### Social and Wellness Hub - Live, Work and Play by the Waterfront

Located next to Dover MRT station, the Social and Wellness Hub will be a focal point to provide more wellness options for the community to take part in activities that promote better well-being. Social and gathering spaces such as the community plaza, playgrounds and relaxation spaces are provided to facilitate intergenerational bonding and build stronger social connections. Residents can also carry out physical activities at the Precinct Green while enjoying views of the Ulu Pandan Canal, to enhance their physical and mental well-being.



### Promoting a Car-lite Environment

Given its close proximity to rail and bus connectivity, Ulu Pandan will be the first car-lite precinct within a gazetted car-lite area. This encourages residents to use greener modes of transport when commuting across the various housing developments, amenities and nearby public transport nodes. The number of parking lots will be reduced in precincts located within close proximity of Dover MRT station, freeing up space for other uses such as shared community spaces, pedestrian and cycling paths, parks and greenery.



位于杜弗地铁站旁的社交与养身中心将设有各种商业设施和空间,方便居民与亲友互动、放松身心和打造活跃生活。

乌鲁班丹的第一个邻里将于2022年11月推出。它旨在结合各种设施和休闲空间,以增进居民的身心健康。

## Segregation of Vehicle and Pedestrian Paths

Residents are able to walk safely, with the vehicular roads segregated from the main pedestrian walkway and located along the perimeter of the precinct.



# Enhanced Walking & Cycling Experience

A central spine is planned throughout the estate to provide seamless pedestrian connectivity. Cycling paths would also be provided to key nodes, including Dover MRT, for residents' convenience.

## Ulu Pandan Banks

Scheduled for launch in November 2022, the development is designed sensitively to respond to the surroundings. The housing blocks will step down towards the Ulu Pandan Canal, so as to create a more conducive living environment and maximise views of the canal. Residents can also look forward to facilities that enhance the residents' well-being and unique landscaping within the precinct green and sky terraces, bringing greenery closer to their doorsteps.









#### **Precinct Facilities**

3Gen fitness corner, playgrounds, hardcourt and precinct spaces are designed to nestle within a cluster of conserved trees. This allows residents to gather and relax in a garden-like setting, enhancing their physical, social and mental wellness.





#### **Childcare Centre**

The childcare centre is integrated seamlessly within the housing development, centrally located along a main landscaped pedestrian spine. It is in close proximity to the development's playgrounds, providing direct access and greater opportunities for learning and playing outdoors. Access to the childcare centre is fully sheltered from the drop off porch and multi-storey car park, providing ease of pick up and drop off of the children.

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Presint pertama di estet Ulu Pandan akan dilancarkan pada bulan November 2022. Ia akan dilengkapi dengan beberapa kemudahan dan ruang rekreasi bagi meningkatkan kesejahteraan penduduk.

Hab sosial dan kesejahteraan yang terletak di sebelah stesen MRT Dover akan dilengkapkan dengan beberapa kemudahan komersil dan ruang untuk menggalakkan interaksi, rehat dan gaya hidup yang aktif dengan rakan, jiran dan ahli keluarga di lokasi yang selesa.

<sup>▲</sup> Lower-rise housing are planned along the canal to maximise views to the canal.