

Circular No : URA/PB/2023/08-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_23
Date : 2 OCT 2023

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

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

Effective Date

2 OCT 2023

REVISED LIST OF LOCATIONS WHERE ADDITIONAL EATING HOUSES IN SHOPHOUSES WILL NOT BE ALLOWED

1. This is an update to the [circular](#) dated 30 May 2016 – “New Locations Where Additional Eating Houses in Shophouses Will Not Be Allowed”.
2. URA and the Land Transport Authority (LTA) periodically review the list of areas where no new eating houses¹ can be approved to prevent the existing traffic and parking problems from worsening. These areas were identified after taking into consideration concerns raised by the surrounding residents over traffic and indiscriminate parking issues due to the existing eating houses in these areas.
3. This latest review has taken into account the prevailing ground situation, redevelopments and evolving business climate and operating landscape brought about by the Covid-19 pandemic.
4. 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 30 May 2016.
5. We will renew the Temporary Permission 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.
6. For sites located outside the areas in [Appendix A](#), all proposals for new eating houses will be subject to contextual evaluation, taking into consideration the planning intention for the site, compatibility with/potential disamenity impact of the use on the surrounding developments, and input from LTA and relevant agency. Planning approval is not guaranteed.

¹ Eating houses include restaurants, coffee shops, cafes, etc.

7. 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 write to us. For other information on the type of allowable uses in shophouses, you may refer to URA SPACE.

Thank you.

GOH CHIN CHIN (MS)
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

REVISED LIST OF 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 Eunus / Still Road to Jalan Kembangan / Frankel Avenue
5. MacPherson Road *	<ul style="list-style-type: none"> • Tai Thong Crescent to MacPherson Lane
6. Upper Serangoon Road	<ul style="list-style-type: none"> • Tampines Road to Lim Ah Pin Road
7. River Valley Road	<ul style="list-style-type: none"> • Zion Road to Kellock Road
8. Geylang Road	<ul style="list-style-type: none"> • Lorong 1 Geylang to Paya Lebar Road
9. 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)
10. Greenwood Avenue	<ul style="list-style-type: none"> • Junction of Greenwood Avenue and Hillcrest Road
11. Sembawang Road	<ul style="list-style-type: none"> • Jalan Mata Ayer to Yishun Avenue 5
12. Sembawang Road	<ul style="list-style-type: none"> • Mandai Road to Transit Road

PROBLEMATIC TRAFFIC AREAS

13. [Serangoon Garden Way](#)

- Kensington Park Road to Maju Avenue
- Chartwell Drive to Peshurst Place

14. [Kampong Glam](#)

- Bounded by Victoria Street, Jalan Sultan, Beach Road and Ophir Road

15. [Kampong Bahru Road / Spottiswoode Park Road](#)

- Kampong Bahru Road
- Spottiswoode Park Road
- Blair Road
- Neil Road

16. [Jalan Riang](#)

- Jalan Riang to Wolskel Road

17. [Thomson Village](#)

- Upper Thomson Road
- Soo Chow Walk
- Jalan Todak
- Sin Ming Road
- Shunfu Road

18. [Bedok Area](#)

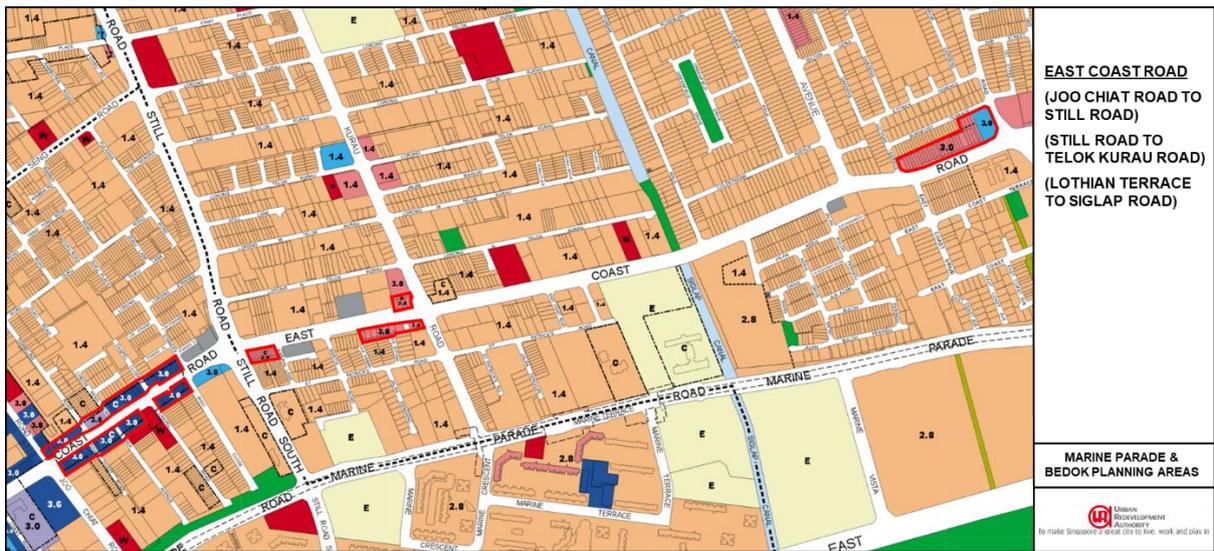
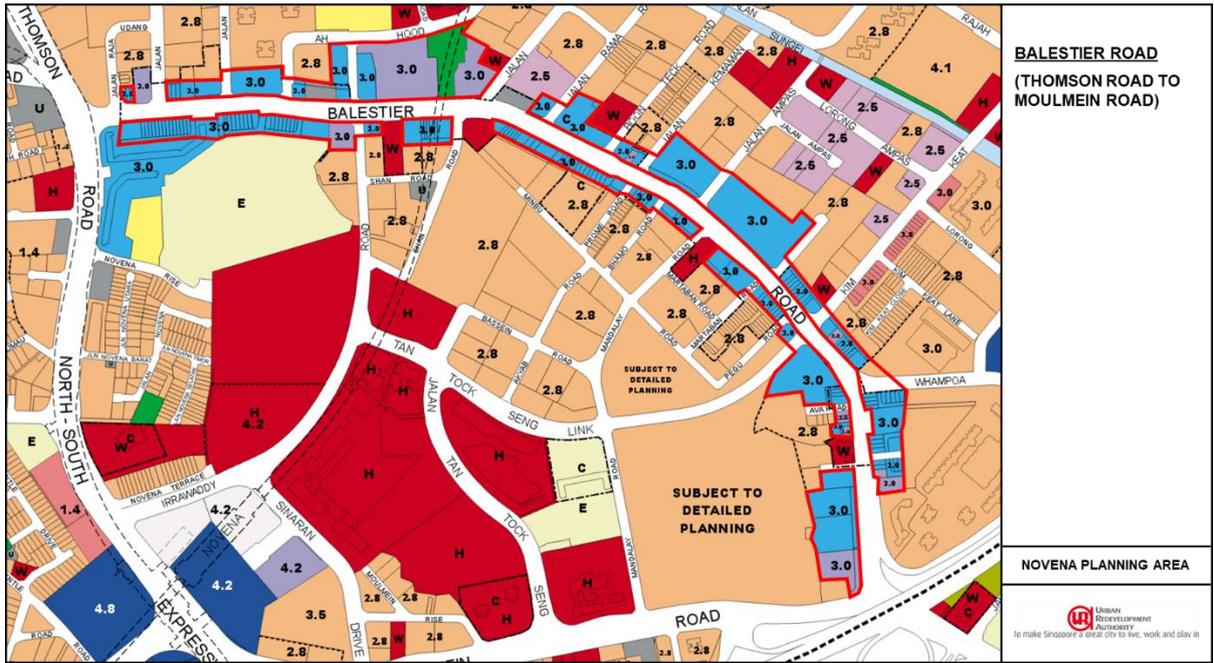
- Bedok Road
- Jalan Pari Burong

19. [Little India Area](#)

- Serangoon Road
- Jalan Besar
- Kitchener Road

NOTES

- a. Areas marked by an asterisk (*) have had their boundaries adjusted.
- b. The locations in this table apply to the whole stretch of the road unless otherwise specified.
- c. Proposed eating houses in commercial or mixed commercial/residential developments located in the above areas may be considered if the building has its own car park lots which are available for public use.

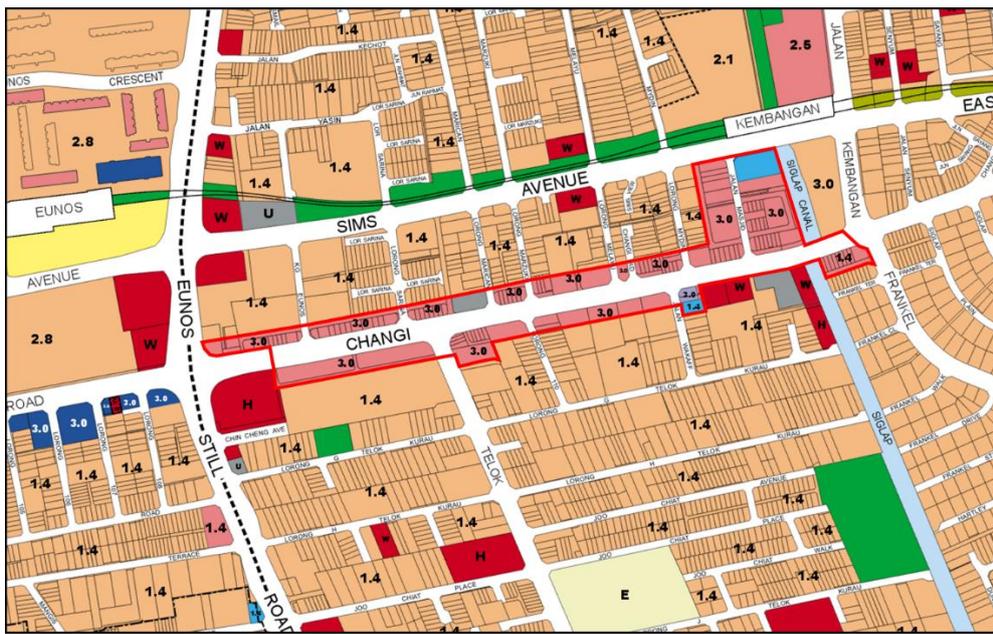




JOO CHIAT ROAD
(CHANGI ROAD TO EAST COAST ROAD)

JOO CHIAT PLACE
(JOO CHIAT ROAD TO STILL ROAD)

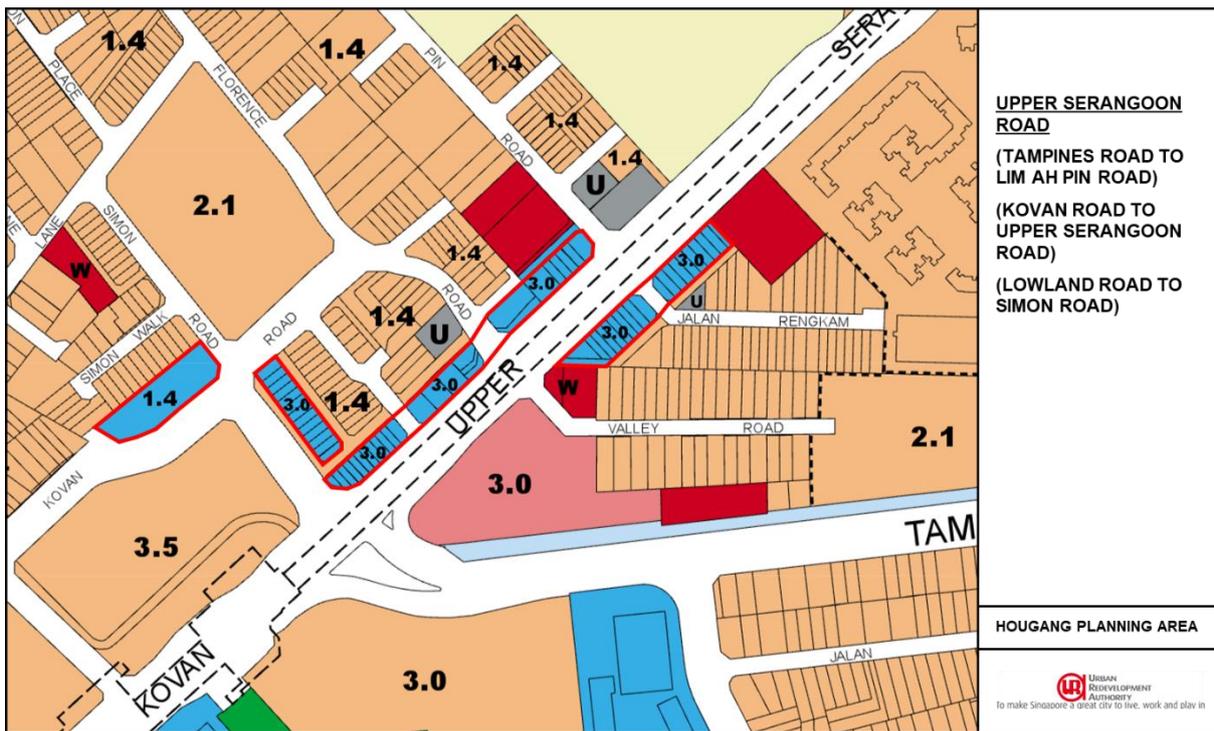
GEYLANG & MARINE PARADE PLANNING AREAS

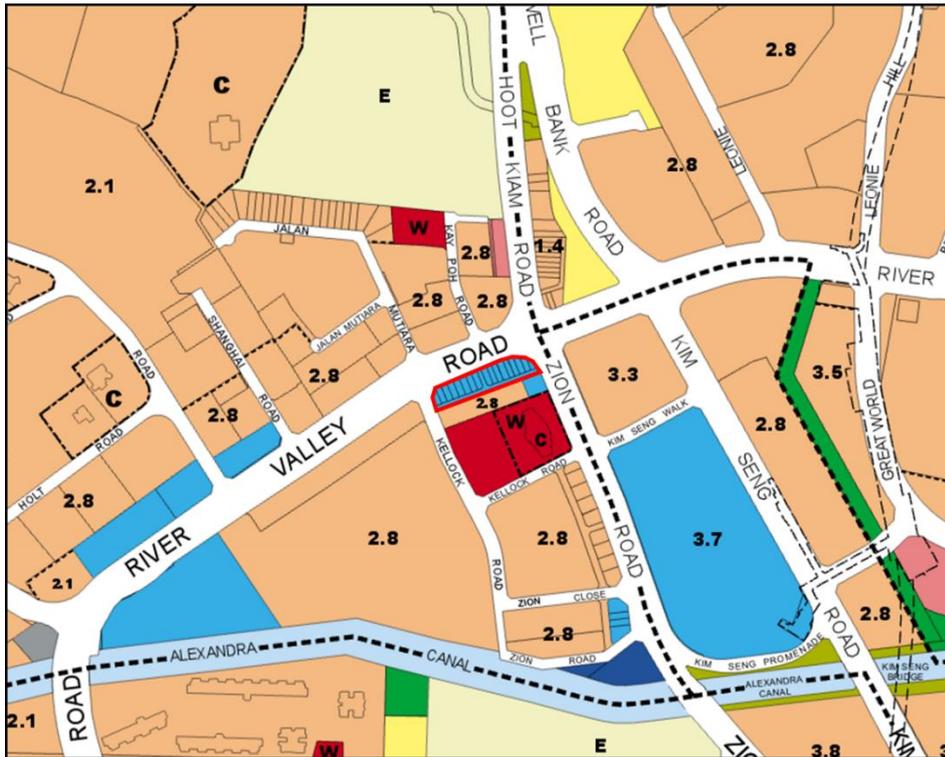


CHANGI ROAD
(JALAN EUNOS / STILL ROAD TO JALAN KEMBANGAN / FRANKEL AVENUE)

BEDOK PLANNING AREA







**RIVER VALLEY ROAD
(ZION ROAD TO
KELLOCK ROAD)**

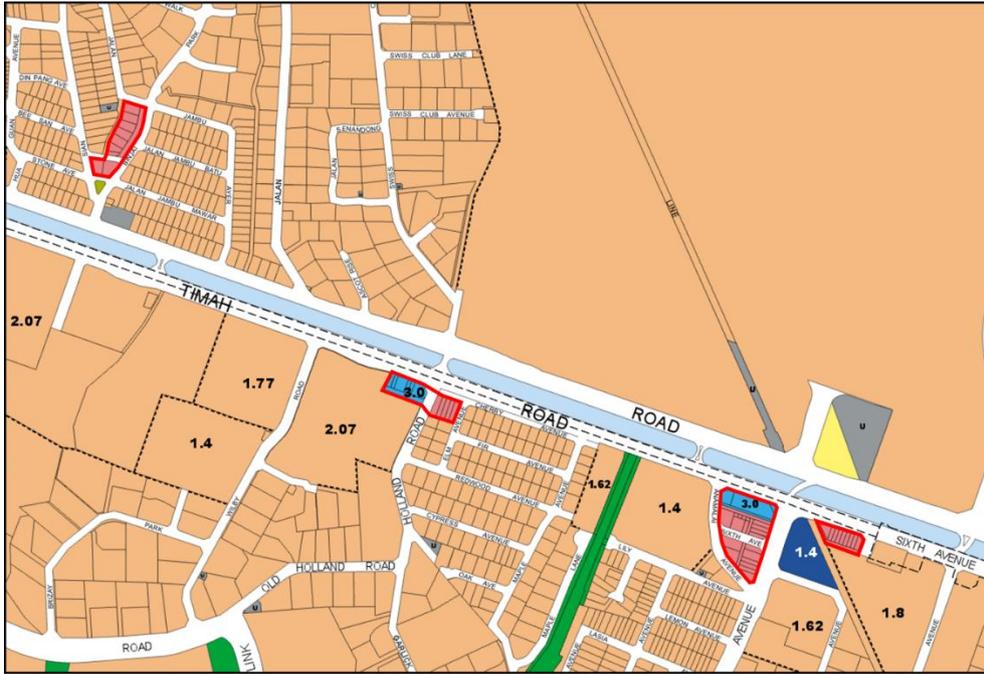
**RIVER VALLEY
PLANNING AREA**



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

GEYLANG PLANNING AREA

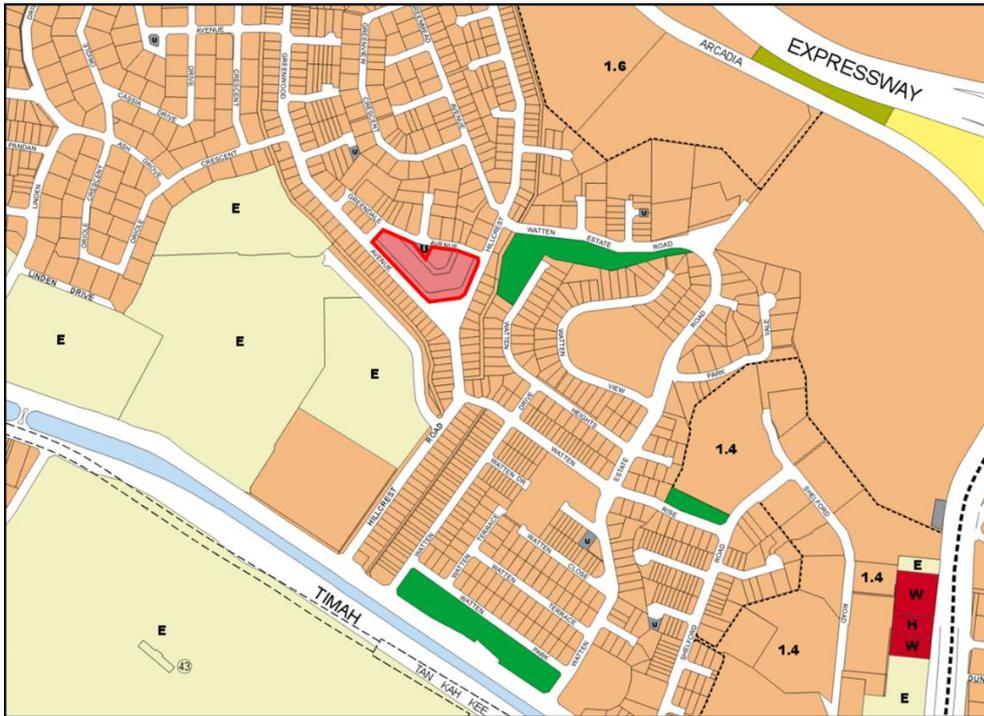




BINJAI PARK
 (JALAN JAMBU MAWAR
 TO JALAN JAMBU
 AYER)

BUKIT TIMAH ROAD
 (WILBY ROAD TO ELM
 AVENUE
 (ANAMALAI AVENUE TO
 FOURTH AVENUE))

**BUKIT TIMAH
 PLANNING AREA**

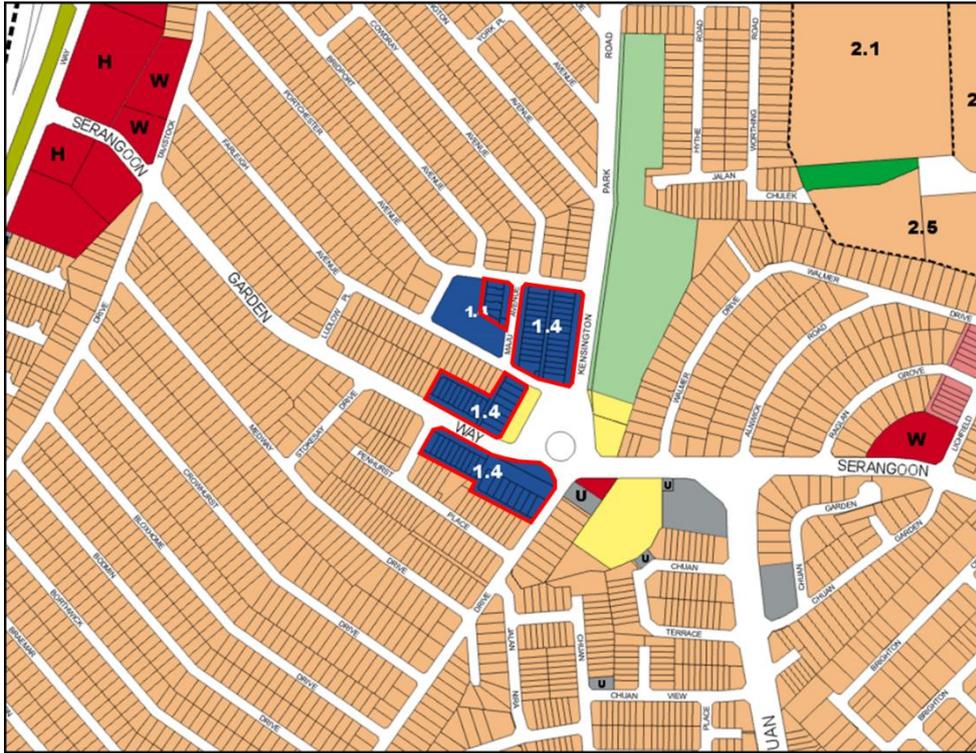


GREENWOOD AVENUE
 (JUNCTION OF
 GREENWOOD AVENUE
 AND HILLCREST
 ROAD)

**BUKIT TIMAH
 PLANNING AREA**







SERANGOON GARDEN WAY
 (KENSINGTON PARK ROAD TO MAJU AVENUE)
 (CHARTWELL DRIVE TO PENSURST PLACE)

SERANGOON PLANNING AREA

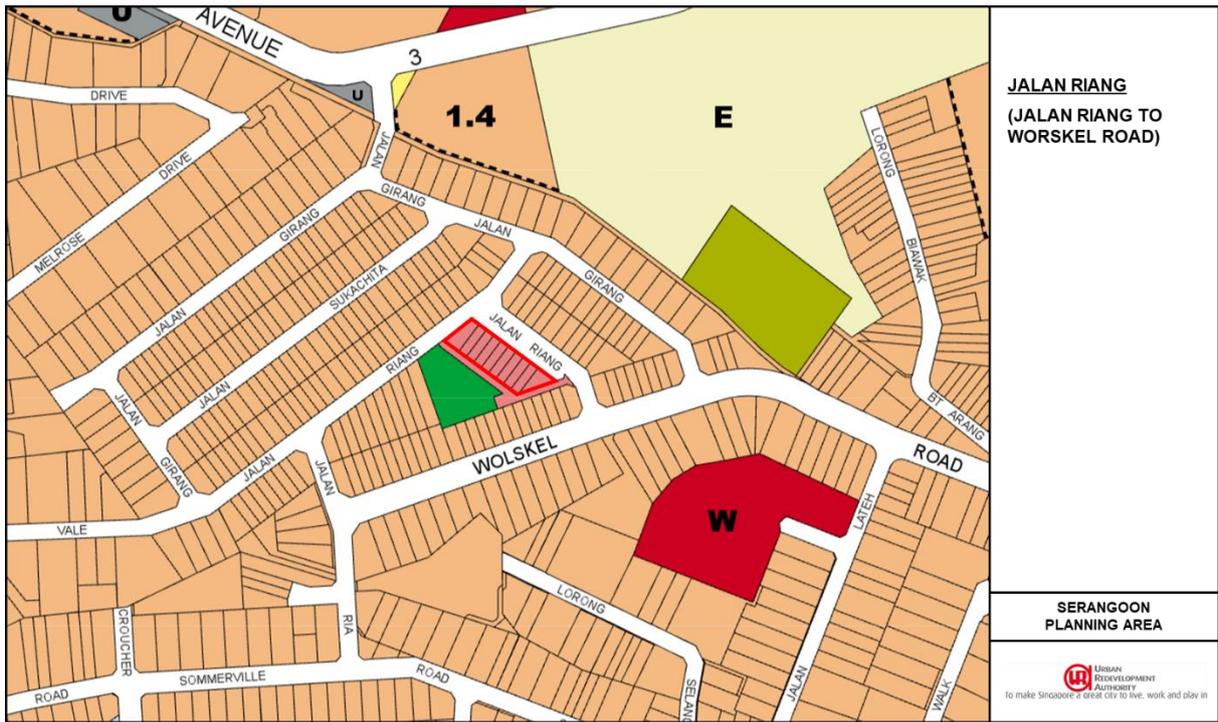
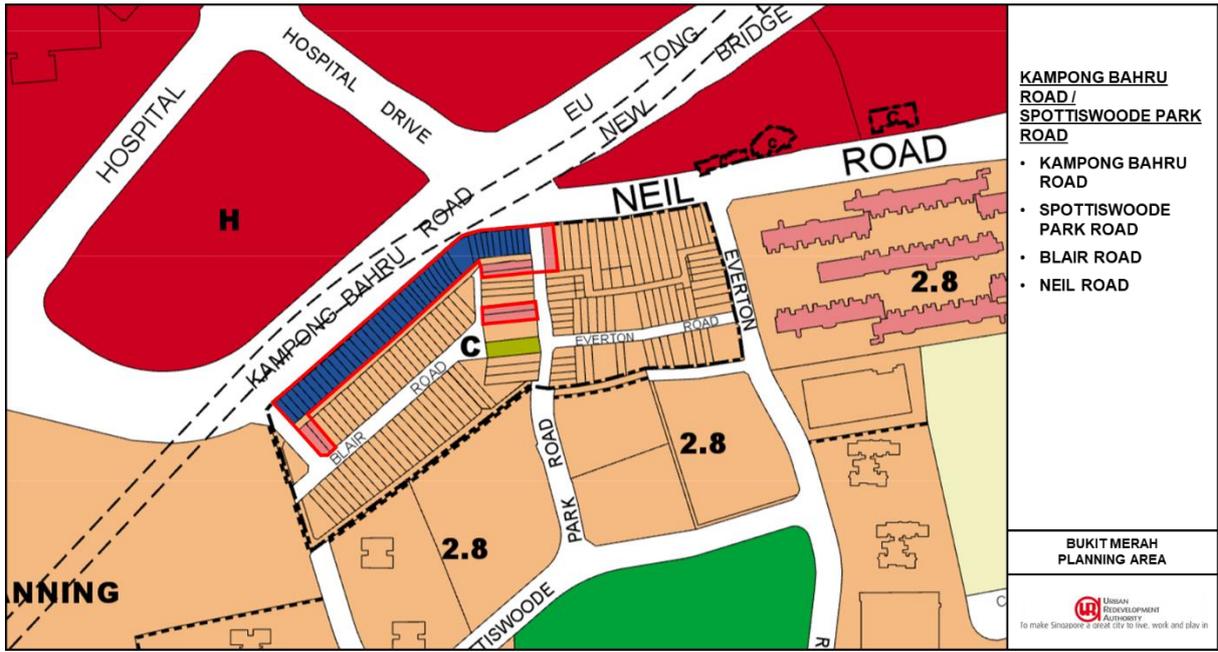
 **URBAN REDEVELOPMENT AUTHORITY**
 To make Singapore a great city to live, work and play in



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

ROCHOR PLANNING AREA

 **URBAN REDEVELOPMENT AUTHORITY**
 To make Singapore a great city to live, work and play in





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

BISHAN PLANNING AREA



URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play in

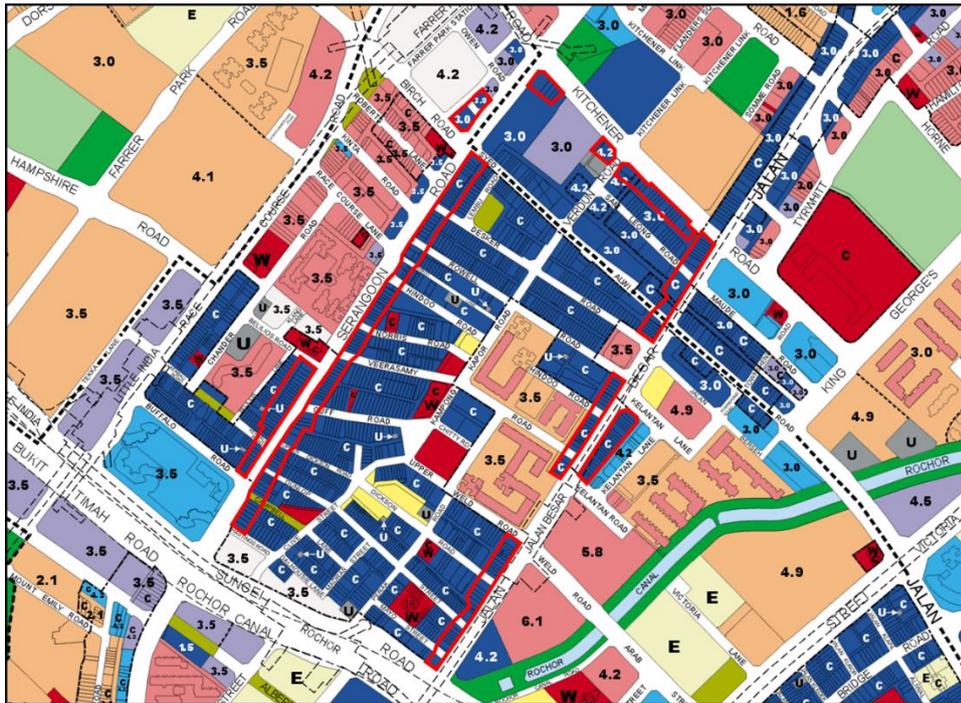


- BEDOK AREA**
- BEDOK ROAD
 - JALAN PARI BURONG

BEDOK PLANNING AREA



URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play in



- LITTLE INDIA AREA**
- SERANGOON ROAD
 - JALAN BESAR
 - KITCHENER ROAD

ROCHOR & KALLANG PLANNING AREAS

