

Circular No : URA/PB/2016/10-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_16
Date : 30 May 2016

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Owners and tenants of shophouses, eating house operators, real estate agents, architects and engineers

Effective Date

30 May 2016

NEW LOCATIONS WHERE ADDITIONAL EATING HOUSES IN SHOPHOUSES WILL NOT BE ALLOWED

1. URA and the Land Transport Authority (LTA) have assessed the existing traffic and parking situations of the areas listed below as part of their periodic reviews. To prevent the existing parking and traffic problems from worsening, we will not be able to approve more eating houses in these areas. This is also to address the traffic and indiscriminate parking concerns from the residents there due to the existing eating houses in the area.
2. The three new locations where additional eating houses in shophouses will not be allowed are:
 - i) Thomson Village - Upper Thomson Road, Soo Chow Walk, Jalan Todak, Sin Ming Road, Shunfu Road
 - ii) Bedok Area - Bedok Road & Jalan Pari Burong
 - iii) Little India Historic District - Serangoon Road, Jalan Besar & Kitchener Road
3. The full list of locations where new eating houses will not be allowed are in Appendix A. This supersedes the previous list in URA's circular dated 7 Oct 2014.
4. We will renew the Temporary Permission (TP) of existing eating houses that are within the locations in Appendix A if there are no major complaints on disamenity arising from the use, and there is no breach of our planning guidelines and conditions.

5. For proposed eating houses in shophouses located outside the areas in Appendix A, we will evaluate them contextually with LTA. We will unlikely approve such proposals if there are local traffic, parking or dis-amenity concerns, especially those located in landed housing estates and historic districts where car parks are not readily available to serve the additional vehicular traffic.
6. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us. For your information, past circulars and guidelines are available from our website at <http://www.ur.gov.sg>.

Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Subscribe to URA's mailing list to get the latest updates on current and future plans and developments around Singapore.

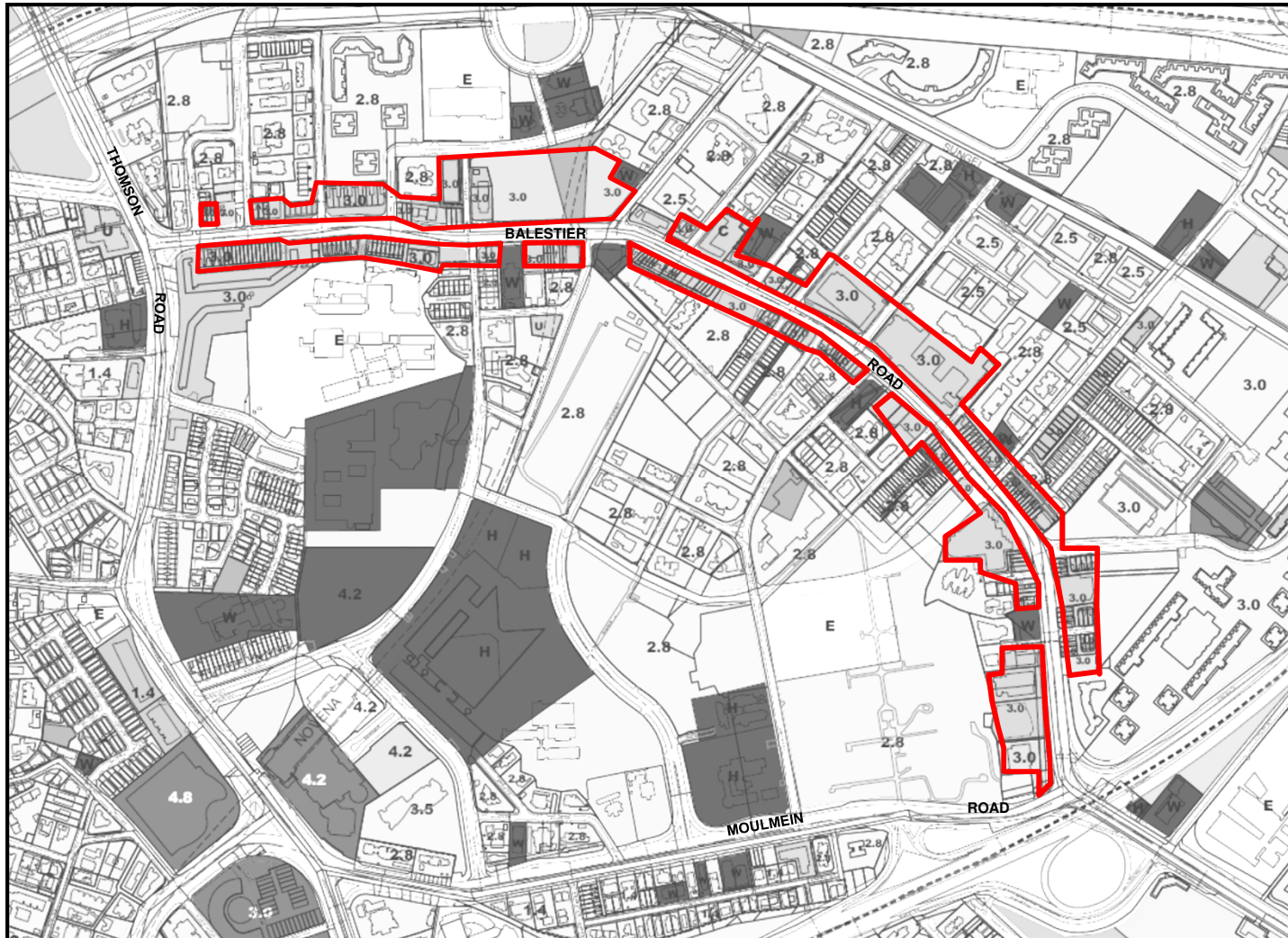
LOCATIONS WHERE ADDITIONAL EATING HOUSES IN SHOPHOUSES WILL NOT BE ALLOWED

PROBLEMATIC TRAFFIC AREAS	
1. Balestier Road	<ul style="list-style-type: none"> • Thomson Road to Moulmein Road
2. East Coast Road	<ul style="list-style-type: none"> • Joo Chiat Road to Still Road • Still Road to Telok Kurau Road • Lothian Terrace to Siglap Road
3. Joo Chiat Road Area	<ul style="list-style-type: none"> • Joo Chiat Road (Changi Road to East Coast Road) • Joo Chiat Place (Joo Chiat Road to Still Road)
4. Changi Road	<ul style="list-style-type: none"> • Jalan Eunos/Still Road to Jalan Kembangan/ Frankel Avenue
5. MacPherson Road	<ul style="list-style-type: none"> • Woodsville Flyover to Macpherson Lane
6. Upper Serangoon Road	<ul style="list-style-type: none"> • Tampines Road to Lim Ah Pin Road
7. Upper Paya Lebar Road	<ul style="list-style-type: none"> • Lorong Ah Soo to Paya Lebar Crescent
8. River Valley Road	<ul style="list-style-type: none"> • Zion Road to Kellock Road
9. Geylang Road	<ul style="list-style-type: none"> • Lorong 1 Geylang to Paya Lebar Road
10. Bukit Timah Road / Dunearn Road	<ul style="list-style-type: none"> • Binjai Park (Jalan Jambu Mawar To Jalan Jambu Ayer) • Bukit Timah Road (Wilby Road to Elm Avenue) • Bukit Timah Road (Anamalai Avenue to Fourth Avenue)
11. Tanjong Katong Road	<ul style="list-style-type: none"> • Dunman Road to Mountbatten Road

PROBLEMATIC TRAFFIC AREAS	
12. Greenwood Avenue	<ul style="list-style-type: none"> Junction Of Greenwood Avenue And Hillcrest Road
13. Sembawang Road	<ul style="list-style-type: none"> Jalan Mata Ayer to Yishun Avenue 5
14. Sembawang Road	<ul style="list-style-type: none"> Mandai Road to Transit Road
15. Serangoon Garden Way	<ul style="list-style-type: none"> Kensington Park Road To Maju Avenue Chartwell Drive To Penshurst Place
16. Kampong Glam	<ul style="list-style-type: none"> Bounded by Victoria Street, Jalan Sultan, Beach Road and Ophir Road
17. Kampong Bahru Road / Spottiswoode Park Road	<ul style="list-style-type: none"> Blair Road to Everton Road Everton Road to Neil Road
18. Jalan Riang	<ul style="list-style-type: none"> Jalan Riang to Wolskel Road
19. Thomson Village	<ul style="list-style-type: none"> Upper Thomson Road Soo Chow Walk Jalan Todak Sin Ming Road Shunfu Road
20. Bedok Area	<ul style="list-style-type: none"> Bedok Road Jalan Pari Burong
21. Little India Historic District	<ul style="list-style-type: none"> Serangoon Road Jalan Besar Kitchener Road
NOTES	
a.	The locations in this table apply to the whole stretch of the road unless otherwise specified.

PROBLEMATIC TRAFFIC AREAS	
b.	Proposed eating houses in commercial or mixed commercial/residential developments located in the above areas can be considered if the building has its own car park lots which are available for public use.

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BALESTIER ROAD
(BETWEEN THOMSON ROAD TO MOULMEIN ROAD)

NOVENA PLANNING AREA



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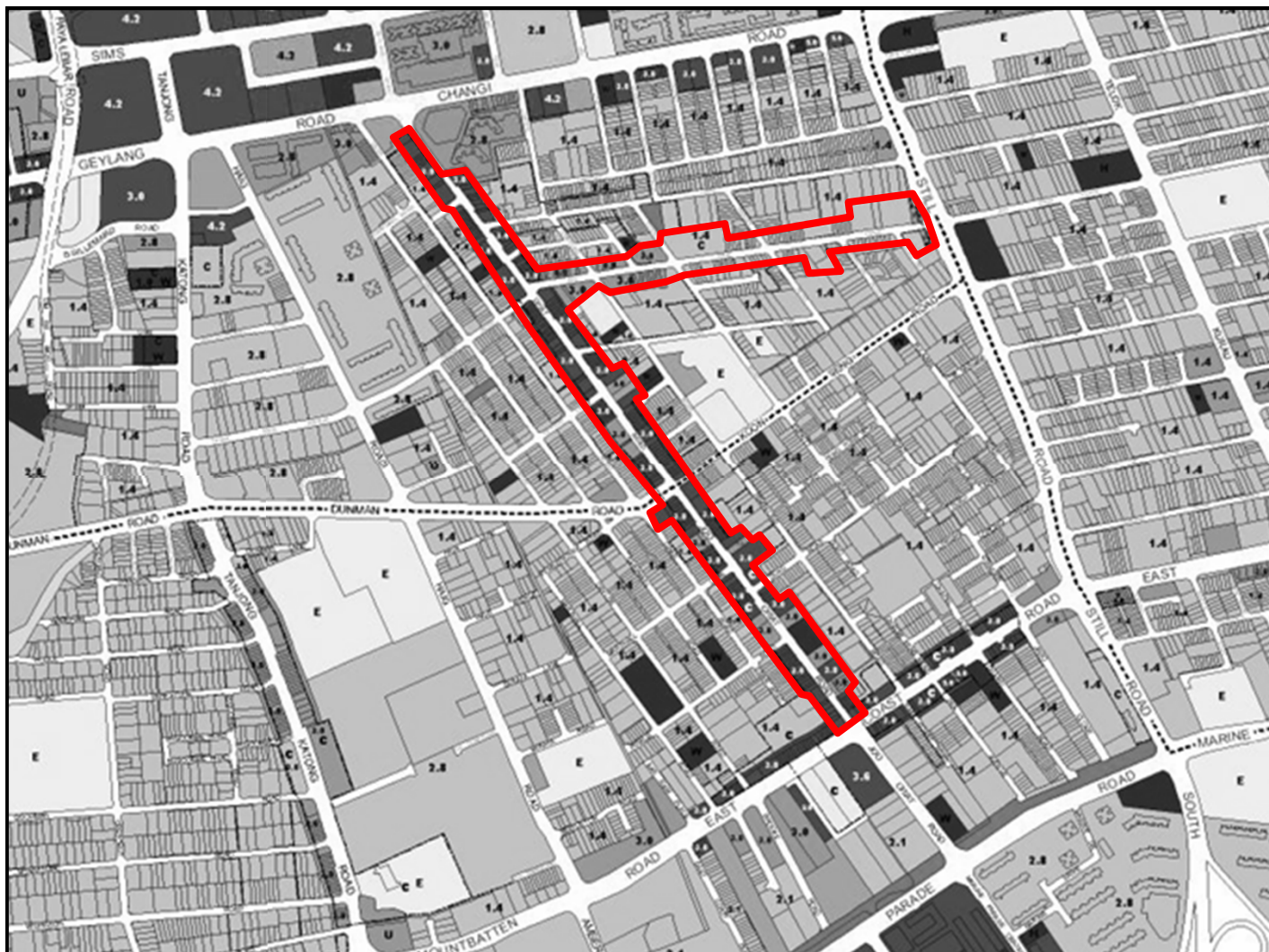
EAST COAST ROAD
(BETWEEN JOO CHIAT ROAD TO STILL ROAD)

(BETWEEN STILL ROAD TO TELOK KURAU ROAD)

(BETWEEN LOTHIAN TERRACE TO SIGLAP ROAD)

MARINE PARADE & BEDOK PLANNING AREAS

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JOO CHIAT ROAD

(BETWEEN CHANGI ROAD TO EAST COAST ROAD)

JOO CHIAT PLACE

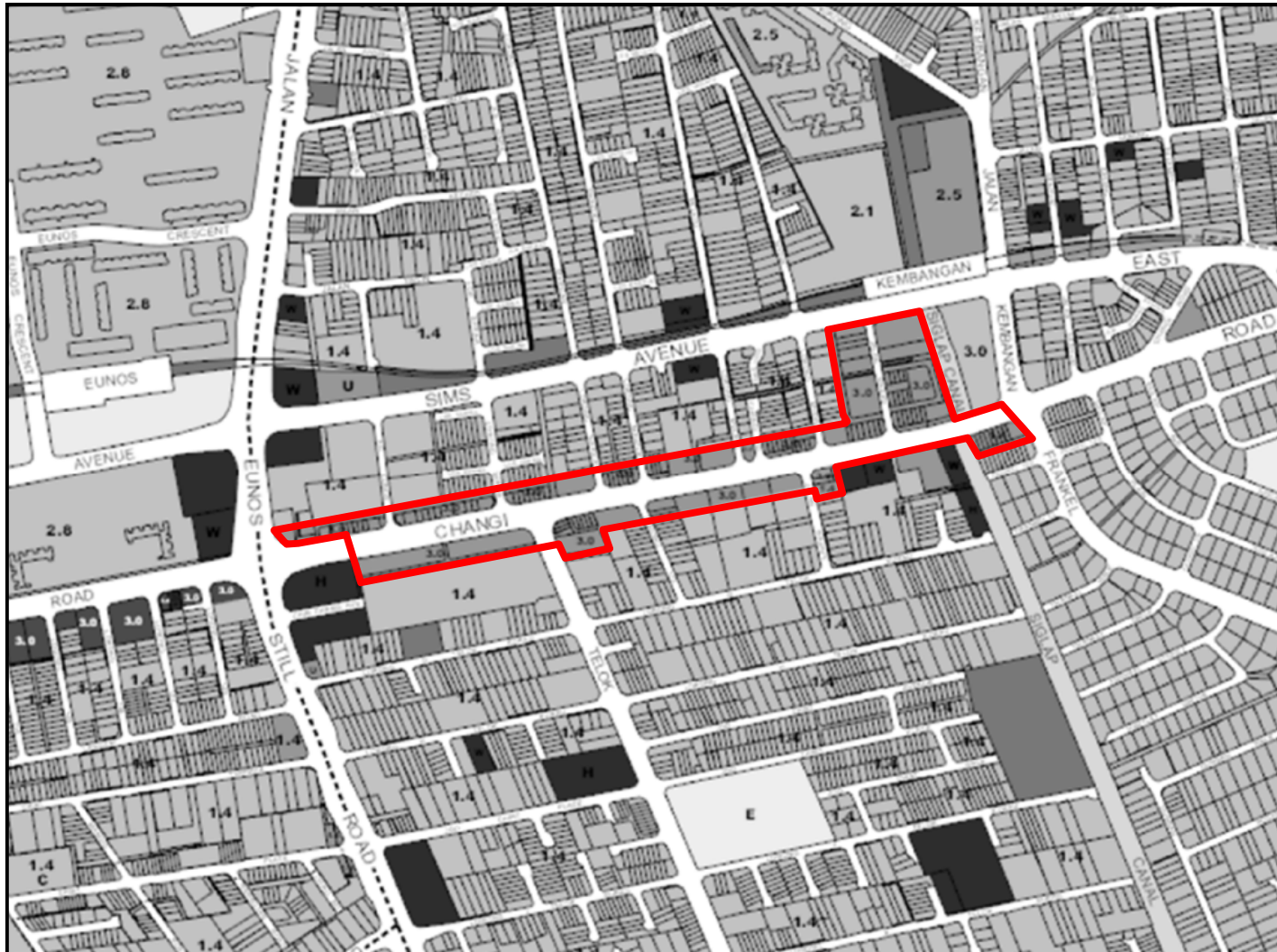
(BETWEEN JOO CHIAT ROAD TO STILL ROAD)

GEYLANG AND MARINE PARADE PLANNING AREAS



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CHANGI ROAD

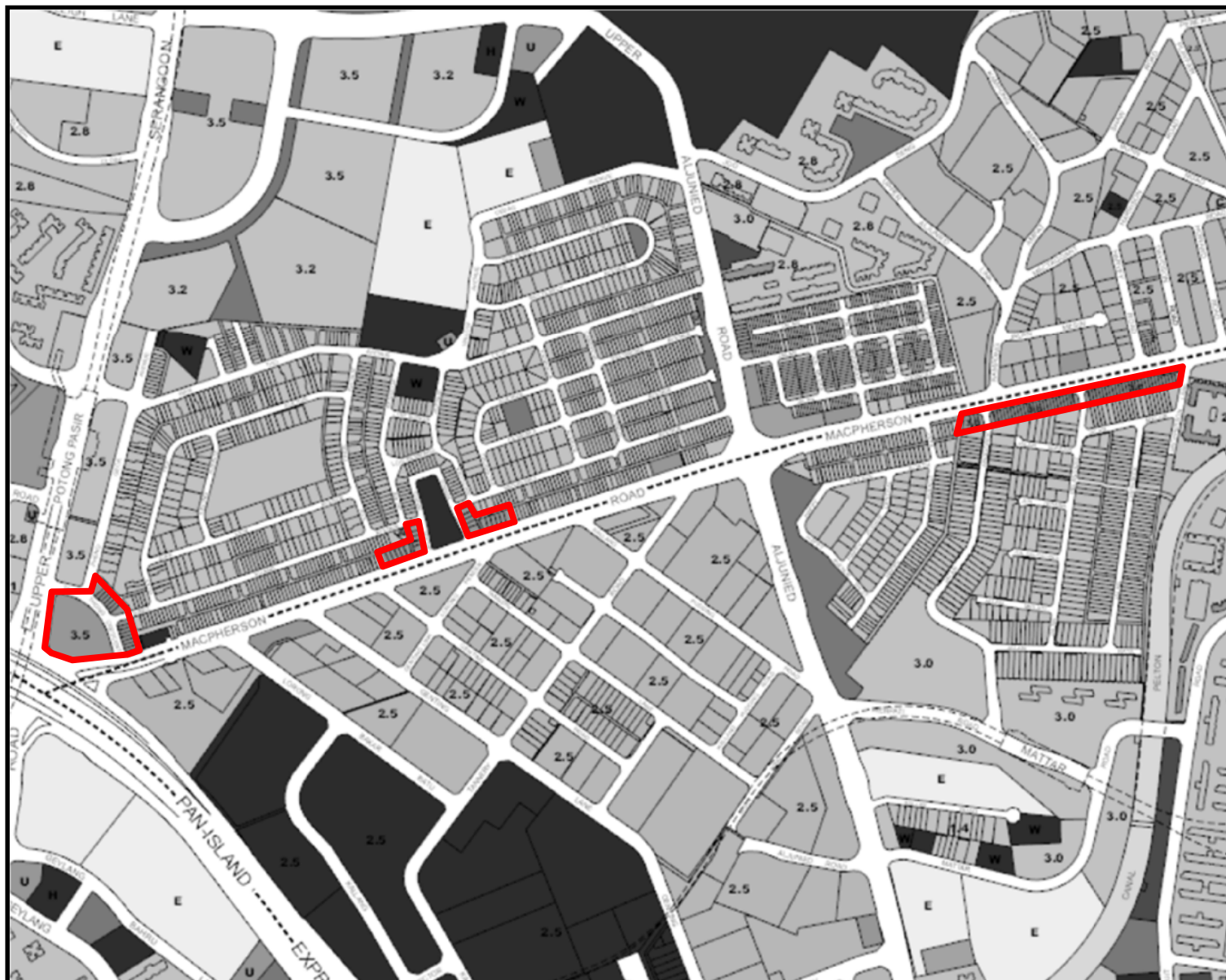
**(BETWEEN JALAN
EUNOS / STILL ROAD TO
JALAN KEMBANGAN /
FRANKEL AVENUE)**

BEDOK PLANNING AREA



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MACPHERSON ROAD

**(BETWEEN
WOODSVILLE
FLYOVER TO
MACPHERSON LANE)**

**TOA PAYOH / GEYLANG
PLANNING AREA**



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UPPER SERANGOON ROAD

(BETWEEN TAMPINES ROAD TO LIM AH PIN ROAD)

(BETWEEN KOVAN ROAD TO UPPER SERANGOON ROAD)

(BETWEEN LOWLAND ROAD TO SIMON ROAD)

HOUGANG PLANNING AREA



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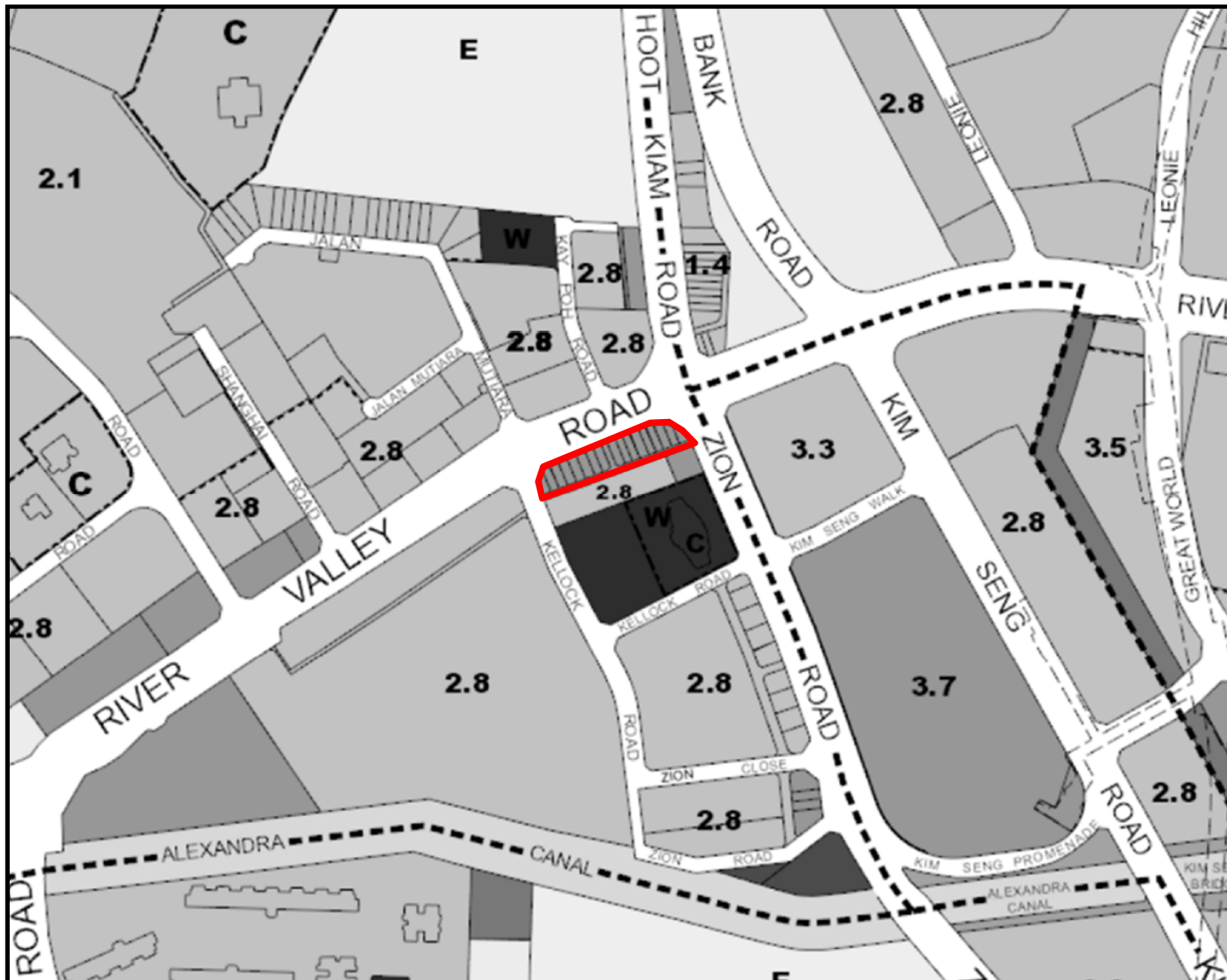
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UPPER PAYA LEBAR ROAD
(BETWEEN LORONG AH SOO TO PAYA LEBAR CRESCENT)

HOUGANG PLANNING AREA

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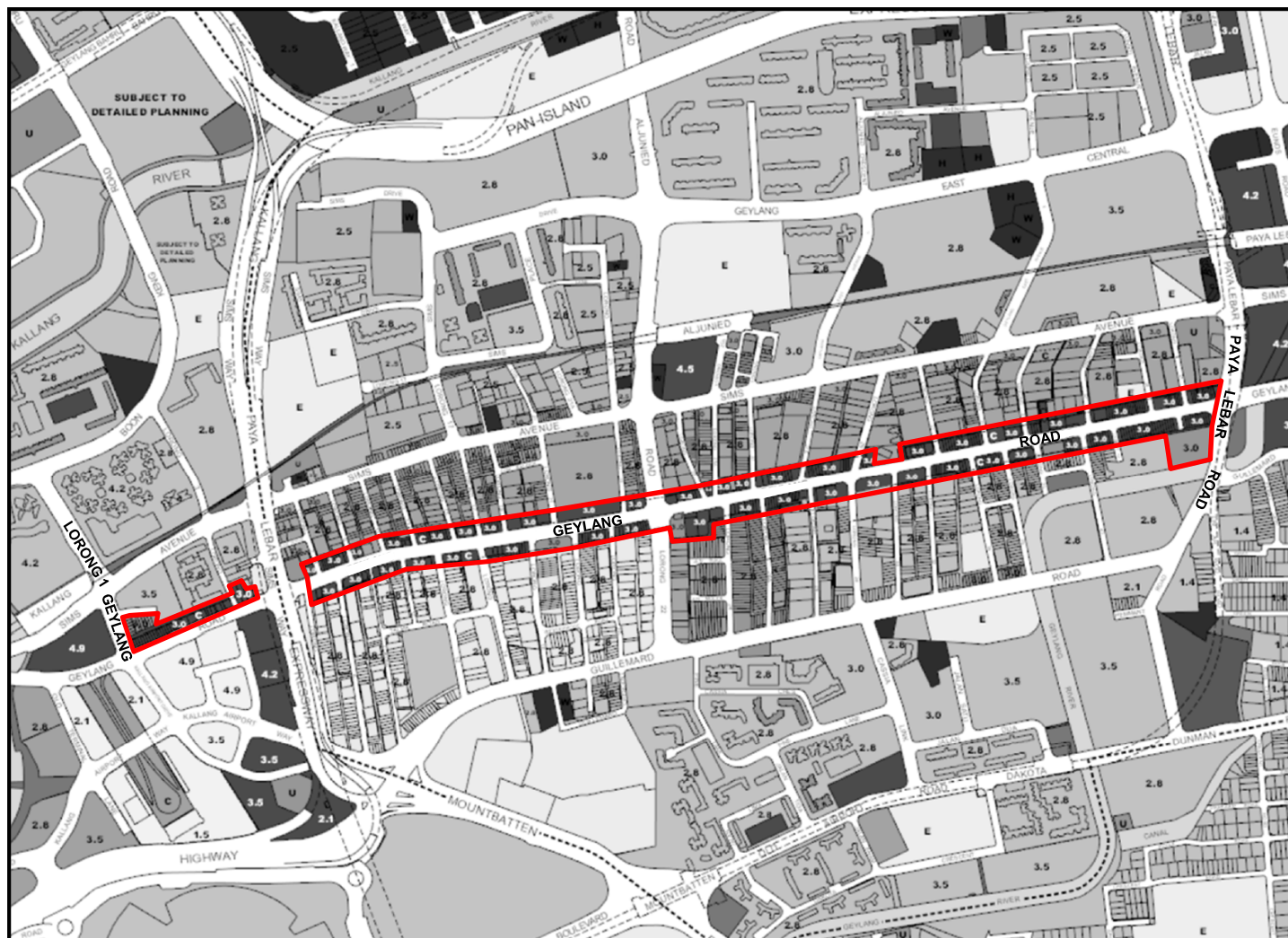


RIVER VALLEY ROAD
(BETWEEN ZION ROAD
TO KELLOCK ROAD)

QUEENSTOWN PLANNING
AREA



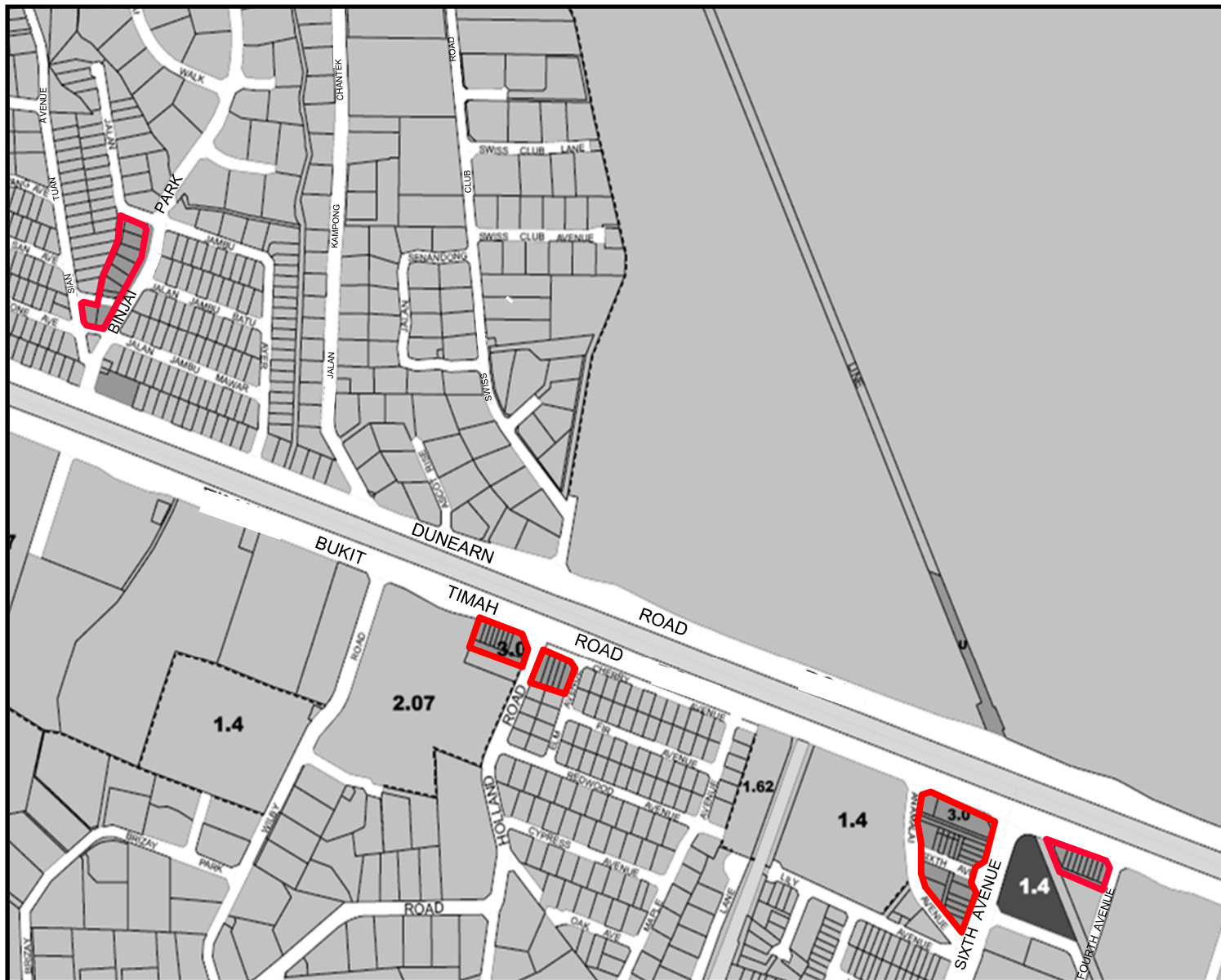
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GEYLANG ROAD
(BETWEEN LORONG 1
GEYLANG TO PAYA
LEBAR ROAD)

GEYLANG PLANNING AREA

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BINJAI PARK
(BETWEEN JALAN
JAMBU MAWAR TO
JALAN JAMBU AYER)

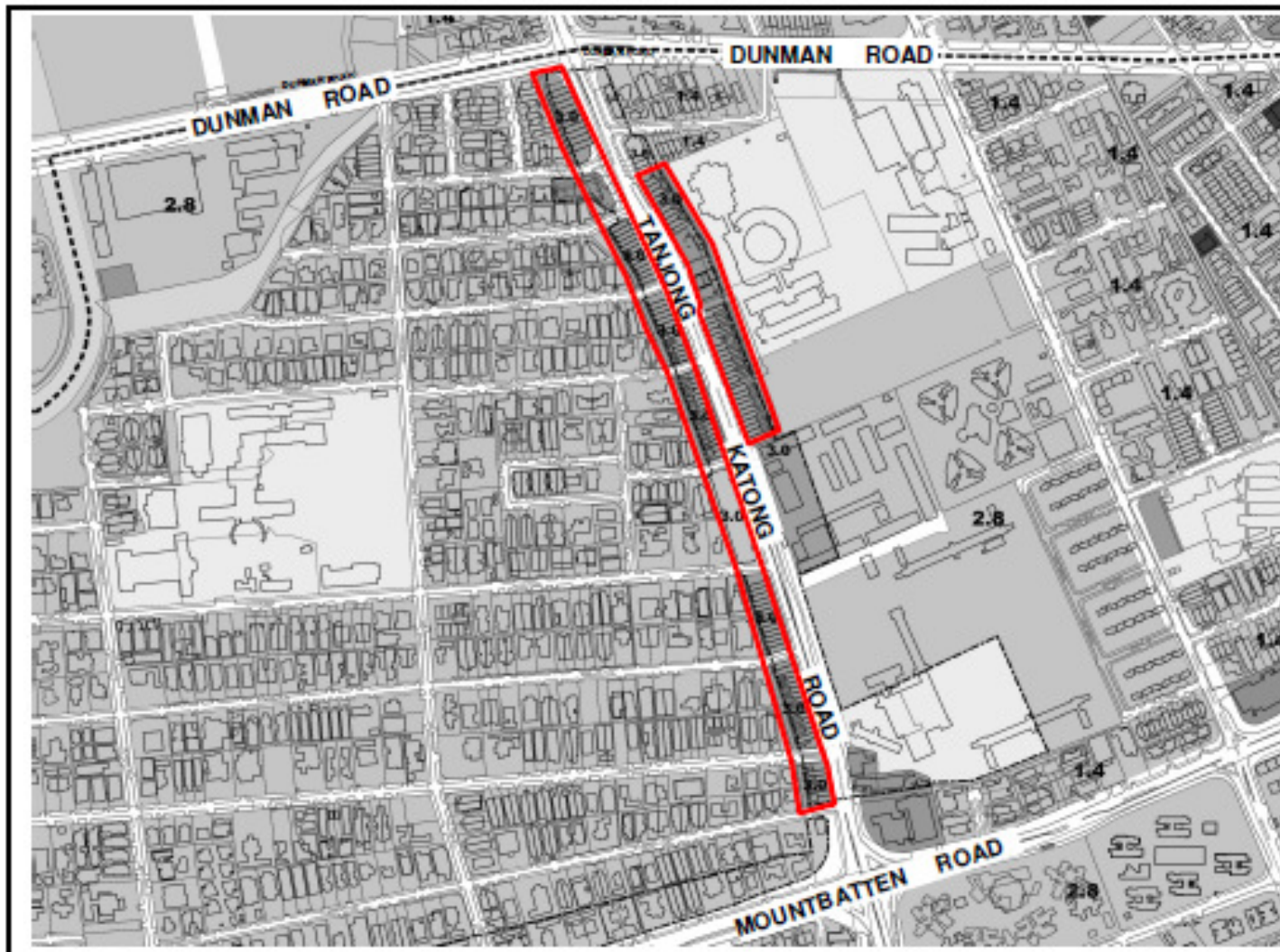
BUKIT TIMAH ROAD
(BETWEEN WILBY
ROAD TO ELM
AVENUE)

(BETWEEN ANAMALAI
AVENUE TO FOURTH
AVENUE)

BUKIT TIMAH PLANNING
AREA



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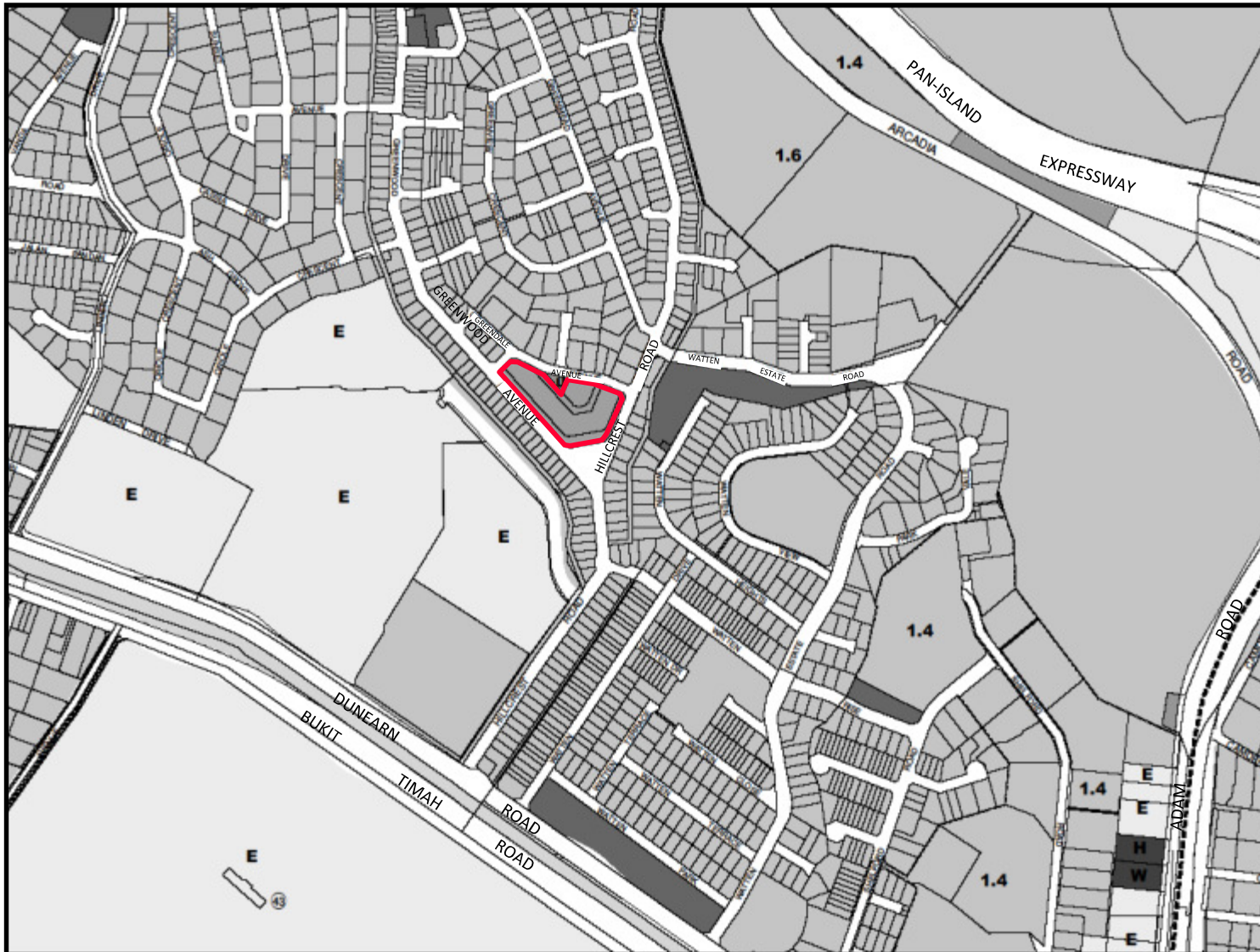


**TANJONG KATONG
ROAD**

**(BETWEEN DUNMAN
ROAD TO
MOUNTBATTEN
ROAD)**

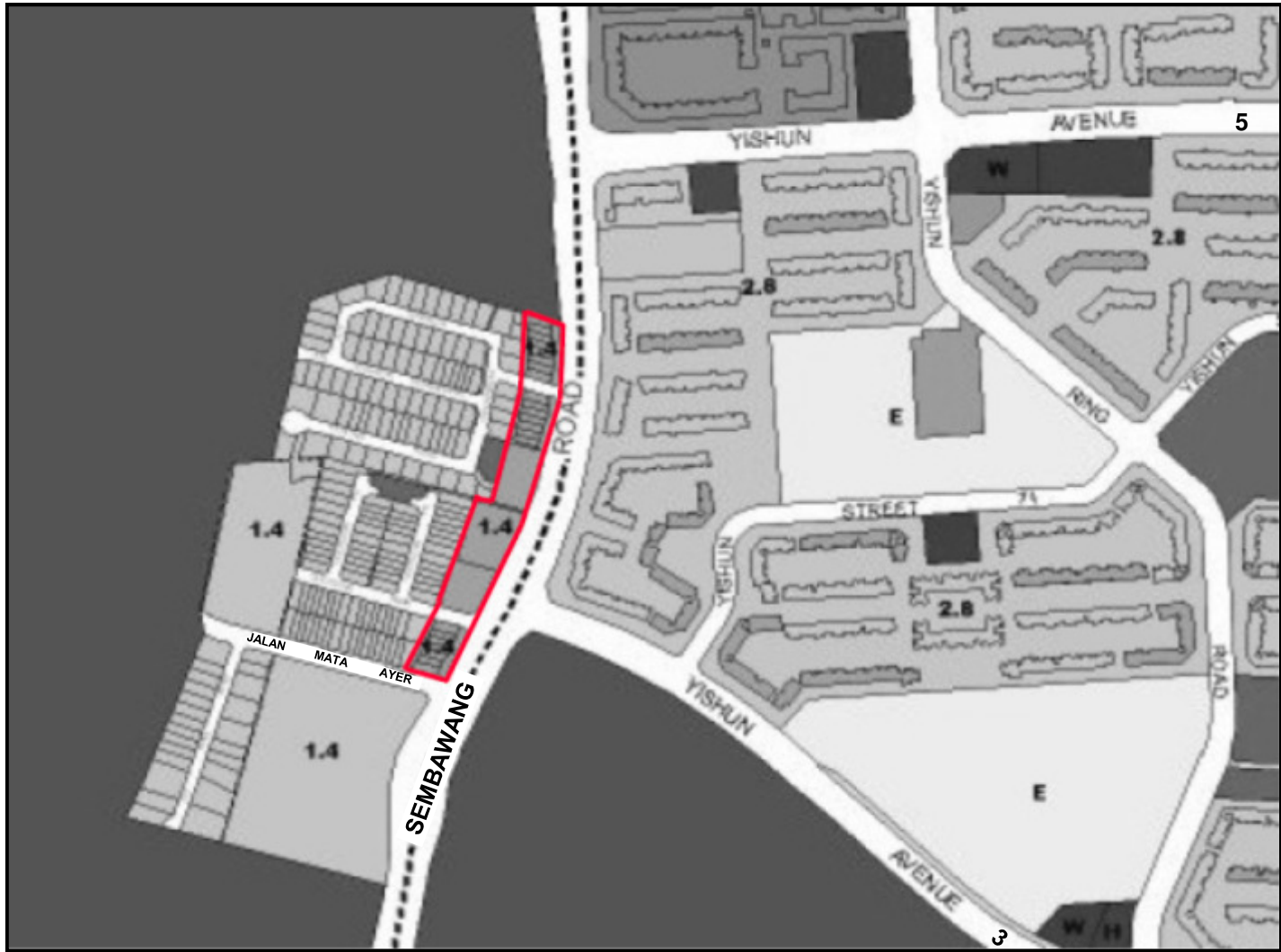
**MARINE PARADE PLANNING
AREA**

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GREENWOOD AVENUE
**(JUNCTION OF
GREENWOOD AVENUE
AND HILLCREST ROAD)**

**BUKIT TIMAH PLANNING
AREA**



SEMBAWANG ROAD
**(BETWEEN JALAN MATA
AYER TO YISHUN
AVENUE 5)**

MANDAI PLANNING AREA



SEMBAWANG ROAD

**(BETWEEN MANDAI
ROAD TO TRANSIT
ROAD)**

YISHUN PLANNING AREA



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KAMPONG GLAM

**(BOUNDED BY
VICTORIA STREET,
JALAN SULTAN,
BEACH ROAD AND
OPHIR ROAD)**

ROCHOR PLANNING AREA



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KAMPONG BAHRU ROAD
/ SPOTTISWOODE PARK
ROAD

**(BETWEEN BLAIR ROAD
TO EVERTON ROAD)**

**(BETWEEN EVERTON
ROAD TO NEIL ROAD)**

BUKIT MERAH PLANNING AREA



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THOMSON VILLAGE

- UPPER THOMSON ROAD
- SOO CHOW WALK
- JALAN TODAK
- SIN MING ROAD
- SHUNFU ROAD

BISHAN PLANNING AREA



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BEDOK AREA

- BEDOK ROAD
- JALAN PARI BURONG

BEDOK PLANNING AREA



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LITTLE INDIA HISTORIC DISTRICT

- SERANGOON ROAD
- JALAN BESAR
- KITCHENER ROAD

**ROCHOR & KALLANG
PLANNING AREA**



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