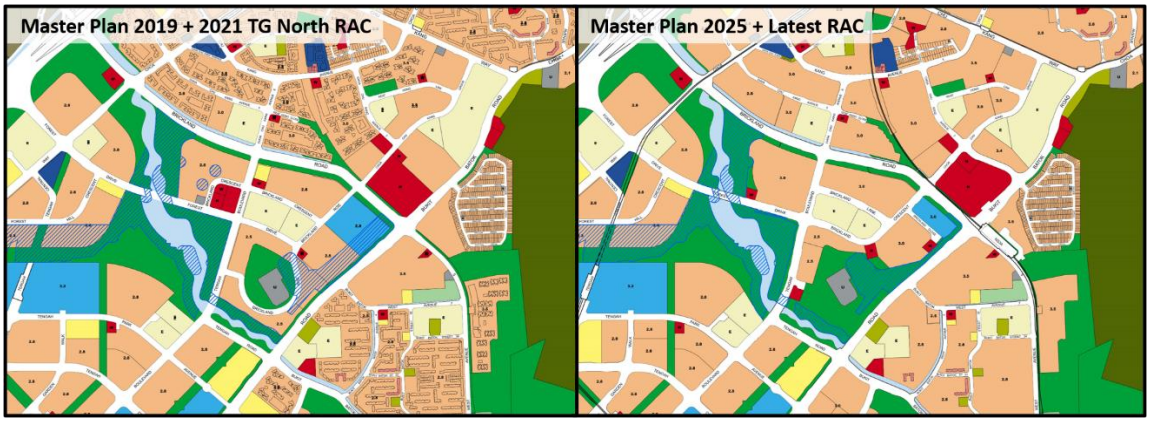


Figure 5: Land Use Changes in View of EIS 2021 RAC

V. Conclusion

In developing Tengah Town Centre, we will recognise the importance of the RAC and will seek to retain the RAC in Sites 1 and 2 where possible to maintain ecological connectivity within Tengah. Additionally, we will also minimise the impact on flora and fauna, implement a robust EMMP and ensure that our future developments continue to be planned with biophilic design in mind.

The Government regularly reviews our plans to ensure that they remain responsive to the evolving needs of Singaporeans. As responsible stewards of our limited land resources, we will take a calibrated and considered approach towards managing the trade-offs between different land uses, guided by science and shaped by the valuable feedback received from nature groups and the public.

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