

**AMENDMENT NO. MPA20230052
TO MASTER PLAN**

- 2.5 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 2.5 (GROSS)
- RESIDENTIAL ZONE
- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE
- PARK ZONE
- OPEN SPACE ZONE
- C CONSERVATION AREA

WRITTEN STATEMENT

This amendment involves the (a) Designation of the site, shown verged on this plan, as a Conservation Area in the Master Plan; (b) Assigning the plot ratio from Residential Zone with plot ratio "subject to detailed planning" to Residential Zone at a maximum permissible plot ratio of 2.5 (gross); and (c) Rezoning of the site, shown coloured on this plan, from (i) Residential Zone with plot ratio "subject to detailed planning" / Commercial and Residential Zone to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 2.2 (gross); (ii) Commercial and Residential Zone to Residential Zone at a maximum permissible plot ratio of 2.5 (gross); (iii) Reserve Site to Residential Zone at a maximum permissible plot ratio of 1.6 (gross) / Open Space Zone; and (iv) Reserve Site / Residential Zone with plot ratio "subject to detailed planning" / Commercial and Residential Zone to Park 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

YVONNE LIM
 for Chief Planner
 Urban Redevelopment Authority



SCALE : 1:5,000
MPA REF : MPA20230052
DATE : 9 MAY 2023
GROUP : DEVELOPMENT CONTROL GROUP

