


# Pasir Ris N3: HDB plans new homes off Pasir Ris Drive 4, with feedback open until 20 December

## Description

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HDB has put out a conceptual land use plan for a new neighbourhood at the eastern edge of Pasir Ris, and you have until 6pm on 20 December 2026 to give feedback on it. The site, Pasir Ris Neighbourhood 3 (N3), is bounded by Pasir Ris Drive 3, Pasir Ris Drive 4, Jalan Loyang Besar and Sungei Loyang.

The land has been zoned mostly for housing since URAâ??s Master Plan 1980. HDBâ??s stated reason for building now is strong housing demand in Pasir Ris, with homes meant partly for Singaporeans who want to live near their families or right-size without leaving the town.


Intertidal, seagrass and mangrove habitats (AHEV be fully retained
SERANGOON HARBOUR
PASIR RIS PARK
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JALAN LOYANG BESAR
PASIR RIS LINK
PROPOSED ROAD
10m-wide tree-lined green buffers
PASIR RIS DR 3
PASIR RIS DR 4
SUN

The Pasir Ris N3 conceptual land use plan. Image: HDB

## What HDB has not decided yet

The number most buyers want is missing. HDB has published no flat count, no housing mix and no BTO launch date for N3. The plan itself carries the note that it is preliminary, and that the parks and buffers drawn on it remain subject to further planning and study.

So N3 is not a project you can plan an application around today. The most recent flats on offer came in the November BTO exercise, and if you are aiming for the next launch, the HFE letter deadline for the February 2027 BTO is 15 December.

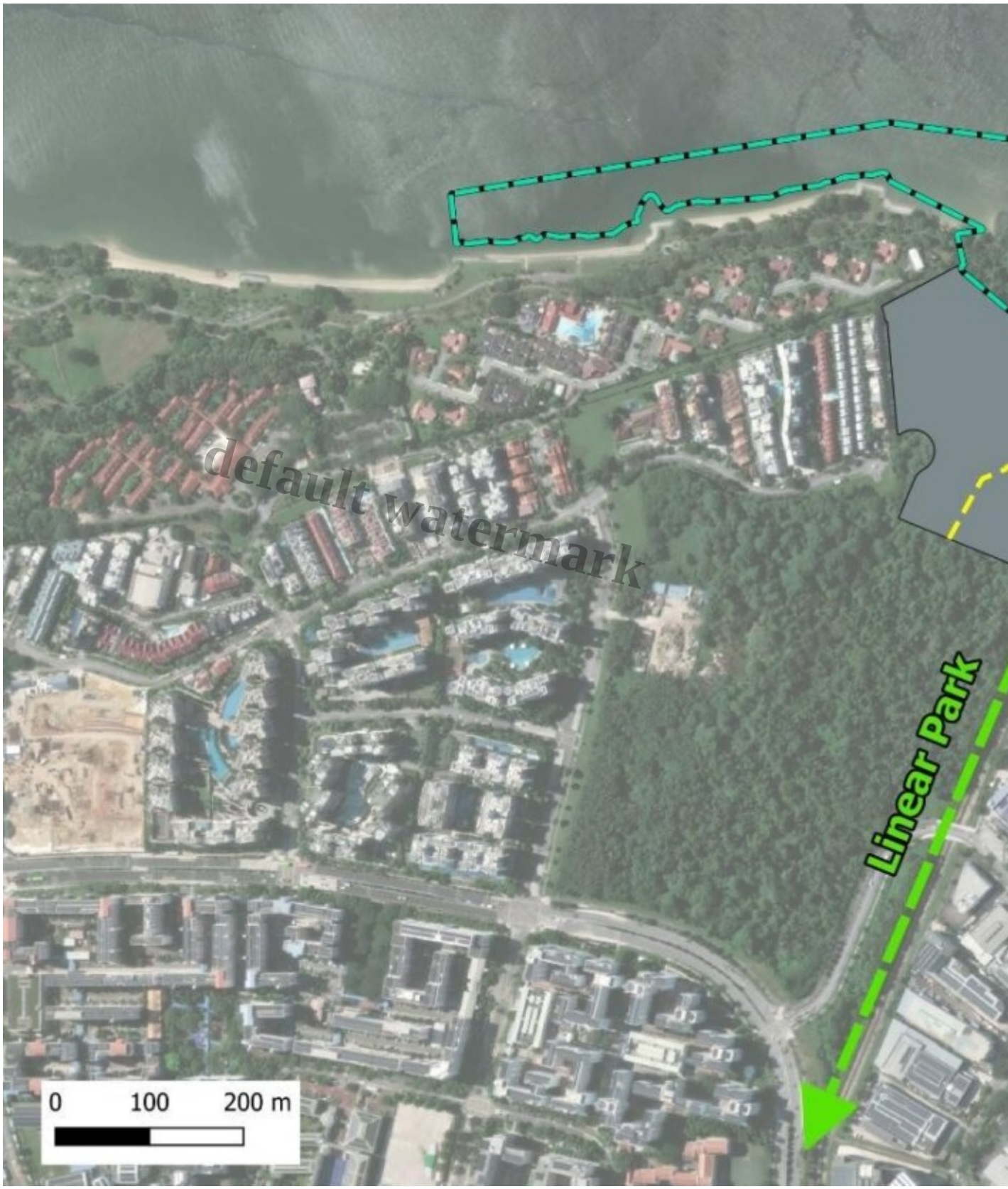
## How much of the site stays green

The plan follows an environmental impact assessment by Tembusu Asia Consulting, commissioned by NParks on behalf of HDB, over a 36ha study area. It found two areas of high ecological value: the intertidal, seagrass and mangrove habitats along the coast, and the forested northern part of the land.

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All 8ha of the coastal area would be kept, along with 5ha of the northern forest. One hectare of that 5ha stays undeveloped in the medium term and is held for possible coastal protection works later. The kept forest gives a buffer of 150m from the mangroves and 50m around a forested stream that feeds them.

On the development side, agencies are studying a 15m-wide, 1.8ha linear park along Sungei Loyang and 10m-wide tree-lined green buffers along Jalan Loyang Besar and Pasir Ris Drives 3 and 4. Those buffers push new blocks further back from existing ones. A Nature Way is marked along Pasir Ris Drive 3.




The coastal habitat and the forest area proposed for retention, with the linear park along Sungei Loyang. Image: Tembusu Asia Consulting for NParks and HDB, Pasir Ris N3 EIA executive summary

## What lives there, and what buyers would be told

The study recorded 159 plant species on land, 26 of them of conservation significance, and 254 animal species, 25 of local conservation significance. Among them are the Sunda pangolin and the greater mousedeer, both critically endangered locally, which the consultants think swam over from Pulau Ubin, plus two species of horseshoe crab in the mangroves and on the shore.

One recommendation touches future owners directly: buyers should be told about the wildlife in the area before they purchase, with awareness programmes once residents move in.

## For neighbours, and how to give feedback

If you live along Pasir Ris Drive 3, Pasir Ris Drive 4 or Jalan Loyang Besar, the construction plan is the part to read. It sets out phased clearance so animals move towards the kept forest, continuous hoarding before clearance starts, and an earth control plan approved by PUB to protect water quality.

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The study area and the proposed development area. Image: Tembusu Asia Consulting for NParks and HDB, Pasir Ris N3 EIA executive summary

The full report, its appendices, an executive summary and the land use plan sit on HDBâ??s environmental studies section, and comments go in through HDBâ??s feedback form until 6pm on 20 December 2026. After the period closes, HDB has said it will review the submissions and publish a

feedback summary report.

**Date Created**
25/11/2026
**Author**
rachelng

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