

AMENDMENT NO. 19/22-2 TO MASTER PLAN

- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE
- RESIDENTIAL ZONE
- H** HEALTH & MEDICAL CARE ZONE
- PARK ZONE
- OPEN SPACE ZONE
- ROAD ZONE
- WATERBODY ZONE

WRITTEN STATEMENT

This amendment involves the rezoning of the site, shown coloured on this plan, from i) Educational Institution Zone / Park Zone / Residential Zone with plot ratio "Subject to detailed planning" / Road Zone / Waterbody Zone to a) Residential Zone at a maximum permissible plot ratio of 3.3 / 3.9 (gross); b) Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 3.5 (gross); c) Residential Zone (Landed); and d) Residential Zone with plot ratio "Subject to detailed planning"; ii) Educational Institution Zone / Residential Zone with plot ratio "Subject to detailed planning" / Road Zone to a) Park Zone (use as drain); b) Residential Zone at a maximum permissible plot ratio of 3.3 (gross) (use as drain); c) Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 3.5 (gross) (use as drain); and d) Residential Zone with plot ratio "Subject to detailed planning" (use as drain); iii) Educational Institution Zone / Open Space Zone / Park Zone / Reserve Site / Residential Zone at a plot ratio of 2.8 (gross) / Residential Zone with plot ratio "Subject to detailed planning" / Residential Zone (Landed) / Road Zone / Waterbody Zone to a) Health & Medical Care Zone; b) Park Zone; c) Open Space Zone; d) Road Zone; and e) Waterbody 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

YAK PEK CHING
for Chief Planner
Urban Redevelopment Authority



SCALE : 1:6,000
PLAN REF : DC/MPA/2022/0019
DATE : 11 MAY 2022
GROUP : DEVELOPMENT CONTROL GROUP



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