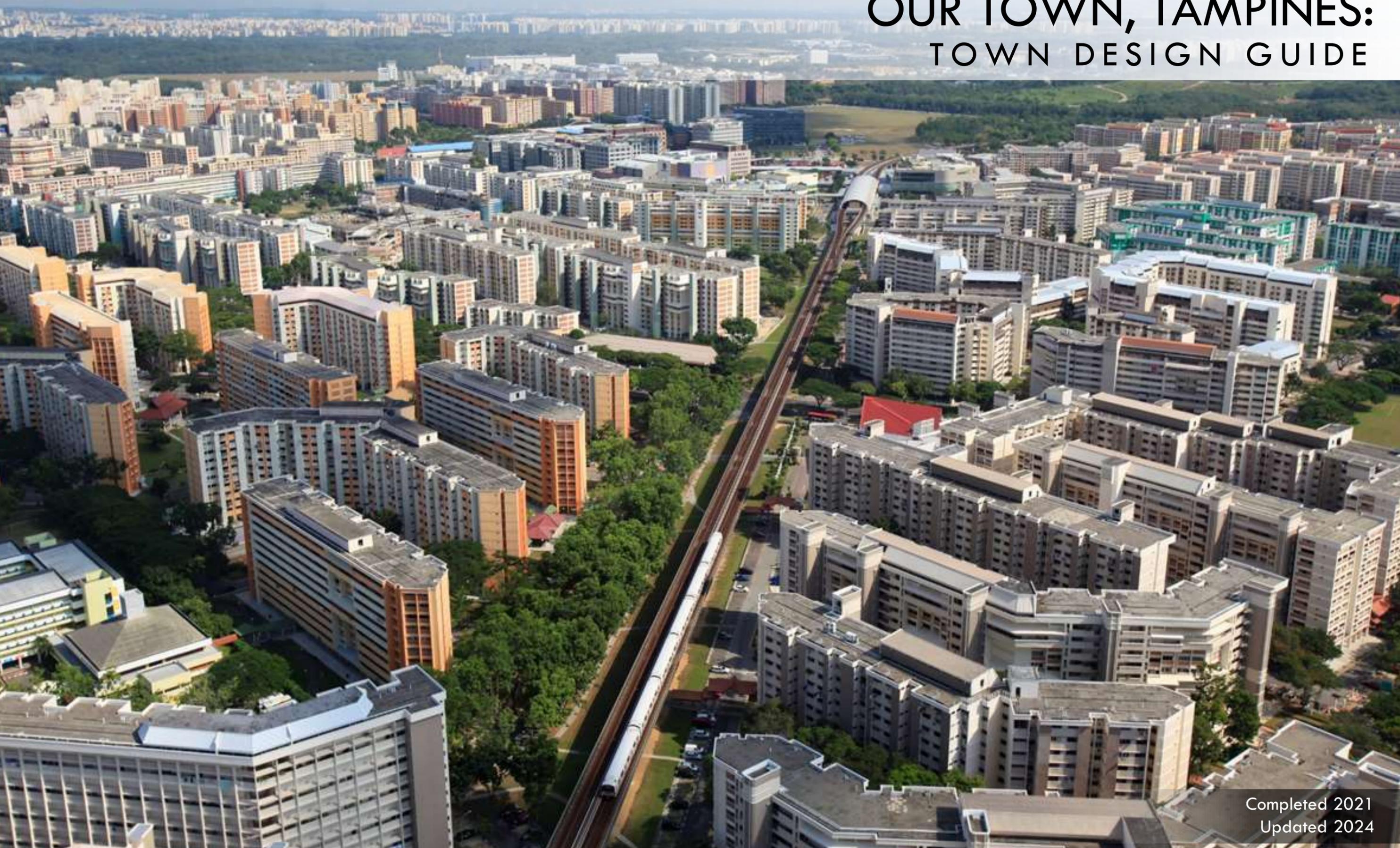


OUR TOWN, TAMPINES: TOWN DESIGN GUIDE



© 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.

Acknowledgements

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

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

Contents

Preamble	3
User Guide	5
Introduction	6
Framework	7
Town Scale Layers	8
Context and History	9
Planning Principles	14
Town Theme and Concept	16
Pedestrian and Cycling Connectivity	18
Parks and Waterbodies	19
Key Corridors	20
Key Nodes and Junctions	24
Heritage Elements	25
Art Elements	26
Broad Landscape Theme	27

Neighbourhood Scale Layers	28
Sub-themes and Concepts	29
Form and Massing, Public Spaces, Streetscape and Urban Edge, Colour Palette, Facade and Roofscape, Landscape Approach	30
Tampines North – Green Tapestry	34
Tampines Regional Centre – Urban Nexus	44
Tampines East – Modern Village	52
Tampines West – Community Playscape	59
Tampines South – Waterside	66
Simei – Garden	76

Precinct Scale Layers	83
Precinct Facilities	85
Playgrounds	87
Street Furniture	90
Wayfinding	92
Covered Linkway Design	93
Image Credits	94

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.

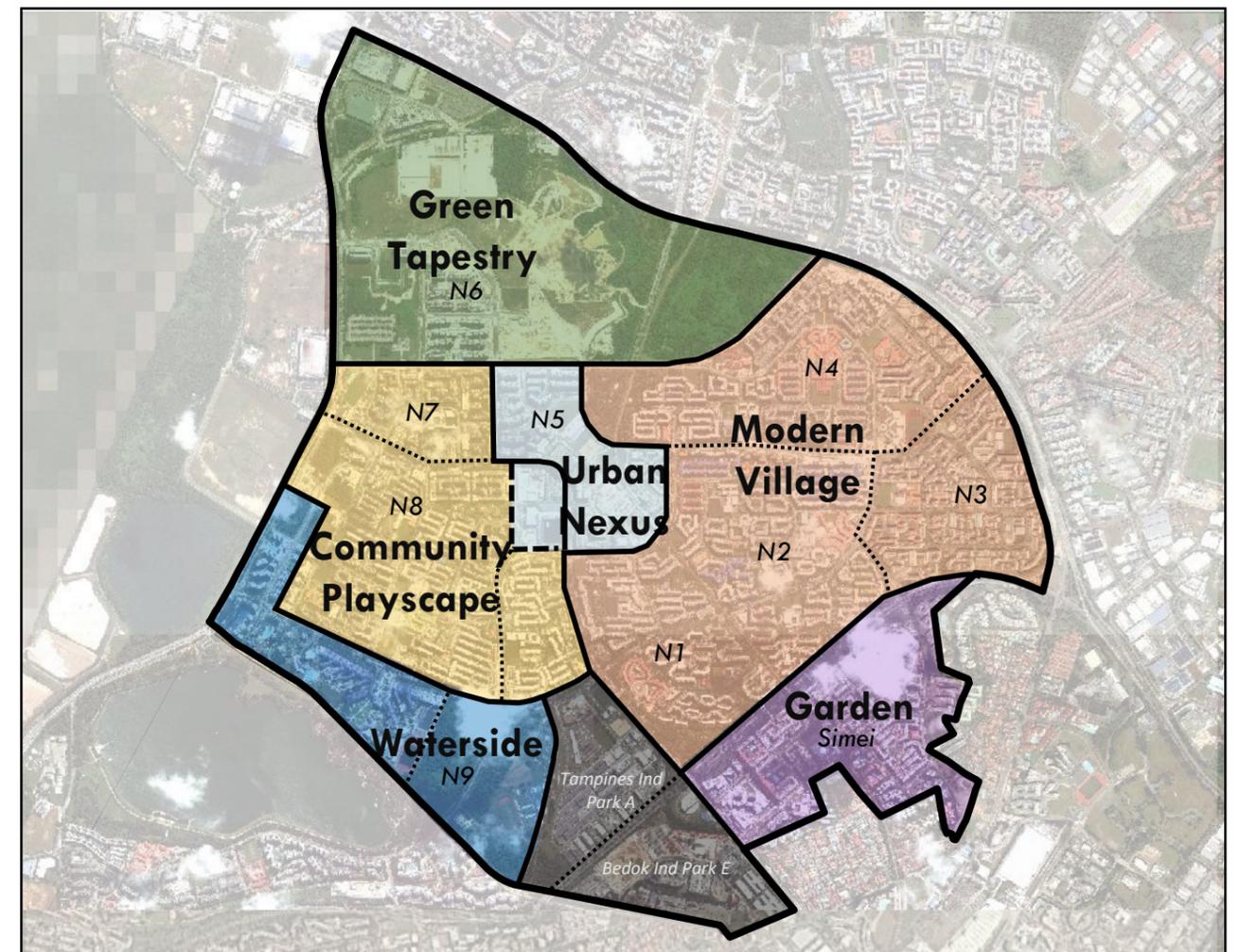
Upgrading Projects by HDB or Town Councils

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 Tampines

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

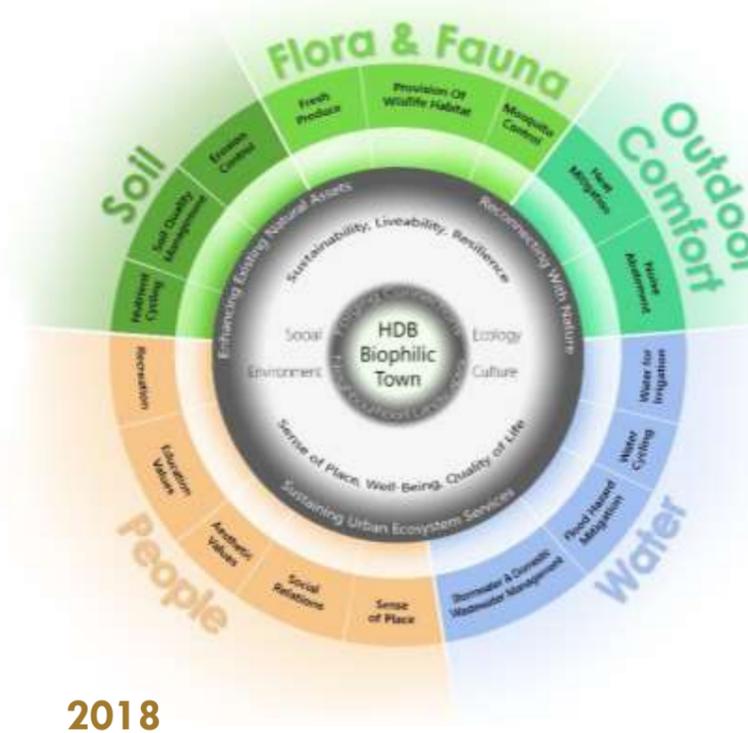
- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents



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)



Contents

Town Scale

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

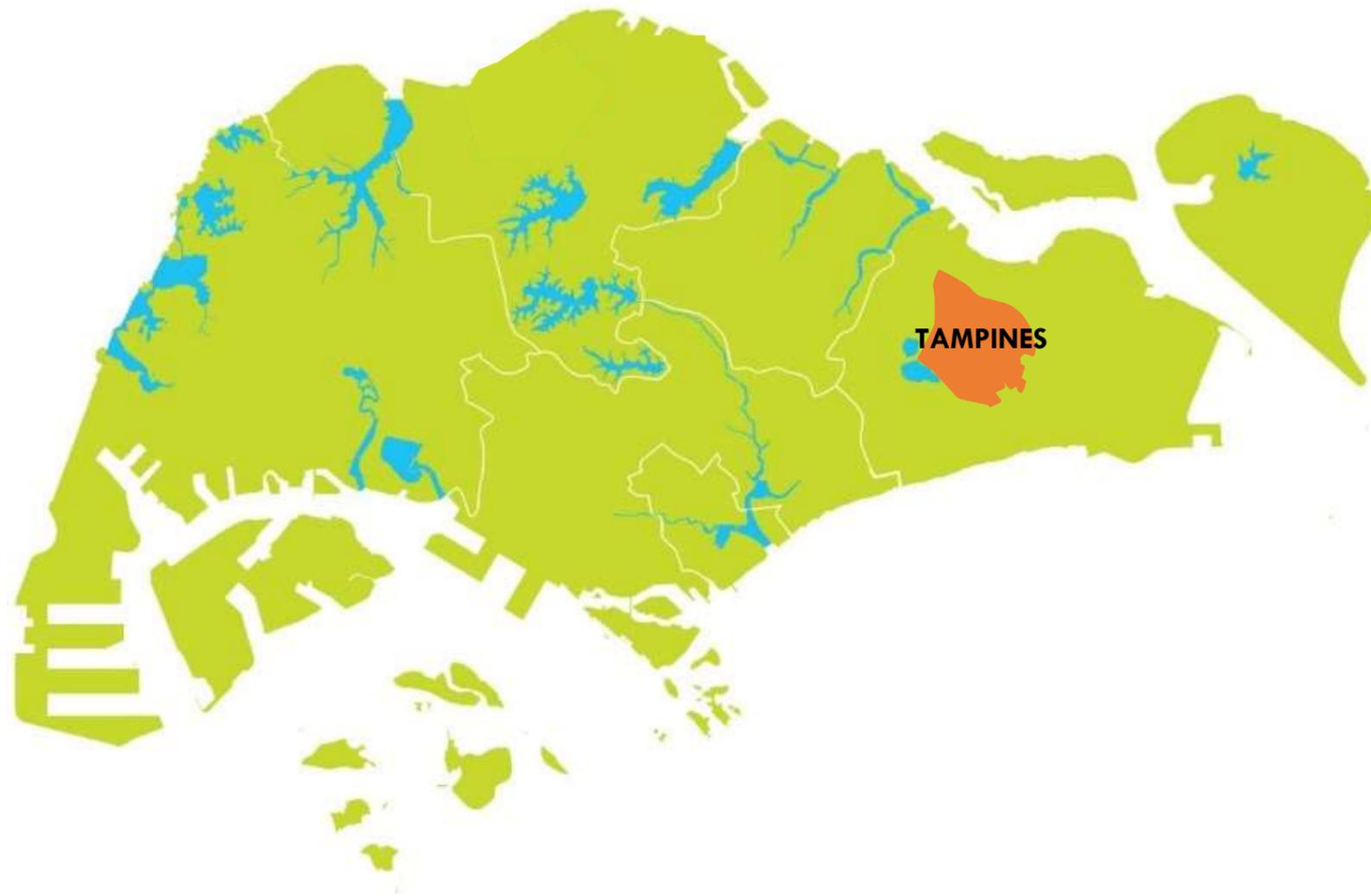
Neighbourhood Scale

- Sub-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
- Covered Linkway Design

Context and History



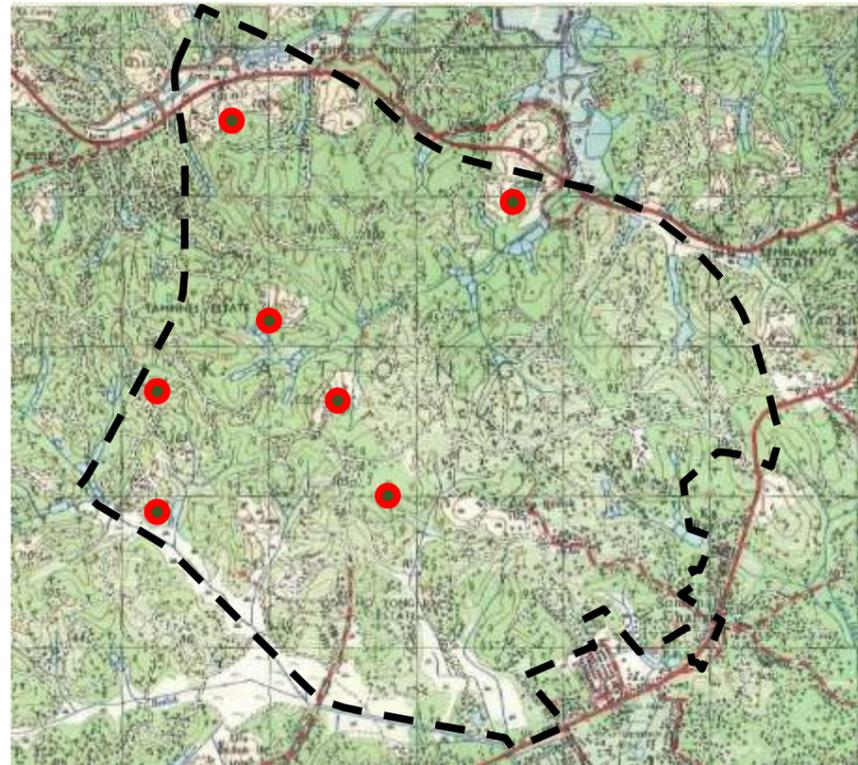
Located in the Eastern Region of Singapore, Tampines is planned and developed as a Regional Centre to provide diverse retail and job options closer to home. The established Finance Park in Tampines Regional Centre provides the backroom offices of banks and other companies outside the Central Business District (CBD). Together with a few major shopping complexes, this regional centre has become well-known as a vibrant commercial hub in the Eastern Region. In addition, there are existing industrial parks and an upcoming industrial estate in Tampines North, providing employment opportunities in Tampines.

Since the completion of the first housing precinct in 1983, Tampines has comprehensively developed into a well-established town with more than 70,000 dwelling units completed. Majority of the dwelling units in Tampines are public housing.

Context and History



The distinct elongated flower clusters and elliptic, drooping leaves of the Tempinis Tree (*Streblus elongatus*) from which Tampines got its name



Extract of a map of Singapore, 1954, superimposed with the Tampines town boundary (sand quarries are dotted in red)

Historical Background

Tampines is named after the Tempinis tree (*Sloetia elongata* or previously known as *Streblus elongatus*) which used to grow abundantly in the area in the 1800s. The tree is highly valued for its hardwood timber which was used in the manufacture of oars, furniture and flooring. To reconnect the residents with the town's natural heritage, Tempinis trees were repopulated within the town in the 1990s along the streets and public spaces. Notably, Tempinis trees were planted in a dedicated park at Tampines Tree Garden, located off Tampines St 33.

In the early days, the landscape of Tampines was dotted with kampungs, fish farms, rubber and coconut plantations. Tampines was also home to the sand quarrying industry from the 1960s till late 1980s, due to a boom in the construction industry with the fast paced development of public housing estates and other urban development projects that resulted in a high demand for sand. HDB started its own quarry on a 130-ha site in 1981 and in the early 1980s, HDB owned and operated a total of 7 quarries in Tampines. At its peak, there were more than 26 sand quarries in the area. Today, two former quarries remain – Bedok Reservoir Park, and Tampines Quarry at Tampines Ave 10.



Kampung in Tampines during the 1980s

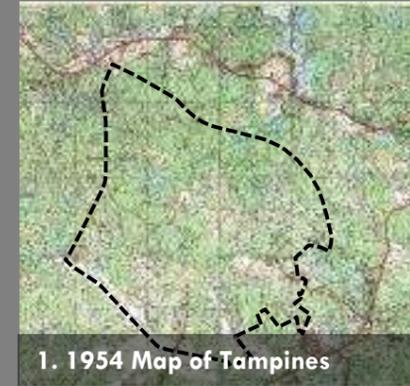
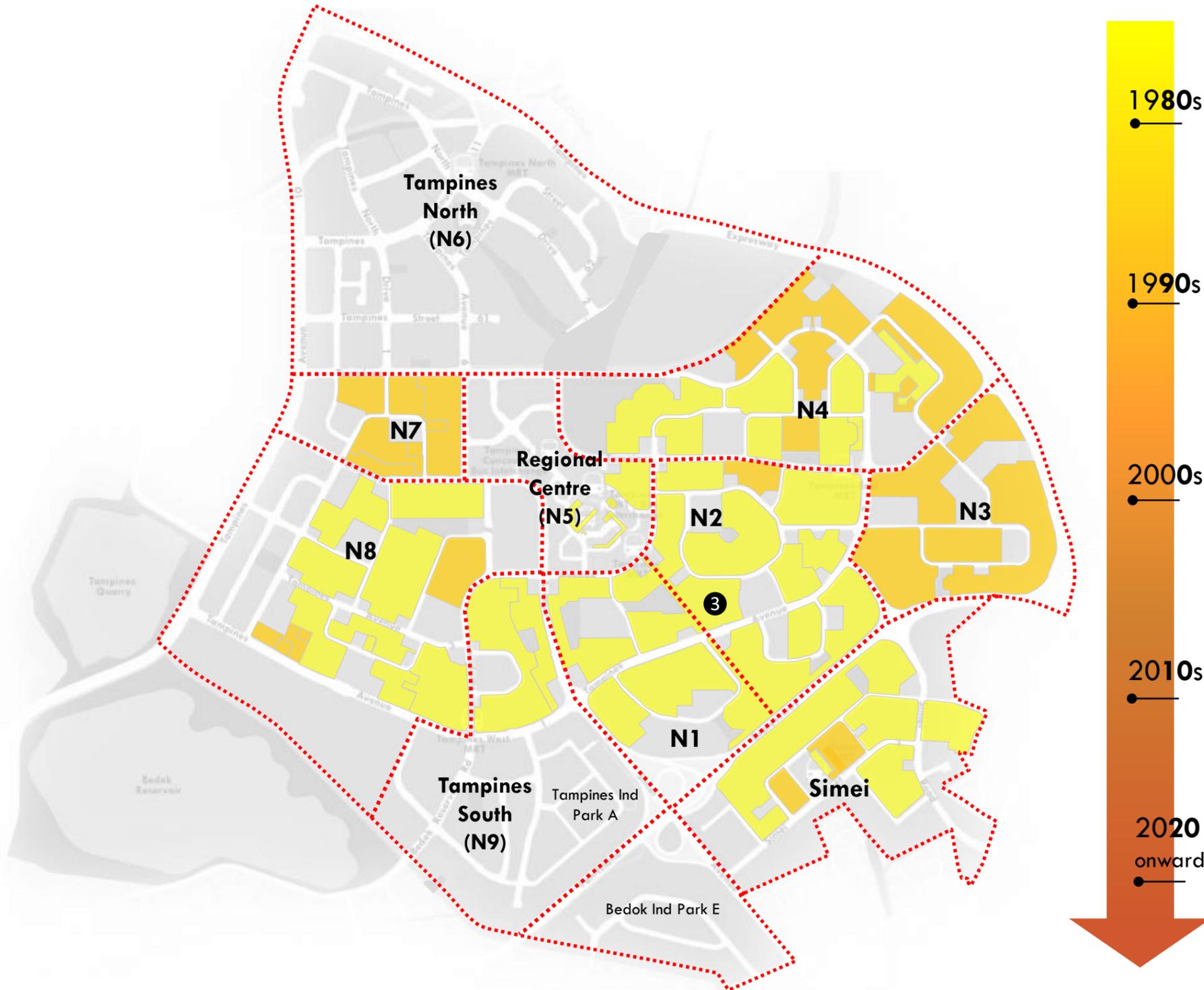


A sand quarry in Tampines during the 1970s

Context and History

Evolution of Tampines

Planning for Tampines New Town began in 1977



1. 1954 Map of Tampines



2. 1980s Tampines Master Plan



3. First Housing Precinct at Tampines St 21



4. First Neighbourhood, N1, in the early days



5. Tampines Regional Centre

Pre-1970s

Presence of villages, fish farms and quarries within the area. Sand quarrying created undulating hillocks and deep craters.

1970s

Commencement of master planning for Tampines Town and preparation for development.

1980s

First town in Singapore to pilot the precinct concept. The first housing precinct in Singapore was completed in 1981 at Tampines St 21.

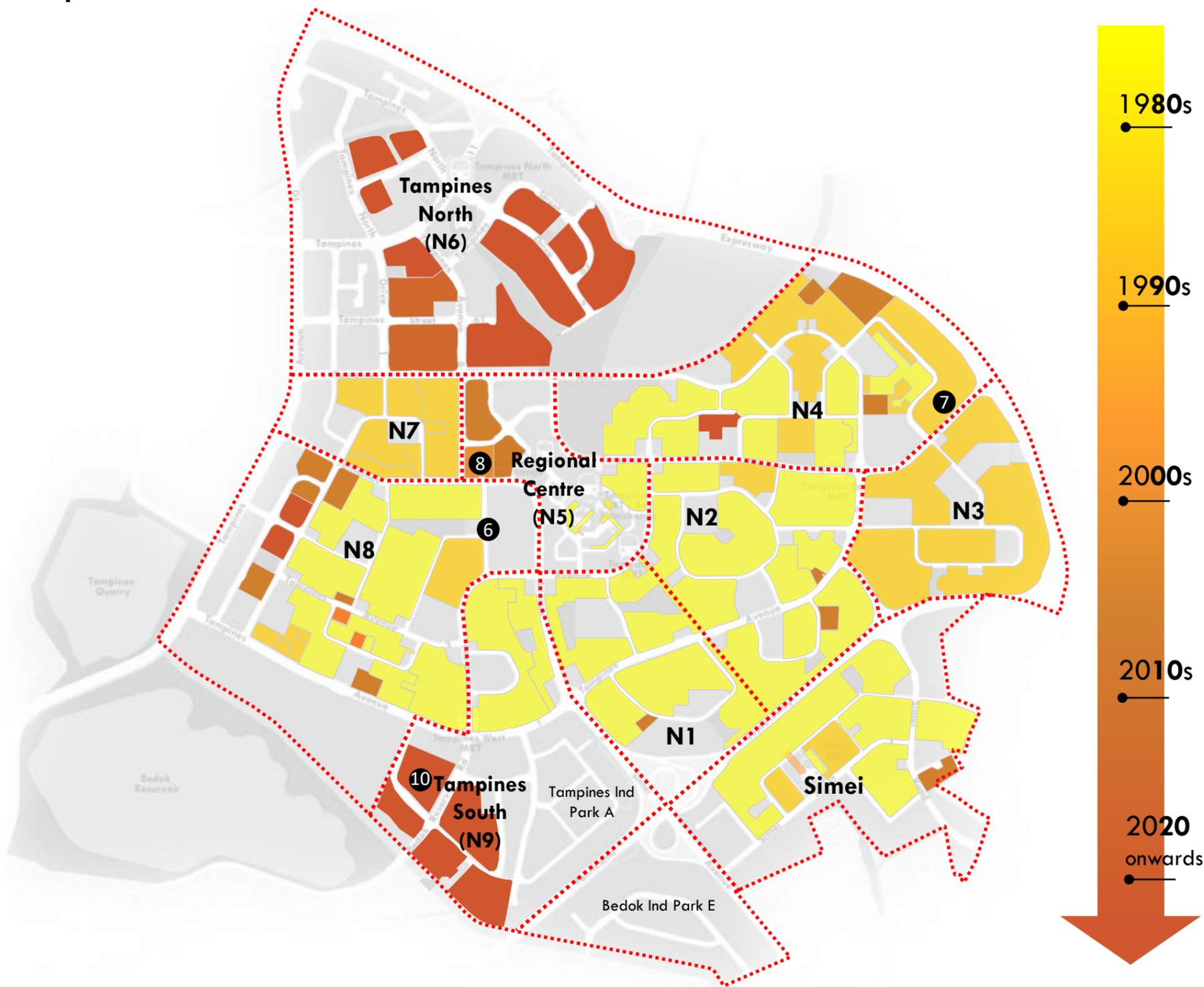
1990s

Tampines Town Centre was designated as a Regional Centre in 1991 and was home to the first Finance Park outside the CBD.

Context and History

Evolution of Tampines

Tampines New Town as an Established Mature Town



6. World Habitat Award Commemorative Sculpture

1990s

Tampines was awarded the 1991 United Nations World Habitat Award in 1992 for its innovative housing developments which transformed Tampines from a rural wasteland into a vibrant urban living environment.



7. Blk 497A-K Tampines St 45

First Design and Build Project at Tampines St 45 was completed in 1995. Landmark development with distinctive red-brick, figure of eight design.



8. The Premiere@ Tampines

2000s

First Design, Build and Sell Scheme (DBSS), Premiere @ Tampines was launched at Tampines Ave 5/6.



9. Tampines North Master Plan

2010s

Master Plan for Tampines North was unveiled in September 2013. The first public housing project, Tampines GreenRidges, was completed in 2019.



10. Tampines GreenGem

First public housing project in Tampines South, Tampines GreenGem, was launched in 2018.

Context and History



Heritage Trail in Tampines

Heritage and Identity

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

Some of the key heritage elements that celebrate the identity of Tampines Town are:

- Heritage Trail by the National Heritage Board (NHB) which comprises markers placed at sites of heritage and historical significance, such as the Tampines Round Market and Food Centre.
- The World Habitat Award Sculpture, which was installed to commemorate the 1991 United Nations World Habitat Award conferred in recognition of HDB's contribution to innovation and successful human settlements. Having bested other entries such as Vancouver, Canada and Boston, United States, Tampines is the only HDB township with such an accolade.
- Our Tampines Hub (OTH), Singapore's first integrated community and lifestyle hub, and a well-loved public place where residents would gather for events and enjoy a range of amenities.

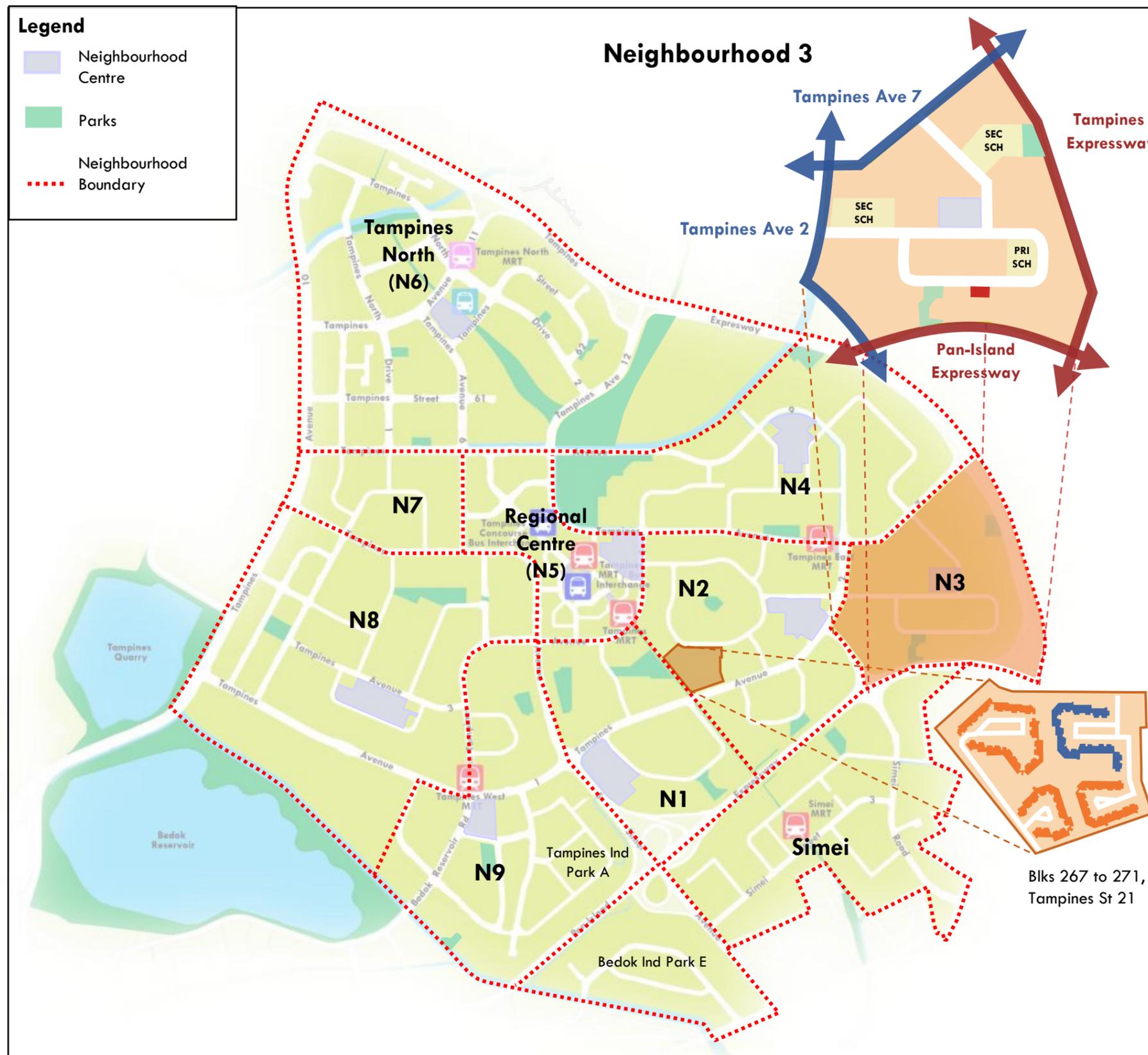


Our Tampines Hub



World Habitat Award Sculpture

Planning Principles



Neighbourhood Concept

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

Tampines consists of 9 neighbourhoods and Simei. Each neighbourhood is well served by a neighbourhood centre and neighbourhood park.

Apart from residential developments, land is also safeguarded and planned for a full range of complementary developments so that the town is as self-contained as possible. This includes commercial, educational, recreational, parks, community and institutional and industrial developments.

Did You Know?

Blocks are numbered according to the neighbourhood. The first digit denotes its neighbourhood, while the second and third digits – and an alphabet suffix where needed – denote the block itself. For example in Neighbourhood 3, the block numbering starts from 300 to 390.

Precinct Concept

Tampines is also home to the first housing precinct at Tampines St 21 (Blks 267–271), which was planned according to the precinct concept. A neighbourhood is further sub-divided into smaller housing precincts, to foster the growth of smaller and more intimate communities. 4 to 8 residential blocks in a precinct are then arranged to frame the precinct facilities, to form a focal point for activities within the precinct.

Planning Principles



Transport Network

Tampines town is well served by the East-West and Downtown MRT Lines, and two bus interchanges (Tampines Bus Interchange and Tampines Concourse Bus Interchange) which allow residents to stay well-connected to the surrounding areas.

As the town develops, Tampines North MRT Station along the Cross Island Line and the Tampines North Integrated Transport Hub will be opened to add greater connectivity to the town.

Transport network and facilities are also planned based on a hierarchy.

The local roads within the town connect to primary access or arterial roads and expressways. For instance, the precincts and blocks in Tampines are served by local access roads, usually identified by the term 'Street', and the neighbourhoods in Tampines are served by arterial roads, usually identified by the term 'Avenue'. The avenues are connected to Tampines Expressway (TPE) and Pan-Island Expressway (PIE), which link to other parts of Singapore.

Town Theme and Concept



Town Theme: *A Leaf within Our City in Nature*

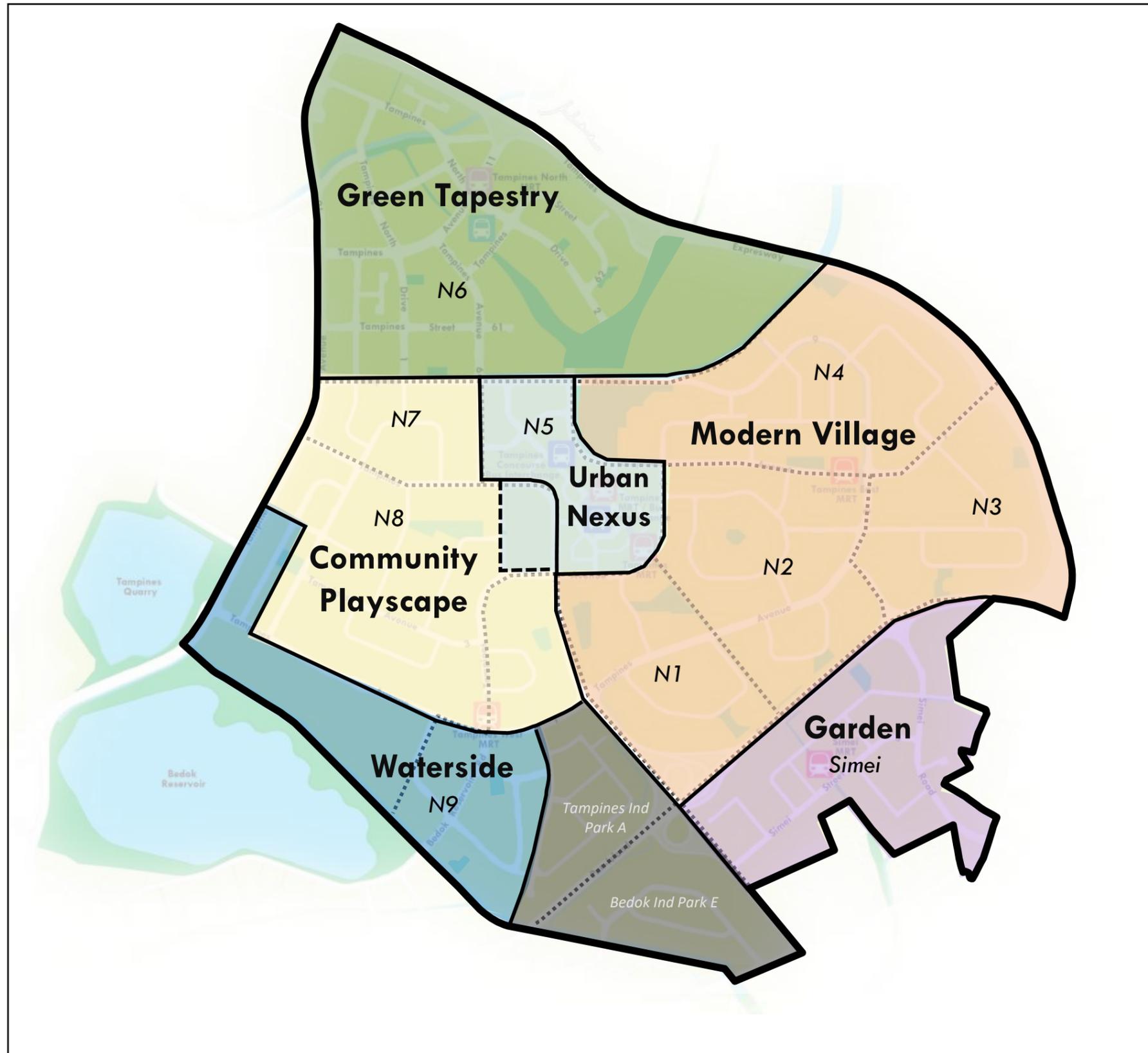
The shape of Tampines town resembles a leaf with a vein network that represents the various road, rail, park connector, and cycling networks that extend throughout the town.



The multiple existing and proposed connectivity layers ensure that residents can easily access the different facilities and amenities within Tampines, as well as other parts of Singapore.

Concept and design considerations should be inspired by **nature** and **lush greenery**.

Town Theme and Concept



Sub-themes by Area

Tampines is divided into 6 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.

Tampines North – Green Tapestry

Housing precincts in Tampines North are designed to be in a park-like setting, nestled within a green tapestry of parks, gardens and open spaces.

Tampines Regional Central – Urban Nexus

At the heart of the town, the Regional Centre including Our Tampines Hub, is a vibrant node integrated with various transport, community, retail and commercial services serving the residents of the East.

Tampines East – Modern Village

With Tampines East being home to the earliest completed neighbourhoods, the architecture draws relation to the old kampungs that once populated Tampines.

Tampines West – Community Playscape

The many ground-up initiatives in these areas reflect the community spirit of the residents. With the introduction of new facilities that cater to the younger crowd, Tampines West is a close-knit community interspersed with elements of play.

Tampines South – Waterside

With upcoming housing precincts adjacent to Bedok Reservoir and Sungei Bedok, the Tampines South area will provide a new residential experience in Tampines that capitalises on the water frontage that is in close proximity.

Simei – Garden

Located at the edge of Tampines, away from the bustling centre, Simei Estate has its own unique character, providing a serene living environment for the residents.

Pedestrian and Cycling Connectivity



A comprehensive network of existing park connectors and cycling paths have been planned. Tampines is the first model Walking and Cycling Town and by 2022, Tampines will have a comprehensive cycling network totaling 21km to better connect residents to their homes, schools and key amenities in the vicinity. These cycling paths will also be supported with active mobility elements to provide inter-town connections to Bedok and Pasir Ris.

This map provides a useful reference for stakeholders when planning pedestrian connectivity and accessibility to local key nodes, such as commercial centres and transport facilities, with opportunity to explore and introduce active travel modes including walking and cycling to build a healthy, vibrant and liveable Tampines.

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



Parks and Waterbodies



Tampines has several parks and waterbodies, including Sun Plaza Park, Tampines Eco Green, Bedok Reservoir and the upcoming Tampines Boulevard Park. There is also a balanced distribution of neighbourhood parks and common greens to serve the localised areas.

The green network in Tampines is connected to neighbouring Pasir Ris and Bedok Town via park connectors, and further to East Coast Park with the upcoming Eastern Corridor, providing seamless links and enhancing accessibility for pedestrians and cyclists within Singapore’s Eastern region.

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

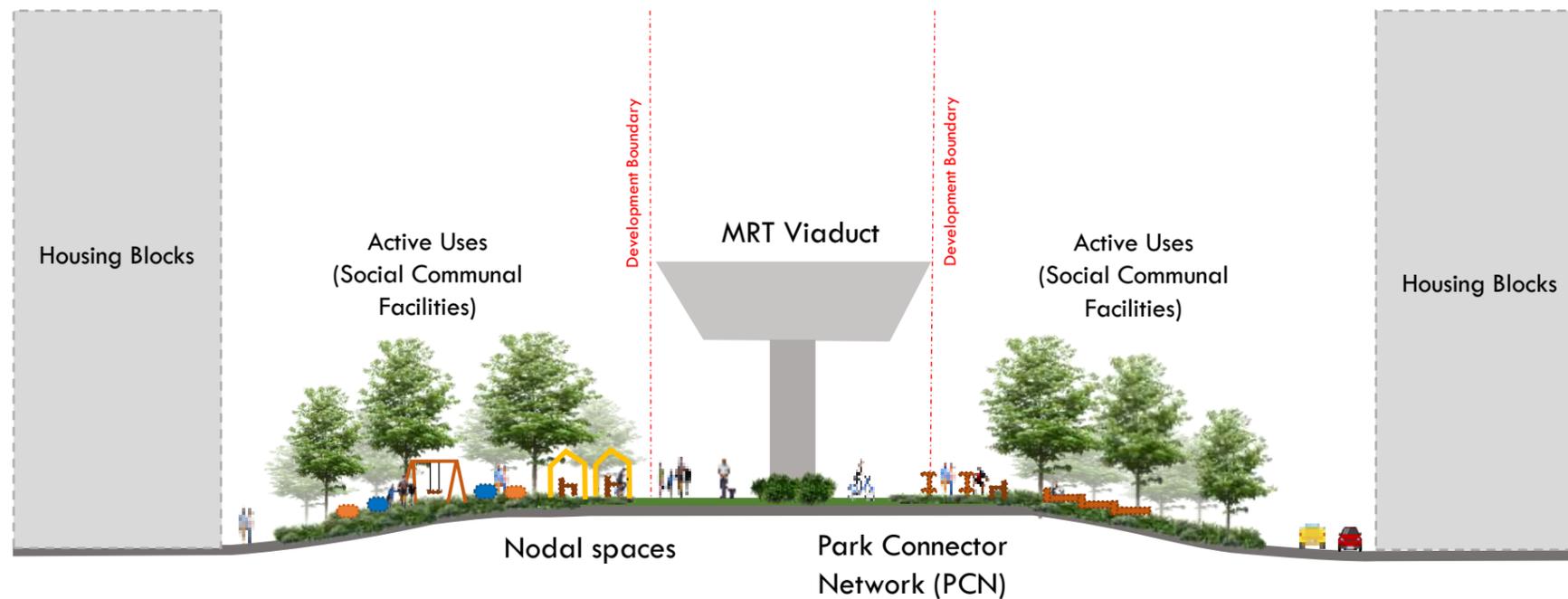
Key Corridors: Central Community Spine



Artist's impressions of proposed community nodes along the spine and activity spaces under the MRT viaduct

The Central Community Spine is an important spine that provides a direct intra-town connection for cyclists and pedestrians from Tampines to Simei Estate.

Community spaces for a variety of activities and programmes could be introduced beneath the viaduct, while activity nodes could be created along the corridor. Clusters of feature planting (refer to the 'Broad Landscape Theme' layer under Town Scale, and 'Landscape Approach' layer under Neighbourhood Scale) could also be introduced, where possible, along the corridor.



Schematic Section A-A along Central Community Spine



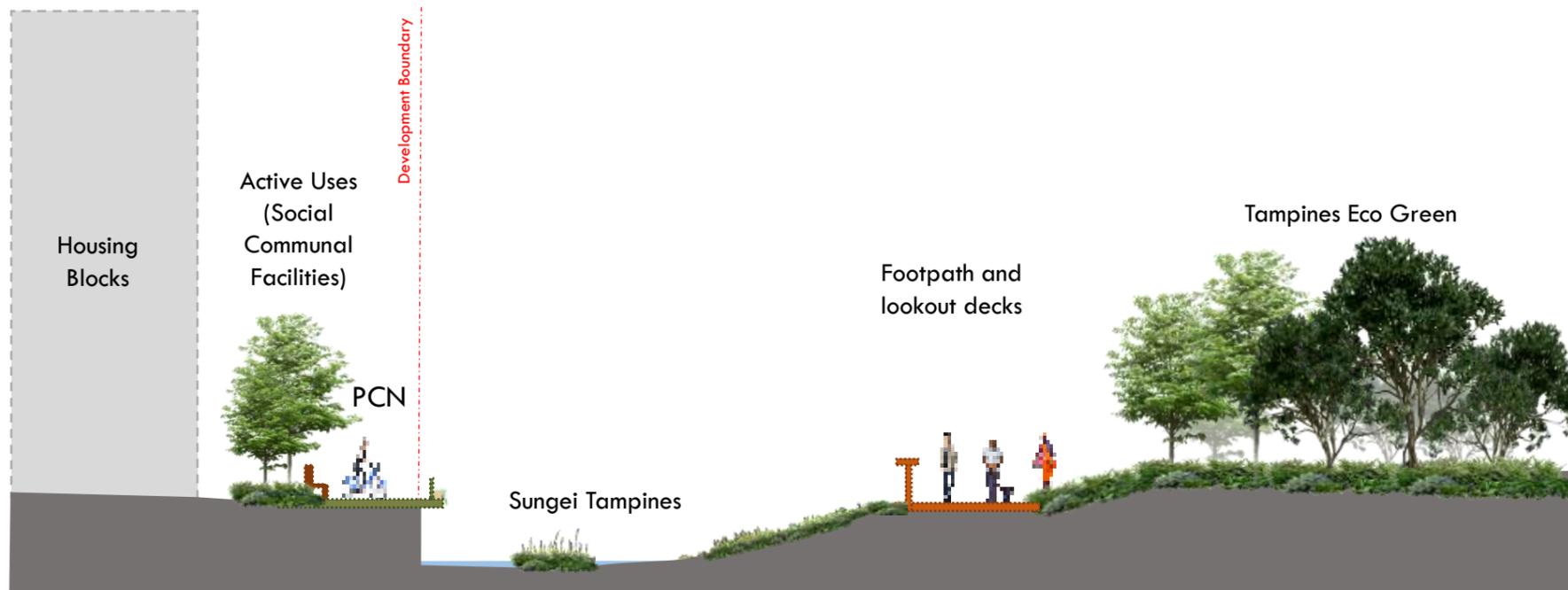
Key Corridors: Recreation Corridors



ABC Waters features integrated with landscaped spaces along Sungei Tampines

The recreational corridors encompass the inter-town park connector that runs alongside Sungei Tampines, as well as along the MRT viaduct that borders Tampines Eco Green, and connect cyclists and pedestrians from Tampines to Pasir Ris. It provides a seamless corridor and rustic experience integrated with nature for walking, cycling and other recreational activities.

Public spaces with a variety of activities are introduced along the housing blocks fronting Sungei Tampines and Sungei Bedok e.g. viewing deck, pavilions etc. with soft street edges treated with organic structures, planting and ABC Waters features such as swales or rain gardens where feasible, to bring people closer to nature.



Schematic Section B-B across Sungei Tampines



Key Corridors: Mobility Corridors



Nature Way Planting Scheme at Tampines Ave 5



Planting scheme at Tampines Ave 4



Transit Priority Corridor scaled up with bus lanes and cycling lanes along Tampines Ave 1



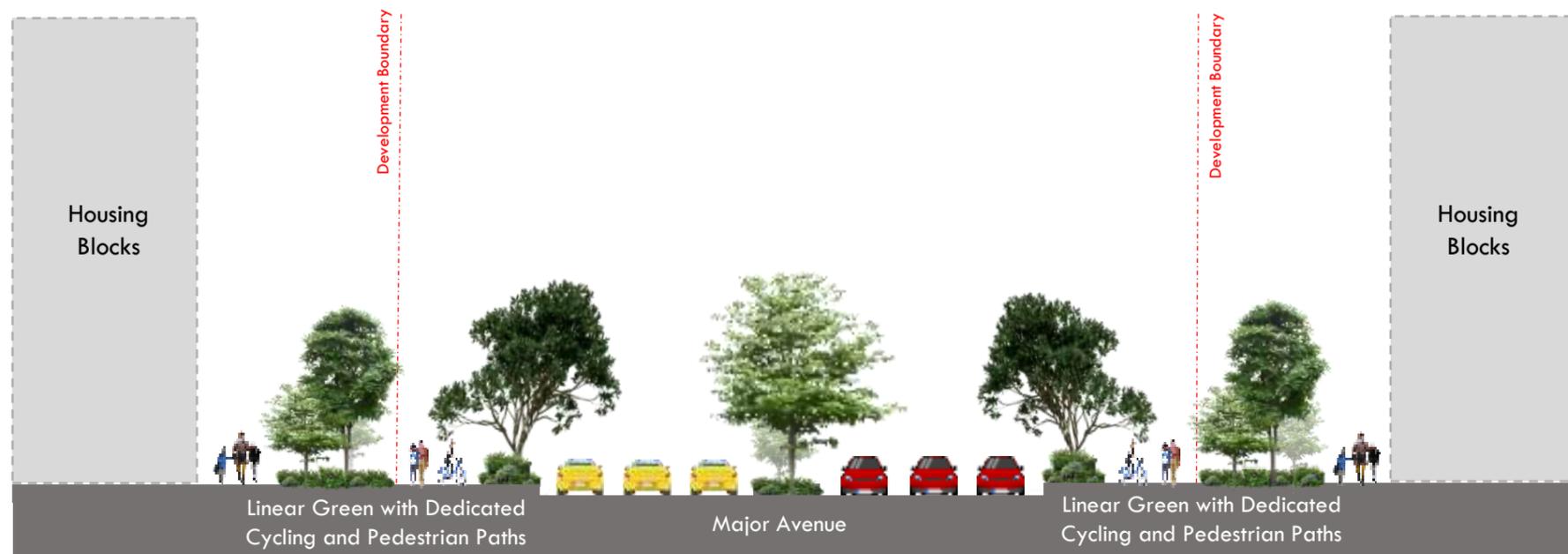
Example of Entrance and Exit marker along Tampines Ave 5



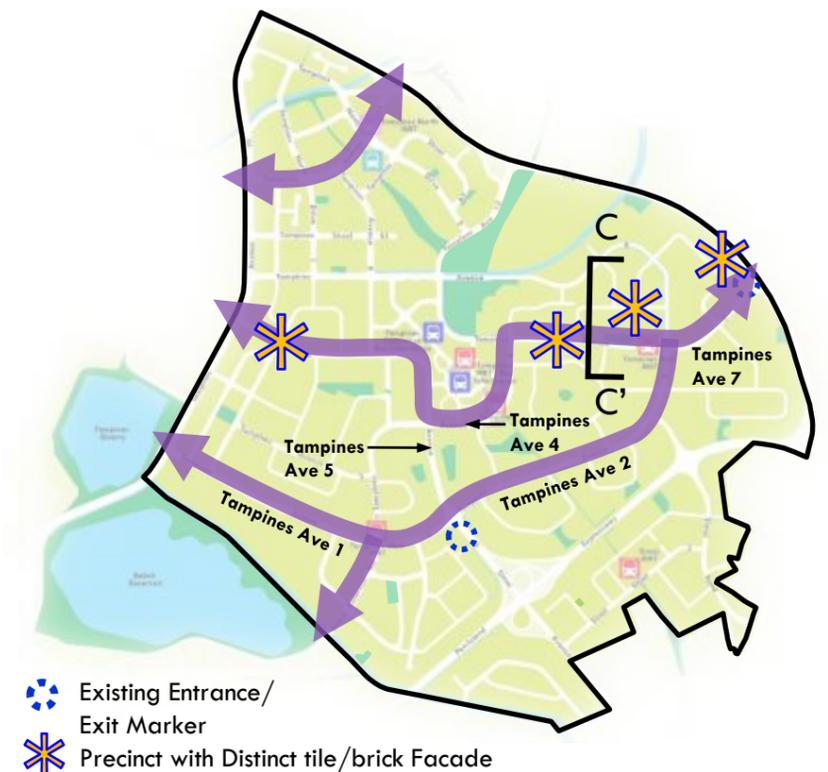
Distinctive clinker-tiled and brick facades along Tampines Ave 7



These mobility corridors are major avenues with at-grade cycling and pedestrian paths that bring the community conveniently to various key nodes and landmarks within the town. These also include potential corridors identified for transit priority to encourage Walk-Cycle-Ride and support public transport travel. More mobility corridors could be identified as the town develops and evolves. Where possible, the streetscape of these corridors can be further enhanced with thematic planting to improve the town-wide green network. Additional entrance and exit markers are also proposed to be introduced at major avenues for orientation references and to enhance the identity of Tampines. Blocks with distinctive tiles and brick facades are also lined along Tampines Ave 5 and 7, which enhances the visual imageability of Tampines via the key corridor and facilitates wayfinding.



Schematic Section C-C along Mobility Corridor



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.

Some key nodes are also landmarks that residents feel strongly represent Tampines, such as Our Tampines Hub, Tampines Road Market & Food Centre, and Temasek Polytechnic. 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.



1 Our Tampines Hub



2 Tampines Mall



3 Tampines Round Market & Food Centre



4 Changi General Hospital



5 Tampines East Community Club



6 First Design and Build Project at Tampines St 45



7 Warehouse Retail



8 United World College of South East Asia (East Campus)



9 Temasek Polytechnic

Heritage Elements



Fruit-themed playgrounds in Tampines Central Park which were inspired by the fruit farms in rural Tampines before the town was developed



Entrance and exit markers along Tampines Ave 5 with a leaf design, echoing the town's theme *A Leaf within Our City in Nature* and namesake, the Tempinis tree, which used to grow abundantly in Tampines in the 1800s.



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.

Arts Elements



TV test screen wall mural on HDB blocks at Tampines St 41



Wall murals of the Four Beauties representing the Chinese name of Simei (四美) Estate at Simei St 1, 2 and 3



Wall murals at Blk 478 Tampines St 44



Sculpture at junction of Tampines Ave 4 and Ave 5

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



NParks' landscape vision for Tampines Town is a network of estate green links connecting communities and biodiversity (e.g. birds, butterflies and small animals) by a 1.5km-wide green belt between Bedok Reservoir and Pasir Ris Park. Rustic parklands such as Tampines Eco-Green at northwest of Tampines serve as an ecological stone with secondary forest, marshlands and grasslands abutting an estuarine zone.

To enhance ecological connections, the overall streetscape planting palette has adopted the NParks Nature Way planting approach. It consists of introducing tall emergent and understorey fruit tree species as a food source for birds and understorey shrubs for butterflies. These nature ways would be seamlessly integrated with the landscape themes at the neighbourhood scale.

Developments should be designed in relation to the surrounding context, along these identified natureways.



The signature tree of the town, *Sloetia elongata* (Tempinis) would be introduced town-wide as a feature tree. This tree could be planted in true ground and located at areas of high footfall for visibility.

Contents

Town Scale

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

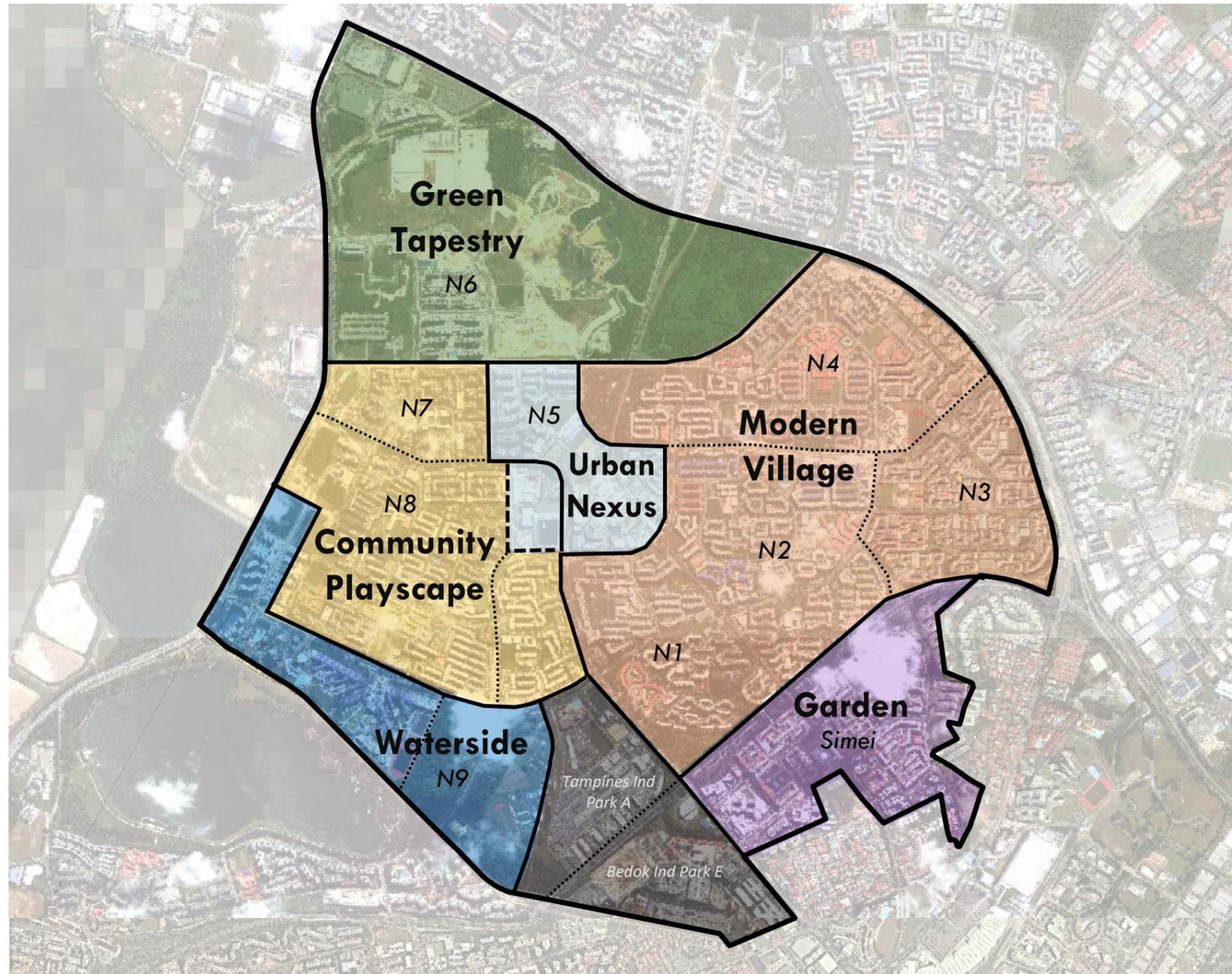
Neighbourhood Scale

- Sub-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
- 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 of the town.

6 Distinct Areas

Based on their prevalent characteristics, the 6 areas are given specific sub-themes which also relate to the overall Tampines town theme of 'A Leaf within Our City in Nature'.

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

- **Green Tapestry:** Tampines North Neighbourhood 6
- **Urban Nexus:** Tampines Regional Centre Neighbourhoods 5 and 8 (part)
- **Modern Village:** Tampines East Neighbourhoods 1–4
- **Community Playscape:** Tampines West Neighbourhoods 7–9 (part)
- **Waterside:** Tampines South Neighbourhood 9 (part)
- **Garden:** Simei

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 areas such spaces include community plazas, precinct greens, and areas with facilities, with 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.

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)



Primary Colour
Secondary Colours
Accent Colour



Primary Colour
Secondary Colour
Accent Colours

Examples of the application of colour palettes on facades

Neighbourhood Scale Layers

Brick-cladded and Clinker-tiled Building Facades

Between the 1980s to 1990s, facing bricks and clinker tiles were used to enrich the building facades and streetscapes through an interplay of colours and textures. Today, some of these buildings have stood the test of time, with the maintenance efforts by the town council. Where feasible, the facades could be kept in their original colours.



Brick-cladded Facades



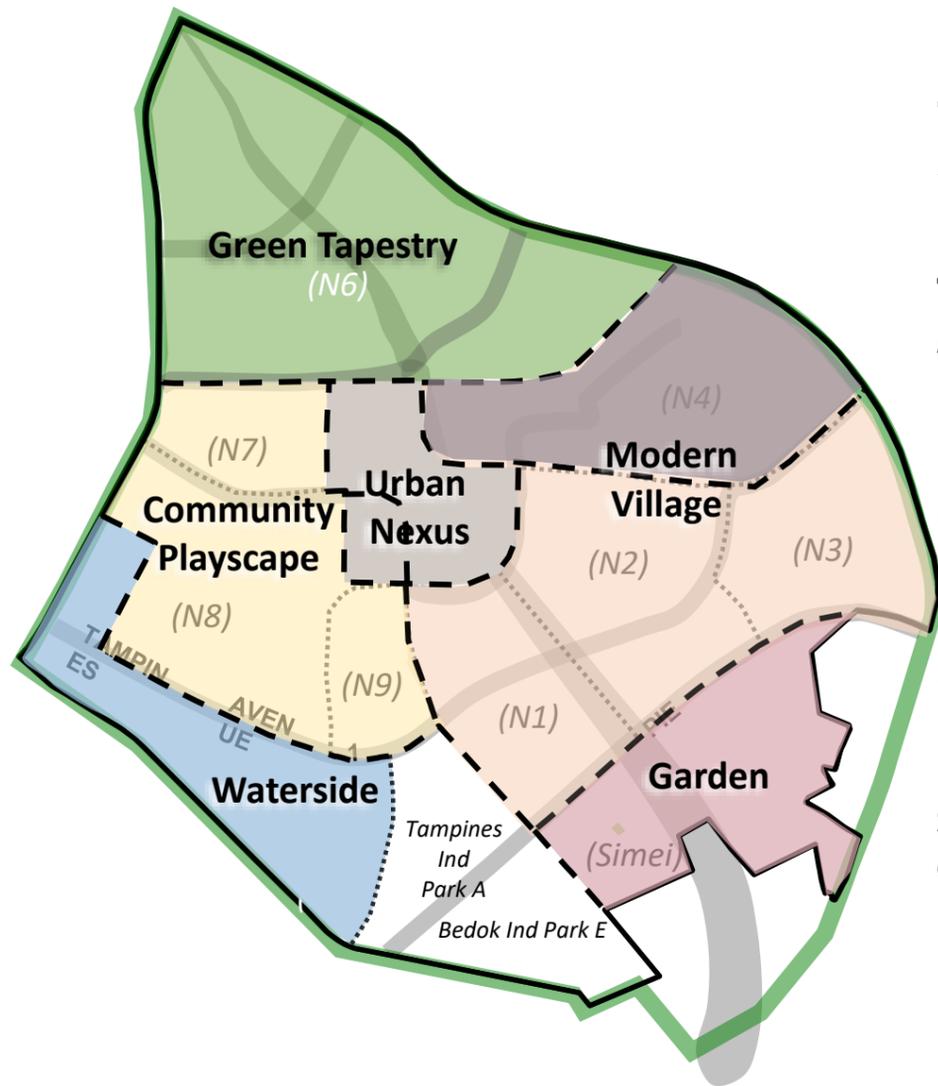
Clinker-tiled Facades



Neighbourhood Scale Layers

Summary of Colour Palettes for Tampines

Based on the town theme of 'A Leaf within Our City in Nature', the suggested colour palettes of the 6 distinct areas in Tampines are inspired by natural elements of greenery, waterbodies and earthy tones. Please refer to each area for the details of its suggested colour palette.



Tampines North
Green Tapestry

Tampines Regional Centre
Urban Nexus

Tampines East (N1 – N3)
Modern Village

Tampines East (N4)
Modern Village

Tampines West
Community Playscape

Tampines South
Waterside

Simei
Garden

Primary Colours



Secondary Colours



Accent Colours



Tampines North – Green Tapestry



Artist's impression of Tampines North, illustrating the vision of 'Budding communities within a Green Tapestry'



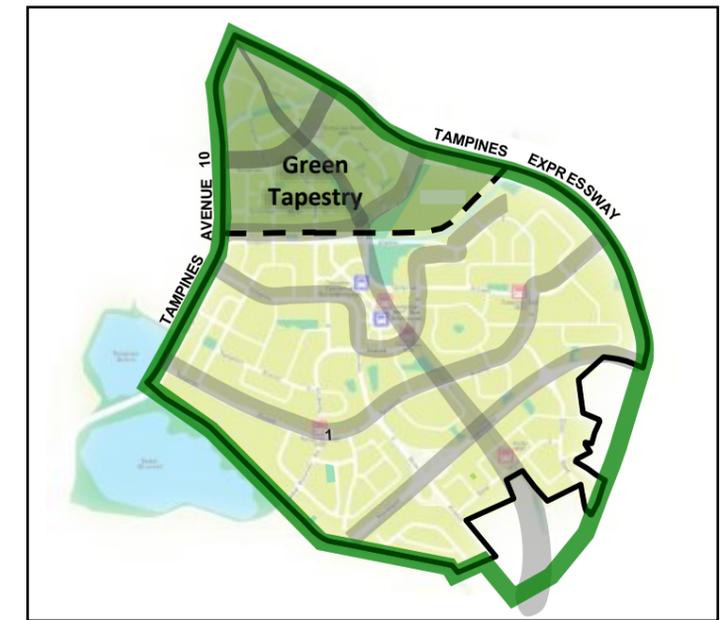
Tampines Eco Green, with numerous rustic and natural habitats for biodiversity



Sub-theme and Concept

Tampines North is envisioned as a 'green shoot' that completes the 'Tampines leaf'.

Guided by the master planning vision of Tampines, 'Tampines in Bloom: Budding Communities within a Green Tapestry', Tampines North will grow along the Tampines Boulevard Park into an attractive living environment well served by amenities, with convenient connections to the existing town and the rest of Singapore. The proposals for Tampines North could capitalise on the existing greenery and waterbodies, such as Sun Plaza Park and Sungei Api Api, that are in close proximity.



Tampines North – Green Tapestry



Artist's impression illustrating the seamless connection between the public housing precincts to the key green spine that runs through Tampines North

Sub-theme and Concept

Planning and Design Considerations

Building Communities within a Green Tapestry

- Taking reference from the leaf concept, the green spine and veins of the leaf are envisaged as key connectivity corridors, forming a comprehensive network of green spaces and linkages that weave through the housing districts within Tampines North. This connects the various public spaces, commercial and social communal facilities, and major activity nodes in an interlocking greenscape.



'Green Tapestry' in Tampines North

Tampines North – Green Tapestry



Artist's impression of Tampines Boulevard Park

Sub-theme and Concept

Planning and Design Considerations

Tampines Boulevard Park for the Community

- With a meandering linear park of varying width, this park will be the new green spine of Tampines, connecting Tampines Regional Centre to Tampines North through a series of parks.
- The proposed Tampines Boulevard park will feature amenities where residents can take a leisurely stroll or jog along the park
- 'Community buds' in the form of public spaces and facilities in the adjacent housing precincts will be developed along Tampines Boulevard Park, providing a unique living environment



Artist's impression of Tampines Boulevard Park with public and community spaces located adjacent to the public housing precinct

Tampines North – Green Tapestry



Artist's impression of public housing precincts interspersed with local green spaces



Sub-theme and Concept

Planning and Design Considerations

Green living rooms at your door step

- Besides the larger Tampines Boulevard Park, the housing districts will be provided with local greens with facilities and community spaces that are right at the door steps of the housing blocks

New Shopping Facility at Tampines North Hub

- Tampines North Hub, a new landmark mixed development comprising a bus interchange and commercial facilities integrated with a plaza square and green arcade, will provide a communal space for residents



Artist's impression of Tampines North Hub, a key gathering node for the residents of Tampines North

Tampines North – Green Tapestry



Green Walk District



Park West District



Park East District



Boulevard District

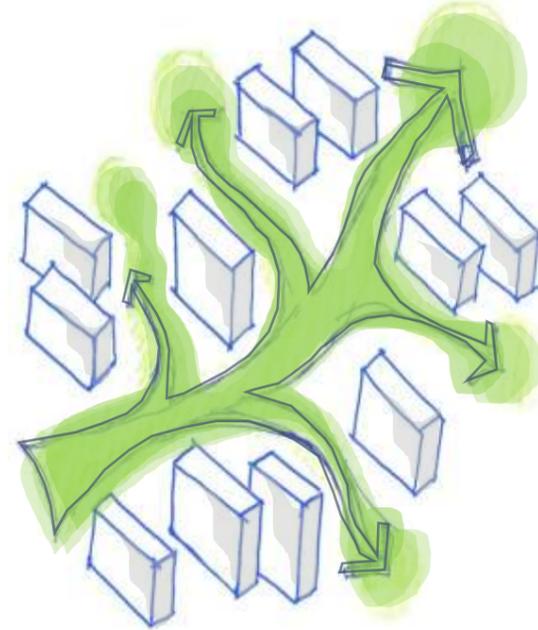
Form and Massing

- Tampines North comprises 4 distinctive housing districts. Park West District, Boulevard District, Green Walk District and Park East District
- Form and massing of the blocks could step down towards Tampines Boulevard Park and Sungei Api Api, with a row of lower blocks punctured by higher blocks at regular intervals
- Blocks directly facing Tampines Boulevard Park could have terraces and mid-level gardens with lush greenery
- **Green Walk District:** Fronting Sungei Api Api, the housing blocks could be terraced down towards it to form a gateway
- **Park West District:** Green corridors weaving through the district will link the green spaces together
- **Park East District:** Blocks could take on an interesting skyline and streetscape to relate to the surrounding network of green spaces
- **Boulevard District:** Fronting the Tampines Boulevard Park, precinct shops and social communal facilities could be integrated seamlessly along the edge of the park. The housing form also responds to the green spine by stepping down where possible

Tampines North – Green Tapestry



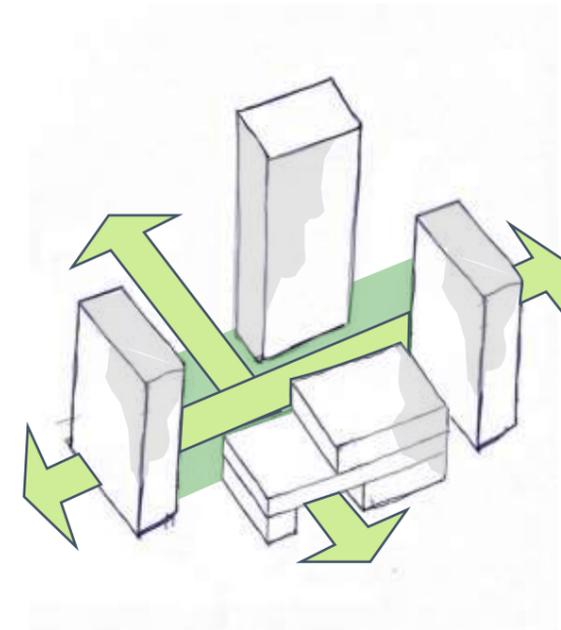
Use of lush planting in the linear-shaped neighbourhood park adjacent to Tampines GreenRidges



Concept diagram of 'green fingers' extending from Tampines Boulevard Park



Artist's impression of a fencible nursing home



Concept diagram of a fencible nursing home

Public Spaces

- A variety of 'community bud' spaces, some nestled in and along the Tampines Boulevard Park, will provide a wide range of leisure activities to promote a healthy lifestyle for all
- Focus on provision of lush planting
- Green spaces, such as Tampines Boulevard Park and green fingers within precincts, could be more linear in form
- Nursing homes in Tampines North are planned to be fencible, and adjacent public spaces such as parks and fitness corners should be integrated seamlessly with them

Tampines North – Green Tapestry



Artist's impression of the at grade public realm including the linear park and vibrant plaza space within Tampines North Hub, are designed to allow visual and spatial porosity

Streetscape and Urban Edge

- In Tampines North, the 'Green Tapestry' will create a network of lushly planted green spaces
- To achieve the master planning intent of living amidst nature, visual and spatial connections with green spaces especially Tampines Boulevard Park are encouraged
- Avoid a wall-like effect for the blocks facing Tampines Boulevard Park and allow street-level porosity for views towards the parks
- Excessive use of hard structures like retaining walls along street edges is strongly discouraged and interfacing levels should be seamlessly connected and softened with greenery where possible

Tampines North – Green Tapestry

Colour Palette

In line with the 'Green Tapestry' sub-theme, the suggested colour palette for Tampines North is a green base, with cedar browns and greenish greys as accents.

Facade and Roofscape

To highlight the 'Green Tapestry' of the area, consider nature-inspired patterns and rhythmic textures for facade designs.

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 14 C 31

Secondary Colours

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



BS 12 C 31

BS 12 D 41

BS 12 E 53

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 08 C 37

BS 08 C 39

BS 12 B 21

BS 12 B 25

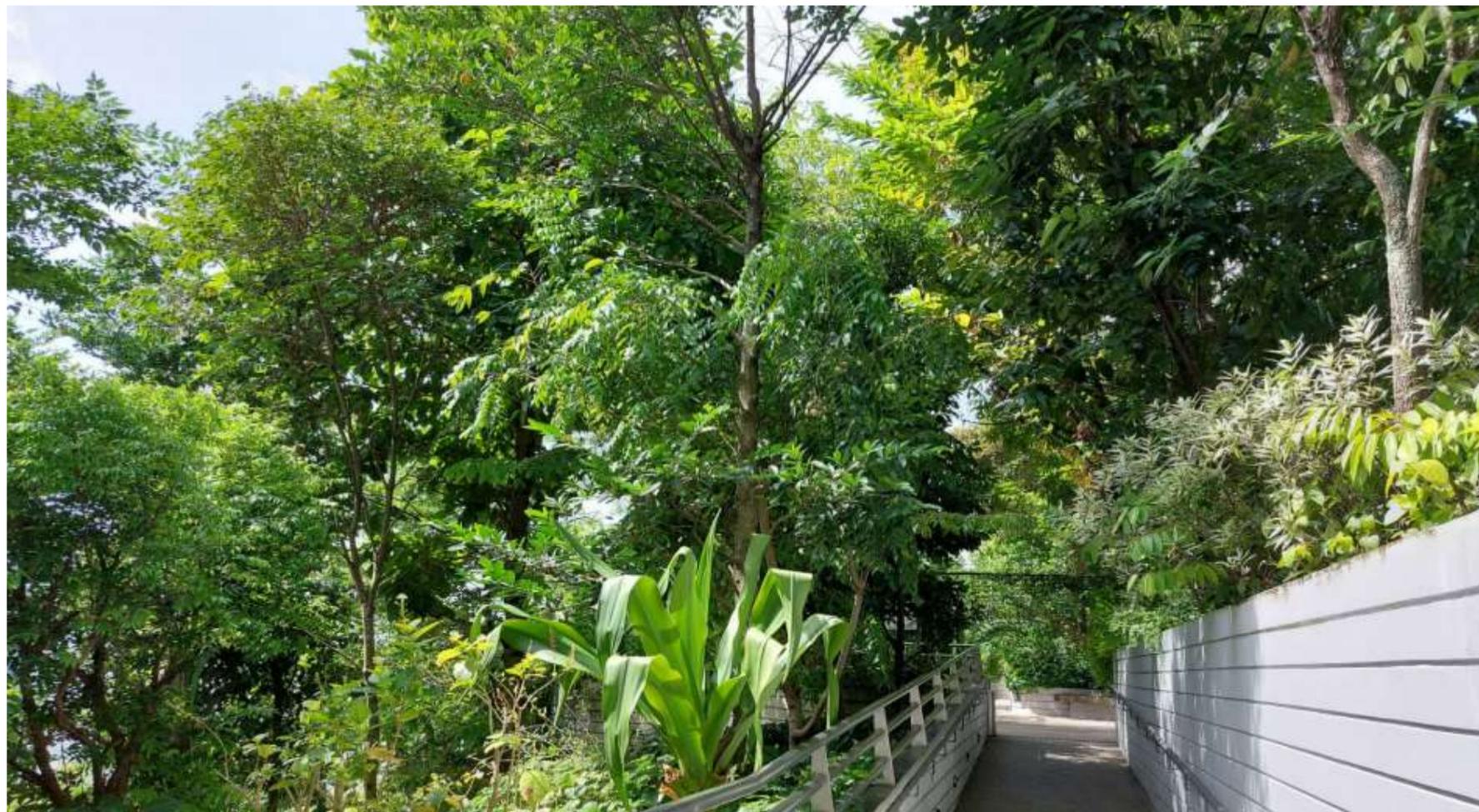


Green base with greenish grey as accents in Tampines GreenRidges



Rhythmic, nature-inspired patterns on facades in Tampines GreenRidges

Tampines North – Green Tapestry



A tropical forest planting concept (example from Kampung Admiralty)



From left: *Calophyllum inophyllum* (Bintagor Laut); *Hopea odorata* (Chengal Pasir); *Cratoxylum cochinchinense* (Red Mempat); *Sloetia elongata* (Tempines)

Landscape Approach

Based on NParks' Landscape Masterplan concept, Tampines North is located in close proximity to the existing Tampines Eco Green and connects northwards to Sungei Api Api through Tampines Boulevard Park.

As such, the selection of tropical woodland and riverine trees species is recommended to complement the existing context. Fruit trees that are attractive to birds and butterflies would be introduced, to integrate with NParks' natureways. Flowering trees as accents could be introduced close to the Tampines Boulevard Park.

Planting Concept

Woodlands with visual connectivity at eye-level with canopy and sub-canopy trees, with low ferns and groundcover.

Suggested Tree Species

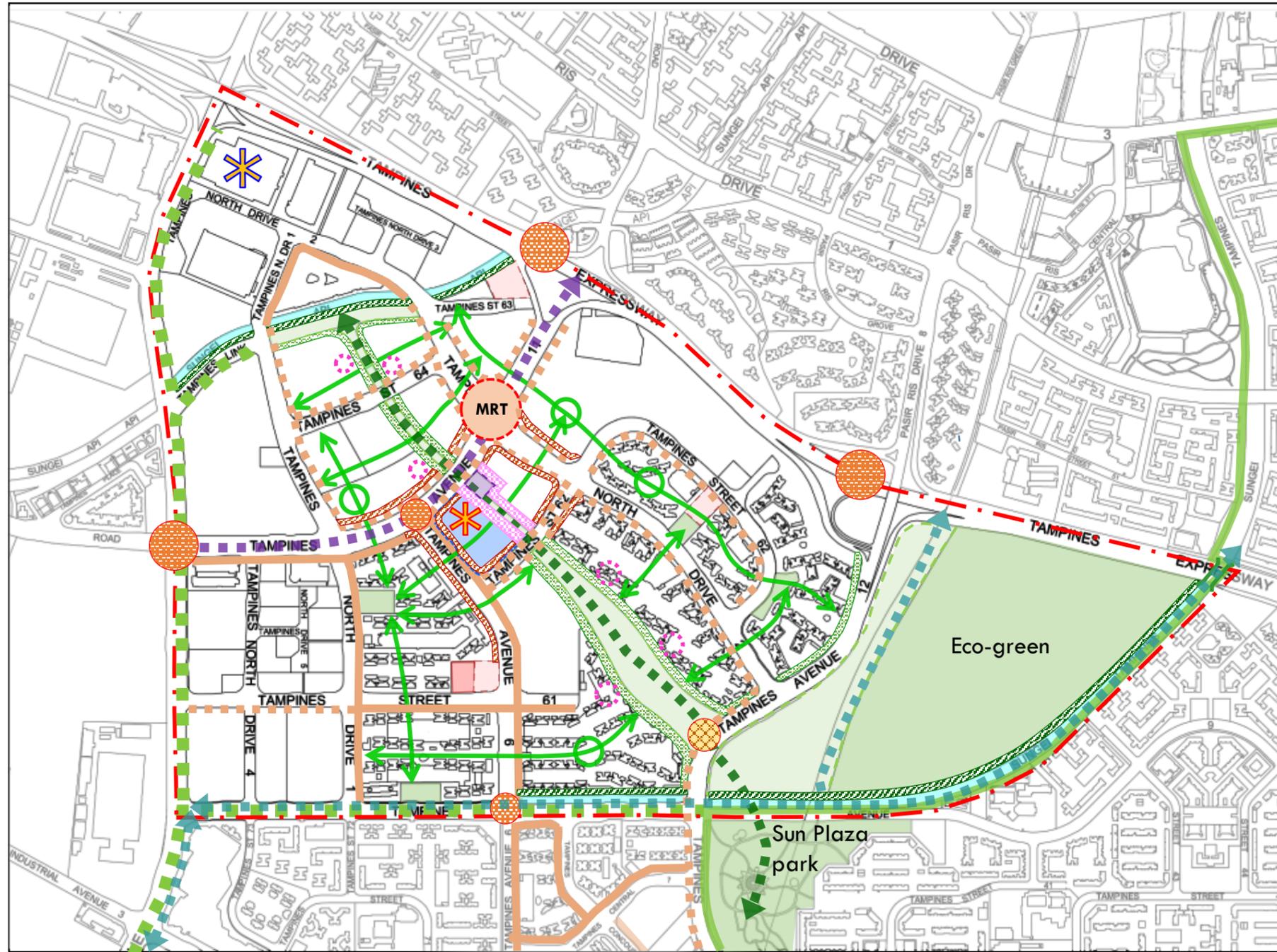
The following list is intended as a guide for tree species selection and is not meant to be restrictive:

- *Aleurites moluccanus* (Buah Keras)
- *Calophyllum inophyllum* (Bintagor Laut)
- *Cratoxylum cochinchinense* (Red Mempat)
- *Flacourtia inermis* (Rukam)
- *Hopea odorata* (Chengal Pasir)*
- *Mesua ferrea* (Ceylon Firewood)
- *Melaleuca cajuputi* (Gelam)*
- *Lagerstroemia speciosa* (Crepe Myrtle)
- *Sloetia elongata* (Tempines)*
- *Tristaniopsis whiteana* (River Tristania)*
- *Tristaniopsis obovata* (Sea Tristania)

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

Tampines North – Green Tapestry

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station

Facilities

Neighbourhood/ Commercial Centres

Community Facility

Plaza Space

Parks and Waterbodies

Park

Waterbody

Park Connector

Cycling Path

Key Corridors

Central Community Spine

Mobility Corridor

Recreation Corridor

Green Tapestry

Key Nodes and Junctions

Landmarks

Key Junctions

Welcoming treatment

Open Space

Community Bud

Streetscape and Urban Design Response

Streetscape Control

Canal-edge Control

Park-edge Control

Activity-generating Uses

Tampines Regional Centre – Urban Nexus



View of Tampines Regional Centre with Tampines MRT station



Our Tampines Hub



Sub-theme and Concept

Located at the heart of Tampines, the Tampines Regional Centre is a vibrant hub that provides one-stop convenience as an integrated transport node with various retail and commercial services, as well as offices, civic and community facilities serving the town and the Eastern Region of Singapore. Our Tampines Hub, Singapore's largest integrated community and lifestyle hub, is also located in close proximity to the Regional Centre.



Tampines Regional Centre – Urban Nexus



Sub-theme and Concept

Planning and Design Considerations

- Creating an active and vibrant centre, with a multitude of mixed activities within the heart of Tampines
- Focusing on the porosity of at-grade public realm to achieve seamless connectivity, improved accessibility, and clear way-finding to facilitate easy access through the commercial developments within the Regional Centre
- Introducing natural elements such as greenery, to provide relief in the urbanised environment

Tampines Regional Centre – Urban Nexus



Tampines Mall



Tampines Junction



Tampines One



Telepark



Century Square, after A&A works completed in 2018



Tampines Plaza

Form and Massing

- Modern architectural language and materiality of the existing malls and office complexes
- Dynamic massing forms with low-rise buildings to complement existing urban fabric of Tampines Regional Centre
- Landmark buildings at major junctions

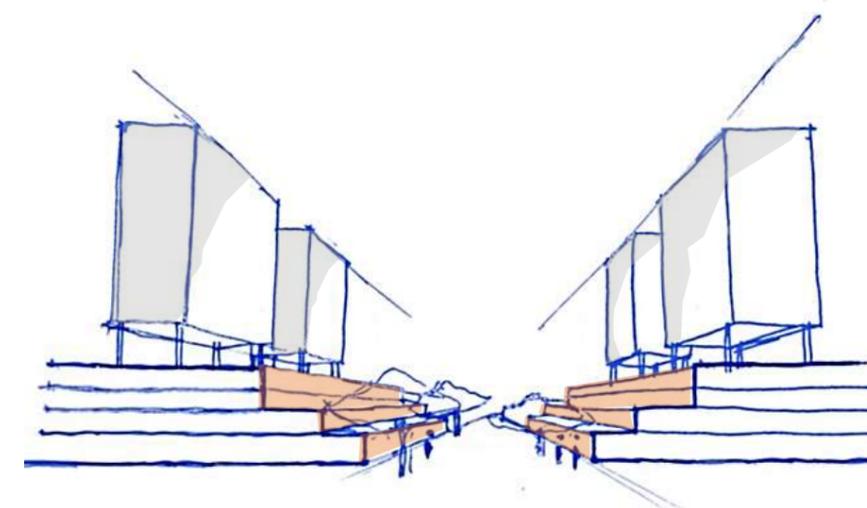
Tampines Regional Centre – Urban Nexus



Large plaza space at Our Tampines Hub provides a sheltered and versatile space for community events

Public Spaces

- Public spaces where possible, should face commercial frontages and activity generating uses
- Versatile spaces with shade and shelter to cater for various community functions and recreational activities
- Large, high-volume, centrally-located and pedestrianised public spaces are encouraged



Concept diagram showing activity-generating frontage

Tampines Regional Centre – Urban Nexus



ORAs activate the ground floor space (example from Paya Lebar Quarter)



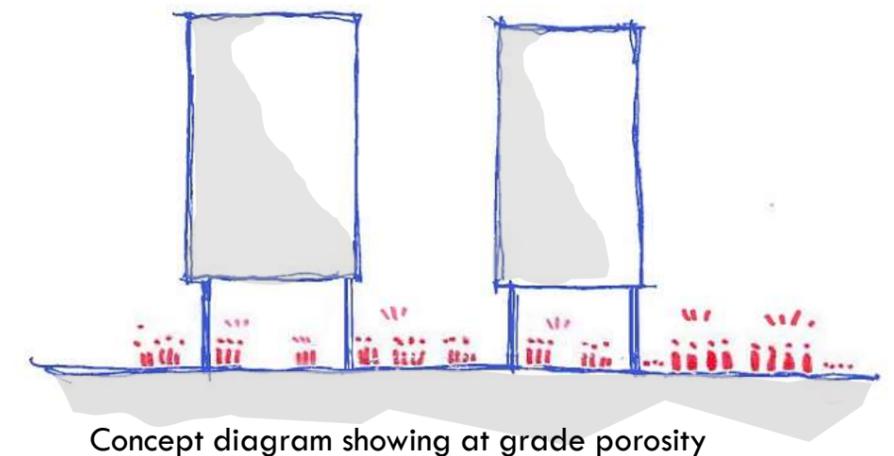
Outward-facing commercial frontage at Tampines Mall, to create an activated building edge



Lush landscaping along Tampines Ave 4 and around the Regional Centre

Streetscape and Urban Edge

- Seamless connectivity and porosity to facilitate pedestrian movement through various developments, especially along Tampines Avenue to add vibrancy to the streets and public thoroughfare
- Key pedestrian thoroughfares lined with activity-generating uses (e.g. social communal facilities, commercial shops) to enhance the last-mile experience for pedestrians
- ORAs (Outdoor refreshment areas) outside the eating houses could be considered where possible to further activate these spaces
- Enhanced landscaping and greenery along the streetscape



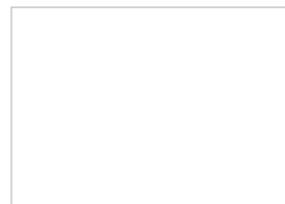
Tampines Regional Centre – Urban Nexus

Colour Palette

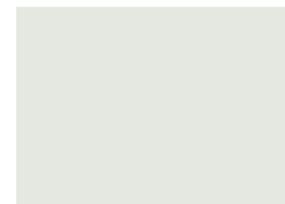
In line with the 'Urban Nexus' sub-theme, the suggested colour palette for Tampines Regional Hub comprises light greys with dark accents in green, grey and brown shades.

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 18 C 31

Secondary Colours

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



BS 18 E 49



BS 18 B 17



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 04 B 21



BS 16 C 37



BS 18 B 25



BS 04 E 58



Facades in light greys with dark grey and brown accents in artist's impression of Tampines GreenSpring



Shades of dark brown accents in the facade of Our Tampines Hub

Tampines Regional Centre – Urban Nexus



A Regional Centre planting concept (example from Tanjong Pagar Centre)



From left: *Peltaphorum pterocarpum* (Yellow Flame); *Planchonella obovata* (Menasi); *Syzygium grande* (Sea Apple); *Sloetia elongata* (Tempines)

Landscape Approach

Tampines Regional Centre is located adjacent to the northeastern green belt, which brings nature closer to its doorstep. Areas are planned for shaded and open activity spaces. Fruit trees and trees with spreading crowns are suggested for thoroughfares or clusters located around the adjacent green parks and streetscape. Oval-shaped or columnar trees are suggested for community spaces for shade and a more formal appearance.

Planting Concept

Wide-canopy trees and fruit trees integrated with streetscape planting in clusters, and open community spaces with formal planting aligning with the footpaths.

Suggested Tree Species

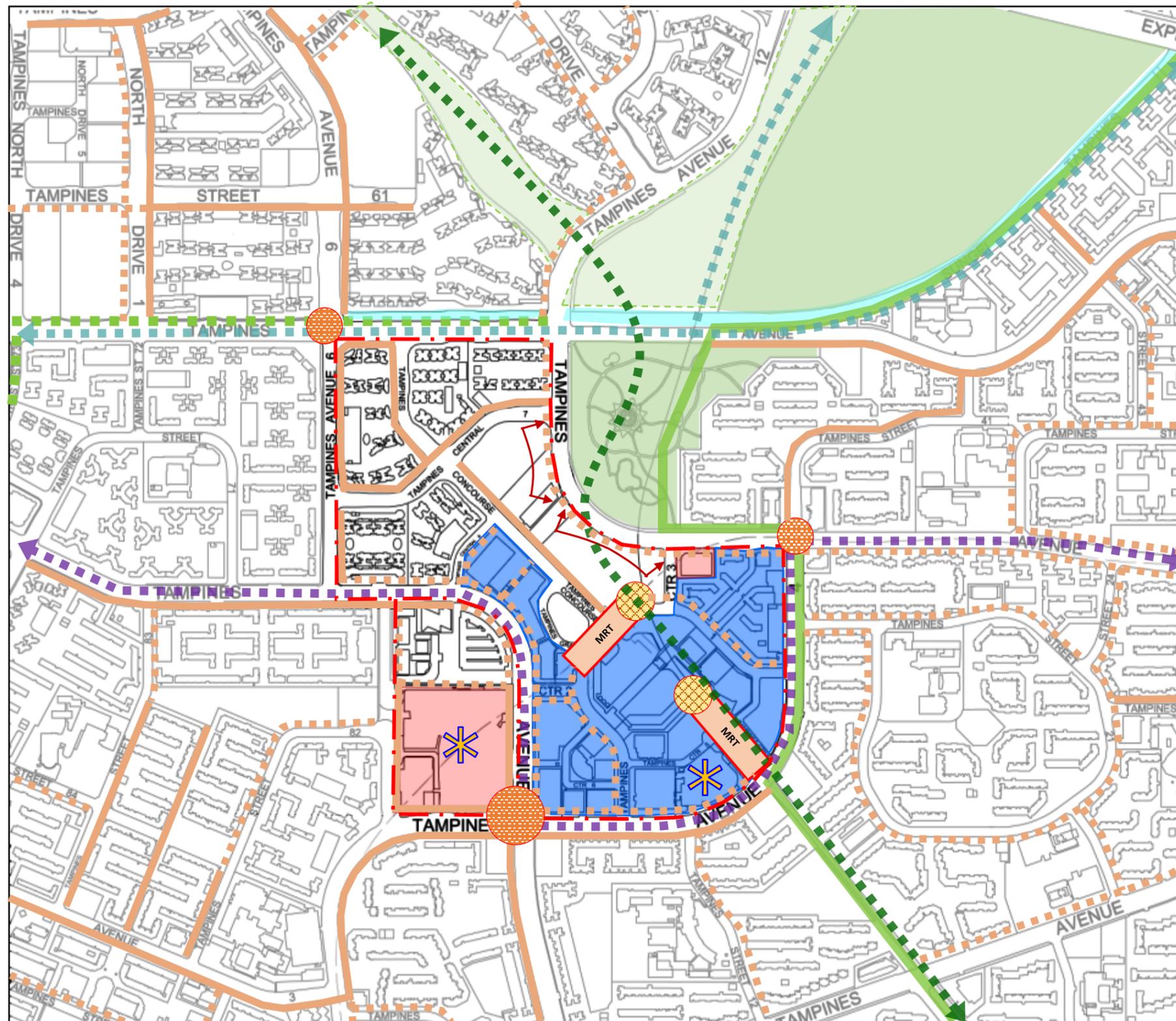
The following non-limitative list is intended as a guide:

- *Peltaphorum pterocarpum* (Yellow Flame)*
- *Planchonella obovata* (Menasi)
- *Podocarpus macrophyllus* (Japanese Yew)
- *Sloetia elongata* (Tempines)*
- *Syzygium grande* (Sea Apple tree)*
- *Lagerstroemia speciosa* (Crepe Myrtle)
- *Garcinia subelliptica* (Happiness Tree)
- *Gymnostoma rumphianum* (Weeping Ru)
- *Pentaspadon motleyi* (Pelong)

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

Tampines Regional Centre – Urban Nexus

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

  MRT Station

Facilities

  Neighbourhood/ Commercial Centres

  Community Facility

Parks and Waterbodies

  Park

  Waterbody

  Park Connector

  Cycling Path

Key Corridors

 Recreation Corridor

 Mobility Corridor

 Central Community Spine

Key Nodes and Junctions

  Landmarks

 Key Junctions

 Welcoming Treatment

Streetscape and Urban Design Response

 Maximisation of views towards Sun Plaza Park

Tampines East – Modern Village



Tampines Round Market and Food Centre and the adjacent HDB blocks with distinctive pitched roof features



First Design and Build Project at Tampines St 45 with its distinctive red-brick and figure of eight design



Pitched roof design of Tampines Changkat Community Centre, reminiscent of the attap houses in early kampungs



Sub-theme and Concept

The development of Tampines had began in this area. This includes the first housing precinct which is located at Tampines St 22, Tampines Round Market and Food Centre. The first Design and Build Project is housed at Tampines St 45. It has a distinct courtyard typology that fosters the creation of intimate communities and pitched roof design features inspired by the early kampungs.



NOSTALGIA BEGINNINGS RESIDENTIAL
CONNECTIVITY MODERN FIRST
HERITAGE **VILLAGE** COMMUNITY
KAMPUNG LIFE LANDMARK DEVELOPMENTS WELL-CONNECTED
COURTYARDS

Tampines East – Modern Village



Sub-theme and Concept

Planning and Design Considerations

- Creating more pleasant community spaces with active and passive uses under the MRT viaduct
- Providing nodal spaces conducive for community gathering and bonding
- Incorporating nostalgic and kampung-inspired elements such as pitched roofs, motifs into public spaces

Tampines East – Modern Village



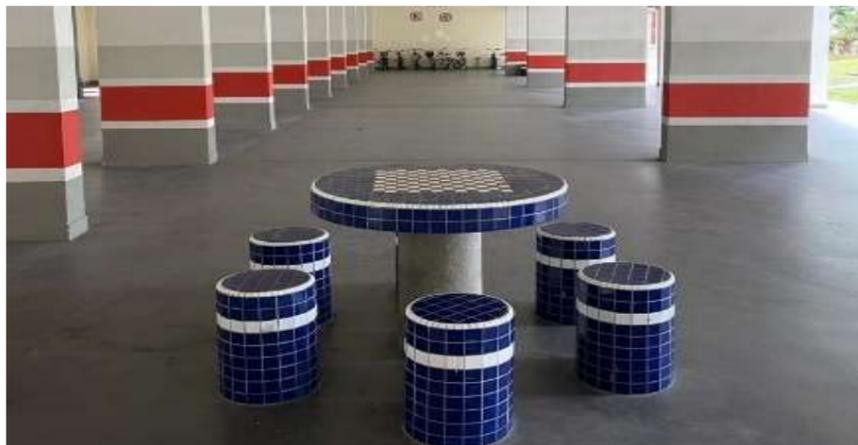
Artist's impressions of proposed activation and rejuvenation of public spaces under the MRT viaduct



Intimate precinct courtyard space at the first Design and Build project at Tampines St 45



Butterfly Garden at Tampines Changkat



Community spaces with nostalgic designs and mural paintings (examples from Ang Mo Kio Neighborhood 4)



Public Spaces

- Myriad of active amenities such as fitness corners and playgrounds, as well as passive amenities such as gardens and resting points, including some located under the MRT viaduct
- Intimate precinct courtyard spaces
- Design of community spaces at void decks could take reference from nostalgic designs (clinker-tiled mosaics, marble circular tables and old-school Chinese Chess table tops)
- Thematic park spaces such as butterfly gardens in Tampines Changkat

Tampines East – Modern Village



Porous urban edge with blocks spaced apart and set back from the road at Tampines Neighbourhood 4 Neighbourhood Centre

Streetscape and Urban Edge

- Porous urban edge to encourage walking and cycling
- Concrete canal edges along Tampines Ave 2, fronting Tampines Round Market and Food Centre can be softened with greening to create a pleasant walking environment, as well as to complement the existing row of rain trees along Tampines Ave 2.

Tampines East – Modern Village

Colour Palette

In line with the ‘Modern Village’ sub-theme and taking reference from the unique colour schemes of the existing blocks, the suggested colour palette for Neighbourhoods 1–3 comprises rustic and warm shades with red and mahogany accents. Neighbourhood 4 takes on a nostalgic-themed black and white palette, with tinges of yellow, green and brown.



Facades in rustic, warm shades in Blks 230A–230J at Tampines St 21 (Neighbourhoods 1-3)



Black and white facades in Blks 491A–496F at Tampines Ave 9 (Neighbourhood 4)

Neighbourhoods 1–3

Primary Colours

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



BS 18 C 31

BS 08 B 15

Secondary Colours

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



BS 08 B 17

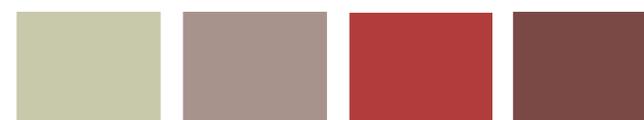
BS 08 D 41

BS 08 C35

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)



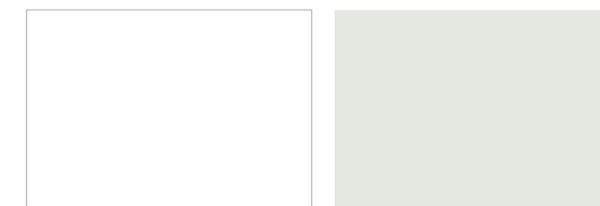
BS 12 B 17

BS 04 B 21

BS 04 E56

BS 04 C 39

Neighbourhood 4



BS 00 E 55

BS 18 C 31



BS 10 A 03

BS 10 A 07

BS 18 B 25



BS 10 E 49

BS 16 C 37

BS 04 D 45

BS 00 E 53

Tampines East – Modern Village



An organic and low-branching planting concept (example from Tiong Bahru Therapeutic Garden)



From left: *Syzygium myrtifolium* (Kelat); *Hopea odorata* (Chengal Pasir); *Libidibia ferrea* (Brazilian Ironwood); *Sloetia elongata* (Tempinis)

Landscape Approach

Taking cues from the mature and linear precinct gardens that span across Tampines East, the English garden-style planting concept with a selection of plants from the area's past is suggested.

Planting Concept

- English garden-style organic planting arrangement
- Planting Strategies: Rounded canopy trees, with selected colourful accent plantings and a collection of nostalgic shrubs such as bougainvillea and ixora

Suggested Tree Species

The following non-limitative list is intended as a guide

:

- *Arfeuillea arborescens* (Hop Tree)
- *Elaeocarpus mastersii* (Small-leafed Oil-fruit)
- *Flacourtia inermis* (Rukam)
- *Garcinia subelliptica* (Happiness Tree)
- *Hopea odorata* (Chengal Pasir)*
- *Libidibia ferrea* (Brazilian Ironwood)
- *Peltaphorum pterocarpum* (Yellow Flame)*
- *Pometia pinnata* (Island Lychee)*
- *Sandoricum koetjape* (Sentul)
- *Buchanania arborescens* (Sparrows' Mango)*
- *Syzygium myrtifolium* (Kelat)
- *Sloetia elongata* (Tempinis)*
- *Tabebuia rosea* (Rosy Trumpet Tree)*
- *Xanthostemon chrysanthus* (Golden Penda)

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

Tampines East – Modern Village

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station

Facilities

Neighbourhood/ Commercial Centres

Community Facility

Parks and Waterbodies

Park

Waterbody

Park Connector

Cycling Path

Key Corridors

Recreation Corridor

Mobility Corridor

Central Community Spine

Key Nodes and Junctions

Landmarks

Key Junctions

Streetscape and Urban Design Response

Canal-edge Control

Tampines West – Community Playscape



Tampines West Community Centre



Play@West at Tampines St 81 comprise hardcourts, fitness corners and playgrounds

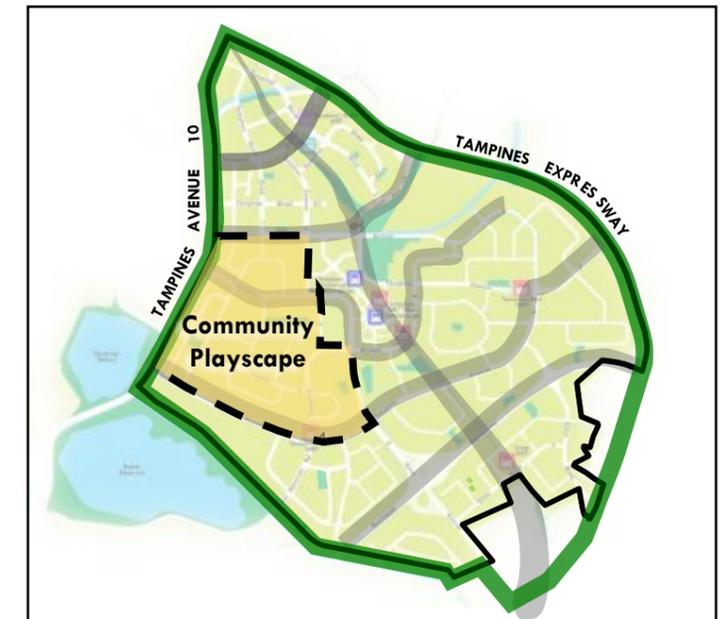


The social linkway connects Tampines Central Park to Neighbourhood 8 Neighbourhood Centre



Sub-theme and Concept

The area encompasses both existing and new communities with various distinct shared spaces interspersed with ‘play’ design elements, such as the Tampines West Community Centre with activities that appeal to the younger residents, the social linkway with community initiatives and fruits-themed playgrounds.



A replica of the ‘Supertrees’ and maze garden at Tampines Ave 5

SOCIAL LINKWAY
 CONNECTIVITY CONTEMPORARY
 COMMUNITY RESIDENTIAL GARDENS
 FRUIT PLAYGROUNDS **PLAYSCAPE**
 ACTIVE YOUNG GROWTH CONNECTION
 WELL-CONNECTED

Tampines West – Community Playscape



Sub-theme and Concept

Planning and Design Considerations

- Creating a lively and dynamic residential environment with active spaces conducive for community gathering and bonding
- Incorporating lively and community-centric design elements in public spaces, to complement existing developments

Tampines West – Community Playscape



Community activities and community gardens integrated within Tampines Central Park



'Play' inspired spaces along the social linkway



Adventure playground at Tampines GreenForest Park



Community garden along the social linkway in Tampines Neighbourhood 8

Public Spaces

- Social linkway at Blks 830–863 comprising the Green Link (features spaces for community gardening), Play Link (a new circular hardcourt and additional seats), Learning Link (a cosy reading and kopi corner at the void deck of Blk 839) and Art Link (showcases art pieces by the community)
- Setting aside community spaces for residents to take on more ownership, e.g. community gardens, community 'lounge' at void decks
- Myriad of active amenities such as fitness corners, playgrounds as well as passive amenities such as gardens, incorporating playful and active design elements

Tampines West – Community Playscape



Street-fronting public spaces and elevated community decks (example from Bedok Beacon)



The social linkway that connects Tampines Central Park to Neighbourhood 8 Neighbourhood Centre is lined with rest points and community gardens

Streetscape and Urban Edge

- Vibrant and active streetscapes could be created through street-fronting elevated community decks and public spaces

Social Linkway

- The social linkway from Tampines Ave 3 that connects Tampines Neighbourhood 8 Neighbourhood Centre to Tampines Central Park and town centre is a key pedestrian and cycling path within the neighbourhood
- Rest points and pavilions could be designed in relation to this key corridor
- Pockets of green spaces and entry points to developments can be located along the social linkway

Tampines West – Community Playscape

Colour Palette

In line with the ‘Community Playscape’ sub-theme and taking reference from the colour tones of the existing blocks, the suggested colour palette takes a naturalistic quality with a mixture of earthy yellows and browns, with grey, green and maroon accents.

Where feasible, brick-cladded and clinker-tiled facades could be kept in their original colours.

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 10 B 15

Secondary Colours

Complement the primary base colours

(choose 1 or more secondary colours)



BS 10 E 49

BS 10 C 35

BS 10 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 12 D 43

BS 12 B 25

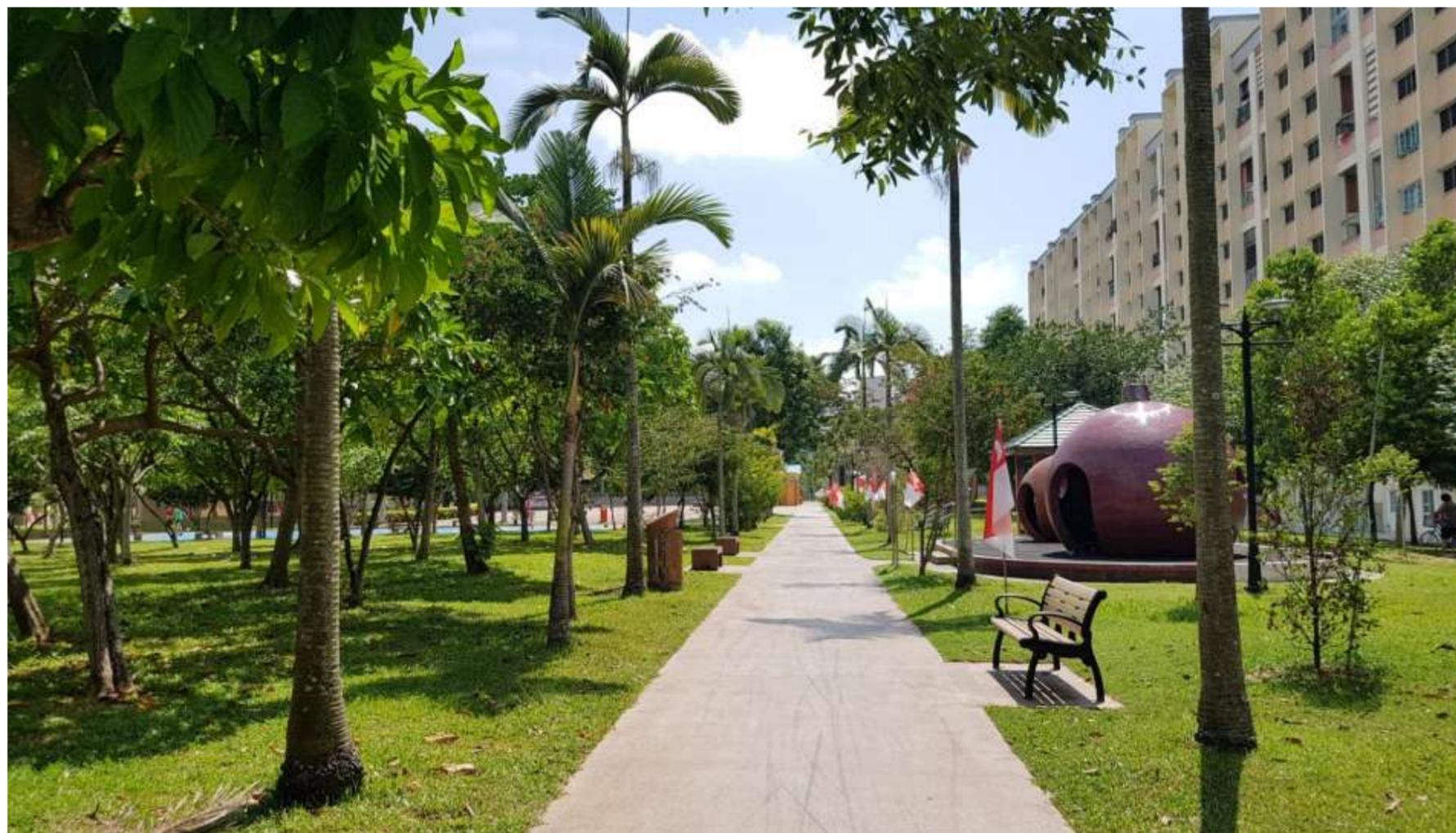
BS 04 D 45

BS 08 C 39



From top: Facades in earthy yellows and browns with maroon accents in Blks 867–869 at Tampines St 83; as well as Blks 842B–842H and Blks 856B–856F at Tampines St 82

Tampines West – Community Playscape



Geometrical planting with visual porosity at eye level at Tampines Central Park



From left: *Cyrtophyllum fragrans* (Tembusu); *Cynometra browneoides* (Handkerchief Tree); *Terminalia buceras* (Gregory Wood); *Sloetia elongata* (Tempinis)

Landscape Approach

Tampines West consists of linear parks between precincts that create a cosy atmosphere for activities such as leisure strolls and gardening. The visual porosity also provides a gradual transition from open to enclosed corridors.

Planting Concept

- Geometrical and regular planting concept with a sense of openness below shoulder-level. This leads users to a variety of open to enclosed visual corridors.
- Planting Strategies: Canopy and sub-canopy trees with slender barks, palms in neat rows. Sub-canopy flowering trees that attract garden birds and butterflies are preferred.

Suggested Tree Species

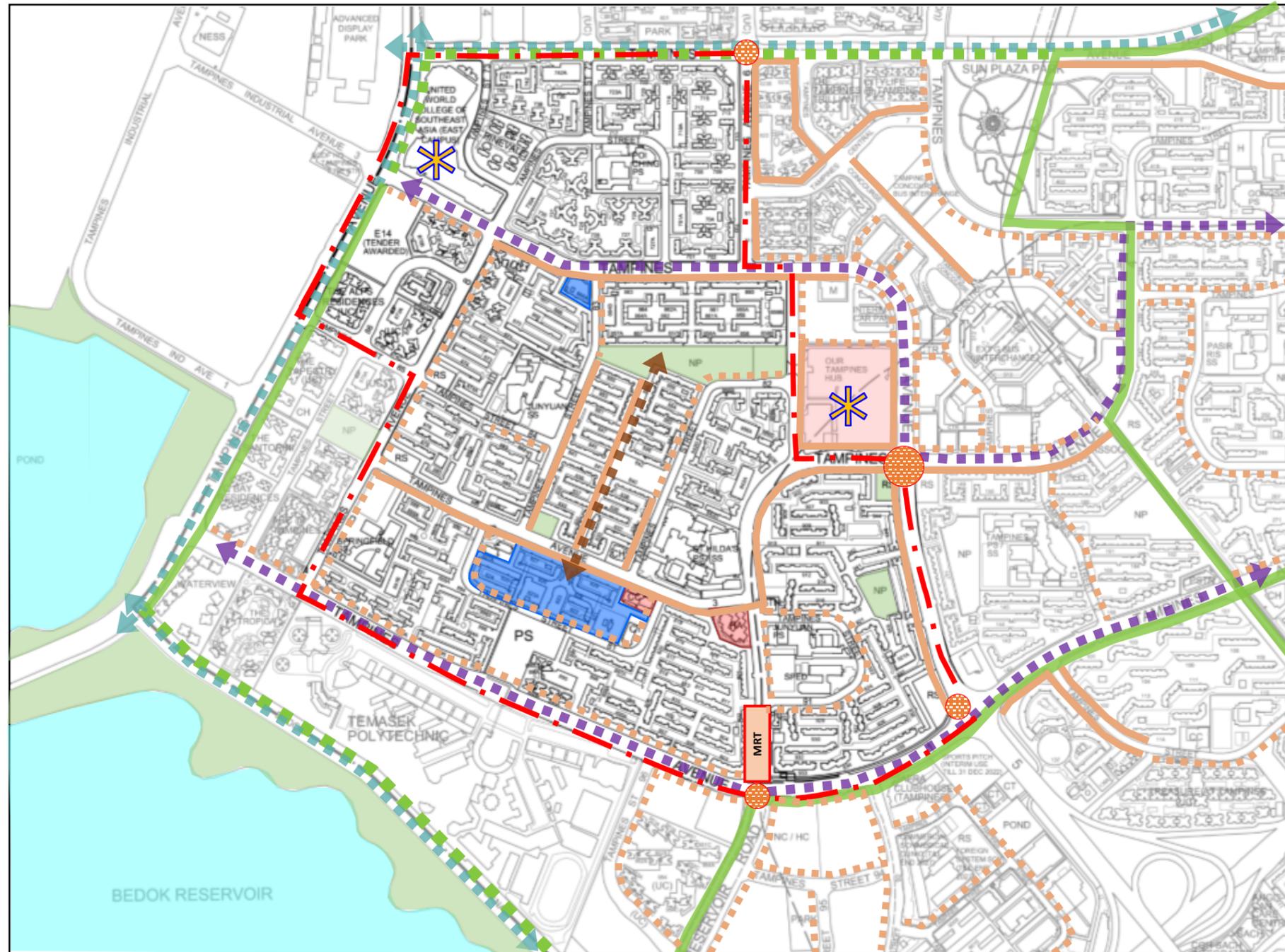
The following non-limitative list is intended as a guide :

- *Adinobortys atropurpureus* (Purple Milletia)
- *Sterculia cordata* (Kelumpang)
- *Cratoxylum formosum* (Pink Empat tree)*
- *Cyrtophyllum fragrans* (Tembusu)*
- *Filicium decipiens* (Fern-leaf Tree)
- *Cynometra browneoides* (Handkerchief tree)
- *Mimusops elengi* (Tanjong Tree)*
- *Sloetia elongata* (Tempinis)*
- *Terminalia buceras* (Gregory Wood)
- *Xanthostemon chrysanthus* (Golden Penda)

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

Tampines West – Community Playscape

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station

Facilities

Neighbourhood/ Commercial Centres

Community Facility

Parks and Waterbodies

Park

Waterbody

Park Connector

Cycling Path

Key Corridors

Recreation Corridor

Mobility Corridor

Social Linkway

Key Nodes and Junctions

Landmarks

Key Junctions

Tampines South – Waterside



Bedok Reservoir Park



SAFRA Tampines



Sub-theme and Concept

Tampines South is located in close proximity to major waterbodies at Bedok Reservoir and Tampines Quarry. This area comprises part of the existing Neighbourhood 8, as well as new housing precincts in Neighbourhood 9.

The upcoming housing precincts will be well-served by the newly completed Tampines West MRT station, on top of existing recreational facilities such as SAFRA, and Temasek Polytechnic.



BEDOK RESERVOIR RESIDENTIAL
WALKABLE RECREATION
WATERSIDE CYCLING
TAMPINES QUARRY RELAX
MIXED DEVELOPMENT
INTEGRATED WITH SURROUNDINGS CONNECTION
BY THE WATER

Tampines South – Waterside



Sub-theme and Concept

Planning and Design Considerations

- Capitalise on the waterfront views and proximity to attractive green spaces of the surrounding recreational nodes such as Tampines Quarry, Bedok Reservoir Park, and Sungei Bedok
- Provide active green corridors from existing greenery and waterfront along Tampines Ave 10 and Bedok Reservoir Road to mark the entrance from Bedok Town into Tampines Town

Tampines South – Waterside

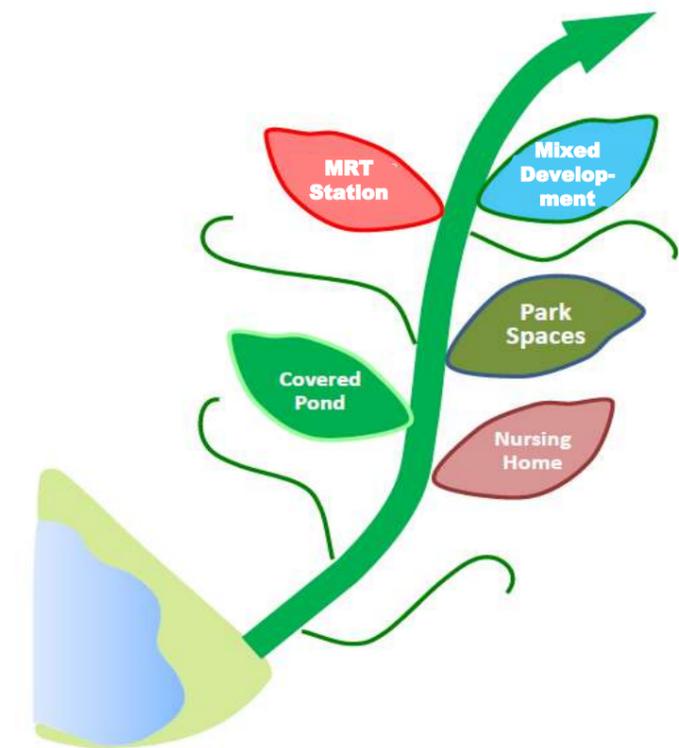


Sub-theme and Concept

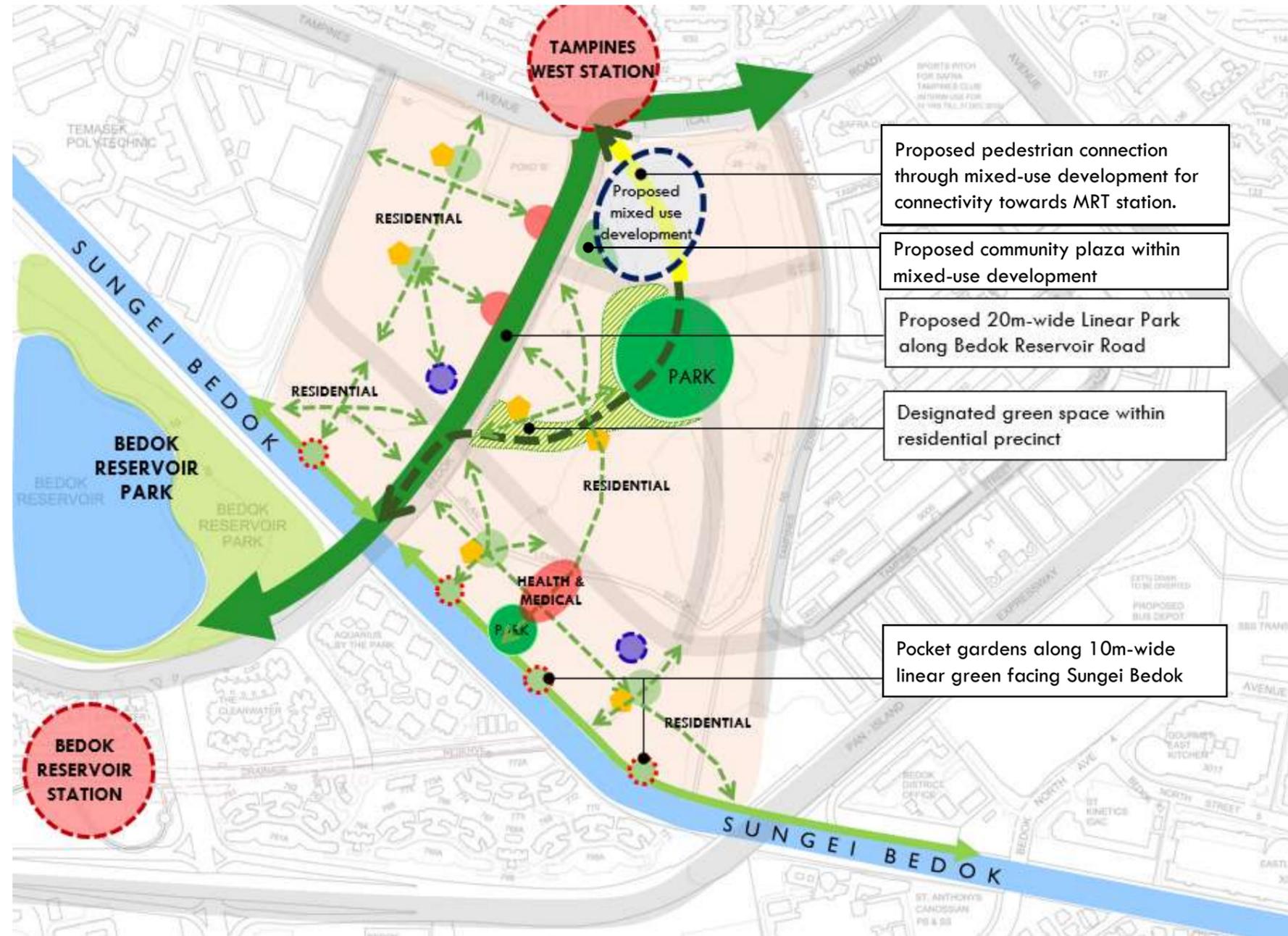
Planning and Design Considerations

Twin Vine Concept (for new housing area)

- This new housing area in Tampines South would be developed to house approximately 8,000 additional families
- In incorporating the theme of 'Tampines leaf', the planning concept is based on the idea of a 'Leafy Vine Planted by the Water' – facilities are akin to the leaves that grow from the vine and the green connectors are like veins of the leaf that extends outwards, to the surroundings



Tampines South – Waterside



Sub-theme and Concept

Planning and Design Considerations

Twin Vine Concept

- Capitalise on existing greenery and waterbodies, and developed around the Twin Vines concept
- Primary vine along western edge of Bedok Reservoir Road would be a direct connection from the waterfront to the main amenities and key transport node north of the area. It is planned as an active green corridor with activity nodes and 'community buds' such as recreational facilities
- Secondary vine would weave through proposed parks and housing precincts to the east of Bedok Reservoir Road
- Interlinked courtyards through housing precincts would allow greenery to permeate through the housing districts and be connected to waterfront pocket gardens along Sungei Bedok through lush green linkages
- Well-connected greenscapes would form part of the gateway entry into Tampines from Bedok

Tampines South – Waterside



Artist's impression of Tampines GreenOpal, designed with blocks set back from the water edge and a green thoroughfare through the precinct that seamlessly opens up to Sungei Bedok

Form and Massing

- Integration of physical built environment with the water edge
- Design of blocks should take into consideration views towards Bedok Reservoir Park and Sungei Bedok
- Visual corridors and urban windows could be introduced strategically to maximise the view of Bedok Reservoir Park and Sungei Bedok
- Block massing fronting the waterfront promenade should be porous where possible
- Stepped housing form with building heights lowered towards Sungei Bedok and park connector, Bedok Reservoir Park and Tampines Quarry is encouraged

Tampines South – Waterside



Artist's impression of the green precinct spaces through Tampines GreenOpal that lead seamlessly to the Sungei Bedok waterfront



Viewing decks, seating and bridges bring residents closer to the waterfront (examples from Whampoa and Kallang park connectors along Kallang River)

Public Spaces

- Interlinked green spaces permeated throughout the housing precincts would lead residents to the waterfront
- Viewing decks doubling as pedestrian connections across Sungei Bedok could be provided
- 'Community buds' and nodes for recreational activities (seatings, pocket gardens, ABC Waters design features, fitness corners and playgrounds) could be located along the waterbodies especially Sungei Bedok, forming a linear garden fronting the park connector

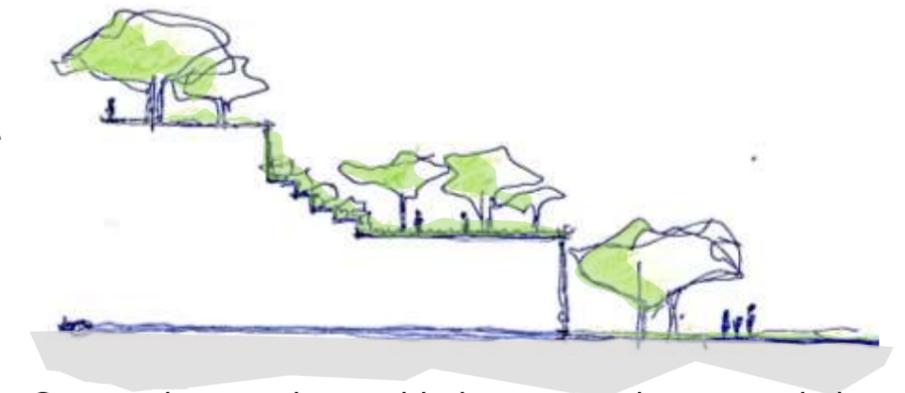
Tampines South – Waterside



Artist's impression of Tampines GreenGem, designed with blocks stepped down towards the park connector for a more human scale

Streetscape and Urban Edge

- Buildings fronting the park connector along Bedok Reservoir Road could step down to give a more human scale and varied streetscape, where feasible
- Blocks fronting the park connector can also be lowered to achieve a pedestrian scale datum, where possible
- Blocks along Sungei Bedok should be designed to face the park and waterfront as much as possible



Concept diagram showing blocks stepping down towards the park connector

Tampines South – Waterside

Colour Palette

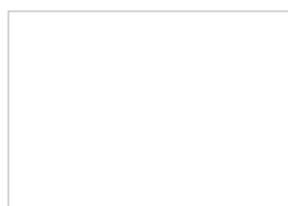
In line with the ‘Waterside’ sub-theme, the suggested colour palette for Tampines South consists of cheerful blues with yellows for a tropical feel.

Facade and Roofscape

To highlight the vitality and fluid nature of the ‘Waterside’ sub-theme, consider contemporary roof forms with random rhythmic patterns on the facade.

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 18 C 31

Secondary Colours

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



BS 18 E 49



BS 18 E 50



BS 18 C 35

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)



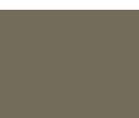
BS 10 C 33



BS 10 C 35



BS 10 B 21



BS 10 B 25



Facades with blue accents to bring out the ‘waterside’ sub-theme (example from The River Vista @ Kallang)



Facades with random rhythmic patterns (example from St George’s Towers)

Tampines South – Waterside



A riverine planting concept (example from Gardens by the Bay)



From left: *Leptospermum madidum subsp. sativum* (Weeping Tea-tree); *Mimusops elengi* (Tanjong Tree); *Samanea saman* (Rain Tree); *Sloetia elongata* (Tempinis)

Landscape Approach

The Tampines South neighbourhood overlooks the Bedok reservoir and Sungei Bedok, with undulating topography towards the waterfront.

Planting Concept

- Quaint waterscape with low-branching and wide tree canopies to frame scenes and grasslands. This creates opportunities for residents to appreciate visual vastness before a canalised waterfront.
- Planting Strategies: Canopy and sub-canopy riverine trees with feathery foliage

Suggested Tree Species

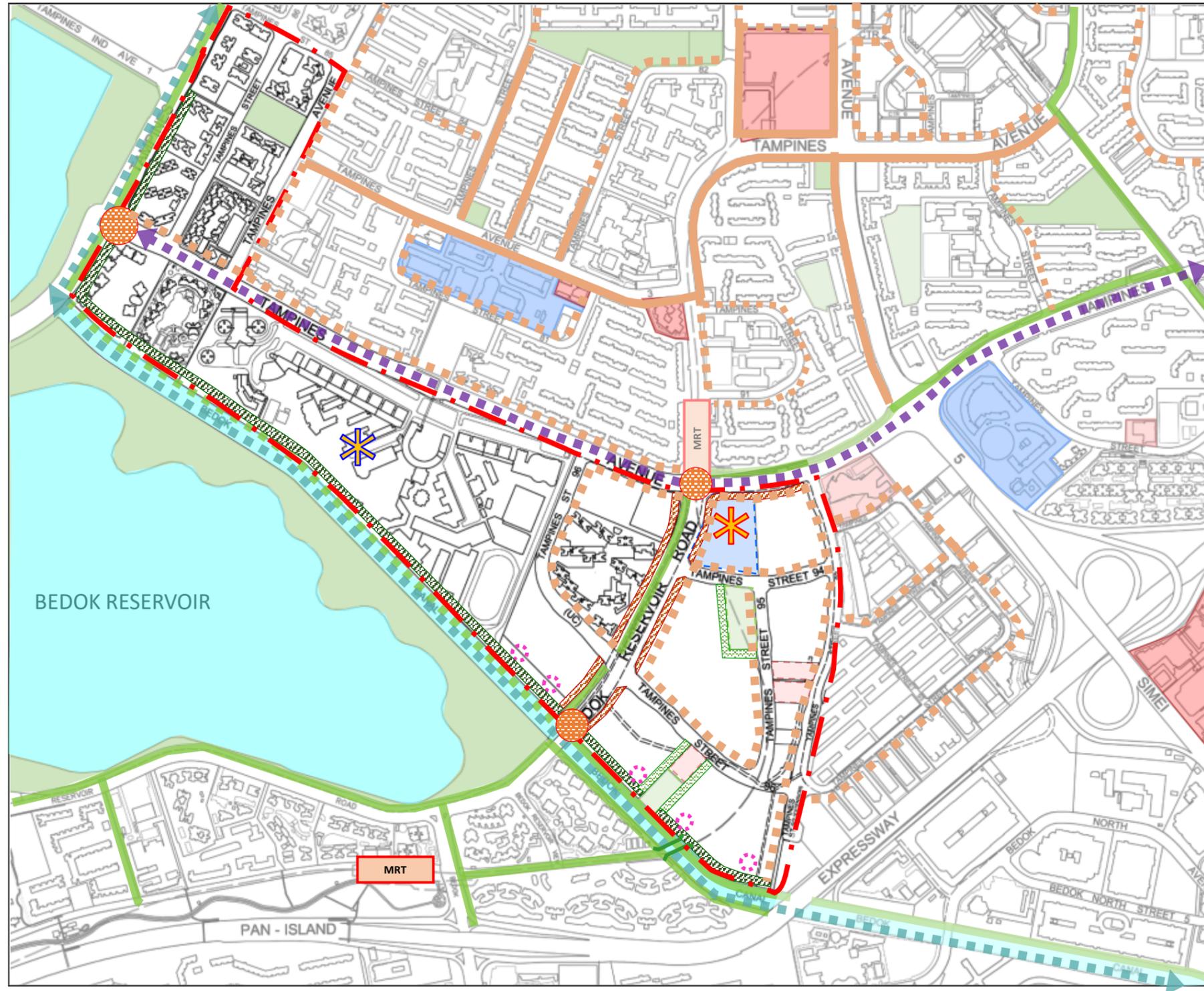
The following non-limitative list of tree species is intended as a guide:

- *Aleurites moluccanus* (Buah Keras)
- *Chrysophyllum cainito* (Star Apple)
- *Leptospermum madidum subsp. sativum* (Weeping Tea-Tree)
- *Mimusops elengi* (Tanjong tree)*
- *Samanea saman* (Rain Tree)*
- *Saraca thaipingensis* (Yellow Saraca)
- *Sloetia elongata* (Tempinis)*
- *Tristaniaopsis whiteana* (River Tristania)*

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

Tampines South – Waterside

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station

Facilities

Neighbourhood/ Commercial Centres

Community Facility

Plaza Space

Parks and Waterbodies

Park

Waterbody

Park Connector

Cycling Path

Key Corridors

Recreational corridor

Mobility Corridor

Key Nodes and Junctions

Landmark

Key Junction

Community Bud

Streetscape and Urban Design Response

Waterfront Control

Streetscape Control

Park-edge Control

Simei – Garden



Aerial shot of Simei



Sub-theme and Concept

Comprising predominantly residential developments and landmarks such as Changi General Hospital and Eastpoint Mall, Simei is a tranquil and serene estate.

Translating to ‘Four Beauties’ (四美) in Chinese, Simei’s name had originated from Jalan Soo Bee (惹兰四美), an existing road in the area. As *hanyu pinyin* (romanisation system for written Mandarin Chinese) was popularised in the 1980s, the name ‘Simei’ (四美) was used for this estate. Portraits of the four famous beauties from ancient China can be found at the void decks of several housing blocks there.



FOUR BEAUTIES RESIDENTIAL PEACEFUL
 QUIET SANCTUARY
 HEALTH **GARDEN** RETREAT
 HOSPITAL SENSORY EXPERIENCE
 TRANQUIL WELLNESS SERENITY

Simei – Garden



Sub-theme and Concept

Planning and Design Considerations

- Providing a garden-like serene environment for residents
- Creating cosy and intimate community spaces
- Retaining or enhancing of the existing portraits of the four beauties, which are part of the estate's history

Simei – Garden



Pavilions within the precinct spaces at Blk 116 at Simei St 1 serve as cozy community spaces and tranquil rest stops



Wall murals of the Four Beauties representing the Chinese name of Simei (四美) Estate at Simei St 1, 2 and 3

Public Spaces

- Create cozy community spaces and tranquil rest stops (e.g. pocket gardens, pavilions with seating) that are away from active spaces like fitness facilities and playgrounds
- Use of geometric and oriental-inspired motifs



Geometric motifs can be found at the void decks of Blks 153 and 102 at Simei St 1



Simei – Garden



Entrance markers can improve wayfinding as well as contribute to the unique identity of precincts

Streetscape and Urban Edge

- Interesting and distinctive entrance markers to developments contribute to their unique identity, and also help in wayfinding



Entrance markers with geometric motifs at Simei Neighbourhood Centre

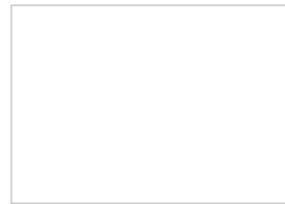
Simei – Garden

Colour Palette

In line with the ‘Garden’ sub-theme, the suggested colour palette for Simei consists of purplish hues with greyish brown and green accents to depict a sense of serenity.

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 04 B 15

Secondary Colours

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



BS 04 C 33



BS 02 C 37



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 10 C 33



BS 10 C 35



BS 12 B 21



BS 02 C 39



Purple shades in flowering plants



Facades in purplish hues with greyish brown accents in Blks 242–247 at Simei St 5

Simei – Garden



Picturesque tropical planting concept at Simei Park



From left: *Peltaphorum pterocarpum* (Yellow Flame); *Melaleuca citrina* (Lemon Bottlebrush); *Lagerstroemia floribunda* (Malayan Crape Myrtle); *Sloetia elongata* (Tempinis)

Landscape Approach

Simei is home to a series of lush parks that are interwoven within the estate. The parks also provide cosy community spaces for recreational activities for residents.

Planting Concept

- Neat picturesque tropical garden style with colourful accents and contrasting foliage with the use of gentle topography
- Wide-spread canopy trees, pendulous foliage sub-canopy trees, distinct clusters of accent palms and colourful shrubs that open up to vistas
- Create glades within thickly vegetated areas for relief
- Local palms could be considered within the planting mix

Suggested Tree Species

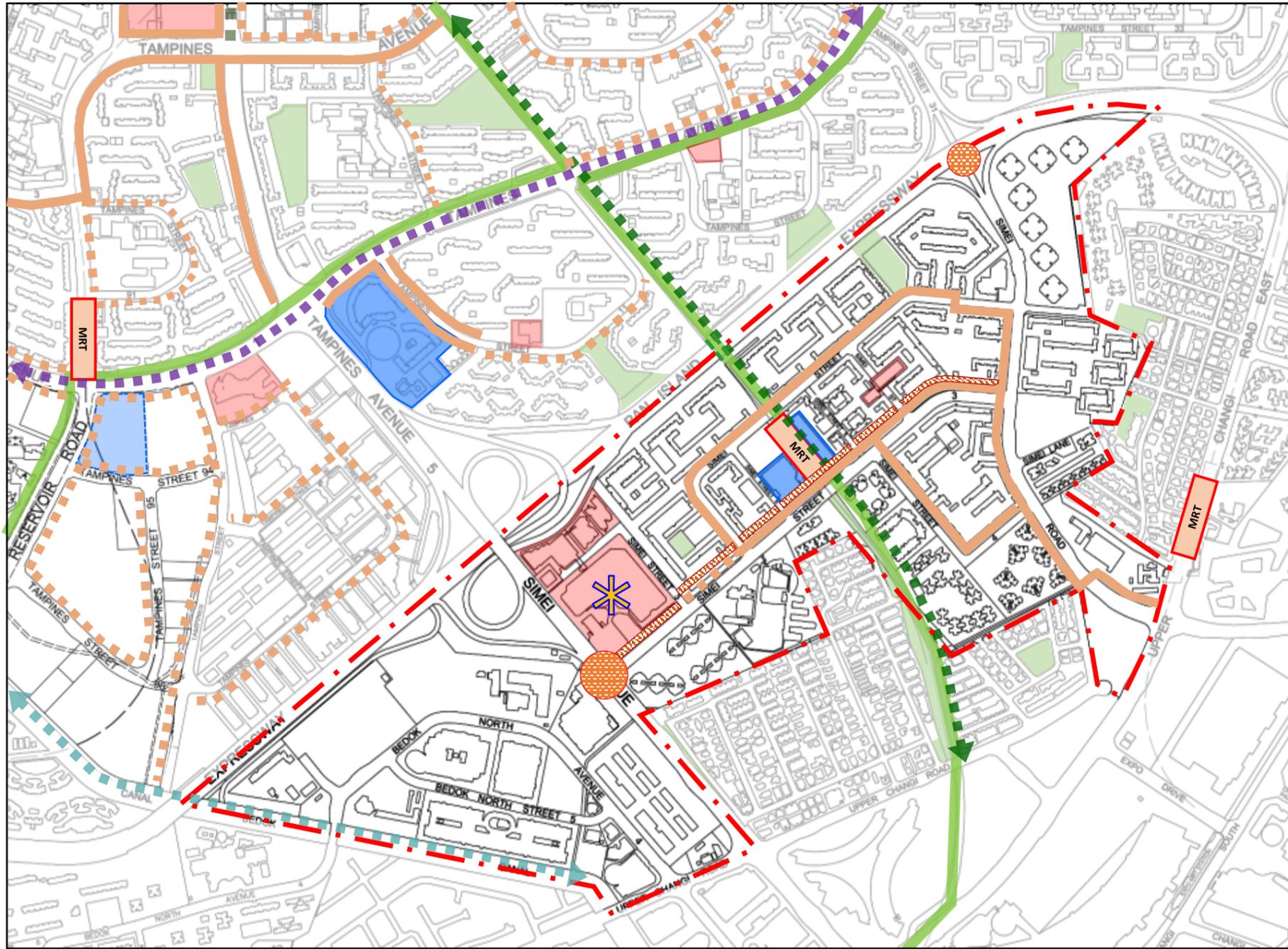
The following non-limitative list of tree species is intended as a guide:

- *Peltaphorum pterocarpum* (Yellow Flame)*
- *Melaleuca citrina* (Lemon Bottlebrush)
- *Lagerstroemia floribunda* (Malayan Crape Myrtle)*
- *Sloetia elongata* (Tempinis)*
- *Hibiscus tiliaceus* (Sea Hibiscus)
- *Tecoma stans* (Golden Bells)
- *Terminalia mantaly* (Madagascar Almond)*
- *Garcinia subelliptica* (Happiness Tree)

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

Simei – Garden

Overview of Key Urban Design Considerations



Transport

EXISTING PROPOSED

MRT Station

Facilities

Neighbourhood/ Commercial Centres

Community Facility

Parks and Waterbodies

Park

Park Connector

Cycling Path

Key Corridors

Central Community Spine

Recreational Corridor

Key Nodes and Junctions

Landmarks

Key Junctions

Streetscape and Urban Design Response

Streetscape Control

Contents

Town Scale

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

Neighbourhood Scale

- Sub-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
- 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 sub-themes.

Precinct Facilities

Tampines North

Green Tapestry

Design Considerations

- Articulate concept of 'Green Tapestry' using organic geometries and light structures in harmony with landscape



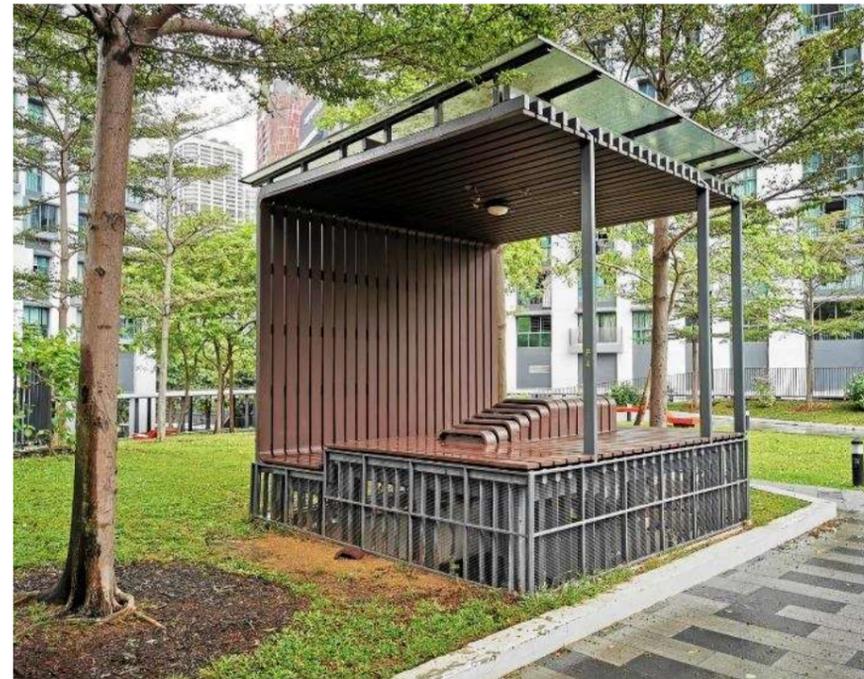
Light, organic shelters at Tampines GreenRidges

Tampines Regional Centre

Urban Nexus

Design Considerations

- Use clean and contemporary linear forms
- Minimal ornamentation, to convey a sense of simplicity and modernity in design



Shelter with a clean and contemporary linear form (example from The Pinnacle@Duxton)

Tampines East

Modern Village

Design Considerations

- Incorporate textured elements, such as patterned walls that relate to existing brick-clad blocks



Use brick-like textures and patterns to create casual and cozy spaces (examples from City Vue @ Henderson; Archifest Pavilion 2018)

Precinct Facilities

Tampines West

Community Playscape

Design Considerations

- Express a sense of delight and play through organic and porous forms, and bright colours



Brightly-coloured and organic arbour structures add vibrancy (example from East Coast Neighbourhood 3 Neighbourhood Centre)

Tampines South

Waterside

Design Considerations

- Create fluidity and movement through random rhythmic patterns



Use of random patterns of vertical elements to create a rhythmic sense of fluidity (example from entrance plaza at Singapore Zoo)

Simei

Garden

Design Considerations

- Express a calm and serenity environment by incorporating elements that create light and shadow



Use patterns on screens to create light and shadows (example from Enabling Village)

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

Tampines North

Green Tapestry

Design Ideas

Tropical habitat-themed (e.g. terrain, scrub lands, tree houses and estuaries), natural materials, earthy tones, foliage



Use of naturalistic materials, earthy colours, adventure elements (example from Jurong Lake Gardens)

Tampines Regional Centre

Urban Nexus

Design Ideas

Contemporary aesthetics, cool colours, analogue kinetic play features, clean and fluid structures to complement urban forms.



Use of cool colours and sculptural elements (example from The Panorama condominium)

Tampines East

Modern Village

Design Ideas

Kampung play elements to reflect local character e.g. climbing structures with rustic look.



Rustic, kampung-inspired playground beside Blk 360 Tampines St 34

Playgrounds

Tampines West

Community Playscape

Design Ideas

Bright-coloured, contemporary interpretations of local fruits and farm-themed play elements



Use of bright colours, fruit and farm-themed play elements at Plantation Grange (example from artist's impression of Plantation Grange)

Tampines South

Waterside

Design Ideas

Earth-toned colours, elevated structures and bridges to evoke structures by the water such as wooden jetties, stilt houses, etc.



Use of adventurous play features like high lookout points and climbing elements (example from West Plains @ Bukit Batok)

Simei

Garden

Design Ideas

Pastel colours, slim and organic sculptural elements to serve as counterpoints to lush garden surroundings.



Use of slender organic sculptural forms beside Blk 226 at Simei St 4 to relate creatively to the intimate scale of the estate

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.

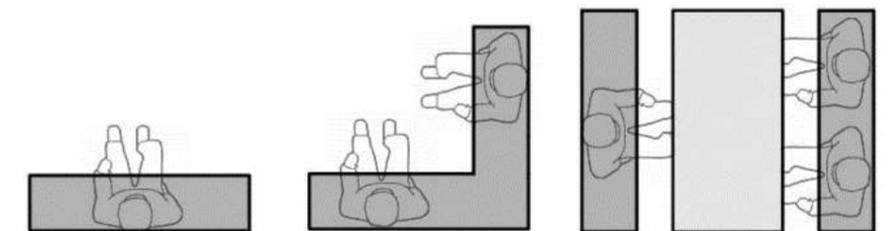
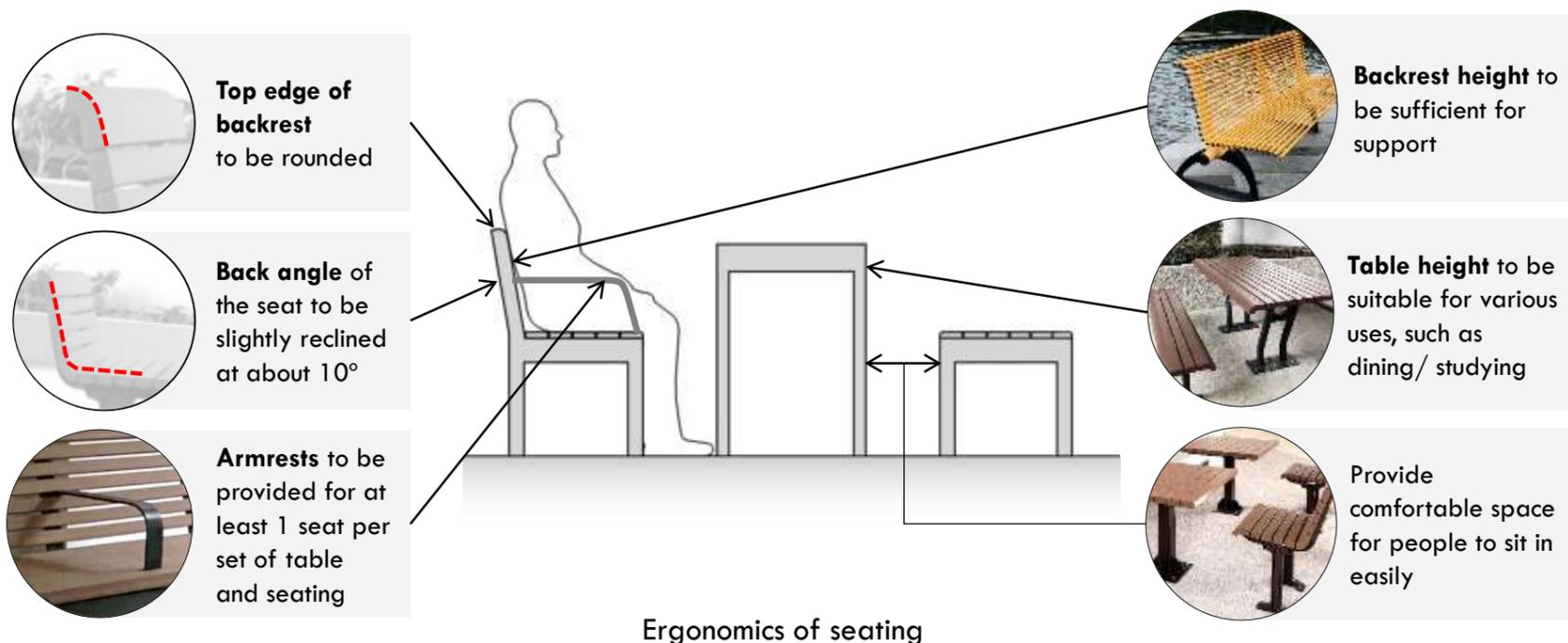
Universal Design

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

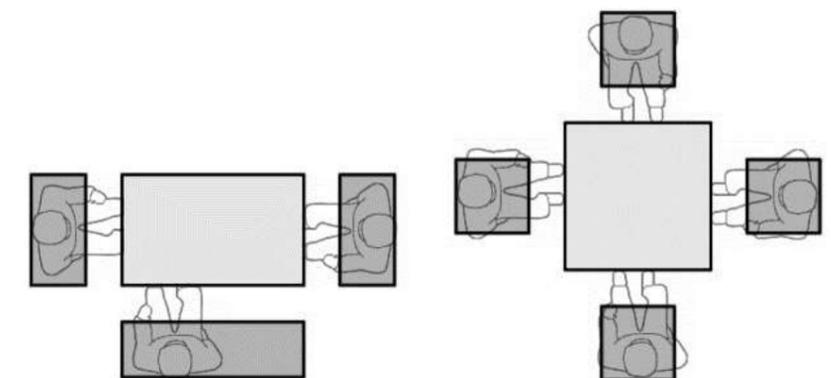
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for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

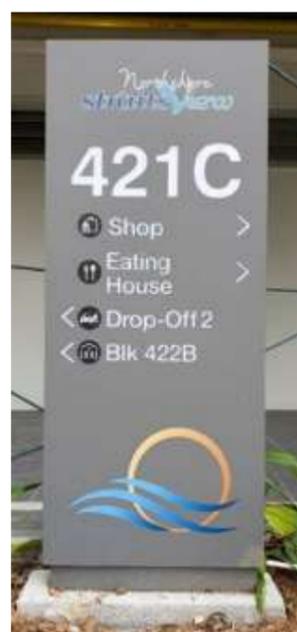
Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

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)

Image Credits

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

Department of National Planning of Malaysia

- Page 10, top right: Extract of a map of Singapore, 1954, superimposed with the Tampines town boundary (sand quarries are dotted in red).
- Page 11, top: 1954 Map of Tampines.

Land Transport Authority

- Page 18, top: Artist's impression of proposed Cycling Underpass across PIE.
- Page 18, bottom: Artist's impression of proposed Cycling Bridge across TPE.
- Page 23, top right: Transit Priority Corridor scaled up with bus lanes and cycling lanes along Tampines Ave 1.

National Parks Board

- Page 36, left: Artist's impressions of Tampines Boulevard Park.
- Page 36, right: Artist's impressions of Tampines Boulevard Park with public and community spaces located adjacent to the public housing precinct.
- Page 42, bottom left: *Calophyllum inophyllum* (Bintagor Laut). Photographer: Ang Wee Foong, NParks Flora&Fauna Web.
- Page 42, bottom second from left: *Hopea odorata* (Chengal Pasir).
- Page 42, bottom second from right: *Cratoxylum cochinchinense* (Red Empat). Photographer: Patricia Yap, NParks Flora&Fauna Web.
- Page 42, bottom right: *Sloetia elongata* (Tempines).
- Page 50, bottom left and Page 82, bottom left: *Peltaphorum pterocarpum* (Yellow Flame). Photographer: Patricia Yap, NParks Flora&Fauna Web.
- Page 50, bottom second from left: *Planchonella obovata* (Menasi). Photographer: Patricia Yap, NParks Flora&Fauna Web.
- Page 50, bottom second from right: *Syzygium grande* (Sea Apple).

- Page 50, bottom right: *Sloetia elongata* (Tempines).
- Page 57, bottom second from left: *Hopea odorata* (Chengal Pasir).
- Page 57, bottom second from right: *Libidibia ferrea* (Brazilian Ironwood). Photographer: Chua Liat Seng Gary, NParks Flora&Fauna Web.
- Page 57, bottom right: *Sloetia elongata* (Tempinis).
- Page 64, bottom second from left: *Cynometra browneoides* (Handkerchief Tree). Photographer: Tee Swee Ping, NParks Flora&Fauna Web.
- Page 64, bottom second from right: *Terminalia buceras* (Gregory Wood).
- Page 64, bottom right: *Sloetia elongata* (Tempinis).
- Page 74, bottom left: *Leptospermum madidum subsp. sativum* (Weeping Tea-tree).
- Page 74, bottom second from left: *Mimusops elengi* (Tanjong Tree). Photographer: Boo Chih Min, NParks Flora&Fauna Web.
- Page 74, bottom second from right: *Samanea saman* (Rain Tree). Photographer: Patricia Yap, NParks Flora&Fauna Web.
- Page 74, bottom right: *Sloetia elongata* (Tempinis).
- Page 81, bottom right: *Sloetia elongata* (Tempinis).

Public Utilities Board

- Page 22, top: ABC Waters features integrated with landscaped spaces along Sungei Tampines.

Cicada Landscape

- Page 50, top: A Regional Center planting concept (example from Tanjong Pagar Centre).

LAUD Architects Pte Ltd

- Page 85, left: Light, organic structures at Tampines GreenRidges.

LOOK Architects Pte Ltd

- Page 73, bottom: Facades with random rhythmic patterns (example from St George's Towers).
- Page 86, left: Brightly-coloured and organic arbour structures add vibrancy (example from East Coast Neighbourhood 3 Neighbourhood Centre).

MKPL Architects Pte Ltd

- Page 39, bottom: Artist's impression of a fenceless nursing home.

MKPL Architects Pte Ltd (Photograph by Finbarr Fallon)

- Page 62, above: Street-fronting public spaces and elevated community decks (example from Bedok Beacon)

Tampines GRC Community Sports Clubs

- Page 10, bottom right: A sand quarry in Tampines during the 1970s.

Image Credits

Tampines Town Council

- Page 21, top left and right: Artist's impressions of proposed community nodes along the spine and activity spaces under the MRT viaduct.
- Page 54, top left and right: Artist's impressions of proposed activation and rejuvenation of public spaces under the MRT viaduct.

Brian Low

- Page 57, top: An organic and low-branching planting concept (example from Tiong Bahru Therapeutic Garden).

Charissa Chan

- Page 88, middle: Use of cool colours and sculptural elements (example from The Panaroma condominium).

Cheng Ya Ling

- Page 23, bottom middle and right: Distinctive clinker-tiled and brick-cladded facades along Tampines Ave 7.
- Page 26, bottom right: Sculpture at junction of Tampines Ave 4 and Ave 5.
- Page 32: Brick-cladded and clinker-tiled facades.
- Page 49, bottom: Shades of dark brown accents in the facade of Our Tampines Hub.
- Page 56, top: Facades in rustic, warm shades in Blks 230A–230J at Tampines St 21.
- Page 63, top and bottom: Facades in earthy yellows and browns with maroon accents in Blks 867–869 at Tampines St 83; as well as Blks 842B–842H and Blks 856B–856F at Tampines St 82.
- Page 73, top: Facades with blue accents to bring out the 'waterside' sub-theme (example from The River Vista @ Kallang).
- Page 80, top: Purple shades in flowering plants.
- Page 80, bottom: Facades in purplish hues with greyish brown accents in Blks 242–247 at Simei St 5.

- Page 85, middle: Shelter with a clean and contemporary linear form (example from The Pinnacle@Duxton).
- Page 86, middle: Use of random patterns of vertical elements to create a rhythmic sense of fluidity (example from entrance plaza at Singapore Zoo).

Goh Shu Ting

- Page 12, top/ Page 13, right: World Habitat Award Commemorative Sculpture.
- Page 13, left/ Page 24, Image 1/ Page 44, bottom: Our Tampines Hub.
- Page 23, top left: Nature Way Planting Scheme at Tampines Ave 5.
- Page 23, top middle: Planting scheme at Tampines Ave 4
- Page 24, Image 2: Tampines Mall
- Page 25, top left, middle left and bottom left: Fruit-themed playgrounds in Tampines Central Park which were inspired by the fruit farms in rural Tampines before the town was developed.
- Page 26, top left: TV test screen wall mural on HDB blocks at Tampines St 41.
- Page 46, top left: Tampines Mall.
- Page 46, top right: Tampines Junction.
- Page 46, middle left: Tampines One.
- Page 46, middle right: Telepark.
- Page 46, bottom left: Century Square, with A&A works completed in 2018.
- Page 46, bottom right: Tampines Plaza.

- Page 47: Large plaza space at Our Tampines Hub provides a sheltered and versatile space for community events.
- Page 48, top right: Outward-facing commercial frontage at Tampines Mall, to create an activated building edge.
- Page 48, bottom: Lush landscaping along Tampines Ave 4 and around the Regional Centre.
- Page 52, bottom: Pitched roof design of Tampines Changkat Community Centre, reminiscent of the attap houses in early kampungs.
- Page 54, bottom left and right: Community spaces with nostalgic designs and mural paintings (examples from Ang Mo Kio Neighborhood 4).
- Page 59, top left: Tampines West Community Centre.
- Page 59, top right: Play@West at Tampines St 81 comprise hardcourts, fitness corners and playgrounds.
- Page 59, bottom left and right: A replica of the 'Supertrees' and maze garden at Tampines Ave 5.
- Page 61, top left and right: Community activities and community gardens integrated within Tampines Central Park.
- Page 61, middle right: 'Play' inspired spaces along the social linkway.
- Page 61, bottom left: Adventure playground at Tampines GreenForest Park.
- Page 61, bottom right: Community garden along the social linkway in Tampines Neighbourhood 8.
- Page 62, bottom left and right: The social linkway that connects Tampines Central Park to Neighbourhood 8 Neighbourhood Centre is lined with rest points and community gardens.
- Page 78, top left: Pavilions within the precinct spaces at Blk 116 at Simei St 1 serve as cozy community spaces and tranquil rest stops.

Image Credits

Heng Juit Lian

- Page 50, bottom left: *Peltaphorum pterocarpum* (Yellow Flame tree).
- Page 58, bottom from left: *Syzygium myrtifolium* (Kelat). Page 64, top: Geometrical planting with eye-level visual porosity at Tampines Central Park.
- Page 64, bottom left: *Cyrtophyllum fragrans* (Tembusu).
- Page 81, top: Picturesque tropical planting concept at Simei Park.
- Page 81, bottom second from left: *Callistemon citrinus* (Lemon Bottlebrush).
- Page 81, bottom second from right: *Lagerstroemia floribunda* (Malayan Crape Myrtle).
- Page 88, left: Use of naturalistic materials, earthy colours and adventure elements (example from Jurong Lake Gardens).
- Page 89, middle: Use of adventurous play features like high lookout points and climbing elements (example from West Plains @ Bukit Batok).
- Page 89, right: Use of slender organic sculptural forms in the playground beside Blk 226 at Simei St 4 to relate creatively to the intimate scale of the estate.

Joyc Leong

- Page 23, middle left/ Page 25, top right: Example of Entrance and Exit marker along Tampines Ave 5.
- Page 88, right: Rustic, kampung-inspired playground beside Blk 360 at Tampines St 34.

Osten Mah

- Page 78, bottom left and right: Geometric motifs can be found at the void decks of Blks 153 and 102 at Simei St 1.

Pek Hui Xian

- Page 24, Image 4: Changi General Hospital.
- Page 24, Image 5: Tampines East Community Club.
- Page 24, Image 7: Warehouse Retail.
- Page 24, Image 8: United World College of South East Asia (East Campus).
- Page 26, top right: Wall murals of the Four Beauties representing the Chinese name of Simei (四美) Estate at Simei St 1, 2 and 3.
- Page 26, bottom left: Wall murals at Blk 478 Tampines St 44.
- Page 34, bottom: Tampines Eco Green, with numerous rustic and natural habitats for biodiversity.
- Page 44, top: View of Tampines Regional Centre with Tampines MRT station.
- Page 48, top left: ORAs activate the ground floor space (example from Paya Lebar Quarter).
- Page 54, middle left: Intimate precinct courtyard space at the first Design and Build project at Tampines St 45.
- Page 54, middle right: Butterfly Garden at Tampines Changkat.
- Page 59, middle: The social linkway connects Tampines Central Park to Neighbourhood 8 Neighbourhood Centre.
- Page 66, bottom: SAFRA Tampines.
- Page 78, top right: Wall murals of the Four Beauties representing the Chinese name of Simei (四美) Estate at Simei St 1, 2 and 3.
- Page 79, top left and right: Entrance markers can improve wayfinding as well as contribute to the unique identity of precincts.
- Page 79, bottom left and right: Entrance markers with geometric motifs at Simei Neighbourhood Centre.

Shiela Carelnina

- Page 42, top: A tropical forest planting concept (example from Kampung Admiralty).
- Page 74, top: A riverine planting concept (example from Gardens by the Bay).

Tan Kwee Tiang

- Page 71, bottom left and right: Viewing decks, seating and bridges bring residents closer to the waterfront (examples from Whampoa and Kallang park connectors along Kallang River).

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

HDB Hub 480 Lorong 6 Toa Payoh,
Singapore 310480

Tel: 6490-1111

HDB InfoWEB: www.hdb.gov.sg

© 2024 Housing & Development Board. All rights reserved.

