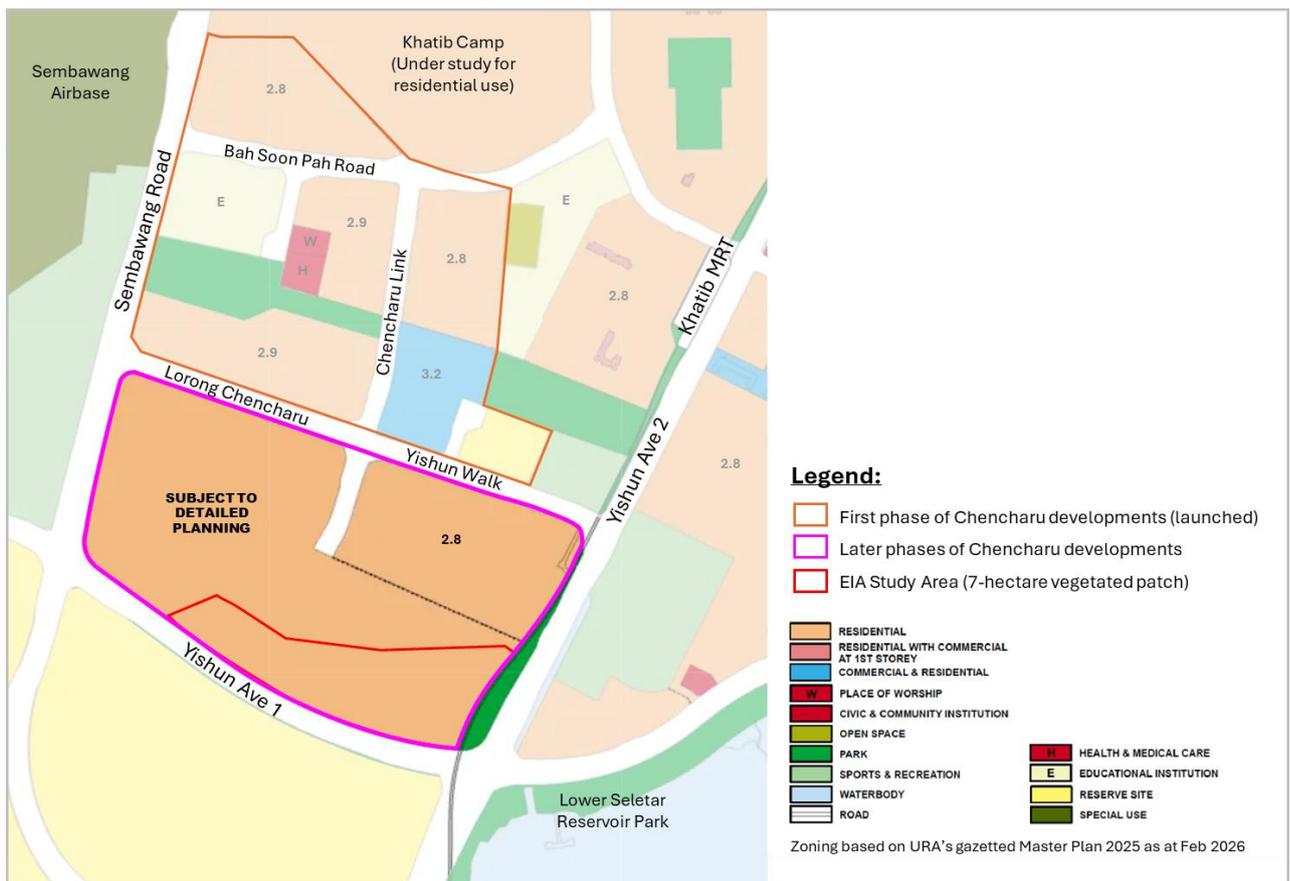


**Summary of Response to Feedback on Environmental Impact Assessment for Yishun Chencharu (Site 1)**

**I. Site context & Recap of key findings**

Chencharu has been occupied by various former uses such as farms and plantations since the late 1800s and has been zoned for residential use in URA's Master Plan since 2019. We announced Chencharu as a new housing area in Yishun Town with new amenities for existing and future residents in March 2024, and we subsequently unveiled our [masterplan](#) for the first phase of developments. So far, we have launched 4 BTO projects in Chencharu, attracting an average of 3.3 applications for every available flat.

Agencies are currently studying the detailed plans for the subsequent phases of Chencharu south of Yishun Walk (see Figure 1).



**Figure 1: Zoning of Chencharu on URA's gazetted Master Plan 2025**

HDB commissioned an Environmental Impact Assessment (EIA) in 2024 as required by the relevant technical agencies to assess the environmental impact of upcoming housing developments and community amenities on an existing 7-hectare vegetated patch

Yishun Avenue 1. This patch was previously occupied by plantation uses such as rubber and gambier throughout the 1900s before being abandoned, and part of the site was later used by the National Parks Board (NParks) as a tree bank for landscaping works.

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

- **Habitats and Ecological Significance:** No areas of high ecological value (AHEV) were identified. 60% of the site consists of scrubland / grassland and urban vegetation, which are of low ecological value. 40% of the site consists of abandoned land forest, assessed to be of medium ecological value, being a potential refugia<sup>[1]</sup> and stepping stone<sup>[2]</sup> for volant<sup>[3]</sup> fauna traversing between larger forested areas in the region. However, connectivity for ground-dwelling fauna is limited as this isolated site is bounded by major roads (Yishun Avenue 1 and 2) and surrounding brownfield uses.  
[1] Refugia: Area where populations can survive amidst surrounding environmental changes  
[2] Stepping stone: Small patch of habitat that provide temporary rest stops for wildlife moving between larger habitats  
[3] Volant: Describes animals that can fly or glide, such as birds, flying insects and bats
- **Flora:** 27 out of 203 flora species and species groups recorded (13.3%) were of conservation significance. Surveys also recorded 14 large plant specimens and 8 specimens of value, including several Ficus trees (*Ficus spp.*) that can provide food sources for frugivores (fruit-eating animals).
- **Fauna:** 5 out of 137 fauna species recorded (3.6%) were of conservation significance. These include one mammal species: long-tailed macaque (*Macaca fascicularis*), and four bird species: straw-headed bulbul (*Pycnonotus zeylanicus*), plume-toed swiftlet (*Collocalia affinis*), Swinhoe's white-eye (*Zosterops simplex*), and long-tailed parakeet (*Psittacula longicauda*). Roadkill surveys did not record any findings.
- **Mitigation measures:** A range of measures were proposed to **(i)** maintain ecological connectivity for volant species through enhanced multi-tiered planting of native flora in the upcoming developments, **(ii)** minimise flora mortality by retaining large tree specimens and salvaging saplings of conservation significance where feasible, and **(iii)** minimise impact to fauna via a comprehensive wildlife management plan and sensitive construction design.

## II. Engagement with stakeholders

HDB engaged various Nature Group representatives and biodiversity experts in July 2025 on the EIA findings and the proposed mitigation measures prior to the public disclosure of the EIA report, with representatives from the National Parks Board (NParks) and Urban Redevelopment Authority (URA) in attendance. These representatives shared their ideas and perspectives on solutions that agencies could explore to mitigate the environmental impact.

The EIA report was published online for public feedback from 11 December 2025 to 7 January 2026. In total, 6 responses were received via HDB's feedback channels.

### **III. Feedback received**

We value the feedback from our partners and stakeholders, and have considered all the suggestions received.

Most stakeholders noted that the site was previously occupied by plantations and a tree bank, and that there were no areas of high ecological value identified. Nature Groups and biodiversity experts also welcomed the mitigation measures proposed to enhance ecological connectivity, such as designing a linear green, enhancing planting at the site's southeastern corner opposite Lower Seletar Reservoir Park, and retaining keystone Ficus trees that provide food sources for wildlife where feasible.

Some biodiversity experts highlighted the importance of a robust and intentional planting palette for this area, and have kindly offered to design it together with HDB to improve its ecological effectiveness and enhance biodiversity in our urban ecosystem. On the other hand, some members of the public have raised concerns that planting enhancements may attract nuisance species like crows, and also suggested to inject community-oriented features in the future precinct.

Some stakeholders suggested to explore the feasibility of retaining a portion of the existing abandoned land forest or designing a wider linear green, and encouraged agencies to study measures that support more structural complexity and plant ecotypes in the area's flora composition.

Some stakeholders also noted the need to study ecological connectivity at the regional scale to achieve more meaningful ecological outcomes, beyond looking at measures within individual sites. In addition, there were suggestions to explore enhanced planting in the vicinity outside the EIA study area to increase the amount of biomass in the overall area.

At the broader level, some members of the public queried about the need to develop this area for housing in view of declining birth rates.

### **IV. Responses to feedback**

HDB remains mindful of the need to develop housing areas sensitively as part of our commitment to adopt a holistic and long-term approach of stewarding Singapore's limited land resources to meet the various aspirations and needs of Singaporeans.

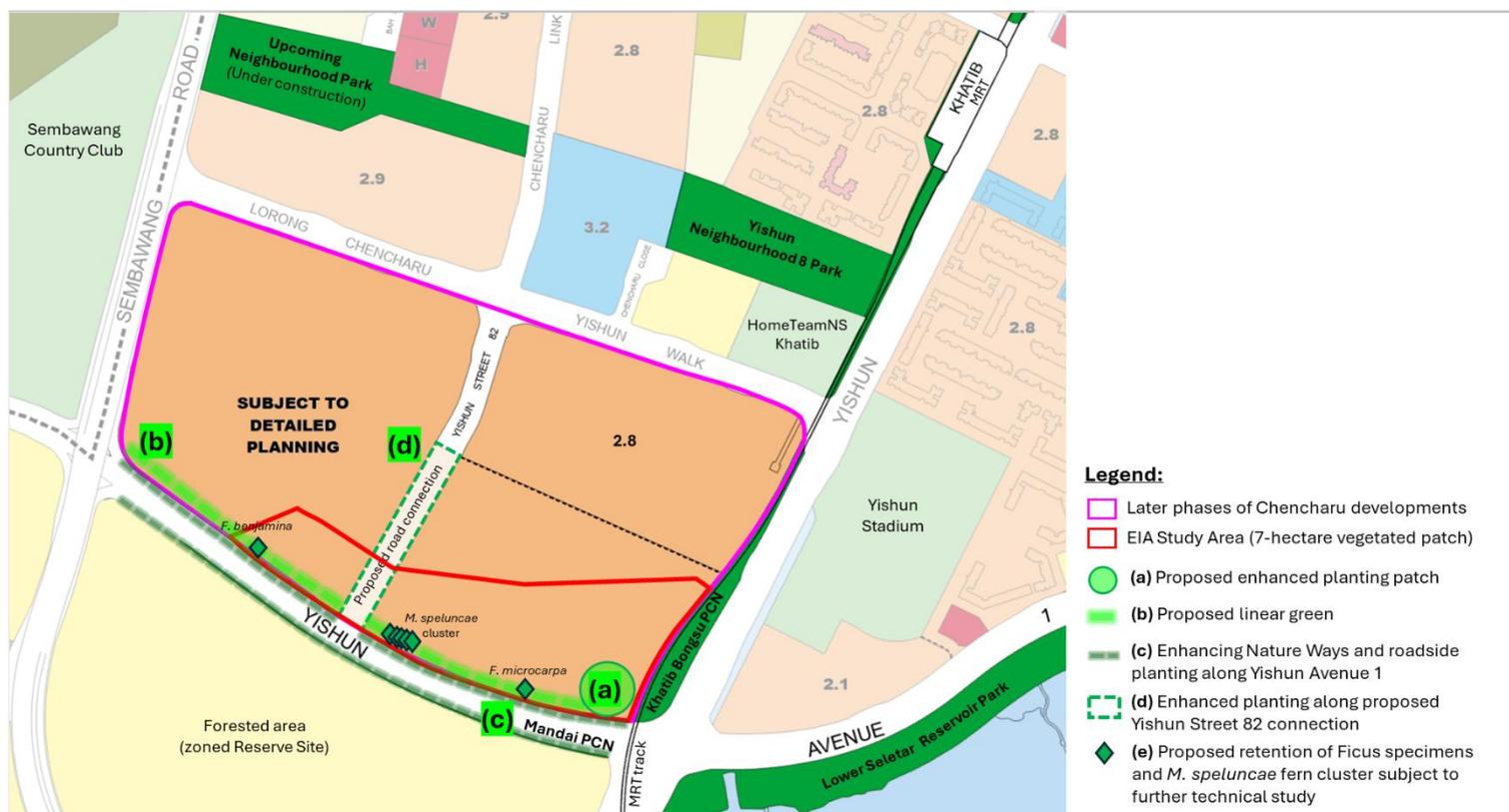
We continue to see strong demand for public housing. This is due to larger cohorts of Singaporeans born in the late 1980-90s reaching marriageable age, and an emerging trend of smaller households as more young couples, singles, and seniors are choosing to have their own flats. Hence, we need to identify and develop new areas for housing to meet these needs. Where possible, we will prioritise the development of sites with previous brownfield uses such as Chencharu.

For Chencharu, we will implement the following strategies and safeguards based on the recommendations in the EIA report and stakeholder feedback:

## Enhanced planting strategies to ensure ecological connectivity

HDB will work with NParks to **design and implement enhanced native planting** in several areas within *and* beyond the EIA study area. These strategies aim to maintain ecological connectivity of volant species travelling between larger forested areas in the region.

In line with recommendations by biodiversity experts, HDB will work with our landscape architectural consultants to **curate a planting palette comprising a majority of native flora species**, which will in turn support native volant fauna species such as birds and butterflies. We will also consider a planting structure that offers different vegetation layers such as ground cover, shrubs and trees to support habitat and movement requirements of targeted fauna species, while being mindful to minimise potential nuisance species and human-wildlife conflict as we curate the floral composition. HDB will seek advice from Dr Shawn Lum, Senior Lecturer at the Nanyang Technological University's Asian School of the Environment, who has kindly offered his expertise in tropical rainforest ecology to design this palette to facilitate fauna movement and provides greenery relief for residents.



**Figure 2: Conceptual plan of proposed strategies for ecological connectivity**

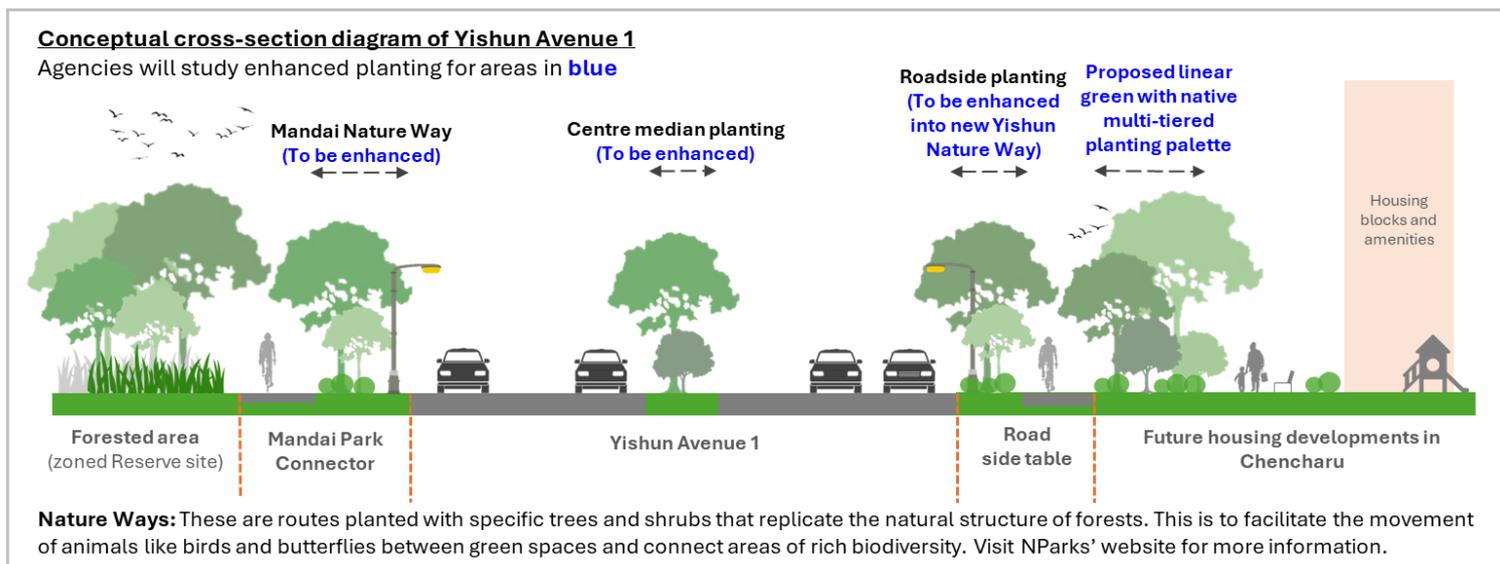
With reference to Figure 2 above, these areas of enhanced native planting include:

- a) Enhanced planting patch in the southeastern corner of the site:** This will improve synergy with the adjacent Khatib Bongsu Park Connector and Lower Seletar Reservoir Park, and collectively achieve a larger amount of biomass in this vicinity. We will study the habitat requirements of conservation-significant or uncommon generalist volant fauna recorded in Yishun to curate a native flora composition that facilitates their movement

between green spaces along the Khatib Nature Corridor. In addition, HDB will explore incorporating community amenities here to bring residents closer to nature.

Agencies have studied whether a portion of the existing abandoned land forest could be retained. At the regional level, the larger forested areas south of Yishun Avenue 1 provide wider connectivity corridors for wildlife. Comparatively, there were no areas of high ecological value identified in the EIA report, and connectivity for ground-dwelling fauna is presently limited since this isolated patch is bounded by major roads, existing brownfield uses, and will be in close proximity to future housing blocks – making it less effective to retain a sizeable plot of existing forest here. Instead, the enhanced planting patch and other measures below will support volant connectivity and complement the main forested corridors beyond the site.

- b) **Designing a linear green along the southern boundary:** This linear green is planned to run along Chencharu’s southern edge from Sembawang Road to Yishun Avenue 2, and will connect to the enhanced planting patch. This will be minimally 5 metres wide to provide connectivity for volant fauna, and we will study widening some stretches further to house plant species that may require more buffer space. The linear green will similarly adopt a multi-tiered planting scheme with native flora species to provide connectivity for volant fauna.
- c) **Enhancing roadside planting and existing Nature Ways along Yishun Avenue 1:** Agencies have reviewed further strategies to enhance greenery beyond the EIA boundary. To complement the linear green, NParks will enhance the roadside planting along Yishun Avenue 1 to form the new Yishun Nature Way with multi-tiered greenery to facilitate movement of butterflies and birds. NParks will also enhance planting along the existing Mandai Nature Way along the Mandai Park Connector and the centre median along Yishun Avenue 1. As seen in Figure 3 below, the combination of these strategies will provide lush greenery along the length of Yishun Avenue 1 to enhance ecological connectivity and provide more shade for commuters.



**Figure 3: Conceptual plan of planting enhancements along Yishun Avenue 1**

- d) **Enhanced planting along new Yishun Street 82:** We will similarly adopt the enhanced native planting palette for the roadside planting and development green buffer along the proposed future Yishun Street 82 road connection to Yishun Avenue 1, which will link up with the proposed linear green to form longer stretches of contiguous multi-tiered greenery.

#### **Managing impact on existing flora, fauna and environmental conditions**

- e) **Retention of keystone Ficus specimens and selected plant specimens where feasible:** Two large Ficus trees (*Ficus benjamina* and *F. microcarpa* shown in Figure 4) and a cluster of the vulnerable fern species *Microlepia speluncae* will be studied for feasibility of retention within the proposed linear green (locations marked in Figure 2). Notably, Ficus trees are keystone species that bear fruits all year round and provide an important food source for frugivorous fauna using the linear green as an ecological stepping stone. Several existing large trees will also be studied for retention within the future precinct. These will be subject to further technical feasibility studies and arborist assessments.



**Figure 4: Keystone Ficus specimens proposed for retention where feasible**

- f) **Salvaging saplings of conservation significance:** Saplings of flora species of conservation significance with a girth of 0.3 metres or less will be salvaged and transplanted to identified planting areas above where feasible.
- g) **Implementation of an Environmental Monitoring and Management Plan (EMMP):** We will engage a specialist consultant to develop a detailed EMMP to manage the potential impact during the course of HDB's construction works. Prior to site clearance, we will install hoardings along roads to reduce the likelihood of roadkill and conduct pre-clearance fauna inspections to identify all active nests, burrows, slow-moving animals or hatchlings. Site clearance and tree felling will only take place after these animals have been translocated safely or have moved away, and will be carried out directionally so that any trapped ground-dwelling fauna can be rescued and relocated safely. Comprehensive Wildlife Management and Response Plans will be developed to minimise the accidental injury or mortality of fauna, and biodiversity awareness training will be conducted for site personnel to reinforce awareness of these plans and reduce the likelihood of human-wildlife conflict during site encounters with wildlife.

- h) Noise management for adjacent forested areas outside Chencharu:** To reduce the potential noise impact of upcoming works on noise-sensitive fauna in nearby forested areas, we will develop and implement a variety of measures to control noise emissions at source, such as implementing 12-metre high noise barriers around the worksite to limit noise exposure to ground-dwelling fauna, using noise enclosures to shield noise-generating machinery, adopting quieter construction methods, and optimising construction sequences to minimise noisy periods particularly at dawn, dusk or nighttime when fauna might be more sensitive to noise. These measures will be further studied as part of the EMMP to be approved by authorities prior to any works on site.
- i) Designing an Earth Control Measure (ECM) plan:** Our appointed infrastructure contractor will engage a Qualified Person (QP) to conduct slope stability and soil compaction studies, and design a detailed ECM plan prior to the commencement of site works. Site clearance and earthworks will be implemented in phases, with sediment control measures implemented to minimise the impact to soil infiltration capacity and minimise soil loss from erosion or runoff.

## **V. Conclusion**

The Government regularly reviews our plans to ensure that they remain relevant to the changing and varied needs of Singaporeans. We will adopt a calibrated approach in managing the different land use trade-offs, informed by biodiversity professionals on the ecological value of sites and refined through stakeholder feedback.

In developing Chencharu, we have sought to balance development and conservation needs by developing a targeted multi-tiered native planting strategy in and around the future precinct that complements the surrounding green areas, and studying the retention of important plant specimens where feasible. These measures will enhance ecological connectivity for a variety of native wildlife while also allowing residents to enjoy nature close to home. We will also adopt comprehensive safeguards during our site works to minimise the impact to existing flora and fauna.

As responsible stewards of our limited land resources, agencies will continue to assess our various land use needs, engage stakeholders, and adopt a science-based approach when we review the plans for other sites in the future.