



AMENDMENT NO. 04/21 TO MASTER PLAN

-  ROAD ZONE
-  OPEN SPACE ZONE

WRITTEN STATEMENT

This amendment involves the rezoning of the site, shown coloured on this plan, from (i) Business 1 Zone at a plot ratio of 2.5 (gross) / Civic and Community Institution Zone / Commercial Zone / Commercial and Residential Zone / Health and Medical Care Zone / Park Zone / Place of Worship Zone / Residential Zone at a plot ratio of 2.8 (gross) / 3.0 (gross) / 3.5 (gross) / 4.0 (gross) / 4.2 (gross) / Residential Zone with plot ratio "Subject to detailed planning" / Transport Facilities Zone to Road Zone; (ii) Residential Zone at a plot ratio of 3.0 (gross) to Open Space 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

GOH CHIN CHIN
for Chief Planner
Urban Redevelopment Authority

0 200 M 

SCALE : 1:4,600

PLAN REF : DC/MPA/2021/0004

DATE : 19 JANUARY 2021

GROUP : DEVELOPMENT CONTROL GROUP



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