

# OUR TOWN, TENGAH: TOWN DESIGN GUIDE



© 2024 Housing & Development Board. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, or stored in any retrieval system of any nature, whether electronic or mechanical, including photocopying and recording, without the prior written permission of HDB.

The contents of this publication (the “**Content**”) are provided for your general information only and do not constitute professional advice. The Content is subject to review and/ or change as required by the relevant authorities, including HDB. HDB neither represents nor warrants the accuracy, completeness, reliability, currency or adequacy of the Content for any purpose. HDB disclaims liability for errors and/ or omissions in the Content and any loss suffered by any person arising from the reference to, usage of and/ or reliance on the Content.

Any person or Qualified Person who refers to or adopts, whether wholly or partially, the Content, shall not be relieved of any relevant professional and contractual responsibilities. These include responsibilities under relevant legislation and subsidiary legislation, relevant Codes of Practice and good industry practices.

# Preamble

This HDB Town Design Guide serves as a reference for consultants, town councils, and government agencies, to guide developments within our towns.

Each HDB town is distinctive, with unique history, natural features, built environment, characteristics and communities that provide a sense of identity and belonging for the residents.

Since the 2010s, HDB has planned and built new-generation public housing that is well-designed, community-centric, sustainable, and smart. To keep pace with new needs, HDB launched the Designing for Life roadmap in 2020, which is supported by 3 pillars – 'Live Well', 'Live Green', and 'Live Connected'. The roadmap will centre on the overall health and well-being of residents, to provide them with a better living environment at all stages of their lives. Careful planning backed by science and data will guide HDB's efforts in biophilic design and development of smart and sustainable solutions to help residents live more comfortably with greater convenience. HDB will also find more ways for people to foster social connections and a greater sense of place.

Today, many agencies and town councils make further enhancements and improvements to the towns. HDB wants to provide these partners with a good understanding of the vision and the development history for each town, so that they can further enhance the distinctiveness of the town, and maintain the town identity.

We have provided illustrations and ideas as a Guide to achieve this vision, and HDB welcomes creative ideas and solutions to strengthen the town identity.

All future developments and their facilities shown in this Guide (including but not limited to their locations and alignments) are for illustrative purposes only and are subject to change.

# Acknowledgements

We would like to thank the following organisations and government agencies for their valuable suggestions and input:

JTC Corporation  
Land Transport Authority  
National Parks Board  
Public Utilities Board  
Sport Singapore  
Urban Redevelopment Authority

# Contents

Preamble ..... 3

User Guide ..... 5

Introduction ..... 6

Town Scale Layers ..... 7

Context and History 8

Planning Principles 13

Town Theme and Concept 21

Parks and Waterbodies 22

Key Corridors 23

Key Nodes and Junctions 24

Art Elements 25

Broad Landscape Theme 26

District Scale Layers ..... 27

District Themes and Concepts 28

Form and Massing, Public Spaces,  
Streetscape and Urban Edge,  
Colour Palette, Facade and Roofscape,  
Landscape Approach 29

Plantation District 32

Garden District 42

Park District 53

Brickland District 63

Forest Hill District 67

Precinct Scale Layers ..... 71

Precinct Facilities 72

Playgrounds 74

Street Furniture 77

Wayfinding 82

Paving Design 83

Signage Design 85

Covered Linkway Design 86

Image Credits ..... 87

# User Guide

The HDB Town Design Guide establishes the planning, urban and architectural design considerations for the town/ estate at 3 scales.

## Town Scale Layers

### 1. Read to understand the overall theme, historical and physical context of the town

Town scale layers give the general context of the town so that the developments can be aligned with HDB's overall vision of the town.

## District Scale Layers

### 2. Understand the district themes to apply relevant planning and design guidelines in your project

District scale layers set out distinctive district themes and concepts, to reinforce the town scale layers.

## Precinct Scale Layers

### 3. Apply the design ideas and principles in your project

Precinct scale layers guide the detailed design of projects, allowing flexibility in the micro design elements for a unique precinct identity while aligning with the district themes.

The Guide\* should be used for:

#### **New HDB Developments**

At design reviews with HDB, design consultants would need to demonstrate how their proposals have addressed the design layers.

#### **Upgrading and Improvement Projects by HDB or Town Councils**

Similarly, design consultants would need to demonstrate how their proposals have responded to the design layers.

#### **Developments by Government Agencies**

Government agencies may also use the Guide as part of the design brief/ requirements for their design consultants.

*\*It is intended to accompany the detailed Urban Design Guidelines of specific developments, where applicable.*



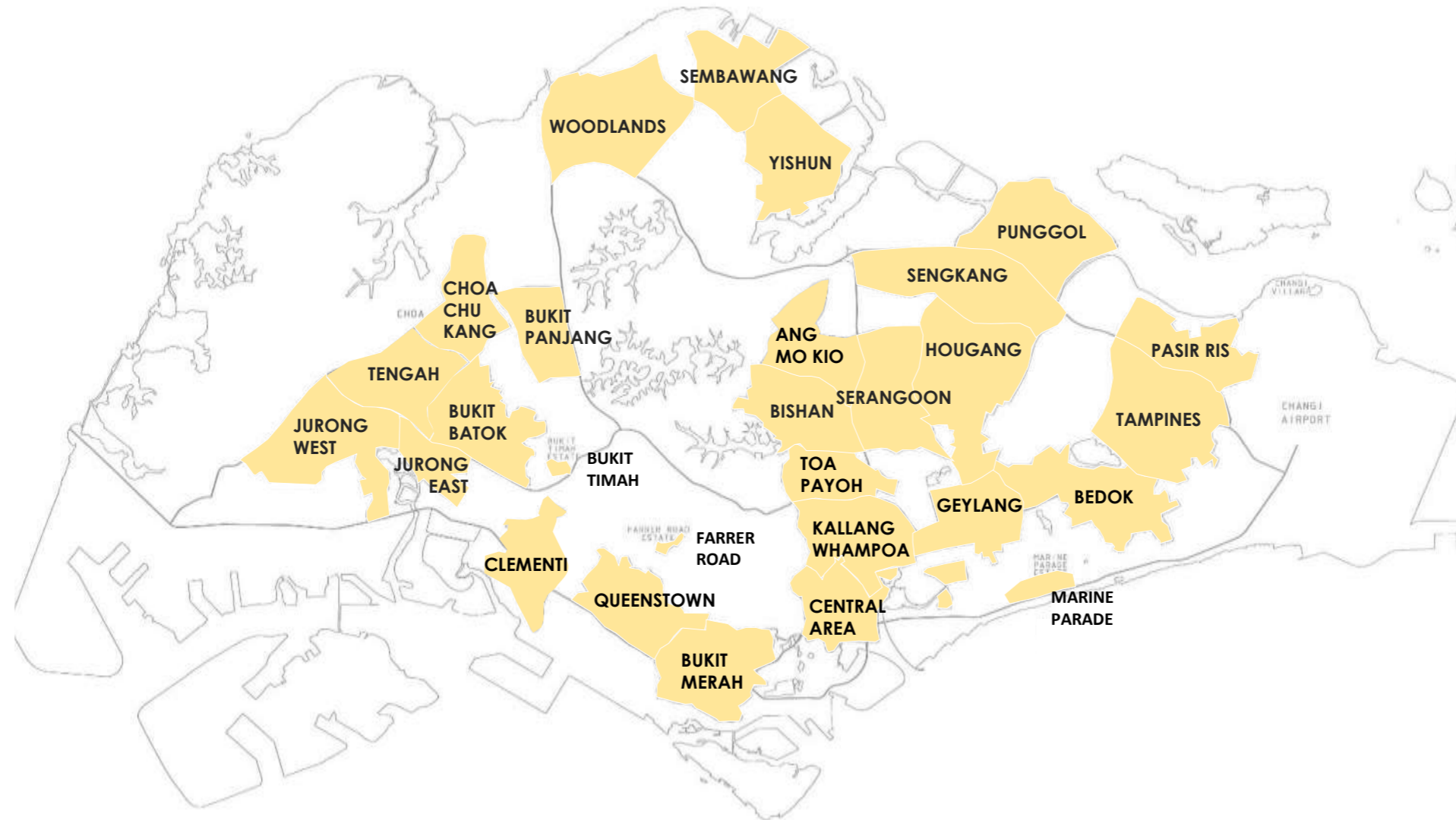
Sub-themes in Tengah

# Introduction

## HDB Towns and Estates

HDB carries out comprehensive town planning and design for 24 towns and 3 estates\*, and strives towards achieving a clear vision and unique identity for the communities.

\*Bukit Timah, Central Area and Marine Parade



# Contents

## Town Scale

- Context and History
- Planning Principles
- Town Theme and Concept
- Parks and Waterbodies
- Key Corridors
- Key Nodes and Junctions
- Art Elements
- Broad Landscape Theme

## District Scale

- District Themes and Concepts
  - Form and Massing
  - Public Spaces
  - Streetscape and Urban Edge
  - Colour Palette
  - Facade and Roofscape
  - Landscape Approach

## Precinct Scale

- Precinct Facilities
- Playgrounds
- Street Furniture
- Wayfinding
- Paving Design
- Signage Design
- Covered Linkway Design

# Context and History



## Strategic Location

Located in the Western region of Singapore, Tengah occupies approximately 700 hectares of land and is expected to provide 42,000 residential dwelling units (DUs) when fully developed.

## Planning Concept

The key concept behind Tengah is the creation of a “Lush Evergreen Town”, with homes surrounded by lush greenery and nature, where residents can enjoy quality living environment and connect with the community in a myriad of amenities and green spaces.

# Context and History

## Transformation of the Western Region



The Western region of Singapore will undergo an urban transformation. Jurong Lake District will be transformed into the largest mixed-use business district outside the city centre, and a model for urban sustainability, while Jurong Innovation District (JID) is envisioned as the industrial estate of tomorrow. The plans for Tengah Town, Jurong Lake District and JID will collectively revitalise the Western region and open up exciting new job, residential and recreational opportunities for everyone.

# Context and History

## Transformation of the Western Region



\* This page is to be read in tandem with the [Jurong Lake District Planning and Urban Design Guide](#).

### Jurong Lake District (JLD)\*

JLD is a 410-hectare district that is envisioned to be the largest mixed-use business district outside the city centre. As a mixed-use district, it will offer quality office spaces, attractive homes, and the necessary retail and F&B amenities to serve businesses, workers, visitors and the local community. Family-friendly attractions, and recreational, hotel and entertainment uses will also be added to complement the Jurong Lake Gardens.

JLD will be a major transport hub that will enjoy excellent connectivity to 4 MRT lines by 2035, namely the North-South Line and East-West Line, as well as the upcoming Jurong Region Line and Cross Island Line. There will also be a new integrated transport hub next to Jurong East MRT station.

Six pillars encapsulate JLD's ambition to be a leading sustainability district and achieve net-zero emissions by around 2045 for all new developments:



### Around Jurong East MRT Station

There is a substantial and vibrant commercial core around Jurong East MRT Interchange, with several office towers, retail malls, housing, a hotel and other complementary uses like JEM, Westage and Ng Teng Fong General Hospital. These developments are connected by a sheltered elevated pedestrian link, also known as the J-Walk.



### The New Precinct

To the south of Jurong Town Hall Road, a new 120-hectare precinct will connect seamlessly to the existing commercial centre and MRT Station via elevated and underground pedestrian links. Lushly landscaped and shaded streets well-provided with wider cycling paths will further support active mobility options. The precinct will have a mix of offices, housing, retail, hotel, entertainment and other complementary amenities in a car-lite and park setting.



### A Necklace of Attractions Around Jurong Lake

Located in close proximity to the Jurong Lake Gardens, the precinct will enjoy more than 10 kilometres of waterfront around the Jurong Lake, lined with signature attractions that will provide opportunities for leisure and recreation like the existing Jurong Lake Gardens and the upcoming New Science Centre.

# Context and History

## Transformation of the Western Region



Artist's impression of Jurong Innovation District

### Jurong Innovation District (JID)

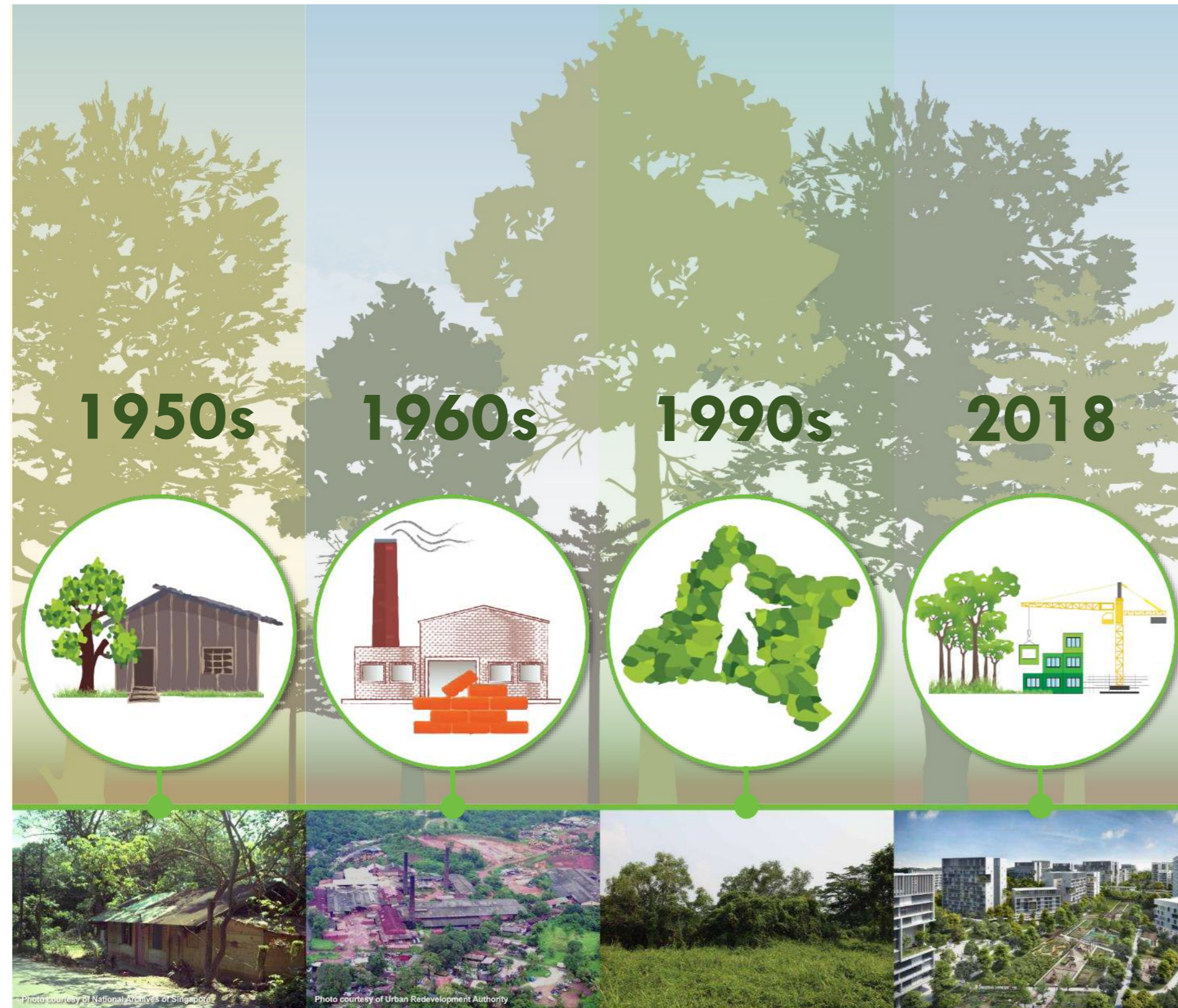
Master-planned and developed by JTC, Jurong Innovation District (JID) is a 620-hectare next generation district located along Singapore's western manufacturing belt, comprising five unique precincts namely Cleantech Park, Bulim, Bahar, Tengah and NTU. Tengah will be the last precinct in JID to be developed for industrial use.

JID will be home to a manufacturing ecosystem of R&D centres, technology partners, training providers and Factories of the Future. Opening in phases since 2019, JID is expected to create 95,000 new jobs in research, innovation and advanced manufacturing.

JID will feature the integration of green spaces such as the Jurong Eco-Garden and the upcoming Bulim Park, as well as public amenities including playgrounds and dining options, which would serve both workers within JID and surrounding residents.

# Context and History

## Historical Background of Tengah



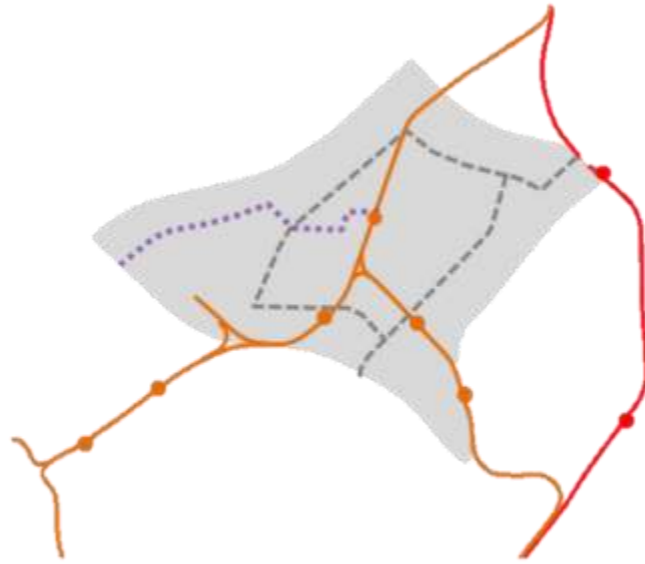
Tengah is a town with a unique identity and history. Looking back at Tengah's agricultural past, it was populated in the 1950s with several housing villages such as the Keat Hong Village and Hong Kah Village, as well as fruit tree plantations and farms where villagers made their living.

In the 1960s, private brickworks industries set up factories in Tengah which added an industrial character to the area. In the 1980s and 1990s, villages were resettled and Tengah was transformed and used as a MINDEF military training ground.

# Planning Principles



**A Lush Evergreen Town**



**Moving around with Ease**



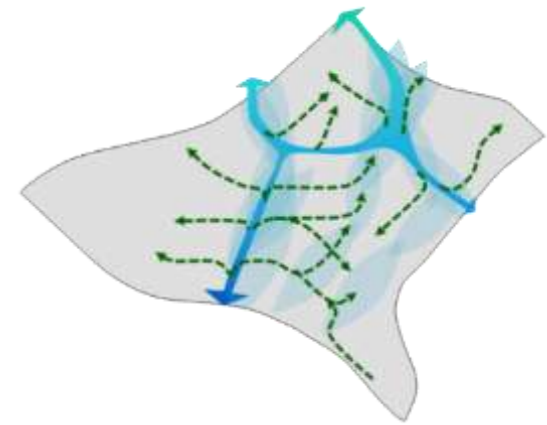
**Walking and Cycling Everywhere**



**Five Crafted Districts**



**Close-knit Communities**



**Smart and Sustainable**

# Planning Principles

## A Lush Evergreen Town

Tengah is designed as a lush evergreen town; with greenery forming its main structure, and integrated with its surrounding ecosystems. Key corridors and key nodes are introduced to strengthen the identity of places and enable easy navigation within the town.

### FOREST CORRIDOR

An approximately 5km long and 100m wide Forest Corridor forms part of the larger biodiversity corridor between the Western and Central Catchment Areas. The planting of native tree species will further enhance the habitat potential of the Forest Corridor. Appropriate activities of a less intrusive nature, such as walking/hiking trails, can be introduced to provide residents with space to appreciate and enjoy nature more intimately.

### CENTRAL PARK

A large Central Park, of approximately 16.9ha in the heart of Tengah, will provide a scenic setting for Tengah Town Centre. The Park will be integrated with waterbodies such as the Forest Stream and Tengah Pond, that connects to Kranji Reservoir and Jurong Lake respectively.

TO  
KRANJI RESERVOIR

### FOREST STREAM

An existing canal will be naturalized and integrated with the Forest Corridor, creating aquatic habitats as part of the forest ecosystem.

TO  
WESTERN CATCHMENT  
AREA

### TENGAH POND

Tengah Pond is a retention pond bounded by the Promenade Park in the north, which will serve as a waterfront park for recreational purposes.

TO  
CENTRAL CATCHMENT  
AREA

JURONG WEST

### COMMUNITY FARMWAYS

Linear common greens inspired by the farming communities of the 1950s will provide residents with spaces for recreation and social interaction, including community gardening and urban farming at their doorsteps.

TO  
JURONG LAKE

### FOREST FRINGE

The Forest Corridor is complemented by a 15-25m wide Forest Fringe enveloping Tengah on its remaining three edges, to define Tengah and differentiate it from the surrounding towns.

JURONG EAST

JURONG  
LAKE

# Planning Principles

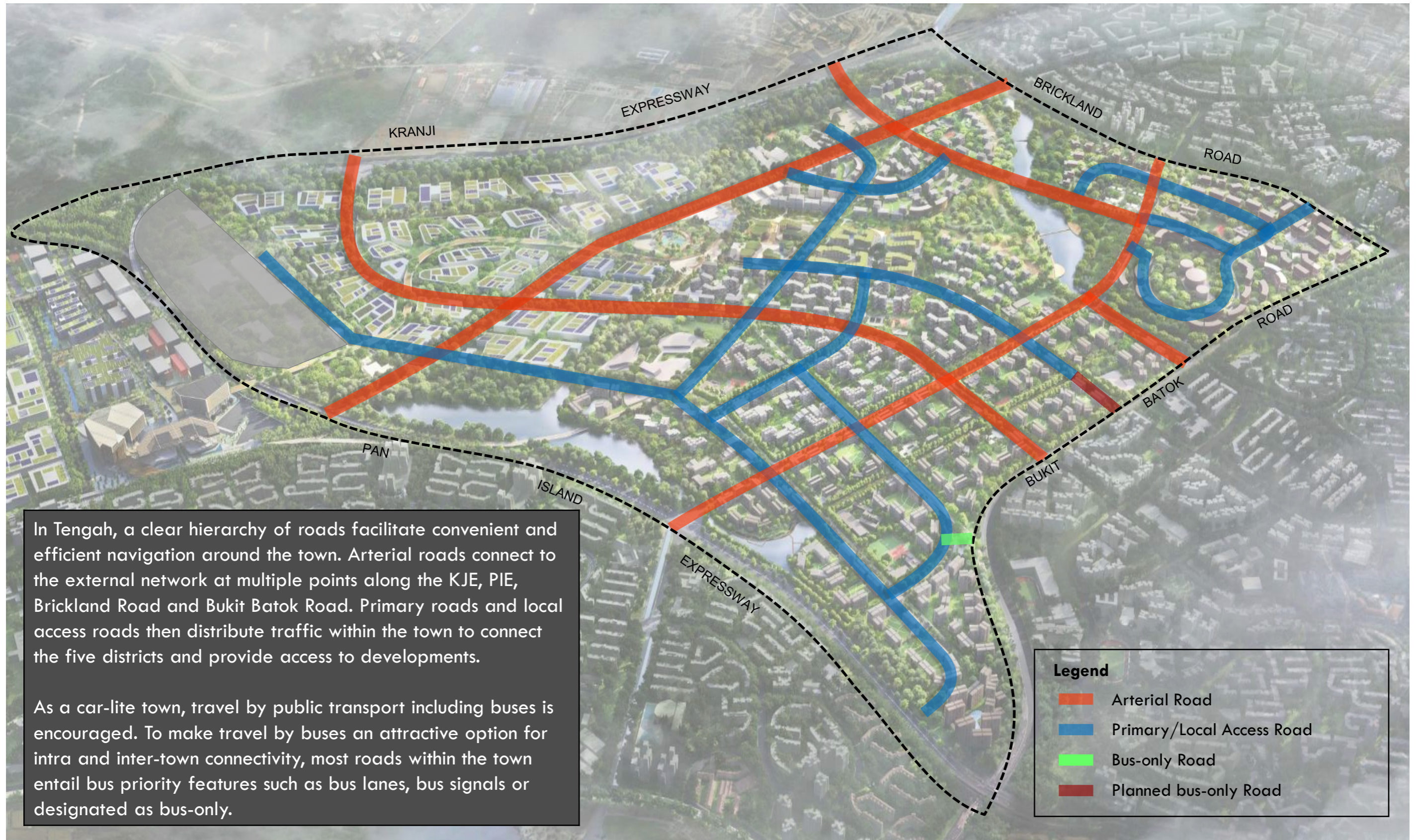
## Moving around with Ease

To support public transport connectivity alongside walking and cycling options, the road network is planned upfront with bus lanes and continuous walking and cycling paths.



# Planning Principles

## Moving around with Ease – Road Network



In Tengah, a clear hierarchy of roads facilitate convenient and efficient navigation around the town. Arterial roads connect to the external network at multiple points along the KJE, PIE, Brickland Road and Bukit Batok Road. Primary roads and local access roads then distribute traffic within the town to connect the five districts and provide access to developments.

As a car-lite town, travel by public transport including buses is encouraged. To make travel by buses an attractive option for intra and inter-town connectivity, most roads within the town entail bus priority features such as bus lanes, bus signals or designated as bus-only.

# Planning Principles

## Walking and Cycling Everywhere

Provisions have been made for people to move around Tengah with ease.



Tengah’s comprehensive public transport network is complemented by dedicated walking and cycling paths on both sides for the road, for residents to enjoy safe and seamless connections.

Some of the town's major facilities will be located along the extensive park network that forms the green structure of the town. The park network will feature shared walking and cycling paths, have elevated or underground crossings, shaded paths, rest stops and spaces for community activities, for a conducive walking and cycling experience.



Commuter typology with dedicated walking and cycling paths within road reserves



Recreational typology with shared walking and cycling paths through open space

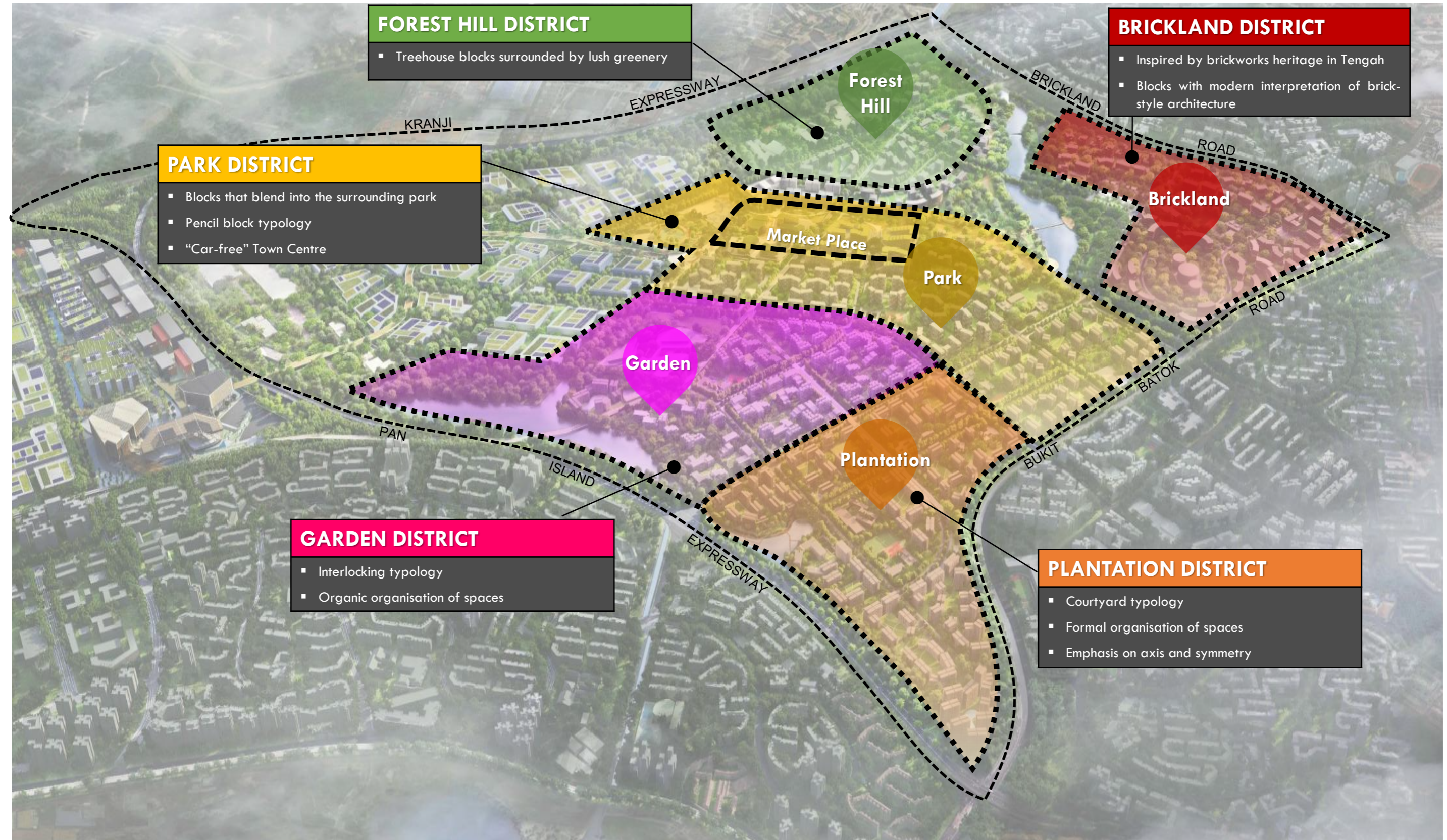


Artist’s impression of the “Car-free” Tengah Town Centre

# Planning Principles

## Five Crafted Districts

Each district in Tengah will have a distinct identity, designed with the community and nature as the focus.



# Planning Principles

## Close-knit Communities

Common spaces spread across the town will encourage community bonding through sports, fitness, and play.



*The plan for Tengah Industrial Estate is merely illustrative and may be subject to further change, as the estate is still under active master planning.*

Tengah will have a good spread of facilities at the town, district, and precinct levels to meet residents' daily needs. These facilities will be well-connected to the transport network and other communal facilities, such as hawker centres and community centres.



Integrated developments enable residents to enjoy the convenience of having a wide variety of facilities at their doorstep.



Neighbourhood Centres are conveniently accessible to nearby blocks and transport nodes, serving as a one-stop destination for residents to meet their daily needs, and interact with one another regularly.

# Planning Principles

## Smart and Sustainable

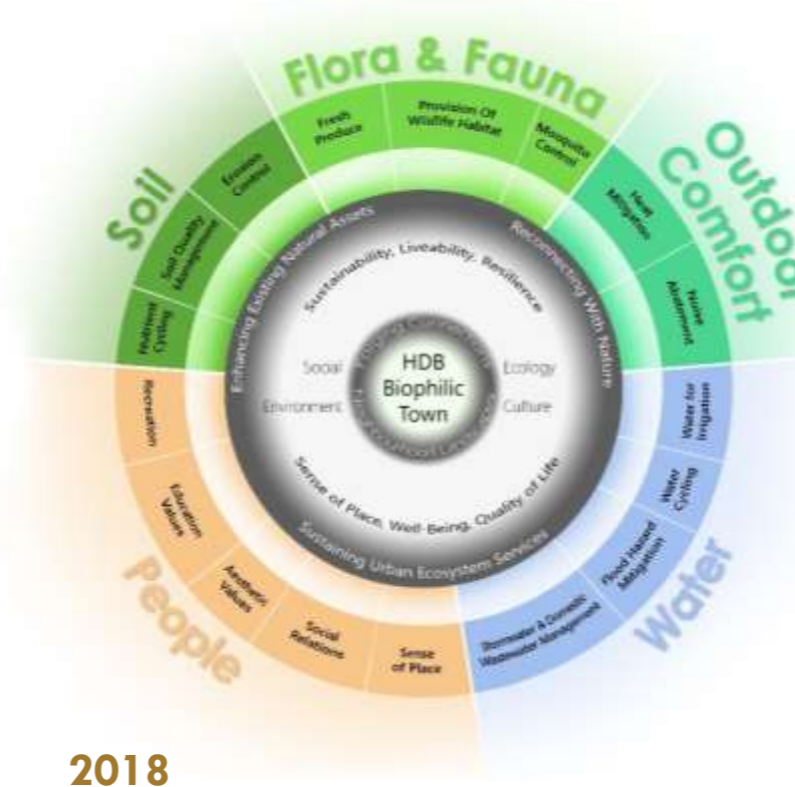
Over the years, HDB has introduced several frameworks to continuously improve our towns. The principles within the frameworks underpin the planning and design of new public housing developments, such as Tengah, and the rejuvenation of existing estates. These frameworks have been guided by HDB's Roadmap to Better Living introduced in 2011, and HDB's new Designing for Life Roadmap which was launched in 2020.



2020 and beyond

### Well-being Framework

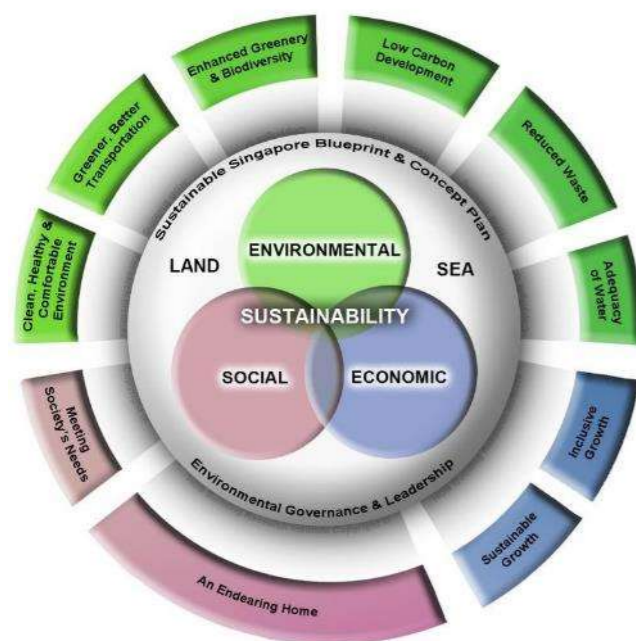
- Create 'Healthy Towns for All Ages'
- Meet holistic needs across different life cycle stages to enhance physical, mental and social well-being
- More choices for residents to lead healthy lifestyles, keep active minds and build community bonds



2018

### Biophilic Town Framework

- Promote a greater sense of place, better well-being and enhanced quality of life for residents
- Create nature-centric neighbourhood landscapes that consider the aspects of soil, water, flora and fauna, outdoor comfort, and people



2011

### Sustainable Development Framework

- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents



2014

### Smart Town Framework

- Deploy smart initiatives and technology across the dimensions of planning, environment, estate, living, and community
- Create more liveable, efficient, sustainable, safe, inclusive, empowering and resilient towns
- Supported by infrastructure and connectivity enablers including sensors, communications and a data hub

## HDB Roadmap to Better Living (2011)

Well-Designed Towns | Sustainable & Smart Towns | Community Centric Towns

Designing FOR LIFE (2020)  
THE FUTURE OF HDB LIVING  
LIVE WELL | LIVE GREEN | LIVE CONNECTED

## Town Theme and Concept



As a “Lush Evergreen Town”, the concept and design considerations of Tengah’s developments are rainforest-inspired; a dynamic and intricate ecosystem that is resilient and responsive to changing needs.

# Parks and Waterbodies

## A Lush Evergreen Town

The overall landscape strategy puts forward a set of recommended species for the various green spaces, to create a coherent and distinct identity for the Lush Evergreen Town.



# Key Corridors



The map depicts the following key corridors in the town:

1. **Forest Corridor** is ~5km long and 100m wide, forming part of the larger biodiversity corridor between the Western and Central Catchment areas,
2. **Forest Fringe** is 15m wide and complements the Forest Corridor on the remaining three edges of Tengah,
3. **Community Farmways** are linear common greens inspired by the farming communities of the 1950s, which will provide residents with spaces for recreation and social interaction,
4. **Central Park** in the heart of Tengah will be integrated with waterbodies such as Forest Stream and Tengah Pond that connects to Kranji Reservoir and Jurong Lake respectively, and
5. **JID's Sky Corridor** is an 11km raised mobility corridor which will connect to Bulim.

Other than vehicular circulation, key corridors are also planned to encourage active mobility as part of the ongoing move towards being car-lite. In Tengah, these key corridors feature the major green spaces of the town.

# Key Nodes and Junctions

Key nodes are areas that have community-related spaces and/ or commercial facilities that attract users, such as parks, commercial centres and community centres. Key junctions mark major navigational points and gateways between neighbourhoods and nearby key nodes. Adjacent developments can adopt corner treatments to further define these junctions as visual reference points in the town.



# Art Elements



Artist's impression of an art-inspired community quadrangle in Plantation District

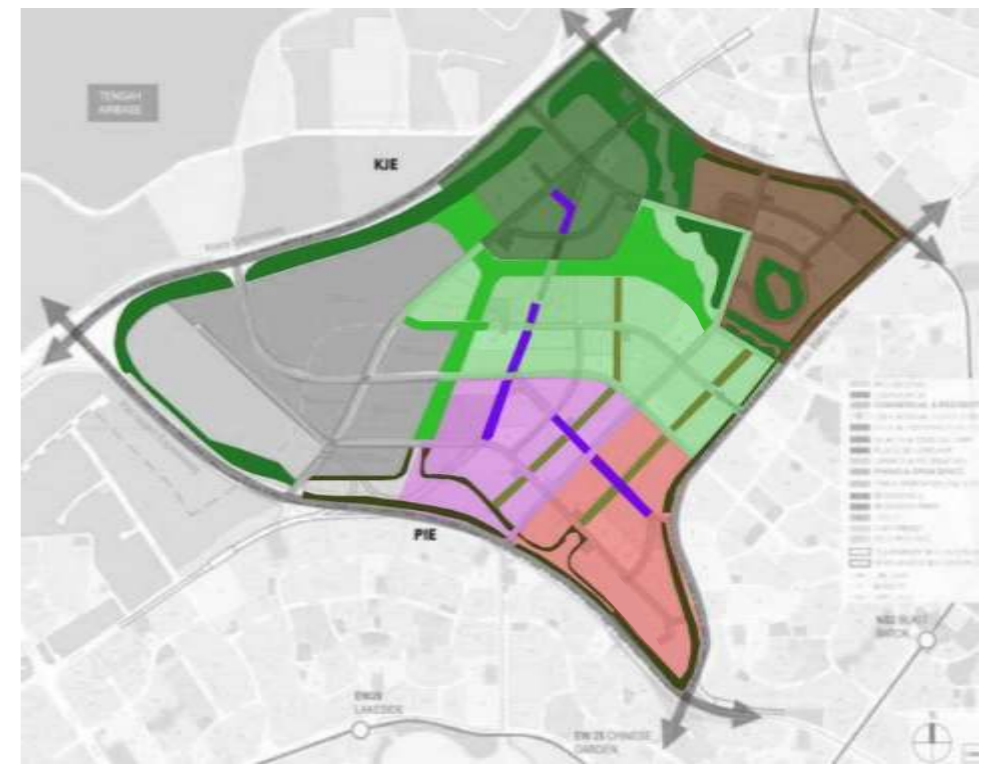
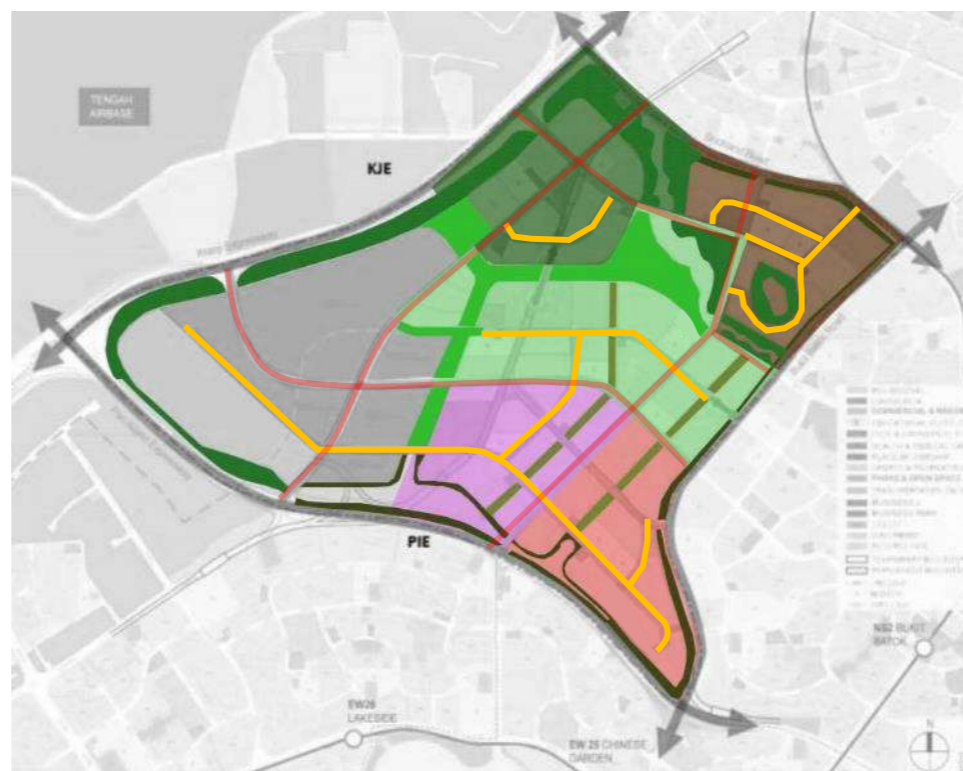
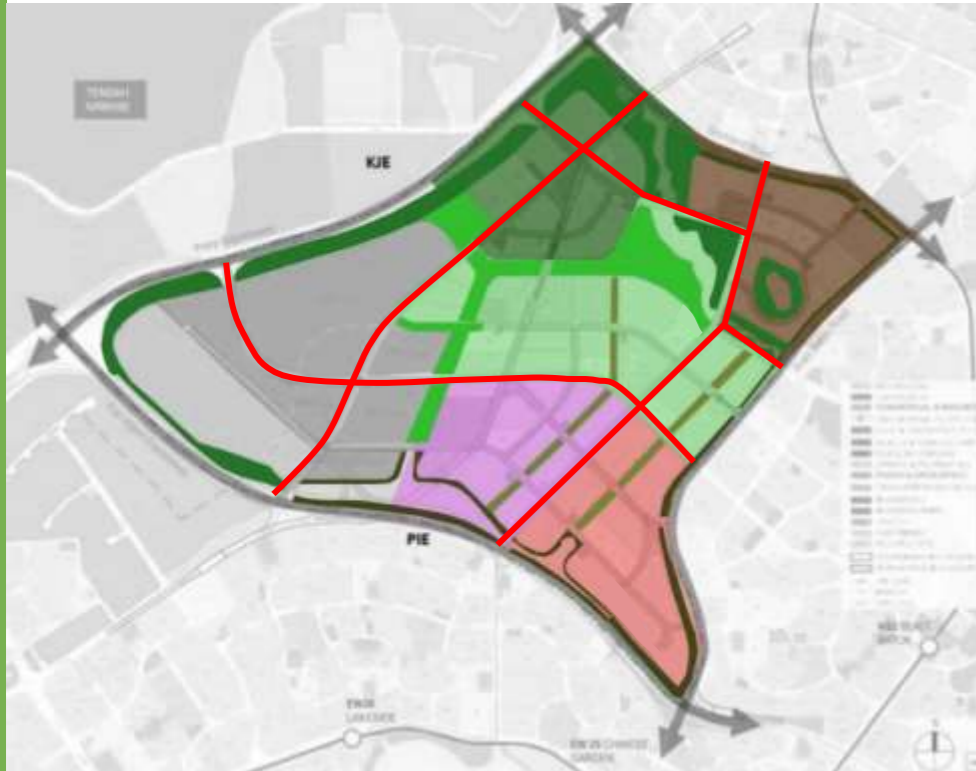


Example of sculptural art at entrance plazas

Art elements add delight and help to foster a sense of belonging. To strengthen the identity and memorability of the town, art elements can take reference from the context of the town and site, e.g. history, environment and town/ sub-themes, where applicable, and consider engaging residents and local artists to create the artworks.

# Broad Landscape Theme

The planting concepts along the streets vary with different type of tree selections. **Datum trees** (common species) will run along these streets, giving an identity to each street. For example, larger canopy trees will be planted along the primary road to provide sufficient shade across larger road lanes and more layering of smaller canopy trees will be planted along the JRL.



## Typical sections



### Primary Road

Datum Trees:

- *Dyera costulata* (Jelutong)
- *Koompassia malaccensis* (Kempas)
- *Sterculia macrophylla*

### Secondary Road

Datum Trees:

- *Buchanania arborescens* (Sparrow's Mango)
- *Palaquium obovatum*
- *Horsfieldia polyspherula*

### JRL

Datum Tree:

- *Sterculia parviflora*
- *Alstonia angustiloba*

# Contents

## Town Scale

- Context and History
- Planning Principles
- Town Theme and Concept
- Parks and Waterbodies
- Key Corridors
- Key Nodes and Junctions
- Art Elements
- Broad Landscape Theme

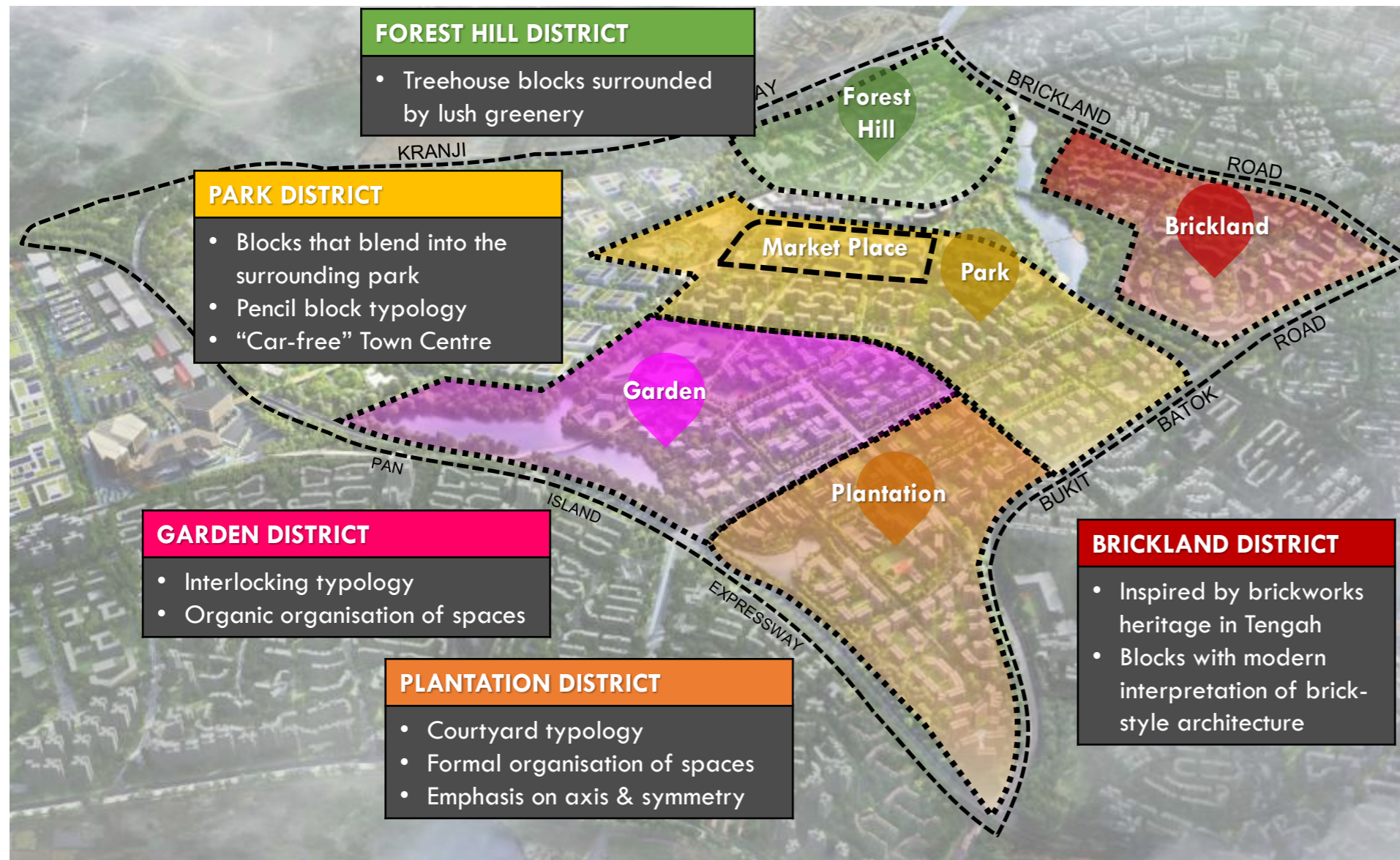
## District Scale

- District Themes and Concepts
  - Form and Massing
  - Public Spaces
  - Streetscape and Urban Edge
  - Colour Palette
  - Facade and Roofscape
  - Landscape Approach

## Precinct Scale

- Precinct Facilities
- Playgrounds
- Street Furniture
- Wayfinding
- Paving Design
- Signage Design
- Covered Linkway Design

# District Themes and Concepts



Themes are based on existing context, e.g. social and physical features, that are prevalent within the different areas.

## Five Crafted Districts

The residential areas in Tengah will be divided into five crafted districts, each with a unique character. The districts are:

- Plantation District
- Garden District
- Park District
- Brickland District
- Forest Hill District

These districts will be designed with the community and nature as the focus. The themes of forest and nature will feature strongly in the planning and design of the districts, as part of the ecological aspirations to weave nature into the homes. For example, the Tengah Town Centre will be the first town centre which is sited in a forest park setting.

# District Scale Layers

Each of the district scale layers should take into consideration the respective district themes, in order to create a strong and coherent identity for each area.

## Form and Massing

Form and massing can be designed based on the sub-themes and site context to create urban landscapes and landmarks.

## Streetscape and Urban Edge

Paying careful attention to the design and treatment of the streetscape can enhance the experience of the users moving along a street or through a space.

Examples of streetscape treatment:

- Forms that front the street
- Street level activities
- Landscaping and shelters
- Pocket spaces along the street
- Pedestrian-friendly connections

## Facade and Roofscape

The facade and roofscape of a development are distinct elements of its architectural design. When different developments in an area take reference from the sub-theme, it can contribute to the identity of the area.

## Public Spaces

To encourage social interaction and community bonding, public spaces can be designed to be welcoming and vibrant. Such spaces include community plazas, and areas with facilities.

## Landscape Approach

The use of plants, as defined by planting concepts and strategies, strengthens the identity of a precinct and neighbourhood. The shape, form and colour of plants can also assist in defining a space through repetition and scale.

As each thematic area is made up of varying extents of vacant land and existing developments, the Neighbourhood Scale Layers will be customised to suit the needs of each area.

Where there are sizeable areas with the opportunity for development, all the neighbourhood scale layers will apply.

Where areas are predominantly made up of existing developments, the emphasis can be in the design of public spaces.

# District Scale Layers

## Colour Palette

Colours can greatly enhance identity. Used consistently across precincts, colour palettes can help to reinforce the identity of an area. The suggested colour palette for each area in a town draws reference from its sub-theme. It consists of:

- **Primary Colours**  
Unify the identity of the town, and form the main base of the colour scheme (55–70% of painted area)
- **Secondary Colours**  
Complement the primary colours (20–30% of painted area)
- **Accent Colours**  
Highlight certain architectural features on facades (such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.) and precinct facilities (10–15% of painted area)

## Application of Colour Palettes

For the colour scheme of each development, it is recommended to use:

- Building Facades: 2 primary colours, 1 or more secondary colour(s), and 1 or more accent colour(s)
- Precinct Facilities: 1 or more accent colour(s)



Examples of the application of colour palettes on facades

# District Scale Layers

## Summary of Colour Palettes for Tengah

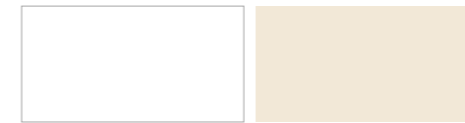
The suggested colour palettes of the 5 districts in Tengah are inspired by the 'Lush Evergreen Town' theme.

Please refer to each district for the details of its suggested colour palette.



### Plantation District

#### Primary Colour



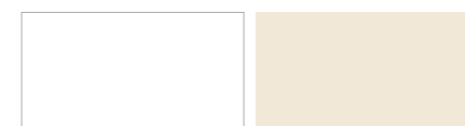
#### Secondary Colours



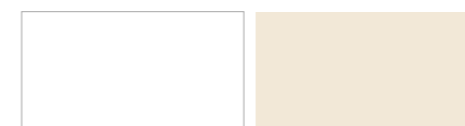
#### Accent Colours



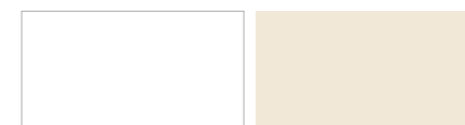
### Garden District



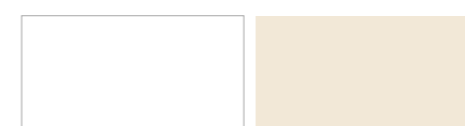
### Park District



### Brickland District



### Forest Hill District



# Plantation District

GROW  
LINEARITY FARM TO TABLE  
COMMUNITY PLAZA FARMERS' MARKETS  
ALLOTMENT GARDENS LEARN SYSTEMATIC  
FARMWAY **PLANTATION**  
TRANSPORT NODE LIVING WITH NATURE COURTYARD GARDENS  
THRIVING GATHER NURTURING **PLAY**  
ORGANISED RETAIL  
COMMUNITY CLUB CULTIVATION



## District Theme and Concept

Tengah's first district to be developed is inspired by the villages and farms that once dotted Tengah in the 1950s. The key attraction is the Plantation Farmway that connects from the pond in the south to the larger park spaces at the centre of Tengah.



Artist's impression of Farmer's Market



Artist's impression of a courtyard in Plantation District

# Plantation District



## District Theme and Concept

### Planning and Design Considerations

- Modern interpretation of plantation-style planning and architecture
- Formal organisation of spaces, with emphasis on axis and symmetry

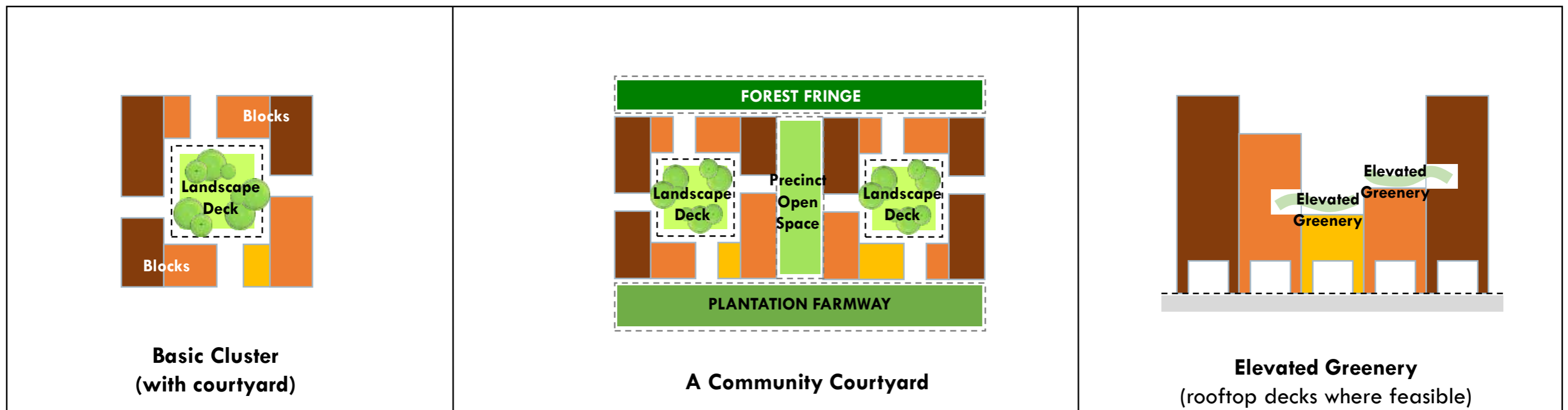
# Plantation District

## Form and Massing

- Courtyard Typology
- Rectilinear Form

Responding to the farmway as a central axis and key visual corridor, residential blocks should step down towards it, enclosing a courtyard for landscape and community uses.

Architectural features such as roof terraces and elevated greenery are encouraged to break down the scale of buildings, where possible.



# Plantation District



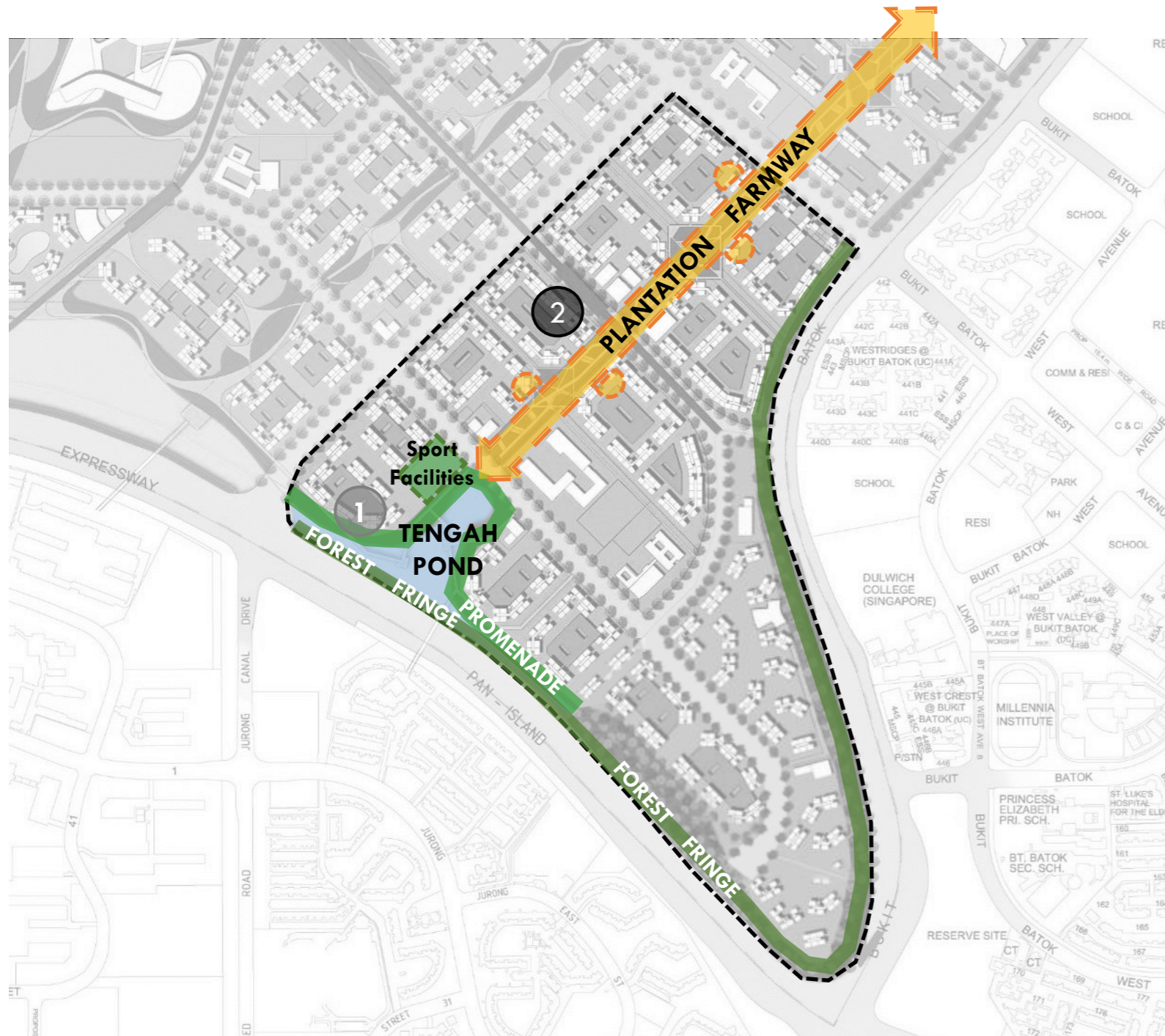
## Public Spaces

### 1 Tengah Pond

Tengah Pond, located in the Garden and Plantation Districts, is a water retention pond bounded by the Promenade Park to the north which will serve as an active waterfront park for recreational purposes. The Forest Fringe lines its southern edge.

The promenade supports active and passive recreational uses such as jogging and cycling, as well as gathering spaces and conducting educational trails. As a major water body, Tengah Pond is also a key landscape element for adjacent parcels to respond to.

# Plantation District



## Public Spaces

### 2 Plantation Farmway

The Plantation Farmway is a formal, linear strip of green (40m-wide) running through the centre of Plantation District, creating a green visual corridor. It serves as the common green for the adjacent residential precincts and will be planned with activity nodes including recreational facilities and social and communal facilities (SCFs). Spaces for community gardening and allotment gardens will also be provided along the Plantation Farmway.

The Plantation Farmway is to have a formal organisation of spaces, with emphasis on axis and symmetry. Key features of the Plantation Farmway include:

#### i. Community Quadrangles

Community Quadrangles are envisioned as social gathering spaces for residents. The quadrangles are to be activated by social communal facilities (SCF) located at the ground floor of residential blocks facing the quadrangles.

#### ii. Piazza

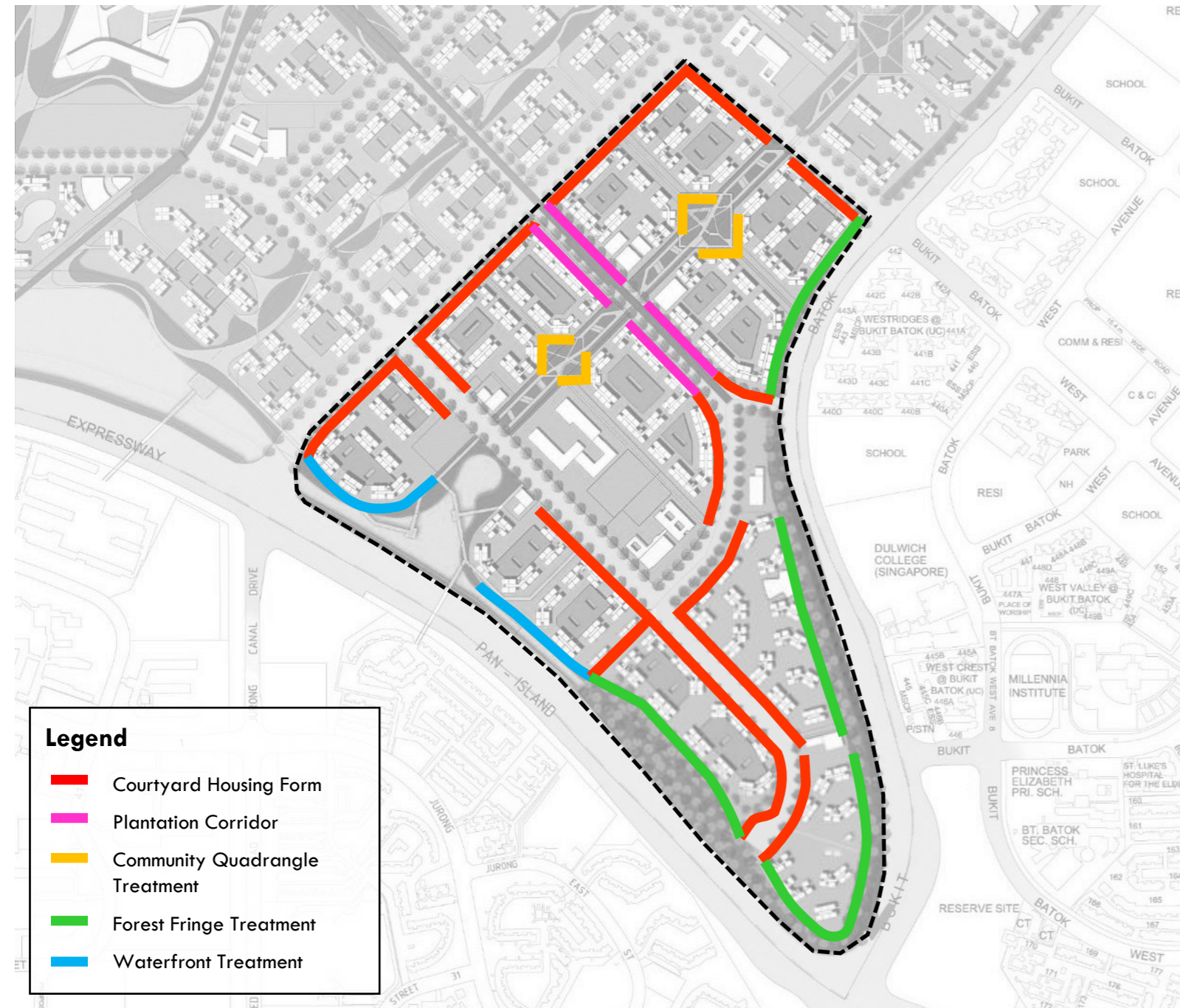
A regularly-shaped, landscaped plaza space, is a shaded space that can be used for community events. The piazza is to be activated by ground floor commercial uses within the Neighbourhood Centre and Community Club.

#### iii. Community Gardening/ Allotment Gardens

To support the vision of Tengah as a Lush Evergreen Town, residents are encouraged to grow their own produce or plants, to bring them closer to nature.

There are also opportunities to design distinctive garden spaces to provide a range of experiential, fun and educational landscapes that cultivate environmental awareness.

# Plantation District



## Streetscape and Urban Edge

The treatment of the district's edges will enliven the streetscape experience, and new public housing developments should contribute to the imageability of the streetscape by adhering to the following treatment guidelines.

### Street Perimeter Treatment for Courtyard Housing Form

The courtyard housing form is formed by perimeter blocks which step down towards a central courtyard.

### Plantation Corridor Treatment

Spaces fronting the residential developments could include social communal and commercial facilities such as pavilions, precinct entrances, and landscaping etc.

### Community Quadrangle Treatment

Blocks shall step down and frame the community quadrangle, where activities on the ground floor are encouraged.

### Forest Fringe Treatment

Developments fronting the Forest Fringe shall capitalise on the view and employ architectural features that extend greenery into the residential parcel. For example, this could include double-volume ground level community spaces.

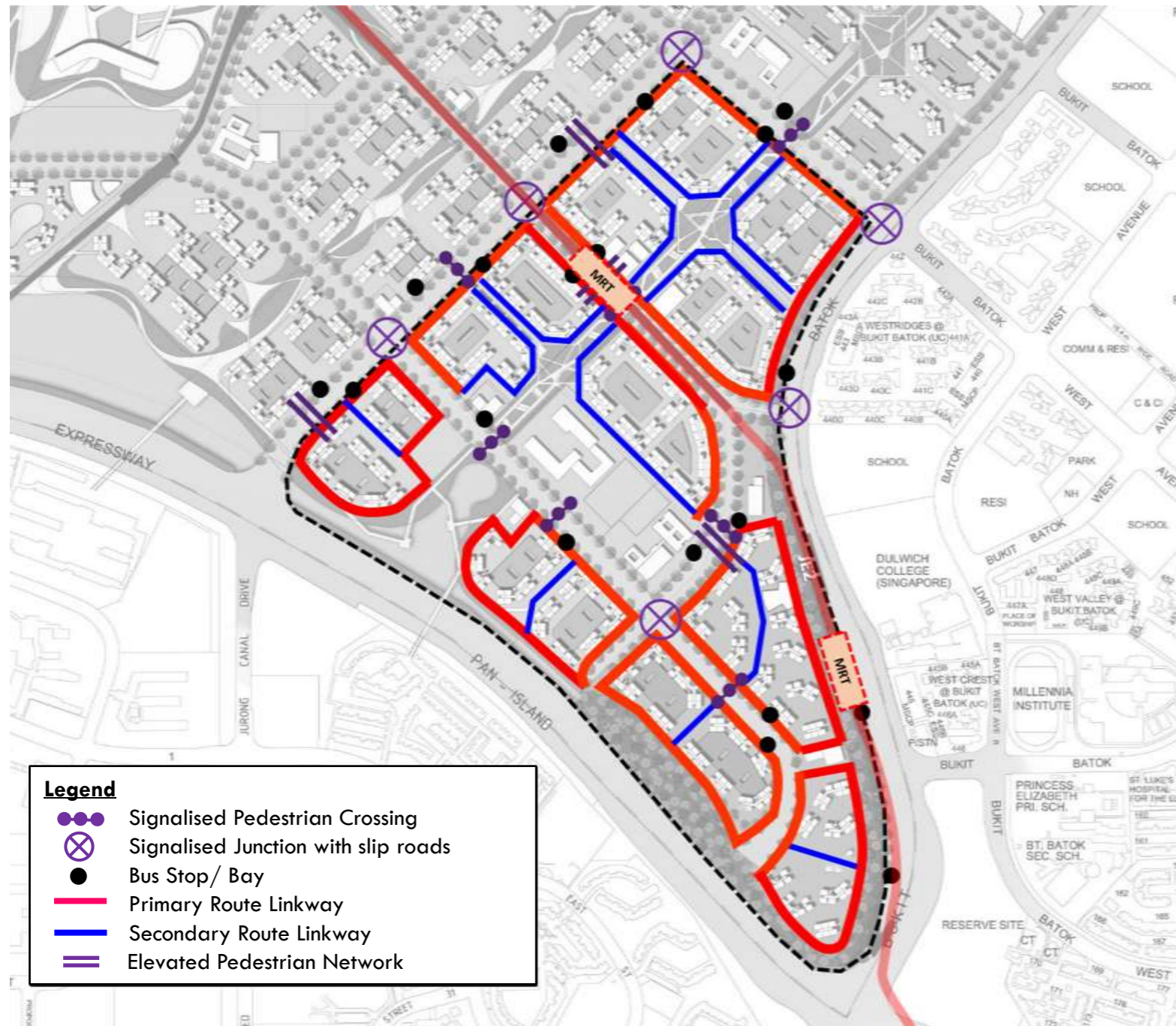
### Waterfront Treatment

Developments shall adopt a terracing form to maximise views of the waterbody. They shall also be set back from the promenade to create spaces for spill-out activities that can contribute to a vibrant waterfront environment.

#### Legend

- █ Courtyard Housing Form
- █ Plantation Corridor
- █ Community Quadrangle Treatment
- █ Forest Fringe Treatment
- █ Waterfront Treatment

# Plantation District



## Streetscape and Urban Edge

### Pedestrian Environment

A network of sheltered pedestrian paths (i.e. covered linkways) will connect the housing precincts to transport facilities (e.g. bus stops, MRT stations), schools, common greens, park connectors, commercial nodes and social-communal facilities, contributing to the overall connectivity in Plantation District.

These covered linkways should be integrated holistically with the surrounding developments to ensure design coherence, as well as enhance wayfinding and accessibility.

#### Primary Route Linkways

Primary Route Linkways are located along the periphery of precincts, providing a clear main path for residents to access key transport nodes and amenities.

#### Secondary Route Linkways

The secondary routes within the precinct shall support the primary routes.

#### Upper Level Linkage

To create a seamless pedestrian connection to the surrounding developments, an upper-level link bridge will connect transport nodes (i.e. MRT station) to the Neighbourhood Centre, strengthening the identity of the Plantation District.

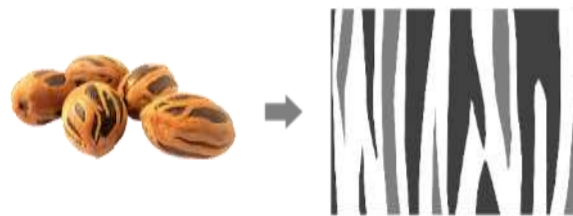
# Plantation District

## Colour Palette

Inspired by natural materials, a colour palette of muted, earthy tones with deep, rich accents is recommended to convey the down-to-earth characteristic of the Plantation District.

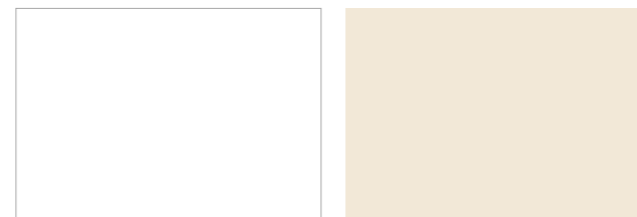
## Facade and Roofscape

- Consider the use of linear elements which portray the organised and utilitarian character of the 'Plantation' district theme
- Abstract motifs of crops could be reflected in screens, railings, and facade elements



### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose *this primary colour*)



BS 00 E 55

BS 08 B 15

### Secondary Colours

Complement the primary base colours  
(choose *1 or more secondary colours*)



BS 08 B 17

BS 08 B 21

### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.

(choose *1 or more accent colours*)



BS 10 C 33

BS 06 C 35

BS 06 D 45

BS 08 C 39

BS 08 B 25



Linear facade elements and earthy tones in artist's impressions of Plantation District

# Plantation District



Grove of trees planted in a formal manner (example from Acacia Breeze)



Trees with slender trunks planted in a grid-like fashion (example from a plaza in Kuala Lumpur, Malaysia)

## Landscape Approach

The planting theme takes the form of groves of trees planted in a formal, grid-like fashion. They include the use of fruit and timber trees, and other edibles such as Nutmeg, Chiku and Passion Fruit.

### Planting Concept

Trees with slender trunks and distinctive barks, fruit trees, lush shrubs or simple turfing.

### Suggested Tree Species

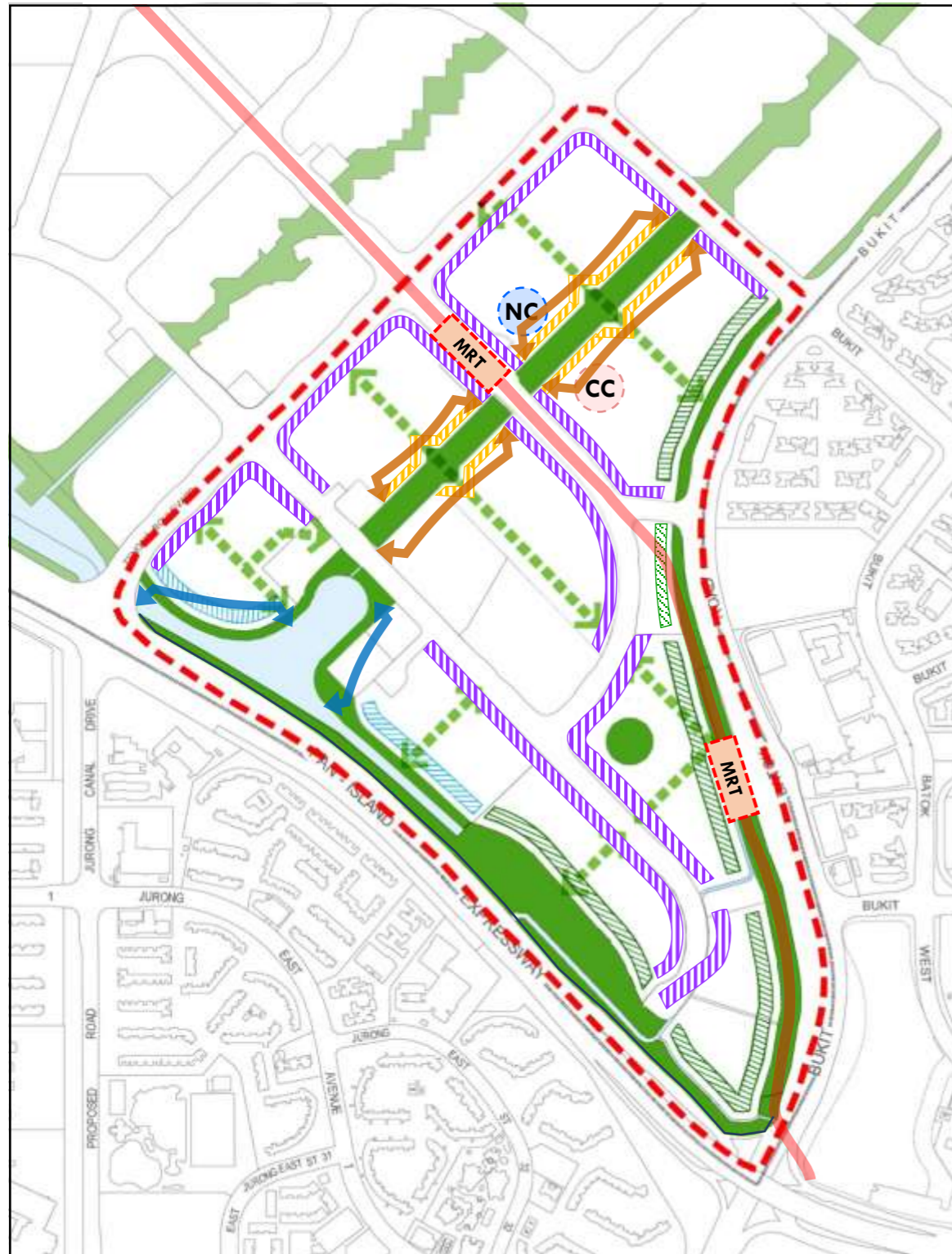
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Myristica fragrans* (Nutmeg)
- *Tamarindus indica* (Tamarind)
- *Gnetum gnemon* (Belinjau)
- *Amesiodendron chinense*
- *Hopea odorata* (Chengal Pasir)
- *Theobroma cacao*\* (Cocoa)

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens




# Plantation District

## Overview of Key Urban Design Considerations





### Transport and Facilities








PROPOSED

-  MRT Station
-  Neighbourhood/ Commercial Centres
-  Activity-generating use

### Parks and Waterbodies

-  Park
-  Waterbody

### Streetscape and Urban Design Response

-  Street Perimeter Treatment
-  Farmway Treatment
-  Waterfront Treatment
-  Forest Fringe Treatment
-  Views to Community Farmway
-  Views to the Waterbody
-  Local Links

# Garden District

DECORATIVE LANDSCAPE GROWTH BEAUTY  
POCKET GARDENS  
FARM TO TABLE COLOURFUL BLOOMS  
ELEGANT INTIMATE GARDEN  
BOTANICAL ARBOURS  
TRANSPORT NODE TEXTURES DELICATE  
SENSORY THEMATIC GARDENS  
PICTURESQUE ORGANIC GRACEFUL PLAY  
SERENITY



## District Theme and Concept

Garden District is inspired by its picturesque setting, fronting Tengah Pond and Central Park. It is envisioned to be rich in colours, textures, tactility, sounds and smells, to recreate a sense of a garden within a forest.



Artist's impression of the Garden Farmway in Garden District

# Garden District



## District Theme and Concept

### Planning and Design Considerations

- Natural botanical quality that engages the senses
- Organic organisation with pocket gardens enclosed by interlocking blocks

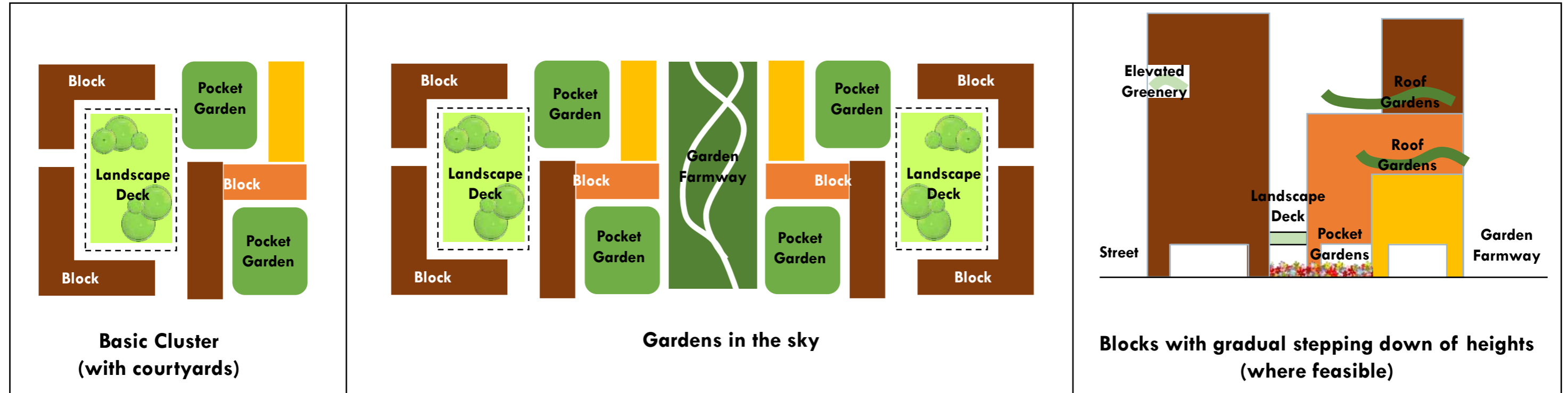
# Garden District

## Form and Massing

- Interlocking block concept that can be adapted to different edge treatments
- Expressed as a gradual step down block toward the farmway, with roof gardens on the lower levels where feasible.

The relationship between the Garden Farmway and adjacent buildings will enhance its character and experience. Blocks flanking the farmway should step down to create an intimate scale. The varying block heights also contribute to a more varied and articulated roovescape/ building form.

Architectural features such as roof terraces, mid-level greenery, and balconies are encouraged to break down the scale of buildings where possible.



# Garden District



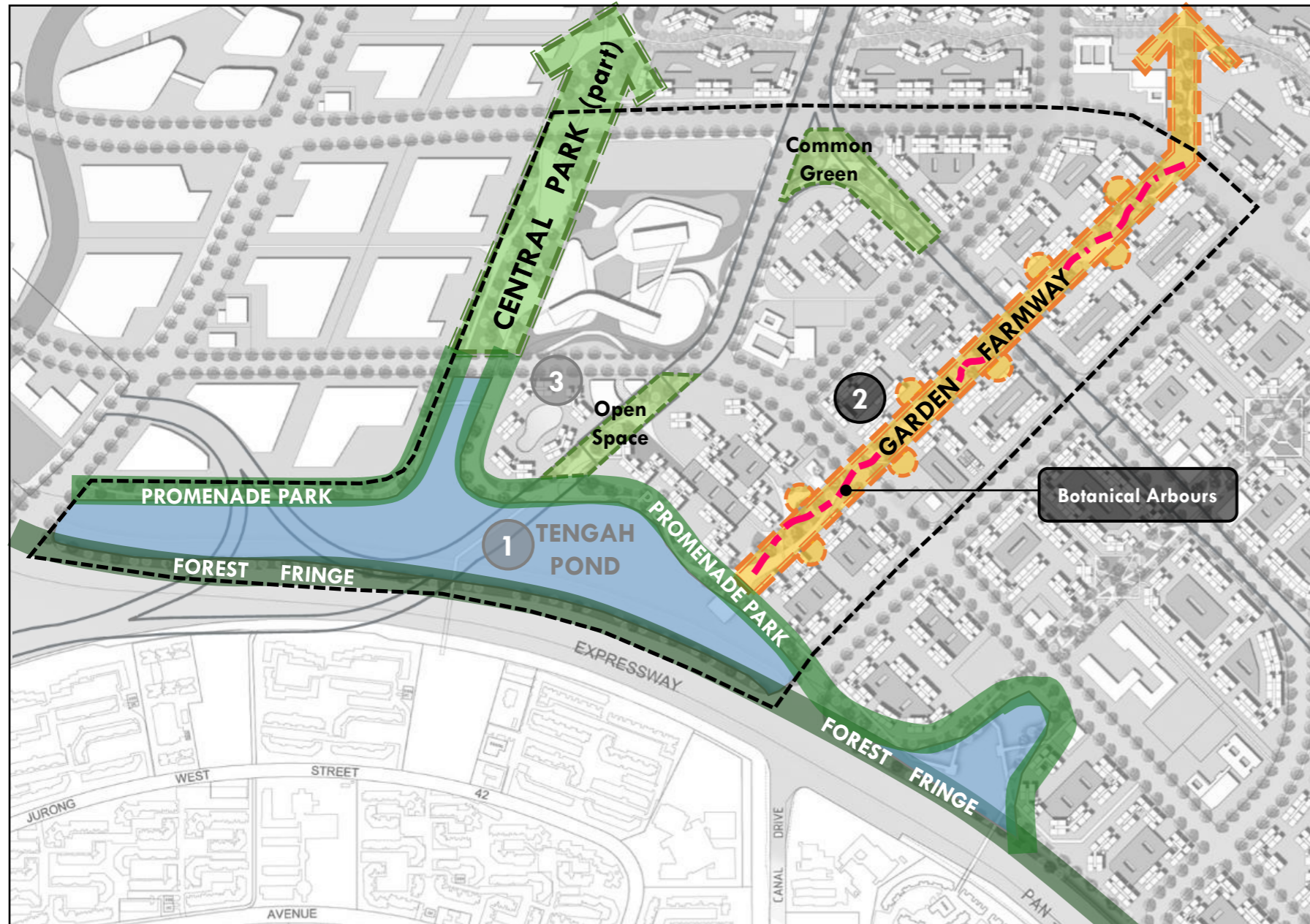
## Public Spaces

### 1 Tengah Pond

Tengah Pond, located in the Garden and Plantation Districts, is a water retention pond bounded by the Promenade Park to the north which will serve as an active waterfront park for recreational purposes. The Forest Fringe lines its southern edge.

The promenade supports active and passive recreational uses such as jogging and cycling, as well as gathering spaces and conducting educational trails. As a major water body, Tengah Pond is also a key landscape element for adjacent parcels to respond to.

# Garden District



## Public Spaces

### 2 Garden Farmway

The Garden Farmway is an organic strip of green running through Garden District creating a green recreational corridor. It will be planned with activity nodes including recreational facilities, and social and community facilities (SCFs). Spaces for community gardening and allotment gardens will also be provided along the Garden Farmway.

The Garden Farmway should have a loose/ organic organisation of spaces, in line with the garden theme.

Key features of the Garden Farmway include:

**i. Botanical Arbours**

Botanical arbours are strategically featured along various stretches of the Garden Farmway, to reinforce the garden theme and contribute to place-making.

**ii. Community Gardening/ Allotment Gardens/ Thematic Gardens**

To support the vision of Tengah as a Lush Evergreen Town, residents are encouraged to grow their own produce or plants, to bring them closer to nature.

In addition, there is also opportunity to design distinctive garden spaces to provide a range of experiential, fun and educational landscapes that cultivate environmental awareness.

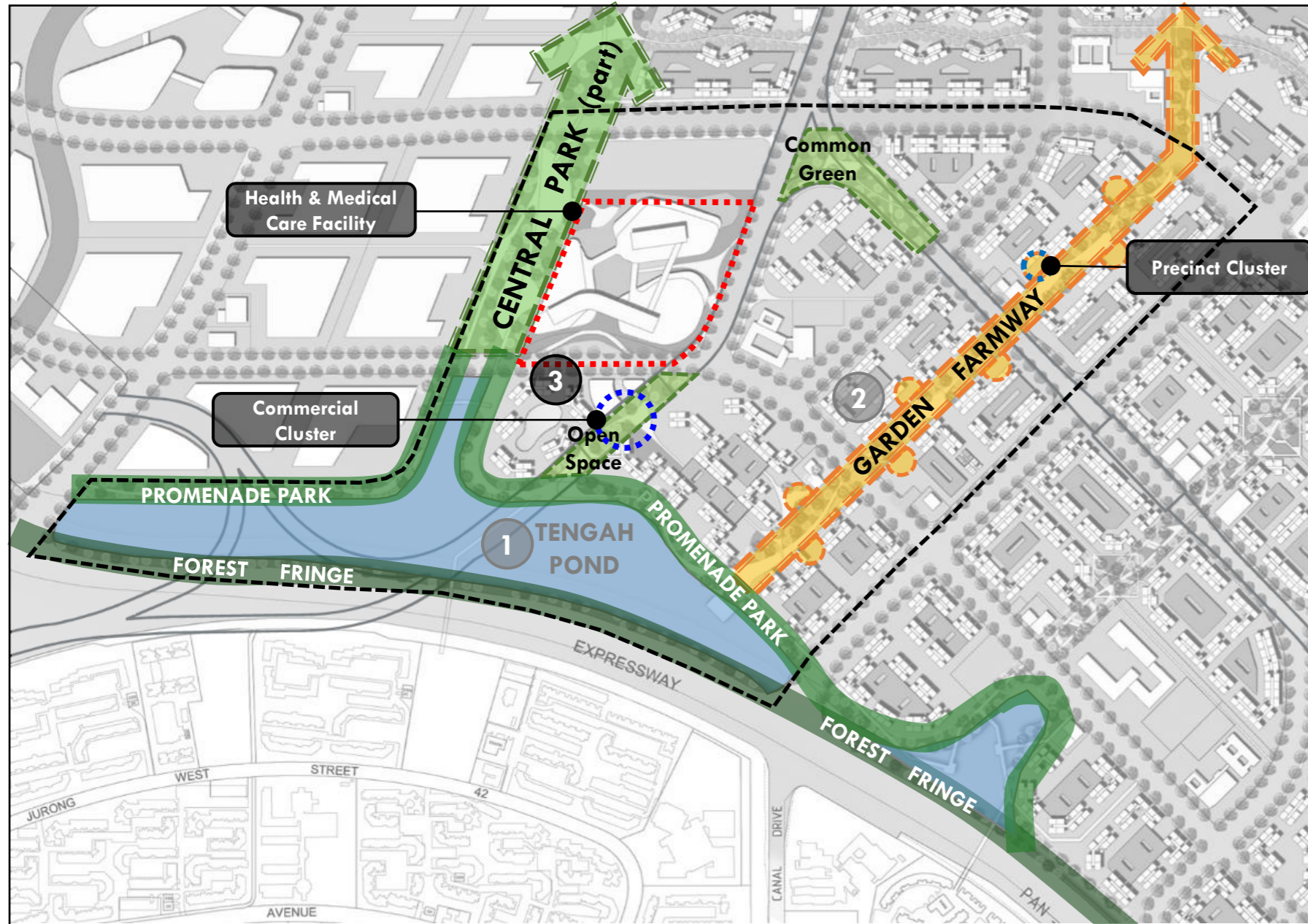


Artist's impression of botanical arbours in the Garden Farmway



Example of community garden spaces

# Garden District



## Public Spaces

### 3 Activity-generating Uses

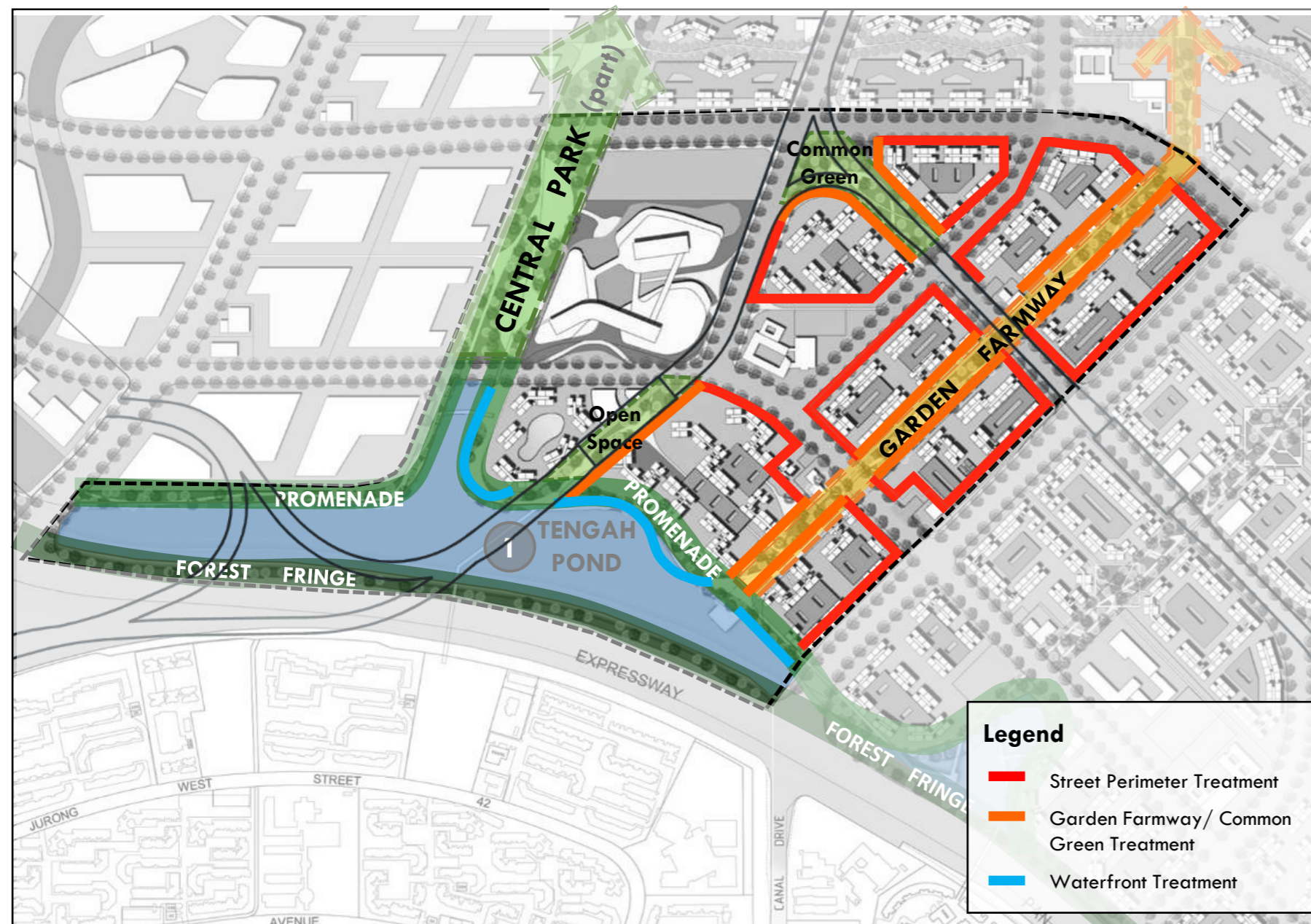
The commercial node within Garden District is strategically located adjacent to a transport node. Outdoor Refreshments Areas (ORA) are encouraged to open out to the promenade and pond, to add on to the vibrancy along the promenade.

Other activity-generating facilities such as the future health and medical care facility should also respond to the Central Park in terms of scale and design. They should ensure ground level porosity and interaction with outdoor landscaping, to encourage the synergy of spaces, and spilling out of activities onto the adjacent green spaces. The activity-generating facilities can also provide spaces for relaxation and socialisation, and enliven the adjacent green spaces.



Artist's impression – locating facilities such as supermarkets and eating houses adjacent to green spaces in Garden District can activate their use

# Garden District



## Streetscape and Urban Edge

Garden District offers distinctive forest living, integrated with a rich mix of public amenities. The treatment of the district's edges will enliven the streetscape experience. New public housing developments should contribute to the imageability of the streetscape by adhering to the following treatment guidelines.

### Street Perimeter Treatment

Perimeter blocks around the precinct shall be arranged to enclose pocket gardens. If possible, the housing form fronting road edges should be stepped.

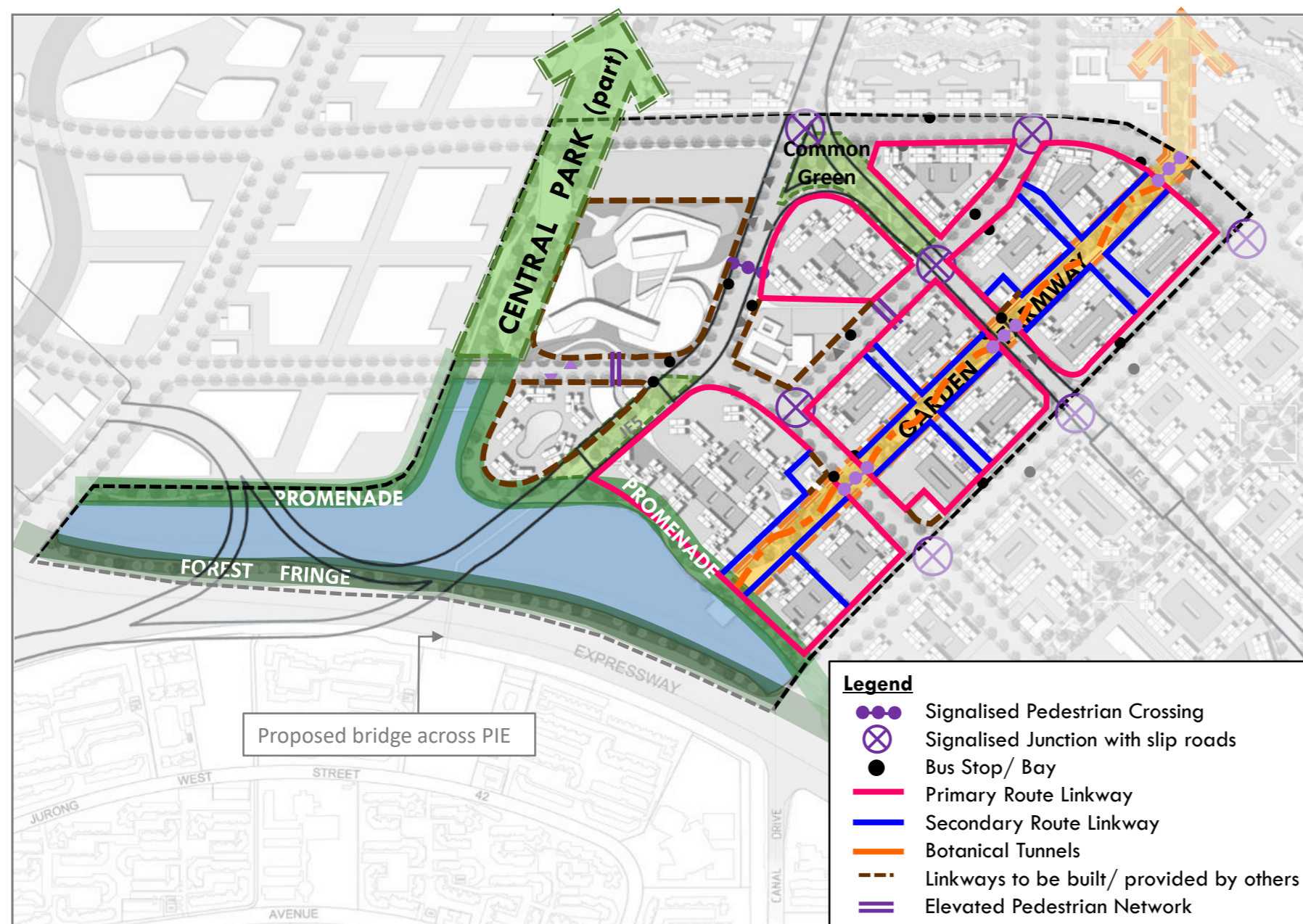
### Garden Farmway/ Common Green Treatment

The precincts along the Garden Farmway shall capitalise on the visual corridor, and step down to maximise views towards it. The terracing form would also enhance the experience of the Garden Farmway as it creates a more intimate scale and articulated building frontage.

### Waterfront Treatment

Precincts and developments facing Tengah Pond should capitalise on the waterbody edged by soft landscaping, to enhance its character. If possible, they should adopt a terracing form to maximise views towards the pond. Developments should also be setback from the promenade to create spaces for spill out activities that can contribute to a vibrant waterfront environment. These spaces are encouraged to be well designed with landscaping and terracing to provide an attractive and pedestrian-friendly transition to the lower promenade level.

# Garden District



Artist's impression of botanical arbours in the Garden Farmway

## Streetscape and Urban Edge

### Pedestrian Environment

A network of sheltered pedestrian paths (i.e. covered linkways) connects the housing precincts to transport facilities (e.g. bus stops, MRT stations), schools, common greens, park connectors, commercial nodes and social-communal facilities, thus contributing to the overall connectivity in Garden District.

These covered linkways should be integrated holistically with the surrounding developments to ensure design coherence, as well as enhancing wayfinding and accessibility.

### Primary Route Linkways

Primary Route Linkways are located along the periphery of precincts, providing a clear main path for residents to access key transport nodes and amenities.

### Secondary Route Linkways

The secondary routes within the precinct shall support the primary routes.

### Botanical Arbours

In addition, botanical arbours are strategically featured along various stretches of the Garden Farmway, to reinforce the garden theme and contribute to place-making.

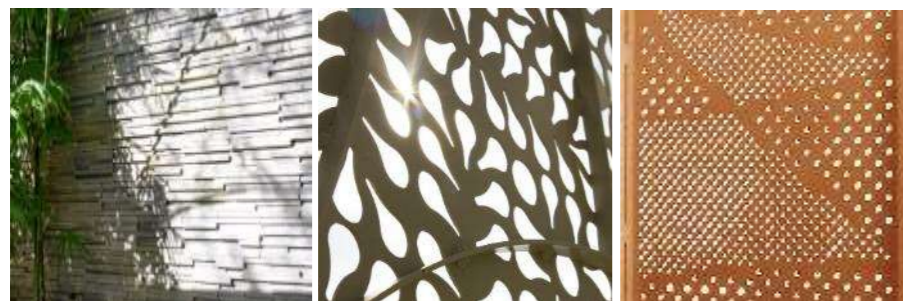
# Garden District

## Colour Palette

Consistent with the other districts, a colour palette comprising neutral warm tones is recommended for the primary and secondary colours. Bright and gentle accent colours bring out the elegant and informal character of the Garden District.

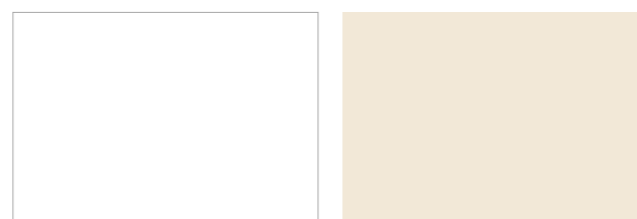
## Facade and Roofscape

- To bring out the elegance and graceful nature of the Garden District, the facade design could use light and porous elements
- Consider referencing floral and leaf motifs which can be replicated on railings, rain screens, and facade elements
- Stone-like textures could be incorporated to add a stimulating touch



### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose *this primary colour*)



BS 00 E 55

BS 08 B 15

### Secondary Colours

Complement the primary base colours  
(choose *1 or more secondary colours*)



BS 08 C 31

BS 08 B 17

### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.

(choose *1 or more accent colours*)



BS 10 E 50

BS 10 C 35

BS 06 D 43

BS 08 C 37

BS 08 B 21

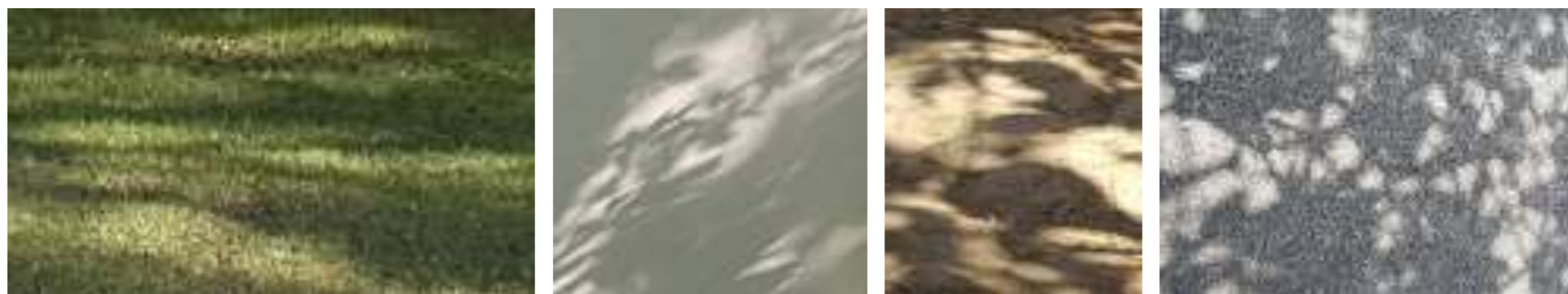


Light and porous elements in the facade design in artist's impression of Garden Bloom @ Tengah



Neutral warm tones in artist's impression of Garden District

# Garden District



Shadows cast from trees with lacy canopies form intricate shading patterns (examples from Amara Sanctuary Resort Sentosa)

## Landscape Approach

Gardens are spaces of relaxation for residents to appreciate the plants and their surrounding environment.

Gardens are very much defined by planting, to provide conducive spaces for the users. Simple shadows cast on the ground can provide interesting patterns.

### Planting Concept

Trees with lacy canopies/ colours (leaves or flowers) to provide shade, and colourful/ flowering shrubs to create intimate spaces.

### Suggested Tree Species

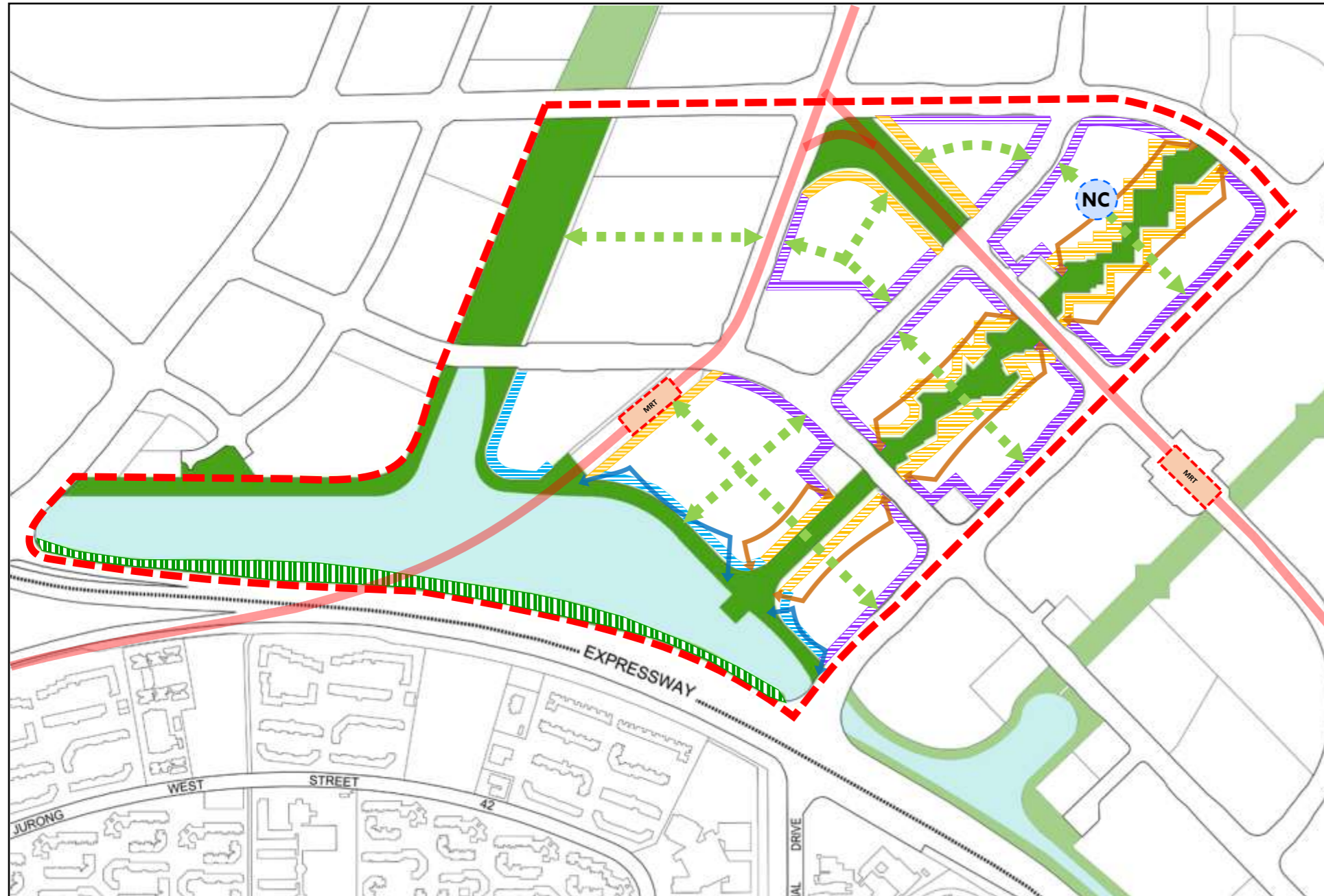
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Caesalpinia ferrea* (Leopard Tree)
- *Tabebuia rosea* (Trumpet Tree)
- *Maniltoa browneoides* (Hankerchief Tree)
- *Memecylon edule* (Nipis Kulit)
- *Pometia pinnata* (Island Lychee)
- *Delonix regia*\* (Flame of the Forest)

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens

# Garden District

## Overview of Key Urban Design Considerations



### Transport and Facilities

PROPOSED



MRT Station



Neighbourhood/ Commercial Centres

### Parks and Waterbodies



Park



Waterbody

### Streetscape and Urban Design Response



Street Perimeter Treatment



Farmway Treatment



Waterfront Treatment



Forest Fringe Treatment



Views to Community Farmway



Views to the Waterbody



Local Links

# Park District

MARKET PLACE OPEN EVENTFUL  
URBAN FAMILY VIBRANT ENERGETIC  
FUTURISTIC ACTIVE LIFESTYLE LIVELY  
HEART OF THE TOWN PARK  
TRANSPORT NODE RAINFOREST COMMUNITY LAWNS RECREATION  
CONTEMPORARY VILLAGE  
COOL DYNAMIC SPORTS COMPLEX SOCIAL



## District Theme and Concept

This district is located at the heart of Tengah, and is nestled within a lush forest park setting. Inspired by the forest layers, it provides residents with a quality living environment where they can connect with the community within the myriad amenities and green spaces.



Artist's Impression of Park District

# Park District



## District Theme and Concept

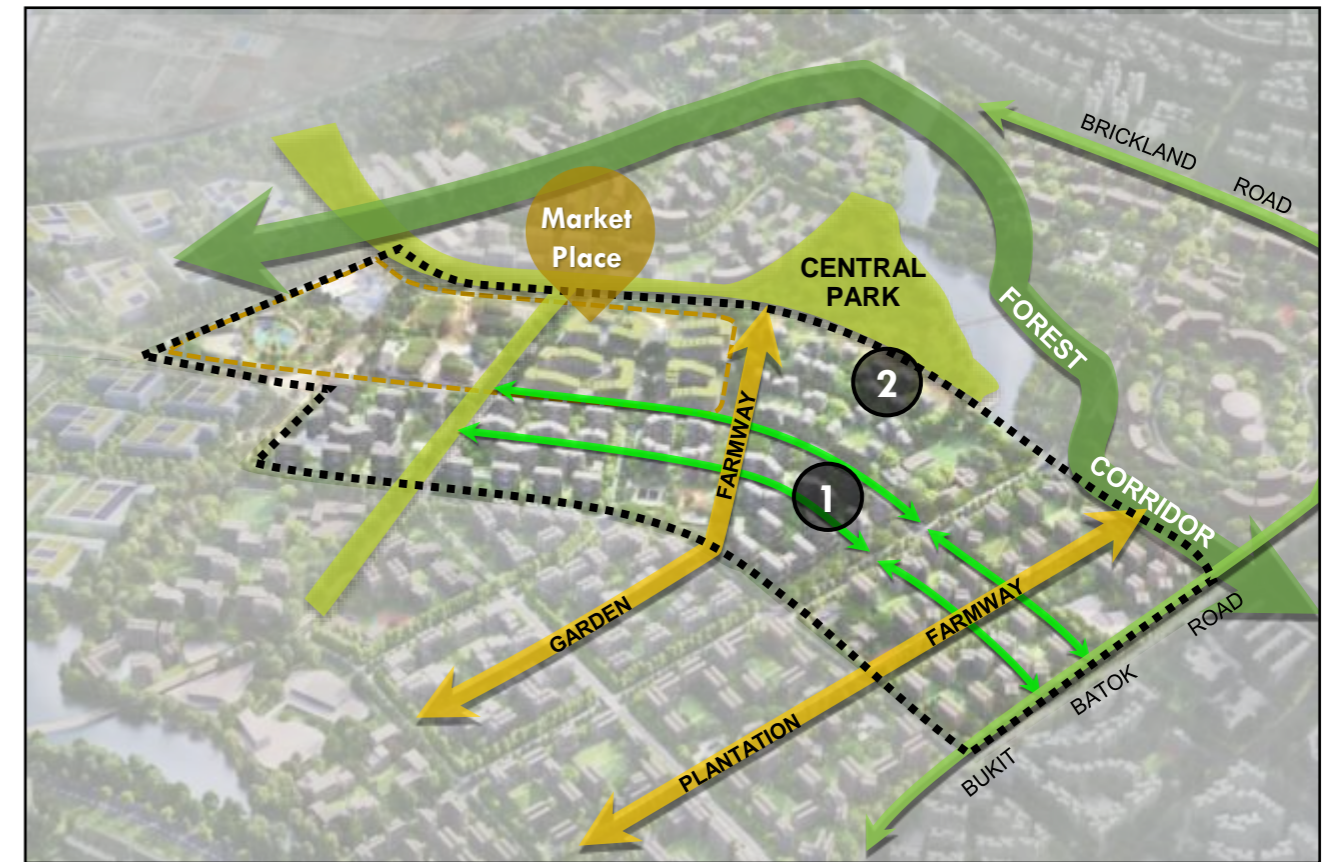
### Planning and Design Considerations

- Park District is at the heart of Tengah and includes the Town Centre (the Market Place) and Sports Complex.
- It opens up to Central Park, which is integrated with the Forest Stream.

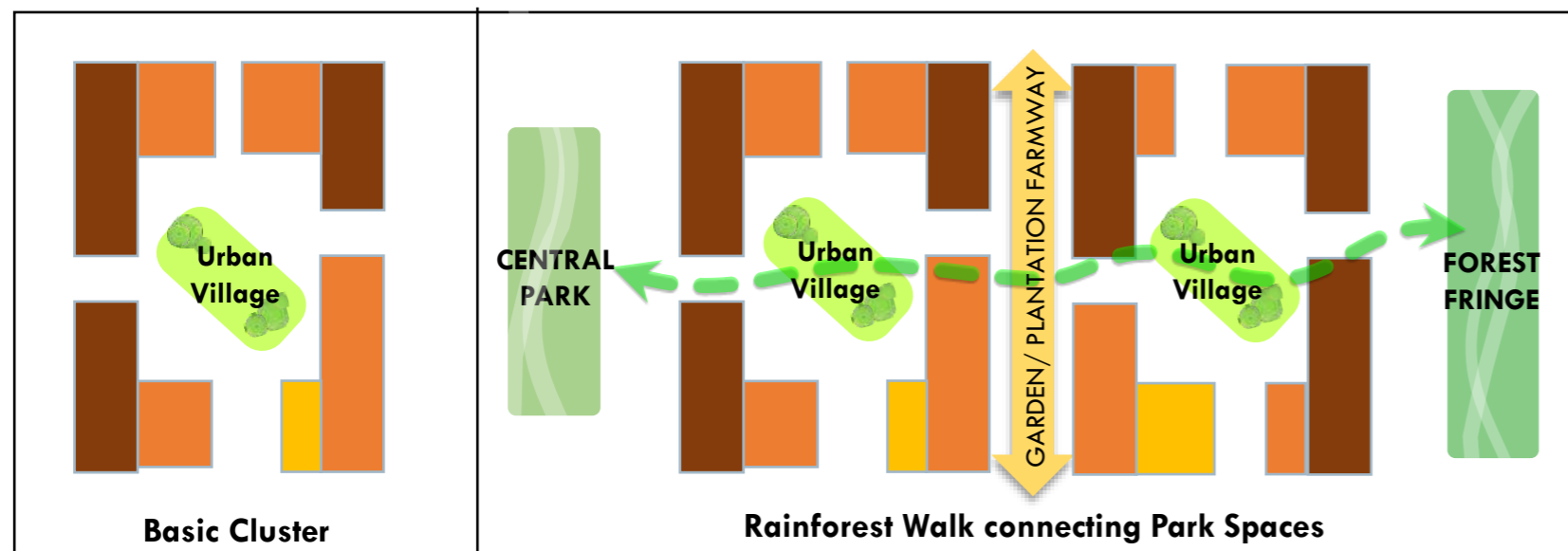
# Park District

## Form and Massing

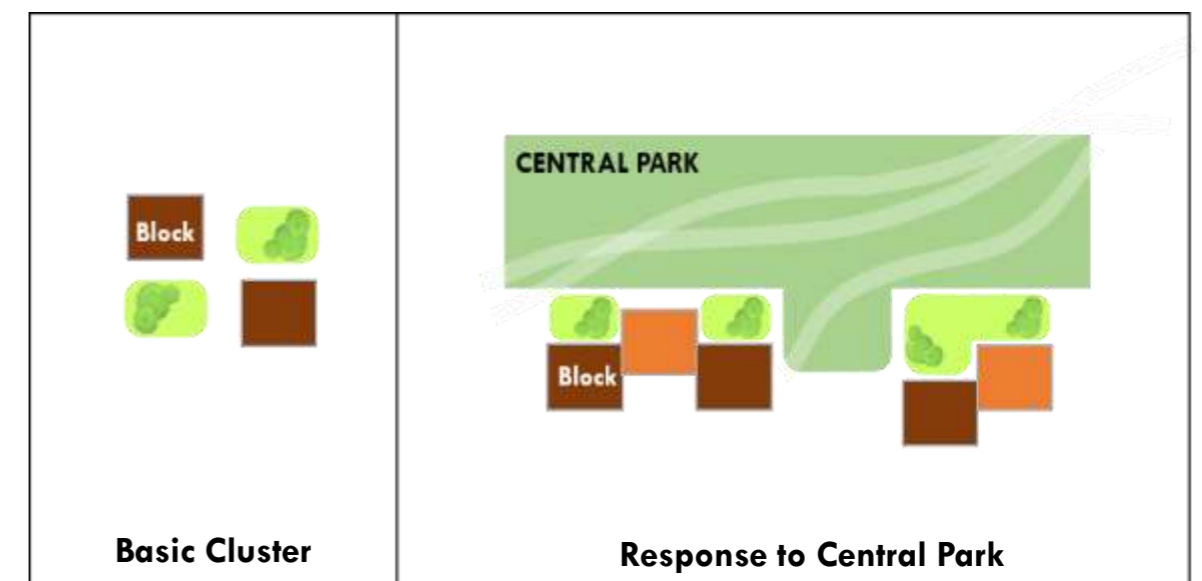
- 1 Adopting the Courtyard Village Typology with social or communal facilities (i.e. Urban Village) in the courtyards, could activate the Garden/ Plantation Farmway. The Rainforest Walk also provides a linear connection from the Central Park to the Urban Village/ Farmways, and the Forest Fringe.
- 2 Adopting the Treehouse Block Typology, with a series of point blocks expressed as a layered skyline, provides a direct response to the Central Park.



### 1 Courtyard Village Typology



### 2 Treehouse Block Typology



# Park District



## Public Spaces

### 1 The Market Place

The Town Centre in the Park District, is located at the heart of Tengah. It includes various integrated developments that open up to Central Park. Roads are provided beneath the Town Centre, to create a safe and friendly environment for walking, cycling and enjoying recreational activities.

### 2 Garden Farmway

The Garden Farmway is a 40m-wide linear common green running through the Garden District. It will be planned with activity nodes such as recreational facilities, and social and communal facilities (SCFs). Spaces for community gardening and allotment gardens will also be provided along the Garden Farmway.

### 3 Plantation Farmway

The Plantation Farmway is a green corridor running through the centre of Plantation District. It will also be planned with activity nodes such as recreational facilities, and social and communal facilities (SCFs). Residents are encouraged to recreate and socialise in the Farmway, and even grow their own produce or plants.



Artist's impression of Tengah Town Centre



Car-free concept in Tengah Town Centre

# Park District



## Public Spaces

### 4 Park Corridor

The Park Corridor is a key feature within Park District, and there are opportunities to create a walkable streetscape experience within this Corridor. The Park Corridor could be envisioned as a social linkway, to activate the spaces fronting the residential developments, leading into the Town Centre.

### 5 Rainforest Walk

The Rainforest Walk is a green local link, which will create a continuous linear park experience within the precincts, and connects the Forest Fringe to the Central Park.

It will complement the green links, to provide a clear main route across public housing estates, by which residents can orientate themselves to get to and from the various park spaces and amenities, or to other precincts. Other pedestrian footpaths within the precinct should also connect to the local links where possible and relevant.

The Rainforest Walk can also include pockets of free-form precinct greens, seating, recreation, and play spaces etc. The developments fronting the Rainforest Walk shall adopt the “Zipper” block typology.

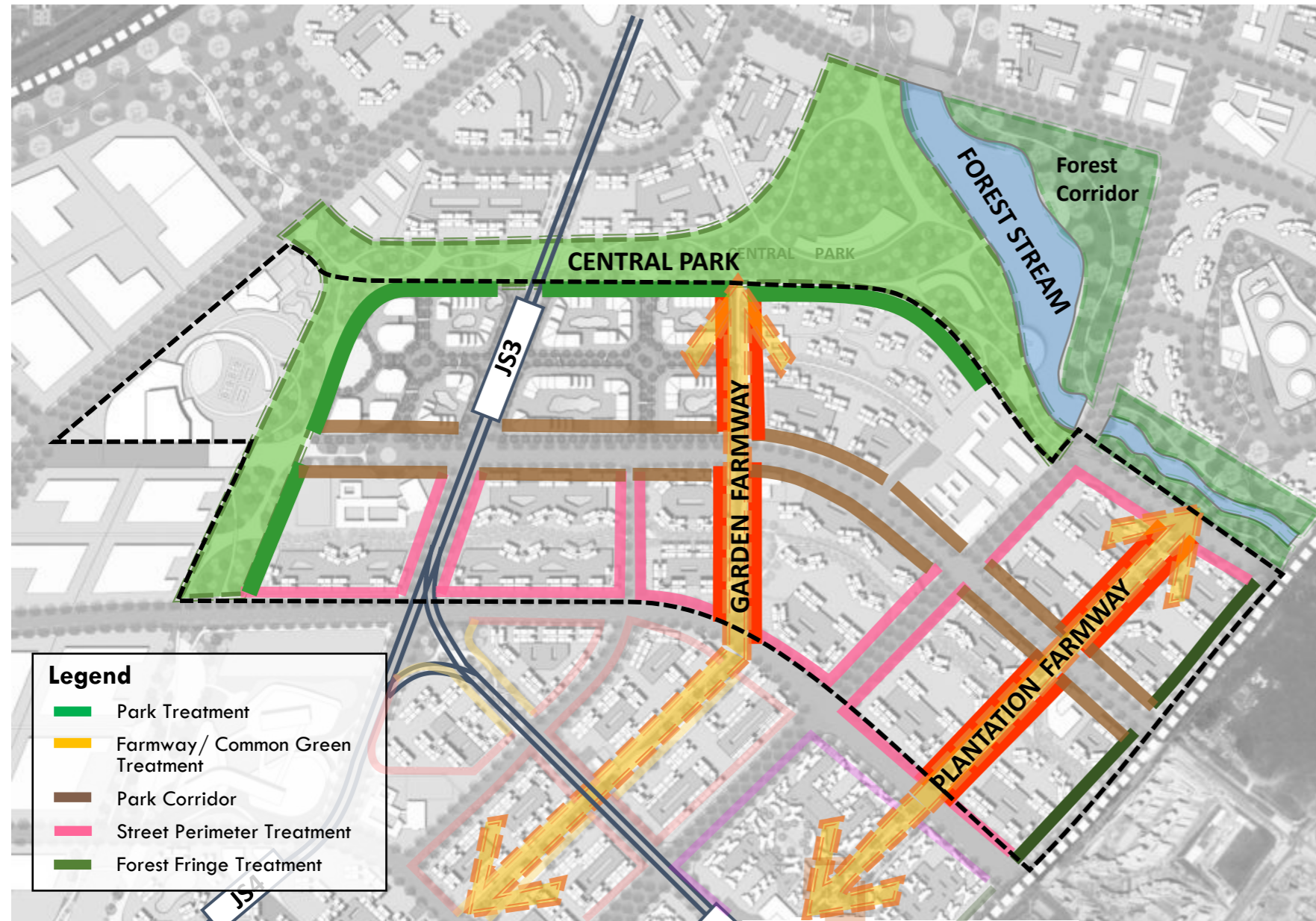
### 6 Central Park

A large Central Park complemented with ponds and canals to provide lush greenery and blue spaces.



Rainforest Walk experience (example from Jacob Ballas Children’s Garden) Artist’s impression of Tengah Central Park

# Park District



## Streetscape and Urban Edge

### Park Treatment

The staggered arrangement of point blocks should create an expression of blocks blending into the Central Park, such as the Treehouse Block, which is designed as a layered skyline towards the Central Park.

### Farmway Treatment

Blocks flanking the Farmways should step down in height, especially where they enclose courtyard spaces, so as to create an intimate scale. Architecture features/ elements such as roof terraces and mid-level greenery shall contribute to this scale.

### Park Corridor

There are opportunities to create a walkable streetscape experience within the Park Corridor, which could be enhanced by commercial, social, and recreational uses. The Park Corridor could be envisioned as a social linkway, to activate the spaces fronting the residential developments.

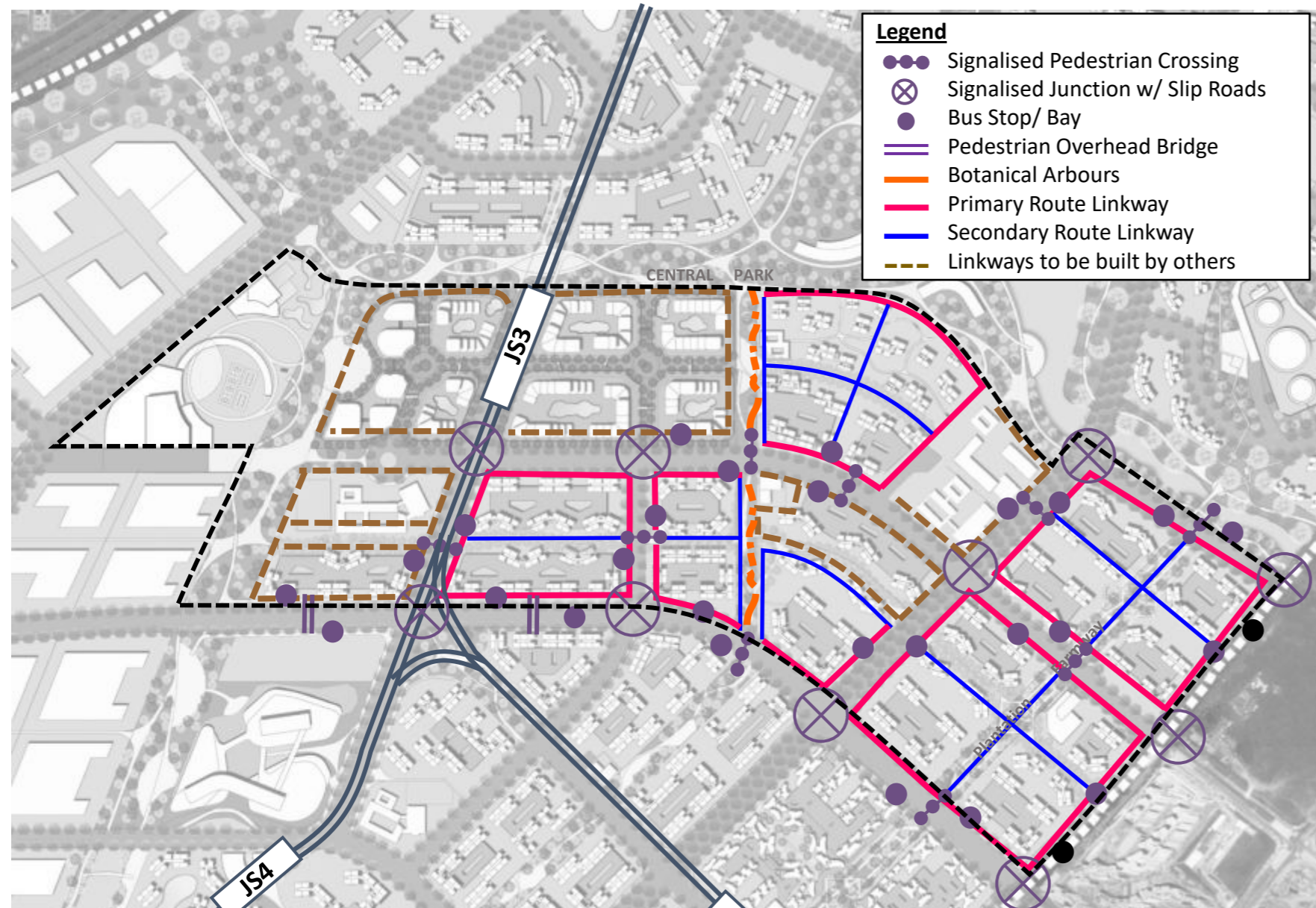
### Street Perimeter Treatment

Perimeter blocks around the precinct should be arranged to enclose pocket precinct spaces. If possible, the housing form fronting road edges should have some stepping treatment.

### Forest Fringe Treatment

The precinct and developments facing the Forest Fringe should capitalise on the Forest Fringe to enhance its character.

# Park District



## Streetscape and Urban Edge

### Pedestrian Environment

A network of sheltered pedestrian paths (i.e. covered linkways) connects the housing precincts to transport facilities (e.g. bus stops, MRT stations), schools, common greens, park connectors, commercial nodes and social-communal facilities, thus contributing to the overall connectivity in Park District.

These covered linkways should be integrated holistically with the surrounding developments to ensure design coherence, as well as enhancing wayfinding and accessibility.

#### Primary Route Linkways

Primary Route Linkways are located along the periphery of precincts, providing a clear main path for residents to access key transport nodes and amenities.

#### Secondary Route Linkways

The secondary routes within the precinct shall support the primary routes.

#### Botanical Arbours

In addition, botanical arbours are strategically featured along various stretches of the Garden Farmway, to reinforce the garden theme and contribute to place-making.

# Park District

## Colour Palette

To highlight the district as the centre of the town and to bring out its urban and vibrant character, neutral, cool greys with lively, vivid accent colours are recommended.

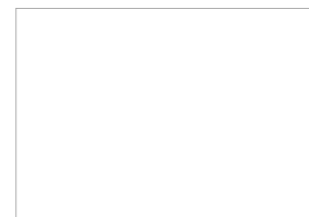
## Facade and Roofscape

- Rhythmic facade patterns can help bring out the dynamism of the 'Park' character and enliven the surrounding space
- Consider the use of clean, smooth and refined textures for a fresh urban vibe

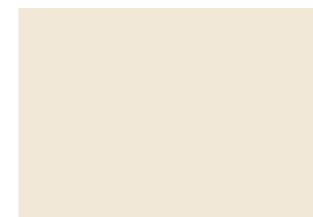


### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose *this primary colour*)



BS 00 E 55



BS 08 B 15

### Secondary Colours

Complement the primary base colours  
(choose *1 or more secondary colours*)



BS 10 A 03



BS 10 A 07

### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.

(choose *1 or more accent colours*)



BS 10 E 50



BS 10 E 53



BS 12 D 41



BS 12 E 51



BS 12 D 43



Bright shades of green accents add vibrancy to the facade, in artist's impression of Parc Residences @ Tengah



Rhythmic facade patterns in artist's impression of Parc Woods @ Tengah

# Park District



A vast open green lawn is suitable for holding events and activities (example from HortPark)



From left: Suggested planning approach for the 'Park' district theme (example from an open space; example from Jurong Lake Gardens West)

## Landscape Approach

There are many elements in a park. In the Park District, one will see the integration between the blue (Tengah Stream) and green. There can be vast open green lawns that serve as green lungs within the district.

### Planting Concept

Trees with wide canopies to provide shade in open spaces, mix of evergreen with fragrant species.

### Suggested Tree Species

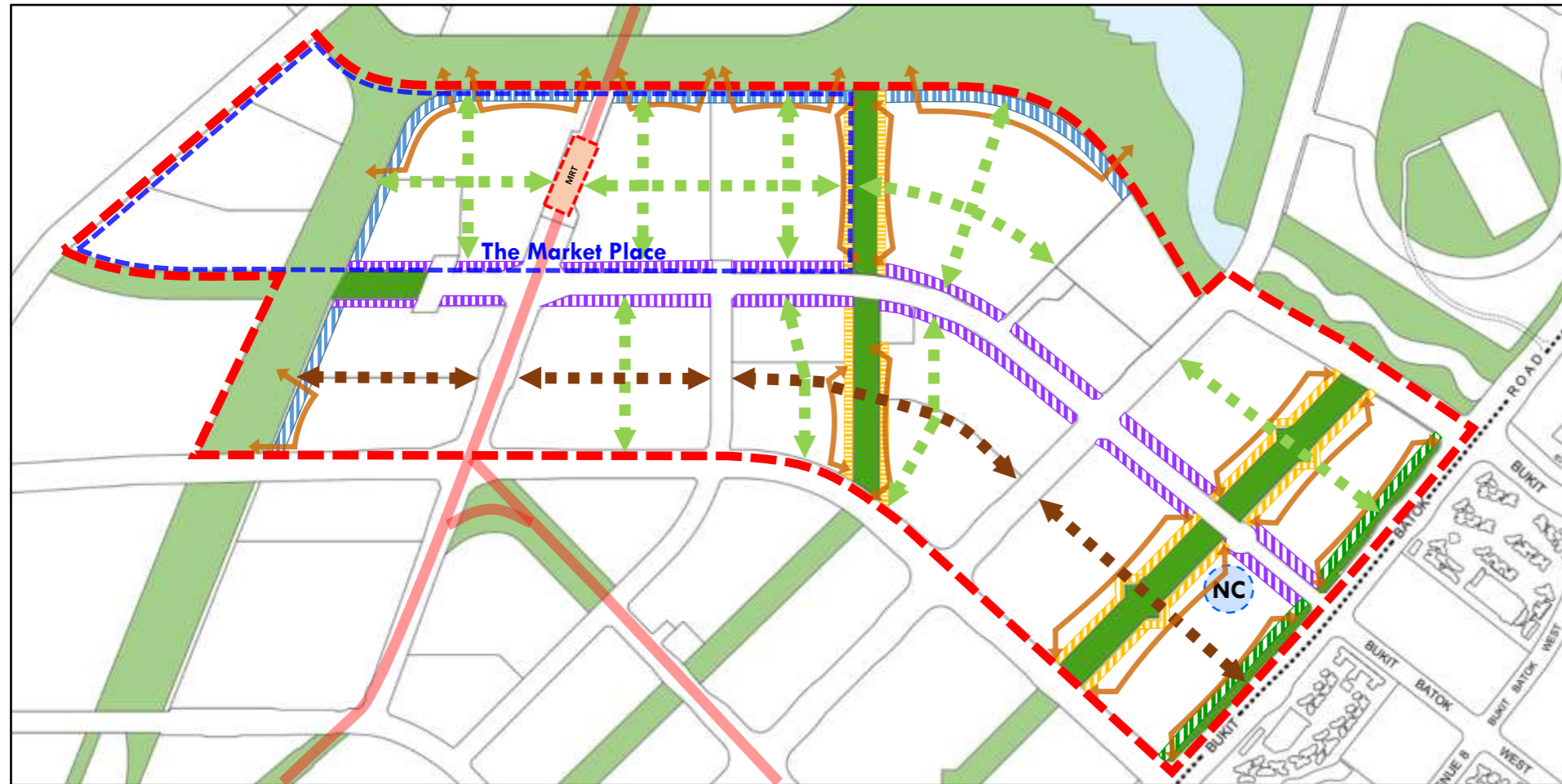
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Hopea odorata* (Chengal Pasir)
- *Filicium decipiens* (Fern Tree)
- *Maniltoa* sp.
- *Mesua ferrea* (Ceylon Ironwood)
- *Ceiba pentandra*\* (White Silk-cotton Tree)
- *Adenantha pavonina*\* (Saga)

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens.



# Park District

## Overview of Key Urban Design Considerations





### Transport and Facilities








PROPOSED

-  MRT Station
-  Neighbourhood/ Commercial Centres

### Parks and Waterbodies

-  Park
-  Waterbody

### Streetscape and Urban Design Response

-  Park Corridor Treatment
-  Farmway Treatment
-  Park Treatment
-  Forest Fringe Treatment
-  Views to Community Farmway/ Park
-  Rainforest Walk Treatment
-  Local Links

# Brickland District

**PATTERNS** **STRONG** **HERITAGE**  
FIRM LANDSCAPE  
**NATURE** BRICK-RED COLOUR RESIDENTIAL  
LAYERING **SCREENS**  
**TERRAIN** **BRICKLAND**  
RUSTIC URBAN LIVING  
TRANSPORT NODE LUSH GREENERY  
VIEWS TEXTURE **REGULARITY** STURDY  
**SIMPLICITY** DENSE STACKING COMPACT



## District Theme and Concept

Brickland District is located at the northeastern tip of Tengah, and bounded by the Forest Corridor to its west and south.

There is an existing hillock within Brickland District, which provides unobstructed views of the Forest Corridor, where urban living synergises with nature.



Artist's impression of Brickland District

# Brickland District



## District Theme and Concept

### Planning and Design Considerations

- Building forms that respond to the natural terrain of the site, and to the brickworks heritage of Tengah.

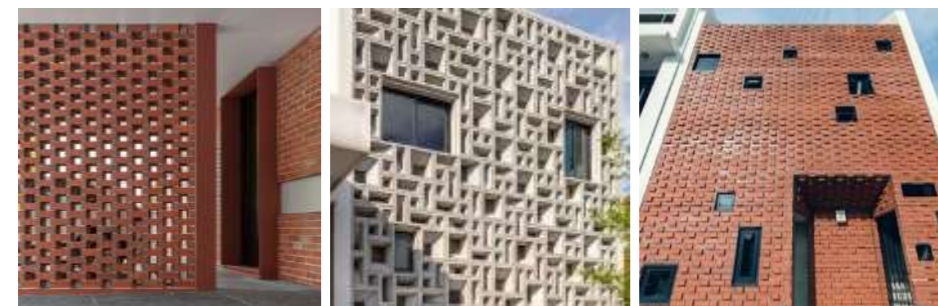
# Brickland District

## Colour Palette

Bricks are the main architectural feature of the district. Inspired by the colours of bricks, a colour palette comprising neutral base colours and complemented with warm, terracotta accents is recommended.

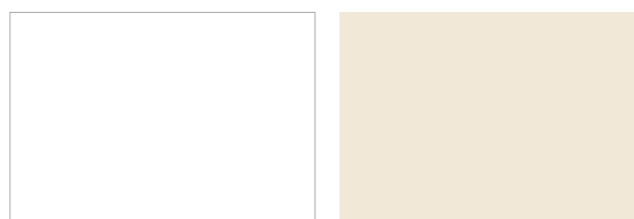
## Facade and Roofscape

- The essence of bricks could be alluded to by using various intricate and expressive brick-like patterns and textures on accent walls and facade surfaces



### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose *this primary colour*)



BS 00 E 55

BS 08 B 15

### Secondary Colours

Complement the primary base colours  
(choose *1 or more secondary colours*)



BS 08 C 33

BS 04 B 21

### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.

(choose *1 or more accent colours*)



BS 06 C 33

BS 06 E 56

BS 06 D 45

BS 04 C 37

BS 04 D 45



Terracotta shades in artist's impression of Brickland Weave



Brick-like patterns (example from Hougang Crimson)

# Brickland District



A naturalistic landscape approach (examples from a nature park)

## Landscape Approach

The planting concept will adopt a naturalistic approach. It will also contain and overlook numerous landscape features such as forest streams and treetop trails that lead from the hilltop into individual estates.

### Planting Concept

Naturalistic, rustic, grassland

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Tristaniopsis whiteana* (River Tristania)
- *Millettia pinnata* (Indian Beech)
- *Cleistanthus sumatranus*
- *Calophyllum soulattri* (Malang-Malang)
- *Diospyros buxifolia*
- *Talipariti tiliaceum* (Sea Hibiscus)

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens

# Forest Hill District

LUSH TRANQUIL TERRAIN  
UNMANICURED IMMERSIVE  
NATURAL RANDOM EARTHY FAUNA  
WILD  
GLADES RUSTIC **FOREST HILL**  
ADVENTURE LAYERS CANOPY TRAILS  
DENSE WARM EXOTIC  
ENIGMATIC VAST  
CONTOURS FRESH



## District Theme and Concept

Forest Hill District is surrounded by the Forest Corridor and Central Park, exemplifying the concept of living amidst nature.



Artist's impression of Forest Hill District

# Forest Hill District



## District Theme and Concept

### Planning and Design Considerations

- Living amidst nature

# Forest Hill District

## Colour Palette

Inspired by the lush and dense greenery of the forest, deeper secondary colours with green and brown accents are recommended for the colour palette.

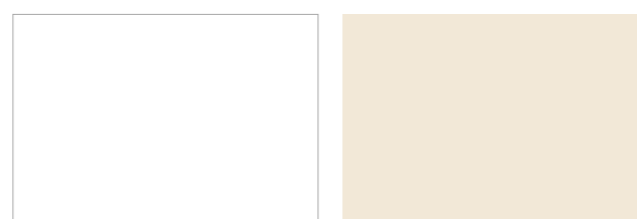
## Facade and Roofscape

- Consider the use of raw, bare, and unfinished materials to bring out the naturalistic quality of the 'Forest Hill' district theme, and the use of patterns to convey randomness
- Lines can be used to express the contours of the hills as well as the verticality of the trees



### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose *this primary colour*)



BS 00 E 55

BS 08 B 15

### Secondary Colours

Complement the primary base colours  
(choose *1 or more secondary colours*)



BS 08 B 21

BS 08 B 25

### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.

(choose *1 or more accent colours*)



BS 10 D 43

BS 08 C 37

BS 10 D 45

BS 12 D 45

BS 12 C 39



Lush green terraces (example from SkyTerrace @ Dawson)



Green and brown accents paint an abstract hilly image on the facade, and vertical elements are arranged in a seemingly random manner (example from Segar Grove)

# Forest Hill District



A layered planting concept (examples from a nature park)

## Landscape Approach

In the forest, plant families are classified into various layers – from the emergent, to lower canopy and undergrowth. The planting strategy aims to bring nature to residents' doorsteps.

### Planting Concept

Planting to be layered – emergent, canopy, understory, and undergrowth – and planted in a random manner.

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Shorea sp.\**
- *Sandoricum koetjape\** (Kechapi)
- *Dryobalanops aromatica\** (Borneo camphor)
- *Dyera costulata* (Jelutong)
- *Palaquium obovatum* (White Gutta)
- *Pouteria odovata* (Sea Gutta)

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens.

# Contents

## Town Scale

- Context and History
- Planning Principles
- Town Theme and Concept
- Parks and Waterbodies
- Key Corridors
- Key Nodes and Junctions
- Art Elements
- Broad Landscape Theme

## District Scale

- District themes and Concepts
  - Form and Massing
  - Public Spaces
  - Streetscape and Urban Edge
  - Colour Palette
  - Facade and Roofscape
  - Landscape Approach

## Precinct Scale

- Precinct Facilities
- Playgrounds
- Street Furniture
- Wayfinding
- Paving Design
- Signage Design
- Covered Linkway Design

# Precinct Facilities

Precinct facilities include structures like precinct pavilions, shelters, trellises, drop-off porches, and precinct markers.

Here are possible ideas of how precinct facilities could be designed to express the respective district themes.

## Tengah Plantation District

### Design Considerations

- Emphasis on linear elements
- Use of natural looking materials



Linear elements create neat yet interesting patterns (example from Enabling Village)

## Tengah Garden District

### Design Considerations

- Organic, fluid geometry
- Use of porous lattice screens
- Use of bright colours



Lattice-like trellis (example from UrbanVille @ Woodlands )

# Precinct Facilities

Tengah

## Park District

### Design Considerations

- Irregular geometries could add a sense of energy and liveliness
- Use of smooth, clean, and refined textures



Clean, modern textures and a dynamic geometric form add a sense of energy to the spaces (example from Hougang Ave 6)

Tengah

## Brickland District

### Design Considerations

- Use of bricks as key architectural feature element
- Use of brick-like patterns and colours



Artist's impression of a pavilion with brick-like patterns at Brickland Weave

Tengah

## Forest Hill District

### Design Considerations

- Use of raw, bare, and unfinished materials
- Accessible at multiple levels



Raw, utilitarian materials bring out the un-manicured character of the district (example from Matilda Edge)

# Playgrounds

Playgrounds are one of the key facilities in our housing precincts. They are commonly co-located with adult and elderly fitness facilities to form a 3-Generation (3G) playground to foster inter-generational bonding.

Themed playgrounds are opportunities to contribute to a unique precinct identity, enhance wayfinding by serving as nodes or landmarks, and also form part of the social memories of residents. The design of themed playgrounds can draw reference from the area's sub-theme, character, heritage or historical context.

For larger playgrounds in neighbourhood parks and common greens, inclusive elements could be incorporated within the playgrounds to cater for children with special needs. Nature play spaces, sensory gardens or lawns can also be incorporated for a greater variety of learning experiences.

## Design Principles

### Value and Variety of Play

Playgrounds should have sufficient play values to activate the cognitive and motor skills of the young, spark their imagination, allowing children to learn through play and interaction with one another. Playgrounds in adjacent precincts and parks should not be repeated to ensure variety among the playgrounds.

### Creating Identity

Playgrounds can help in creating precinct identity, enhance wayfinding and also form part of the social memories of HDB residents.

### Practicality

Practical considerations for playgrounds include space to accommodate play equipment and their safety zones, meeting safety standards, maintainability and cost, particularly with customised playgrounds. For a more comfortable play environment, playgrounds should be sited in areas shaded by buildings during the anticipated times of usage, or adequately sheltered by larger trees.

# Playgrounds

## Tengah Plantation District

### Design Ideas

Rustic and naturalistic, edibles-themed



Edibles-themed playground in Plantation Grange

## Tengah Garden District

### Design Ideas

Flowers and insects, garden maze, secret garden, colours, elements of surprise



Use of bright colours and organic forms (examples from a garden maze)

## Tengah Park District

### Design Ideas

Urban and futuristic (near Town Centre); sculptural, biodiversity-themed (towards Tengah Central Park)



Meteorite playground (example from Tampines GreenEdge)



Nature-infused play spaces (example from Nature Garden in HortPark)

# Playgrounds

## Tengah Brickland District

### Design Ideas

Bricks, brown and terracotta, industrial



Use of brick-like colours (example from Hougang Crimson)

## Tengah Forest Hill District

### Design Ideas

Natural materials, adventure, terrains and levels, earthy colours



Use of timber-like elements and play with levels (example from Tampines GreenForest Park)

# Street Furniture – Seating

Seating is found in various locations within the precinct, such as community living rooms, etc. They are used for rest, people and activity-watching, social interaction, and can also be used for exercise.

## Design Principles

### Aesthetics

The design of the various seats in the precinct can draw reference from the area's sub-theme.

### Adequate Weather Protection

Seating in sheltered but unenclosed spaces like precinct pavilions, should be placed such that they are adequately shielded from rain.

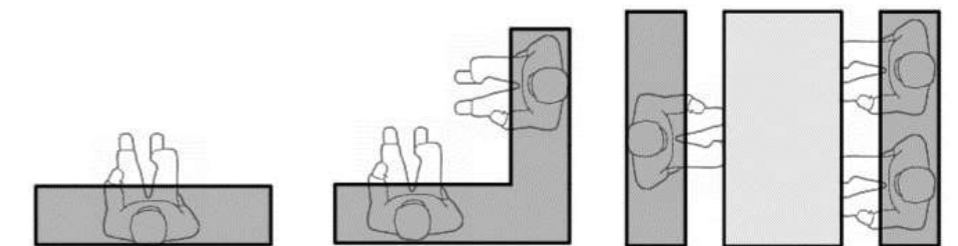
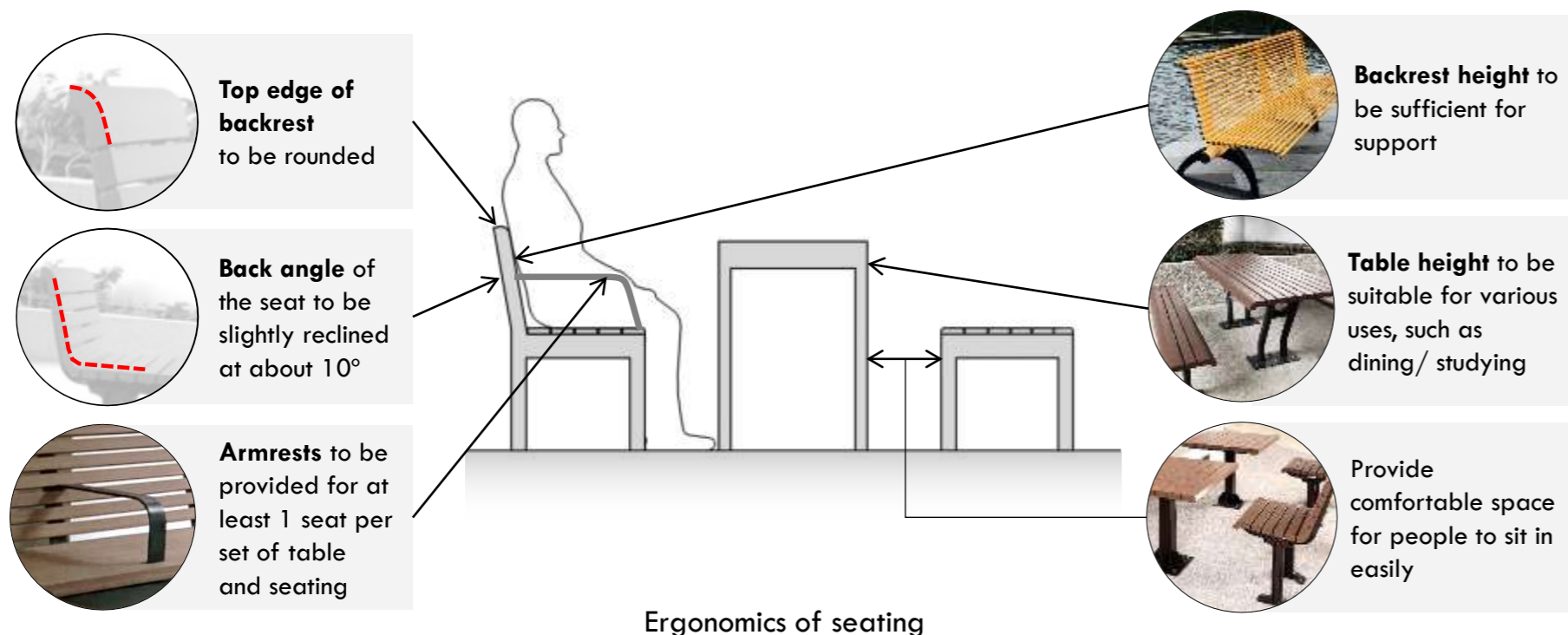
### Universal Design

It is important to consider the needs of children, elderly, and users of different heights and abilities, to ensure a user-friendly and inclusive design.

- Provide a variety of seating arrangements, to facilitate different levels of social interaction
- Place along pedestrian routes at regular intervals as specified in BCA's 'Code on Accessibility in the Built Environment'
- Proprietary systems recommended for better ergonomics
- Cater to different heights
- Benches with exercise elements should be provided at non-dedicated fitness areas to encourage residents to do simple exercises
- Space for wheelchair users

### Maintenance

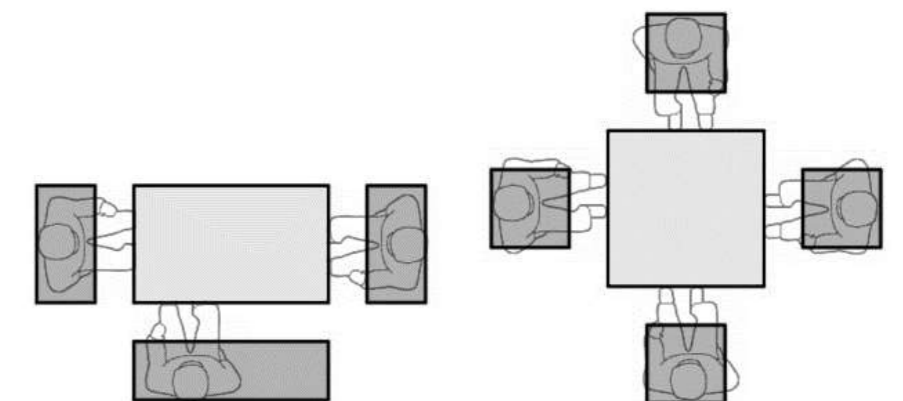
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for grass cutting below



**Individual seating**  
for resting and solitary moments

**L-shape seating**  
for views and small group conversation

**Face-to-face seating**  
for conversation



**3-sided seating**  
creates greater intimacy and opens up towards views

**4-sided seating**  
for social gatherings and interaction

Variety of seating arrangements for different uses

# Street Furniture – Seating

As Tengah is a new town, there is opportunity to strengthen the identity of each district through the design language of the street furniture.

## Tengah Plantation District

### Design Ideas

Rustic and naturalistic



Use of straight and natural elements (example from Jurong Lake Gardens West)

## Tengah Garden District

### Design Ideas

Sculptural and organic

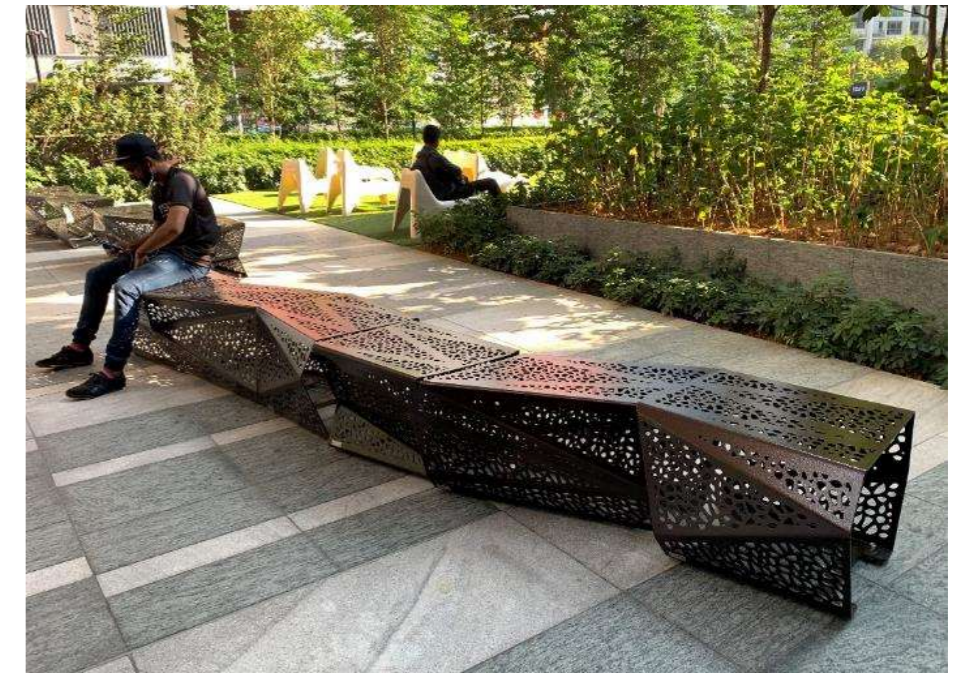


Use of organic forms (example from Telok Blangah Ridgeview)

## Tengah Park District

### Design Ideas

Geometric, urban and futuristic



Use of dynamic and geometric forms (example from Guoco Tower)

# Street Furniture – Seating

Tengah

## Brickland District

### Design Ideas

Regular, simple and industrial



Use of rectangular forms (example from St George's Towers)

# Street Furniture – Outdoor Lighting

Besides its functional purpose, the choice of outdoor lighting also lends ambience and character to the space.

## Selection Principles

### Function and Aesthetics

The selected light fixtures should serve the purpose intended for its location either for functional or ambient lighting. It can also complement the design of the development and reinforce the identity of the precinct. In addition, the placement and colours of the various types of outdoor lighting within the development should be carefully chosen and coordinated.

#### Driveway/ Service Road

The light fixtures should have the appropriate lux level for the safety of both drivers and pedestrians. The choice of these light fixtures contribute to precinct identity as they usually envelop the development along the service road.

#### Hardcourt

The light fixtures should provide sufficient lighting levels for the activities/ games intended at the hardcourt, while not causing glare to the users and the residential units in the surrounding blocks.

#### Landscape/ Playground

The choice of light fixtures should create a welcoming and relaxed ambience in these spaces, and also contribute to the unique character of the precinct.

#### Covered Linkway/ Precinct Pavilion

Light fixtures selected should be well integrated with the design of the covered linkway and precinct pavilion structure, and also be functional for the usage of the space.

### Maintenance

Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

# Street Furniture – Outdoor Lighting

As Tengah is a new town, there is opportunity to strengthen the identity of each district through the selection of outdoor lighting.

## Light Fixtures for Service Driveway Lighting

Specific lighting fixtures and arm brackets for the service driveway lights for each district within Tengah have been selected, adding a layer of distinction between them.

### Plantation District



### Garden District



### Park District



### Brickland District



## Standard Colour for Service Driveway Lighting and Landscape Lighting

RAL 8017 Chocolate Brown is the selected colour to be used for all service driveway and landscape lighting across all 5 districts in Tengah. This is not applicable to wall-mounted exterior lighting as they come in standard colours and thus are less customisable.



Driveway and Service Road Lighting  
(6m high)



RAL 8017  
Chocolate Brown



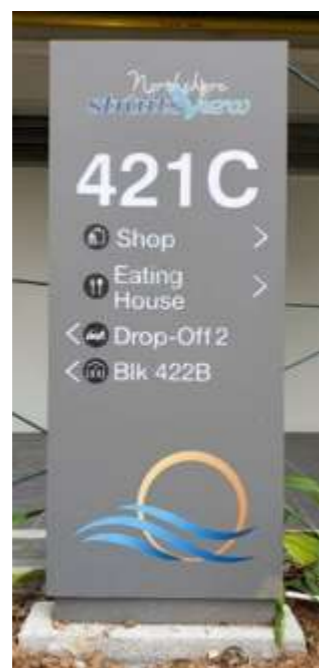
Landscape Lighting  
(3.5m high)

# Wayfinding

A clear wayfinding strategy is important so that users can find their way around the precinct easily.



Use of simple motifs, colour and tile bands for wayfinding



A precinct map and block entrance signage (example from Northshore StraitsView)

## Main Circulation Route

Demarcate the main circulation route through the blocks connecting to the key nodes (e.g. lift lobbies, community living rooms, drop-off porches, etc.):

### Clarity and Aesthetics

- Use visual cues such as tile bands, motifs, column and wall painting
- Use clear and consistent floor demarcation
- Use simple floor patterns, avoid dark colours and avoid using too many colours to reduce confusion, in particular for persons living with dementia
- Design and colours should complement the overall design concept

### Sense of Familiarity

- Consider placing distinctive design features (e.g. motifs, sculptures, murals, etc.) that relate to the site's heritage and context as well as to serve as familiar references for persons living with dementia

### Maintenance and Safety

- Use materials and floor finishes that are easy to maintain and replace
- Avoid using floor finishes that would be slippery when exposed to rain

## Signage

There are various types of signages in a precinct, such as precinct maps, and directional signage. They should be designed with reference to the 'SS 599 Guide for Wayfinding Signage in Public Areas'.

### Aesthetics and Identity

- Design the various signage in a precinct for consistency in aesthetics and precinct identity

### Legibility and Clarity

- Use appropriate font sizes for the intended viewing distance and avoid cursive fonts, to ensure that the font is legible
- Use pictograms/ motifs that are easy to recognise and not too abstract
- Ensure good colour contrast between the font and the background
- Provide well-lit signage so it can be clearly seen at night

### Location

- Locate signage at key decision points along the pedestrian and vehicular flow to give clear directions.
- Ensure signage are not blocked from view

# Paving Design

As Tengah is a new town, there is opportunity to strengthen the identity of each district through the paving designs, which can significantly affect the character of the spaces.

## Tengah Plantation District

### Design Ideas

Rustic and linear, sandy and homogeneous



Use of sandy colours (example from West Rock @ Bukit Batok)

## Tengah Garden District

### Design Ideas

Organic and colourful



Use of organic patterns (example from Hougang Town Centre)

## Tengah Park District

### Design Ideas

Futuristic, urban and dynamic (near Town Centre)  
Rustic, forest-like (towards Tengah Central Park)



Use of dynamic patterns (example from Kampung Admiralty)

**Pavement marker:** Nutmeg motif



**Pavement marker:** Dillenia suffruticosa motif



**Pavement marker:** Heron motif



# Paving Design

Tengah

## Brickland District

### Design Ideas

Regular and simple



Use of regular brick-like patterns (example from Bangkok Tropica)

**Pavement marker:** Brick-pattern motif



# Signage Design

For Tengah, the signage body colour to be used for each district is selected to complement its facade colour palette. There should also be good colour contrast between the information to be read and the signage body colour.

Thoughtful and careful application of the signage body colour on the various types of signages can strengthen the identity of each district, while aiding wayfinding.

## Plantation District

Signage Body Colour



C40 M59 Y68 K23

District Motif



Example of Signage



Signage Body Colour

District Motif

## Garden District

Signage Body Colour



C24 M55 Y94 K7

District Motif



Example of Signage



## Park District

Signage Body Colour



C38 M29 Y98 K4

District Motif



Example of Signage



## Brickland District

Signage Body Colour



C29 M77 Y75 K22

District Motif



Example of Signage



# Covered Linkway Design

Covered linkways provide shelter and can be found extensively in the built-up environment in our towns. Hence, the design of covered linkways should recede into or match the surroundings and existing contexts (in terms of profile and colours), rather than stand out. Only at appropriate areas where the intention is to create a gateway, can covered linkways be designed as features. The following design principles apply to covered linkways within HDB precincts.

## Design Principles

### Neat and Elegant Design

Columns are only provided on one side of the linkway for a more seamless walking experience. Services such as M&E conduits and junction boxes should be detailed to be integrated with the design and hidden from pedestrian view. Added attention should be paid to details such as the column stumps, light fixtures, roof edge, location of the grated drains, interfacing details between the linkways, high links, drop-off porches and buildings. Neutral colours and shallow roof profiles are recommended. If necessary, block numbers, directional signage, floor patterns and other visual cues are encouraged to be included to improve wayfinding.

### Adequate Weather Protection

Width  $\geq$  to height is recommended for linkways, to minimise rainwater splashing.

### Lighting Ambience

Lighting should be pleasant and non-glaring. Placement of light fixtures should avoid lights shining directly at pedestrians', cyclists' and motorists' lines of sight.

### Materials

Materials used should be commonly available in the market, and easy to maintain or replace.



Covered linkway in a new HDB precinct



A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road)



Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7)

# Image Credits

All images are owned by HDB. Images credited to external sources are as follows:

## Jurong Town Corporation

- Page 11, top left: Artist's impression of Jurong Innovation District.

## National Archives Singapore

- Page 12, bottom left: *Kampung*s in Tengah in the 1950s.

## Urban Redevelopment Authority

- Page 10, top left: Jurong Lake District.
- Page 10, bottom left to right: Jurong Gateway; Lakeside Business Precinct; Lakeside Leisure Precinct.
- Page 10, top right: JLD's six pillars icons.
- Page 12, second from bottom left: Brick factories in the 1960s.

## Design Link Architects Pte Ltd

- Page 46, left and 49: Artist's impression of botanical arbours in the Garden Farmway.

## DP Architects Pte Ltd

- Page 25, top: Artist's impression of an art-inspired community quadrangle in Plantation District.
- Page 32, right: Artist's impression of a courtyard in Plantation District.

## HYLE Architects

- Page 65, second from bottom left: Concrete block rear facade (example from Custom Shades, a corner terrace house).

## JGP Architecture (S) Pte Ltd

- Page 73, middle: Artist's impression of a pavilion with brick-like patterns at Brickland Weave.

## JYHa LLP

- Page 86, right: Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7).

## Kyoob Architects Pte Ltd

- Page 32, left: Artist's impression of Farmer's Market.

## MAKK Architects

- Page 65, third from bottom left: Brick facade (example from an inter-terrace house).

## ONG&ONG Pte Ltd

- Page 83, left: Use of sandy colours (example from West Rock @ Bukit Batok).

## P&T Consultants Pte Ltd

- Page 65, bottom right: Brick-like patterns (example from Hougang Crimson).
- Page 76, left: Use of brick-like colours (example from Hougang Crimson).
- Page 84, left: Use of regular brick-like patterns (example from Buangkok Tropica).

## Rich Construction Company Pte Ltd

- Page 75, top right: Meteorite playground (example from Tampines GreenEdge).

## SCDA Architects Pte Ltd

- Page 60, third from bottom left: Patterns on metal screens (example from SkyTerrace @ Dawson).

## SQFT Architects Pte Ltd

- Page 83, middle: Use of organic patterns (example from Hougang Town Centre).

## Surbana Jurong Consultants Pte Ltd

- Page 50, second from bottom left: Abstract fern screen pattern (example from Fernvale Vista).
- Page 60, second from bottom left: Patterns on metal screens (example from Kallang Trivista).
- Page 69, bottom right: Green and brown accents paint an abstract hilly image on the facade, and vertical elements are arranged in a seemingly random manner (example from Segar Grove).
- Page 73, left: Clean, modern textures with a dynamic geometric form add a sense of energy to the spaces (example from Hougang Ave 6).
- Page 78, middle: Use of organic forms (example from Telok Blangah Ridgeview).

# Image Credits

## Hoo Xin Yu

- Page 40, top: Grove of trees planted in a formal manner (example from Acacia Breeze).
- Page 40, bottom: Trees with slender trunks planted in a grid-like fashion (example from a plaza in Kuala Lumpur, Malaysia).

## Masano Kawana (courtesy of RT+Q Architects Pte Ltd)

- Page 65, bottom left: A brick porch wall (example from Brick House).

## Sharon Lee

- Page 50, third from bottom left: Perforated screen pattern (example from Jurong East Vista).
- Page 60, bottom left: Patterns on facade screens (example from AZ @ Paya Lebar building).
- Page 69, bottom left: External facade detailing (example from Parc Esta Condominium showroom).
- Page 69, second from bottom left: Stone feature wall (example from Parc Esta Condominium showroom).
- Page 78, right: Use of dynamic and geometric forms (example from Guoco Tower).

## Loo Sai Boo

- Page 69, top right: Lush green terraces (example from SkyTerrace @ Dawson).

## Lye Pok Min

- Page 86, middle: A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road).

## Rebecca Sng

- Page 73, right: Raw, utilitarian materials bring out the un-manicured character of the district (example from Matilda Edge).

## Jasmine Tay

- Page 51, all images: Shadows cast from trees with lacy canopies form intricate shading patterns (examples from Amara Sanctuary Resort Sentosa).
- Page 61, top: A vast open green lawn is suitable for holding events and activities (example from HortPark).
- Page 61, bottom left: Suggested planning approach for the 'Park' district theme (example from an open space).
- Page 66, left and right: A naturalistic landscape approach (examples from a nature park).
- Page 70, all images: A layered planting concept (examples from a nature park).
- Page 75, middle images: Use of bright colours and organic forms (examples from a garden maze).

## Rachel Teo

- Page 57, bottom left: Rainforest Walk experience (example from Jacob Ballas Children's Garden).
- Page 61, bottom right: Suggested planning approach for the 'Park' district theme (example from Jurong Lake Gardens West).
- Page 75, bottom right: Nature-infused play spaces (example from Nature Garden in HortPark).
- Page 76, right: Use of timber-like elements and play with levels (example from Tampines GreenForest Park).
- Page 78, left: Use of straight and natural elements (example from Jurong Lake Gardens West).

*Fulfilling **Dreams**, Building **Homes**, Creating **Communities***

HDB Hub 480 Lorong 6 Toa Payoh,  
Singapore 310480

Tel: 6490-1111

HDB InfoWEB: [www.hdb.gov.sg](http://www.hdb.gov.sg)

© 2024 Housing & Development Board. All rights reserved.

