

# OUR TOWN, YISHUN

## TOWN DESIGN GUIDE



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# Preamble

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

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

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

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

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

# Acknowledgements

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

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

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# User Guide

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

## Town Scale Layers

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

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

## Neighbourhood Scale Layers

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

Neighbourhood scale layers set out distinctive sub-themes and concepts, to reinforce the town scale layers.

## Precinct Scale Layers

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

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

The Guide\* should be used for:

#### **New HDB Developments**

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

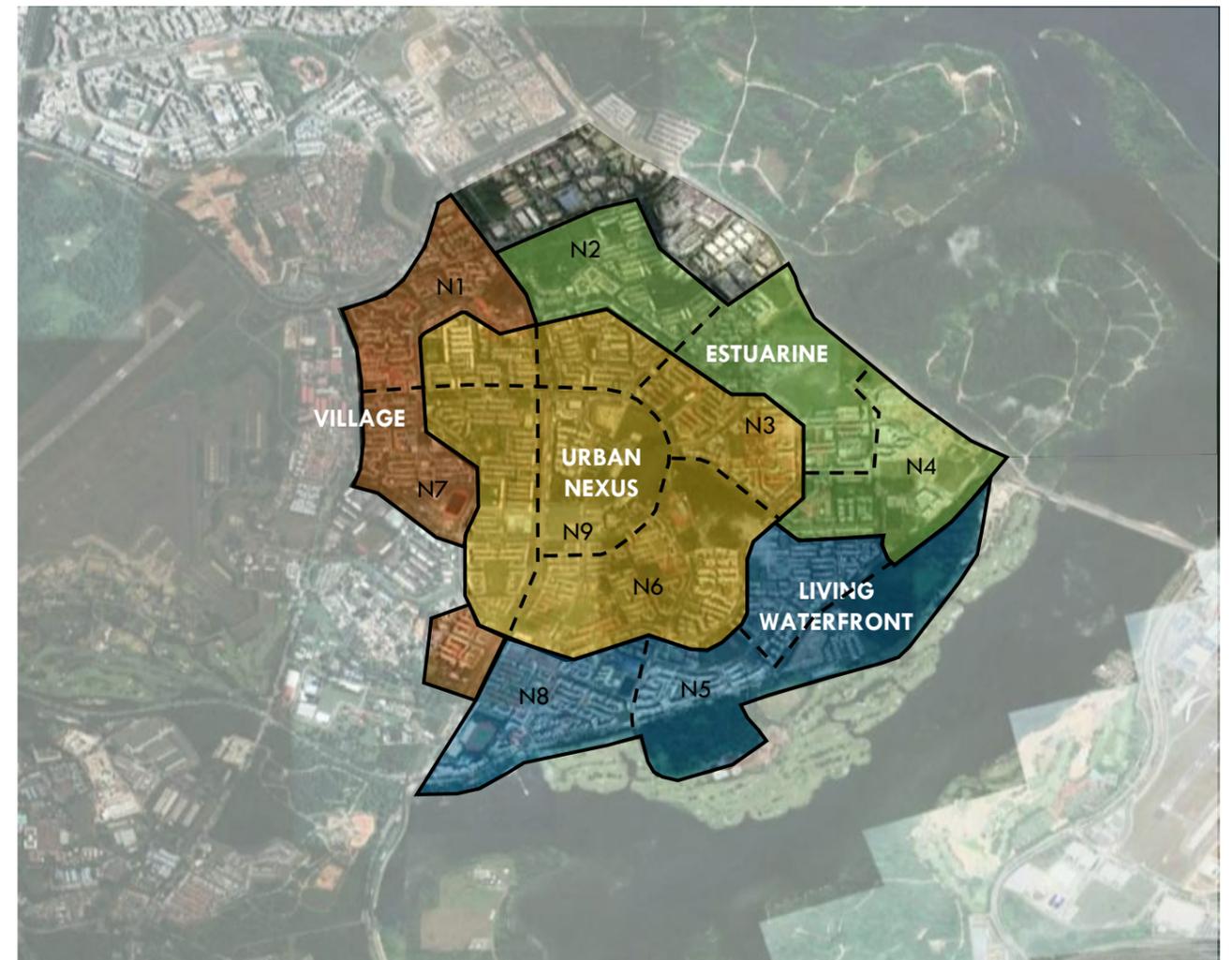
#### **Upgrading and Improvement Projects by HDB or Town Councils**

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

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

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

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



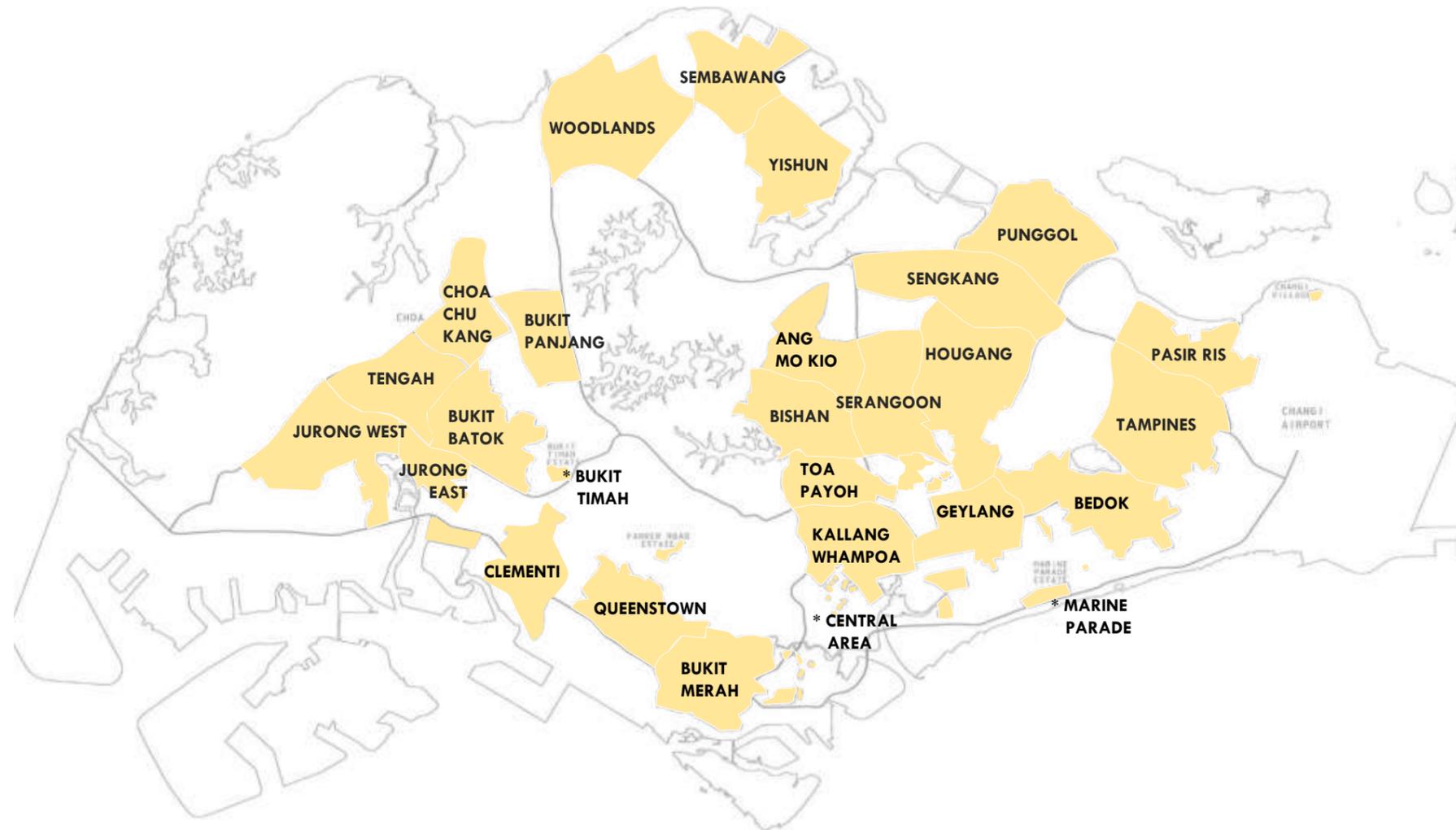
Sub-themes in Yishun

# Introduction

## HDB Towns and Estates

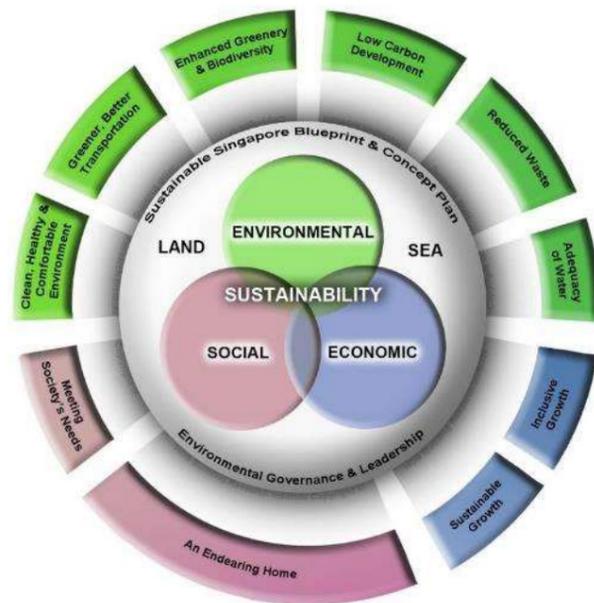
HDB carries out comprehensive town planning and design for 24 towns and 3 estates\*, and strives towards achieving a clear vision and unique identity for the communities.

\*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

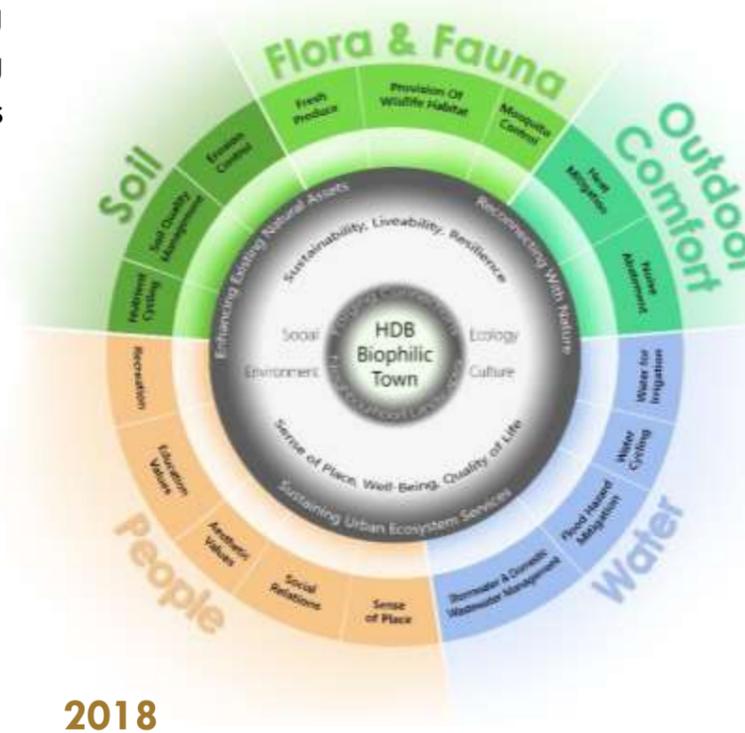
- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents



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)



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

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- Broad Landscape Theme

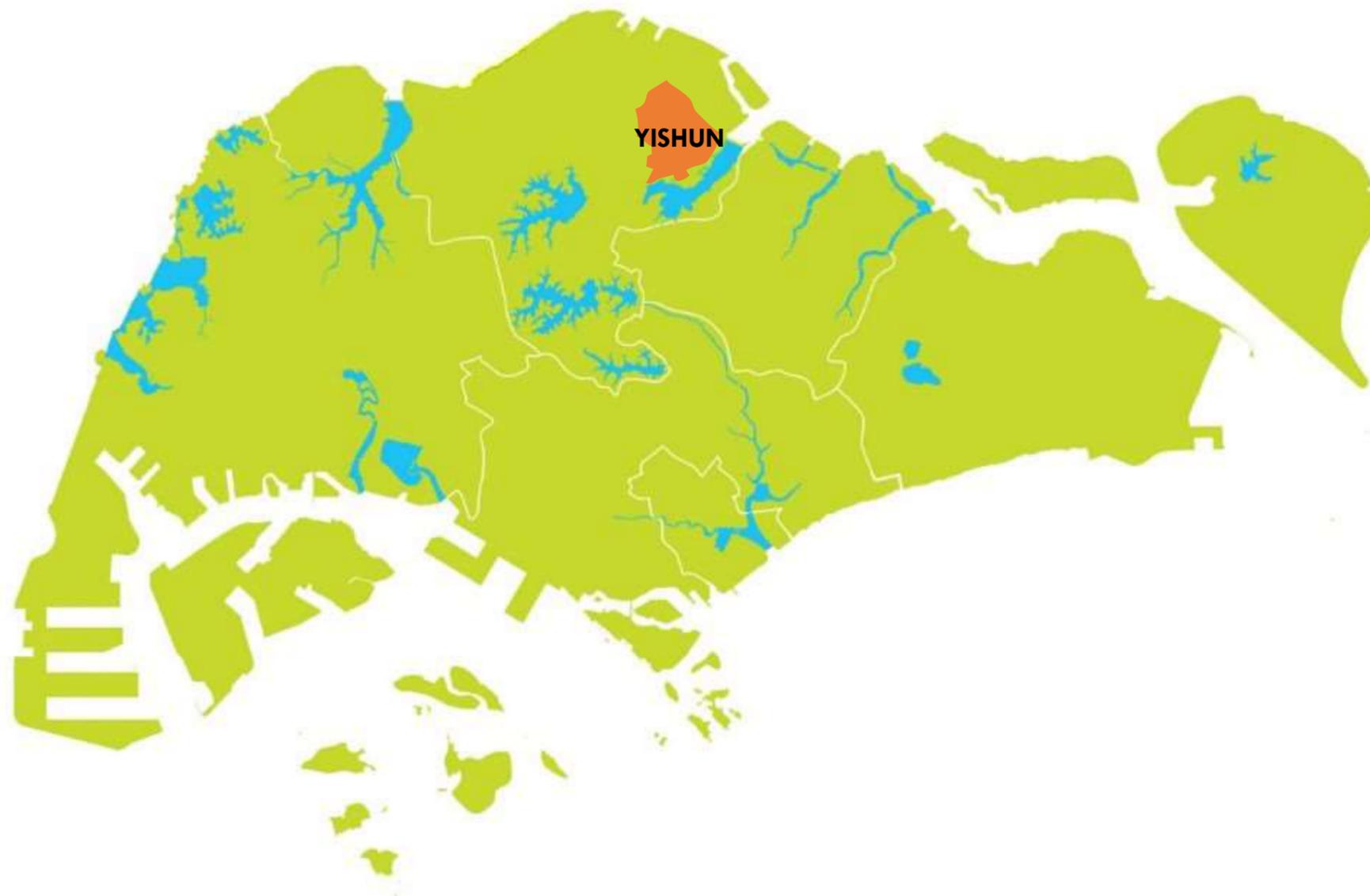
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## Precinct Scale

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- Wayfinding
- Covered Linkway Design

# Context and History

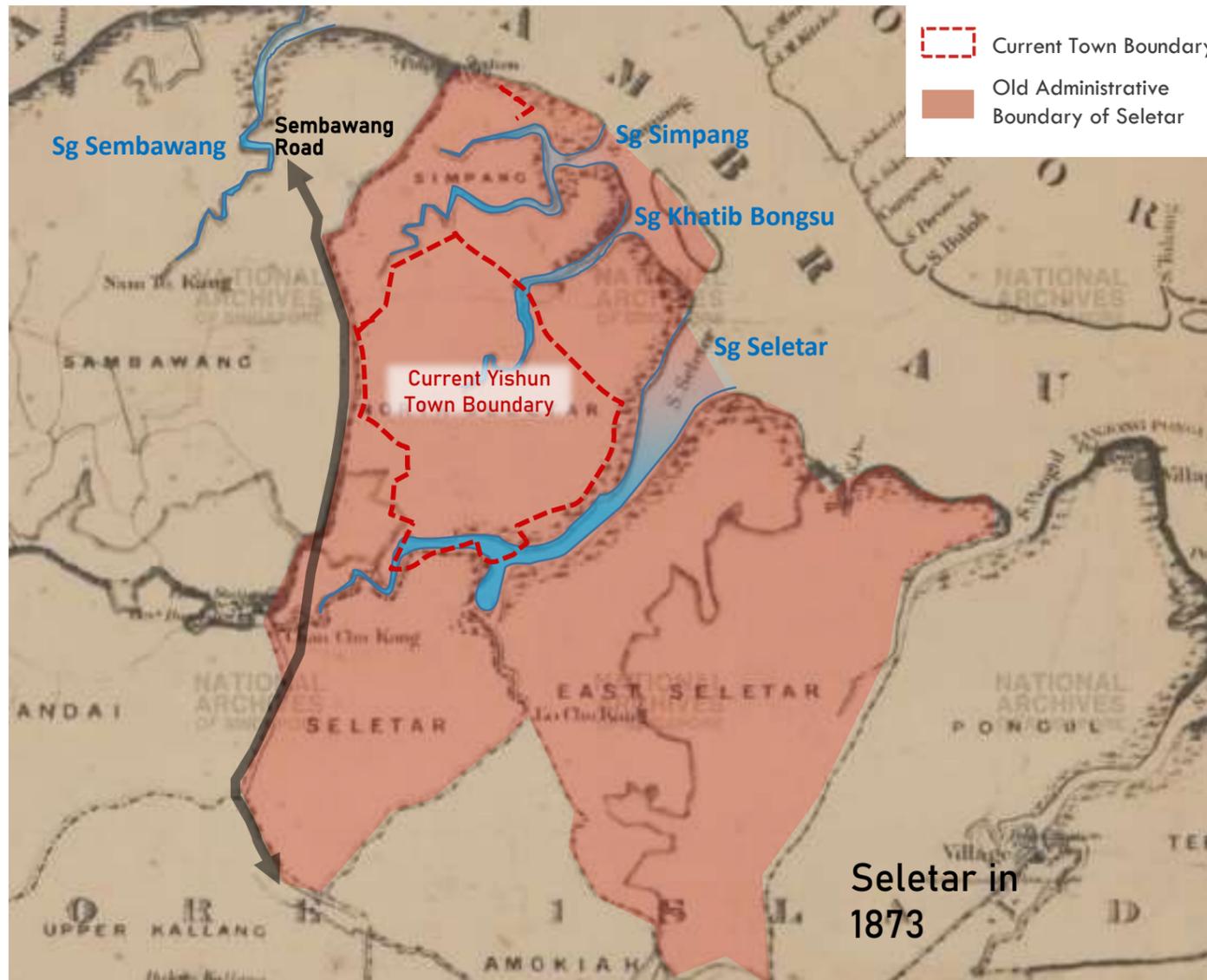


Yishun is renowned for its rich history as a coastal settlement. Till today, waterbodies within and around Yishun continue to be significant features of the town. Yishun was also home to several villages and plantations.

Following its urbanisation and development under the Yishun New Town Project in 1976, Yishun has transformed into a vibrant town that offers a wide range of commercial, community and recreational amenities for its residents.

As part of the Remaking Our Heartland (ROH) initiative, residents have enjoyed various exciting rejuvenation plans that helped to realise the vision of “A Vibrant Hub and Great Outdoors”.

# Context and History



Map of Seletar in 1873, which encompasses today's Sembawang, Yishun, Lower Seletar Reservoir, Seletar and Sengkang

## Historical Background

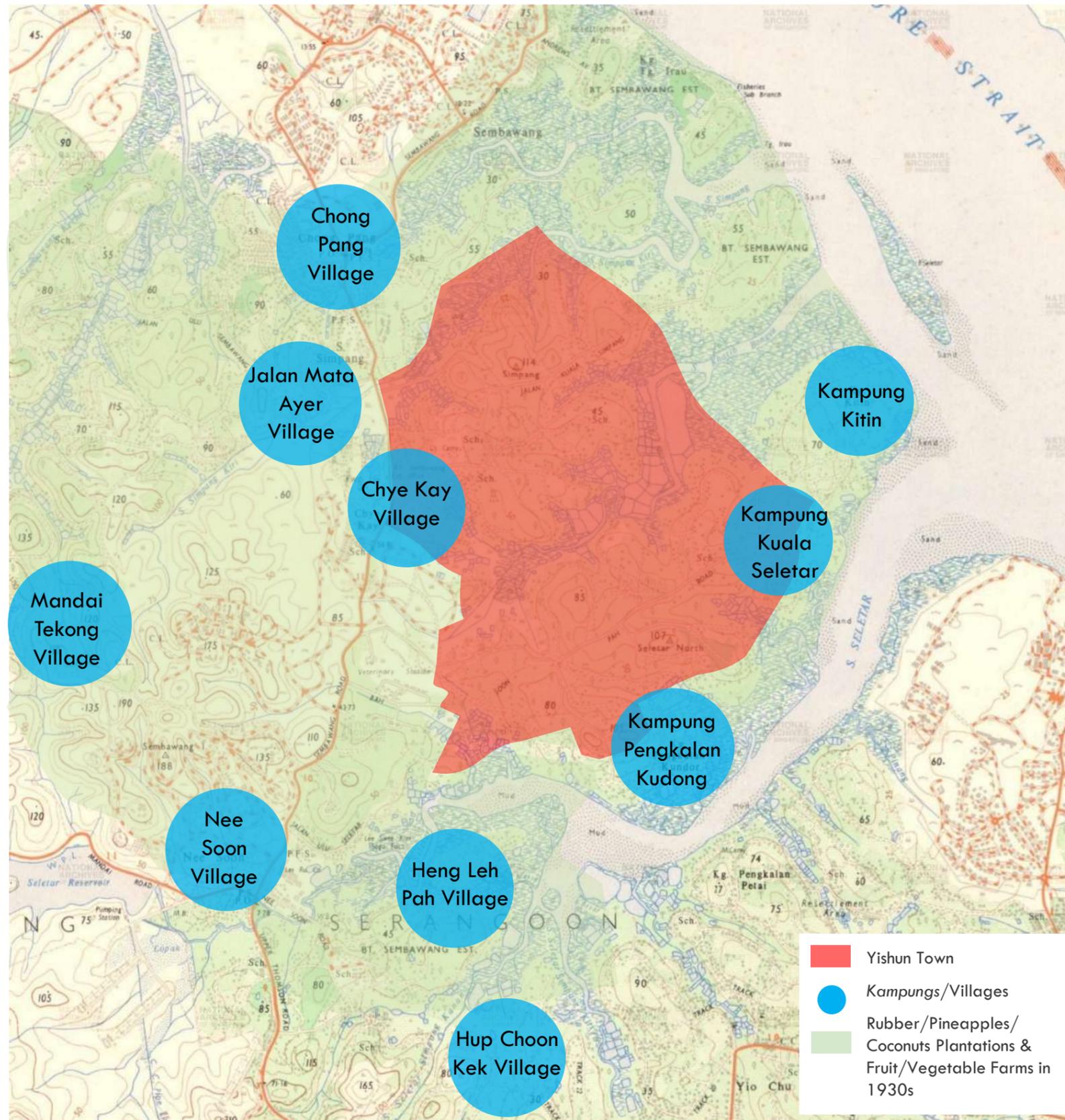
The Yishun town we know today, was situated within the administrative boundary of Seletar back in 1873, when Singapore was still a British colony. Indigenous coast dwellers known as *Orang Seletar* settled along the mouth of the Seletar River and Pulau Seletar, south of where Yishun is located today.

Prior to the development of the town in 1976, gambier and pepper plantations first flourished along the banks of the Seletar River, and subsequently replaced by more profitable pineapple and rubber estates by the end of the 19<sup>th</sup> century. The name Yishun is the Mandarin pronunciation of Lim Nee Soon's name. He was a prominent rubber / pineapple magnate and was the first general manager of Bukit Sembawang Rubber Company, which held leases of large plots of plantation land in the 1900s. He also set up a rubber and pineapple trading company in 1911 and established Thong Aik Rubber Factory near Jalan Ulu Seletar between 1911 and 1912.



Lim Nee Soon in 1910s

# Context and History



Various villages known as Chye Kay, Hup Choon Kek, Kampung Kitin were scattered around the area

## Historical Background

Many Chinese immigrants who were hired as labourers in the plantations settled down in the areas forming villages where Yishun is today. The economic changes in the 1930s led to mixed farming such as fruits, vegetables, poultry and livestock breeding. Fishery production activities could also be found near Sungei Simpang, Sungei Khatib Bongsu and Sungei Seletar.

Yishun continued to be a rural area in the 1970s until it was developed as a new town in the early 1980s.



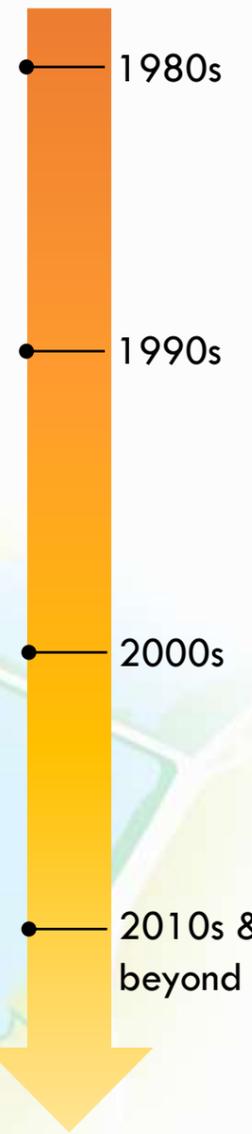
Chong Pang Village, pictured in 1986



Fish ponds were commonly found in the villages

# Context and History

## Evolution of Yishun



1. Nee Soon Village (Pre-1970s)

### Pre-1970s

Presence of villages and plantation estates growing rubber, pineapple, gambier and pepper.



2. 1980s Yishun Master Plan

### 1970s

Comprehensive planning began in 1976, under the Yishun New Town Project.

### 1980s – 1990s

First flats built in Chong Pang, the first neighbourhood to be established. The main transport nodes and commercial facilities in the town centre were also developed.



3. Town Centre before Yishun ROH

### 2000s

Yishun was one of the first towns that underwent ROH in 2007, where the town centre was revitalized and the outdoors was made more accessible for residents.



4. Revitalised town centre

### 2010s

In 2016, Yishun was designated as the first “dementia-friendly” town. Training and guides were given to residents and businesses on how to spot, interact and help those with dementia.



5. Dementia-friendly signages at Khatib Central

# Context and History



Locations of identified heritage sites in Yishun, as part of NHB's Yishun Heritage Trail that NHB is in the midst of refreshing



Chong Pang City Neighbourhood Centre is the first neighbourhood centre in Yishun New Town



Yishun Park, where original trees and vegetation from the former village occupying the area had been retained

## Heritage and Identity

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

Some of the key heritage elements that strengthen the identity of Yishun Town are:

- Chong Pang City Neighbourhood Centre – Characterised by two Chinese-style gateways, this is the first neighbourhood centre in Yishun New Town. It is named after Chinese pioneer and businessman Lim Chong Pang and located in close proximity to the former Chong Pang Village.
- Yishun Park, which used to be part of plantations belonging to a *kampung* called Chye Kay Village. Various fruit trees planted by the former villagers and rubber trees from former plantations were retained.
- Heritage Garden @ Yishun, which is Singapore's first outdoor heritage space that tells the story of Yishun's transformation from coastal settlements and plantation to a vibrant town
- The heritage trail by the National Heritage Board (NHB) captures the local landmarks and sites that tell the developmental stories of these areas. NHB is working on new research for the Yishun Heritage Trail and look forward to telling these new stories when they are ready.

# Context and History



## Enriching MyYishun

### Revitalising of the Town Centre

- Proposal 1 Mixed-use Development integrated with Transport and Community Facilities
- Proposal 2 Rejuvenation of Yishun Pond Park and Pedestrian Mall
- Proposal 3 A New Hospital by the Pond

### Enjoying The Great Outdoors

- Proposal 4 Introducing Family Bay and Rowers' Bay
- Proposal 5 Redevelopment of Yishun Park and Upgrading of Neighbourhood Parks

### Improving Accessibility to Yishun

- Proposal 6 Introducing dedicated Cycling Paths and Park Connectors
- Proposal 7 Addition and Extension of New Road Links

### Preserving History

- Proposal 8 Town Plaza with Heritage Garden
- Proposal 9 Establishing Heritage Trails and Installing Storyboards

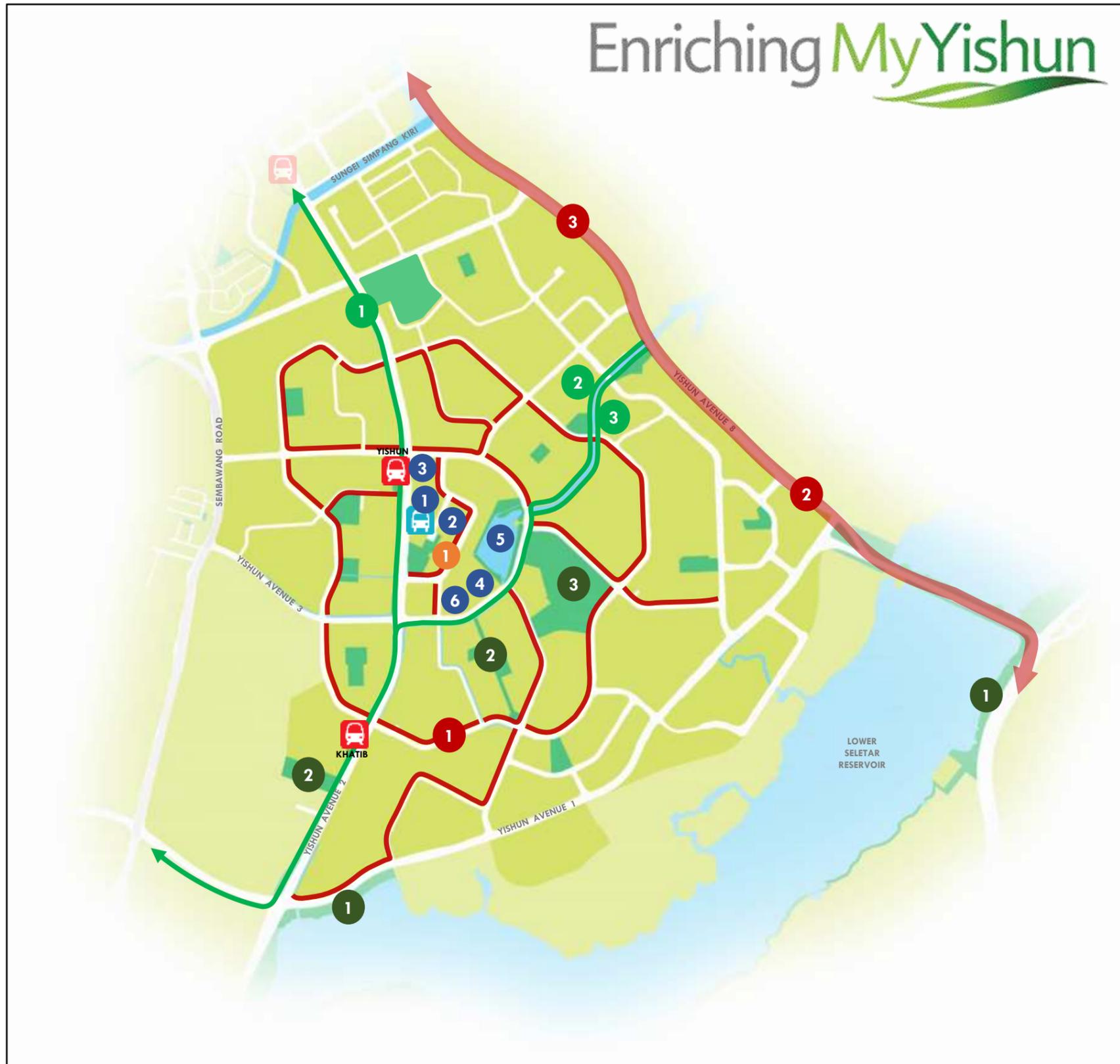
## Remaking Our Heartland 1 Yishun Town

Yishun was one of the first three towns and estates selected to undergo the Remaking Our Heartland (ROH) programme, when it was first introduced in 2007. To realise the vision of “A Vibrant Hub and Great Outdoors”, the ROH proposals for Yishun focused on 3 key strategies: Revitalising the town centre, making the outdoors accessible for residents, and enhancing the walking and cycling experience within the town.

# Context and History

## Overview of Remaking Our Heartland 1 Proposals – Yishun

Enriching MyYishun



### Transforming the Town Centre into A Vibrant Hub

- ① Shopping Complex integrated with Private Housing, Bus Interchange, Community Club and Town Plaza
- ② Improved Pedestrian Mall
- ③ Upgrading of Northpoint Shopping Centre with new Yishun Public Library
- ④ Khoo Teck Puat Hospital
- ⑤ Rejuvenated Yishun Pond Park
- ⑥ Yishun Community Hospital

### Enjoying the Great Outdoors

- ① Family Bay and Rowers' Bay
- ② Upgraded Yishun Neighbourhood 6 and 8 Parks
- ③ Yishun Park Redevelopment

### Improving Accessibility

- ① 15.5km Dedicated Cycling Path
- Park Connectors
- Along Yishun Ave 2 ①, Sungei Khatib Bongsu ② and Sungei Khatib Bongsu (opposite Bank) ③
- ② New road link (Yishun Ave 8) connecting Yishun Ave 6 to Yishun Ave 1 (City)
- ③ Extension of new road link along Yishun Ave 8 up to Yishun Ave 7

### Preserving History

- ① Heritage Garden @ Yishun

# Planning Principles



## Neighbourhood 1



## Neighbourhood Concept

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

There are currently 9 neighbourhoods planned within Yishun. Apart from residential developments, land is also planned and developed for a full range of complementary developments. This includes commercial, educational, recreational, institutional and industrial developments.

### Did You Know?

The first digit denotes its neighbourhood number, while the second and third digits – and where necessary, a letter from the alphabet – denotes the block. For example in Neighbourhood 4, the block numbers are from 401 to 499.

# Planning Principles



## Transport Network

Yishun town is well served by the North South MRT line and a Bus Interchange at Yishun town centre, which allows residents to stay well connected to the surrounding areas.

Transport network and facilities are also planned on a hierarchical basis.

The local roads within the town connect to primary access or arterial roads and expressways. For instance, the precincts and blocks in Yishun are served by local access roads, usually identified by the term 'Street', and the neighbourhoods in Yishun are served by arterial roads, usually identified by the term 'Avenue'.

These roads are also connected to a system of concentric ring roads (i.e. Yishun Central/ Yishun Ring Road), joining the town centre to the expressways. Yishun is mainly served by Seletar Expressway (SLE), Central Expressway (CTE) and Tampines Expressway (TPE), which link to other parts of Singapore.

# Town Theme and Concept



Yishun's identity is strengthened by a vibrant commercial and transport hub, and idyllic recreational spaces. Leveraging on the existing natural topography, Yishun Pond Park is strategically located in the heart of the town, adjacent to the urbanised town centre. The town's concentric ring roads connected by radial arterial roads highlight Yishun Pond Park and Yishun Park as Yishun's main focal point, while the Lower Seletar Reservoir forms the southern fringes of Yishun.

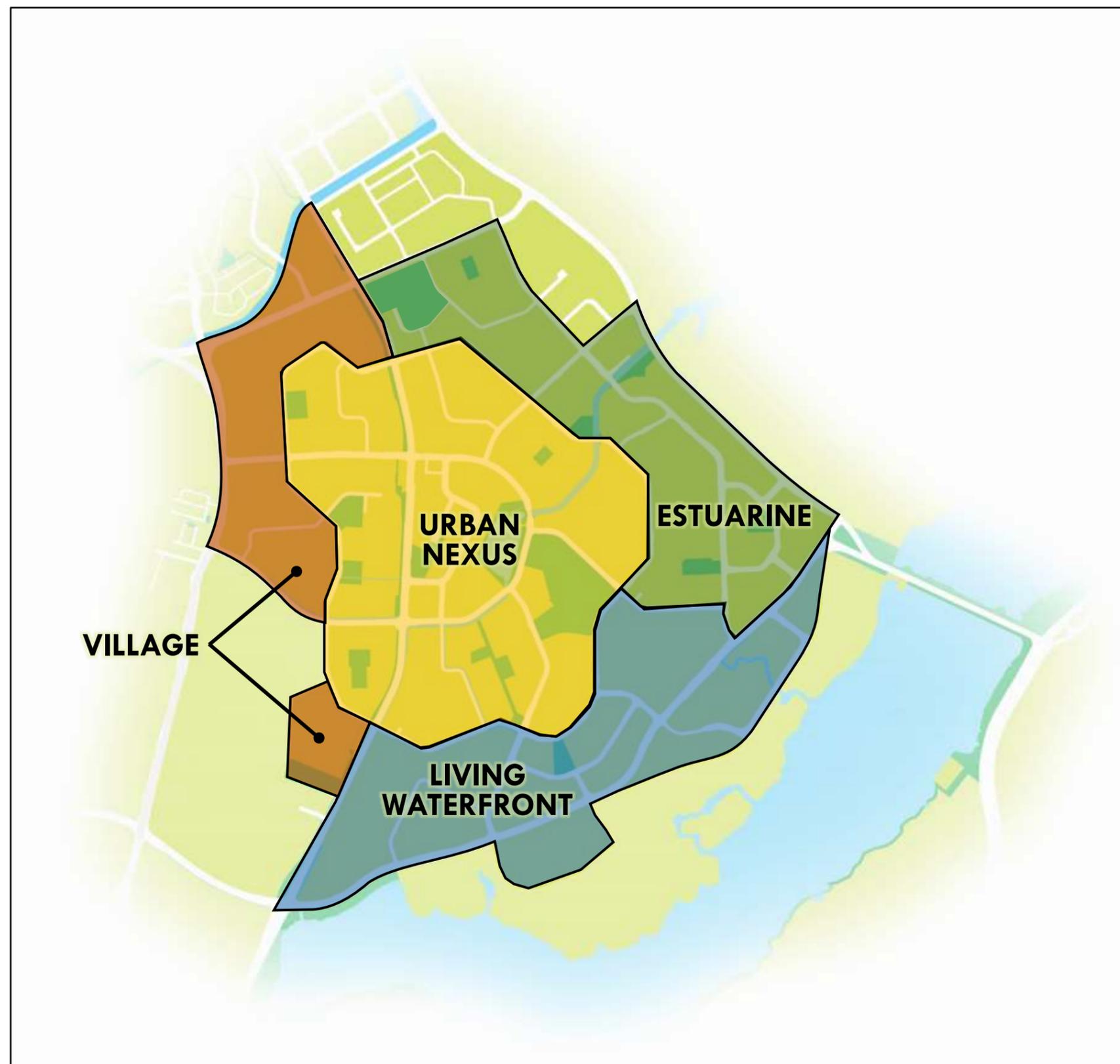
## Town Theme: *A Vibrant Town with Idyllic Outdoors*

Concept and design considerations to be inspired by the **diversity of spaces** found in Yishun, ranging from active spaces to the more natural, recreation and wellness aspects of the town.



Clockwise from top: Northpoint City, Aerial View towards Lower Seletar Reservoir, Yishun Pond Park, Yishun Town Square

# Town Theme and Concept



## Sub-themes by Area

Yishun is divided into 4 different areas, and their sub-themes are identified based on the town theme and physical features of the area.

### Yishun (Central) – Urban Nexus

- The heart of the town is envisioned as a vibrant, urban environment consisting of a diverse mix of mixed-use residential, commercial and transport nodes, as well as nature and recreational areas.

### Yishun (North/ East) – Estuarine

- The theme is inspired by Khatib Bongsu in the vicinity, which serves as one of the last accessible riverine mangroves.

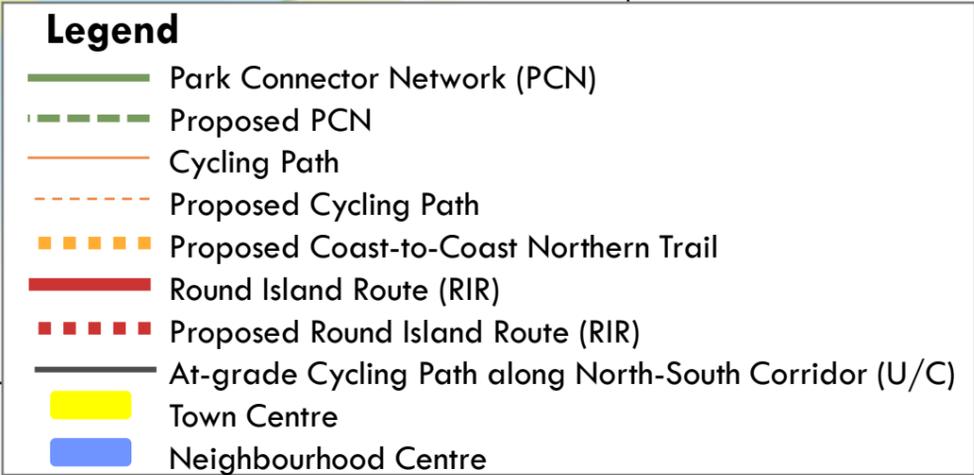
### Yishun (North/ West) – Village

- This area draws inspiration from the former villages located in the vicinity, including Chong Pang Village (located near present day Sembawang MRT Station) that is referenced in the planning of Yishun's first neighbourhood where Chong Pang City Neighbourhood Centre is today.

### Yishun (South) – Living Waterfront

- Fronting Lower Seletar Reservoir, this area presents the opportunity to offer waterfront living experience amongst greenery

# Pedestrian and Cycling Connectivity



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

Some of the town’s key facilities will be located along the extensive park network that is connected via walking and cycling paths, providing seamless links and enhancing accessibility for pedestrians and cyclists within Singapore’s Northern region.

Some of these cycling paths also connect Yishun to the rest of Singapore, such as the Coast-to-Coast Northern Trail that links the upcoming Khatib Bongsu Nature Park towards the Central Catchment Nature Reserve and Sungei Buloh Wetland Reserve in Central and Western Singapore.

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

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

# Parks and Waterbodies



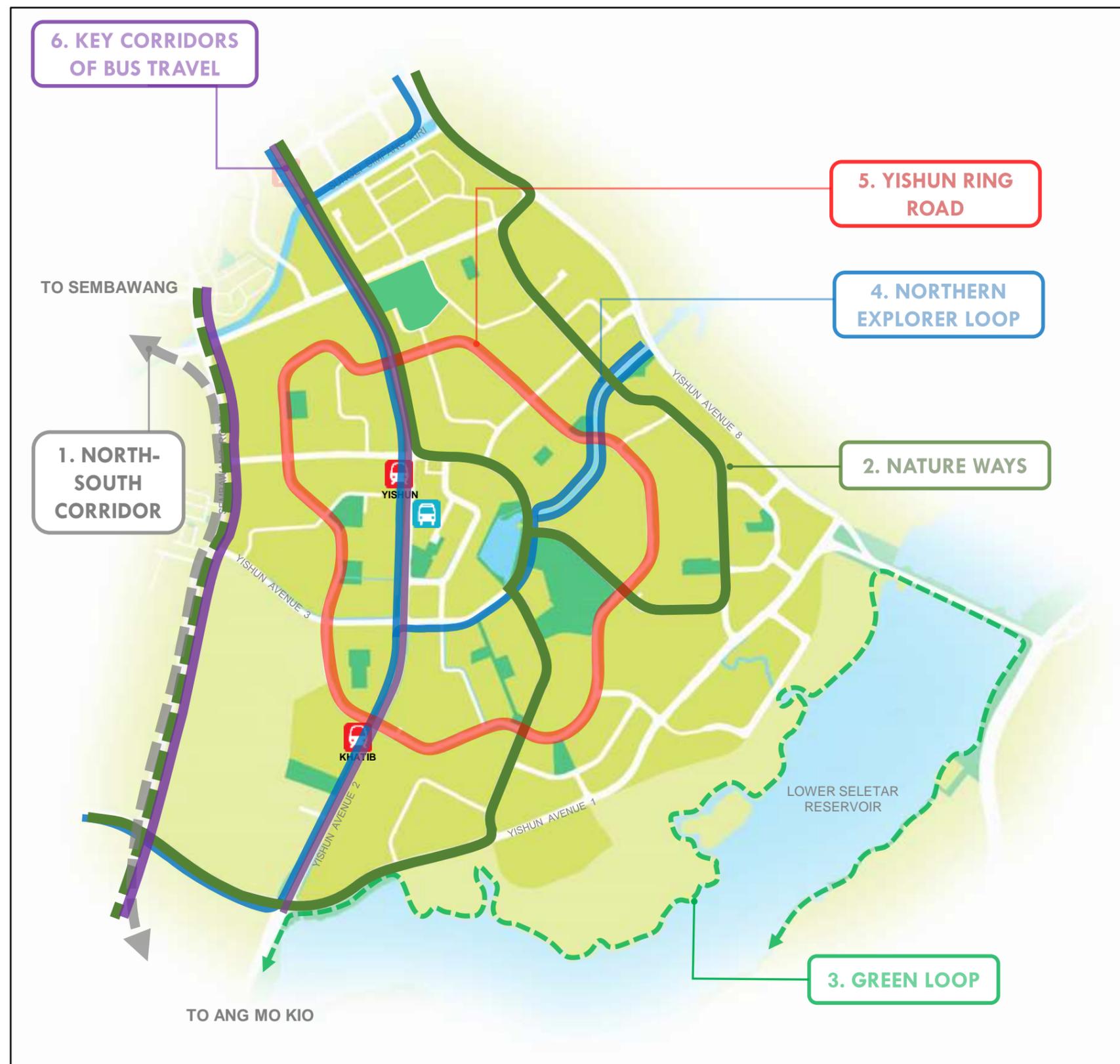
Yishun has many green lungs and waterbodies that are connected by a series of park connectors. Based on the neighbourhood concept, each neighbourhood is served by a town/ neighbourhood park which is within easy reach for the residents.

Some main features include:

- **Yishun Pond Park** located at the centre of the town and leverages on the site topography
- **Upcoming Coast-to-Coast Trail, Round Island Route and park connectors** connect the town to the Central Catchment Area (westwards) and Sungei Khatib Bongsu (eastwards)
- **Lower Seletar Reservoir** runs along the southern edge of Yishun, offering recreation along the waterfront and bringing people closer to nature. The reservoir and its edges will also provide ecological connectivity between Central Catchment Nature Reserve and Khatib Bongsu.
- Stepping stone habitats through **Miltonia Nature Park**, as well as a network of **Nature Ways**, forms part of the ecological corridor that will strengthen the overall connectivity.

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

# Key Corridors



This map depicts the following key corridors in the town:

1. **North-South Corridor** will connect Yishun residents to Sembawang, Ang Mo Kio, and the City
2. **Nature Ways** along Yishun Ave 1, Yishun Ave 2, Yishun Ave 6, Yishun Ring Road with thematic landscaping
3. **Green Loop** along Lower Seletar Reservoir that will enhance connectivity along the waterfront and link to the future Round Island Route
4. **Northern Explorer Loop** along Yishun and Khatib Bongsu Park Connector which connects Yishun to other towns in the North Region
5. **Yishun Ring Road (with Silver Zone)** that connects the town centre to the rest of the town/ neighbourhoods and Yishun Ave 2 (Transit Priority Corridor) as the major walk-cycle-ride centric corridor passing through centre of Yishun and connecting to major transport nodes
6. **Key Corridors of Bus Travel** along Sembawang Road and Yishun Ave 2

Key Corridors are distinctive corridors that contribute to way-finding, orientation and imageable identity for the town. They typically serve vehicular circulation, encourage active mobility and have high walkability, as part of the ongoing move towards being car-lite.

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

# Key Corridors



1 Artist's impression of upcoming park connector along Green Loop



2 Khatib Bongsu Park Connector along Yishun Ave 2



3 Planting scheme along Yishun Ave 1

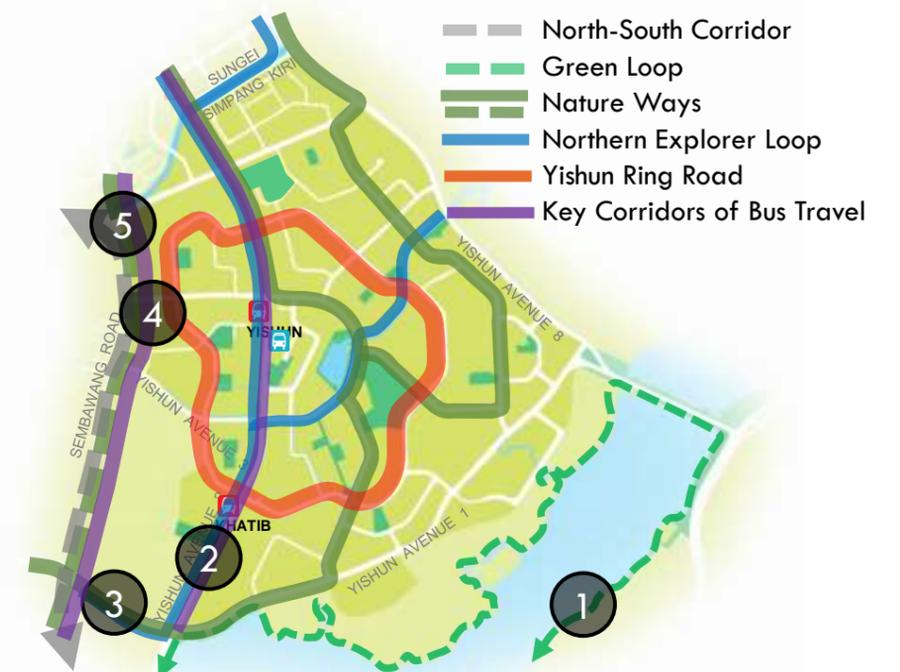


4 Artist's impressions of the North-South Corridor near Yishun Ave 5 / 7



The North-South Corridor (NSC) featuring bus lanes, at-grade cycling and pedestrian paths will directly connect the Northern region and the city centre. This brings the community conveniently to various key nodes and landmarks within Yishun. The NSC is an example of a Transit Priority Corridor, which involve designing new roads or repurposing existing ones to reimagine our road infrastructures to better support commuters' use of greener modes of transport.

There are also several Nature Ways across Yishun. Nature Ways are enhanced roadside planting through tiering, which mimics natural structure of forests, and they are enriched with flowering plants to serve an ecological function.



# 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 Yishun. These spaces contribute to a sense of town identity and new developments should respond to these nodes through strategies such as visual and pedestrian connectivity and architectural approach etc.

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



# Heritage Elements



Heritage Garden @ Yishun, showcasing the story of Yishun from the days of gambier and pepper planting to the development of the new towns in the late 1900s



Heritage Bridge at Lower Seletar Reservoir Park, inspired by the reservoir's rich history of kelongs, jetties and fishing boats



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

## Heritage Interpretation

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

These elements should be designed with the following considerations:

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

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

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

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

# Art Elements



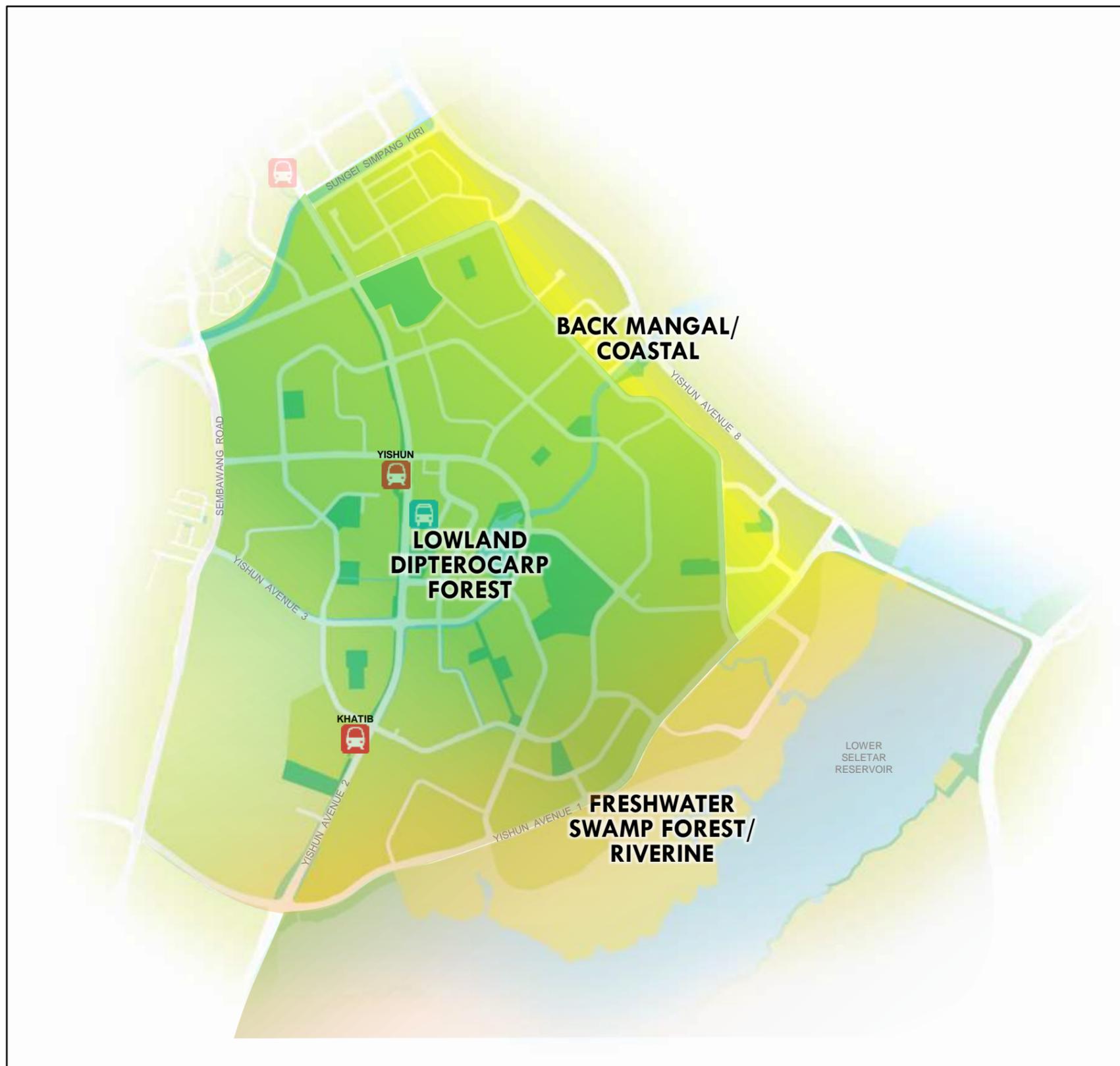
Statue of farmer with precinct marker at junction of Yishun Avenue 5 and Sembawang Road (near Blk 101), to recall the past when the area was occupied by plantation villages



Community mural at Yishun Fern Grove (Blk 674 MSCP) depicting a nostalgic coffeeshop scenes from the past

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 concept for Yishun draws reference to the surrounding natural habitats, aiming to enhance the existing biodiversity and strengthen ecological connectivity.

- The majority of the town can adopt **lowland Dipterocarp forest** planting, providing potential linkages to the Central Catchment Nature Reserve.
- Developments nearer to Yishun Avenue 8 can use **back mangal/ coastal** species in response to the mangrove habitats along Sungei Khatib Bongsu.
- Developments nearer to Lower Seletar Reservoir can use **freshwater swamp forest/ riverine** planting.

Proposed landscaping should consider multi-tiered planting, to incorporate layers of emergent, canopy and understorey trees, to mimic the natural forest structure.

Native species from the *Dipterocarpaceae* family, such as *Dipterocarpus*, *Shorea*, and *Hopea* species, can be incorporated where space permits. Dipterocarp forest saplings can be interplanted between canopy trees, and allowed to mature slowly for natural succession over time.

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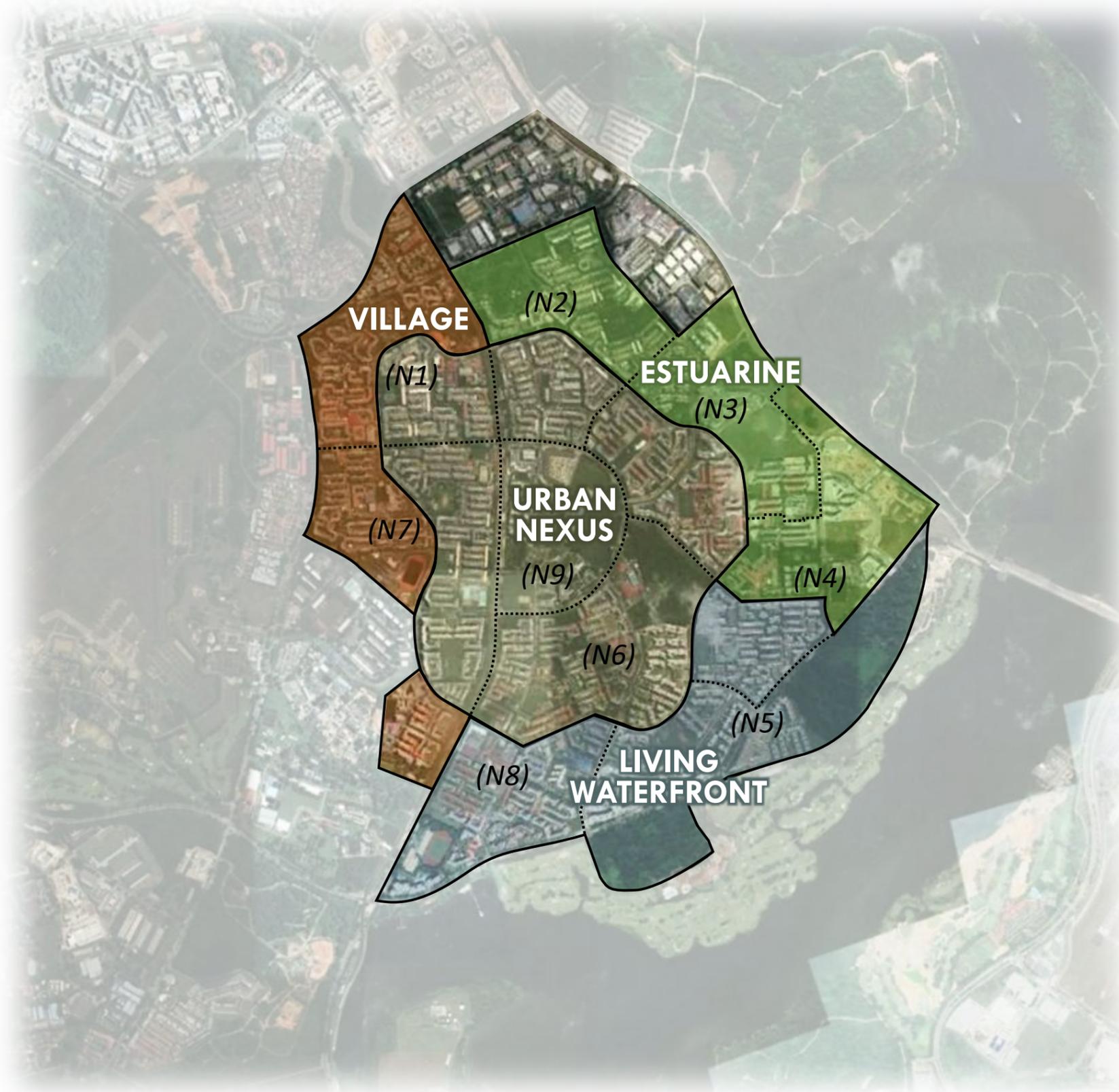
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## Precinct Scale

- Precinct Facilities
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# 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.

## 4 Distinct Areas

Based on the prevalent characteristics, the 4 areas are given specific sub-themes which also relate to the overall Yishun town theme of 'A Vibrant Town with Idyllic Outdoors'.

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

- **Urban Nexus:** Town Centre and Neighbourhood 1 (part), 2 (part), 3 (part), 6 (part), 7 (part)
- **Village:** Neighbourhood 1 (part), 2 (part), 8 (part)
- **Estuarine:** Neighbourhood 2 (part), 3 (part), 4 (part)
- **Living Waterfront:** Neighbourhood 4, 5, 7, 8 (part)

# Neighbourhood Scale Layers

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

## Form and Massing

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

## Streetscape and Urban Edge

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

Examples of streetscape treatment:

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

## Facade and Roofscape

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

## Public Spaces

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

## Landscape Approach

The 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



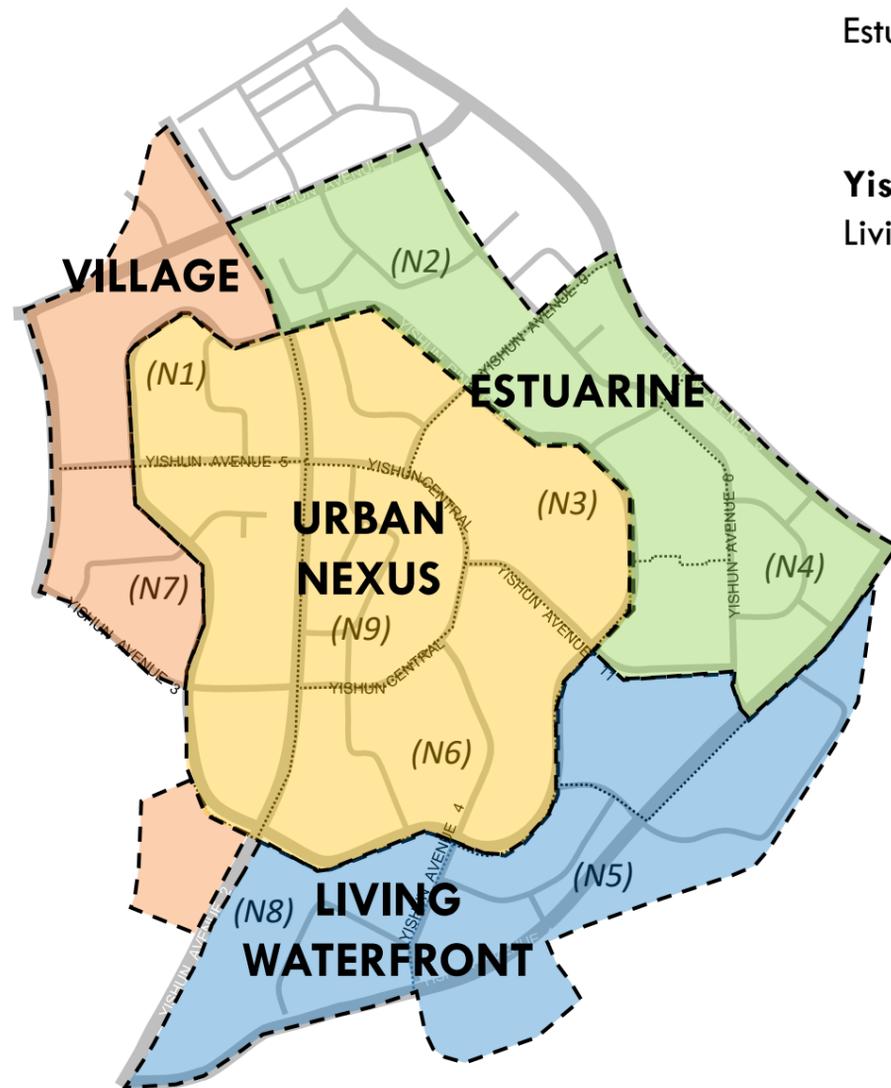
Primary Colour  
Secondary Colour  
Accent Colours

Examples of the application of colour palettes on facades

# Neighbourhood Scale Layers

## Summary of Colour Palettes for Yishun

Based on the town theme ‘A Vibrant Town with Idyllic Outdoors’, the suggested colour palettes of the 4 distinct areas in Yishun are inspired by the history and character of each area. Please refer to each area for the details of its suggested colour palette.



**Yishun (Central)**  
Urban Nexus

Primary Colours



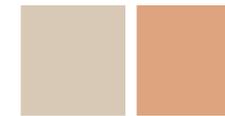
Secondary Colours



Accent Colours



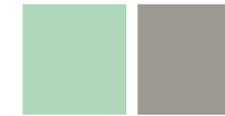
**Yishun (North/ West )**  
Village



**Yishun (North/ East)**  
Estuarine



**Yishun (South)**  
Living Waterfront



# Yishun (Central) – Urban Nexus



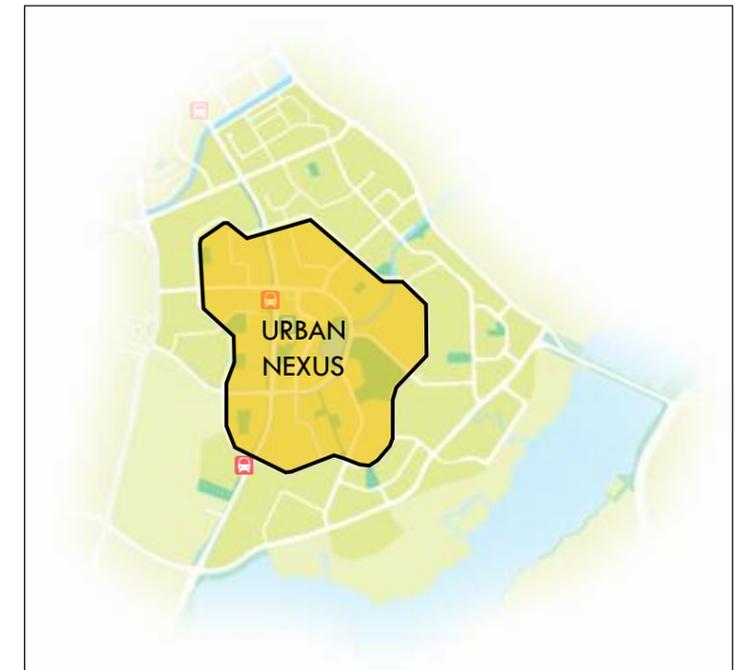
Overview of Yishun Town Centre showcasing the vibrant mix of uses around Yishun Pond.



Mid-level view of the Town Centre from Yishun Town Garden today

## Sub-theme and Concept

Bounded by Yishun Ring Road and located at the heart of Yishun town, the Town Centre consists of a vibrant mix of residential, commercial and transport nodes, as well as nature and recreational areas. This creates opportunities for a vibrant Wellness Hub in the North with access to healthcare services such as Khoo Teck Puat Hospital and Yishun Community Hospital; outdoor recreation nodes and nature areas such as the Yishun Pond Park and Town Garden.



# Yishun (Central) – Urban Nexus



## Sub-theme and Concept

### Planning and Design Considerations

- Transform Yishun Town Centre into a vibrant hub, within easy access to recreational and nature destinations using the following strategies:
  - a) Strengthen existing links and introduce new links at the Town Centre, to provide a comprehensive and seamless pedestrian network that connects to key facilities and community spaces
  - b) Introduce a good mix of facilities and community spaces, with a civic focal point to enhance the vibrancy of Yishun Town Centre

# Yishun (Central) – Urban Nexus



## Form and Massing

- Blocks to capitalise on views towards natural elements, e.g. Yishun Town Garden, Yishun Pond Park, Yishun Park
- Building forms could take inspiration from nature or respond to its site context
- Interlocking forms contribute to a skyline and visually break up the mass of building blocks
- Create distinctively shaped courtyards by varying block configurations

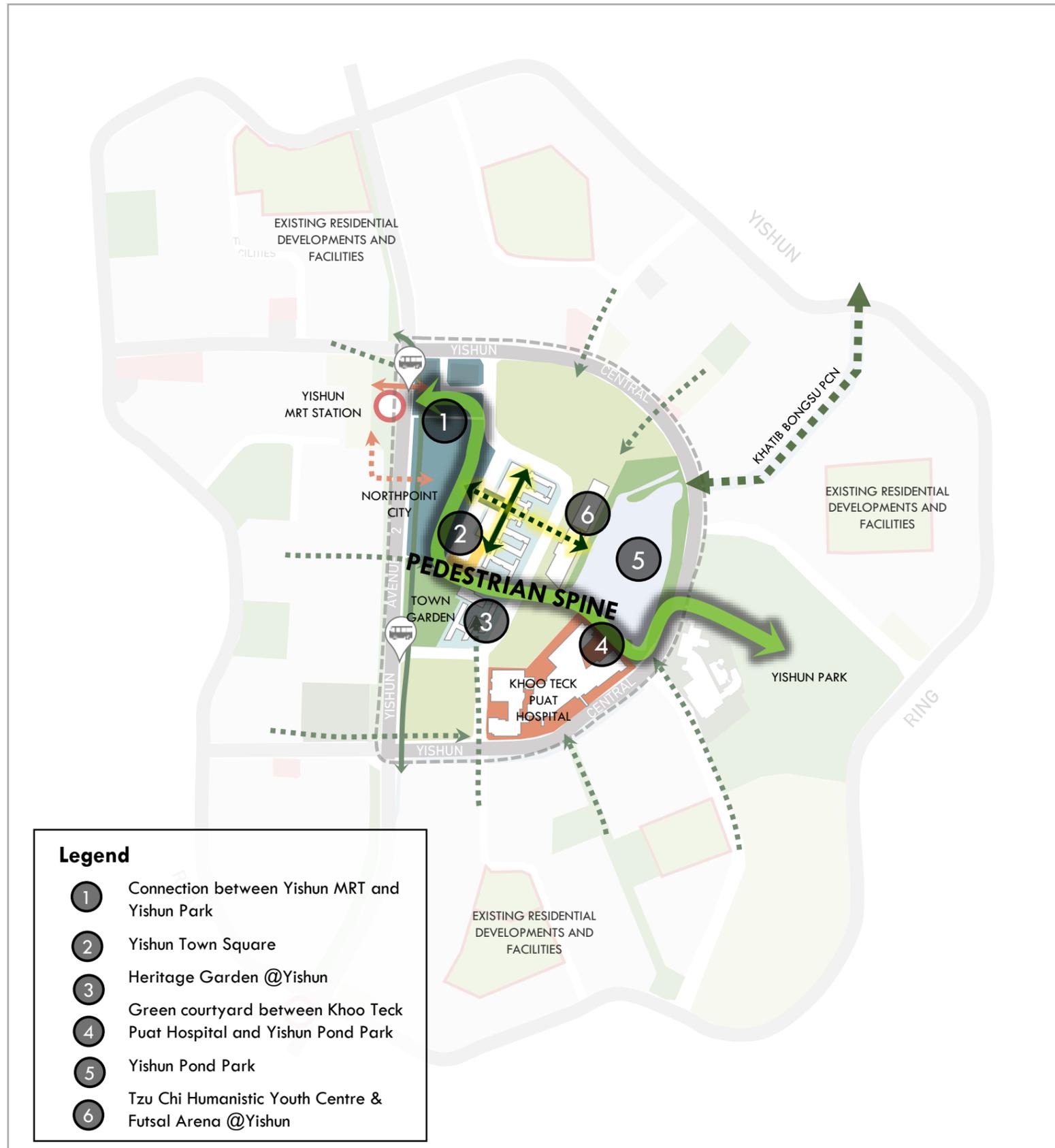


Khoo Teck Puat Hospital – V-shaped block configuration with central court to maximise views of Yishun Pond Park



Fern Grove @ Yishun – designed with a fern-shaped central green lawn

# Yishun (Central) – Urban Nexus



## Public Spaces

A vibrant pedestrian spine connects the town centre with Yishun MRT station and various parks and recreational areas:

- Welcoming entrances and pockets of green courtyards could relate to and branch off from the main pedestrian spine connecting Yishun MRT station and Yishun
- A variety of public spaces ranging from larger plazas to more intimate courtyards can be provided for multitude of activities and community events
- Integration of nature in public spaces, and enhanced connectivity to surrounding parks and open spaces is encouraged for enhanced health & well being of residents

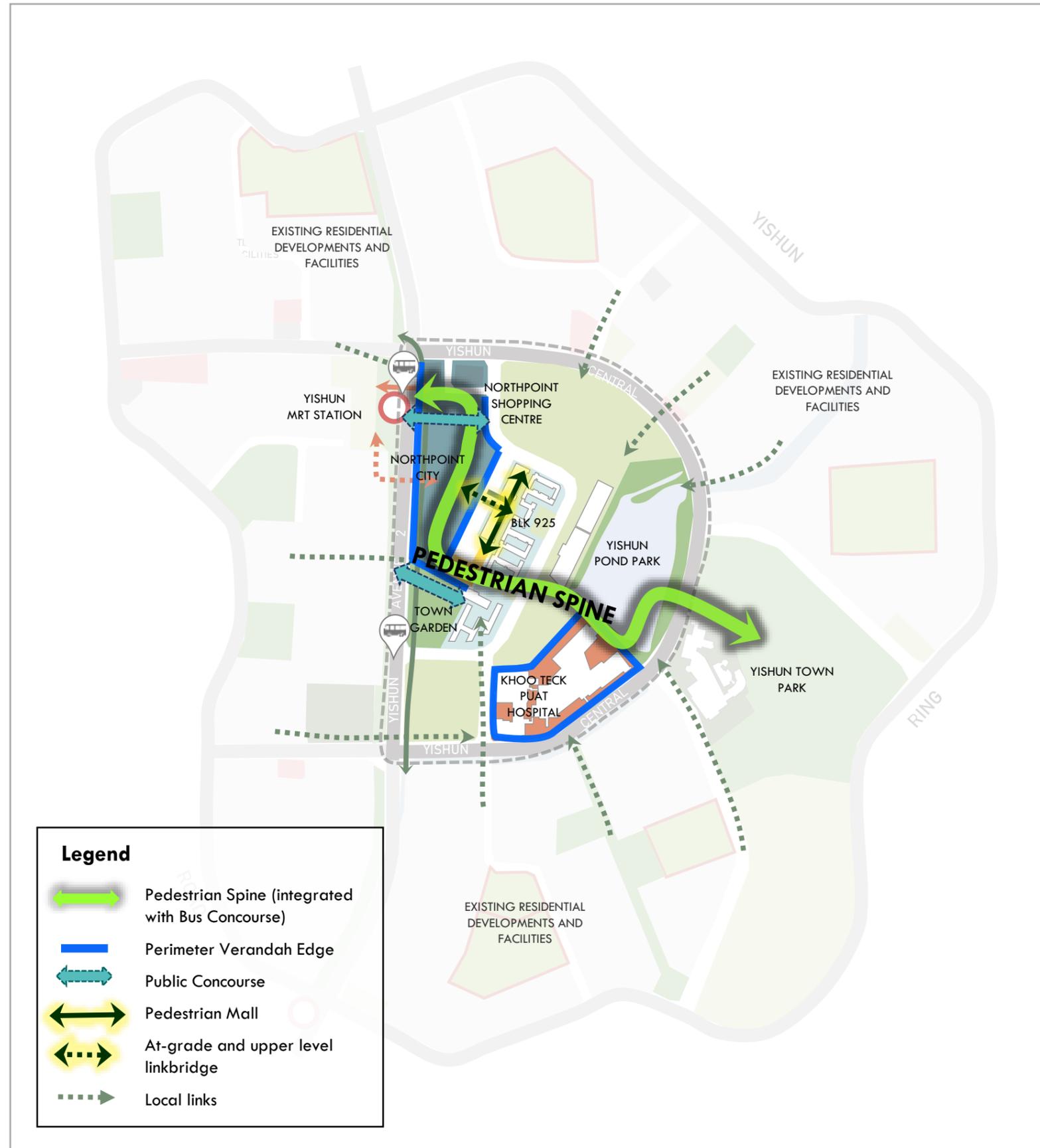


Lookout tower & bridge connecting between Yishun Pond Park and Yishun Park



Welcoming terraced steps leading from Yishun Town Garden to Town Square

# Yishun (Central) – Urban Nexus



## Streetscape and Urban Edge

To enliven the streetscape experience, key pedestrian thoroughfares along developments and nature spaces, could be integrated with sensitively designed landscaped or active edges. They should be enhanced by the following treatment guidelines:

- Active, commercial and communal facilities to line key pedestrian thoroughfares e.g. sheltered public concourse between Northpoint City and Northpoint Shopping Mall
- Verdant landscaped edge to create an attractive, well-shaded streetscape e.g. public concourse between Town Garden and Northpoint City



Sheltered public concourse between Northpoint City and Northpoint Shopping Mall



Landscaped edge along Town Garden facing Northpoint City

# Yishun (Central) – Urban Nexus

## Colour Palette

In line with the 'Urban Nexus' sub-theme, the suggested colour palette for Yishun (Central) is off-white and a range of grey shades for its primary colours, complemented by secondary colours and accent colours comprising green, blue and earthy brown shades. This palette reflects the vibrant yet soothing mixture of cool and warm colour tones in the existing developments.

### Primary Colours

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



### Secondary Colours

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



### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.  
(choose 1 or more accent colours)



## Facade and Roofscape

- Facade designs can be dynamic and vibrant. To achieve contemporary and timeless facade designs, they can comprise clean, geometric forms.



Soothing off-white, grey and green tones in Fern Grove @ Yishun



Dynamic interlocking facade design with grey and brown shades in artist's impression of Yishun Beacon

# Yishun (Central) – Urban Nexus



## Landscape Approach

The vibrancy of the ‘Urban Nexus’ sub-theme can be expressed through contrasting hardscape and softscape elements at key points of interest in the landscape.

### Planting Concept

Trees or shrubs with vibrant flowers or attractive foliage can be planted at entrances and nodal spaces. Accent plants can be supplemented with other lowland Dipterocarp forest trees that have straight trunks and upright forms. The verticality of such trees will accentuate the urban character of the area.

From left: Trees with coloured foliage and flowering shrubs can be used selectively at points of interest (example from West Quarry @ Bukit Batok); vertical trees frame the walkway into the precinct (example from Waterway Terraces I)

# Yishun (Central) – Urban Nexus



From left: Examples of feature trees with ornamental foliage or flowers include *Elaeocarpus mastersii*, *Sterculia parviflora*, *Cratoxylum maingayi*, and *Flacourtia inermis*



From left: Examples of forest trees with upright form include *Garcinia atroviridis* and *Agathis borneensis*

## Landscape Approach

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive. Plant selection will need to consider the suitability of species for the site conditions and maintenance requirements.

#### Feature Trees with Ornamental Foliage or Flowers

- *Elaeocarpus mastersii* (Small-leafed Oil-fruit)
- *Sterculia parviflora* (Common Sterculia)
- *Cratoxylum maingayi* (Derum)
- *Flacourtia inermis* (Rukam)

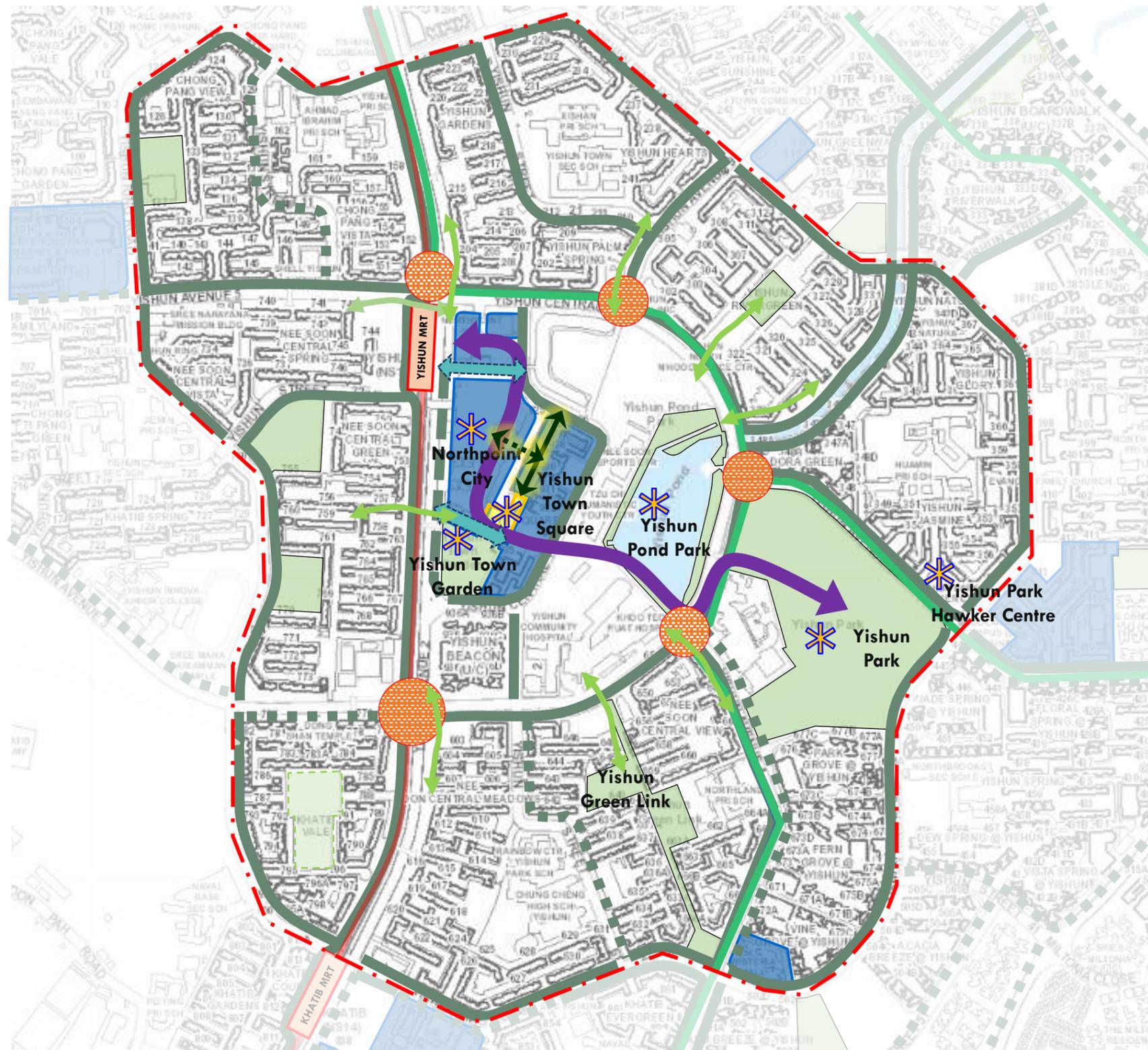
#### Forest Trees with Upright Form

- *Agathis borneensis* (Borneo Kauri)
- *Garcinia atroviridis* (Asam Gelugor)
- *Dipterocarpus* spp.\*
- *Shorea* spp.\*
- *Hopea* spp.\*

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

# Yishun (Central) – Urban Nexus

## Overview of Key Urban Design Considerations



### Transport

EXISTING PROPOSED



MRT Station

### Facilities



Neighbourhood/ Commercial Centre



Plaza Space

### Parks and Waterbodies



Park and Open Space



Waterbody



Park Connector/ Cycling Path/ Round Island Route



Local Links between Developments

### Key Corridors



Existing Connection between Yishun MRT Station and Yishun Park



Nature Way



Existing Pedestrian Mall



Elevated linkbridge between Northpoint City & Blk 935



Public Concourse

### Key Nodes and Junctions



Landmark



Key Junction

# Yishun (North/ West) – Village



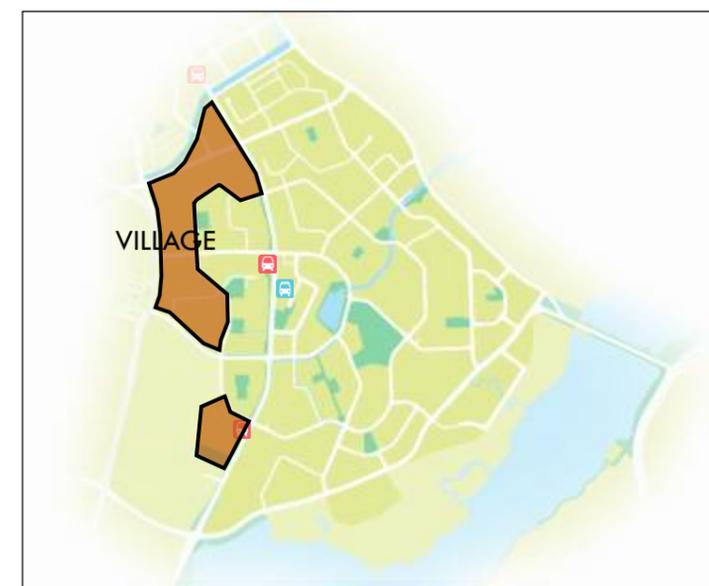
Artist's Impression; For Illustration Purpose Only, Subject to Change

Artist's impression of new integrated development, Chong Pang City, by Singapore Land Authority, National Environment Agency, People's Association and SportSG

## Sub-theme and Concept

Located at the western edge of Yishun town, the Village theme draws inspiration from the first neighbourhood centre in Yishun named Chong Pang City, which was referenced to Lim Chong Pang (a Chinese pioneer and businessman) and the former Chong Pang Village located near the present day Sembawang MRT Station. The shopkeepers in the centre were mostly former residents from the nearby villages.

The Chong Pang City Neighbourhood Centre will be rejuvenated with a new integrated development comprising a community club, replacement market and hawker centre, as well as retail and recreational facilities such as swimming pools, gymnasium and fitness studios. This new development will bring back the spirit of the old Chong Pang Village, which was the hub of the community's cohesion.



LAID-BACK    GOOD FOOD    KAMPUNG LIVING  
 HERITAGE    **VILLAGE**    GROUND UP  
 CHONG PANG CITY    MEMORIES  
 INTEGRATED DEVELOPMENT    CHILL    NOSTALGIC  
 42

# Yishun (North/ West) – Village

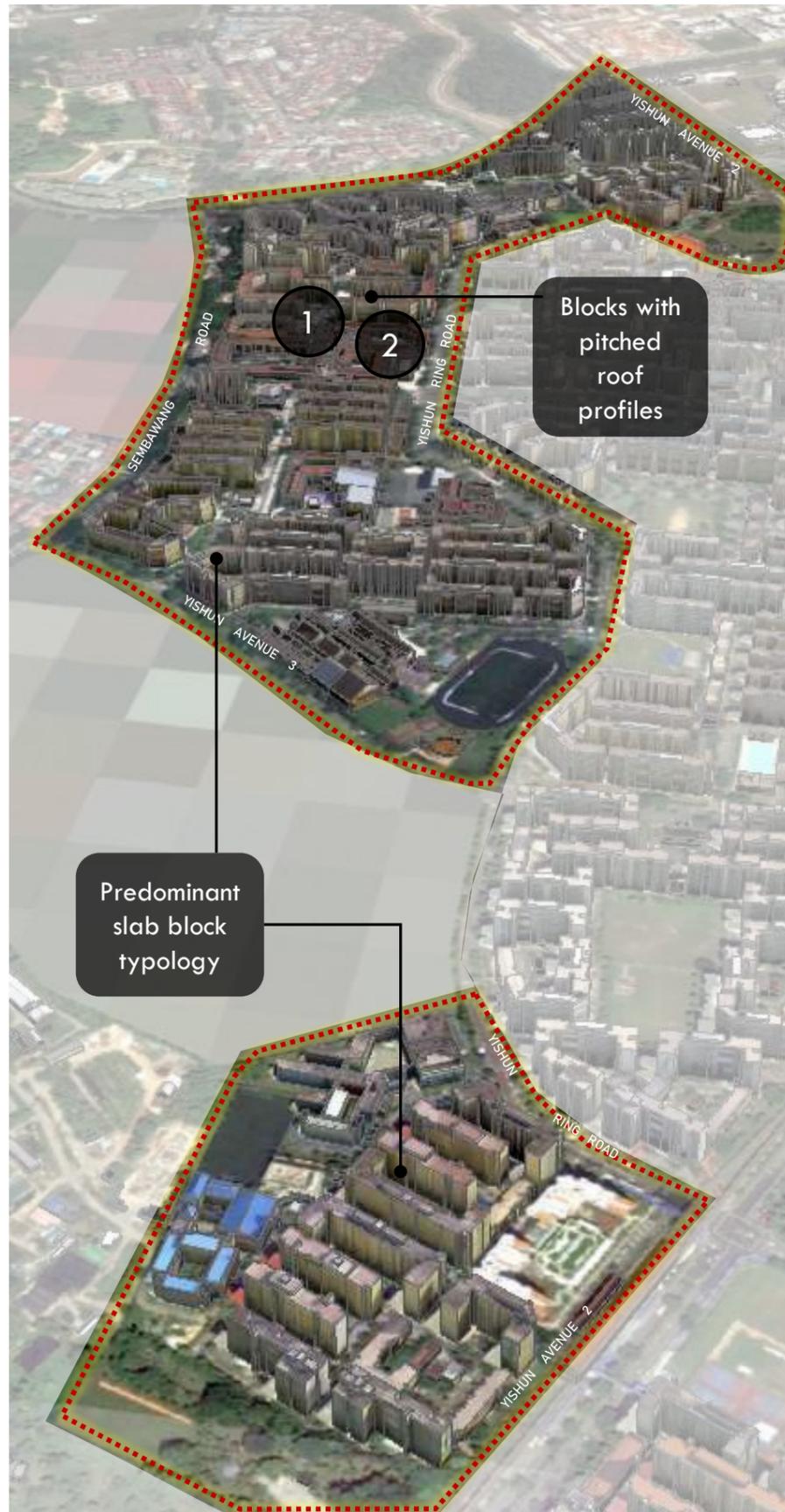


## Sub-theme and Concept

### Planning and Design Considerations

- Enhance connectivity within and around the Neighbourhood Centre for a seamless pedestrian network connecting to key facilities and recreational destinations
- Enliven public spaces and community nodes at the neighbourhood centre as a focal point by introducing a wide variety of facilities
- Respond sensitively to the existing urban fabric or surroundings to encourage community bonding or *kampung* spirit

# Yishun (North/ West) – Village



Chong Pang City Neighbourhood Centre – low-rise blocks with community spaces within courtyards



Artist's impression of Chong Pang City – terracing block typology with elevated greenery

## Form and Massing

- Design of architectural elements should respond to the site context, e.g. the pitched roofs and low-rise courtyard blocks at the Chong Pang City Neighbourhood Centre which contributes to the Village-like theme.

# Yishun (North/ West) – Village

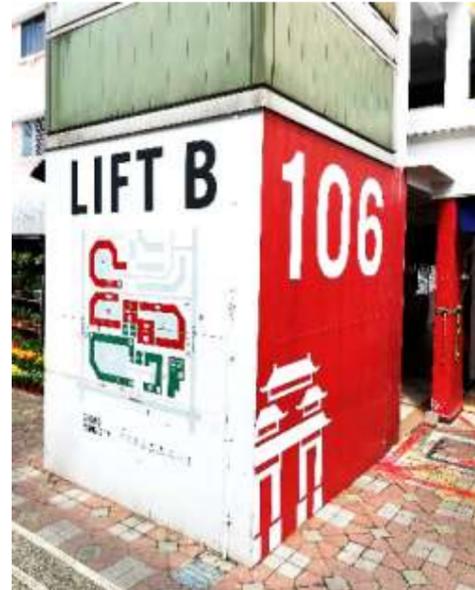


Artist's Impression; For Illustration Purpose Only, Subject to Change

Artist's impression of vibrant and open public spaces in Chong Pang City



Entrance marker to Chong Pang City Neighbourhood Centre



Icons that are associated with the area's history are used in the dementia-friendly wayfinding system in Chong Pang City Neighbourhood Centre



## Public Spaces

- Use of entrance markers at main public spaces leading into the district, akin to community gathering spaces in a village.
- Use of visual cues such as motifs associated with area's heritage for dementia-friendly wayfinding
- Well-landscaped vibrant open spaces with community gardens and landscaping, to enhance health and overall wellbeing of residents

# Yishun (North/ West) – Village

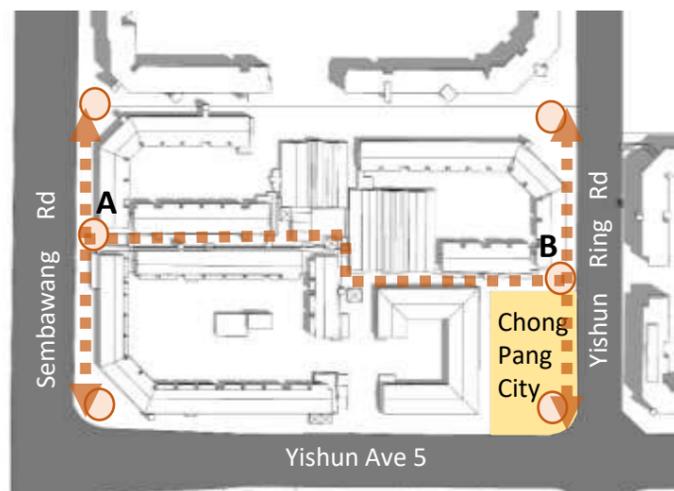


Artist's Impression; For Illustration Purpose Only, Subject to Change

Artist's impression of Chong Pang City – high-volume entrance plaza and interesting building form to enhance visibility of junction

## Streetscape and Urban Edge

- Where there are major roads and junctions, developments should be designed with welcoming / open spaces with landscaping and seating areas
- This will create a sense of arrival as well as provide visual and spatial relief to the area



- Open plazas/entrance gateways located at prominent junctions or axis at Chong Pang City Neighbourhood Centre

# Yishun (North/ West) – Village

## Colour Palette

In line with the 'Village' sub-theme, the suggested colour palette for Yishun (North/ West) is off-white and a range of grey shades for its primary colours, complemented by secondary colours and accent colours comprising neutral red, earthy orange and yellow, as well as brown and brownish grey shades. This palette reflects the bright primary colours of the existing developments.

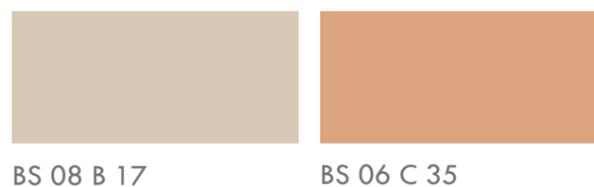
### Primary Colours

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



### Secondary Colours

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



### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.  
(choose 1 or more accent colours)



## Facade and Roofscape

- Unique 'ornamentation' for each development, taking reference from the tropical elements of *kampung* houses



Warm shades of orange and red on the facade of Blk 101 Yishun Ave 5



Warm shades of orange and red on the facade of Blk 106 to reflect the bright colours of the existing developments

# Yishun (North/ West) – Village



Trees of different species are planted in groups in this *kampung*-themed park (example from Buangkok Square Neighbourhood Park).

## Landscape Approach

The landscape design of developments in the ‘Village’ sub-theme area can reflect its agricultural past.

### Planting Concept

*Kampung*-themed and forest species can be incorporated as a nod to the area’s agricultural heritage. Where suitable, fruit trees commonly found in villages and plantations can also be planted, with consideration given to ease of maintenance and avoiding proximity to residential blocks, footpaths and facilities.

The landscape can be clustered to reflect the organic nature of village landscapes.

# Yishun (North/ West) – Village



From left: Datum tree species is *Pometia pinnata*; Examples of forest trees include *Agathis borneensis* and *Hopea mengarawan*



Examples of fruit trees include *Gnetum gnemon*, *Artocarpus altilis* and *Bouea macrophylla*

## Landscape Approach

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive. Plant selection will need to consider the suitability of species for the site conditions and maintenance requirements.

#### Datum Tree

- *Pometia pinnata* (Island Lychee)

#### Forest Trees

- *Agathis borneensis* (Borneo Kauri)
- *Knema hookeriana* (Great Woolly Nutmeg)
- *Dipterocarpus* spp.\*
- *Shorea* spp.\*
- *Hopea* spp.\*

#### Fruit Trees\*\*

- *Gnetum gnemon* (Belinjau)
- *Artocarpus altilis* (Breadfruit)
- *Dimocarpus longan* (Longan)
- *Bouea macrophylla* (Kundang)
- *Baccaurea motleyana* (Rambai)

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

\*\* Fruit trees (subject to Town Council's agreement) to be located away from residential blocks, footpaths and facilities

# Yishun (North/ West) – Village

## Overview of Key Urban Design Considerations



### Transport

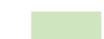
EXISTING PROPOSED

 MRT Station

### Facilities

 Neighbourhood/ Commercial Centres

### Parks and Waterbodies

 Park

 Waterbody

 Park Connector/ Cycling Path/ Round Island Route

### Key Corridors

 Nature Way

### Key Nodes and Junctions

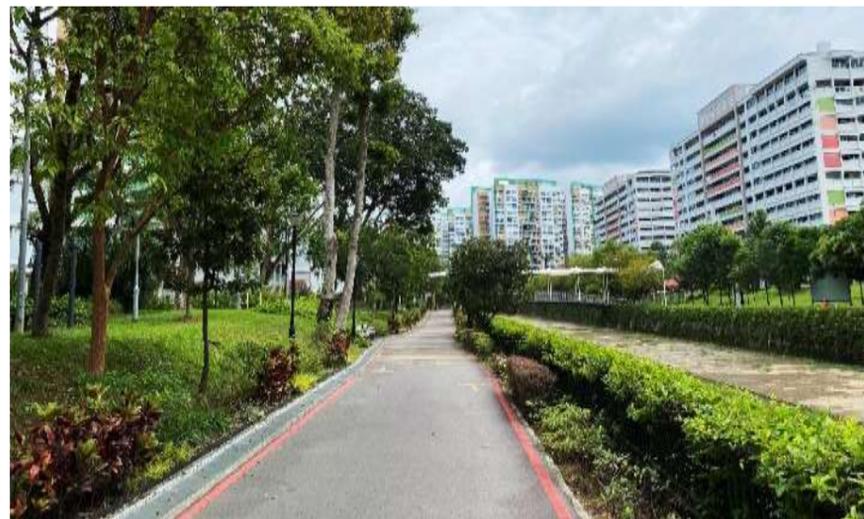
 Landmark

 Key Junction

# Yishun (North/ East) – Estuarine



Yishun Nature Park – an educational resource for the community with native trees, rain gardens, vegetated swale systems



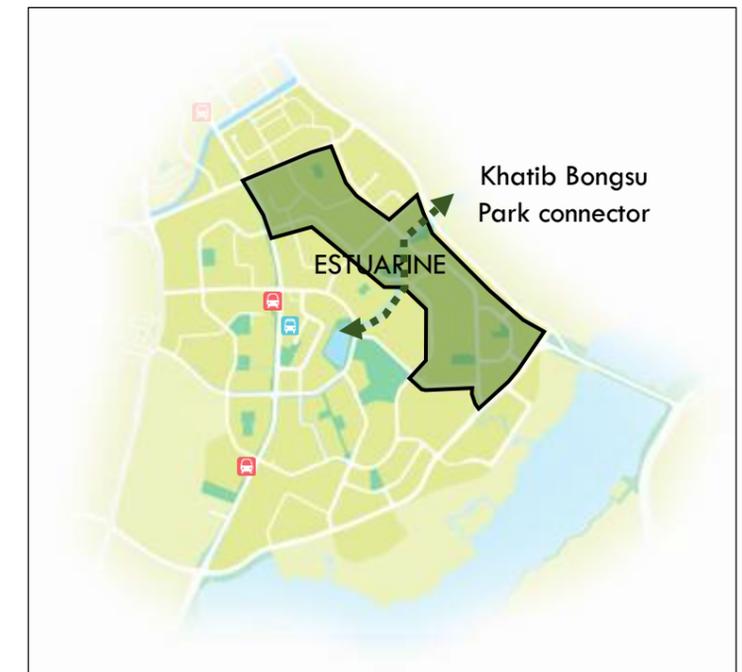
Khatib Bongsu Park Connector



Sungei Khatib Bongsu

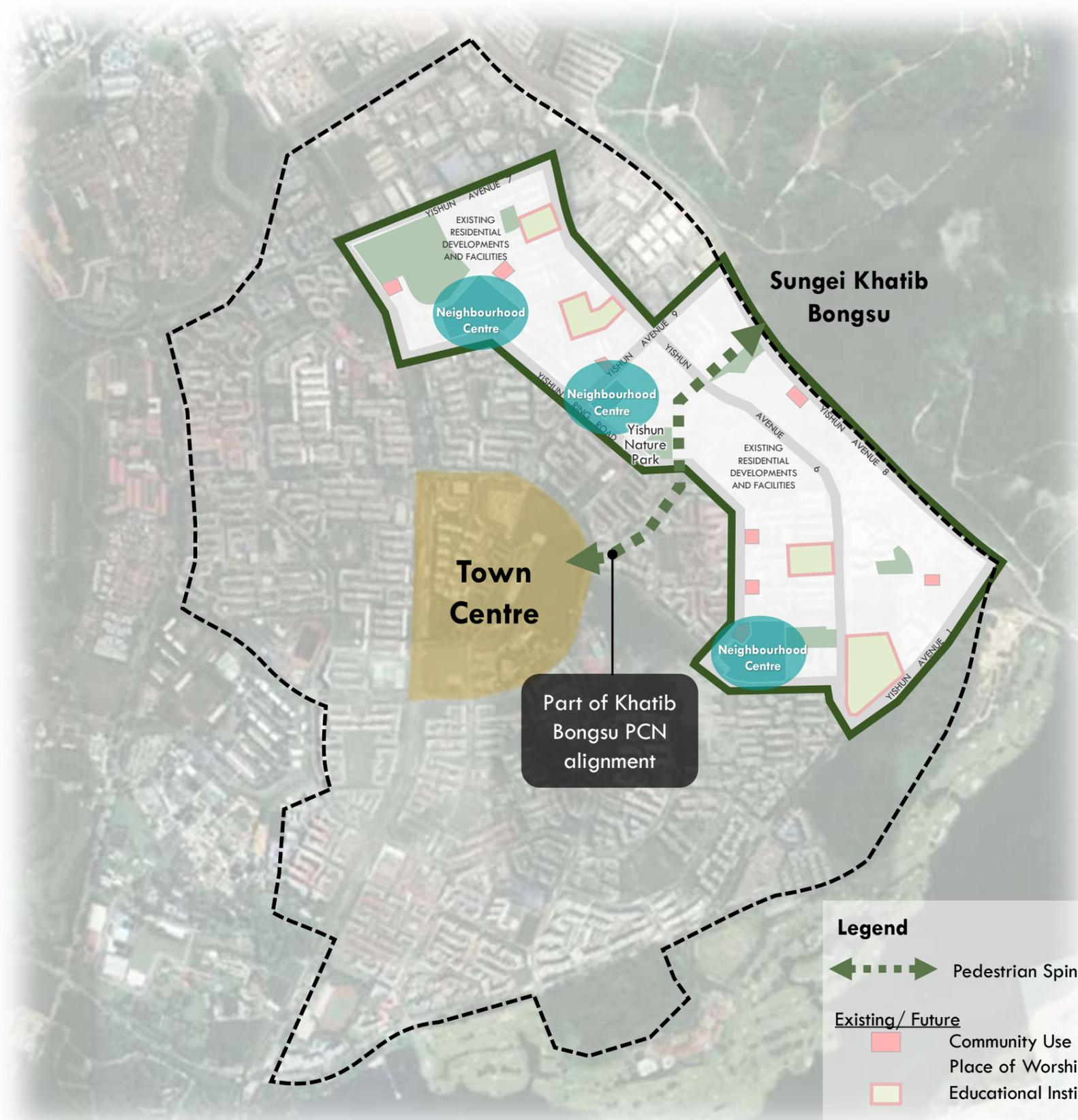
## Sub-theme and Concept

The 'Estuarine' sub-theme takes inspiration from Sungei Khatib Bongsu, which serves as one of the last accessible riverine mangroves. It is linked by the Khatib Bongsu Park connector that brings residents and visitors closer to nature.



RECREATIONAL      RUSTIC  
MANGROVES      SWAMPY      NATURE  
LAIDBACK      **ESTUARINE**  
TRAILS  
LAYERS      WILD  
RIVERINE      EARTHY

# Yishun (North/ East) – Estuarine



## Sub-theme and Concept

### Planning and Design Considerations

- Design of the developments should respond to the surroundings which have a naturalistic and rustic character
- Ensure seamless connectivity to Khatib Bongsu Park connector, a key pedestrian spine through the area that connects residents to key facilities (Town Centre) and greenery (e.g. Yishun Nature Park, Sungei Khatib Bongsu)
- Create a tranquil residential environment that provides intimate and cozy spaces for the community

# Yishun (North/ East) – Estuarine



## Form and Massing

- Blocks to capitalise on views towards natural elements, e.g. the sea, Sungei Khatib Bongsu
- Building forms could take inspiration from features found along an estuarine such as rivers, streams, hills, valleys, mangroves, trees etc.
- Varying heights and staggered blocks that respond to surrounding greenery/ nodal spaces



Valley Spring @ Yishun – Framing of views through a central ‘portal’



Artist’s impression of Yishun Glen – blocks mimic natural mountains with valley-like precinct spaces

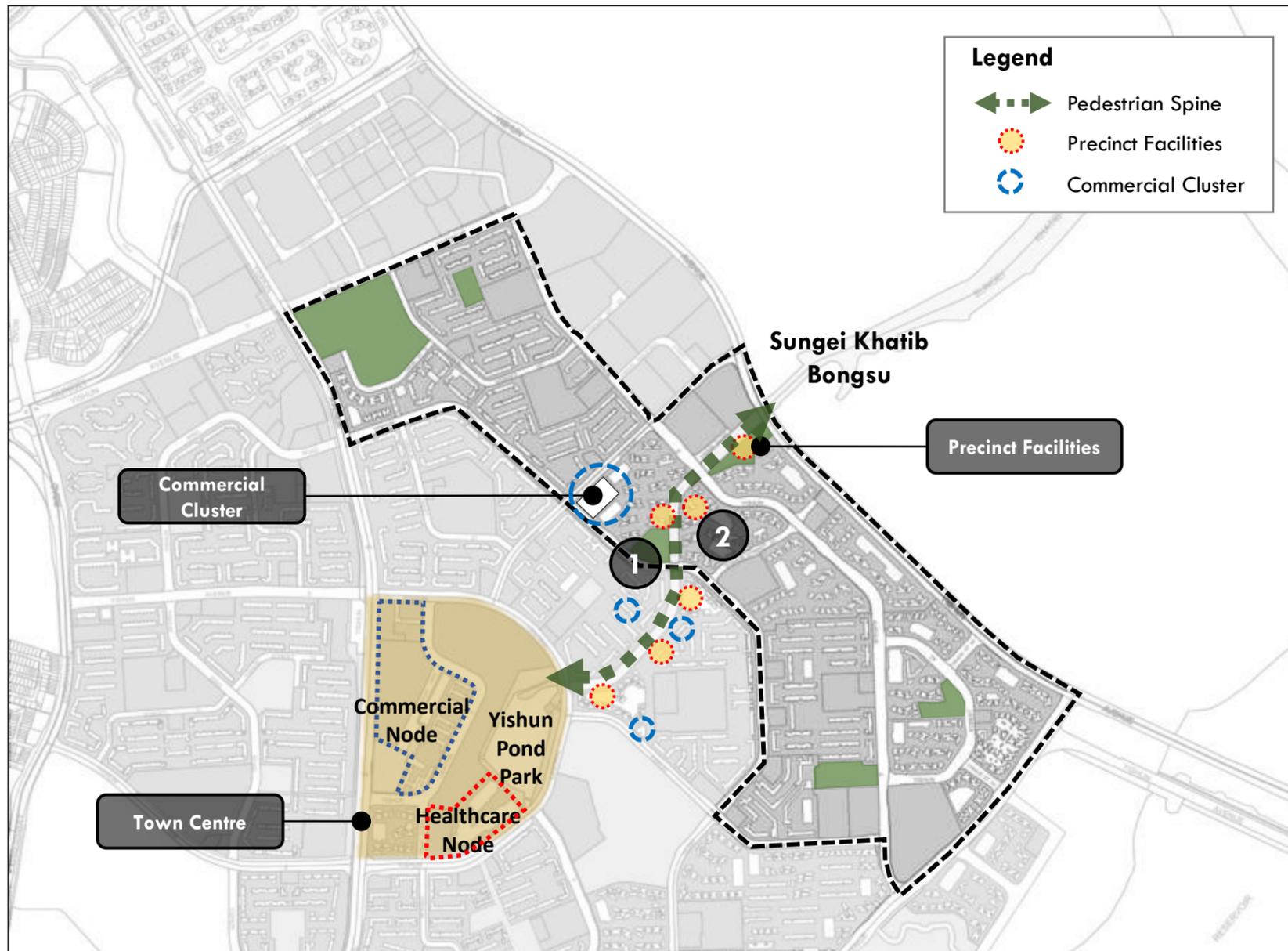


Artist’s impression of Yishun Boardwalk – varying heights to break down massing and respond to park/ waterbody



Artist’s impression of Grove Spring @ Yishun – Staggered blocks to create interesting views

# Yishun (North/ East) – Estuarine



## Public Spaces

### 1 Yishun Nature Park

Yishun Nature Park is located in Estuarine District, next to the Yishun Greenwalk development, and is used for recreational and educational purposes. Its eastern edge is bordered by soft planted banks along the drainage reserve.

### 2 Connection between Yishun Town Centre and Sungei Khatib Bongsu

Activity nodes for active and passive recreational uses such as jogging and cycling, as well as spaces for gathering and conducting educational trails, can be planned along this main pedestrian spine

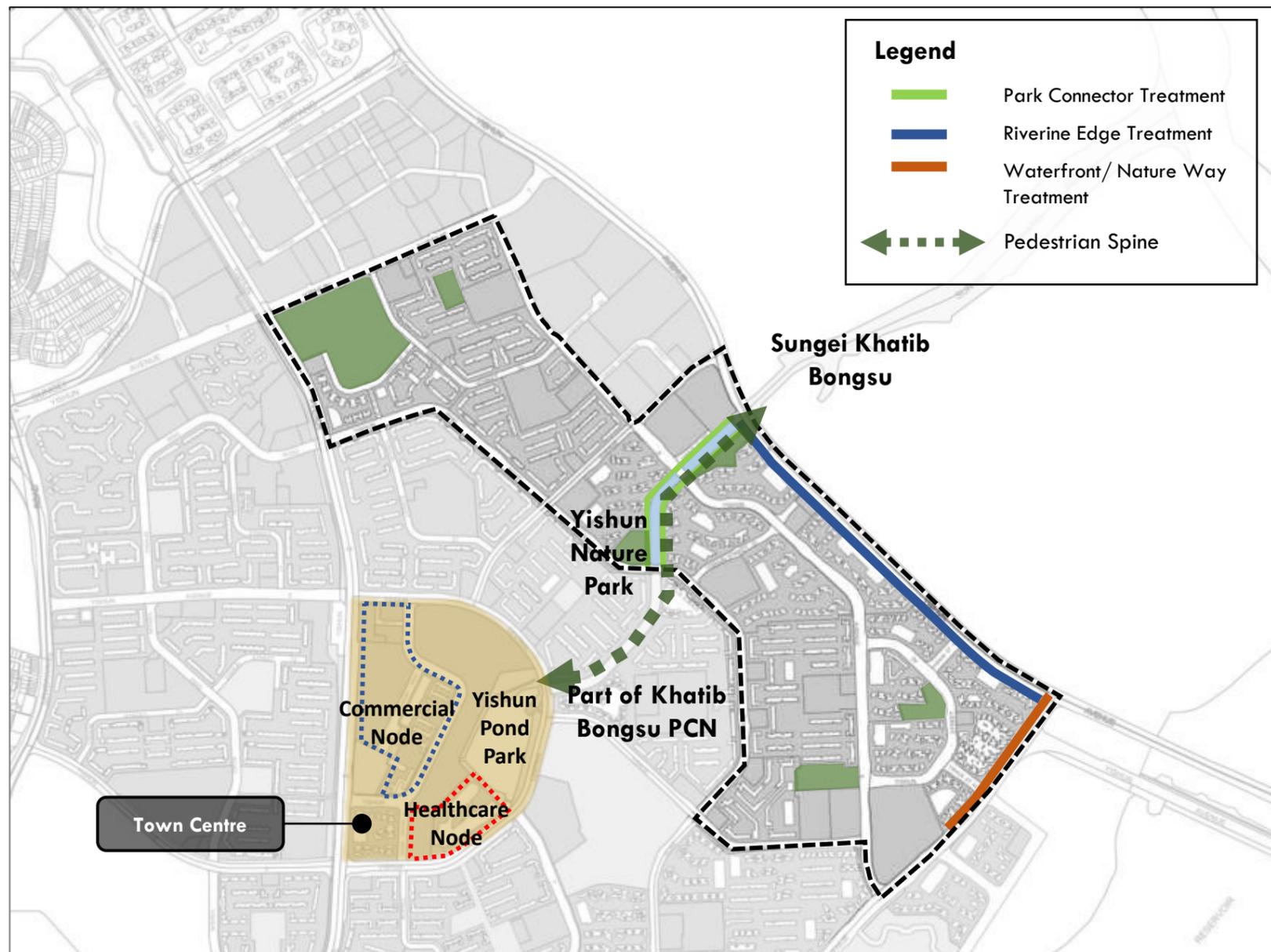


Yishun Nature Park



Khatib Bongsu Park Connector along western edge of Yishun Riverwalk

# Yishun (North/ East) – Estuarine



## Streetscape and Urban Edge

### Park Connector Treatment

Developments to have precinct green spaces which seamlessly connect to surrounding neighbourhood parks and park connectors i.e. Yishun Nature Park, Khatib Bongsu Park Connector.

### Riverine Edge Treatment

Developments fronting the Sungei Khatib Bongsu shall capitalise on the view, and employ architectural features that extend greenery into the residential parcel.

### Waterfront/ Park Connector Treatment

Developments shall adopt a terracing or staggering form to maximise views of Lower Seletar Reservoir. It also forms part of NParks' planned park connector (along Yishun Avenue 1).



Artist's impression of Forest Spring @Yishun facing towards the Orchid Country Club/ Lower Seletar Reservoir



The Khatib Bongsu Park Connector and drainage reserve are flanked by Yishun Greenwalk with Yishun Nature Park on the left, and Yishun Riverwalk on the right

# Yishun (North/ East) – Estuarine

## Colour Palette

In line with the 'Estuarine' sub-theme, the suggested colour palette for Yishun (North/ East) is off-white and a range of grey shades for its primary colours, complemented by secondary colours and accent colours comprising yellow, brown and blue shades. This palette aligns with the existing colour tones of existing developments.

### Primary Colours

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



### Secondary Colours

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



### Accent Colours

Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.  
(choose 1 or more accent colours)



Blue accents highlight the vertical feature elements on the facade of Yishun Riverwalk



Grey and orange shades in the artist's impression of Yishun Glen

## Facade and Roofscape

- Facade design and roof features can be dynamic and vibrant
- Take inspiration from natural features such as the meandering river valley and forest grove, with emphasis on contemporary geometrical features (e.g. vertical and horizontal lines)

# Yishun (North/ East) – Estuarine



From left: Naturalistic planting using layers of trees and shrubs along meandering walkways (examples from Sungei Api Api and Yishun Nature Park)

## Landscape Approach

Spaces in the 'Estuarine' sub-theme area can be more rustic in design, incorporating natural materials and earthy colours. Landscape layouts can be meandering and organic, complemented with naturalistic planting.

### Planting Concept

Planting can be layered, with a mix of tree species at different heights, and lush undergrowth. The plant selection should include feature species with large glossy or leathery leaves, as is characteristic of coastal mangrove species.

# Yishun (North/ East) – Estuarine



From left: Examples of coastal trees with large and leathery foliage include *Barringtonia racemosa*, *Calophyllum inophyllum* and *Terminalia catappa*



From left: Examples of coastal trees with small/ medium leaf blades include *Maranthes corymbosa* and *Ilex cymosa*; Examples of understorey trees include *Syzygium zeylanicum* and *Ardisia elliptica*

## Landscape Approach

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive. Plant selection will need to consider the suitability of species for the site conditions and maintenance requirements.

#### Coastal Trees with Large and Leathery Foliage

- *Barringtonia racemosa* (Fish-Killer Tree)
- *Calophyllum inophyllum* (Bintangor Laut)
- *Terminalia catappa* (Sea Almond)\*

#### Coastal Trees with Small/ Medium Leaf Blades

- *Ilex cymosa* (Marsh Holly)
- *Horsfieldia irya* (Pianggu)
- *Planchonella obovata* (Sea Gutta)
- *Erythroxylum cuneatum* (Inai Inai)\*
- *Maranthes corymbosa* (Merbatu)\*

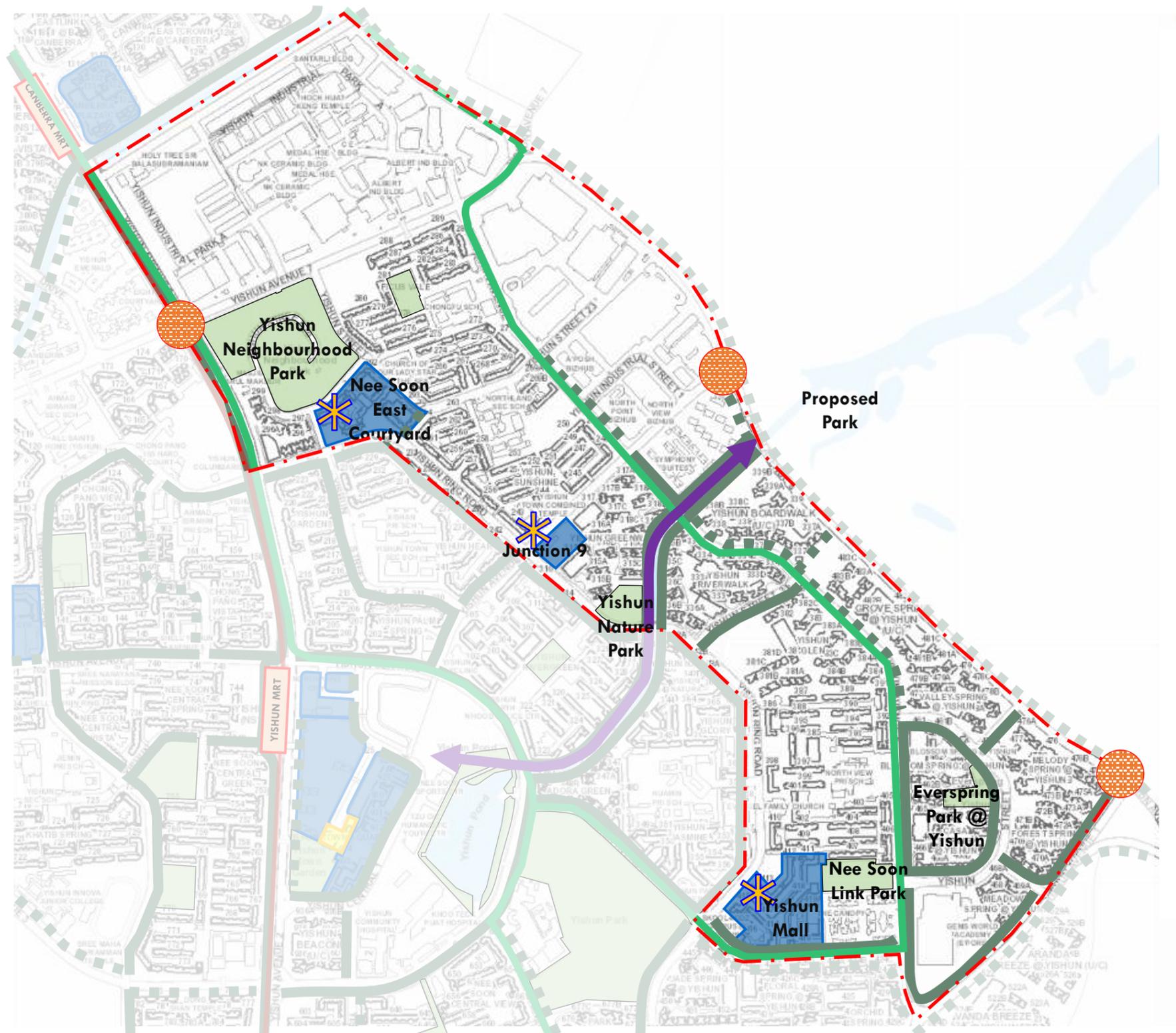
#### Understorey Trees

- *Syzygium zeylanicum* (Kelat Merah)
- *Calophyllum soulattri* (Bintangor Bunut)
- *Ardisia elliptica* (Seashore Ardisia)

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

# Yishun (North/ East) – Estuarine

## Overview of Key Urban Design Considerations



### Transport

EXISTING PROPOSED

MRT Station

### Facilities

Neighbourhood/ Commercial Centres

Plaza Space

### Parks and Waterbodies

Park

Waterbody

Park Connector/ Cycling Path/ Round Island Route

### Key Corridors

Connection between Town Centre to Sungei Khatib Bongsu along Khatib Bongsu Park Connector

Nature Way

### Key Nodes and Junctions

Landmark

Key Junction

# Yishun (South) – Living Waterfront



Aerial view of Lower Seletar Reservoir



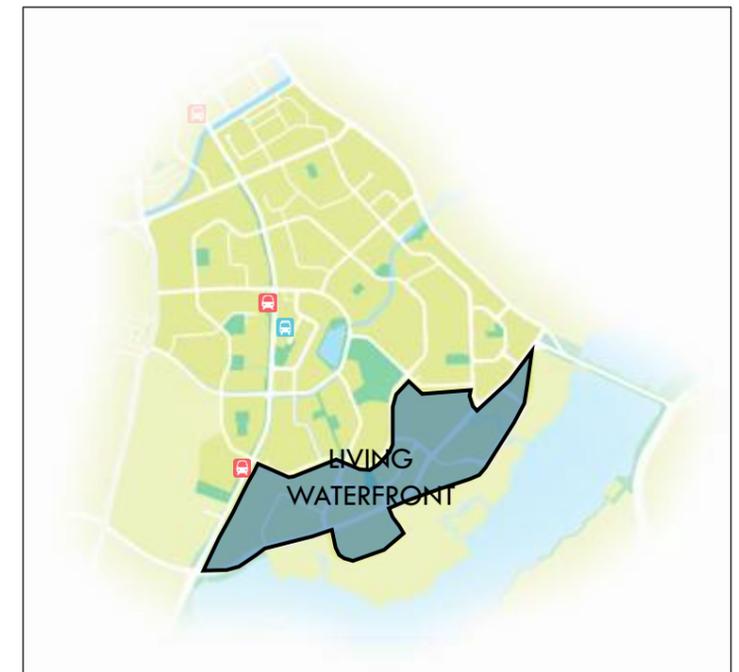
Boardwalk along Lower Seletar Reservoir Park



Water play area at Lower Seletar Reservoir Park

## Sub-theme and Concept

The area fronting Lower Seletar Reservoir presents the opportunity to offer waterfront living experience amongst greenery. There is also a variety water sports/ recreational activities available here to enliven the community and encourage residents to lead active and healthy lifestyles.



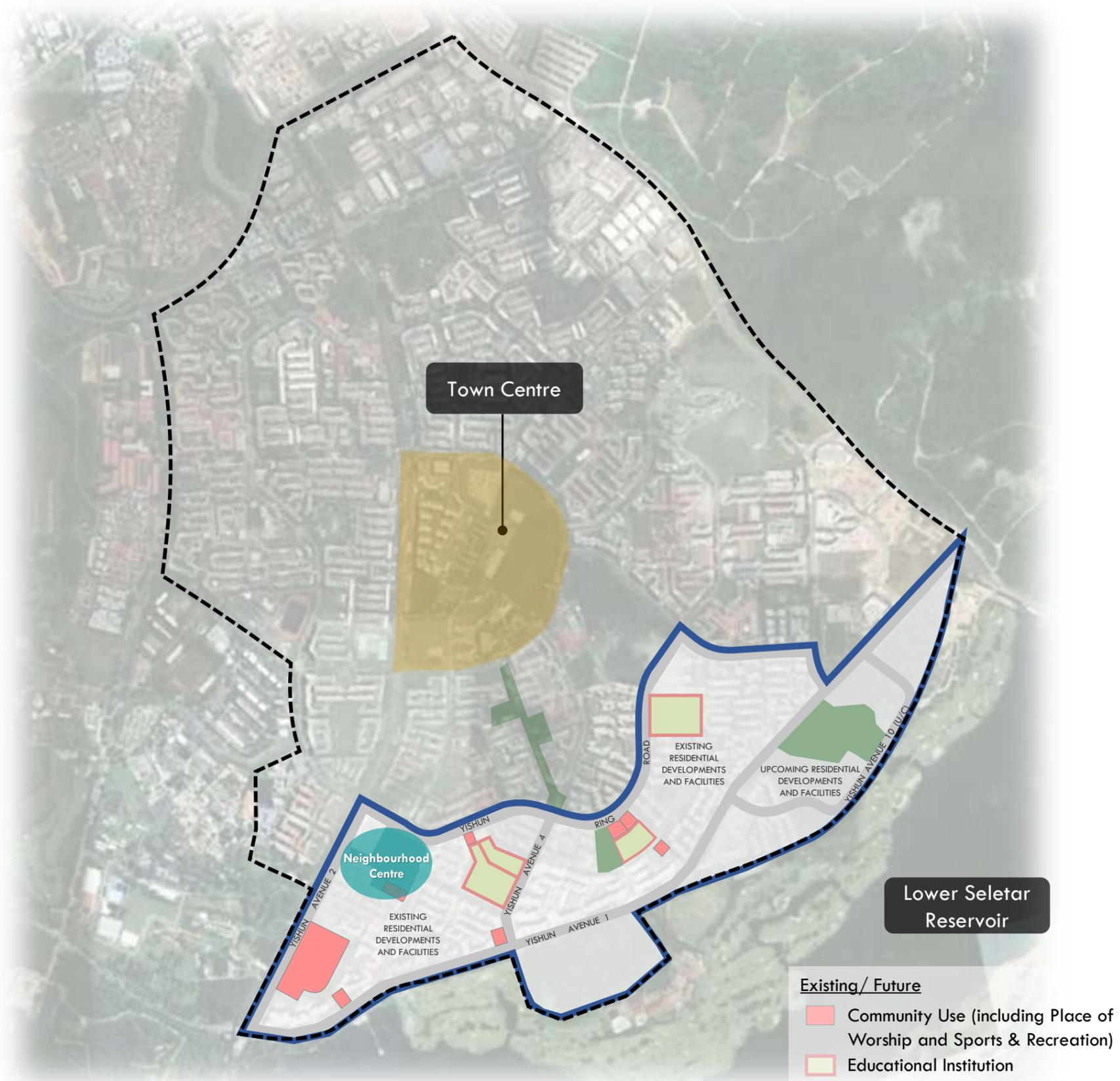
TRANQUIL LANDSCAPE  
ECO-CONSCIOUS  
PEACEFUL  
VIEWS  
**LIVING WATERFRONT**  
SUSTAINABLE  
ACTIVE LIVING  
COMMUNITY-DRIVEN  
WATER SPORTS  
BIODIVERSITY

# Yishun (South) – Living Waterfront

## Sub-theme and Concept

### Planning and Design Considerations

- Respond sensitively to the lush greenery and waterbody along Lower Seletar Reservoir
- Safeguard Nature Ways along key corridors to provide ecological connectivity between nature reserves.
- Use of water and nature inspired elements (e.g. waves, ripples, special tree/ flower species found in the area) in the design of public spaces and housing developments
- Create a vibrant recreational residential environment that provides active spaces conducive for community gathering and bonding



# Yishun (South) – Living Waterfront



## Form and Massing

- Light/ floating forms (for low-rise buildings/ pavilions) to create a contemporary resort-like atmosphere which reinforces the waterfront identity of the area
- Building forms could also take inspiration from the fluid nature of water to create undulating/ wavy visual effect
- Buildings nearer to the waterfront edge could take on a terracing typology facing towards Lower Seletar Reservoir, where possible
- Blocks to capitalise on natural views towards the waterfront, where possible

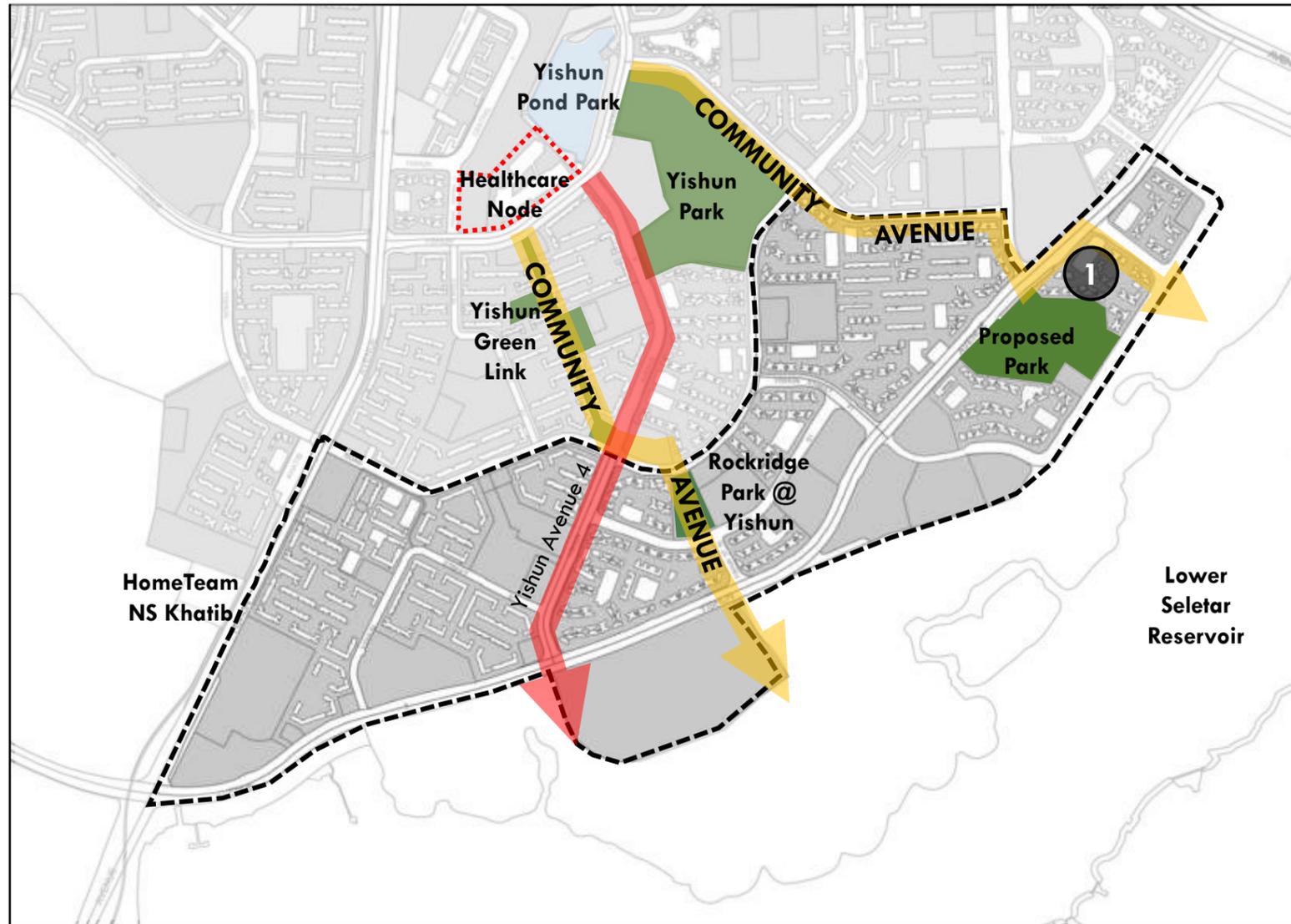


Designed and positioned as an “Urban Retreat”, the opening up of the HomeTeamNS Khatib Clubhouse creates a lofty verandah-like space



Heights and orientation of blocks could be staggered for optimal views towards the waterbody (example from Waterway Ridges, Punggol)

# Yishun (South) – Living Waterfront



## Public Spaces

### Community Avenues

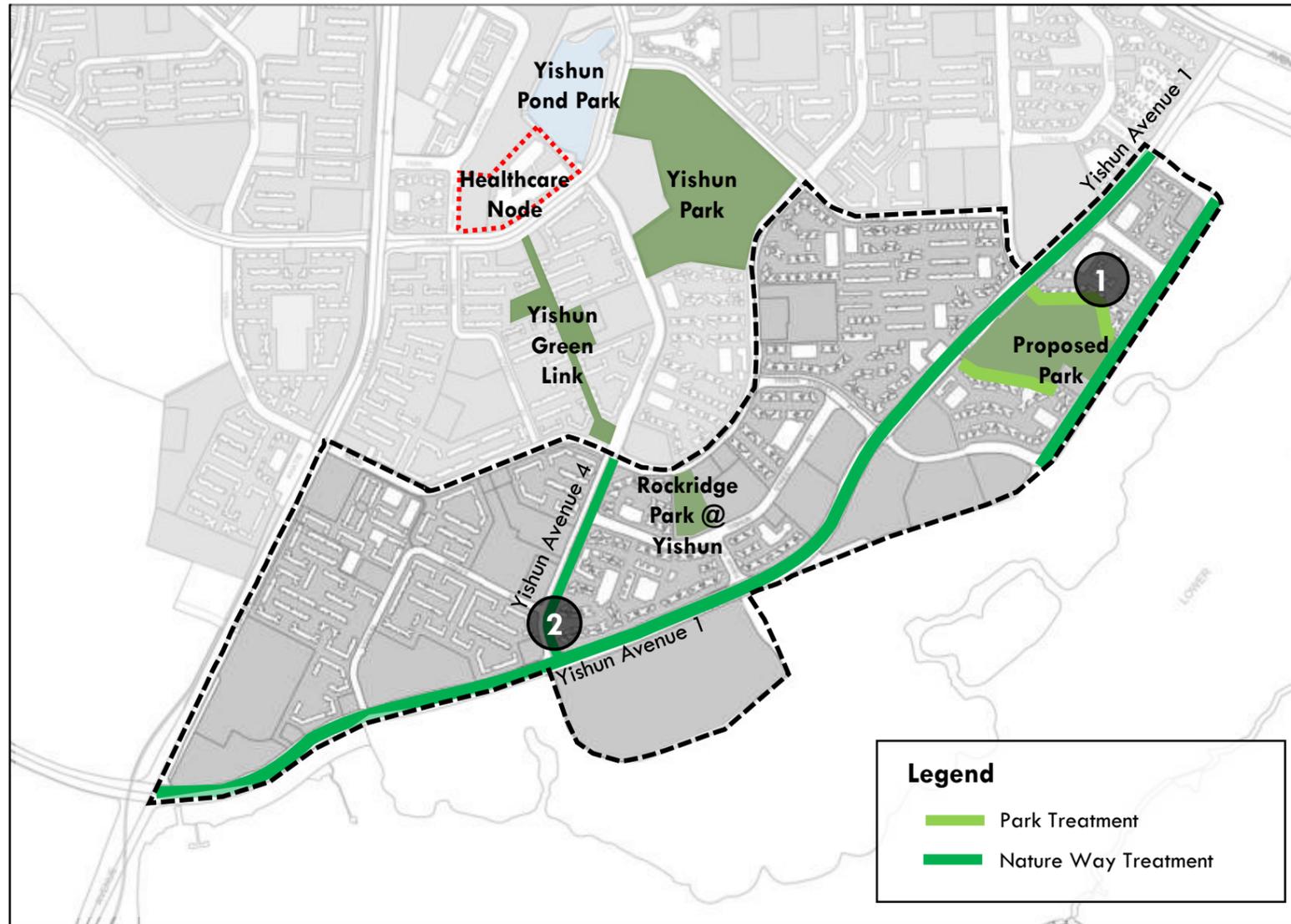
The Community Avenues are key pedestrian thoroughfares envisioned as tree-lined boulevards with lush roadside greenery, providing shade and connection for pedestrians from the Town Centre to the waterfront and park spaces.

- Activate community avenues as social corridors to the waterfront by introducing activity nodes i.e. meeting points, gathering spaces, play areas to encourage community bonding and active lifestyles
- Possible opportunities to link community avenues back to existing green network i.e. parks, PCN, Nature Ways, and green loop



Vanda Breeze @Yishun – Ground-storey facilities sited along Community Avenue (in yellow arrow) serve as key social corridor to the waterfront

# Yishun (South) – Living Waterfront



## Streetscape and Urban Edge

### Park Treatment

Buildings along this edge should have frontages facing the proposed park or step down towards the park to maximise views and activate the Community Avenues.

### Nature Way Treatment

As part of NParks' Nature Ways (along Yishun Avenue 1), which are designed to provide park/ greenery connectivity, appropriate precinct spaces and landscaping strategies shall extend the greenery inwards of the housing parcels.



View of Vanda Breeze with building frontage facing the proposed park



Nature Way along Yishun Avenue 4

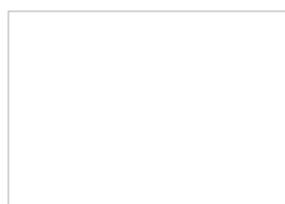
# Yishun (South) – Living Waterfront

## Colour Palette

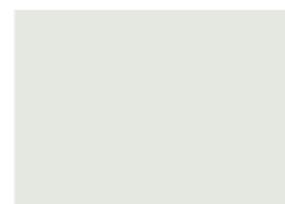
In line with the 'Waterfront Living' sub-theme, the suggested colour palette for Yishun (South) is off-white and a range of grey shades for its primary colours, complemented by secondary colours and accent colours comprising blue, turquoise, purple and green shades. This colour palette is to strengthen the identity of the precinct.

### 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 14 E 50



BS 10 A 07

### Accent Colours

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

(choose 1 or more accent colours)



BS 22 D 41



BS 18 E 51



BS 20 E 53



BS 18 D 43



BS 12 D 45

## Facade and Roofscape

- Facade design and roof features can take inspiration from water elements (e.g. facade articulation that mimics the reflections of the water)
- Can also incorporate contemporary design features (e.g. verandahs)



Blue and green shades, as well as a wave-like roofscape, at Angsana Breeze @ Yishun



Shades of green on the facade of Saraca Breeze @ Yishun

# Yishun (South) – Living Waterfront



From left: ABC Waters design features (example from Lower Seletar Reservoir Park), use of shade trees with clear trunks to allow for views through (example from Punggol Waterfront).

## Landscape Approach

There are opportunities to frame views towards greenery or the waterfront, hence ensuring adequate clear trunk height for trees will allow for visual porosity towards such vistas. ABC Waters design features, such as rain gardens, can also be implemented where feasible to cleanse rainwater runoff.

### Planting Concept

Use of freshwater swamp forest species being close to the waterfront. Planting can showcase trees with ornamental trunks, such as peeling or fissured barks, or trees with weeping canopies. This can be supplemented with other shade trees.

# Yishun (South) – Living Waterfront



From left: Datum tree species is *Saraca thaipingensis*; examples of trees with ornamental trunks or weeping canopies include *Tristanopsis whiteana*; *Tristanopsis obovata* and *Cratoxylum cochinchinense*



From left: Examples of shade trees include *Dyera costulata*, *Diospyros lanceifolia* and *Palaquium obovatum*

## Landscape Approach

### Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive. Plant selection will need to consider the suitability of species for the site conditions and maintenance requirements.

#### Datum Tree

- *Saraca thaipingensis* (Yellow Saraca)

#### Trees with Ornamental Trunks or Weeping Canopies

- *Tristanopsis* spp.
- *Cratoxylum cochinchinense* (Red Empat)
- *Syzygium zeylanicum* (Kelat Merah)

#### Shade Trees

- *Dyera costulata* (Jelutong)
- *Dillenia grandifolia* (Stilted Simpoh)
- *Diospyros lanceifolia* (Common Malayan Ebony)
- *Palaquium obovatum* (White Gutta)\*
- *Shorea* spp.\*

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

# Yishun (South) – Living Waterfront

## Overview of Key Urban Design Considerations



### Transport

EXISTING PROPOSED



MRT Station

### Facilities



Neighbourhood/ Commercial Centre



Plaza Space

### Parks and Waterbodies



Park



Waterbody



Park Connector/ Cycling Path/ Round Island Route



Proposed Local Link between Developments

### Key Corridors



Community Avenues



Nature Way

### Key Nodes and Junctions



Landmark



Key Junction

# 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.

## Yishun (Central) Urban Nexus

### Design Considerations

- Modern detailing with geometric forms, integrated with clean and sleek design on building elements such as roof, decks, walls etc.
- Use of simple design features



Precinct pavilion with clean lines (example from St George's Towers)

## Yishun (North/ West) Village

### Design Considerations

- Tropical features inspired design elements with textured surfaces
- To express the 'kampung spirit' through geometric patterns found in nature



Shelter with design elements that are inspired by tropical features (example from Buangkok Woods)

# Precinct Facilities

## Yishun (North/ East)

### Estuarine

#### Design Considerations

- Rustic design with textured edges or surfaces
- Expression of natural and earthy materiality



Rustic textured feature wall (example from Meadow Spring @ Yishun)

## Yishun (South)

### Living Waterfront

#### Design Considerations

- Use of water element motifs and random rhythmic patterns to create fluidity and organic movement
- Shoreline-inspired linear typology with wave-like forms



Precinct pavilion with an organic form and wave-like wall patterns (example from Northshore StraitsView)

# 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 ~~first and foremost~~ be sited in areas shaded by buildings during the anticipated times of usage, or adequately sheltered by larger trees.

# Playgrounds

Yishun (Central)

## Urban Nexus

### Design Ideas

Abstract forms and shapes, vibrant designs, mix of different colours



From top: Playgrounds that use abstract forms in bright colours (examples from Paya Lebar Quarter and Tampines GreenBloom)

Yishun (North/ West)

## Village

### Design Ideas

Farms and villages, farm animals (e.g. chickens, ducks), fruits and vegetables



Artist's impression of a chicken coop inspired play structure (example from Hougang Olive)

# Playgrounds

## Yishun (North/ East)

### Estuarine

#### Design Ideas

Rustic designs, mangrove creatures (e.g. crabs, frogs, mudskippers, crocodiles, shorebirds etc.), mangrove plants and mudflats



Artist's impression of a mangrove-themed playground, with frog and bird motifs, in Grove Spring @ Yishun

## Yishun (South)

### Living Waterfront

#### Design Ideas

Contemporary designs, inspired by biodiversity (e.g. plants motifs, local fauna etc.) or water (e.g. waves, ripples etc.)



From top: Playground inspired by a butterfly (example from Marsiling Park); play space with undulating topography (example from Alkaff LakeView)

# 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.

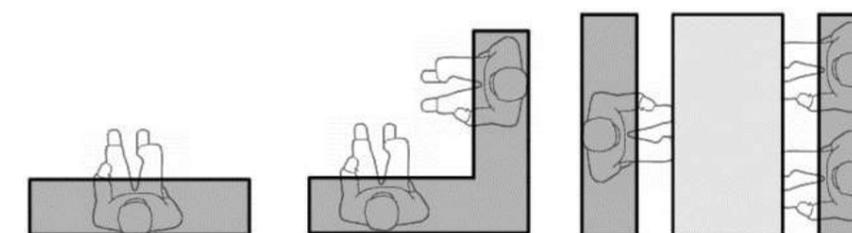
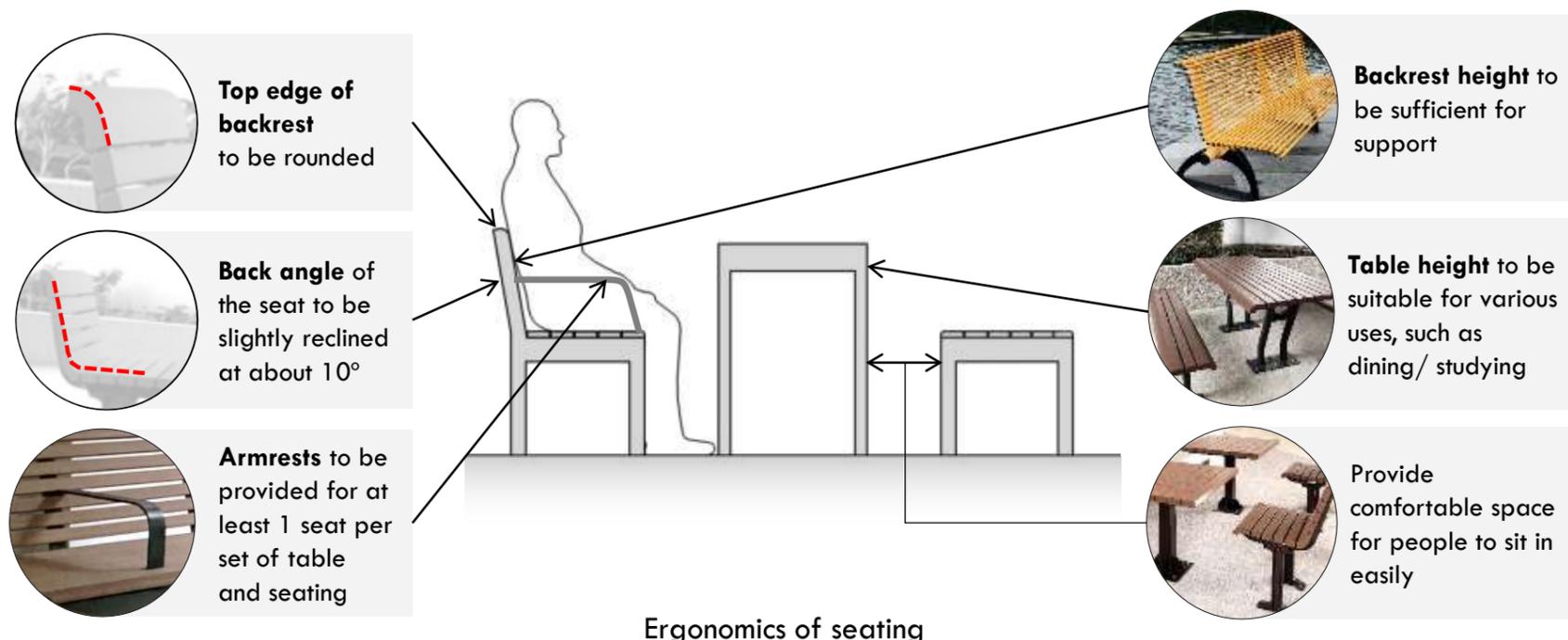
### Universal Design

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

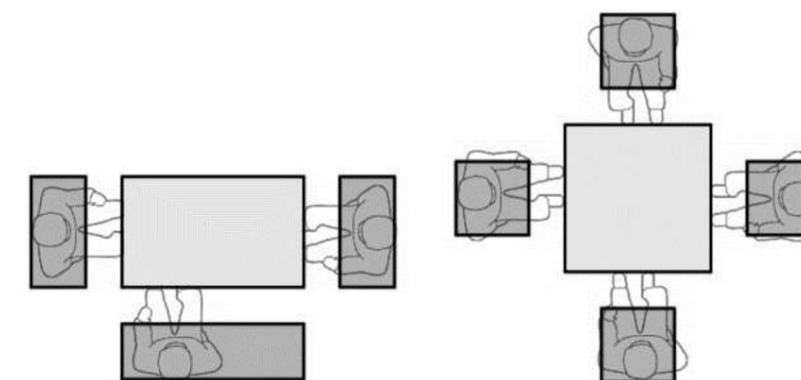
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for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

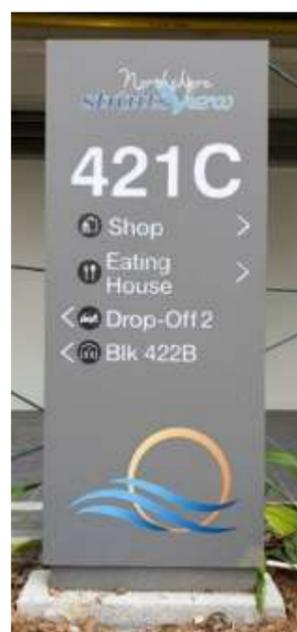
Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

# 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

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## National Archives of Singapore

- Page 10, bottom: Lim Nee Soon in 1910s.
- Page 11, bottom middle: Chong Pang Village, pictured in 1986.
- Page 11, bottom right: Fish ponds are commonly found in the villages.
- Page 12, top: Nee Soon Village (Pre-1970s).

## National Parks Board

- Page 13, middle bottom: Yishun Park, where original trees and vegetation from the former village occupying the area had been retained.
- Page 23, Image 1: Artist's impression of upcoming park connector along Green Loop.
- Page 23, Image 2: Khatib Bongsu Park Connector along Yishun Ave 2.
- Page 23, Image 3: Planting scheme along Yishun Ave 1.
- Page 40 top, image 1: *Elaeocarpus mastersii*. Photographer: Ang Wee Foong, NParks Flora & Fauna Web.
- Page 40, top, image 2: *Sterculia parviflora*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 40, top, image 3: *Cratoxylum maingayi*. Photographer: Chua Liat Seng Gary, NParks Flora & Fauna Web.
- Page 40, top, image 4: *Flacourtia inermis*. Photographer: Patricia Yap, NParks Flora & Fauna Web.
- Page 40, bottom, image 1: *Garcinia atroviridis*. Photographer: Zaki Jamil, NParks Flora & Fauna Web.
- Page 40, bottom, image 2: *Agathis borneensis*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 49, top, image 1: *Pometia pinnata*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 49, top, image 2: *Agathis borneensis*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 49, top, image 3: *Hopea mengarawan*. Photographer: Jessica Teo, NParks Flora & Fauna Web.

- Page 49, bottom, image 1: *Gnetum gnemon*. Photographer: Boo Chih Min, NParks Flora & Fauna Web.
- Page 49, bottom, image 2: *Artocarpus altilis*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 49, bottom, image 3: *Bouea macrophylla*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 48, top, image 1: *Barringtonia racemosa*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 48, top, image 2: *Calophyllum inophyllum*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 48, top, image 3: *Terminalia catappa*. Photographer: Pauline Tay, NParks Flora & Fauna Web.
- Page 58, bottom, image 1: *Maranthes corymbosa*. Photographer: Ang Wee Foong, NParks Flora & Fauna Web.
- Page 58, bottom, image 2: *Ilex cymosa*. Photographer: Boo Chih Min, NParks Flora & Fauna Web.
- Page 58, bottom, image 3: *Syzygium zeylanicum*. Photographer: Patricia Yap, NParks Flora & Fauna Web.
- Page 58, bottom, image 4: *Ardisia elliptica*. Photographer: Mervyn Tan, NParks Flora & Fauna Web.
- Page 64, bottom left: Nature Way along Yishun Avenue 4
- Page 67, top, image 2: *Tristaniopsis whiteana*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 67, top, image 3: *Tristaniopsis obovata*. Photographer: Ang Wee Foong, NParks Flora & Fauna Web.
- Page 67, top, image 4: *Cratoxylum cochinchinense*. Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 67, bottom, image 1: *Dyera costulata*. Photographer: Erika Halim, NParks Flora & Fauna Web.
- Page 67, bottom, image 2: *Diospyros lanceifolia*. Photographer: Ang Wee Foong, NParks Flora & Fauna Web.
- Page 67, bottom, image 3: *Palaquium obovatum*. Photographer: Jessica Teo, NParks Flora & Fauna Web.

## Public Utilities Board

- Page 25, bottom left: Heritage Bridge at Lower Seletar Reservoir, inspired by the reservoir's rich history of *kelongs*, jetties and fishing boats.

## Singapore Land Authority

- Page 10, top: Map of Seletar in 1873, which encompasses today's Sembawang, Yishun, Lower Seletar Reservoir, Seletar and Sengkang.
- Page 11, left: Various villages known as Chye Kay, Hup Choon Kek, Kampung Kitin were scattered around the area.
- Page 42: Artist's impression of new integrated development, Chong Pang City, by Singapore Land Authority, National Environment Agency, People's Association and SportSG
- Page 44, bottom: Artist's impression of Chong Pang City – terracing block typology with elevated greenery.
- Page 45, top: Artist's impression of vibrant and open public spaces in Chong Pang City.
- Page 46, top: Artist's impression of Chong Pang City – high-volume entrance plaza and interesting building form to enhance visibility of junction.

# Image Credits

## SportSG

- Page 24, Image 9: Yishun Sports Centre.

## Urban Redevelopment Authority

- Page 1, View from Lower Seletar Reservoir (Family Bay) and Orchid Country Club, towards Yishun Town.

## JYHa LLP

- Page 78, right: Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7).

## Surbana Jurong Consultants Pte Ltd

- Page 74, left: Artist's impression of a mangrove-themed playground, with frog and bird motifs, in Grove Spring @ Yishun.

## Chantalle Goh

- Page 60, bottom left: Boardwalk along Lower Seletar Reservoir Park.
- Page 60, bottom right: Water play area at Lower Seletar Reservoir Park.

## Chen Yanyi

- Page 13, top middle: Chong Pang City Neighbourhood Centre is the first neighbourhood centre in Yishun New Town.
- Page 24, Image 4: Chong Pang City NC.
- Page 24, Image 8: HomeTeamNS Khatib.
- Page 35, bottom left: Khoo Teck Puat Hospital – V-shaped block configuration with central court to maximise views of Yishun Pond Park.
- Page 35, bottom right: Fern Grove @ Yishun – designed with a fern-shaped central green lawn.
- Page 36, top right: Look out tower provide seamless connectivity between Yishun Pond Park and Yishun Park.
- Page 36, bottom right: Welcoming terraced steps leading from Yishun Town Garden to Town Square.
- Page 37, bottom right: Landscaped edge along Town Garden facing Northpoint City.
- Page 45, bottom left: Entrance marker to Chong Pang City Neighbourhood Centre.
- Page 45, bottom middle & right: Icons that are associated with the area's history are used in the dementia-friendly wayfinding system in Chong Pang City Neighbourhood Centre.
- Page 46, bottom plan & images: Open plazas/entrance gateways located at prominent junctions or axis at Chong Pang City Neighbourhood Centre.

- Page 51, top: Yishun Nature Park – an educational resource for the community with native trees, rain gardens, vegetated swale systems.
- Page 51, bottom left: Khatib Bongsu Park Connector.
- Page 54, bottom right: Khatib Bongsu Park Connector along western edge of Yishun Riverwalk.
- Page 62, bottom left: Designed and positioned as an “Urban Retreat”, the opening up of the HomeTeamNS Khatib Clubhouse creates a lofty verandah-like space.

## Lye Pok Min

- Page 78, middle: A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road).

## Melanie Chang

- Page 44, middle: Chong Pang City Neighbourhood Centre – low-rise blocks with community spaces within courtyards.
- Page 55, bottom right: The Khatib Bongsu Park Connector and drainage reserve are flanked by Yishun Greenwalk with Yishun Nature Park on the left, and Yishun Riverwalk on the right.

# Image Credits

## Rebecca Sng

- Page 39, top right: Vertical trees frame the walkway into the precinct (example from Waterway Terraces I).
- Page 48, top: Trees of different species are planted in groups in this kampung-themed park (example from Buangkok Square Neighbourhood Park).
- Page 54, bottom left: Yishun Nature Park.
- Page 57, from top left to right: Naturalistic planting using layers of trees and shrubs along meandering walkways (examples from Sungei Api Api and Yishun Nature Park).
- Page 66, from top left to right: ABC Waters design features (example from Lower Seletar Reservoir Park), use of shade trees with clear trunks to allow for views through (example from Punggol Waterfront).
- Page 67, top left: Datum tree species is *Saraca thaipingensis*.
- Page 73, top left: Playgrounds that use abstract forms in bright colours (example from Paya Lebar Quarter).
- Page 74, left from top: Playground inspired by a butterfly (example from Marsiling Park); play space with undulating topography (example from Alkaff LakeView).

## See Yong Feng

- Page 51, bottom right: Sungei Khatib Bongsu.

## Tan Tiang Soon

- Page 38, top: Soothing off-white, grey and green tones in Fern Grove @ Yishun.
- Page 47, bottom: Warm shades of orange and red on the façade of Blk 106 to reflect the bright colours of the existing developments.
- Page 56, top: Blue accents highlight the vertical feature elements on the facade of Yishun Riverwalk.
- Page 65, top: Blue and green shades, as well as a wave-like roofscape, at Angsana Breeze @ Yishun.
- Page 65, bottom: Shades of green on the facade of Saraca Breeze @ Yishun.
- Page 70, left: Precinct pavilion with clean lines (example from St George's Towers).
- Page 70, right: Shelter with design elements that are inspired by tropical features (example from Buangkok Woods).

## Tee Jia Xin

- Page 24, Image 5: SAFRA Yishun.
- Page 26, left: Statue of farmer with precinct marker at junction of Yishun Avenue 5 and Sembawang Road (near Blk 101).
- Page 26, right: Community Mural at Yishun Fern Grove (Blk 674 MSCP).
- Page 47, top: Warm shades of orange and red on the facade of Blk 101 Yishun Ave 5.

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

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