HOUSING & DEVELOPMENT BOARD

Summary of Responses to Feedback on Environmental Impact Assessment for Sunset Way (Maju Forest)

I. Overview

The development plans for Sunset Way (also known as Maju Forest) have generated significant public interest since the Environmental Impact Assessment (EIA) report was published on 10 July 2026. Beyond concerns on the environmental impacts of the proposed development, we also received feedback and questions on Singapore's approach to land use planning, housing demand, site selection, and how environmental considerations are incorporated into planning decisions. Given the strong public interest in these issues, this report first explains the broader planning context and rationale for the development before summarising the key findings and recommendations of the EIA, the feedback received through various engagements and feedback channels, and the revisions made to the original conceptual plan.

II. Housing Need

Singapore's housing demand remains strong. The current demand is driven by cohorts of Singaporeans born in the 1980s and 1990s reaching life stages where they are forming their own households, as well as a trend towards smaller household sizes as more young couples, singles and seniors choose to live independently. Many Singaporeans also wish to live near their families for mutual care and support.

To meet these needs, the Government plans for a good geographical mix of flats across Singapore. This ensures that Singaporeans can access housing options in different parts of the island to meet their varied needs and budget. Therefore, the Government plans to provide more affordable housing options in the West region and new supporting amenities for existing and future residents.

III. Planning Approach

Singapore adopts a holistic and long-term approach to land use planning, to ensure that sufficient land is available to meet the needs of both current and future generations. Given our land constraints, this requires careful balancing of competing needs, including housing, jobs, transport infrastructure, community facilities, green spaces, climate resilience, national security, and other uses.

The Long-Term Plan (LTP), which is reviewed every ten years, sets out Singapore's planning vision over the next 50 years and beyond. The LTP is then translated into the more detailed Master Plan, which is reviewed every 5 years. Both plans are developed through extensive public engagement and consultation.

Environmental considerations are addressed at both the national and local levels. On the national level, the Urban Redevelopment Authority (URA) works closely with the National Parks Board (NParks) to integrate ecological considerations early in the land use planning process, supported by NParks' islandwide Ecological Profiling Exercise (EPE), which identifies key habitats and ecological connections across Singapore. Through the land use planning process, we also protect our Nature Reserves from development, and plan for parks and greenery to support a good quality living environment. Where possible, we plan for key habitats and connectors to be retained as part of our parks and greenery, and set aside identified nature areas to be kept undeveloped for as long as possible.

Part of the land use planning process also involves safeguarding land for future uses in advance. When a safeguarded site is considered for development, more detailed studies may be undertaken to better understand the site's characteristics and identify opportunities to avoid, reduce, or mitigate potential impacts. These findings, together with public feedback and broader planning considerations, help shape the final plans and inform how development can be carried out sensitively.

IV. Site Context

The site at Maju Forest has been largely safeguarded for residential development since Master Plan 1980. This planning intention was reaffirmed at each subsequent Master Plan review, including the latest Master Plan 2025. The site was historically a rubber plantation, before being cleared and subsequently regenerating into the vegetated area observed today.

Over the years, agencies have prioritised the development of housing projects at available brownfield sites within the area, including West Coast ParkView (completed in 2023), Clementi NorthArc (completed in 2023) and Clementi Emerald (launched in 2025, currently under construction), while keeping the Maju Forest untouched for as long as possible.

Demand for housing in this area remains strong. Having exhausted all brownfield sites nearby and with no alternative sites suitable to meet housing needs within the required timeframe, the Maju Forest site was identified for development.

V. Environmental Impact Assessment (EIA)

EIAs are tools used to inform planning and development decisions for sites where proposed development plans may have significant environmental impacts. They (i) establish the ecological baseline of a site, (ii) assess the potential impacts of development, and (iii) recommend measures to avoid, reduce, and mitigate those impacts. The findings inform the refinement of development plans and identify measures that should be incorporated into the future development.

For Maju Forest, an EIA was commissioned in 2025 to better understand the ecological characteristics of the site and the potential impacts arising from the proposed development. This included surveying of the existing ecological value of the site such as the flora and fauna within the area and its connectivity with other ecological areas. The EIA provides a science-based approach to greenery and wildlife management, and informs our planning and development strategies, including measures to manage the potential environmental impacts.

The study covered an area of approximately 23 ha (referred to as the 'Study Area' edged in red in Figure 1), which extended beyond the development area to include the existing Clementi Neighbourhood Park and the tunnel across Clementi Road (about 1.3 ha in total).

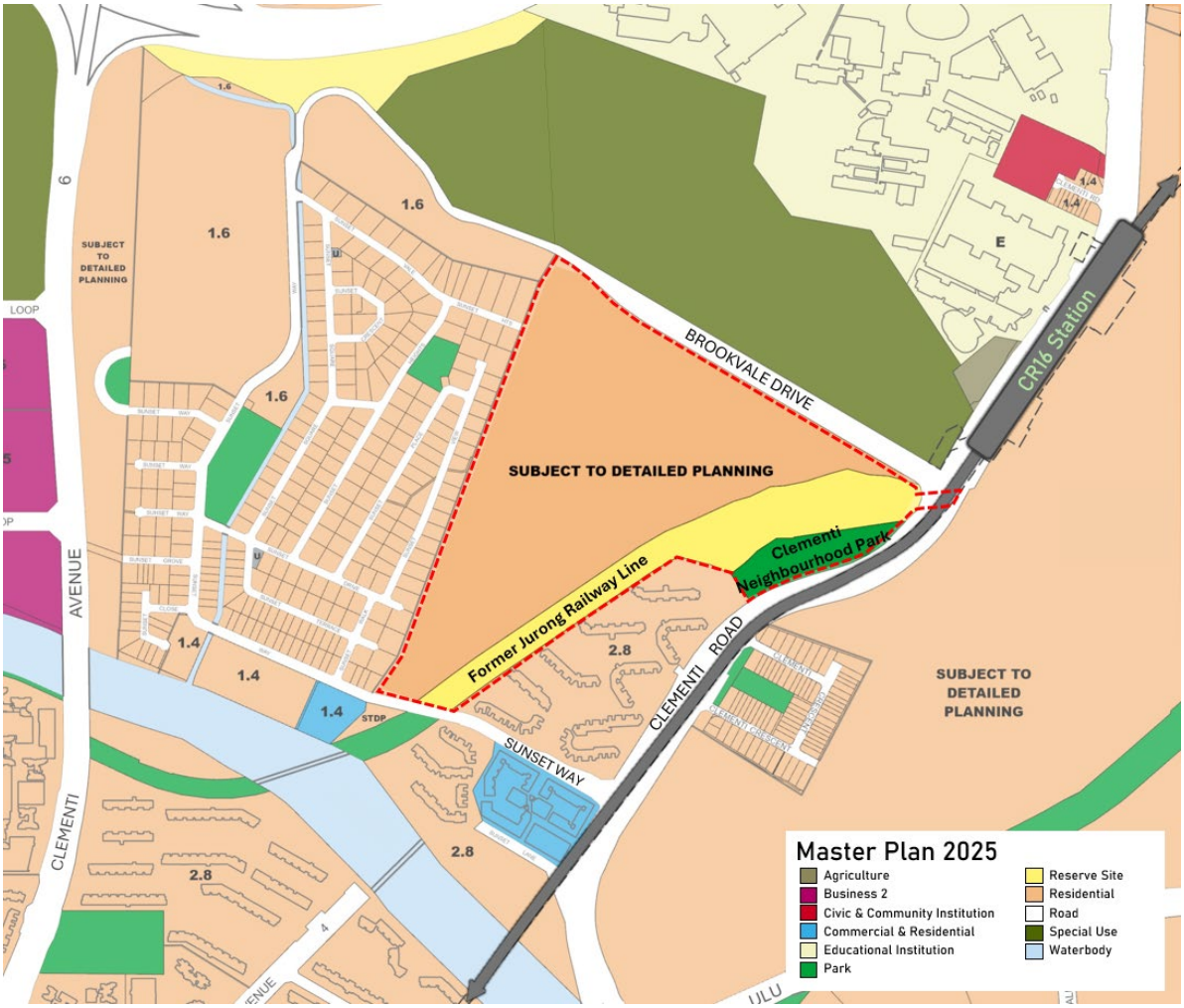

Figure 1: *Study area for Maju Forest and proposed land use as shown in the gazetted Master Plan 2025*

Key findings from the environmental study are summarised below. The full report is available on HDB InfoWEB.

1) **Habitats and vegetation distribution:** The study found a mixture of habitats, notably abandoned land forest, native-dominated secondary forest, and albizia-dominated secondary forest.

2) **Natural waterbodies:** Three natural streams were recorded. One of the streams at the north-western area was assessed to have high biodiversity value.

3) **Biodiversity**: The study recorded 286 flora species and 113 fauna species, of which 38 flora species and 6 fauna species were of conservation significance.

4) **Area of High Ecological Value (AHEV):** Through the integration of flora and fauna survey findings, as well as habitat mapping, AHEVs within the Study Area consisting of native-dominated secondary forests, abandoned-land forests and a freshwater stream were identified (see Figure 2).

5) **Ecological connections**: The site serves as an ecological connection between Bukit Timah Nature Reserve and the Southern Ridges, and other green spaces such as Clementi Forest.

6) **Mitigation measures**: Given the findings, the consultants recommended a range of mitigation measures to maintain ecological connectivity and minimise impact on biodiversity, including avoiding impacts where possible:

    - Retaining about 8 ha of the study area to provide refuge for wildlife and facilitate fauna movement to nearby green areas. The retained area includes a natural freshwater stream and its surrounding riparian buffer, area of native dominated secondary forest, as well as the area around the former Jurong Railway Line where a nature trail is being studied.

    - Implementation of an Environmental Management and Monitoring Plan (EMMP) to manage and mitigate impact throughout the construction phase. This includes salvaging plants of conservation significance, and carrying out phased site clearance to allow fauna to move safely to adjacent green spaces ahead of site works.

    - Featuring biophilic landscape design in the future estate with native plants to attract biodiversity and maintain ecological connectivity within the site.



Figure 2: *Habitat map with AHEVs outlined in magenta*

VI. Engagement with Stakeholders and Feedback Period

Public and stakeholder engagement takes place at various stages of the planning process as we recognise the importance of hearing and understanding different views as plans are developed. At the national level, longer-term land use plans are developed and refined through public consultation exercises such as during the Long-Term Plan Review and Draft Master Plan Review. At the site level, where an EIA is commissioned, relevant stakeholders are consulted in the development of the report. The EIA report is subsequently published for the public to review the findings and provide feedback.

<u>Engagement with Nature Groups</u>

In planning for the future development of Maju Forest, HDB, together with URA and NParks, engaged representatives from nature groups and biodiversity experts in September 2025 on the scoping of the environmental study, and again in April 2026 on the findings and recommendations. Nature group representatives shared their views and perspectives on the measures that agencies could consider to mitigate the potential environmental impact arising from the development.

Public Consultation

The findings from the study, together with views gathered from the nature groups, informed the original conceptual plan which was published alongside the EIA report for public feedback on 10 July 2026.

Broadly, the original conceptual plan proposed to retain about 8 ha of greenery or approximately 35% of the site (see Figure 3). This would retain some of the existing native-dominated secondary forest, the natural freshwater stream at the northwestern edge of the site and its surrounding riparian buffer, and maintain ecological connectivity through the site.

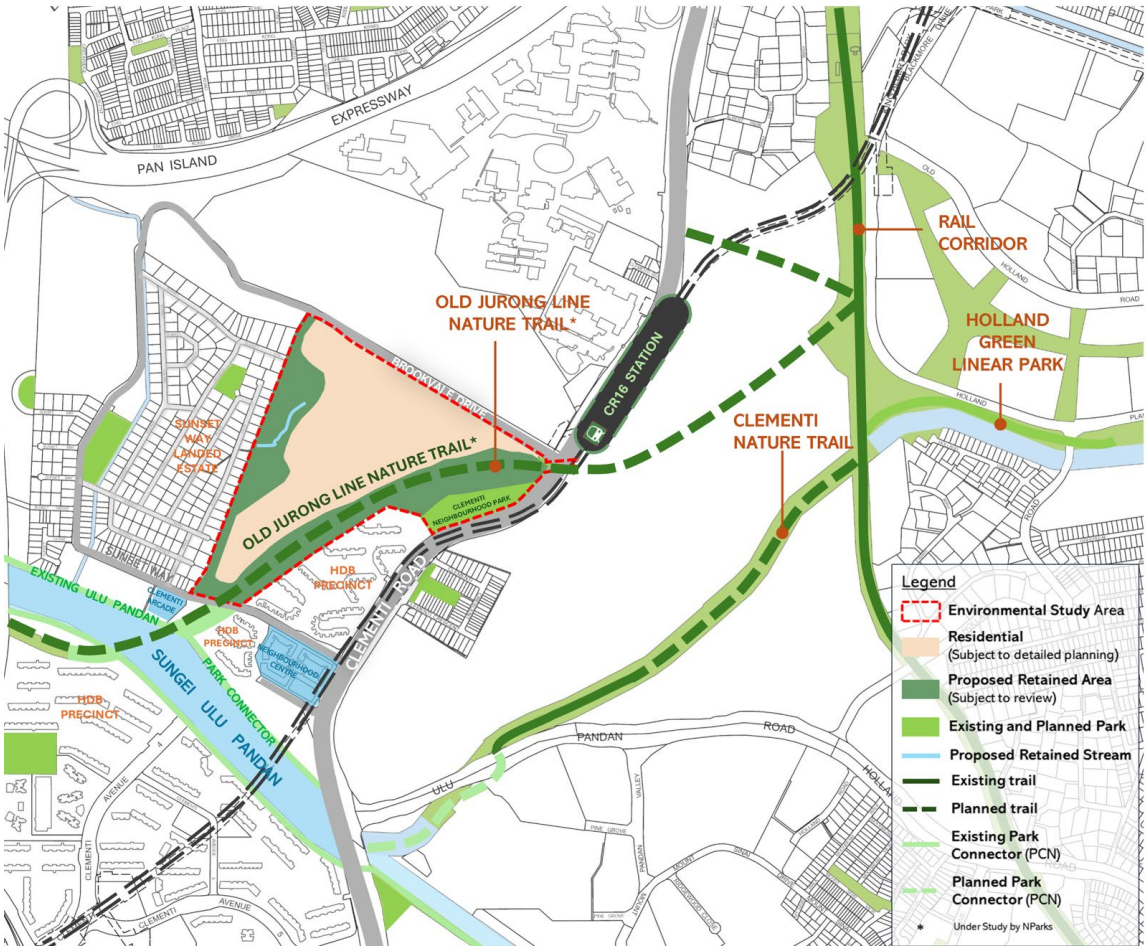

Figure 3: *Original conceptual plan showing the initial Proposed Retained Area (in green)*

During the feedback period from 10 July to 6 August 2026, HDB received about 7,200 feedback and suggestions through various channels, including feedback sent to HDB's and other agencies' communication channels, Political Office Holders and Grassroots Advisers.

After the formal public feedback period ended on 6 August 2026, agencies continued to engage widely with different groups of stakeholders to hear their views directly and understand their concerns and suggestions. These engagements included town hall sessions and door-to-door visits with Sunset Way residents led by Grassroots Advisers, as well as dialogues and focus group discussions with the wider community including nature enthusiasts, youth, academics and built environment professionals. These provided opportunities for stakeholders to provide their views and suggestions, and for HDB and other agencies to share more about the EIA report, as well as the trade-offs involved in adjusting the development plans.

VII. Feedback Received

The feedback received covered a broad range of issues and perspectives. A significant portion of feedback was on the ecological value of the site. Concerns included the loss and fragmentation of wildlife habitats, impact on biodiversity and species of conservation significance (e.g. Straw-headed Bulbul), disruptions to ecological connectivity, and the loss of the wider ecosystem functions such as cooling, carbon storage, and stormwater retention. The respondents also emphasised that mature forests take decades to establish and cannot be easily replaced through replanting.

Respondents asked if the site had to be developed and provided suggestions to consider alternative sites or other development approaches, including other brownfield sites, and intensification of existing developed areas. Some residents also shared alternative proposals, including a proposal to retain up to two-thirds of Maju Forest, as well as a proposal to convert Maju Forest into a Climate Resilience Centre which could double as a research centre and a recreational space. Some respondents sought clarity on how the demand for public housing was derived.

There was also feedback on the public consultation and the planning process, including the timing of engagements, accessibility of the reports and how feedback would inform subsequent plans. Some respondents asked about the scope, methodology and findings of the EIA study, such as its duration, scope, and the development plans despite the study findings, and whether wider considerations such as climate resilience, hydrology and slope stability were sufficiently covered. Some respondents also asked how the proposed development aligns with Singapore's national sustainability objectives and international environmental commitments.

At the same time, some respondents expressed support for new housing in the area to meet continued demand, particularly for young couples who wish to live near families and loved ones. There were also calls for a balanced approach that would provide new

homes while retaining as much greenery as possible, as well as suggestions on the amenities to include as part of the future housing development.

VIII. Responses to Feedback

We value the feedback from our partners, stakeholders and members of the public, and have considered the diverse range of views and suggestions received. Our responses to four key areas are outlined below, with more details in the Annex.

1. Alternative Development Sites

We will first seek to develop brownfield sites or redevelop lower-density developments. This has been Singapore's planning and development approach. Golf courses, racecourses, and port terminals near the city are being redeveloped for housing purposes. For example, we are in the process of redeveloping the Bukit Timah Turf City for residential use and have also launched public housing in the new Berlayar Estate, which was the former Keppel Golf Course. We will also be relocating Paya Lebar Air Base from the 2030s and redeveloping the site into a new residential town thereafter.

Within the vicinity of Maju Forest, some of the alternative sites suggested are already planned and staged for housing, while others are required to meet other national needs and can only be available for housing in the future, beyond the timeframe to meet shorter-to-medium term housing demand in the area. Some examples include the former Raffles Junior College Campus at Mount Sinai and the Dover-Medway area, which are already planned for housing development. The site at Albert Winsemius Lane is currently a worksite to support ongoing works for the Cross Island Line and will be considered for residential redevelopment in the future after the line is completed. The Protective Security Command site has been zoned for residential use and will also be redeveloped when the existing use is no longer required on site. As for Maju Camp, it is still needed to support national defence needs.

Redevelopment of existing low-rise HDB blocks or landed housing estates will not be sufficient on its own to meet the bulk of public housing supply. Such redevelopment will require extensive acquisition of existing properties which can be disruptive to their current occupants, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.

2. Scope and Methodology of Study

The EIA provides a systematic framework to identify and assess the potential environmental impacts of a proposed development, and to recommend appropriate mitigation and monitoring measures. The study has been undertaken with reference to NParks' Biodiversity Impact Assessment (BIA) Guidelines, which set out recognised

approaches for baseline surveys, impact assessment, and the development of mitigation and monitoring measures. The study considers a range of environmental aspects, including biodiversity, surface water quality and hydrology, noise, illumination, waste management and pollution. A "Major Negative" impact rating indicates that the potential impact for a particular environmental aspect is significant. We will therefore carefully consider this implication, alongside the assessed impacts across all environmental aspects, the proposed mitigation measures and broader planning considerations in refining the development plans.

3. Environment and Ecology

The site contains ecologically significant habitats and we want to minimise the loss of biodiversity. This is why an environmental study was undertaken to understand the nature and significance of potential environmental impacts and identify mitigation measures to minimise development impact, such as retaining areas of higher ecological significance, and maintaining ecological corridors. We considered these findings alongside feedback from nature groups and stakeholders, as well as broader planning considerations, to refine the plans.

At the ecosystem level, we recognise that existing forests provide natural cooling benefits and contribute to thermal comfort. Thermal comfort is influenced by a range of factors beyond vegetation, including humidity, solar exposure, wind conditions, and the surrounding built environment. In designing the future development, we will seek to mitigate urban heat through environmental modelling, incorporation of greenery, using cool paint and materials that reduce heat absorption, optimising wind flow and orientating housing blocks to minimise direct sun exposure.

The Ministry of Sustainability and the Environment (MSE) is developing Singapore's first National Adaptation Plan (NAP), to be released in 2027, to serve as a long-term, living strategy for Singapore to continue thriving in the face of climate change. The NAP takes a comprehensive approach across multiple domains including heat resilience, coastal and flood resilience, water and food resilience, as well as biodiversity and greenery.

Singapore will continue to invest in restoring nature into our urban environment as part of efforts under our City in Nature vision. This includes the Forest Restoration Action Plan (FRAP) to regenerate secondary forests in buffer parks and disturbed patches within Nature Reserves, as well as urban greening programmes like URA's Landscaping for Urban Spaces and High-Rises (LUSH) scheme.

At the national level, our choices need not be binary: develop and lose nature, or conserve nature and do not develop. Nature can regenerate and ecological connections can be strengthened. Development itself can sometimes create the conditions for new

ecological value to emerge. Singapore is both a thriving global city and one of the greenest high-density cities in the world. Where development is necessary, we undertake detailed studies, consider mitigation measures, seek to minimise environmental impacts, and consult experts and the public to shape our plans.

IX. Revised Conceptual Plan

We have reviewed the feedback from the public and stakeholder engagements, alongside the findings of the EIA report and broader planning considerations such as Singapore's housing needs and the availability of alternative sites. We assess that it is still necessary to develop Maju Forest to meet housing needs in the area. At the same time, feedback from stakeholders helped identify opportunities to retain more greenery and further strengthen ecological outcomes. We have adjusted our plans to incorporate these feedback, while meeting housing needs.

a) [New] Expanding the Proposed Retained Area (PRA) from about 8 ha to about 10 ha

The PRA will be expanded to about 10 ha, which is approximately 45% of the study area, up from about 8 ha (or 35%) in the original conceptual plan (see Figure 4). More native-dominated secondary forest and flora species of conservation significance (such as the *Ficus apiocarpa* and *Macaranga griffithiana)* will be retained to strengthen habitat quality and provide more refuge for wildlife. In view of the study findings and public feedback, the enlarged PRA will be safeguarded as a Nature Park by NParks. This will also serve to provide more recreational spaces that can be enjoyed by nearby residents and the wider public.

b) [Enhanced] Maintaining ecological connectivity through the site

NParks' EPE showed that Maju Forest is located along Clementi Nature Corridor, and plays a role in supporting the ecological connectivity along the corridor. The PRA hence considered the importance of the site as an ecological connection to other greenery. The increase in PRA to about 10 ha will widen ecological corridors and maintain overall ecological connectivity across the site. The retention of the former Jurong Railway Line will serve as the main ecological corridor through the site and help keep an important part of the railway heritage.

NParks is also studying to progressively implement the Old Jurong Line Nature Trail along this stretch of the former Jurong Railway Line within the area, with the aim of retaining its natural and railway heritage and providing recreational options while minimising ecological impact. The plans also include studying the treatment of the former railway bridges across Sunset Way and Sungei Ulu Pandan. The trail forms part of the wider Clementi Nature Corridor and together with the Jurong Town Hall

Park Connector, is intended to strengthen green and recreational connectivity between the Rail Corridor and Jurong Lake Gardens. Together with the Clementi Neighbourhood Park, which will be retained, these green spaces will offer residents a variety of recreational options close to home.

c) Retaining a natural stream

The PRA also includes the retention of a natural stream and its surrounding riparian buffer, towards the north-west of the site as shared in the original conceptual plan. This stream has been found to support higher biodiversity due to the presence of riparian habitats and species of conservation significance. The stream is also situated within a young native-dominated secondary forest, giving it greater ecological value.

Further detailed assessments of the drainage basin and the flow rate of the retained stream will be carried out to identify additional mitigation measures to be implemented as part of the detailed EMMP. We will work closely with NParks to study these mitigation measures in detail, together with the EMMP consultants, to ensure that the stream remains ecologically viable.

d) Biophilic design of future developments

Guided by the HDB Biophilic Town Framework which aims to better integrate nature and the urban environment, greenery will be woven throughout the future development. This includes the use of native plants to support biodiversity and maintain ecological connectivity. We are also studying recommendations and suggestions to reduce the impact of buildings through innovative building design strategies. Examples include wind flow simulations to improve natural ventilation and mitigate urban heat, and lush, native landscaping to support butterflies and urban bird species.

[New] In addition, NParks will also study the implementation of a Nature Way along Brookvale Drive to help create a lush and attractive landscaped avenue and enhance the overall look and feel of the area for existing and future residents. The Nature Way planting can also contribute towards the broader greening and ecological objectives within the Clementi Nature Corridor and would form part of the overall landscaping enhancement in this area.

e) Planning with supporting amenities

Retained and new green spaces will be woven into the precinct design, alongside community and commercial facilities to serve both existing and future residents' daily needs.

f) Implementation of an Environmental Management and Monitoring Plan (EMMP) and carrying out technical studies as part of development process

An EMMP will be implemented to guide the land preparation works and construction of the site to manage, mitigate, and monitor impact throughout the construction phase. This is to ensure that environmental objectives are met. The EMMP will include details on mitigation measures such as phased clearance of the site to facilitate fauna movement to adjacent greenery, including pre-felling inspections, salvaging of flora species of conservation significance where feasible, and other related mitigation measures such as to safeguard the ecological function and integrity of the retained stream.

Apart from the EMMP, further technical studies will be undertaken as part of the planning and development process. These may include, where relevant, traffic impact, hydrology and drainage, geotechnical, and other engineering studies to support the detailed planning and design of the development. The findings from these studies will also inform the appropriate mitigation measures. Development proposals will be required to comply with the relevant regulatory requirements and standards administered by the respective agencies. We will continue to take these considerations into account as the planning and design for the area are developed.

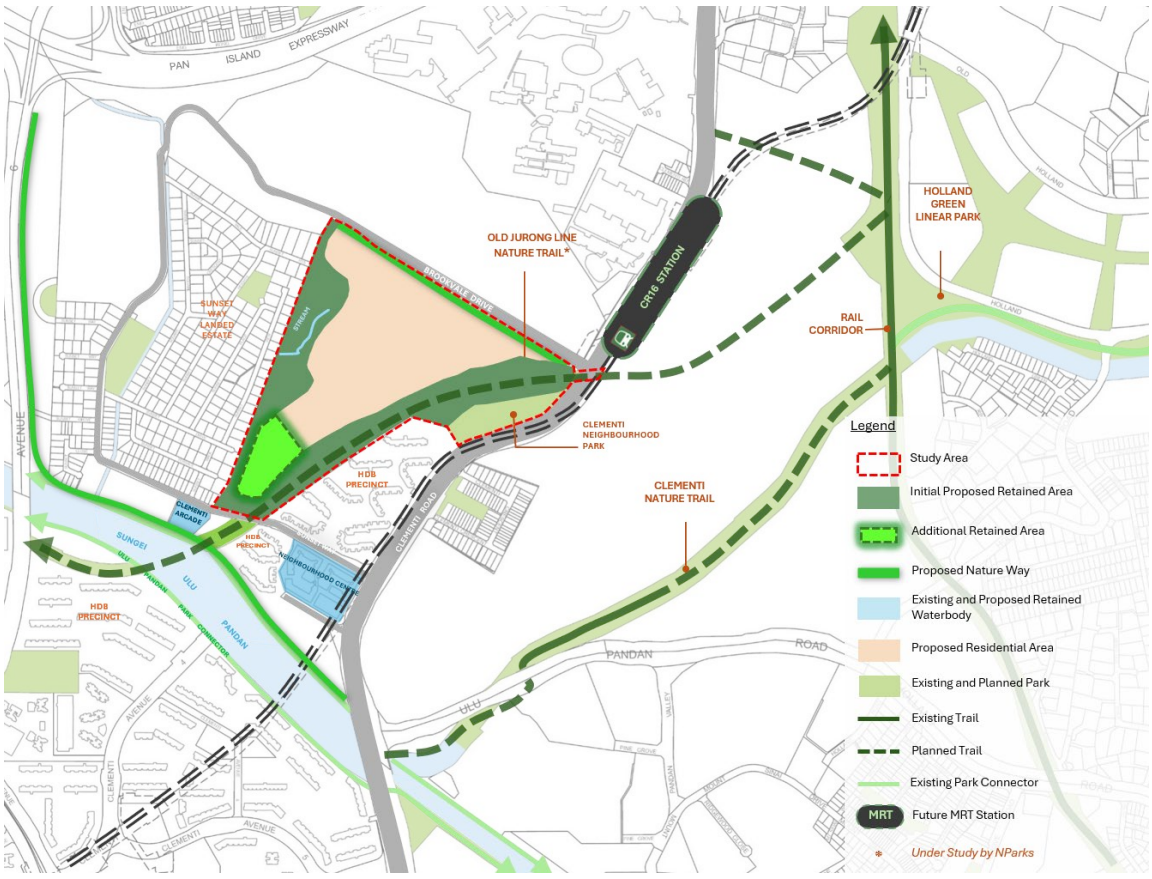

Figure 4: *Revised conceptual plan for Maju Forest*

X. Conclusion

In developing the conceptual plan for Maju Forest, we have sought a balanced approach to housing and greenery which considers the specificities of the site. The revised conceptual plan builds on the recommendations of the EIA and takes into account feedback received. This has led to the expansion of the PRA, enhancement of the site's ecological connectivity, retention of the natural stream and surrounding riparian buffer, improved recreational access and connectivity, and the integration of greenery throughout the future estate. Together, these measures seek to support a well-integrated future estate while retaining and enhancing the site's distinctive environmental character.

As responsible stewards of our limited land resources, we will continue to take a considered approach towards managing the trade-offs between different land uses, guided by science and environmental studies and shaped by the feedback received from nature groups and the public. These are not always easy choices, nor will there always be consensus on where the balance should be struck. Nevertheless, our commitment remains to plan thoughtfully for both housing and nature, recognising that they are not mutually exclusive objectives. Through careful planning, science-informed decision-making and continued engagement with stakeholders, we will continue to strengthen ecological networks and weave nature into our urban environment, so that Singapore can continue to thrive as both a liveable city and a City in Nature for generations to come.

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ANNEX

1: Environment and Ecology

The majority of the feedback centred on the environmental and ecological impacts of the proposed development. Key concerns included the loss of biodiversity, forests, habitats, and effects on ecological connectivity; cumulative impacts of developments; as well as broader effects on climate, ecosystems, and the physical environment.

No.	Feedback received	Response
1	**Biodiversity, Forest and Habitat Loss** Concerns were raised over the loss of existing forests and habitats, and the resulting impacts on mature vegetation, biodiversity and wildlife, including species of conservation significance. Respondents emphasised that mature vegetation found in secondary native- and exotic-dominated forests are irreplaceable and cannot be readily recreated through replanting, and that clearance would result in edge effect on the remaining habitats. Respondents also highlighted the site's biodiversity value and the presence of threatened and conservation-significant	The site contains ecologically significant habitats and we want to minimise the potential impacts arising from the development. Hence, an EIA was undertaken to understand the nature and significance of these potential environmental impacts and identify opportunities to minimise them. The EIA study established the ecological significance of the different habitats currently present within the site. We then considered the feedback from nature groups and biodiversity experts to refine the conceptual plan. We prioritised retaining areas with the highest ecological significance and also holistically considered other factors such as flora species of conservation significance, habitat of better quality to provide refugia for wildlife, widths of ecological corridors, and ensuring continued ecological connectivity across the site. These considerations have shaped the PRA which will retain the site's ecological value and connection to other green areas and provide refuge for wildlife, including the Straw-headed Bulbul. The former Jurong Railway Line will be retained

No.	Feedback received	Response
	flora and fauna. Particular concern was raised about the potential impacts to species such as the Sunda Pangolin and Straw-headed Bulbul, with their presence cited as reasons for stronger protection of the forest. Respondents questioned the basis for the PRA boundaries and called for the entire AHEV to be retained given its ecological importance identified by the EIA findings.	to serve as an ecological corridor through the site. A natural stream with a higher biodiversity value and its surrounding riparian buffer will also be retained. In addition, the future estate will also feature biophilic landscape with native plants, to support biodiversity and maintain ecological connectivity.
2	**<u>Ecological Connectivity</u>** Respondents highlighted the site's role in supporting ecological connectivity between the surrounding green areas. Concerns were raised that the proposed retention of parts of Maju Forest may not adequately preserve this ecological connectivity function, particularly where the retained areas are narrow. It appeared that emphasis was only placed on maintaining functional connectivity with Clementi Forest and along the former Jurong Railway Line.	The EIA identified the Maju Forest site as an ecological stepping stone for fauna species between surrounding green areas. Specifically, it serves as an ecological link for fauna movement between Bukit Timah Nature Reserve and Southern Ridges, along the Clementi Nature Corridor. For this reason, the PRA specifically planned to maintain this ecological linkage, comprising the former Jurong Railway Line serving as the main ecological corridor through the site. We have since reviewed the PRA further, and the PRA at the southern part of the study area has been enlarged to improve the ecological connectivity through the area while balancing development needs.

No.	Feedback received	Response
3	**<u>Climate Regulation, Heat Resilience and Ecosystem Services</u>** Respondents highlighted the broader environmental functions of the forest including its role in cooling, carbon storage and stormwater retention. Concerns were raised over potential impacts on urban heat, rainwater runoff, hydrology, flood risk and slope stability. Feedback also suggested that Maju Forest be retained, to serve as a Climate Resilience Centre which can double up as a research centre and a recreational space.	Heat resilience is an important issue for Singapore, and is addressed as part of our long-term planning, including measures to manage higher temperatures. To address the long-term impacts of rising temperatures, the Government adopts a multi-pronged, proactive heat resilience strategy, which includes implementing national-level cooling strategies such as optimising wind flow and ventilation through urban planning and building design, use of greenery and cool materials, and leveraging energy efficient cooling technologies. Other strategies include deepening our scientific understanding of the impact of rising temperatures and strengthening the community's resilience to adapt to heat (including by launching the Heat Stress Advisory and developing national-level heatwave response plans). Greening Singapore remains a key pillar of our national-level cooling strategies, as it provides shade and reduces ambient temperatures of our surroundings. For example, we leverage on greening measures within our urban environment, including increasing skyrise greenery and greenery on building facades, such as through the URA's Landscaping for Urban Spaces and High-Rises (LUSH) scheme. We also seek to provide and retain more green spaces, and are on track to building more than 25 new parks and 50 kilometres of park connectors, as well as to develop 300 km of Nature Ways by 2030. Beyond this, we also apply environmental modelling in the planning of new estates to optimise the placement and orientation of blocks to improve thermal comfort. HDB will similarly apply these considerations when developing the detailed plans for Maju Forest.

No.	Feedback received	Response
		Nevertheless, as a land-scarce nation, development inevitably involves difficult trade-offs. While our priority is always to develop brownfield sites where feasible, there are instances where developing vegetated sites becomes necessary to meet pressing national needs. As part of the detailed planning and development process, further technical studies, such as hydrology and drainage, will be carried out to inform the development plans and new drainage with sufficient capacity will be constructed within the new development.
4	**<u>Avoiding Forest Clearance as Baseline</u>** Respondents called for the planning baseline to be reviewed to account for the forest's ecological irreplaceability, particularly in the context of climate change, mitigation of urban heat, air quality, mental health and wellness, liveability and the uniqueness of place, with some expressing the view that there should be no further deforestation.	In land-scarce Singapore, we have to balance the many competing needs of current and future generations – homes, jobs, transport, energy, climate resilience and national security. As a city-state with no hinterland, these pressures are especially intense. Where possible, we prioritise redeveloping brownfield sites. However, when the development of sensitive greenfield sites is necessary, we proceed carefully. If developments may have significant environmental impact, studies are undertaken to understand the ecological value, assess potential impacts, and develop mitigation measures. We also work closely with stakeholders to minimise ecological impact and incorporate nature wherever possible. Through long-term planning, the Government will continue to conserve and restore important habitats, strengthen ecological connectivity across the island, and expand Singapore's network of parks, nature areas, waterways and green

No.	Feedback received	Response
		corridors. We will also continue to integrate nature into our urban environment, so that our city remains both liveable and green for current and future generations. This is how we will continue to realise our City in Nature vision.

2: EIA Study Scope and Methodology

We received feedback on the findings, scope and methodology of the EIA, including suggestions to expand the assessment and include areas such as hydrology, traffic, noise. Respondents also asked for an extension to the survey period for the EIA, the longer-term impact of the development, and greater transparency on the data and assumptions taken.

No.	Feedback received	Response
1	**<u>Proceeding to Develop in Light of EIA Findings</u>** Respondents questioned why development is proceeding despite EIA's findings of major negative impact on biodiversity and requested for an explicit threshold for which a development will not proceed. Respondents also asked for justifications on why such environmental losses could be accepted.	The EIA serves as an assessment and planning tool that helps agencies understand the nature and significance of potential environmental impacts and identify opportunities to minimise them. The identification of a significant impact does not in itself determine whether development should proceed. Planning and development decisions are made after considering a range of factors, including environmental considerations, development needs, potential alternatives, and mitigation measures. The original conceptual plan had strived to minimise the impacts on biodiversity, while meeting the housing needs for this site. Following further feedback from stakeholders and the EIA findings, we reviewed the PRA further. As a result, the PRA at the southern part of the study area has been enlarged to improve the ecological connectivity through the area while continuing to accommodate the planned development. Apart from the biodiversity components in the EIA findings, most of the other environmental aspects (such as surface water quality, illumination) are classified as "Minor Negative to Slight Negative" and "Slight Negative to No Significant Impact" in its impact classification following mitigation.

No.	Feedback received	Response
2	**<u>Consideration of Landscape Continuity in determining PRA</u>** Respondents expressed concerns that the EIA may not fully reflect the true ecological value of the forest and may overlook the importance of continuous habitat, as EIA evaluation process does not account for landscape continuity. As a result, the determined PRA may not be sufficient as it does not factor in the ability to retain continuous habitat or its connectivity to other green sites such as Clementi Forest, the former Jurong Railway Line, and Bukit Timah Nature Reserve. The fragmentation of the forest would hence diminish the ecological effectiveness of the retained areas over time. There were also feedback for EIA evaluation to consider the forest's connectivity with these green sites, as a continuous vegetated corridor to facilitate wildlife movement and genetic exchange across Singapore.	As part of the EIA, the impact on ecological connectivity of the area was assessed. The EIA found that Maju Forest serves as a stepping stone for fauna movement between Bukit Timah Nature Reserve and Southern Ridges, along the Clementi Nature Corridor. The PRA thus includes the retention of the former Jurong Railway Line as the main ecological corridor to facilitate fauna movement in the area and also serve as refuge for wildlife.

No.	Feedback received	Response
3	**<u>Scope of Impacts Assessed</u>** Respondents requested for a broader assessment of environmental impacts and planning issues beyond direct biodiversity loss, including hydrology, drainage, flood risk, urban heat, noise and other indirect effects such as traffic impacts, and human health and wellbeing as part of the EIA study. They highlighted the interconnected nature of these impacts and suggested that a comprehensive Environmental and Social Impact Assessment be conducted to account for these considerations. There were also suggestions to include the long-term impacts of the development, as well as cumulative impacts of the multiple developments in the area (e.g. construction of CRL MRT Station).	The EIA assesses a range of environmental impacts associated with the proposed development, including biodiversity, surface water quality and hydrology, airborne noise, illumination, waste management and pollution. The assessment also considers both construction and operational impacts, as well as cumulative impacts arising from other planned developments in the vicinity where relevant. Beyond the EIA, a range of technical and planning studies will also be undertaken as part of the detailed planning and development process. These may include traffic impact assessments, drainage and flood management studies, geotechnical investigations, and other engineering studies. The findings from these studies will inform the detailed design of the development. In planning new housing developments, agencies also take into account wider liveability and community considerations, including the retention and integration of greenery, access to parks and recreational spaces, accessibility and connectivity, provision of community facilities, urban design, ventilation, thermal comfort and measures to mitigate urban heat. The creation of liveable neighbourhoods remains a key consideration in the planning process. We have engaged a range of stakeholders, including nature groups, residents, and members of the public, to better understand the various environmental, social and community values associated with this site. Feedback received through the consultation process will be carefully considered alongside the findings of the EIA and other technical studies before detailed plans are finalised.

No.	Feedback received	Response
		We recognise that green spaces contribute to mental wellbeing, recreation, community identity and social interaction. They also provide places of respite and opportunities for people to experience and connect with nature. At the same time, planning decisions must balance these considerations against broader needs such as housing, infrastructure and community facilities. These factors will continue to be taken into account as planning and design for the area progresses.
4	**<u>Rigour of EIA Process and Methodology</u>** Feedback included requests for a more rigorous EIA process and methodology, such as extending monitoring periods of surveys for a more accurate reflection of biodiversity and ecological conditions across seasons; independent peer review of findings and mitigation measures. Respondents requested for greater transparency regarding the data, development details, scientific basis, assumptions and assessment criteria underpinning the EIA and subsequent planning decisions.	The EIA provides a systematic framework to identify and assess the potential environmental impacts of a proposed development, and to recommend appropriate mitigation and monitoring measures. It was undertaken with reference to NParks' established Biodiversity Impact Assessment (BIA) Guidelines, which set out recognised approaches for baseline surveys, impact assessment and the development of mitigation and monitoring measures. The EIA report has also been reviewed by NParks as the technical agency for biodiversity and ecology. We have published the EIA report, which sets out the study methodologies, baseline findings, impact assessments and proposed mitigation measures. Information on the planning rationale, areas to be retained, and mitigation measures has also been shared through public consultations, engagement sessions, and the feedback summary report.

3: Mitigation and Management Measures

Some respondents gave suggestions to the mitigation measures to address potential environmental impacts from future development, such as strengthening the ecological connectivity, increasing the retained area, and requirements for measures on human-wildlife conflict. Some also gave feedback on the design of the new development.

No.	Feedback received	Response
1	**<u>Limitations of Mitigation Measures</u>** Respondents acknowledged the value of habitat restoration and replanting efforts but generally considered these measures insufficient substitutes for retaining established forest, especially considering the cumulative impacts of multiple greenfield developments across the country. A recurring concern was that newly planted vegetation would require decades to mature and may not fully replicate the biodiversity, ecological complexity and ecosystem functions of the existing forest. Feedback also touched on the effectiveness of mitigation measures like wildlife shepherding, as relocation will lead to increased competition between wildlife in	The avoidance of ecological impacts is an important consideration in land use planning, with habitat retention generally preferred over measures that seek to restore or compensate for habitat loss. At the same time, land use planning in Singapore must account for competing needs in a land-scarce nation, including housing. To defer the development of greenfield sites, agencies pursue strategies to optimise the use of existing vacant and brownfield sites, including intensifying land use, co-locating compatible uses and exploring underground spaces. Despite these efforts, we assessed that some greenfield sites, including Maju Forest, will still be necessary to meet longer-term housing needs. For Maju Forest, the findings of the environmental study and feedback received during public consultation have informed refinements to the original conceptual plan to reduce ecological impacts. In particular, the PRA will be enlarged from around 8 ha to around 10 ha, which is approximately 45% of the study area. The retained area includes native-dominated secondary forest, a natural freshwater stream and its surrounding riparian buffer with high biodiversity value, as well as the area around the former Jurong Railway Line. The enlarged PRA will be safeguarded as a Nature Park.

No.	Feedback received	Response
	receiving habitats, and cause disruption in established territories. Respondents voiced concerns that existing mitigation measures focus on managing consequences of habitat clearance rather than avoiding impact, and hoped for agencies to consider avoiding development instead.	The approach adopted for Maju Forest has prioritised the avoidance of ecological impacts where feasible, followed by minimisation and mitigation of impacts that cannot be avoided. Habitat restoration, replanting and wildlife shepherding are intended to complement the retention of existing habitats. Through the planting of native species and habitat enhancement measures, restoration efforts can support ecological succession and biodiversity, enhancing the ecological value of the retained areas. To further manage potential impacts, an EMMP will be implemented throughout the development process. The EMMP will include monitoring of key environmental and faunal indicators, through regular surveys, enabling agencies to assess the situation and respond adaptively where necessary. Measures such as wildlife shepherding, habitat enhancement works and regular monitoring will help in minimising impacts on fauna.
2	**<u>Human-Wildlife Interactions</u>** Respondents requested for strengthened wildlife management protocols during all construction phases, rapid assistance from the relevant authorities, and continued public education regarding appropriate responses to wildlife encounters. They requested for an HDB-funded, 24/7 rapid response wildlife management taskforce to	We will carry out a range of measures to reduce human-wildlife encounters, including reducing human food sources, enforcement against wildlife feeding, as well as community outreach for residents and the general public on managing wildlife encounters. Residents living near nature areas will also be informed of measures to minimise wildlife entering their homes.

No.	Feedback received	Response
	be set up for the Maju Forest estate during the entire excavation phase.	
3	**<u>Enhance Protection of Stream and Riparian Area</u>** Respondents expressed concerns that streams and riparian areas will be affected even with proposed protective measures due to construction, altered drainage patterns, sedimentation, and changes to groundwater movement. As such, they suggested expanding ecological buffers around streams, especially Stream D/S25, to enhance protection of streams and associated riparian vegetation from construction runoff.	An EMMP will be developed to guide the land preparation and construction works to ensure that environmental quality objectives are met. Further detailed assessments of the drainage basin, flow rate of the retained stream will be carried out to identify additional mitigation measures, if required, to be implemented as part of the detailed EMMP. HDB will work closely with NParks and the EMMP consultant to study these mitigation measures in detail, and ensure that the retained Stream D/S25 remains ecologically viable.
4	**<u>Environment-Sensitive Integration of the New Development</u>** While feedback supported the need for public housing, they suggested for the development's design to be sensitive to its surrounding context and biodiversity.	The future residential developments will be sensitively designed to be integrated with the surrounding context, including nearby nature areas, existing residential developments, and existing terrain. The future estate will feature biophilic landscape design with native plants to attract biodiversity while complementing the existing ecological connectivity

No.	Feedback received	Response
	Suggestions included using biophilic design and reducing development density to retain mature trees.	within the site. Greenery will be woven between new and existing developments, so residents can enjoy nature at their doorstep. NParks will also study the implementation of a Nature Way along Brookvale Drive to help create a lush and attractive landscaped avenue and soften the interface between the retained greenery and future developments and enhance the overall look and feel of the area for existing and future residents. The Nature Way planting can also contribute towards the broader greening and ecological objectives within the Clementi Nature Corridor and would form part of the overall landscaping and amenity enhancement in this area.
5	**Comprehensiveness of EMMP** Feedback highlighted support for an EMMP to be implemented to address issues such as noise, vibration, dust, sediment and erosion controls, water quality, drainage, waste management, and biodiversity protection. However, they also requested that the EMMP included more detailed and comprehensive measures such as pre-construction inspections, clear safeguards and stop-work protocols, stricter construction regulations, and contingency plans. There were also requests that the EMMP set quantifiable	As part of the EIA framework, projects that undergo environmental studies will need to undertake a detailed EMMP. This sets out detailed mitigation measures, monitoring programmes, reporting requirements and emergency procedures that will apply during development and guide the contractors' work to minimise impact to biodiversity. Tolerance limits have been identified where relevant, and recommended actions for non-adherence to the EMMP have also been outlined. HDB will engage a specialist EMMP consultant to develop the EMMP, carry out regular site inspections, and submit monitoring reports to relevant technical agencies during construction. Where there are non-compliances, the relevant agencies will investigate and take the necessary actions. HDB will work closely with NParks to study these mitigation measures in detail when the EMMP consultants are on board.

No.	Feedback received	Response
	thresholds to ensure enforceability and accountability of the mitigation plan. Feedback highlighted suggestions for the long-term continuation of ecological monitoring (e.g. biodiversity, hydrological conditions) and for these monitoring results to be made publicly available, to ensure that proposed mitigation measures remain effective and that any unacceptable impacts can be promptly corrected. Feedback also suggested that a Joint Monitoring Committee be formed consisting of relevant agencies, grassroot leaders, and independent engineering/ecological experts.	Apart from the EMMP, development proposals will also be required to comply with the relevant regulatory requirements and standards administered by the respective agencies.

4: Site-specific Concerns on Development

Some respondents highlighted site-specific concerns across a range of topics, such as traffic impact, construction impacts, adequacy of supporting facilities, liveability, and neighbourhood identity/sense of place.

No.	Feedback received	Response
1	**<u>Construction Impact on Residents</u>** Respondents, particularly residents living near the proposed development, raised concerns about prolonged exposure to noise, dust, and vibrations during construction. Some also have concerns on the potential impact on the structural integrity of their homes, such as ground subsidence and cracks arising from construction work. Respondents also highlighted concerns about the possibility of night works, which they feel is unacceptable given the close proximity of the site to existing housing developments.	We understand the concerns regarding potential disamenities during site preparation and construction works. The contractor will be required to implement mitigation measures throughout the duration of the construction works. **Construction Hours:** Construction works will be carried out in accordance with the allowable working hours and noise limits stipulated by the National Environment Agency (NEA) under the Environmental Protection and Management Act (EPMA). Generally, construction works are not permitted on Sundays and public holidays, unless otherwise approved by NEA. **Construction Noise**: Works will be carried out within the allowable hours stipulated by the NEA, and noise-generating activities will be scheduled to minimise disturbance to residents. Noise barriers or hoarding will be erected to reduce the impact on surrounding areas. Should there be any need for works to be carried out outside of the stipulated hours — for instance, due to operational or safety requirements — the necessary approvals will be sought from the relevant authorities, and advance notice will be provided to affected residents. **Dust Control & Air Quality:** The contractor will be required to implement dust suppression measures, including the regular watering of exposed ground,

No.	Feedback received	Response
		covering of material stockpiles, and the installation of wheel wash facilities at site exits to prevent tracking of debris onto public roads. **Instrumentation & Monitoring:** Appropriate instruments will be installed on existing nearby structures to detect any ground movement or structural changes during construction. Further details of these instruments and their locations will be studied and determined in tandem with the proposed construction plans to ensure any potential impacts can be identified promptly. **Mosquitoes/Dengue:** The contractor will be required to conduct regular inspections of the site to eliminate potential mosquito breeding habitats, in accordance with NEA guidelines. Stagnant water will be promptly cleared, and vector control measures will be maintained throughout the construction period.
2	**Construction Impact on Traffic** Respondents highlighted concerns on construction works and its impact on local roads, pedestrian safety, and travel times. Respondents also raised concerns that multiple projects in the area (such as the Cross Island Line construction) may further exacerbate these disruptions. Suggestions for mitigation measures included	Prior to the commencement of works, the contractor will be required to submit a Traffic Management Plan for the relevant Authorities' approval. This plan will establish designated heavy vehicular routes that direct construction vehicles away from private estate areas where possible. The approved routes and requirements will be clearly communicated to all contractors and their drivers before works begin. Traffic controllers will be deployed near construction accesses during active construction periods to manage the movement of heavy vehicles and minimise congestion on the surrounding roads. Should there be a need for temporary traffic

No.	Feedback received	Response
	implementing a Construction Traffic Management Plan identifying haul routes, delivery schedules, traffic marshals, dust suppression measures, and pedestrian safety arrangements; and traffic management to ensure uninterrupted access for emergency vehicles during construction and operation, and confirmation that emergency response times will not be affected. Respondents also suggested that all heavy construction vehicles be prohibited from entering via the internal Sunset Way/Brookvale Drive single-lane roads, and that all construction haulage routes be built directly off Clementi Road.	diversion, clear road signages and demarcation will be implemented to provide clear guidance to motorists. Generally, construction access is to be taken off from Brookvale Drive to avoid impacting the traffic along Sunset Way. Haulage routes directly off Clementi Road will not be possible as it will cut across the PRA/former Jurong Railway Line.
3	**<u>Construction Impact on Ecology</u>** Respondents highlighted concerns that construction activities and the future development will continue to affect the retained areas and wildlife even with	A detailed EMMP will be developed to guide the land preparation works/ construction of the site, and set out the mitigation measures, monitoring arrangements and reporting requirements that will apply during development. For example, before construction commences, phased site clearance will enable fauna to move to adjacent greenery ahead of site works. Hoardings will also need to be installed along the construction site boundary to avoid fauna movement

No.	Feedback received	Response
	mitigation measures due to increased light, noise, and long-term human presence. Respondents voiced concerns over displacement of wildlife with the loss of their habitats, which could potentially lead to an increase in wildlife presence in urbanized areas. They expressed concerns that the clearance of Maju Forest would lead to increased occurrences of roadkill, or displaced animals entering residences.	towards roads to reduce the chances of roadkill or wildlife entering existing residential areas. HDB will work closely with NParks to study and implement these mitigation measures when the EMMP consultants are on board.
4	**Construction Safety, Slope Stability, Drainage and Flooding** Respondents highlighted concerns on how construction may affect the ecology of the land and hydrological conditions in the area. This includes surface water quality from sediment runoff, accidental spills, erosion, and disturbed soils; and how construction activity will affect undulating terrain (risk of landslides). Feedback also noted that parts of Maju Forest, Sunset Drive, and Brookvale Drive have previously experienced	We are committed to ensuring construction safety. To ensure slope stability, we will be carrying out detailed soil investigation works to obtain geotechnical information on the ground condition to guide engineering studies. To manage landslide and slope failure risks, slope stabilisation works will be designed based on the outcomes of the geotechnical investigations and stability analyses. Stabilisation measures may include the installation of soil nails, retaining walls, or reinforced earth structures, as well as slope re-grading to achieve safe and stable gradients. Surface protection measures such as vegetation cover, or erosion-resistant materials will be applied to mitigate surface erosion. An instrumentation and monitoring programme, including inclinometers and piezometers, will be established to track ground movement and groundwater

No.	Feedback received	Response
	ponding/flooding, and raised concerns that increased impervious surfaces associated with the development may further exacerbate this.	levels during and after construction, enabling early detection of any signs of slope instability and allowing timely intervention if required. The drainage infrastructure for the site will be studied, and adequate drainage to serve the upcoming developments will be constructed. Source control measures will also be implemented within the new development to detain and slow down surface runoff so as to reduce the peak flow of stormwater entering the public drainage system. To minimise sediment runoff from construction activities and prevent silty discharge from entering the public drainage system, waterways and reservoirs, PUB has established Earth Control Measures (ECM) requirements for new developments. Before construction works commence, developers and contractors are required to put appropriate erosion and sediment control measures in place. A detailed ECM plan, prepared and endorsed by a Qualified Erosion Control Professional (QECP), must be submitted to PUB for approval. The plan includes measures such as perimeter cut-off drains, silt fences and traps, holding ponds, and silty water treatment systems to capture, contain and treat silty water before it is discharged from the construction site. During construction, these measures are required to be properly implemented and maintained in accordance with the approved ECM plan. PUB carries out regular inspections of construction sites to check on the implementation and

No.	Feedback received	Response
		maintenance of the required measures. Discharges from large construction sites are also monitored on a 24/7 basis through the Silt Imagery Detection System (SIDS), facilitating the early detection of silty discharges, and prompt follow-ups.
5	**<u>Post-Development Traffic Impact</u>** Respondents raised concerns on the strain on existing transportation infrastructure and increased traffic congestion arising from the new development. They requested for mitigation strategies, including a Traffic Impact Assessment (TIA) to be conducted to account for the cumulative traffic impact of existing vehicles, construction vehicles, and future residents, and for the TIA to be made publicly available along with proposed mitigation measures. Feedback also requested for public consultation and early disclosure of proposed road access arrangements, along with other strategies like a public transport assessment and a comprehensive parking management. Suggestions were also raised	HDB and LTA will work together to assess the existing traffic condition and identify the necessary improvements through a Traffic Impact Assessment (TIA). The TIA will evaluate the cumulative traffic impacts from existing road users and future development generated traffic, and recommend required infrastructure enhancements or mitigation measures to serve the developments.

No.	Feedback received	Response
	for ongoing traffic monitoring following completion of the development.	
6	**<u>Neighbourhood Character</u>** Respondents, particularly residents of the surrounding estates, expressed concerns about how the development could change the neighbourhood character (relatively low-density residential environment, mature greenery, tranquil character) post-development, and highlighted the importance of Maju Forest's natural heritage and the former Jurong Railway Line. To better integrate the new development with existing housing areas, respondents suggested for meaningful buffers between new and existing developments, building heights near existing housing areas to be kept lower to preserve the low-density residential environment, and high-rise housing to be located closer to Clementi Road and Brookvale Drive, as well as adequate spacing provided between blocks.	We will ensure that the new developments are sensitively designed in relation to the surroundings. The former Jurong Railway Line will also be retained as part of the PRA, as it serves as the main ecological corridor through the site and is an important part of the railway heritage.

No.	Feedback received	Response
7	**<u>Adequacy of Supporting Amenities</u>** Residents are concerned about the increase in demand for neighbourhood facilities (such as supermarkets, food outlets, childcare facilities, and recreational spaces). Residents requested for additional amenities and infrastructure (e.g. walking and cycling paths, eldercare facility) to be provided in the development plan to sufficiently cater to the future increase in residential population of the neighbourhood.	Alongside the proposed development, agencies will be studying the facilities and amenities that could be incorporated to serve the needs of the community. Some possible facilities would include retail shops, childcare centres, recreational trail, F&B options, and playgrounds.

5: Housing Need, Demand, and Development Rationale

Some respondents asked about the need for new housing and the projected housing demand. Some had also asked about the choice of development site.

No.	Feedback received	Response
1	**<u>Housing Demand</u>** Respondents questioned the need for new development to meet housing demand, given the country's ageing population and declining birthrates. They also emphasised the need to prioritise environmental objectives alongside housing needs, and questioned whether the housing demand is large and urgent enough to justify the ecological loss. Some requested for projected demographic changes and housing demand.	Singapore adopts a holistic and long-term approach to land use planning to ensure that sufficient land is available to meet the needs of both current and future generations. Given our land constraints, this requires careful balancing of competing needs, including housing, jobs, transport infrastructure, community facilities, green spaces, climate resilience, national security and other uses. The Long-Term Plan (LTP), which is reviewed every ten years, sets out Singapore's planning vision over the next 50 years and beyond. The LTP is then translated into the more detailed Master Plan, which is reviewed every five years. Both plans are developed through extensive public engagement and consultation. Within this broader planning framework, sufficient land must be safeguarded to meet Singapore's long-term housing needs. Housing demand is influenced by a range of demographic and socio-economic trends and is expected to remain strong over the next decade. The current total fertility rate reflects the smaller number of babies born in recent years. But Singaporeans who are buying HDB homes now and in the near future were born decades ago, particularly in the late 1980s to 1990s, when Singapore's birth rates were higher. There were about 50,000 births in 1990, greater than last year when there were less than 30,000 births. Today, there are more than 20,000

No.	Feedback received	Response
		citizen marriages per annum, and more singles in these cohorts reaching the eligibility age to buy flats. More young married couples and singles also prefer a home of their own to living with their parents or extended families. At the same time, people are living longer; life expectancy has progressively increased from 72 years in 1980 to 84 years in 2025. More seniors are choosing to age in their own homes, but still near to their families. As a result, average household sizes in public housing have been getting smaller, decreasing from 3.45 in 2010 to 2.98 in 2025. This means that even if the number of Singaporeans remained the same, more homes would be needed to house an increased number of households. In planning new flat supply, HDB takes these factors into account, alongside prevailing market conditions and the availability of resale flats, to ensure that housing supply remains responsive to current and future needs.
2	**Public Housing Demand Driven by Investment Sentiments** Respondents opined that current public housing demand is driven by investment sentiments, instead of genuine immediate housing needs.	HDB flats are primarily meant for owner-occupation, and this is supported by our policies. The Minimum Occupancy Period safeguards HDB flats for households with genuine housing needs. It also helps, in part, to deter speculative purchase of HDB flats to keep HDB flats affordable. In 2024, we introduced the New Flat Classification Framework, where BTO projects are classified into Standard, Plus, and Prime projects based on a holistic

No.	Feedback received	Response
		assessment of their locational attributes, and come with varying ownership conditions. As Plus and Prime flats are priced with additional subsidies, these flats come with tighter ownership conditions, such as a longer 10-year Minimum Occupancy Period, income ceiling for resale buyers, and subsidy recovery upon the sale of the flat to mitigate windfall gains. These conditions keep the HDB system fair for Singaporeans with genuine housing needs. In addition, our aim is for flat prices to grow in tandem with economic and income growth. We monitor the property market closely, and when needed, introduce cooling measures to moderate demand and promote sustainable market conditions. From 2021 to 2024, we introduced four rounds of cooling measures. Since then, the resale market has shown signs of stabilisation. Based on the HDB Resale Price Index, resale prices have declined for two consecutive quarters in the first half of 2026, by 0.1% in 1st Quarter 2026 and 0.3% in 2nd Quarter 2026.
3	**<u>Relevance of the 1980 Master Plan</u>** Respondents questioned the rationale for site selection, and stated that the 1980 Master Plan should not, by itself, be sufficient justification for development, given the site's present ecological value and changing climate context.	As a small and land-scarce city-state, Singapore adopts a long-term approach to land use planning to meet the needs of both current and future generations. This includes safeguarding land for possible future uses, while retaining flexibility to respond to changing needs over time. Our land use plans are therefore not static. They are reviewed and reaffirmed at each review of the Master Plan, including the most recent review in 2025.

No.	Feedback received	Response
		When safeguarded land is eventually considered for development, relevant environmental and heritage studies will be undertaken for sensitive sites. The findings from these studies, supported by science and research, will inform the planning and design of the development as well as appropriate mitigation measures to ensure that development is carried out sensitively.

6: Land Use and Development Alternatives

Respondents suggested the use of brownfield sites, or low-intensity sites (such as golf courses, Good Class Bungalows) as an alternative for development. There were also suggestions to redevelop existing low-rise HDB estates or private housing estates.

No.	Feedback received	Response
1	**<u>Use of Brownfield Sites</u>** There were suggestions to consider brownfield or other underutilised sites as alternatives to developing Maju Forest, as well as requests for explanations as to why these sites cannot be developed instead. Questions were also raised on how alternative sites were assessed and why they were not considered suitable for meeting the same housing needs.	The Government's priority is to tap on brownfield sites for development and to optimise land use, before developing greenfield sites. This means building taller, co-locating different uses, going underground, making better use of underutilised spaces, and redeveloping previously developed land where possible. Examples include the redevelopment of golf courses such as the former Keppel Club, Orchid Country Club, Warren Golf and Country Club, as well as the former Bukit Timah Turf City and Kranji Racecourse for residential use as their leases expire. Longer-term plans include the redevelopment of land freed up through the relocation of Paya Lebar Air Base as well as the relocation of the port operations from Tanjong Pagar, Keppel and Pasir Panjang Terminals to Tuas. In assessing alternative sites, agencies need to consider whether they can meet housing needs at the right location, at the required scale and within the required timeframe, while providing a good geographical spread of housing options. In the vicinity of Maju Forest, some of the alternative sites suggested by residents and the Save Maju Forest group are already planned for housing and will contribute to future supply. Some are required for other national needs, or cannot be made available within the timeframe in which additional housing is needed. Some, such as the site next to Masjid Darussalam, is landlocked, has no

No.	Feedback received	Response
		independent vehicular access, and is too small to support a viable development. These sites therefore cannot be fully substituted for the housing planned at Maju Forest. **<u>Site planned for/ being developed for residential use</u>** • Former temporary bus facility and vacated SERS site at Ghim Moh • Former Raffles Junior College Campus at Mount Sinai • Dover-Medway **<u>Currently occupied but safeguarded for residential use</u>** • Site at Albert Winsemius Lane • Worksite at former Blks 321 to 323 Clementi Ave 5 • Protective Security Command site • Worksite next to Clementi Crescent • SkyPark Arena@ Holland • HHOM @ Ulu Pandan hostel **<u>Still required/safeguarded for existing or other uses</u>** • Maju Camp • Singapore Institute of Management (SIM) and Singapore University of Social Science (SUSS) • Vacant site zoned 'Educational Institution' next to Nan Hua High School

2	**<u>Use of Low-intensity and Other Private Residential Sites</u>** Respondents identified expiring or low-intensity golf courses/club land as an alternative site for residential. Respondent also mentioned the use of private residential stock, such as condominiums or Good Class Bungalows for public housing development.	Since the first comprehensive review of golf course leases in 2014, golf course land has been progressively returned to the State for redevelopment. In 2014, we announced the phasing out of three sites, Keppel Club, Marina Bay Golf Course and Orchid Country Club. In 2025, we announced a further three sites to be phased out – Mandai Executive Golf Course, Warren Golf and Country Club and Tanah Merah Country Club's Garden Course. By 2030, more than 400 hectares of golf-course land would have been recovered for redevelopment, predominantly for residential use. The former Keppel Golf Course site will form part of the Greater Southern Waterfront while the Orchid Country Club and Warren Golf and Country Club sites have been rezoned to 'Residential' use in the Master Plan 2025. The Government also regularly reviews the redevelopment potential of individual sites. Where feasible, colonial bungalows have been redeveloped, or earmarked for future redevelopment. For example, a cluster of bungalows in Seletar Camp was demolished to make way for an industrial park. In the coming years, plans to redevelop the bungalows at Medway Park as part of the Dover-Medway housing estate will also be studied. However, it is not practical to assume that we can meet the bulk of public housing supply simply through redevelopment of landed residential areas as this will require extensive acquisition of existing landed properties, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.

No.	Feedback received	Response
		Some colonial bungalows also have heritage significance – we have either gazetted them as conserved properties or retained them to evaluate their heritage significance.
3	**<u>Redevelopment of Existing Housing Areas</u>** Redevelopment and intensification of existing housing areas were raised as alternative approaches to meeting housing needs while reducing the need to develop greenfield sites. Suggestions included redevelopment of older and lower-density estates, such as the HDB precinct near the future CR16 Station.	The Government takes a long-term approach to planning to meet the housing needs of both current and future generations of Singaporeans. While redeveloping existing housing areas can help rejuvenate older towns and intensify land use, such plans must be carefully considered to minimise disruptions to existing residents, affecting longstanding ties with neighbours and social networks. Beyond impact to residents, redevelopment is a complex endeavour that requires considerable time and careful planning of replacement housing and supporting amenities for the affected residents. Redevelopment of existing low-rise HDB blocks or landed housing estates will not be sufficient on its own to meet the bulk of public housing supply. Such redevelopment will require extensive acquisition of existing properties which can be disruptive to their current occupants, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.
4	**<u>Distributing Development Across Multiple Smaller Sites</u>** Suggestions were made to distribute the housing provision across multiple smaller	When planning for housing, a certain critical mass is required for provision of supporting amenities. We consider factors such as location, size, accessibility, infrastructural readiness, site suitability, potential environmental impacts and the ability to create a liveable neighbourhood with supporting amenities and public spaces.

No.	Feedback received	Response
	sites of varying sizes and scales, including through the intensification of several sites.	While distributing development across multiple smaller sites may reduce the impact at a particular location, it could also result in the impact being spread across a larger number of sites. Smaller sites may not always be able to support the infrastructure, amenities, public spaces and transport connections needed for well-connected communities. We therefore need to assess each site holistically and balance housing needs with environmental, heritage and liveability considerations.

7: Public Consultation and Planning Processes

Respondents requested for the engagement process to start earlier, and how feedback would inform the development plans.

No.	Feedback received	Response
1	**<u>Public Consultation and Engagement</u>** Respondents expressed concerns that plans to redevelop Maju Forest were formulated prior to public consultation, and questioned if the consultation was perfunctory since the decision to develop had already been decided. They called for earlier and more meaningful consultation, including direct dialogue with affected residents. There were also requests for residents, tenants and stakeholder groups to be more fully represented. In addition, respondents wanted to know how public feedback is considered and adopted into the plans. Suggestions included publishing substantive revisions made in response to feedback, explaining clearly why certain feedback cannot be considered, and clarifying which aspects of the plans remain open for feedback.	We recognise the importance of public engagement and consultations with relevant stakeholders such as nature groups, residents and members of the public at different stages of the planning process. As part of the Long-Term Plan Review, URA consults members of the public, nature and heritage groups, industry professionals and academics when setting out the planning vision for Singapore over the next 50 years and beyond. The long-term planning vision is then translated into the Master Plan to guide implementation over the next 10 to 15 years. We seek public feedback on the Master Plan through public exhibitions, and in-depth focus group discussions with a wide range of stakeholders. At the site level, proposed developments with potentially significant environmental impacts are required to conduct EIA to assess the magnitude of the impact and propose appropriate mitigation measures. Nature and heritage groups are consulted and public feedback is sought through the publication of EIA and HIA reports. These studies and feedback can and do change plans, and the Government does not assume that every site identified for possible development must be fully developed.

No.	Feedback received	Response
	There were also calls for clearer explanations on how public views influence planning outcomes, what aspects of the plans remain open for consideration, and how trade-offs are assessed.	For Maju Forest, a detailed environmental study was commissioned to better understand the ecological significance and identify opportunities to minimise development impact. As part of this study, agencies engaged nature groups such as Nature Society Singapore and Singapore Youth Voices for Biodiversity to inform the original conceptual plan and mitigation measures. The publication of the EIA report provided a further opportunity for members of the public to review the findings and provide feedback before detailed plans were finalised. We have carefully considered the feedback received and have revised the conceptual plan to retain additional greenery.
2	**EIA Process** Respondents called for the EIA to be done at upstream planning stage to avoid development in areas of ecological value, before mitigation. They also questioned why the development is proceeding even when there are major impacts found from plans for the development. Respondents also mentioned that the EIA should also consider a no-development option.	Environmental considerations are incorporated at multiple stages of planning. At the islandwide level, NParks identifies important biodiversity areas and ecological connections. URA's LTP and Master Plan take this into consideration when planning for Singapore's future needs, to cater for an islandwide network of parks, nature areas, waterways and ecological links. This provides a long-term vision for where nature will be conserved, restored and expanded as Singapore develops. At the site level, developments that may have significant environmental impacts are subject to detailed EIAs to establish baseline conditions, assess potential impacts and recommend relevant mitigation measures to refine development plans. The findings of the EIA will then inform the identification of proposed areas to retain, ecological corridors, habitat creation areas and other mitigation measures.

No.	Feedback received	Response
	On public disclosure, some respondents felt that the 4-week feedback period was too short and call for extension to allow more time to provide comments, and that the report materials should be made easier for the public to review.	The EIA serves as an assessment and planning tool that helps agencies understand the nature and significance of potential environmental impacts and identify opportunities to minimise these impacts. The identification of a significant impact does not in itself determine whether development should proceed. Planning decisions are made after considering a range of factors, including environmental considerations, development needs, potential alternatives, mitigation measures and broader public interests. To aid the public in understanding the key findings and conclusions of the EIA report, executive summaries outlining key findings of the report are published alongside the full EIA report. Public engagement is not confined to the 4-week feedback period. Beyond this period, agencies may continue to engage relevant stakeholders, such as nature groups, residents, youths, professionals and academics, to better understand the concerns and consider their inputs as plans are further refined.
3	**Role of Agencies** Respondents sought greater clarity on how responsibilities are shared and coordinated across agencies in balancing development, biodiversity and sustainability considerations, including the respective roles of HDB, URA, NParks, MND and MSE,	Major planning decisions and national commitments are not made by any single agency in isolation. We work together to assess the various environmental, heritage, social, and infrastructure considerations relevant to each site, ensuring that different perspectives and policy objectives are considered in a coordinated way when balancing development needs, environmental stewardship, heritage conservation, and community interests.

No.	Feedback received	Response
	and how accountability is maintained across the decision-making process.	Land use planning involves the collective expertise of multiple agencies with different but complementary responsibilities. URA develops long-term plans and the Master Plan collaboratively with agencies, taking into account Singapore's social, economic, environmental and infrastructure needs. HDB plans and develops public housing and associated amenities to meet housing needs and create liveable communities. NParks provides expertise on biodiversity and nature conservation matters, including environmental studies, ecological planning and mitigation measures. MND oversees land use, housing and nature-related policy matters, while MSE oversees broader sustainability and environmental policies, including climate resilience and environmental protection.
4	**Alignment with Broader National Policies** Respondents raised concerns that the clearance of Maju Forest would undermine broader nature conservation efforts. Respondent highlighted what they perceived to be a contradiction between the removal of forested areas and ongoing efforts to increase greenery, such as the One Million Trees movement. They also questioned how the proposal would align with Singapore's commitments under the 2030 Glasgow Climate Agreement.	The Government is committed to sustainable development and biodiversity. The Glasgow Leaders' Declaration on Forests and Land Use that Singapore endorsed in 2021 is a voluntary, non-binding commitment with recommendations for advancing conservation and sustainable development. Our endorsement of the declaration affirms our commitment to sustainable urban development and protection of our natural heritage. To fulfil this commitment, we have taken many measures to help make Singapore one of the world's greenest high-density cities. As part of our City in Nature vision, we actively conserve and protect core biodiversity areas, enhance natural habitats, integrate greenery more intensively into our urban environment, and strengthen our ecological connectivity.

No.	Feedback received	Response
		We are on track to restoring and enhancing 80 hectares of forest, marine and coastal habitats; establishing 300 km of Nature Ways; and planting one million trees from 2020 with the community by 2030. NParks has carried out an EPE to better understand the role of specific sites in providing refugia and ecological connectivity for biodiversity. The findings from this exercise help us identify key ecological corridors between core habitats, and guide planning of our green spaces. At the same time, Singapore is a small and land-scarce city-state with many dynamic and competing needs. Where there is a need for development to meet our land use needs, we prioritise the redevelopment of brownfield sites, and build taller or build underground where possible. We also activate underutilised spaces and co-locate compatible uses where possible. After exploring these options, some sensitive greenfield sites will need to be developed to meet our needs. Any decision to develop greenfield sites is made carefully, after rigorous study of the trade-offs and alternatives, as well as assessment of the ecological and biodiversity value of the site. We draw on expert studies, stakeholder engagement and public feedback to refine our plans and undertake mitigation measures to minimise ecological impacts as far as possible. There are no easy trade-offs, and we remain committed to making them thoughtfully – so that Singapore can continue to have a green and liveable home for all, even as we navigate our tightening land constraints.

No.	Feedback received	Response
5	**<u>Human and Social Impacts</u>** Respondents asked if human and social impacts have been assessed. They noted that forests support the mental wellness and health of residents, and that removing heritage sites would also mean losing community spaces that bring people together.	We recognise that green and heritage spaces can contribute to mental well-being, recreation, community identity and social interaction, and provide places of respite where people can connect with nature. As part of the development plans, we will seek to retain key ecological areas and significant heritage buildings so that these spaces can continue to serve existing and future communities. At the same time, new housing developments provide the opportunity to bring broader social benefits through new amenities, improved connectivity, and creation of new communal spaces that encourage social interaction and contribute to a better quality of life. Agencies will also continue to explore opportunities to improve access to retained green and heritage spaces, where technically and environmentally feasible. This includes incorporating suitable suggestions from residents and members of the public, such as nature trails, sensory boardwalks and heritage trails, to enable more people to enjoy, appreciate and learn about the site's natural and heritage assets.

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