



THE PLANNING ACT
MASTER PLAN WRITTEN STATEMENT
2003

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PREFACE

The Master Plan for the Republic of Singapore was first formulated during 1952-1955, and approved by the Government in August 1958. The Master Plan has since undergone seven reviews and various amendments have been made to it.

In the current planning system, the Concept Plan maps out the long term land use and development strategies for Singapore. To translate the intentions of the Concept Plan, a set of detailed land use plans are prepared for each local area, which are then exhibited for public feedback, and subsequently approved by the Minister and gazetted as the amended Master Plan.

Between 1993 and 1998, a comprehensive review of the Master Plan 1985 was carried out. As a result, 55 Development Guide Plans (DGP) were prepared. The DGP proposals were refined with relevant feedback from the public and professional bodies, and subsequently incorporated by way of amendments to the Master Plan to form the Master Plan 1998.

In the current review of the Master Plan, detailed land use plans were prepared as amendments to the Master Plan for each planning region to translate the intention of the Concept Plan 2001 to guide development at the local level. After incorporating relevant feedback from the public exhibitions, these amendment plans are formalised as the Master Plan 2003.

The contents and provisions of the Master Plan are applied to guide physical development through development control. These contents and provisions, and in particular any upgrading or change of zoning or plot ratio, do not confer development rights nor should they be taken as the basis for determining the liability for payment of development charge. Each application is subject to detailed development control, conservation and preservation requirements, which if applicable must be complied with. In addition, a development charge may be payable pursuant to the provisions of Part V of the Planning Act and the applicable subsidiary legislation.

SECTION I

PRELIMINARY

1.0 Definition of Terms

- 1.1 In this Master Plan Written Statement 2003 (“this Written Statement”, which expression shall include any supplement, amendment or variation made to it from time to time), the following expressions shall have the meanings assigned to them below:
- 1.1.1 “amendment” in relation to the Master Plan has the same meaning as defined in Section 2 of the Planning Act.
 - 1.1.2 “Amendment Plan” means any plan or plans included in an amendment to the Master Plan made on or after 1st December 2003.
 - 1.1.3 “application” means:
 - (i) an application for planning permission as defined in Section 2 of the Planning Act or
 - (ii) an application for conservation permission as defined in Section 2 of the Planning Act, and shall include any such aforesaid application with regard to a monument.
 - 1.1.4 “competent authority” has the same meaning as defined in Section 2 of the Planning Act.
 - 1.1.5 “conservation area” has the same meaning as defined in Section 2 of the Planning Act.
 - 1.1.6 “demarcated area” means the area demarcated on the Amendment Plan as being the area to which the Amendment Plan shall apply.
 - 1.1.7 “existing use” means the use to which a building or land was put on 1st February 1960 or a use authorised or permitted under the Planning Act or the repealed Act.
 - 1.1.8 “floor area” has the same meaning as defined in the Planning (Development Charges) Rules 2000.
 - 1.1.9 “monument” means a monument for which there is in force a preservation order under the Preservation of Monument Act (Cap. 239); a list of such monuments as at 10 February 2003 is shown in Table 2.
 - 1.1.10 “national park” means any area of land designated as a National Park in Part I of the Fifth Schedule under the National Parks Act (Cap. 198A), a list of such national parks is shown in Table 3.

- 1.1.11 “nature reserve” means any area of land designated as a Nature Reserve in Part II of the Fifth Schedule under the National Parks Act (Cap.198A), a list of such nature reserves is shown in Table 3.
- 1.1.12 “Planning Act” means the Planning Act (Cap. 232, 1998 Rev. Ed).
- 1.1.13 “plot ratio” means the ratio between the floor area of the building and site area.
- 1.1.14 “repealed Act” means the repealed Planning Act (Cap. 232, 1990 Ed).
- 1.1.15 “site area” means the area of a development site unless otherwise defined in the Amendment Plan.

2.0 Applicability

- 2.1 This Written Statement shall apply to any Amendment Plan unless otherwise expressly stated therein.
- 2.2 From the effective date (being the date of the Minister’s approval) of the amendment to the Master Plan, all applications in respect of land within the demarcated area to which the Amendment Plan applies, including pending applications on which the competent authority has not made a decision, shall be considered in accordance with the Amendment Plan and this Written Statement and not the Master Plan prior to the effective date of the amendment.
- 2.3 Where however in any case Section 14(2) of the Planning Act applies, an application need not be considered in accordance with the Amendment Plan and this Written Statement. It shall instead be determined in such manner as the Minister may approve.
- 2.4 Where there is any contradiction, discrepancy or inconsistency between a map comprised in the Amendment Plan and this Written Statement, this Written Statement shall prevail.
- 2.5 The planning intentions in the Amendment Plan are subject to interpretation and elaboration by the competent authority. The competent authority may for this purpose from time to time publish development control plans, which include envelope control, street block and urban design plans.

3.0 Development Charges

- 3.1 The contents and provisions of the Amendment Plan and this Written Statement are intended to guide and control the physical development of the demarcated area. The Amendment Plan and this Written Statement are not the basis for the calculation and payment of development charges.
- 3.2 Any development within the demarcated area approved by the competent authority shall where applicable be subject to payment of development charge as provided under Part V of the Planning Act and the applicable subsidiary legislation.

SECTION II

ZONING AND PLOT RATIO

4.0 Zoning And Plot Ratio

The zoning and plot ratio parameters referred to in the Amendment Plan prescribe the land use and development intensity permissible within the demarcated area.

5.0 Zoning Interpretation

5.1 The zoning notations in the Amendment Plan reflect the permissible predominant use of land within the demarcated area, subject however to the following:

- (i) Areas shown on the Amendment Plan for use as minor roads and backlanes shall despite the zoning for the respective area be deemed to be zoned for Road use.
- (ii) Areas shown on the Amendment Plan for use as park connectors shall despite the zoning for the respective area be deemed to be zoned for Park use.
- (iii) Areas shown on the Amendment Plan for use as drains, utilities (such as electric substations and septic tanks) and rapid transit system structures shall despite the zoning for the respective area be used for such specified uses unless otherwise allowed by the competent authority.

5.2 The competent authority may consider and approve uses (other than those permissible for the zoning) which are ancillary, related or compatible with the permissible predominant use. The type and quantum of uses that may be regarded as compatible with the predominant use shall be determined by the competent authority. The type and quantum of all ancillary or related uses that may be allowed for the support or management of the predominant use shall be determined by the competent authority having regard to the nature and scale of the development.

5.3 Where the existing use for the land is not consistent with the zoning for the land as depicted in the Amendment Plan, the competent authority may despite such zoning for the land consider and approve an application in respect of the land for:

- (i) change in use to a use which would be permissible under the same zone as that under which the existing use is; and
- (ii) additions, alterations and improvements to the existing buildings on the land.

- 5.4 Where the land is located within the designated historic conservation districts of Chinatown, Kampong Glam, Little India or Boat Quay and is zoned for Commercial use in the Amendment Plan, the competent authority may despite such zoning consider and approve an application in respect of the land for institutional or residential use.
- 5.5 The interpretations of zonings are given in Table 1.
- 5.6 Within the zones indicated in the Amendment Plan, the competent authority shall control developments in such a manner as to preserve or promote the character of the area as indicated by the notations in the Amendment Plan and any development control plans as may be published by the competent authority from time to time.

6.0 Plot Ratio Interpretation

- 6.1 Subject to paragraph 7, the plot ratios indicated in the Amendment Plan prescribe the maximum permissible intensity for developments within the demarcated area. The actual intensity to be permitted for any development shall be determined by the competent authority subject to the prescribed maximum permissible plot ratio and having regard to the intensity of the surrounding developments.
- 6.2 The intensity to be permitted for any development is also subject to compliance with all other requirements imposed by the competent authority for the development as provided in paragraph 9.1(ii). The resultant intensity to be permitted for a development may therefore be below the maximum permissible plot ratio prescribed.
- 6.3 For areas without any prescribed intensity, the plot ratio to be allowed shall be determined by the competent authority at his discretion.
- 6.4 Where a development on any land within the demarcated area is approved for:
 - (i) a use or uses consistent with the zoning of the land in the Amendment Plan; and
 - (ii) an intensity higher than the prescribed maximum permissible intensity,

such approved intensity of the development shall, subject to the provisions of Part V of the Planning Act, be deemed to be the prescribed maximum intensity for the land.

- 6.5 Where land proposed for development includes land zoned or shown on the Amendment Plan for use as road or waterbody, the maximum permissible floor area for the development shall, subject to paragraph 6.6 be determined as follows:

Area of the land proposed for development	x	The prescribed plot ratio for the part of the land not zoned or shown for use as road or waterbody
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6.6 Paragraph 6.5 shall apply only if the part of the land zoned or shown on the Amendment Plan for use as road or waterbody:

- (i) is not the subject of an acquisition under the Land Acquisition Act (Chapter 152); and
- (ii) has not been vested in the State.

7.0 Bonus Plot Ratio

7.1 The plot ratios indicated with a “+” sign (“the base plot ratio”) on the Amendment Plan for the following demarcated areas prescribe the maximum permissible intensity for developments within the area to which the base plot ratio applies:

- (i) Downtown Core Planning Area;
- (ii) Museum Planning Area; and
- (iii) Orchard Planning Area.

In addition, the competent authority may allow increases in plot ratio over and above the base plot ratio in the manner and circumstances described in Table 4. The actual intensity to be permitted for any development shall be determined by the competent authority subject to the prescribed maximum permissible plot ratio and allowable increases.

7.2 The percentage of increase set out in Table 4 shall be computed with reference to the base plot ratio.

7.3 If a development within an area designated with a base plot ratio has already been approved beyond the base plot ratio, any increase in plot ratio that is to be allowed pursuant to paragraph 7.1 shall be computed with reference to the base plot ratio and not the higher approved plot ratio. Any such increase in plot ratio that is to be allowed shall not result in the intensity of the development exceeding the total of the base plot ratio plus all increases in plot ratio mentioned in paragraph 7.1.

7.4 The provisions of paragraph 7.1 with regards to increases in plot ratio shall not apply in the following circumstances:

- (i) A development which has already been approved with a plot ratio higher than the total of the base plot ratio plus all increases in plot ratio as mentioned in paragraph 7.1.
- (ii) Unless in exceptional circumstances where the competent authority otherwise decides, a development on land sold by either the State or a Statutory Board.
- (iii) Where the land has existing buildings which are to be retained, the new buildings are not physically connected and integrated with the existing buildings as a single development in accordance with the guidelines issued by the competent authority.

- 7.5 The intensity to be permitted for any development is also subject to compliance with all other requirements imposed by the competent authority for the development as provided in paragraph 9.1(ii). The resultant intensity to be permitted for a development may therefore be below the permissible plot ratio allowed under paragraph 7.1.
- 7.6 Where a development on any land within the demarcated area has already been approved beyond the base plot ratio and allowable increases, such approved intensity shall, subject to the provisions of Part V of the Planning Act, be deemed to be the prescribed maximum intensity for the land, and paragraph 7.1 shall not apply.

8.0 Incentive Plot Ratio

- 8.1 The competent authority may in accordance with and subject to any planning guidelines approved by the Minister, allow an increase or increases in plot ratio over and above the maximum permissible intensity prescribed for developments within the demarcated area. The actual intensity to be permitted for a development shall be determined by the competent authority subject to the prescribed maximum permissible intensity and the allowable increase or increases in plot ratio under the planning guidelines. Unless otherwise allowed by the competent authority, the floor area attributable to any such increase in plot ratio shall be used only for such purpose as set out in the planning guidelines and shall not be taken into consideration for the purpose of paragraph 6.4.

9.0 Development Control And Other Requirements

- 9.1 In addition to the contents and provisions of the Amendment Plan, the competent authority in determining an application in respect of land within the demarcated area:
- (i) Will take into consideration:
 - (a) all applicable planning guidelines (e.g. guidelines pertaining to the control of building height, building set back and spacing, detailed land use, building use, building form, urban design, plot size, etc.) and relevant conservation guidelines that may be issued by the competent authority;
 - (b) any relevant preservation guidelines that may be issued by the Preservation of Monuments Board; and
 - (c) any relevant guidelines for nature reserves and national parks that may be issued by the National Parks Board.
 - (ii) May impose such development control and/or conservation and/or preservation requirements as well as requirements with regard to nature reserves and national parks as the competent authority may deem expedient or necessary.

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
1	Residential	<p>These are areas used or intended to be used mainly for residential development.</p> <p>Serviced apartments and student hostels may be allowed subject to evaluation by the competent authority.</p>	<p>Residential developments for:</p> <ol style="list-style-type: none"> 1. Flat 2. Condominium 3. Townhouse 4. Terrace House 5. Semi-Detached House 6. Detached House 7. Strata-Landed Housing 8. Retirement Housing 9. Serviced Apartment 10. Student Hostel 	<p>The developments in this zone are subject to controls on building form and building height as determined by the competent authority. The quantum of all ancillary or non-residential uses needed for support or management of a residential estate such as a condominium development are to be determined by the competent authority according to the scale of the residential development.</p>
2	Residential with commercial at 1st storey only	<p>These are areas used or intended to be used mainly for residential development with commercial use at the 1st storey only.</p>	<ol style="list-style-type: none"> 1. Commercial at 1st storey only and flats above 2. Shophouse 	<p>Commercial areas are restricted strictly to the 1st storey only.</p>
3	Commercial & Residential	<p>These are areas used or intended to be used mainly for mixed residential and commercial purposes.</p> <p>Hotels may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> 1. Mixed Commercial & Residential (e.g. Shopping/Office & Residential) 2. Hotel 	<p>Commercial areas shall not be located above residential areas. The amount of floor area for commercial and related uses within these areas shall be determined by the competent authority depending on the locality concerned. The commercial quantum shall not, unless otherwise allowed by the competent authority, exceed 40% of the maximum allowable floor area.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
4	Commercial	<p>These are areas used or intended to be used mainly for commercial development.</p> <p>Hotels and Recreation Clubs may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> 1. Office 2. Mixed Use (e.g. Office/Shopping/Cinema/Hotel/Flat) 3. Convention/Exhibition Centre 4. Commercial School 5. Bank 6. Market/Food Centre/Restaurant 7. Cinema 8. Entertainment 9. Foreign Trade Mission/Chancery 10. Hotel 11. Recreation Club 	<p>The developments in this zone are subject to controls on the type and quantum of commercial uses as determined by the competent authority.</p>
5	Hotel	<p>These are areas used or intended to be used mainly for hotel development.</p>	<ol style="list-style-type: none"> 1. Hotel 	<p>At least 60% of the total floor area shall be used for hotel room floors and hotel-related uses as defined in the Planning (Development Charges) Rules.</p> <p>Commercial and residential uses may be considered by the competent authority subject to control on the use quantum as determined by the competent authority and they shall not exceed 40% of the total floor area.</p>
6	White	<p>These are areas used or intended to be used for commercial, hotel, residential, sports & recreational and other compatible uses, or a combination of two or more of such uses as a mixed use development.</p>	<p>A development for any one or more of the following uses:</p> <ol style="list-style-type: none"> 1. Residential 2. Office 3. Shop 4. Hotel 5. Serviced Apartment 6. Recreation Club 7. Association 	<p>To realise the overall planning intention for an area, specific controls on quantum and types of uses may be imposed in some areas.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
7	Business Park	These are areas used or intended to be used mainly for business park operations.	<ol style="list-style-type: none"> 1. Business Park 2. Science Park 	<p>At least 85% of the total floor area shall be used for any combination of business park operations, (as may be defined and set out in any guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area comprised in this 85% shall be used for other permitted ancillary uses.</p> <p>Not more than 15% of the total floor area shall be used for uses permissible under White zone.</p>
8	Business Park-White	These are areas used or intended to be used mainly for business park operations and uses permissible under White zone as a mixed use development.	<ol style="list-style-type: none"> 1. Mixed Business Park and commercial, residential, hotel (or other compatible uses) development. 2. Mixed Science Park and commercial, residential, hotel (or other compatible uses) development. 	<p>The quantum for the uses permissible under White zone shall not exceed the percentage of the total floor area specified in the Amendment Plan. For example, for a site zoned as BP-W[40], the total quantum of permissible White use shall not exceed 40% of the total floor area of the development.</p> <p>The Business Park use quantum shall be used for any combination of business park operations, (as may be defined and set out in any guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area of the Business Park use quantum shall be used for other permitted ancillary uses.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
9	Business 1 (B1)	<p>These are areas used or intended to be used for clean industry, light industry, warehouse, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m.</p>	<p>Developments for:</p> <ol style="list-style-type: none"> 1. Computer software development 2. Distribution services 3. Assembly and repair of computer hardware and electronic equipment 4. Printing, publishing and allied industries 5. Packing of dried foodstuff 6. Warehouse except for storage of chemicals 	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of B1 and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
10	Business 2 (B2)	<p>These are areas used or intended to be used for clean industry, light industry, general industry, warehouse, public utilities and telecommunication uses and other public installations.</p> <p>Special industries such as manufacture of industrial machinery, shipbuilding and repairing, may be allowed in selected areas subject to evaluation by the competent authority.</p>	<p>Developments allowed under B1 and the following:</p> <ol style="list-style-type: none"> 1. Biotechnology 2. Manufacture of electrical apparatus and supplies 3. Vehicle repair and servicing 4. Manufacture of furniture and fixtures 5. Warehouse 6. Electric Substation 7. Industry/power generation plant 8. Gas Installation 	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of B2 and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
11	Business 1 -White	These are areas used or intended to be used mainly for uses permissible under B1 zone and White zone as a mixed use development.	A development for any one or more uses that may be allowed under B1 zone and White zone.	<p>A minimum plot ratio must be achieved for the B1 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W” , the permissible B1 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed up to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B1 uses.</p> <p>The types of B1, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
12	Business 2 -White	These are areas used or intended to be used mainly for uses permissible under B2 zone and White zone as a mixed use development.	A development for any one or more uses that may be allowed under B2 zone and White zone.	<p>A minimum plot ratio must be achieved for the B2 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W” , the permissible B2 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed up to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B2 uses.</p> <p>The types of B2, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
13	Residential/ Institution	These are areas used or intended to be used mainly for residential purpose, community institution facilities or other similar purposes.	<ol style="list-style-type: none"> 1. Residential Developments (e.g. Flat) 2. Community Institutions uses (excluding funeral parlour and workers' dormitory) 	The type of community institution uses and other similar developments that may be allowed are subject to evaluation by the competent authority.
14	Health & Medical Care	These are areas used or intended to be used mainly for medical services.	<ol style="list-style-type: none"> 1. Hospital 2. Polyclinic 3. Clinic/Dental Clinic 4. Veterinary Clinic 5. Nursing Home 	Hospitals shall only be allowed subject to evaluation by the competent authority.
15	Educational Institution	These are areas used or intended to be used mainly for educational purposes including tertiary education.	<ol style="list-style-type: none"> 1. Kindergarten 2. Primary School 3. Secondary School 4. Junior College 5. Institute of Technical Education 6. Polytechnic 7. University 8. Religious School/ Institute 9. Foreign School 10. Special Education School (e.g. School for the Disabled) 	Nil
16	Place of Worship	These are areas used or intended to be used mainly for religious buildings.	<ol style="list-style-type: none"> 1. Church 2. Mosque 3. Temple 	Praying area shall be the predominant use and shall be at least 50% of the total floor area of the development.

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
17	Civic & Community Institution	These are areas used or intended to be used mainly for civic, community or cultural facilities or other similar purposes.	<p><u>Civic Institutions</u></p> <ol style="list-style-type: none"> 1. Courts 2. Police Station 3. Fire Station 4. Prison 5. Drug Rehabilitation Centre/Halfway House 6. Reformatory Centre <p><u>Community Institutions</u></p> <ol style="list-style-type: none"> 7. Association premises 8. Community Centre/ Club 9. Community Hall 10. Welfare Home 11. Child Care Centre 12. Home For The Aged 13. Home For The Disabled 14. Funeral Parlour 15. Workers' Dormitory <p><u>Cultural Institutions</u></p> <ol style="list-style-type: none"> 16. Television/Filming Studio Complex 17. Performing Arts Centre 18. Library 19. Museum 20. Arts Centre/Science Centre 21. Concert Hall 	The specific institutional use that may be allowed for a site is subject to evaluation by the competent authority.
18	Open Space	These are areas used or intended to be used as open space.	<ol style="list-style-type: none"> 1. Wooded Area 2. Swamp Area 3. Natural Open Space 4. Public Promenades 5. Outdoor Pedestrian Malls 	Where additional sites for open space are deemed necessary, they may be secured by the competent authority.

TABLE 1 - Zoning Interpretation (continued)

S/No	Zoning	Uses	Examples Of Developments	Remarks
19	Park	These are areas used or intended to be used mainly for parks or gardens for the enjoyment of the general public and includes pedestrian linkages.	<ol style="list-style-type: none"> 1. National Park 2. Regional Park 3. Community Park/ Neighbourhood Park 4. Park Connectors 5. Zoological Gardens, Botanic Gardens, etc 	<p>Where additional sites for parks are deemed necessary, they may be secured by the competent authority.</p> <p>The notations used to delineate the park connectors are diagrammatic. The precise alignment is subject to interpretation by the competent authority.</p>
20	Beach Area	These are areas used or intended to be used for coastal recreational purposes for the enjoyment of the general public.	Nil	Nil
21	Sports & Recreation	These are areas used or intended to be used mainly for sports and recreational purposes.	<ol style="list-style-type: none"> 1. Sports Complex/ Indoor Stadium 2. Swimming Complex 3. Golf Course 4. Golf Driving Range 5. Recreation Club 6. Campsite 7. Chalet 8. Marina 9. Water Sports Centre 10. Outward Bound School 11. Theme Park 	Nil

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
22	Waterbody	<p>These are areas used or intended to be used for drainage purposes and water areas such as reservoirs, ponds, rivers and other water channels.</p>	<ol style="list-style-type: none"> 1. River 2. Major Drain & Canal 3. Reservoir 4. Pond 	<p>The notations used to delineate the drainage reserves are diagrammatic and are not intended to show the precise alignment or width. They are subject to widening and improvement, as may be determined by the competent authority. Additional drainage reserves may be secured by the competent authority for any locality as may be deemed necessary.</p>
23	Road	<p>These are areas used or intended to be used for existing and proposed roads.</p> <p>Other uses under an elevated road may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> 1. Expressway 2. Semi-Expressway 3. Major Arterial Road 4. Arterial Road 5. Primary Access Road 6. Local Access Road 7. Service Road & Backlane 	<p>The notations used to delineate the route of the roads are diagrammatic and the precise alignment is subject to interpretation by the competent authority. All roads including their junctions are subject to widening and improvement, as may be determined by the competent authority. Buffers along and adjoining roads may be required to be set aside where deemed necessary by the competent authority. Additional road reserves may be secured by the competent authority for any locality as may be deemed necessary.</p>

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
24	Transport Facilities	These are areas used or intended to be used mainly for the parking of vehicles and transport facilities including garages.	<ol style="list-style-type: none"> 1. Car Park 2. Heavy Vehicle Park 3. Trailer Park 4. Bus Depot/Terminal 5. Transport Depot 6. MRT/LRT Marshalling Yard/Depot 7. Driving Circuit/Test Centre 8. Petrol Station/Kiosk 	Petrol Station/Kiosk use for a site is subject to evaluation by the competent authority.
25	Rapid Transit	These are areas used or intended to be used mainly for Rapid Transit purposes.	<ol style="list-style-type: none"> 1. MRT/LRT Station 	The notations used to denote the MRT/LRT lines and the locations of stations are diagrammatic. The precise alignment of the MRT/LRT lines and the locations of stations are subject to interpretation by the competent authority.
26	Utility	These are areas used or intended to be used mainly for public utilities and telecommunication infrastructure, including water works, sewage disposal works and other public installations such as electric substations.	<ol style="list-style-type: none"> 1. Electric Substation 2. Power Station 3. Gas Installation 4. Natural Gas Receiving Terminal 5. Gas Takeoff/Regulator Stations 6. Water Treatment Plant 7. Water Reclamation Plant 8. Service Reservoir 9. Water Pump House 10. Sewage Pumping Station 11. Incineration Plant 12. Desalination Plant 13. Transmitting Station/ Receiving Station 14. Earth Satellite Station 	Additional sites for such purposes for any locality may be secured by the competent authority, where deemed necessary.

TABLE 1 - Zoning Interpretation *(continued)*

S/No	Zoning	Uses	Examples Of Developments	Remarks
27	Cemetery	These are areas used or intended to be used for burial purposes and includes crematoria and columbaria.	<ol style="list-style-type: none"> 1. Cemetery 2. Crematorium 3. Columbarium 	Nil
28	Agriculture	These are areas used or intended to be used mainly for agricultural purposes and includes plant nursery.	<ol style="list-style-type: none"> 1. Agrotechnology Park 2. Aquaculture Farm (e.g. Aquarium fish) 3. Plant Nursery 4. Hydroponics Farm 5. Agriculture research/ experimental station 	Nil
29	Port/ Airport	These are areas used or intended to be used for airport/airfield or dock/ port purposes.	<ol style="list-style-type: none"> 1. Airport 2. Port Area 3. Port/Airport Related Facilities 4. Ferry Point/Terminal/ Cruise Centre 5. Landing Sites/Fishing Port 	Nil
30	Reserve Site	<p>These are areas where the specific use has yet to be determined.</p> <p>Interim uses that are compatible with the uses in the locality may be allowed subject to evaluation by the competent authority.</p>	Nil	Nil
31	Special Use	These are areas used or intended to be used for special purposes.	Nil	Nil

**TABLE 2 - List of Monuments subject to a Preservation Order
under the Preservation of Monument Act as at 10 February 2003**

S/No	Name of Monument	Location
1	The Old Thong Chai Medical Institution	Eu Tong Sen Street
2	Armenian Church	Hill Street
3	St Andrew's Cathedral	Coleman Street
4	Telok Ayer Market (now Lau Pa Sat)	Raffles Quay
5	Thian Hock Keng	Telok Ayer Street
6	Sri Mariamman Temple	South Bridge Road
7	Hajjah Fatimah Mosque	Beach Road
8	Cathedral of The Good Shepherd	Queen Street
9	Nagore Durgha (Shrine)	Telok Ayer Street
10	Al-Abrar Mosque	Telok Ayer Street
11	House of Tan Yeok Nee (The Old Salvation Army HQ)	Clemenceau Avenue
12	Tan Si Chong Su	Magazine Road
13	Jamae Mosque	South Bridge Road
14	Sultan Mosque	North Bridge Road
15	St George's Church	Minden Road
16	Hong San See	Mohammed Sultan Road
17	Sri Perumal Temple	Serangoon Road
18	Abdul Gaffoor Mosque	Dunlop Street
19	Siong Lim Temple	Jalan Toa Payoh
20	Raffles Hotel	Beach Road
21	Telok Ayer Chinese Methodist Church	Telok Ayer Street
22	Goodwood Park Hotel (Tower Block)	Scotts Road
23	The Old Convent of Holy Infant Jesus Chapel and Caldwell House	Victoria Street
24	Istana and Sri Temasek	Orchard Road
25	City Hall	St Andrew's Road

S/No	Name of Monument	Location
26	Victoria Theatre and Concert Hall	Empress Place
27	Parliament House and Annex Building	High Street
28	Supreme Court	St Andrew's Road
29	Empress Place Building	Empress Place
30	National Museum	Stamford Road
31	The Old St Joseph's Institution - Main Building, Chapel and Classroom (now Singapore Art Museum)	Bras Basah Road
32	The Old Attorney-General's Chambers	High Street
33	Sun Yat Sen Villa (now Sun Yat Sen Nanyang Memorial Hall)	Tai Gin Road
34	Yueh Hai Ching Temple	Philip Street
35	The Old Tao Nan School (now Asian Civilisations Museum I)	Armenian Street
36	The Old Ministry of Labour Building	Havelock Road
37	Maghain Aboth Synagogue	Waterloo Street
38	The Old Hill Street Police Station	Hill Street
39	Chesed-El Synagogue	Oxley Walk/Rise
40	Ying Fo Fui Kun	Telok Ayer Street
41	Central Fire Station	Hill Street
42	The Old Nanyang University Library and Administration Building, Memorial and Arch	Nanyang Technological University
43	The Chinese High School Clock Tower Building	Bukit Timah Road
44	Prinsep Street Presbyterian Church	Prinsep Street
45	Tan Teck Guan Building	College Road
46	College of Medicine Building	College Road
47	The Old Admiralty House	Old Nelson Road
48	Cathay Building	Handy Road
49	Church of St Peter and Paul	Queen Street
50	MacDonald House	Orchard Road

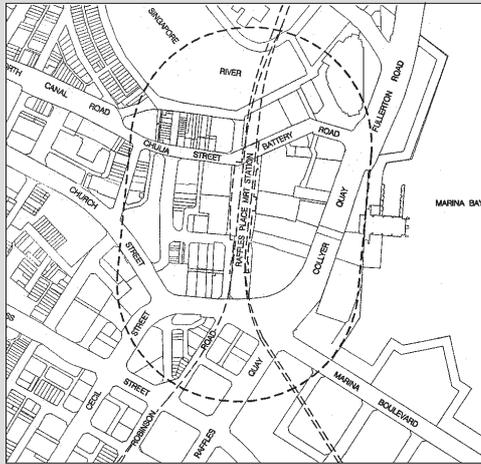
TABLE 3 - List of National Parks and Nature Reserves

List of National Parks designated as a National Park in Part I of the Fifth Schedule under the National Parks Act (Cap. 198A)		
S/No	Name of National Parks	Location
1	Singapore Botanic Gardens	Cluny Road
2	Fort Canning Park	Fort Canning Road
List of Nature Reserves designated as a Nature Reserve in Part II of the Fifth Schedule under the National Parks Act (Cap. 198A)		
S/No	Name of Nature Reserves	Location
1	Bukit Timah Nature Reserve	Upper Bukit Timah Road
2	Central Catchment Nature Reserve	Upper Bukit Timah Road
3	Sungei Buloh Wetland Reserve	Neo Tiew Crescent
4	Labrador Nature Reserve	Labrador Villa Road

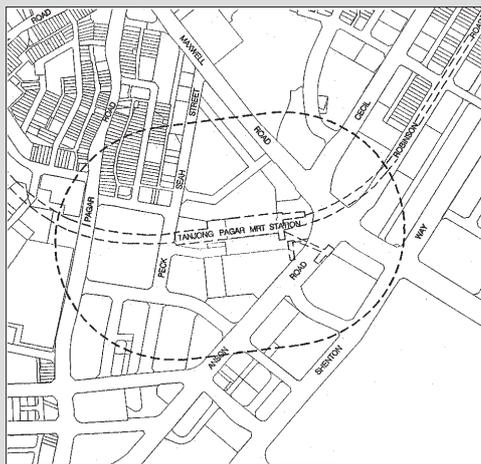
TABLE 4 - Permitted Increases in Plot Ratio above Base Plot Ratio

For sites within Downtown Core, Museum and Orchard Planning Areas with “+” sign		
S/No	Criterion	Percentage (%) Increase Above Base Plot Ratio
1	MRT RADIUS	
1.1	Less than 50% of the site is within the demarcated boundary shown on page 22	5
1.2	50% or more of the site is within the demarcated boundary shown on page 22	10
2	LAND AREA (sq m)	
2.1	For sites within Downtown Core Planning Area	
(i)	3,000 to 5,500	5
(ii)	5,501 to 8,000	10
(iii)	8,001 and above	15
2.2	For sites within Museum & Orchard Planning Areas	
(i)	10,000 to 15,000	5
(ii)	15,001 to 20,000	10
(iii)	20,001 and above	15

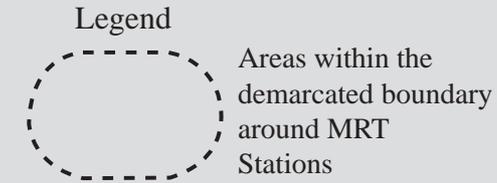
PLANS - Areas within the Demarcated Boundary around MRT Stations



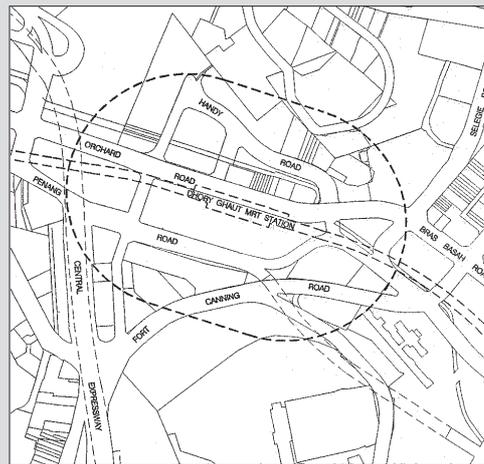
(A) Raffles Place MRT Station
(Applicable to Downtown Core Planning Area)



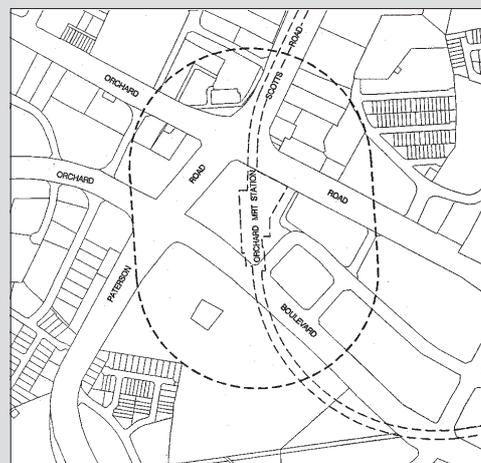
(B) Tanjong Pagar MRT Station
(Applicable to Downtown Core Planning Area)



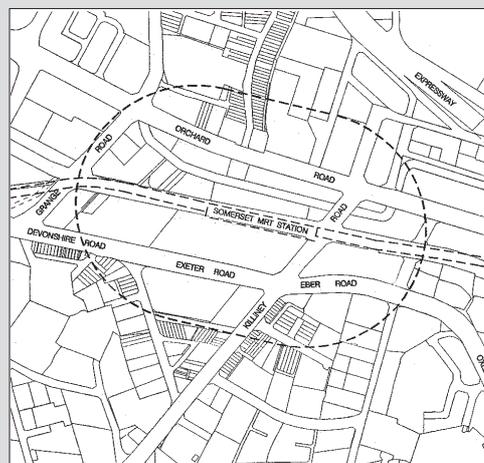
Note: Plans not to scale



(C) Dhoby Ghaut MRT Station
(Applicable to Museum Planning Area)



(D) Orchard MRT Station
(Applicable to Orchard Planning Area)



(E) Somerset MRT Station
(Applicable to Orchard Planning Area)