

OUR TOWN, SENGKANG

TOWN DESIGN GUIDE



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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.

Acknowledgements

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

Ang Mo Kio Town Council
Sengkang Town Council
Jurong Town Corporation
Land Transport Authority
National Environment Agency
National Heritage Board
National Parks Board
People's Association
Public Utilities Board
Sport Singapore
Urban Redevelopment Authority

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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.

Neighbourhood Scale Layers

2. Understand the sub-theme to apply relevant planning and design guidelines in your project

Neighbourhood scale layers set out distinctive sub-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.

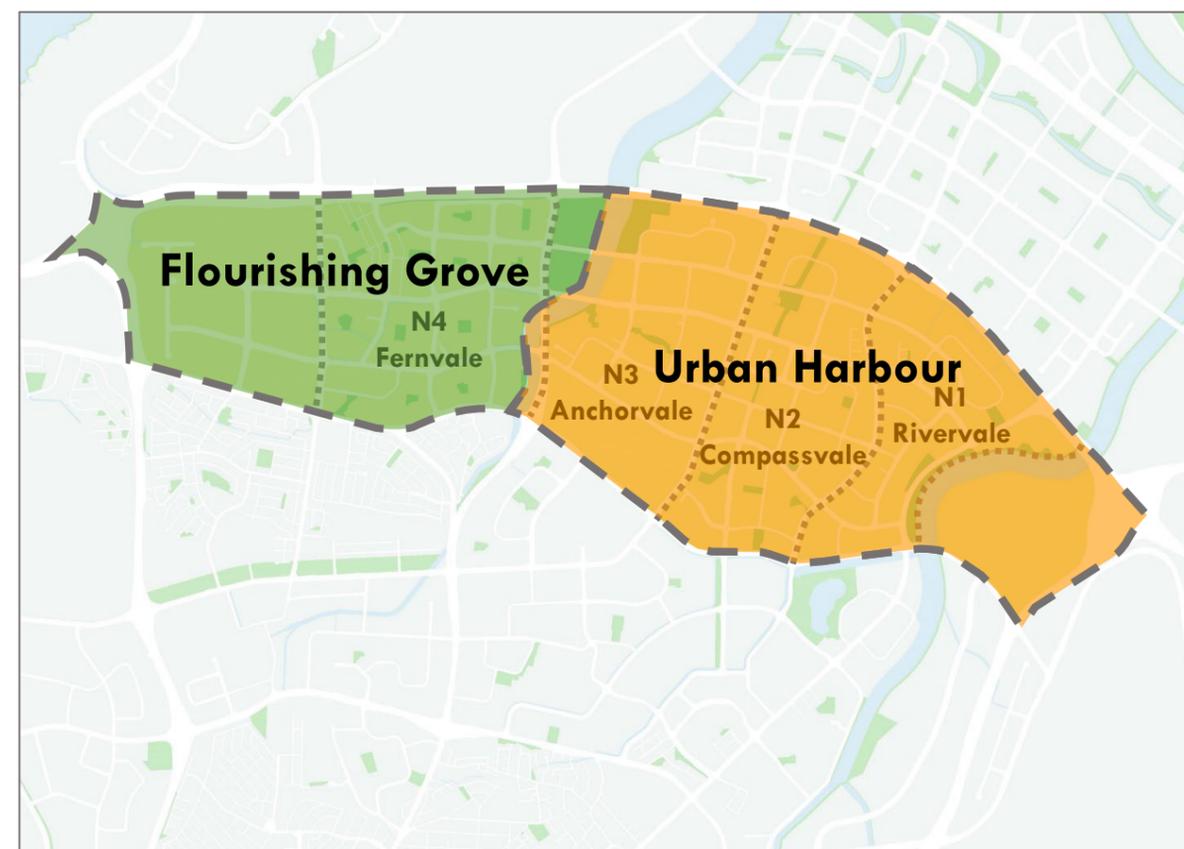
Upgrading and Improvement Projects by HDB or Town Councils

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.*



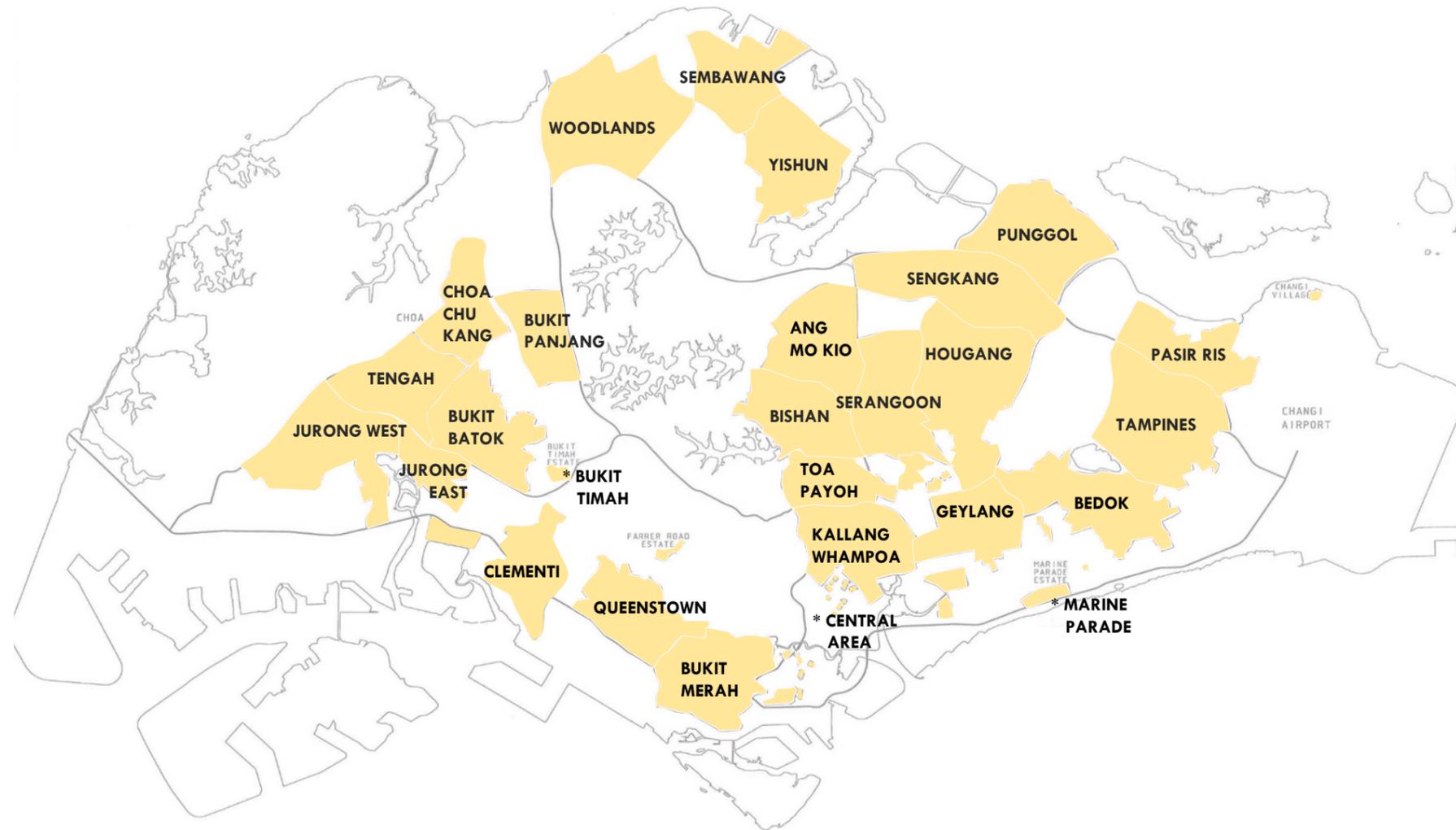
Sub-themes in Sengkang

Introduction

HDB Towns and Estates

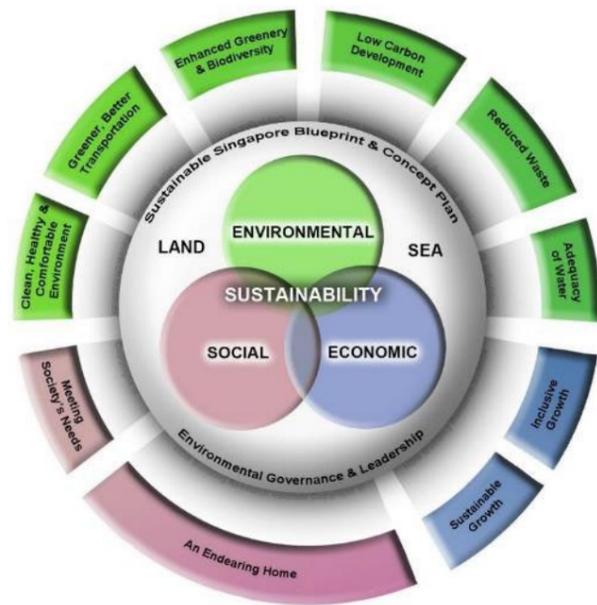
HDB carries out comprehensive town planning and design for 24 towns and 3 estates*, and strives towards achieving a clear vision and unique identity for the communities.

*Bukit Timah, Central Area and Marine Parade



Frameworks

Over the years, HDB has also introduced several frameworks to continuously improve our towns. The principles within the frameworks underpin the planning and design of new public housing developments 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.



2011

Sustainable Development Framework

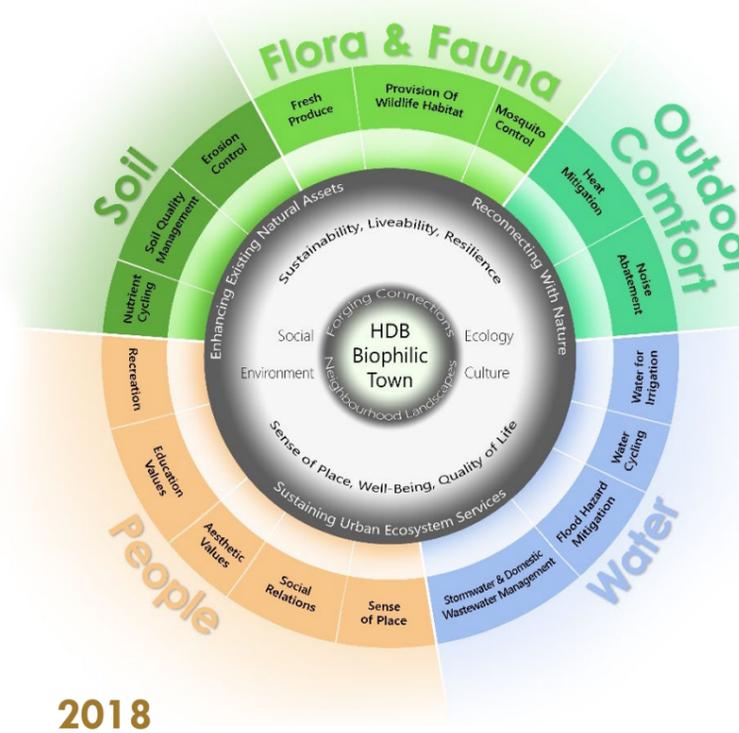
- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents



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



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



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

HDB Roadmap to Better Living (2011)



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- Art Elements

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 - Colour Palette
 - Landscape Approach

Precinct Scale

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

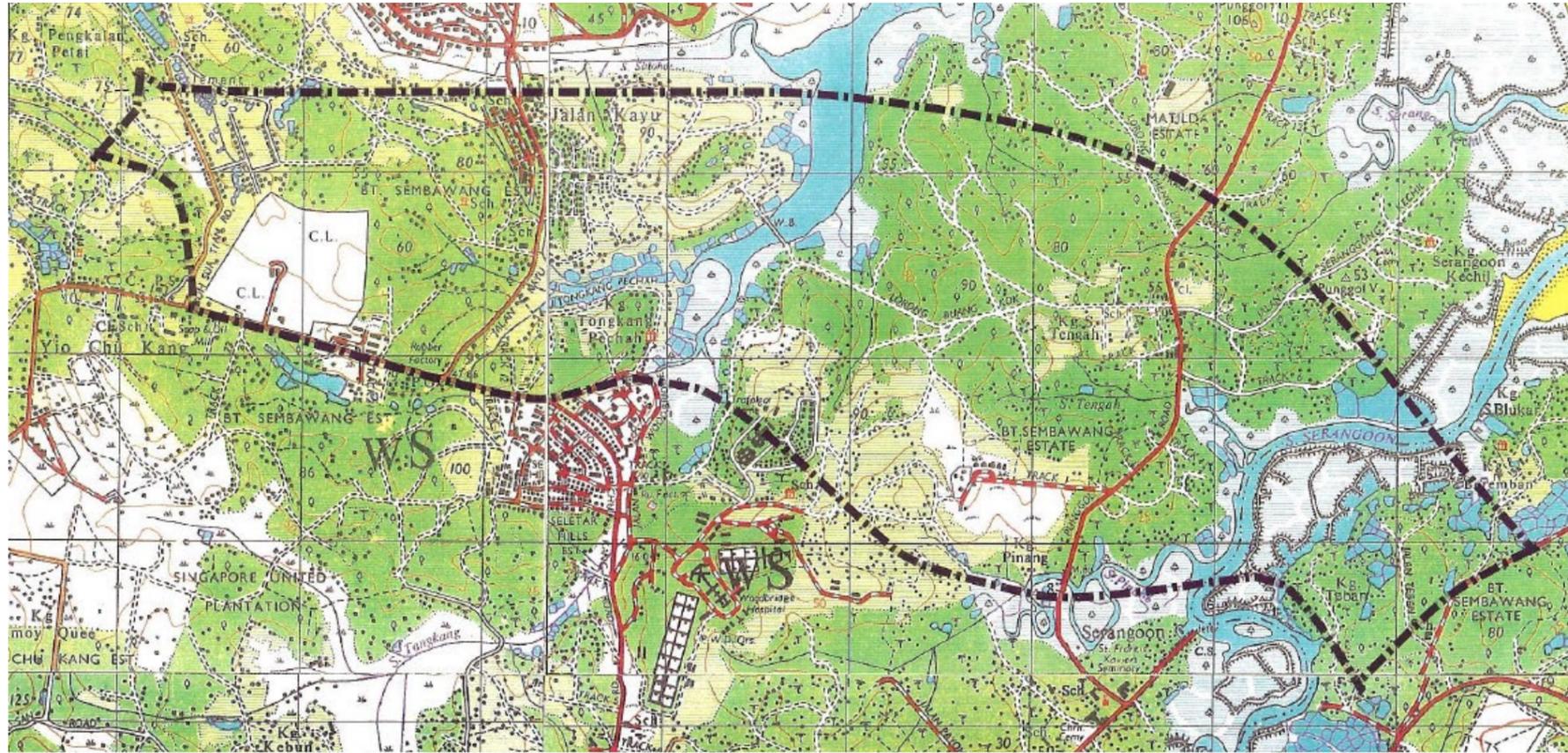
Context and History



Sengkang is a vibrant residential town located in the North-East Region of Singapore. With distinctive riverine frontages along Punggol and Serangoon Reservoirs, the town presents many opportunities for the residents to be close to nature.

Developed in the 1990s, Sengkang has transformed from an area once characterised by plantation and fishing villages into a modern township. Today, it boasts comprehensive facilities integrated within its residential precincts. The town's efficient transportation infrastructure, served by 2 MRT Stations and 14 LRT Stations, and complemented by cycling paths and pedestrian networks, ensures seamless connectivity for residents.

Context and History



A historical plan of Sengkang (1966)

Historical Background

In the early days, Sengkang was formerly known as Kangkar, which was derived from the Chinese term "foot of the port", given the presence of fishing villages located along Sungei Serangoon and Sungei Punggol. There were also several plantation estates further inland where rubber, gambier and pepper were cultivated.

As plans for the development of a new town were underway, urban planners sought to preserve the area's historical connection while creating a more aspirational identity. The area was thus renamed Sengkang. This was derived from the name of a road which existed in the past – Lorong Sengkang – and served to link the new town to its past. It means "prosperous harbour" in Chinese (盛港), which is more auspicious compared with its previous name.



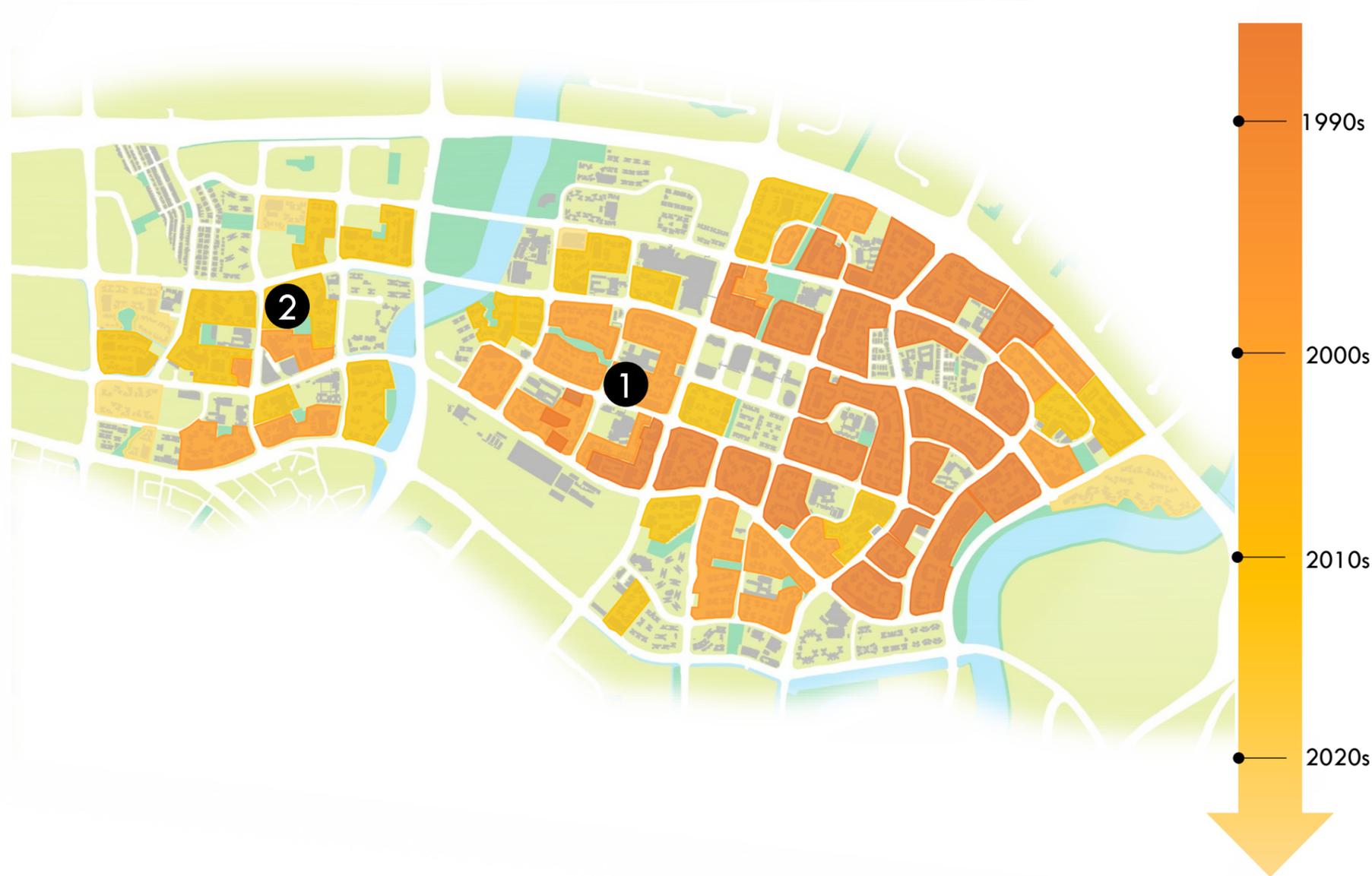
Fishing village along Sungei Punggol



Early development of Sengkang (1999)

Context and History

Evolution of Sengkang



Fishing Village along Sungei Punggol

Pre-1990s

Fishing villages along Sungei Serangoon and Sungei Punggol, with rubber, gambier and pepper plantations further inland.



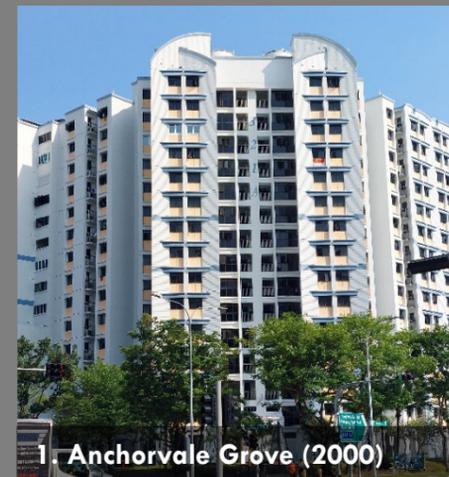
Construction of early public housing blocks in 1999

1990s & 2000s

Comprehensive planning of Sengkang begun in the 1990s. Envisioned as "A Modern LRT Town", it was the first satellite town to have major public transport amenities built in tandem with the public housing developments. The design of the developments have distinctive features inspired by the town theme "Town of the Seafarer", which took reference from the area's history.



Sengkang LRT commenced operations in 2003



1. Anchorvale Grove (2000)

2010s onwards

Continued expansion of the town with new public housing developments and facilities, especially in Fernvale.



2. Fernvale Residence (2011)

Context and History



Present-day Jalan Kayu shophouses



Sengkang Sculpture Park

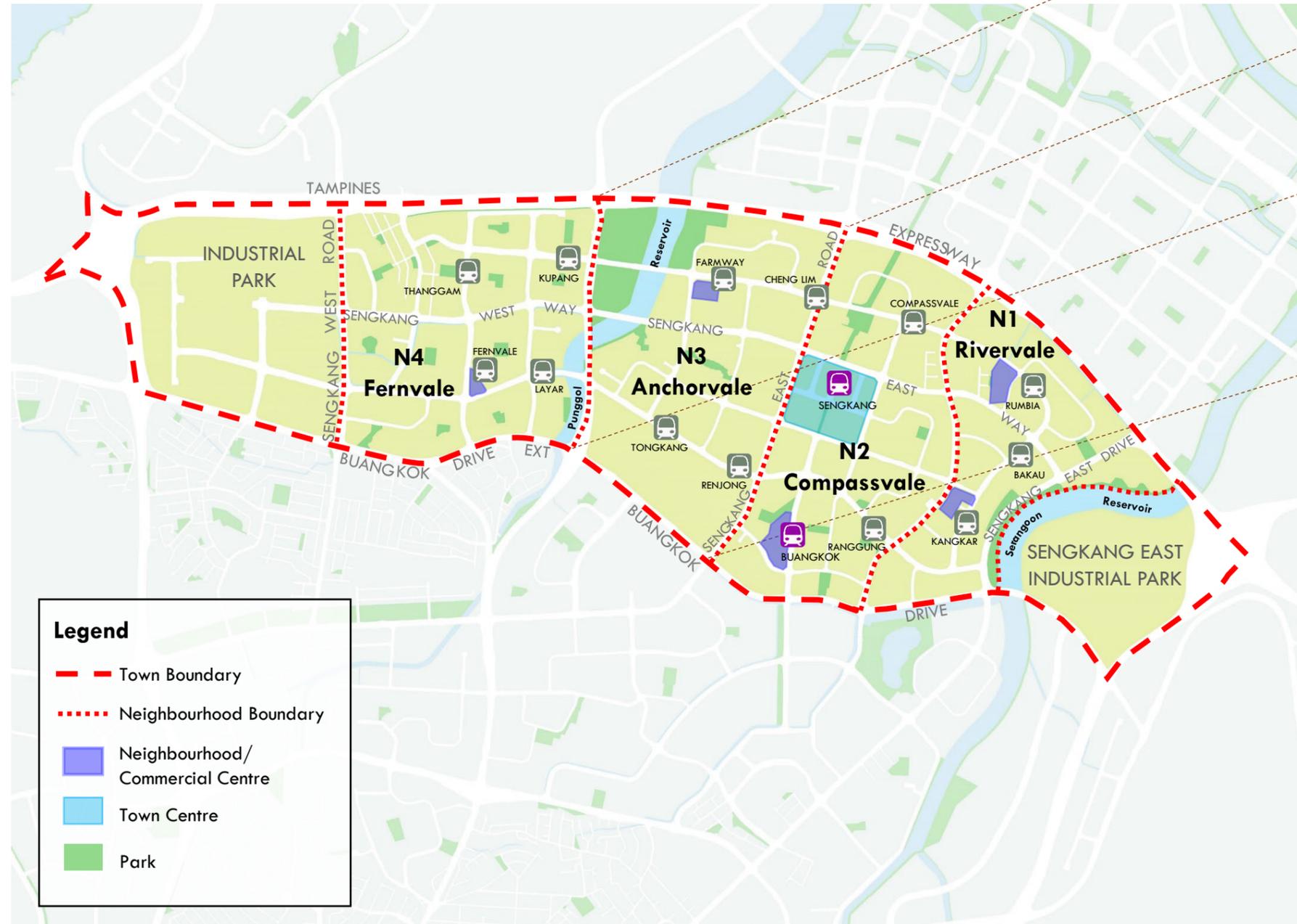
Heritage and Identity

Our heritage connects us to our past, enriching our sense of place, belonging and identity. The stories from Sengkang's rich history are told today through a variety of heritage elements.

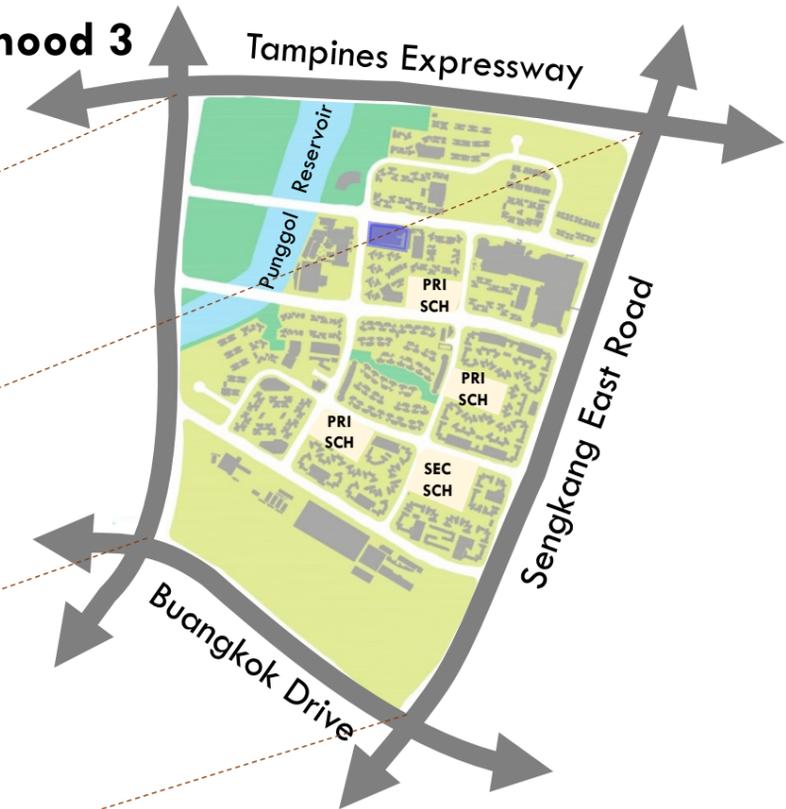
Some of the key heritage elements that strengthen the identity of Sengkang are:

- Jalan Kayu was built in 1928 to serve as access to the British Royal Airforce Seletar (now Seletar Airport). Today, it maintains its nostalgic appeal with low-rise shophouses and a relaxed atmosphere, offering a glimpse of Singapore's past amid modern development.
- Sengkang Sculpture Park features a series of sculptures that pay homage to Sengkang's history as a fishing village. The sculptures depict various aspects of traditional fishing life, including fishermen, boats, and marine life.

Planning Principles



Neighbourhood 3



Neighbourhood Concept

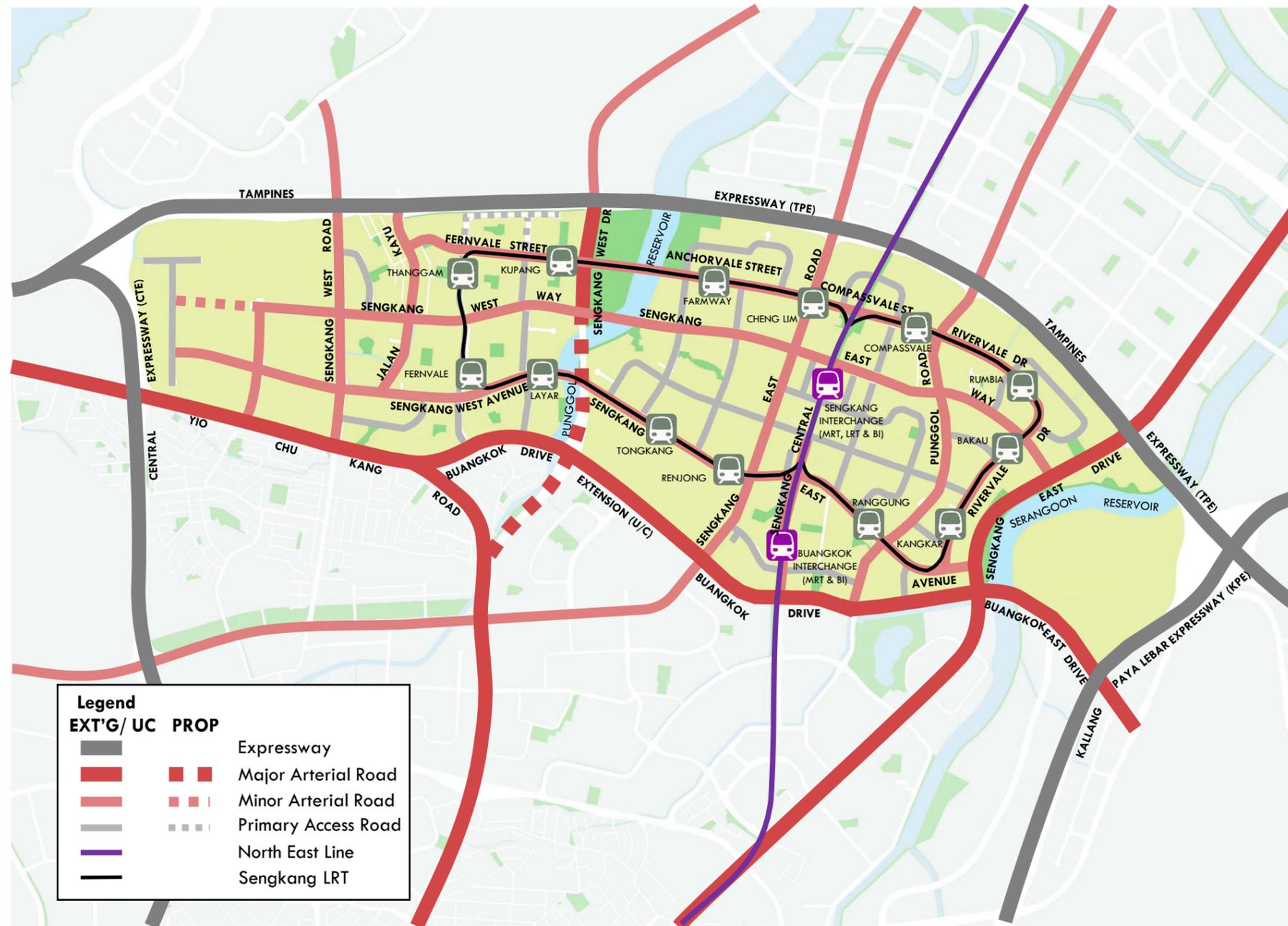
Sengkang was comprehensively planned based on the neighbourhood concept, to create a self-sufficient environment conducive for living, working, playing, and learning.

There are currently 4 neighbourhoods planned within Sengkang. Apart from residential developments, land is also planned and developed for a full range of complementary developments. This includes commercial, educational, recreational, institutional and industrial developments.

Did You Know?

Blocks are numbered according to the neighbourhood. The first digit denotes its neighbourhood number, while the second and third digits, and where necessary, a letter from the alphabet denotes the block. For example, in Neighbourhood 3, the block numbering starts from 301 to 399.

Planning Principles



Transport Network

Sengkang is well served by MRT (North-East Line) and Bus Interchanges (BIs) in Sengkang and Buangkok, with 14 LRT stations within Sengkang LRT East and West loops. This network facilitates intra-town connectivity and allows residents to stay well connected to the surrounding areas.

Transport network and facilities are also planned on a hierarchical basis. Sengkang is served by Central Expressway (CTE), Tampines Expressway (TPE) and Kallang Paya Lebar Expressway (KPE).

For major roads leading in and out of, and across the town, the town name, 'Sengkang', is used, denoted by its location 'East' or 'West' of the town (e.g. Sengkang West Way, Sengkang East Avenue, Sengkang East Road). For local roads within the town, the respective neighbourhood names are used (e.g. Rivervale Drive, Compassvale Street, Anchorvale Street, Fernvale Street). This serves to define the town and provide a clear geographical orientation.

Town Theme and Concept



View of housing blocks in Rivervale along Sungei Serangoon



Marine-themed elements in Compassvale



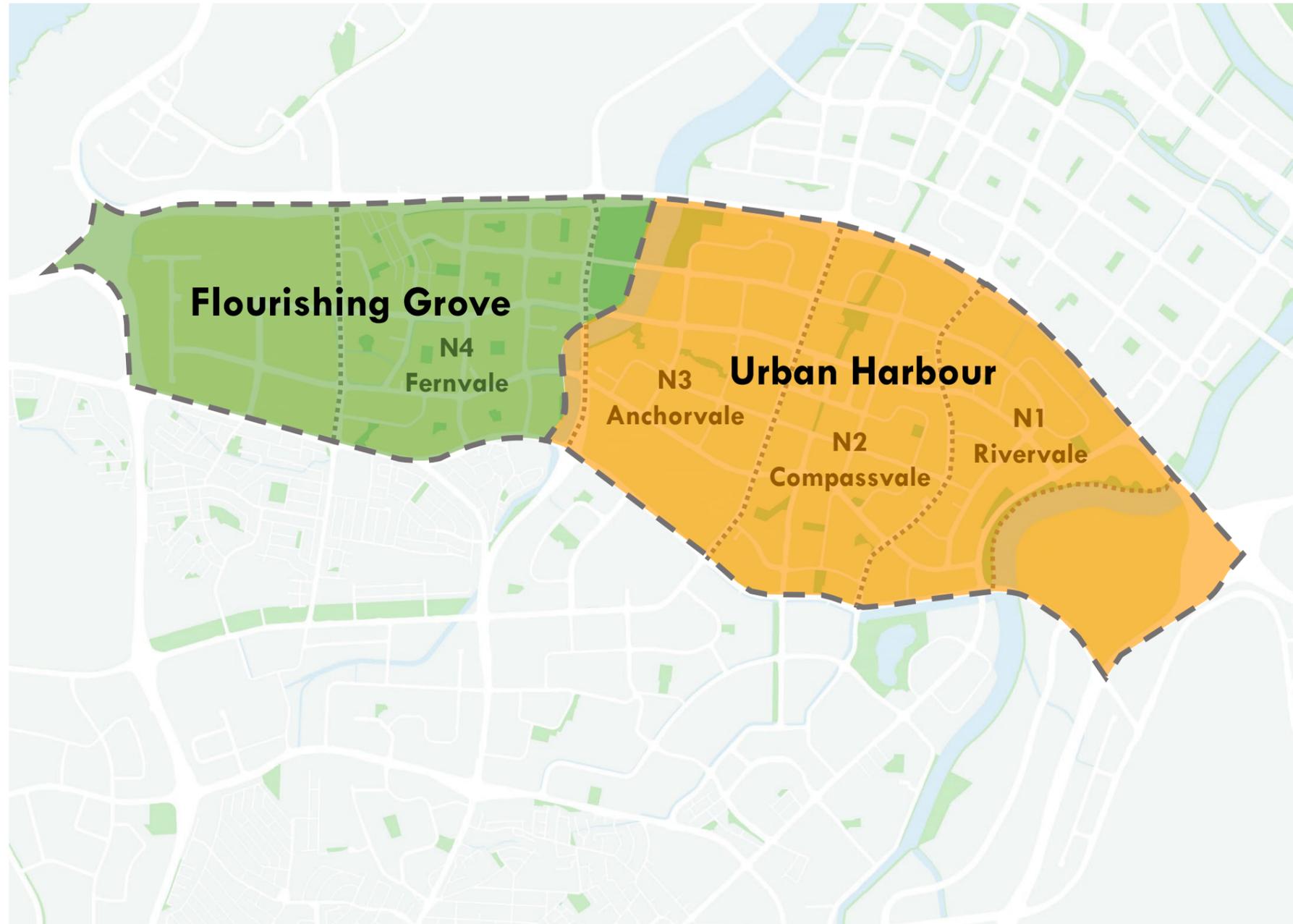
The town theme takes reference from the fishing villages of the past that congregated along the two rivers – Sungei Serangoon and Sungei Punggol.

Today, this heritage is reflected in the marine-themed architectural motifs and elements that are integrated in the HDB precincts.

Town Theme: *Town of the Seafarer*

Concept and design considerations are to be inspired by its heritage as a fishing village, and should suggest a spirit of exploration.

Town Theme and Concept



Sub-themes by Area

Sengkang is divided into two different areas, and their sub-themes are identified based on existing context, such as social and physical features, that are prevalent within the different areas.

Sengkang (Neighbourhoods 1, 2, 3) – Urban Harbour

- The urban heart of the town with vibrant and active community nodes, featuring elements that recall its fishing village heritage.

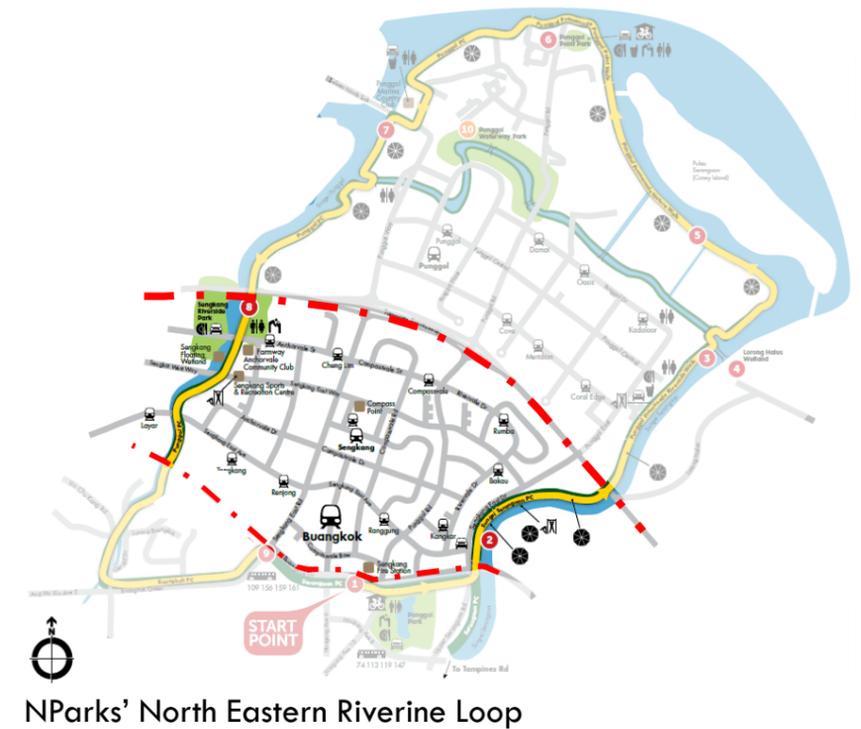
Sengkang (Neighbourhood 4) – Flourishing Grove

- The area's rustic charm, reminiscent of its plantation heritage, offers tranquil residential spaces.

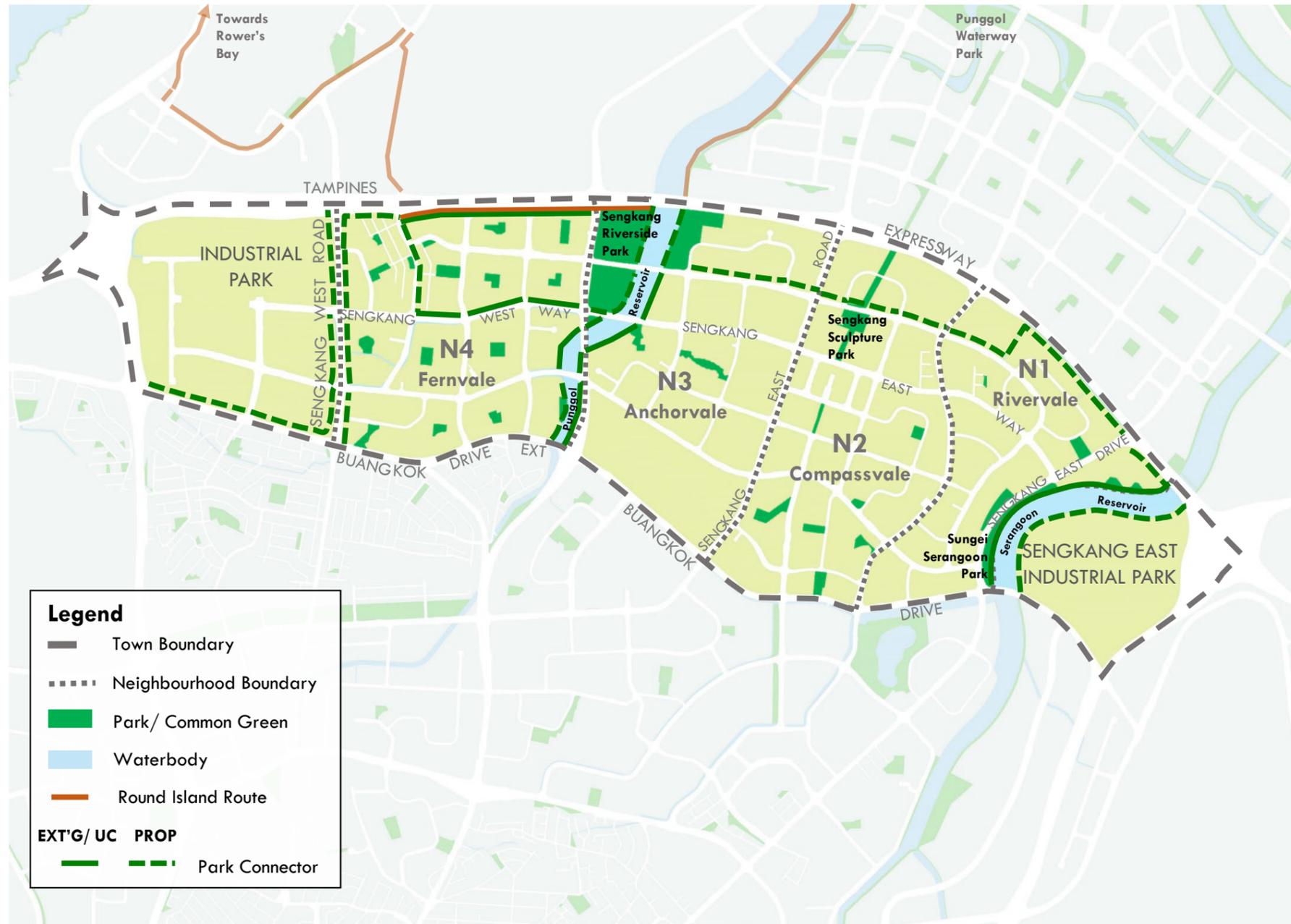
Broad Landscape Theme



Sengkang is relatively close to the North-eastern coastline with waterways running through the town. To relate to these surrounding landscapes, the broad landscape theme of Sengkang follows a riverine-coastal palette.



Parks and Waterbodies

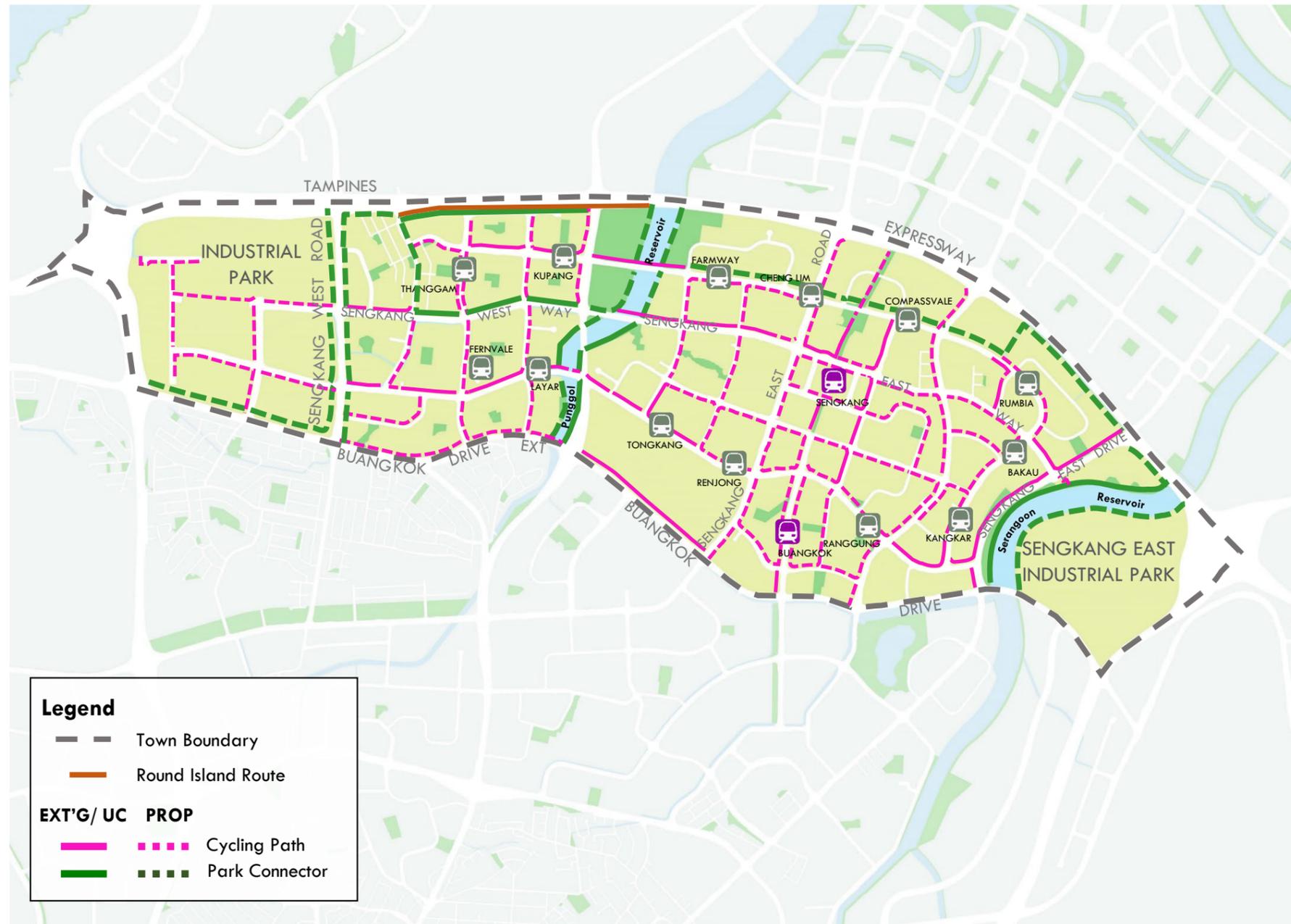


Sengkang Riverside Park and Sengkang Sculpture Park serve as the green lungs of the town. Each precinct is well served by parks and common greens, which are within easy reach by the residents.

The Park Connector Network (PCN) enhances connectivity to green spaces. A key PCN route spans east to west across the town, seamlessly linking the two major parks with Punggol and Serangoon Reservoirs. The town is also connected to the broader Round Island Route (RIR), a continuous 150km park connector, which connects residents to destinations beyond the town such as Rower's Bay and Punggol Waterway Park.

These spaces are valuable green assets of the town and future developments are encouraged to respond in a sensitive manner.

Pedestrian and Cycling Connectivity

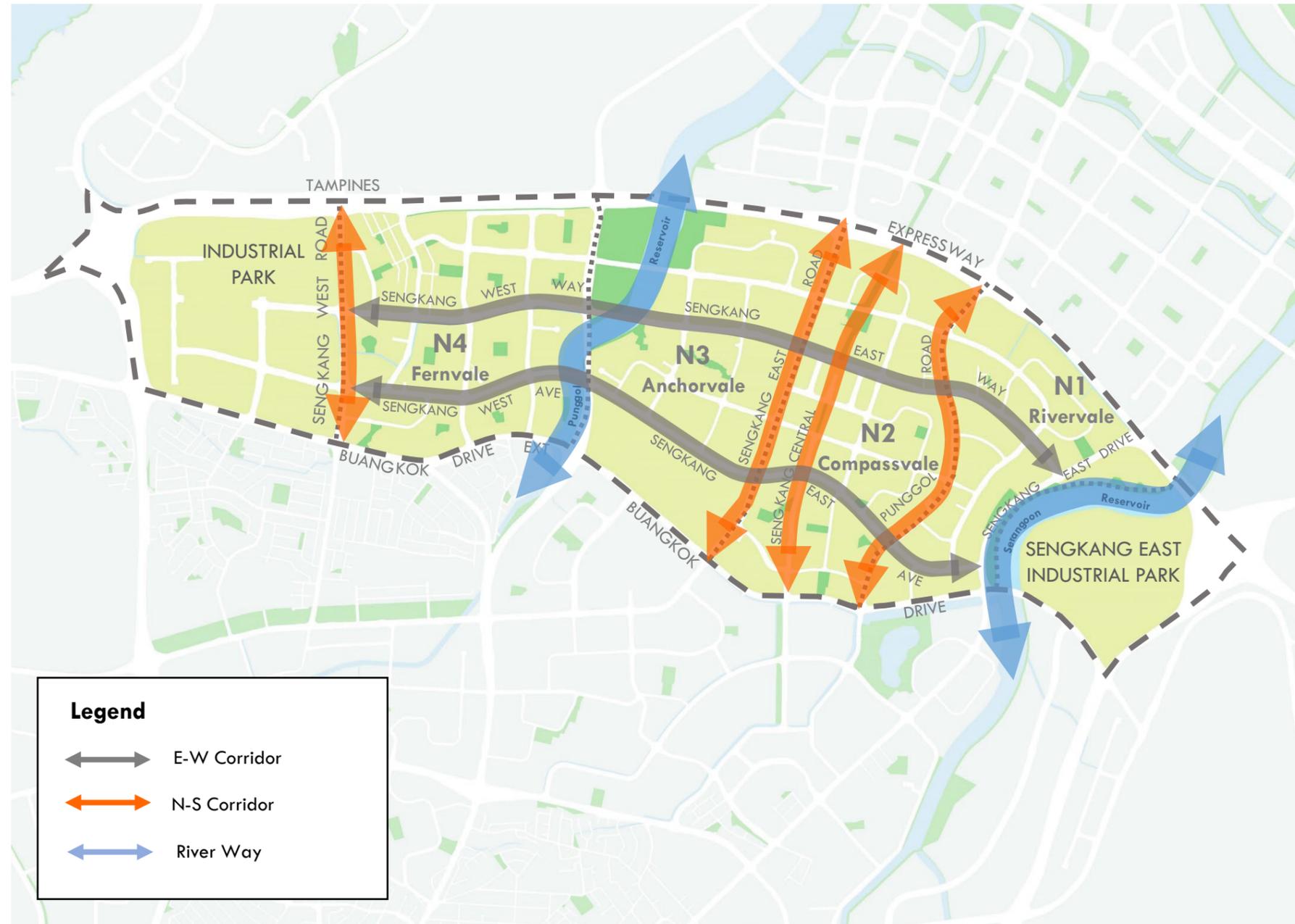


A comprehensive network of existing park connectors and cycling paths has been planned.

This map provides a useful reference when planning pedestrian connectivity and accessibility to local key nodes such as commercial centres and transport facilities.

Future developments should consider how to respond to the planned network and opportunistically address gaps in pedestrian and cycling connectivity.

Key Corridors



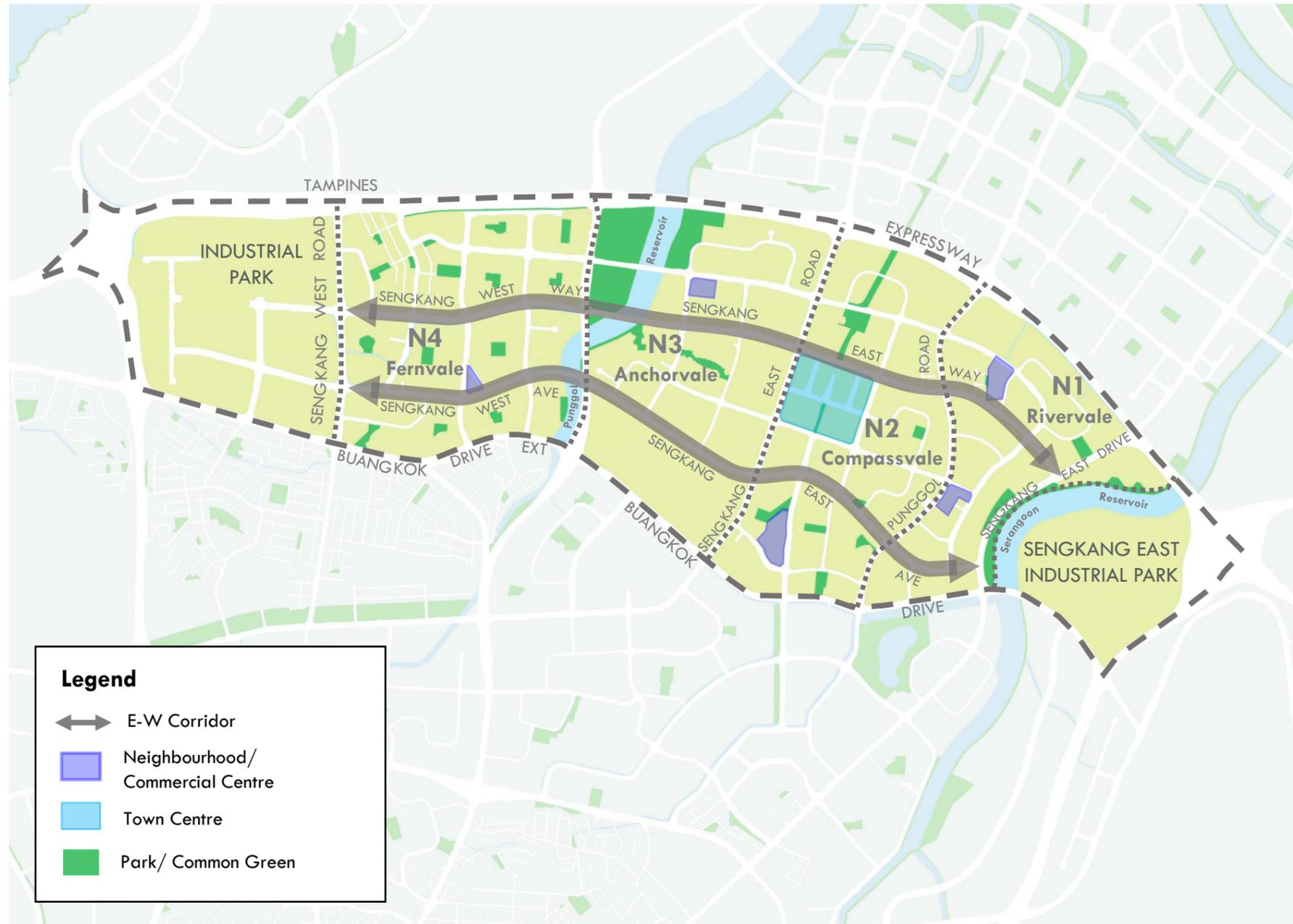
This map shows the following key corridors in the town:

- 1. E-W Corridors:** major mobility corridors across the town (Sengkang West Way, Sengkang East Way, Sengkang West Avenue and Sengkang East Avenue);
- 2. N-S Corridors:** major mobility corridors within the neighbourhoods (Sengkang West Road, Sengkang East Road and Punggol Road) and running through the town centre (Sengkang Central to Sengkang Sculpture Park);
- 3. River Ways** along Punggol Reservoir and Serangoon Reservoir

Key Corridors are distinctive corridors that contribute to way-finding, orientation and imageable identity for the town. They typically serve vehicular circulation, encourage active mobility and have high walkability. Corridors could also be planned as Transit Priority Corridors (TPC) which usually consist of bus lanes, wider footpath and dedicated cycling path or shared paths as part of the ongoing move towards being car-lite.

Adjacent developments can consider using design strategies to respond, connect or engage with the key corridors, to strengthen the corridor's character and enhance connectivity in the town.

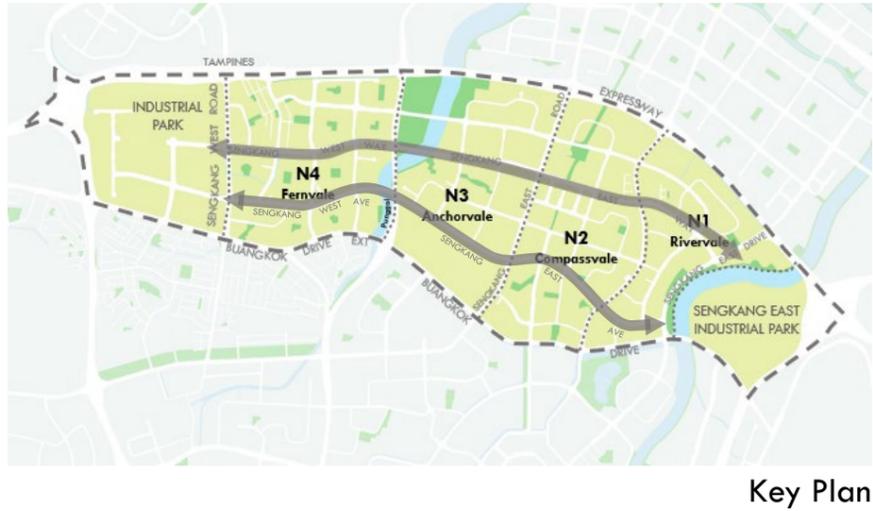
Key Corridors: E-W Corridors



The key E-W corridors, consisting of Sengkang West Way, Sengkang East Way, Sengkang West Avenue and Sengkang East Avenue links the four neighbourhoods within Sengkang, connecting residential areas to key nodes including commercial and healthcare facilities such as Compass One, The Seletar Mall and Sengkang General Hospital, and recreational spaces such as Sengkang Riverside Park, Sengkang Sports Complex and Sungei Serangoon Park.

To activate the corridors, activity-generating uses could be introduced with enhancements to pedestrian connectivity and landscaping. Corner treatment could also be adopted to define key nodes and junctions located along the corridors.

Key Corridors: E-W Corridors



LANDSCAPE GUIDELINES

- Existing streetscape trees (Yellow Flame, Rain Tree) with open canopy
- Proposed enhancement using yellow-accented understorey and green buffer palette

Proposed Road Verge Understorey Enhancement*



Dendrolobium umbellatum
(Petai Laut)



Tecoma stans
(Golden Bells)

*Aside from these recommendations, other species can be proposed

Proposed Green Buffer Planting

COLOUR ACCENT



Cratoxylum cochinchinense
(Red Mempat)

BASELINE TREE



Libidibia ferrea
(Brazilian ironwood)



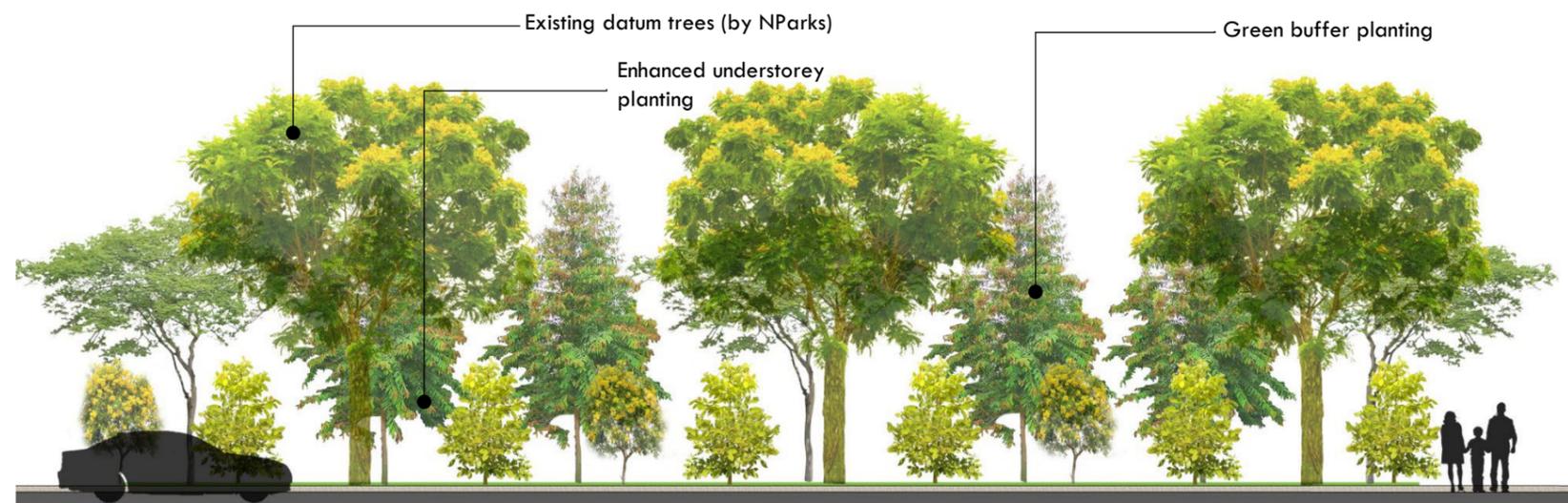
Typical E-W Corridor Section (Not-to-Scale)



Streetscape Elevation with Proposed Understorey Planting

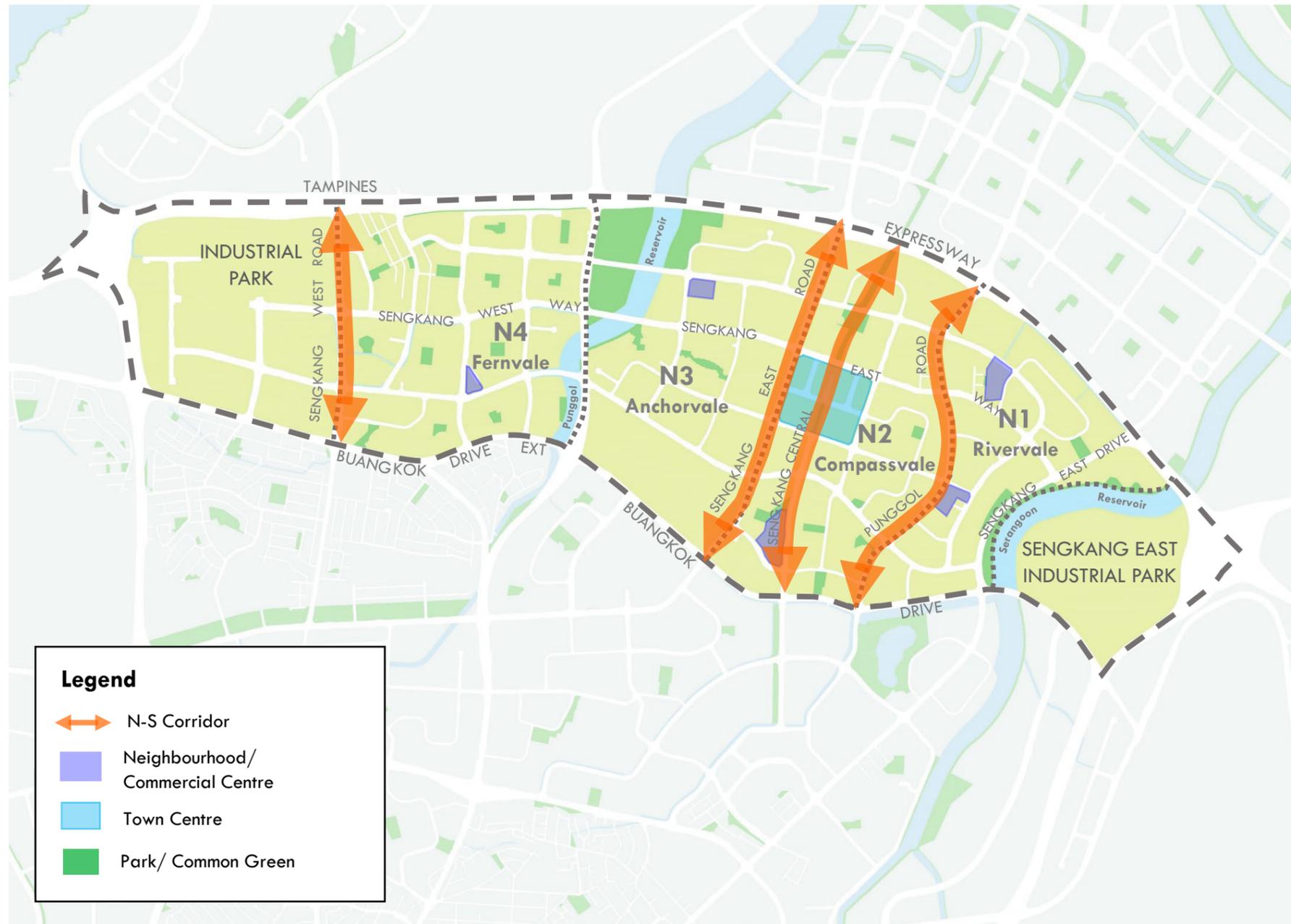


Green Buffer Elevation



Combined Elevation of Streetscape and Green Buffer Planting

Key Corridors: N-S Corridors



The key N-S corridors consisting of Sengkang West Road, Sengkang East Road and Punggol Road delineate the neighbourhoods within Sengkang. They also facilitate regional connectivity via links to major roads and expressways. Sengkang Central, which connects to Sengkang Sculpture Park via the town centre, also serves as a mobility corridor connecting Sengkang to the adjacent towns of Hougang and Punggol.

The streetscape of these corridors should adopt thematic planting to give a sense of orientation, and be further enhanced with improvements to pedestrian amenity to encourage active mobility.

Key Corridors: N-S Corridors



Key Plan

LANDSCAPE GUIDELINES

- Existing streetscape trees (Yellow Flame, Trumpet Tree) with open canopy
- Proposed enhancement using yellow and orange-accented understory and green buffer palette

Proposed Road Verge Understorey Enhancement



Tecoma stans
(Golden Bells)



Tarenna fragrans
(River tarenna)

*Aside from these recommendations, other species can be proposed

Proposed Green Buffer Planting

COLOUR ACCENT

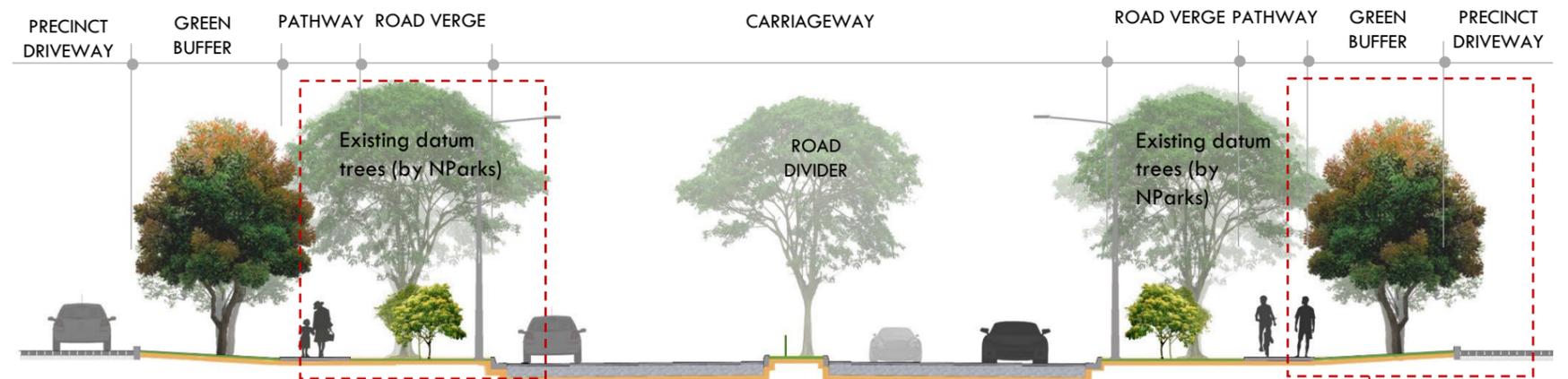


Amnesiodendron chinense

BASELINE TREE



Tristaniopsis obovata
(Sea Tristiana)



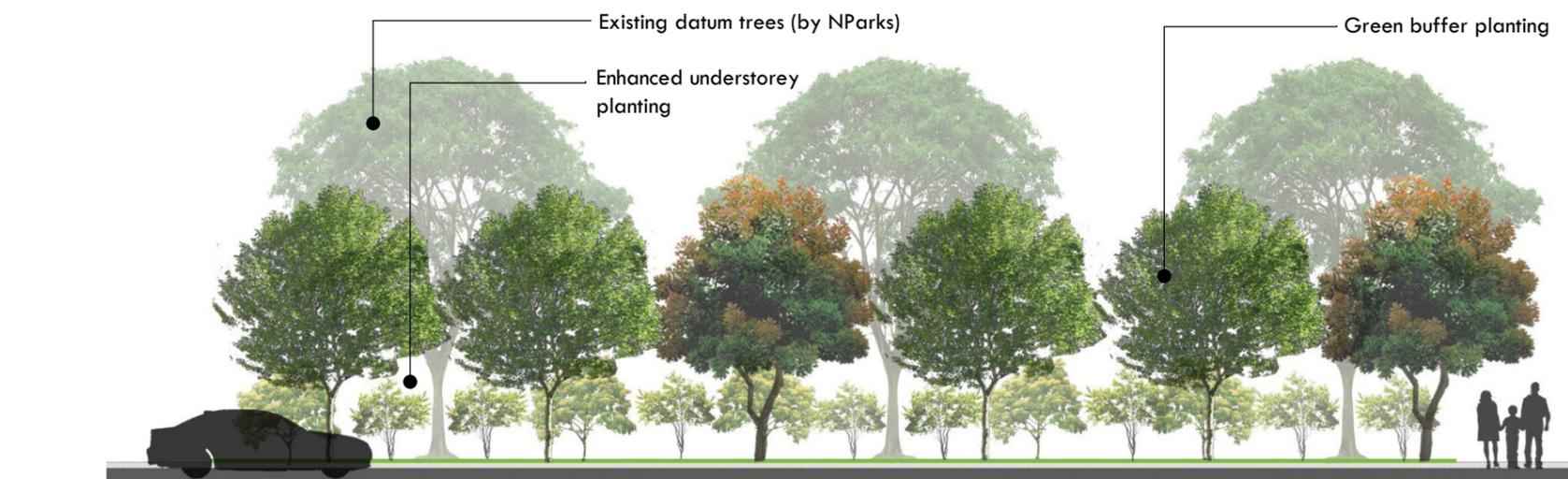
Typical N-S Corridor Section (Not-to-Scale)



Streetscape Elevation with Proposed Understorey Planting

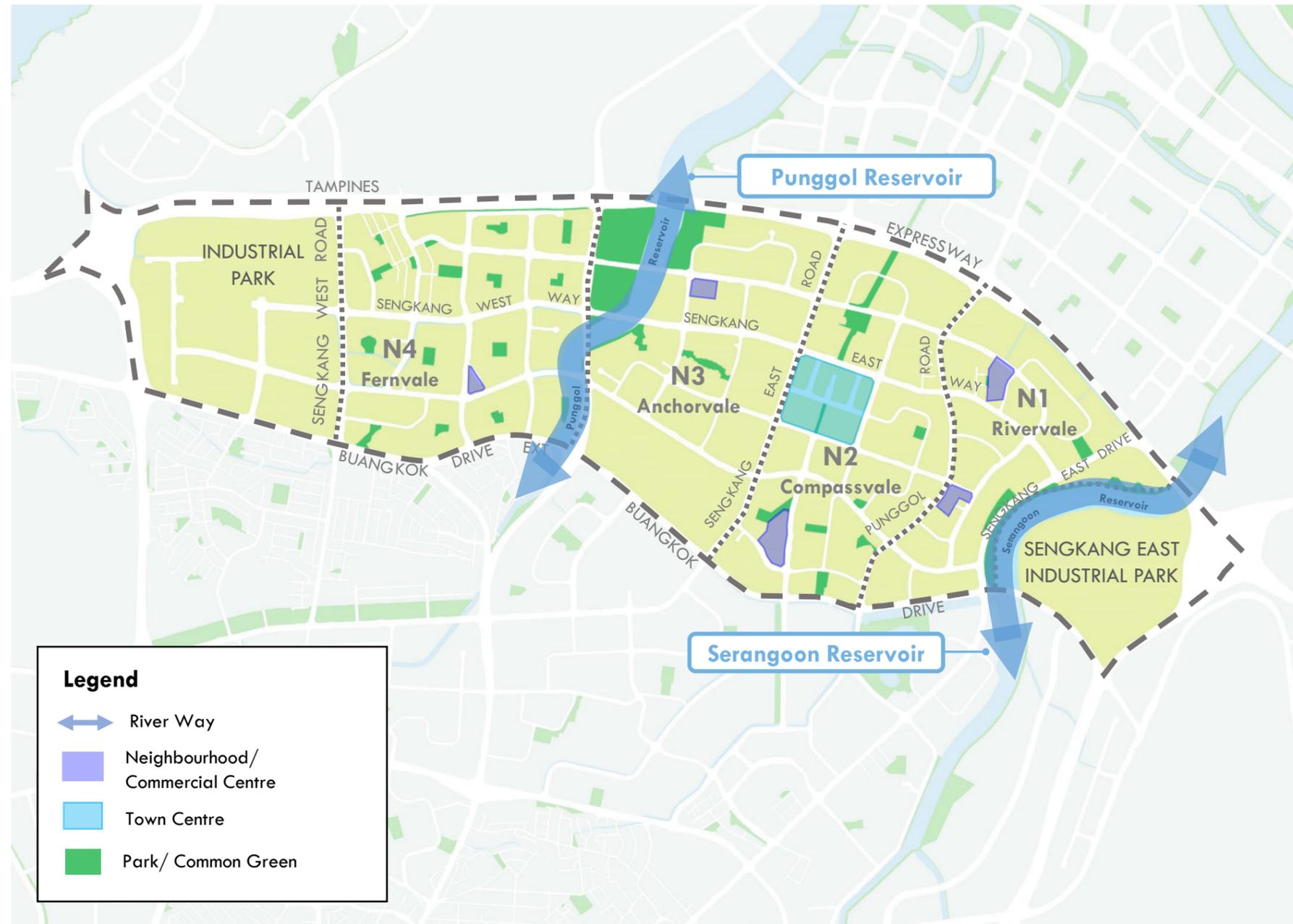


Green Buffer Elevation



Combined Elevation of Streetscape and Green Buffer Planting

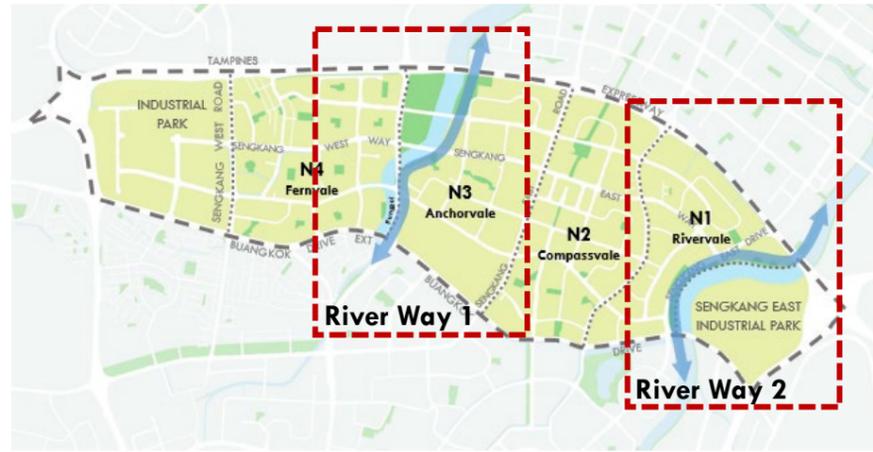
Key Corridors: River Ways



Punggol Reservoir and Serangoon Reservoir form the River Ways in Sengkang which serve as key corridors integrated with nature for walking, cycling and other recreational activities. NParks' Park Connector Network (PCN) runs alongside these River Ways, allowing for both intra and inter-town connectivity via scenic routes which extend to significant recreational areas beyond the town boundary, such as Punggol Waterway and Coney Island. Portions of the River Ways have been enhanced under PUB's Active Beautiful Clean (ABC) Waters programme, such as Sengkang Floating Wetlands.

Future developments or upgrading works along the corridors should incorporate water sensitive urban design strategies and introduce new facilities with enhanced landscaping along the River Ways to bring people closer to nature.

Key Corridor: River Ways



Key Plan

RIVER WAY 1 (ALONG PUNGGOL PARK CONNECTOR)



RIVER WAY 2 (ALONG SUNGEI SERANGOON PARK CONNECTOR)



LANDSCAPE GUIDELINES

Along Green Buffer

Green buffers of HDB precincts along these River Ways will follow the proposed planting palette to synchronize with the landscaping along Punggol Park Connector and Sungei Serangoon Park Connector.

Precinct green buffers to apply River Way palette (with proposed optional areas along non-HDB developments)

Proposed River Way Green Buffer Planting

BASELINE TREES



Tristaniopsis whilteana
(River Tristania)



Dipterocarpus oblongifolius
(Neram)



Kopsia arborea
(Penang Sloe)



Saraca thaipingensis
(Yellow Saraca)

UNDERSTOREY



Gardenia tubifera
(Water Gardenia)



Guioa pleuroptervis
(Medang Putih)

Key Nodes and Junctions



Legend

-  Existing Landmark
-  Major Junction
-  Minor Junction
-  Park
-  Neighbourhood/Commercial Centre
-  Town Centre

Key nodes are areas that have community-related spaces and/ or commercial facilities that attract users, such as parks, commercial centres and community centres.

Some key nodes are also landmarks that residents feel strongly represent Sengkang, such as Sengkang Town Centre, Sengkang Riverside Park and Sengkang Grand Mall. These spaces contribute to a sense of town identity and new developments should respond to these nodes through strategies such as visual and pedestrian connectivity and architectural approach etc.

Key junctions mark major navigational points and gateways between neighbourhoods and near key nodes. Adjacent developments can adopt corner treatments to further define these junctions as visual reference points in the town.



Heritage Elements



Thematic playground inspired by Sengkang's history as a fishing village at Anchorvale Gardens



Sculpture of a compass symbolising the area's maritime heritage at Compassvale Cape



Many blocks in Sengkang feature a 3-sty "pilotis" to evoke the image of a fishing village on stilts



Heritage Interpretation: Do It Right

A quick guide to understanding heritage interpretation for your building

URA's 'Do It Right Guide for Heritage Interpretation'

Heritage Interpretation

Heritage interpretation is a means through which the unique history of the site can be communicated and brought alive for different audiences.

These elements should be designed with the following considerations:

- Visually delightful and engaging, giving new life to historical narratives
- Well integrated within the development and prominently located along key pedestrian routes, nodal spaces or within the precinct green
- Easily appreciated by different age groups
- Accompanied by short text descriptors or captions to explain the historical inspiration

Examples of heritage interpretation elements could include, but are not limited to:

- Murals
- Photo walls
- Thematic playgrounds
- Street furniture
- Wayfinding elements
- Architectural design of the building form, facade or interior spaces

Refer to [URA's 'Do It Right Guide for Heritage Interpretation'](#) for more examples.

Art Elements



Mural at Anchorvale Community Club depicting the past and present of Sengkang



Mural at Anchorvale Community Club of Sengkang Floating Wetland

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.

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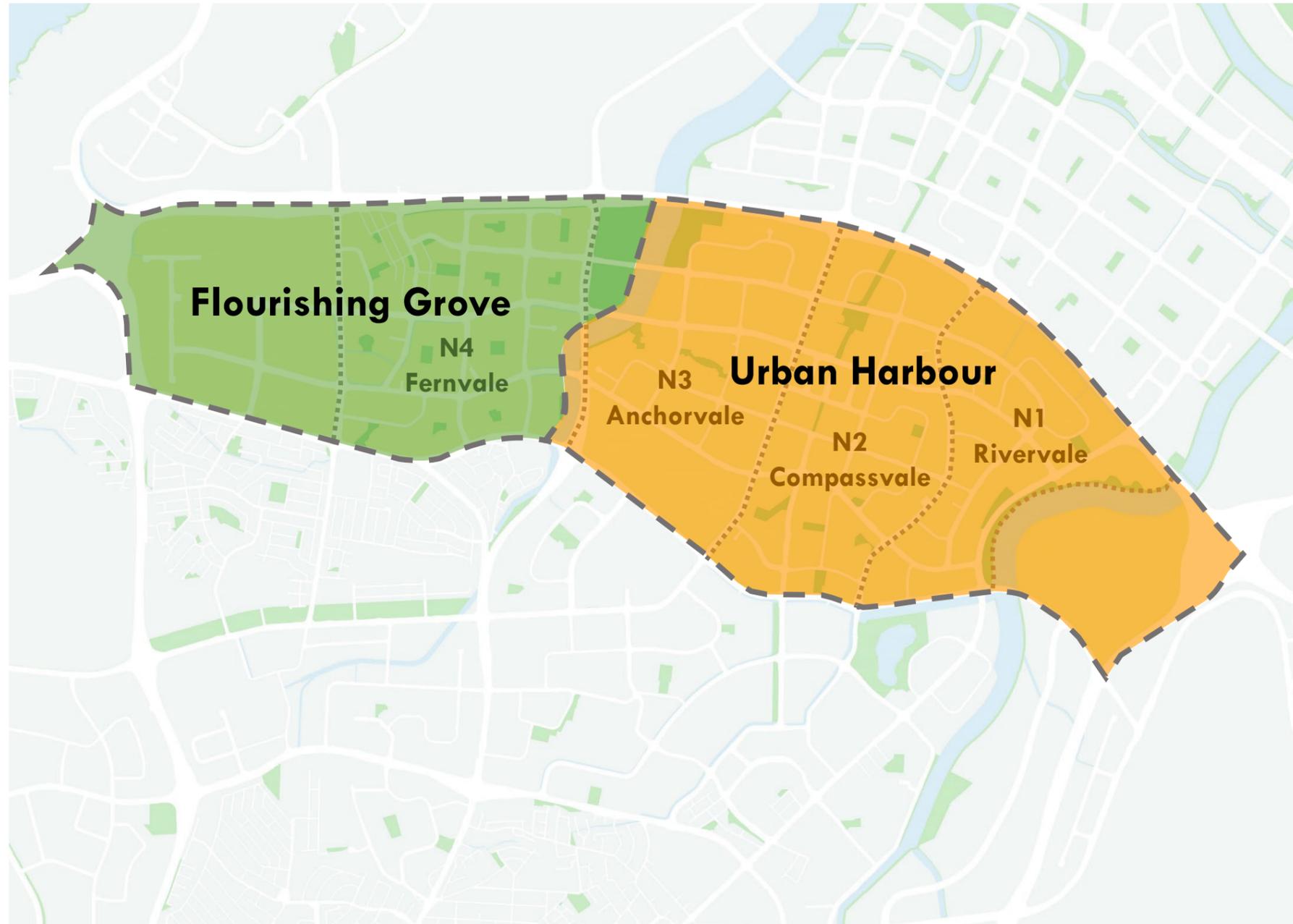
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 - Facade and Roofscape
 - Landscape Approach

Precinct Scale

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

Sub-themes and Concepts



Sub-themes are based on existing context, such as social and physical features, that are prevalent within the different areas.

Two Distinct Areas

Based on the prevalent characteristics, two areas are given specific sub-themes which also relate to the overall Sengkang town theme of 'Town of the Seafarer'.

Developments in each area can take reference from both the Sengkang town theme and the corresponding sub-theme in their concept and design. This will help to strengthen the identity of each area:

- **Urban Harbour:** Neighbourhoods 1, 2 and 3
- **Flourishing Grove:** Neighbourhood 4

Neighbourhood Scale Layers

Each of the neighbourhood scale layers should take into consideration the respective sub-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

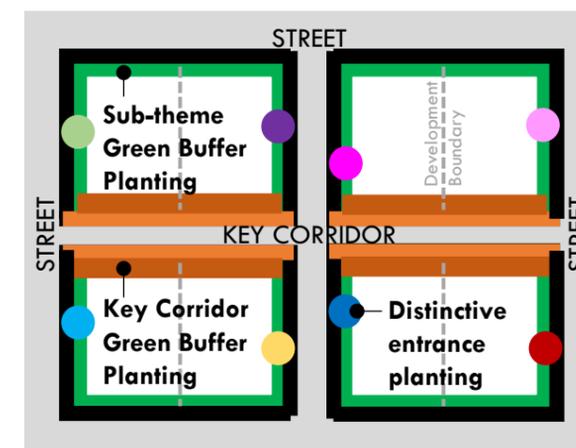
The facade and roofscape of a development are distinct elements of its architectural design. When different developments in an area take reference from the sub-theme, it can contribute to the identity of the area.

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 landscape and planting design can strengthen the identity of a precinct and neighbourhood. By adopting similar planting of green buffers along the streets of each zone as indicated in each zone but with different entrance planting, the identity of the neighbourhood can be further strengthened.



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.

Neighbourhood 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)

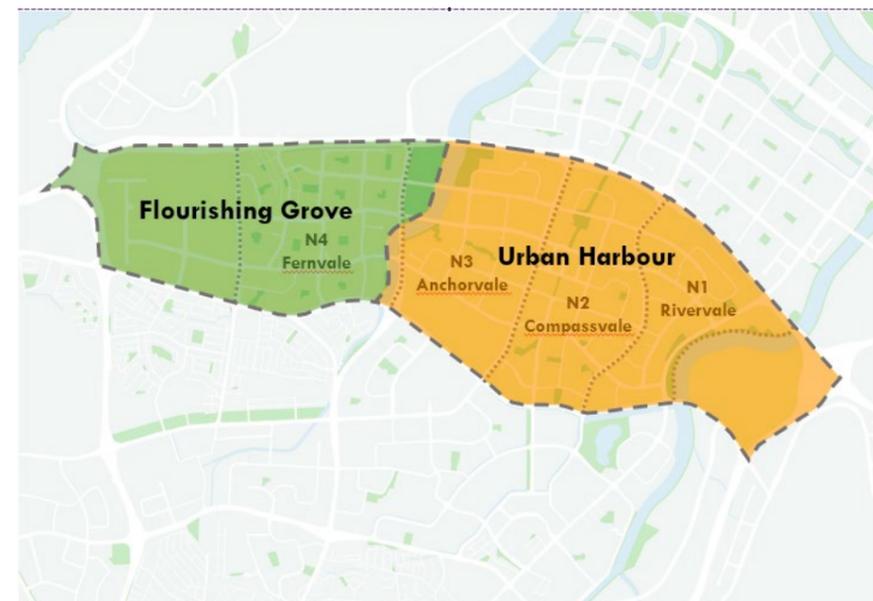


Examples of the application of colour palettes on facades

Neighbourhood Scale Layers

Summary of Colour Palettes for Sengkang

Based on the 'Town of the Seafarer' town theme, the suggested colour palettes of the 2 distinct areas in Sengkang are inspired by elements of the sub-themes. Please refer to each area for the details of its suggested colour palette.



Sengkang (N1 to N3)
Urban Harbour

Primary Colours



Secondary Colours



Accent Colours



NEIGHBOURHOOD 1



NEIGHBOURHOOD 2



NEIGHBOURHOOD 3

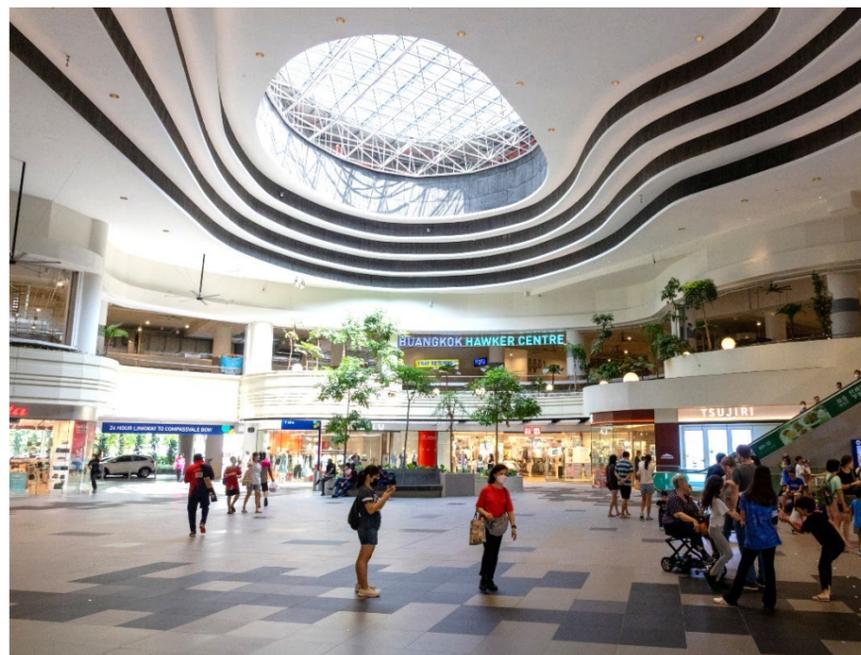
Sengkang (N4)
Flourishing Grove



Sengkang (N1 to N3) – Urban Harbour



Sengkang Town Centre



Sengkang Grand Mall

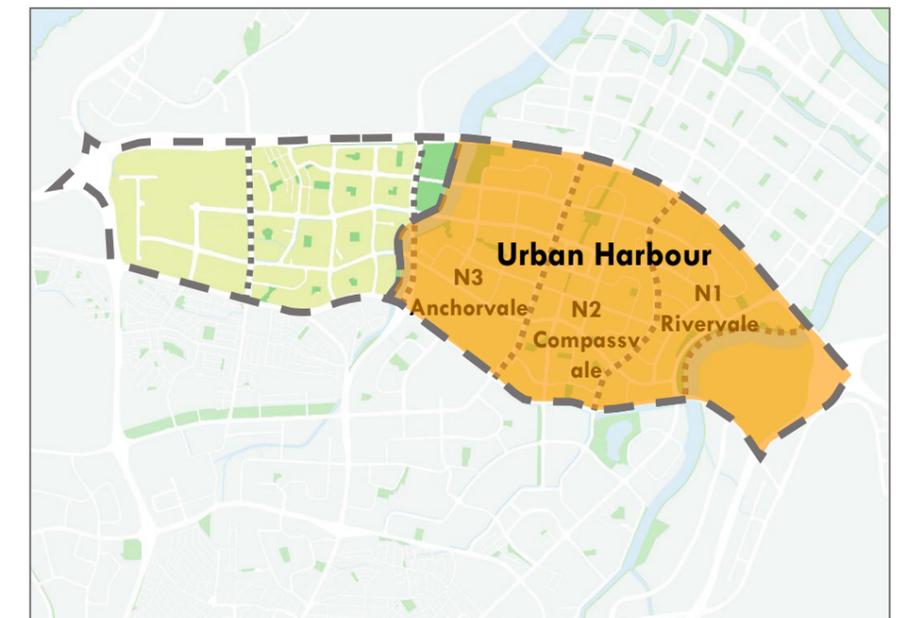


Anchorvale Village

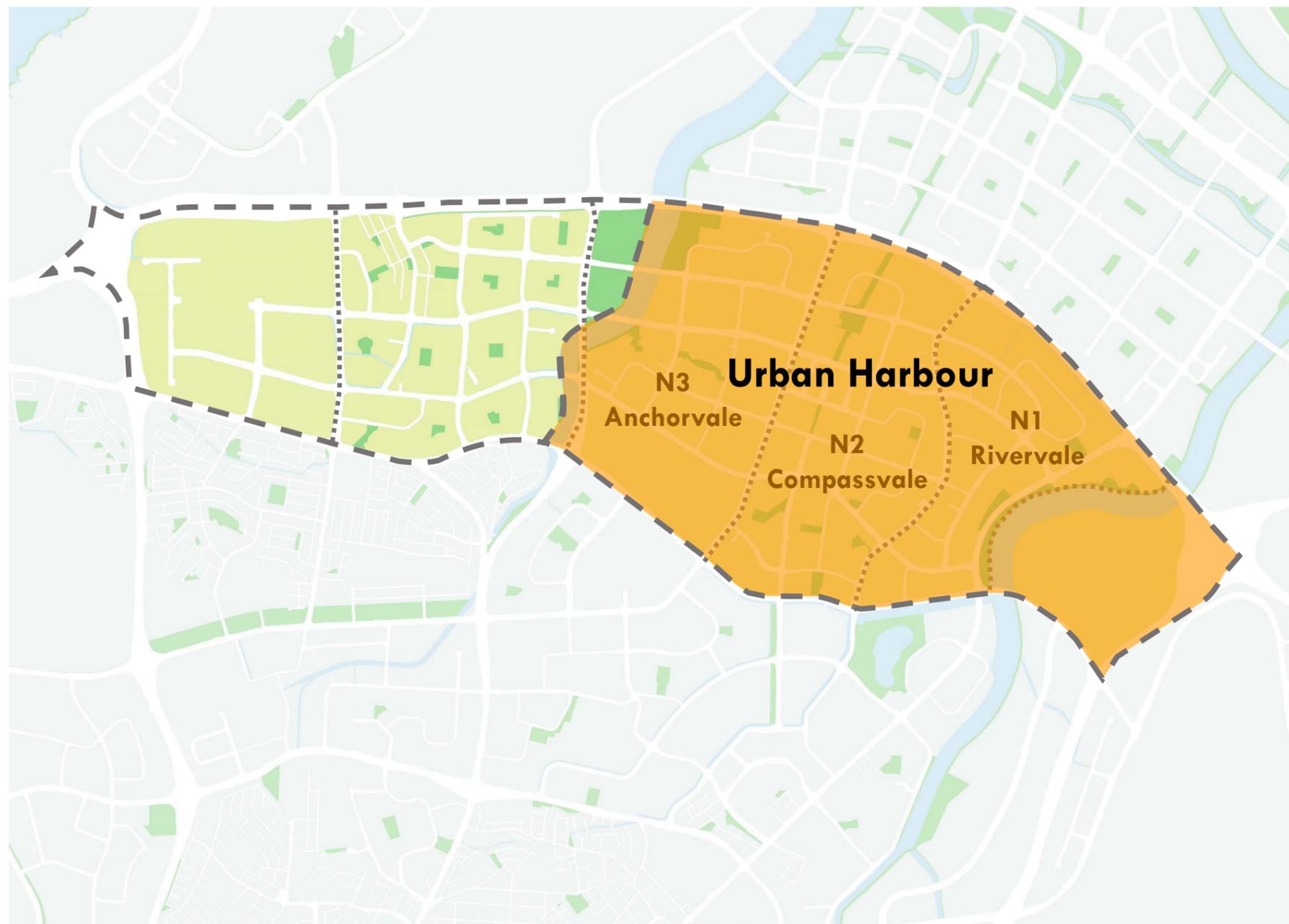
Sub-theme and Concept

Consisting of the Sengkang Town Centre, this area is the main “port of call” for both residents and visitors, with community and commercial nodes centered around Sengkang and Buangkok MRT Stations and well connected by LRT to other parts of Sengkang.

Developments in this area feature marine architectural motifs drawing back to the area’s heritage as a bustling fishing port and villages along the two rivers.



Sengkang (N1 to N3) – Urban Harbour

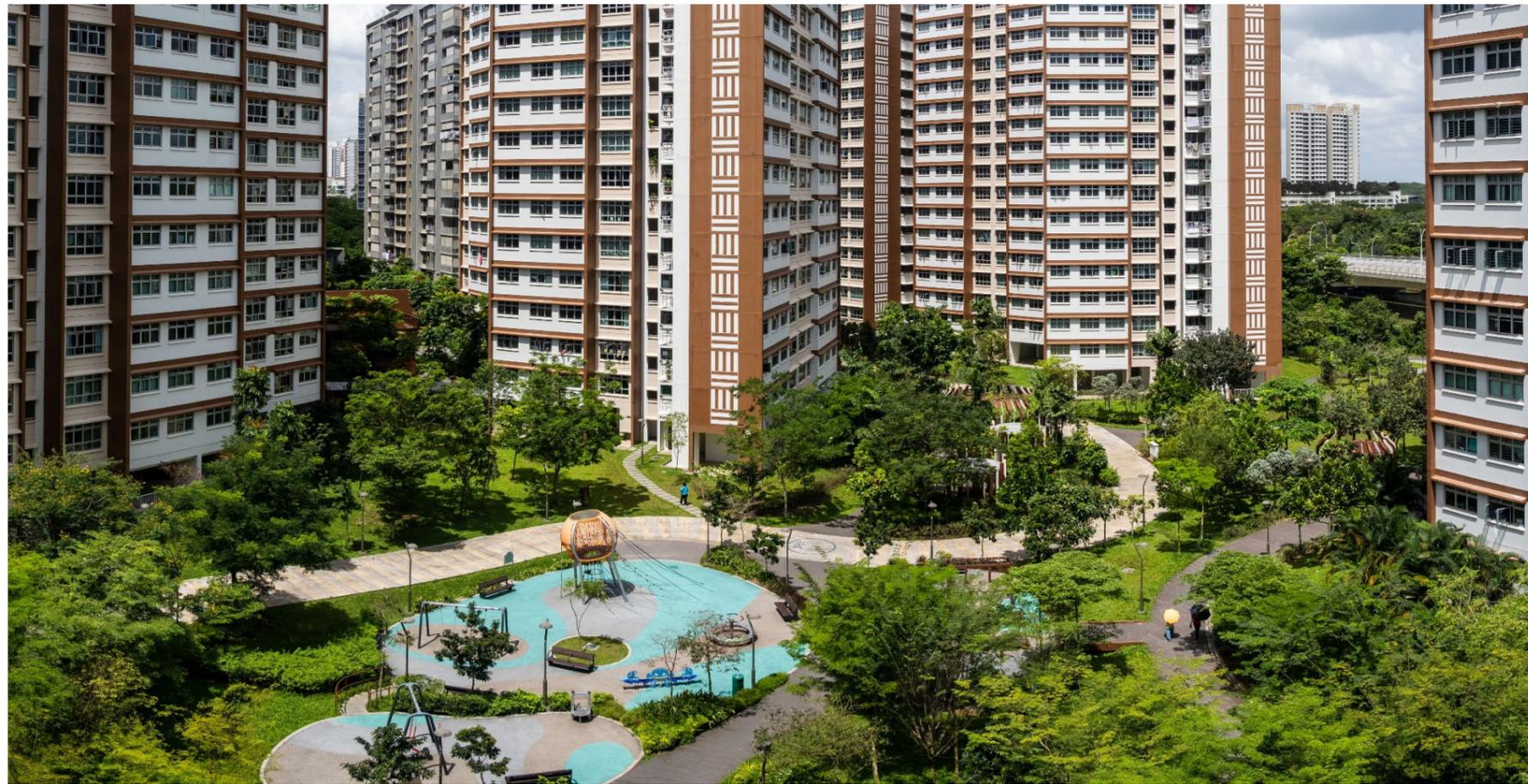


Sub-theme and Concept

Planning and Design Considerations

- Introduce a diverse range of facilities and community spaces to enhance the vibrancy of the Town Centre and Commercial Centres
- Designs can draw inspiration from the area's heritage as a fishing village and incorporate marine-themed elements

Sengkang (N1 to N3) – Urban Harbour



A range of public spaces including playground and seating areas leading towards the park connector in Anchorvale Plains



Seating area design that is inspired by boats (example from Hougang Town Centre)

Public Spaces

- Provide a variety of public spaces for community gathering and recreational activities. These spaces could range from larger plazas to more intimate courtyards, with activity-generating uses located along key pedestrian routes leading to park connectors
- Marine-themed architectural designs should be incorporated to celebrate its historical past as a fishing village (e.g. design features inspired by fishes, sails, boats, etc.)

Sengkang (N1 to N3) – Urban Harbour



Extending the greenery along Serangoon Reservoir into Rivervale Shores

Streetscape and Urban Edge

- To capitalise on views towards and ensure clear and seamless connectivity to Serangoon and Punggol Reservoirs, and design to bring the greenery into the residential parcels (e.g. locating precinct greens along the waterways)
- Well-designed edge along key corridors (i.e. E-W, N-S corridors and River Ways) to improve wayfinding/ orientation, and enhance pedestrian amenities (e.g. sheltered linkways, lush planting, entrance gateways and identity markers)

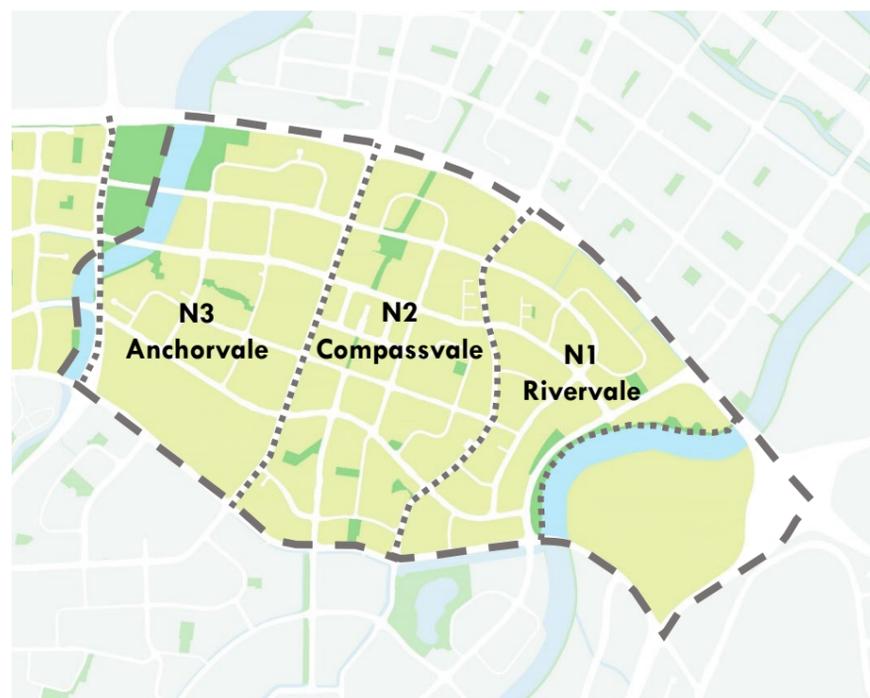
Sengkang (N1 to N3) – Urban Harbour

Colour Palette

Drawing inspiration from the sub-theme of ‘Urban Harbour’, secondary colours of light blue and light yellow are used to unify the area, while different accent colours help to distinguish the 3 neighbourhoods.

For N1, the suggested accents of distinctive red, pink and purple are inspired by the boats in the area, and the colours of the existing blocks.

For N2 to N3, the suggested accents of blue, orange, yellow and brown recreate the ambience of sunset on piers and reflect the colours of the existing blocks.



Primary Colours

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



BS 00 E 55

BS 22 B 15

Secondary Colours

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



BS 10 C 31

BS 20 C 33

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)

NEIGHBOURHOOD 1



BS 10 A 11

BS 20 E 56

BS 04 E 56

BS 02 C 33

BS 22 C 37

NEIGHBOURHOOD 2



BS 10 B 25

BS 20 E 51

BS 08 E 55

BS 10 E 55

BS 06 D 45

NEIGHBOURHOOD 3



BS 18 B 25

BS 18 E 53

BS 18 E 51

BS 06 E 51

BS 10 E 50



Use of blues and orange accents on block facades in Sengkang



View from Sengkang Riverside Park with boats in bright colours

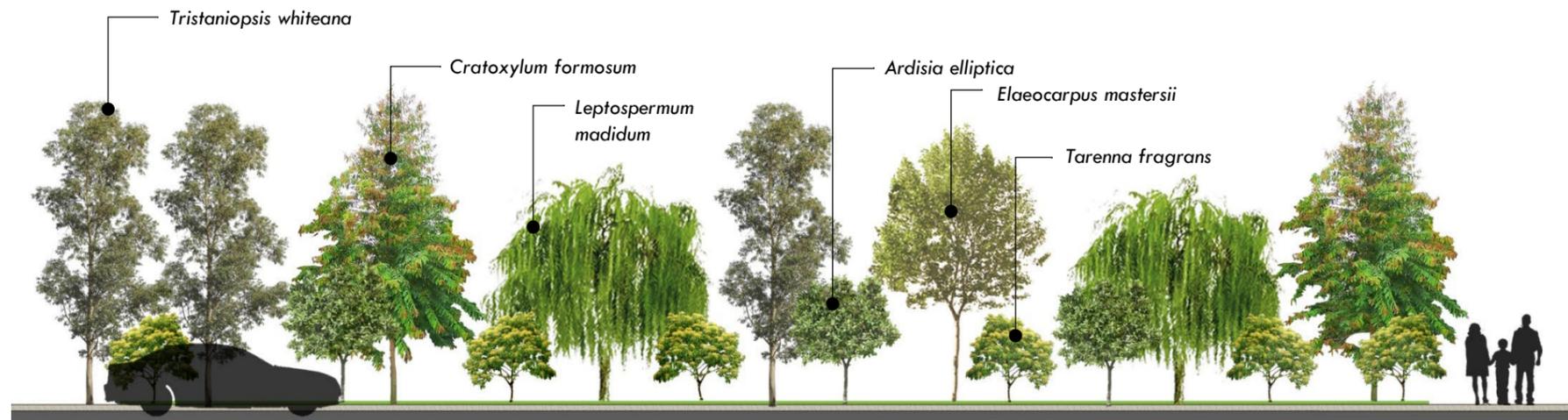


Sunset view from Sengkang Riverside Park with shades of blue, yellow and orange

Sengkang (N1 to N3) – Urban Harbour



From left: Riverine planting concept examples from Gardens by the Bay



Green buffer planting elevation

Landscape Approach

Planting Concept – ‘Riverine’

For Sengkang Central and East, a riverine planting palette is selected, characterised by:

- trees with weeping form
- trees with fine leaves and porous canopy
- grasses/ fine-leaved shrubs as accent

Green Buffer Planting Palette

The following plant species are to be used for the green buffer adjacent to the street for this district:



Cratoxylum cochinchinense
(Red Mempat)



Tristaniopsis whiteana
(River Tristania)



Elaeocarpus mastersii
(Small-leaved Oil Fruit)



Leptospermum madidum
(Weeping Tea-tree)



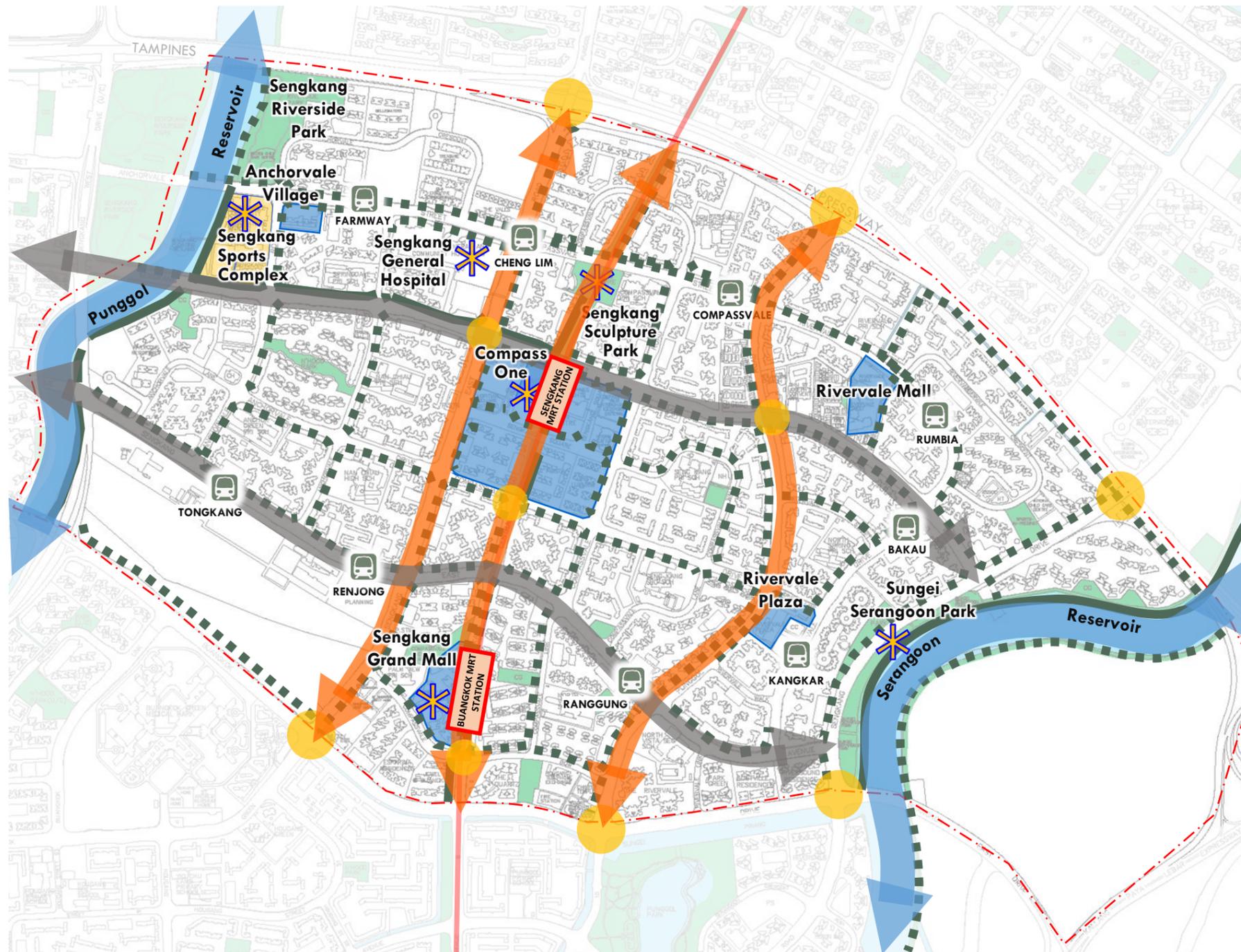
Tarennia fragrans
(River tarennia)



Ardisia elliptica
(Seashore Ardisia)

Sengkang (N1 to N3) – Urban Harbour

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station with Bus Interchange

LRT Station

Facilities

Town/ Neighbourhood/ Commercial Centre

Parks and Waterbodies

Park

Waterbody

Park Connector/ Cycling Path/ Round Island Route

Key Corridors

E-W Corridor

N-S Corridor

River Way

Key Nodes and Junctions

Landmark

Major Junction

Minor Junction

Sengkang (N4) – Flourishing Grove



Present-day Jalan Kayu with shophouses and tree-lined boulevard

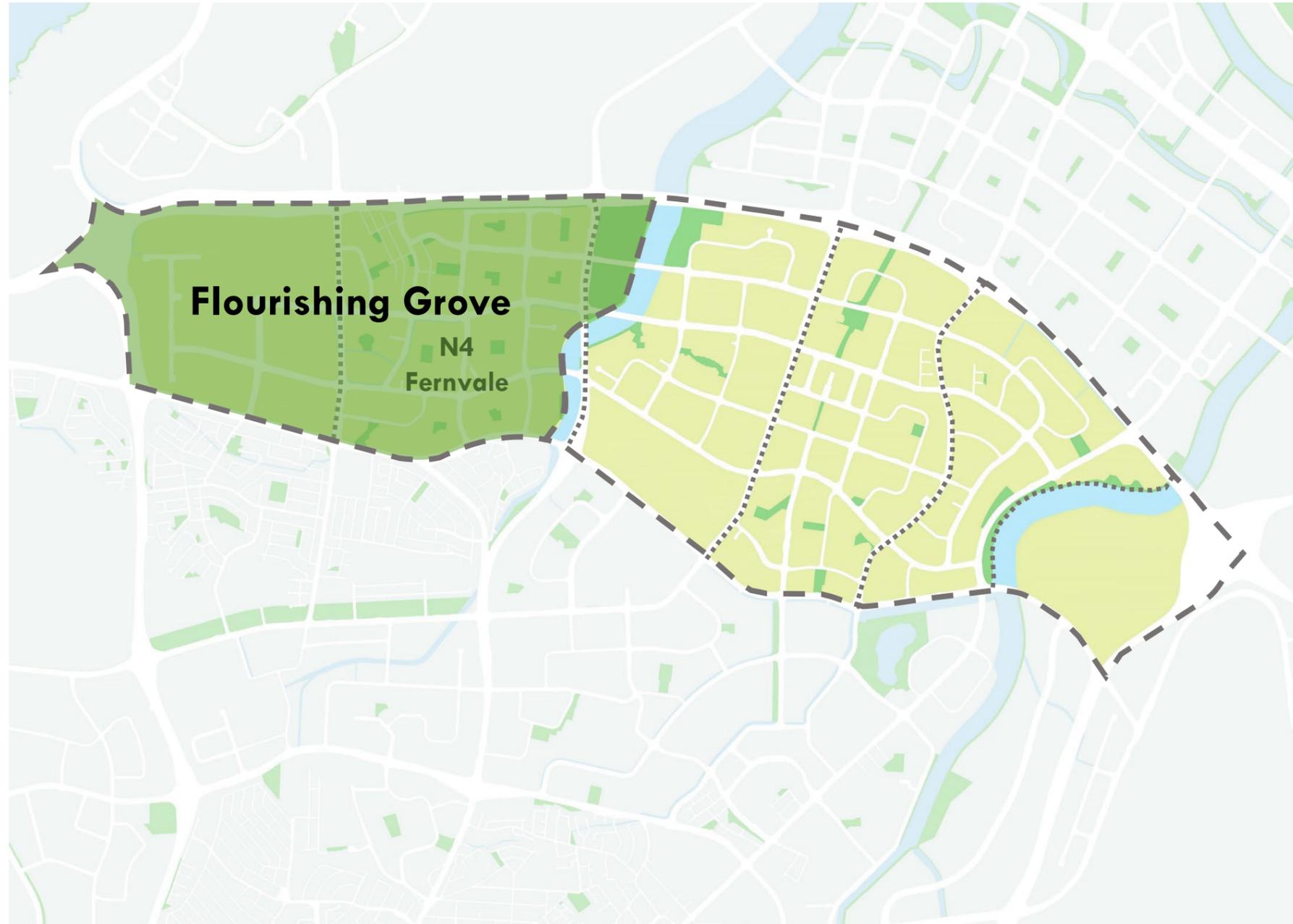
Sub-theme and Concept

Historically, this area was predominantly occupied by plantations, and despite recent developments, portions of the town such as Jalan Kayu and the Seletar West Farmways still retain a rustic quality.

Today, this area continues to draw Singaporeans from all over the island, be it to the rustic and idyllic Jalan Kayu, or the beautiful Sengkang Riverside Park.



Sengkang (N4) – Flourishing Grove



Sub-theme and Concept

Planning and Design Considerations

- Create a tranquil living environment for residents with seamless connectivity to the greenery, as well as to the river

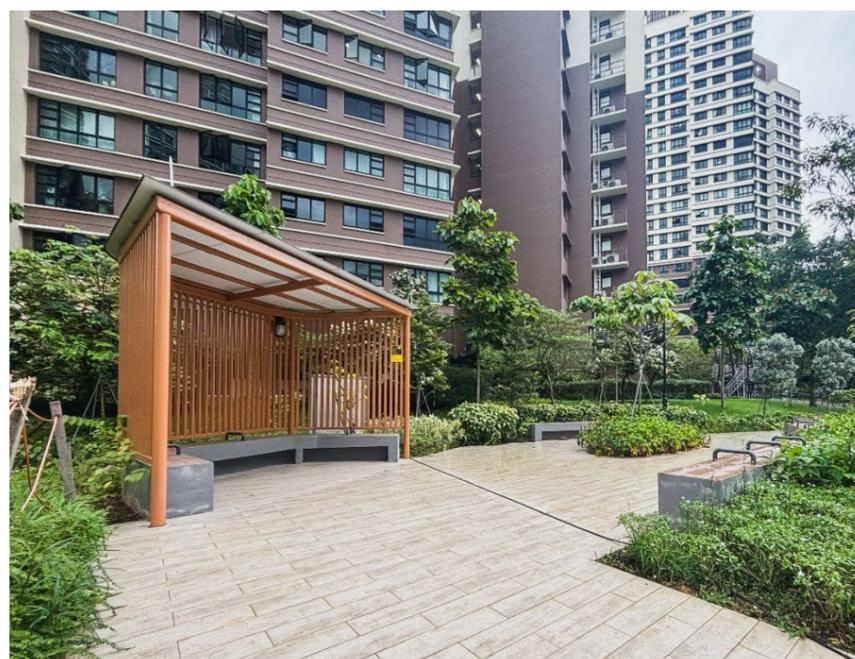
Sengkang (N4) – Flourishing Grove



Public housing blocks fronting Sengkang Riverside Park



Fruit-themed boardwalk at Sengkang Floating Wetland



Intimate seating area at Fernvale Acres

Public Spaces

- Create intimate landscaped courtyard spaces within common greens, incorporating natural lush plantings that reflect the area's plantation heritage
- Public spaces to reflect the natural and rustic quality of the area with organic and playful designs

Sengkang (N4) – Flourishing Grove



Commercial shops fronting street at Fernvale Woods with lush green edge

Streetscape and Urban Edge

- Commercial shops, eating houses and outdoor refreshment areas to front streets where possible to foster a lively streetscape, taking reference from the welcoming character of Jalan Kayu
- Lush planting and shade-giving wayside trees are proposed as green edges to define the streetscape, and enhance the rustic and tranquil atmosphere of the area

Sengkang (N4) – Flourishing Grove

Colour Palette

In line with the 'Flourishing Grove' sub-theme, the suggested colour palette for Sengkang Neighbourhood 4 consists of greens and browns, inspired by plantation crops and undergrowth (ferns).

Facade and Roofscape

- Facade and roof designs could take reference from organic forms to reflect the close proximity to water and greenery
- Leaf-related motifs and patterns could be used to enhance Fernvale's visual identity



Primary Colours

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



Secondary Colours

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



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)



Dashes of green accents in Fernvale Riverbow

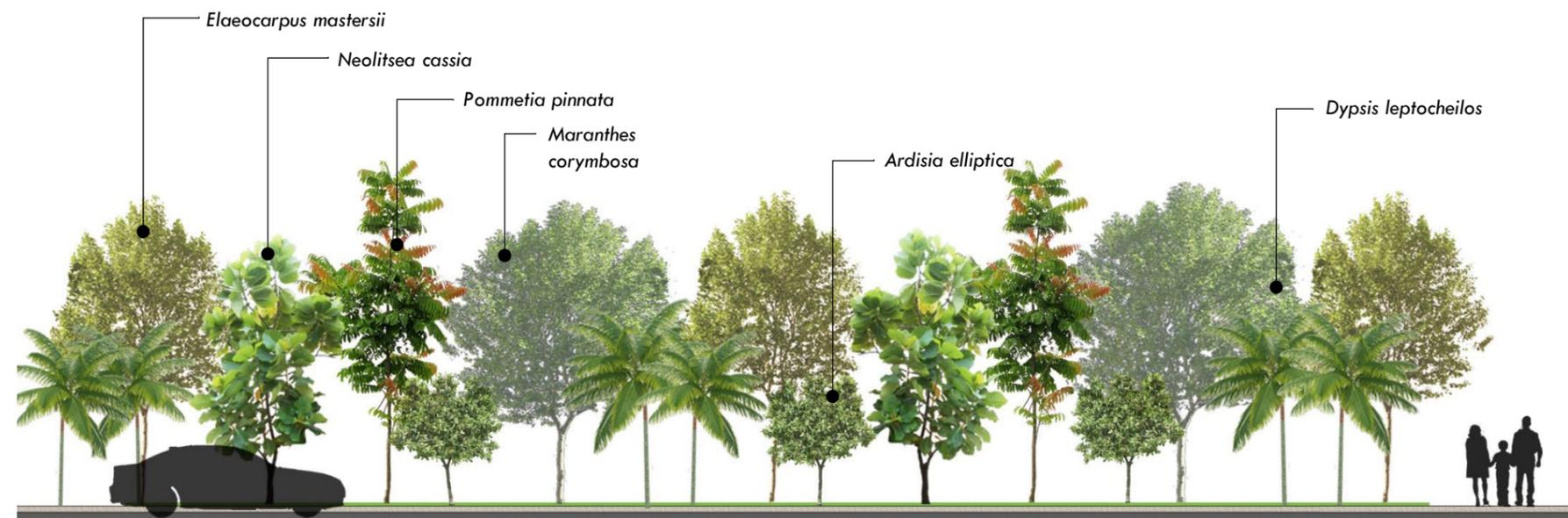


Mood image of trees and fern undergrowth

Sengkang (N4) – Flourishing Grove



From left: Images Examples from Woodleigh Hillside and Mount Emily Park illustrating 'Kampung Forest' planting concept



Green buffer planting elevation

Landscape Approach

Planting Concept – 'Kampung Forest'

The planting concept is characterised by:

- a diverse mix of medium and large-leaved trees
- understorey accent of palms and secondary forest shrubs
- shrubs typically found in kampung gardens e.g. pandan and ginger plants

Green Buffer Planting Palette

The following plant species are to be used for the green buffer adjacent to the street for this district:



Maranthes corymbosa
(Sea Beam)



Pometia pinnata
(Island Lychee)



Guettarda speciosa
(Sea Randa)



Elaeocarpus mastersii
(Small-leaved Oil Fruit)



Chrysalidocarpus leptocheilos
(Redneck Palm)



Ardisia elliptica
(Seashore Ardisia)

Sengkang (N4) – Flourishing Grove

Overview of Key Urban Design Considerations



EXISTING PROPOSED

Transport

 LRT Station

Facilities

 Neighbourhood/ Commercial Centre

Parks and Waterbodies

 Park

 Waterbody

 Park Connector/ Cycling Path/ Round Island Route

Key Corridors

 E-W Corridor

 N-S Corridor

 River Way

Key Nodes and Junctions

 Landmark

 Major Junction

 Minor Junction

Contents

Town Scale

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

Neighbourhood Scale

- Sub-themes and Concepts
 - Public Spaces
 - Streetscape and Urban Edge
 - Colour Palette
 - Facade and Roofscape
 - Landscape Approach

Precinct Scale

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

Precinct Facilities

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

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

Sengkang (N1 to N3) Urban Harbour

Design Considerations

- Modern interpretation of river-related elements, namely:
 - N1: Fishing equipment like nets
 - N2: Fins
 - N3: Boats



A shelter inspired by a fishing trap (example from Waterway View)

Sengkang (N4) Flourishing Grove

Design Considerations

- Structures can adopt organic lines and shapes to recreate a grove-like effect



A precinct pavilion where columns at the edge are arranged to give a feel of tree trunks in a grove (example from Alkaff Vista)

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 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 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

Sengkang (N1 to N3)

Urban Harbour

Design Ideas

Sailing/ fishing-related elements (e.g. boats, fishing hooks and nets, fins) or figurative structures related to sailing (e.g. ship frame), bluish tones and/ or warm sunset tones



Use of sailing-related elements in a playground at Compassvale Crescent



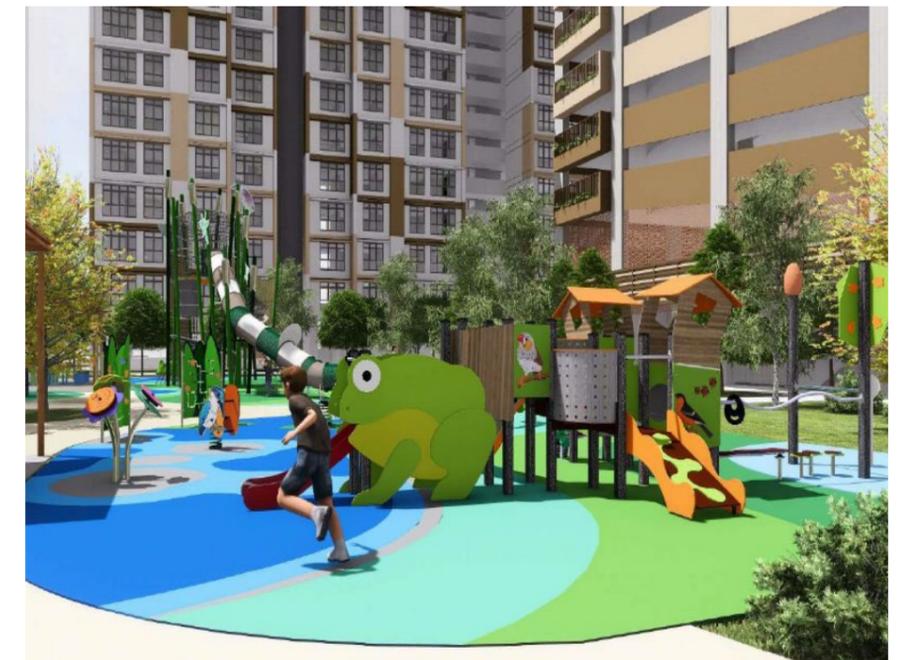
Figurative structure of a ship in a playground (example from Northshore StraitsView)

Sengkang (N4)

Flourishing Grove

Design Ideas

'Kampung' life by the river (e.g. jetty, stilt house) or rural flora and fauna (e.g. farm animals, birds, local vegetables, ferns), rustic earthy and green tones



Artist's impression of a playground showing the use of rural flora and fauna elements from Fernvale Sails

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 some 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.

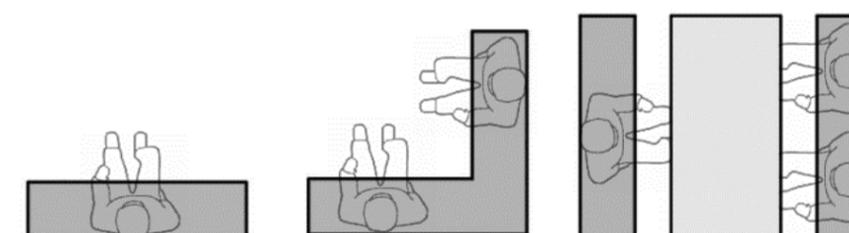
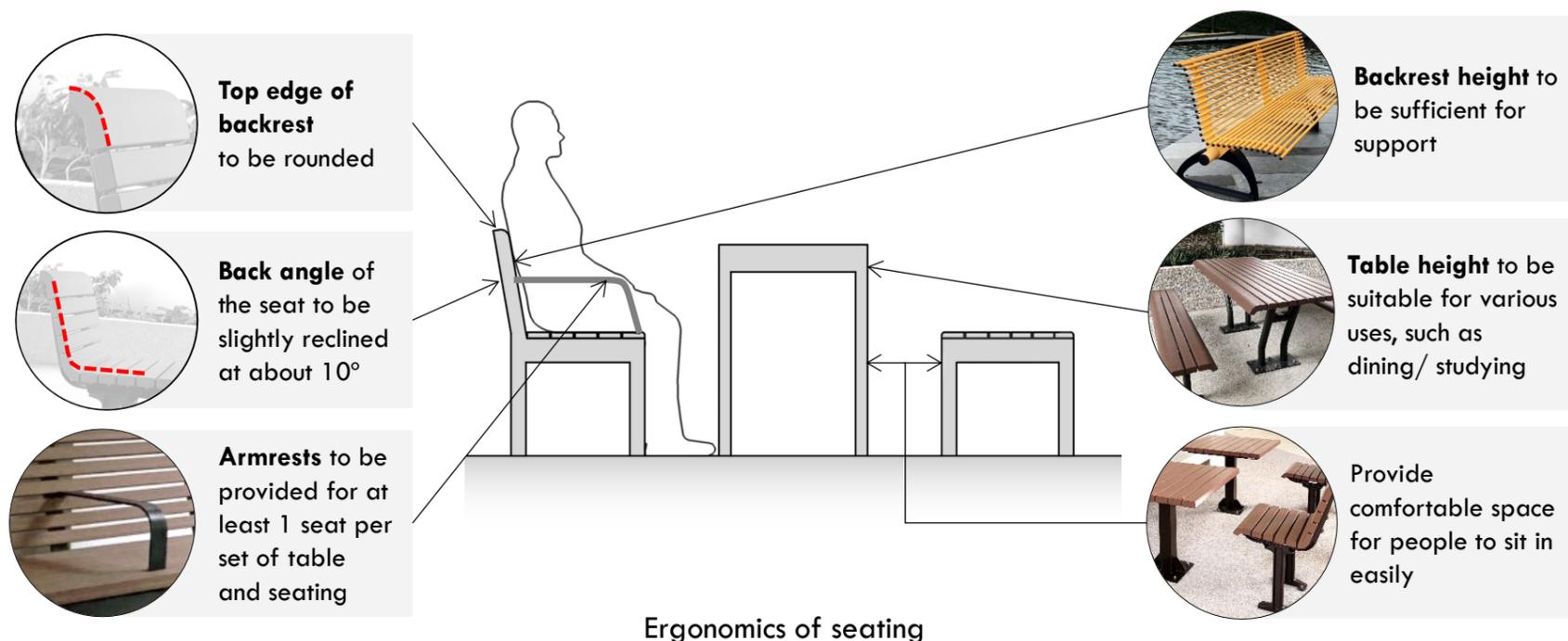
Universal Design

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
- Allow space for wheelchair users

Maintenance

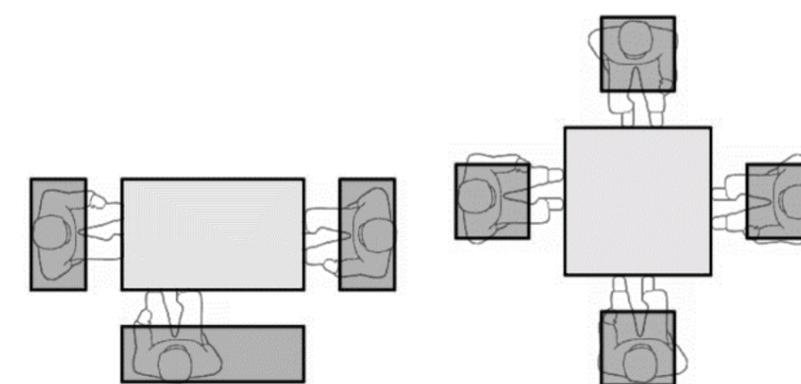
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for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

Maintenance

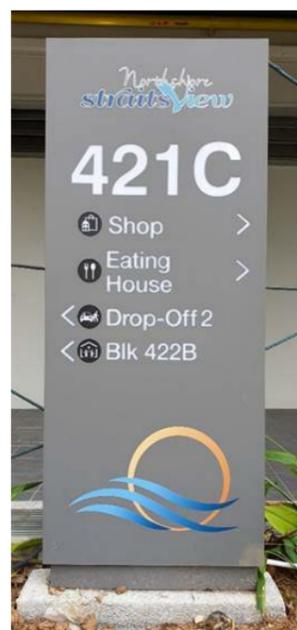
Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

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

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)

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National Parks Board

- Page 17, right: North Eastern Riverine Loop.
- Page 22, top second from left: *Tecoma stans* (Sea Hibiscus). Photographer: Shi Biying, NParks Flora&Fauna Web.
- Page 22, bottom second from left: *Libidibia ferrea* (Brazilian Ironwood). Photographer: Chng Mun Wye, NParks Flora&Fauna Web.
- Page 24, top second from left: *Tarenna fragrans* (River Tarenna).
- Page 24, bottom left: *Amnesiodendron chinense*.
- Page 24, bottom second from left: *Tristanopsis obovata* (Sea Tristania). Photographer: Jessica Teo, NParks Flora&Fauna Web.
- Page 26, bottom left: *Tristanopsis whiteana* (River Tristania). Photographer: Jessica Teo, NParks Flora&Fauna Web.
- Page 26, bottom second left: *Dipterocarpus oblongifolius* (Neram). Photographer: Jessica Teo, NParks Flora&Fauna Web.
- Page 26, bottom third from left: *Kopsia arborea* (Penang Sloe). Photographer: Chng Mun Wye, NParks Flora&Fauna Web.
- Page 26, bottom right: *Guioa pleuropteris* (Medang Putih). Photographer: Ang Wee Foong, NParks Flora&Fauna Web.
- Page 26, bottom second from right: *Gardenia tubifera* (Water Gardenia). Photographer: Jolene Lim, NParks Flora&Fauna Web.
- Page 26, bottom third from right: *Saraca thaipingensis* (Yellow Saraca). Photographer: Jessica Teo, NParks Flora&Fauna Web.
- Page 27, bottom left: Sengkang Riverside Park
- Page 40, top right: *Elaeocarpus mastersii* (Small-leafed Oil Fruit). Photographer: Ang Wee Foong, NParks Flora&Fauna Web.

National Parks Board (cont'd)

- Page 40, bottom right: *Ardisia elliptica* (Seashore Ardisia). Photographer: Mervyn Tan, NParks Flora&Fauna Web.
- Page 47, top right: *Guettarda speciosa* (Sea Randa). Photographer: Ang Wee Foong, NParks Flora&Fauna Web.
- Page 47, top second from right: *Pometia pinnata* (Island Lychee). Photographer: Zaki Jamil, NParks Flora&Fauna Web.
- Page 47, top third from right: *Maranthes corymbosa* (Sea Beam). Photographer: Ang Wee Foong, NParks Flora&Fauna Web.
- Page 47, bottom second from right: *Chrysalidocarpus leptocneilos* (Redneck Palm).

Urban Redevelopment Authority

- Page 10, top: A historical plan of Sengkang (1966).
- Page 10, bottom left: Fishing village along Sungei Punggol.

ADDP Architects LLP

- Page 50, left: A shelter inspired by a fishing trap (example from Waterway View).
- Page 50, right: A precinct pavilion where columns at the edge are arranged to give a feel of tree trunks in a grove (example from Alkaff Vista).

D'Land International Pte Ltd

- Page 52, right: Artist's impression of a playground showing the use of flora and fauna elements from Fernvale Sails.

Henning Larsen Pte Ltd

- Page 46, bottom: Mood image of trees and fern undergrowth.

JYHa LLP

- Page 56, right: Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7).

SQFT Architects Pte Ltd

- Page 37, bottom: Seating area design that is inspired by boats (example from Hougang Town Centre).

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- Page 39, middle right: View from Sengkang Riverside Park with boats in bright colours.
- Page 39, bottom right: Sunset view from Sengkang Riverside Park with shades of blue, yellow and orange.

Lye Pok Min

- Page 56, middle: A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road).

Melanie Chang

- Page 28, top left: Thematic playground inspired by Sengkang's history as a fishing village at Anchorvale Gardens.
- Page 29, top: Mural at Anchorvale Community Centre depicting the past and present of Sengkang.
- Page 29, bottom: Mural at Anchorvale CC of Sengkang Floating Wetland.
- Page 35, top: Sengkang Town Centre.
- Page 35, bottom right: Anchorvale Village.
- Page 44, left: Fruit-themed boardwalk at Sengkang Floating Wetland
- Page 44, bottom right: Intimate seating area at Fernvale Acres.
- Page 45: Commercial shops fronting street at Fernvale Woods with lush green edge.

Patrick Ang

- Page 28, top right: Many blocks in Sengkang feature a 3-sty "pilotis" to evoke the image of a fishing village on stilts.
- Page 35, bottom left: Sengkang Grand Mall.
- Page 42, top and bottom: Present-day Jalan Kayu with shop houses and tree-lined boulevard.

Shiela Carelnina

- Page 22, top left: *Dendrolobium umbellatum* (Petai Laut).
- Page 22, bottom left: *Cratoxylum cochinchinense* (Red Mempat).
- Page 40, top left and second from left: Riverine planting concept examples from Garden by the Bay.
- Page 40, bottom third from right: *Leptospermum madidum* (Weeping Tea-tree).
- Page 47, top left: Example from Woodleigh Hillside illustrating 'Kampung Forest' planting concept.
- Page 47, top second from left: Example from Mount Emily Park illustrating 'Kampung Forest' planting concept.
- Page 52, left: Use of sailing-related elements in a playground at Compassvale Crescent.
- Page 52, middle: Figurative structure of a ship in a playground (example from Northshore StraitsView).

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