

SENGKANG

Sengkang is an increasingly vibrant new town. Over the next few years, residents will benefit from enhanced amenities and new lifestyle destinations a stone's throw away from home, as well as greater access to green spaces and recreational facilities. Residents can also enjoy a shorter commute as job opportunities are created near homes.

How towns are planned

Our towns are planned with a comprehensive range of facilities to meet the needs of current and future residents. These include housing, shops, schools, libraries, sports facilities, community clubs and parks – all important in ensuring a liveable, self-sufficient town. The facilities are carefully distributed across each town to ensure good accessibility, supported by an efficient transport network. Most towns also have commercial nodes and other employment centres such as industrial estates and business parks within the town or nearby, to provide job opportunities close to homes. These facilities and employment centres will be developed according to demand.

The detailed planning and implementation of plans for each town is a joint effort of many government agencies.

Disclaimer: This brochure aims to give a broad idea of future developments in the next five years and does not form part of the Draft Master Plan 2013. All information provided is updated as at October 2013 but may be subject to change depending on developmental needs. While reasonable endeavours have been made to ensure the accuracy of the information provided, locations shown in the maps as well as illustrations are indicative only, and the Urban Redevelopment Authority disclaims all liability for any injury, loss or damage whatsoever that may arise as a result of any inaccuracy, error or omission in the information.

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To make Singapore a great city to live, work and play

DRAFT
MASTER PLAN
2013

SENGKANG



Artist's Impression of Sengkang General Hospital and Community Hospital



Artist's Impression of Compassvale Mast



Sengkang Riverside Park



Artist's Impression of The Seletar Mall



Sengkang Community Hub



Compass Point

For more information and photo credits, visit the Draft Master Plan 2013 exhibition website at www.ura.gov.sg/MS/DMP2013.

Housing: New places to live, more amenities for all

A new town in the making, Sengkang is now seen as a highly desirable place to live, work and play. New homes will be developed as we progressively embark on our plans to develop Sengkang. These include:

- Residential developments **near the Town Centre** to provide more housing choices close to major public transport nodes
- New residential areas in the **west of Sengkang**
- Residential developments around **Jalan Kayu** set amidst new parks

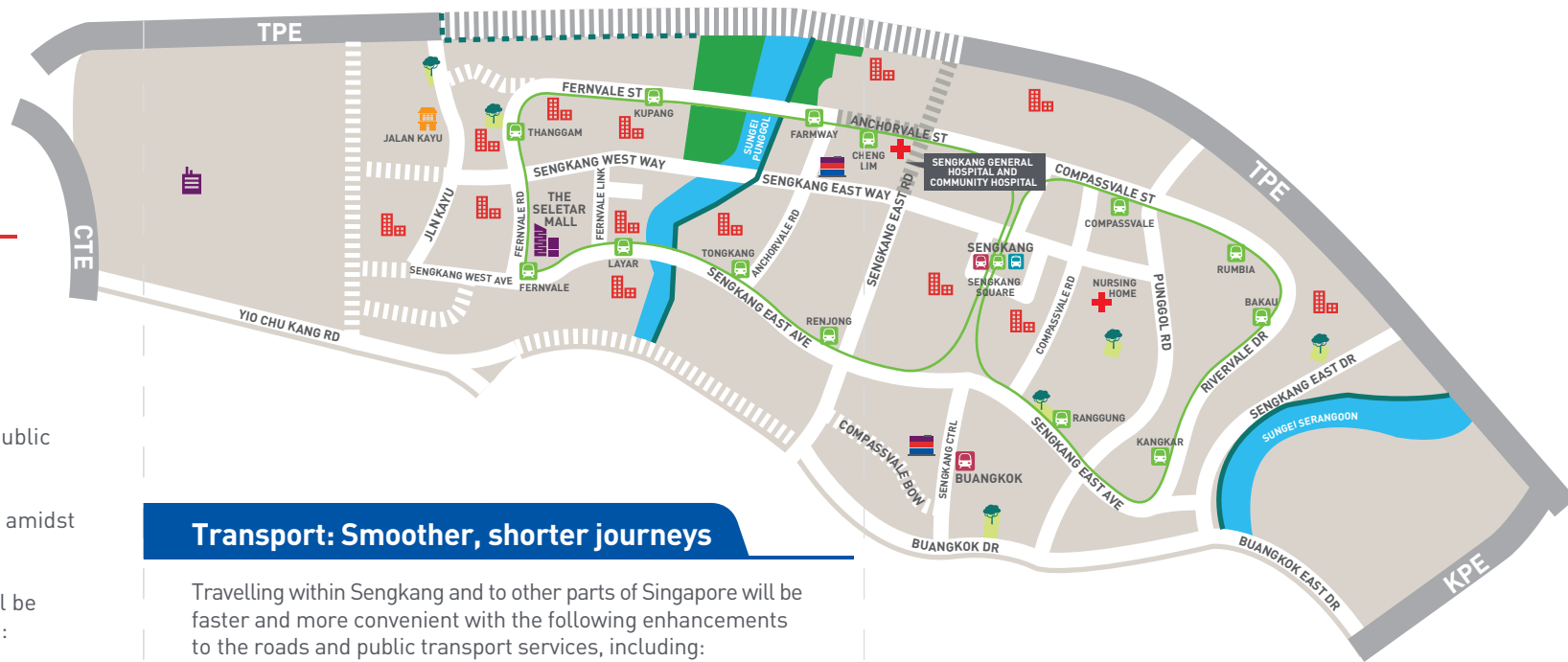
In tandem with the new housing, more amenities will be provided to ensure a comfortable living environment:

- **Seletar Mall** next to Fernvale LRT Station will open in 2016
- **Sengkang General Hospital and Community Hospital** will open in 2018
- A **new integrated development** near Buangkok MRT
- **Fu Hui Link**, a nursing home with community services such as care centres for infants, children and senior citizens, will open at Compassvale Walk by 2015

Leisure: More reasons to love the outdoors

Living in Sengkang comes with having green spaces and recreational options within easy reach, including Sengkang Riverside Park and Sengkang Sports Complex. Jogging or cycling to neighbouring towns is also a breeze via the North Eastern Riverine Loop, said to be one of the most scenic park connector loops. To further improve access to green spaces in Sengkang, several initiatives will be implemented:

- **New neighbourhood parks** at Rivervale Crescent, Compassvale Walk, Compassvale Lane, Compassvale Bow and Jalan Kayu
- The **Round Island Route** linking heritage areas in Seletar with the Punggol Promenade through Sengkang Riverside Park, as part of a 150km-long island-wide recreational corridor



Transport: Smoother, shorter journeys

Travelling within Sengkang and to other parts of Singapore will be faster and more convenient with the following enhancements to the roads and public transport services, including:

- **Development of a new Bus Interchange at Buangkok MRT Station**
- **Completion of Sengkang West Road** by 2014
- **Widening of the Tampines Expressway (TPE)** between Jalan Kayu Flyover and Punggol West Flyover
- **Widening of Compassvale Bow and Sengkang East Road**
- **Extension of Fernvale Street** to connect with Jalan Kayu
- **Extension of Sengkang West Way** to Sengkang West Road by 2016

Identity: The rustic charm of Jalan Kayu

After endearing itself to generations of Singaporeans with its distinctive charm and roti prata, Jalan Kayu has been designated as an identity node. Sensitive enhancements will be made to provide a better experience while retaining its rustic charm, including:

- **Environmental improvement works** to spruce up the public areas along the shophouses fronting Jalan Kayu
- **Improvements to the link** between Jalan Kayu and Thanggam LRT Station
- **Conversion of Jalan Kayu Interim Park** into a permanent park

LEGEND		
Existing Developments	New Developments	
Park	Residential	Integrated Development
Waterbody	Industrial	Healthcare Facility
Bus Interchange	Commercial Development	Identity Node
MRT	Park	Road Improvement Under Study
LRT	Park Connectors / Cycling Routes	Road Improvement
Park Connectors / Cycling Routes		

Economy: New growth centres close to homes

Residents of Sengkang will have more opportunities to work closer to home with the completion of several new developments over the next few years, including:

- The **phased development** of **Sengkang West Industrial Park**
- The **expansion** of the nearby **Seletar Aerospace Park**