

Summary of Response to Feedback on Environmental Impact Assessment (EIA) for Bukit Batok Neighbourhood 3

I. Site Context and Milestones

The Government has plans to provide more housing opportunities within the West to offer a sizeable supply of affordable housing options and new supporting amenities for existing and future residents. The Environmental Impact Assessment (EIA) studies will guide how development of the site can be carried out sensitively and sustainably, while identifying appropriate measures to minimise any potential environmental impact arising from development.

The Bukit Batok Neighbourhood 3 (N3) site, also referred to as the 'Project Area' (edged in red in Figure 1), is bounded by Bukit Batok Road, Bukit Batok West Avenue 5 and Bukit Batok West Avenue 7. The Project Area is approximately 14ha and has largely been zoned for 'Residential' use in URA's gazetted Master Plan since 2014. The Project Area is brownfield, currently occupied by various interim purposes that will be progressively phased out as their leases expire.

The EIA was conducted for a portion of the site currently used by HomeTeamNS (HTNS) Adventure Centre that is partially vegetated. As part of the EIA, detailed baseline surveys of the existing environmental conditions (i.e., flora, fauna, surface water quality) and ecological connectivity of the approximately 5.5ha site, hereafter referred to as 'Study Area' (dotted in yellow in Figure 1) has been conducted.

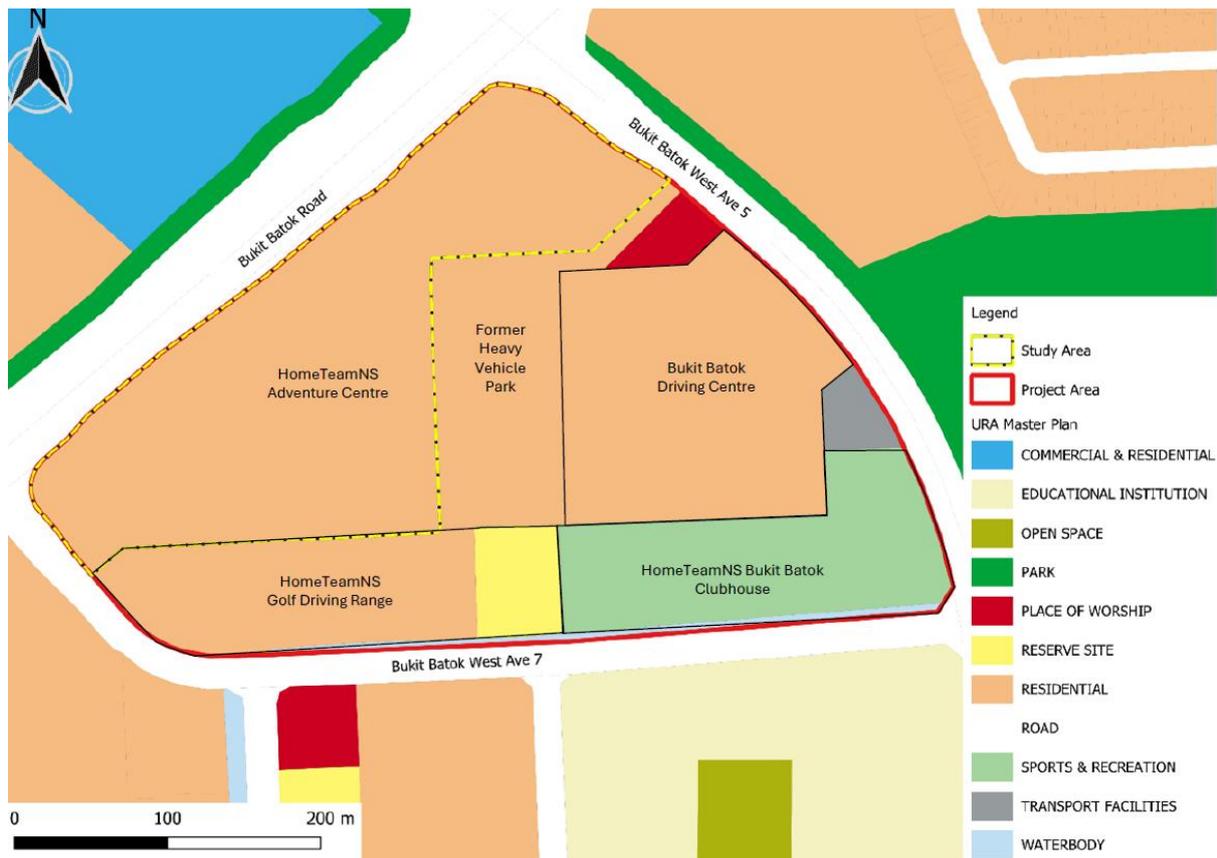


Figure 1: Plan of Bukit Batok N3 in URA's Master Plan 2019

II. Engagement with Stakeholders

The EIA for Bukit Batok N3 was carried out in 2024 to assess the potential impact of the proposed development on biodiversity and the environment. Together with NParks, HDB held an engagement session with various Nature Group (NG) representatives in November 2024. The session provided an opportunity for various parties to come together to share their perspectives and reach a common understanding on Singapore's land use needs and challenges, and co-create solutions to address the various concerns.

The NG reps acknowledged that the Study Area is one of the important stepping stones between the Western Water Catchment area, Tengah Forest Corridor, and the Bukit Timah and Central Catchment Nature Reserves. As such, the NG reps were supportive of the Proposed Retained Area (PRA) (approx. 0.48ha) along Bukit Batok Road, as well as the proposed green corridor that would be introduced through Bukit Batok N3 to create an ecological connection between Tengah and the nearby Bukit Gombak Park.

The EIA report was published online for public feedback from 19 May 2025 to 15 June 2025. In total, 71 responses were received via HDB's feedback channels.

III. Feedback Received

We value the feedback from our partners and members of the public and have considered the suggestions that had been submitted.

Feedback on a range of issues were raised, including concerns over the impact of developing the site such as biodiversity loss, climate change and urban heat island effect. There were also suggestions to develop other sites and to introduce additional mitigation measures, including ecological corridors to connect biodiversity across the wider Bukit Batok Nature Corridor.

Among the feedback received, there was support for the Proposed Retained Area, made up of 0.48ha of native dominated young secondary forest which was identified as an Area of High Ecological Value (AHEV); and the 3-5m wide compensatory planting along the boundaries of Bukit Batok N3 that would facilitate volant species movement and enhance the ecological connectivity to the surrounding greenery.

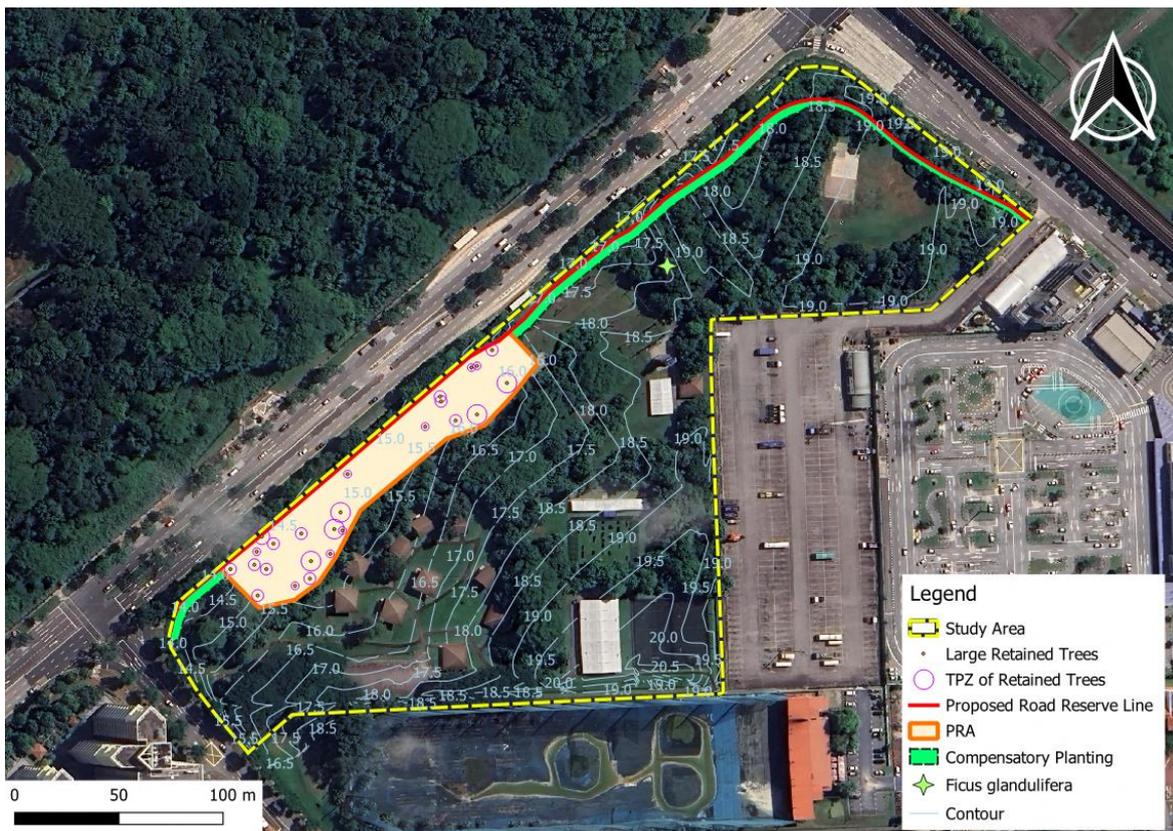


Figure 2: Proposed Retained Area (PRA)

IV. Responses to Feedback

Taking into consideration the EIA findings and the feedback received, Agencies are committed to adopting the following key measures for the new housing estate to ensure a good balance between development and conservation needs:

A. Suggestions to develop other sites

While the EIA study was carried out for the vegetated parts of the HomeTeamNS Adventure Centre site, the project area in Bukit Batok N3 is a brownfield site currently occupied by interim uses that include the HomeTeamNS Adventure Centre, HomeTeamNS Golf Driving Range, HomeTeamNS Clubhouse and Bukit Batok Driving Centre which will be phased out progressively when their leases expire, as well as a former Heavy Vehicle Park which ended its lease in Jan 2025. To meet the demand for affordable housing, while still taking a measured approach to develop, we have identified brownfield sites such as the Bukit Batok N3 site, to be developed for housing once the former uses have been phased out.

Furthermore, given the site's location next to the upcoming NS3A MRT Station along the North South Line, the development of Bukit Batok N3 will rejuvenate the area with new amenities and housing options and improve connectivity for existing and future residents.

B. Proposed Retained Area (PRA)

The PRA was determined after balancing the need for ecological connectivity and development requirements and is done in consultation with agencies including NParks and URA and engagement with Nature Groups.

The PRA will retain 11 flora species of conservation significance and 25 large trees, and will serve as a stepping stone for fauna to move from Tengah Forest Corridor to the wider Bukit Batok Nature Corridor. One mature *Ficus glandulifera*, northeast of the PRA, is also proposed to be retained, as it is identified as a keystone species for fauna.

Furthermore, there would be compensatory planting along the eastern boundary (along Bukit Batok West Ave 5), western boundary (along Bukit Batok Road) and southern boundary (along Bukit Batok West Ave 7) of Bukit Batok N3 that ranges between 3m to 5m that would facilitate volant species movement and enhance the ecological connectivity from Tengah to Bukit Gombak Park.

C. Ecological stepping stones with green links through Bukit Batok N3 estate in the Concept Plan of Project Area

We will create ecological connectivity via a network of green links and ecological stepping stones that will run in an East-West manner from the PRA to Bukit Gombak

Park (Figure 3). This will enable movement of animals that fly, such as the Straw-headed bulbul and Swinhoe's white-eye, between Tengah, the Western Catchment area, and the Bukit Timah and Central Catchment Nature Reserves. The ecological stepping stones will adopt a multi-layered planting scheme with native flora species to mimic a natural forest structure to allow for the formation of an understory layer and canopy layer.

There will also be a new park developed in Bukit Batok N3 to introduce lush greenery into the area and provide opportunities for recreation uses. It provides opportunities for new habitat creation and improves thermal comfort for the development. It will help to serve as a connection between existing habitats by providing landing point and refuge for animals that fly. The park, together with the ecological stepping stones, green links and the compensatory planting strips along Bukit Batok Road, Bukit Batok West Ave 5 and Ave 7, will provide more greenery in Bukit Batok N3.



Figure 3: Concept Plan of Project Area

D. Green Cover within Bukit Batok N3 estate

Aside from the PRA, the new development aims to provide 45% green cover where possible, including trees, shrubs and lawns. Green cover is an indicator of land area covered by greenery as seen from the sky. This includes providing native plants to encourage biodiversity (e.g. birds and butterflies), rain gardens to cleanse surface runoff, heat mitigation from canopy trees, lush greenery, and community gardens. All greenery will be well integrated with precinct facilities and recreational spaces to allow residents to enjoy the full benefit of the ecosystem services provided by the neighbourhood landscape.

E. Management of human-wildlife encounters

HDB is working closely with NParks to explore measures to manage human-wildlife encounters. To complement the existing Tengah Nature Way that is located near to Bukit Batok N3, agencies are also studying the possibility of wildlife crossings to provide ecological connectivity for animals to travel between the study area and surrounding greeneries. More details will be shared when ready. Before the commencement of physical works on site, HDB will put up notices at the HDB blocks in the vicinity to inform residents of the upcoming works and the mitigation measures that will be adopted to minimise inconveniences arising from the construction works, as well as to educate them on the proper response to wildlife.

F. Implementation of an Environmental Management and Monitoring Plan (EMMP)

A specialist consultant will be engaged to develop an EMMP to mitigate and manage any potential environmental impact arising from development works and closely monitor works throughout the construction phase. Prior to site clearance, hoardings will be installed along the site boundary to avoid fauna movement towards roads. Pre-felling inspections will be carried out to identify all active nests, burrows, slow-moving animals or hatchlings. Felling of these trees can only take place after these animals have been translocated safely or have flown off. To minimise disturbance to birds in the area, tree felling will be avoided during peak nesting period. Vegetation will be cleared progressively and directionally in zones to ensure wildlife are passively shepherded out of the active work zones into the PRA.

V. Conclusion

The Government takes a holistic and long-term approach to planning as it allows us to judiciously steward Singapore's limited land resources and guide sustainable development, while achieving social, economic and environmental outcomes, and to meet the aspirations and needs of Singaporeans. This means continuing to carefully balance demand for land to meet a variety of needs, such as housing, green spaces, workplaces, schools and recreational spaces.

Currently, we continue to see healthy demand for public housing across Singapore. This is due to larger cohorts of Singaporeans born in the late 1980s to 1990s reaching marriageable age, and an emerging trend of smaller households as more young couples, singles, and seniors are choosing to have their own flats. To meet this demand, agencies adopt a range of development options such as increasing the density of developments while ensuring liveability, as well as prioritising the development of brownfield sites, where feasible.

As Singapore continues to develop, available land for new developments becomes increasingly scarce. Bukit Batok has been planned as a HDB town since post-independence, with the Bukit Batok N3 site intended for residential use since 2014. To meet the demand for affordable housing, while still taking a measured approach to develop, we have identified brownfield sites such as the Bukit Batok N3 site, to be developed for housing once the former uses have been phased out.

HDB had sought to balance development with conservation needs through retaining about 0.48ha of native dominated young secondary forest identified as the AHEV and the adoption of other mitigation measures. The proposed ecological stepping stones introduced in the future estate will also enhance connectivity and provide an ecological passageway between Tengah to Bukit Gombak Park. As responsible land stewards, agencies will continue to assess our various land use needs, as well as social, economic and environmental considerations when reviewing and implementing plans.

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