



# AMENDMENT NO. MPA20230051 TO MASTER PLAN

- 5.6 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 5.6 (GROSS)
- RESIDENTIAL ZONE
- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE
- PARK ZONE
- ROAD ZONE

## WRITTEN STATEMENT

This amendment involves the (a) Change in plot ratio of the site, shown verged in red on this plan, from Residential Zone at a plot ratio of 3.8 (gross) to Residential Zone at a maximum permissible plot ratio of 5.6 (gross); and (b) Rezoning of the site, shown coloured on this plan, from (i) Hotel Zone at a plot ratio of 3.8 (gross) / Road Zone to Residential Zone at a maximum permissible plot ratio of 5.6 (gross); (ii) Hotel Zone at a plot ratio of 3.8 (gross) / Road Zone to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 5.6 (gross); (iii) Residential Zone at a plot ratio of 3.8 (gross) to Park Zone; and (iv) Residential Zone at a plot ratio of 3.8 (gross) / Open Space Zone to Road Zone.

**Note:**  
This Amendment Plan is to be read in conjunction with the Master Plan Written Statement.

The Plot Ratio indicated in this Amendment Plan only prescribes the maximum permissible intensity for the development of the land. The actual intensity to be permitted shall be determined by the Competent Authority and may be below the maximum permissible intensity.

The plot ratio indicated in this Amendment Plan shall not be used as basis for the calculation and payment of development charge.

## CERTIFIED PROPOSED AMENDMENT

**KAREN LEE**  
for Chief Planner  
Urban Redevelopment Authority



SCALE : 1:2,000  
MPA REF : MPA20230051  
DATE : 9 MAY 2023  
GROUP : PHYSICAL PLANNING GROUP



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