

Circular No : URA/PB/2019/17-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 20 September 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Building owners, agricultural industry stakeholders, developers, and architects

Effective date

With effect from 20 September 2019

(A) NEW GUIDELINES FOR AGRICULTURE DEVELOPMENTS

(B) STREAMLINED PLANNING APPLICATION PROCESS FOR AGRICULTURE DEVELOPMENTS

1. The agriculture landscape in Singapore is evolving. High-intensity and high-rise agriculture developments allow us to achieve greater productivity and optimise the use of land, while also enhancing our food resilience.
2. To facilitate the transformation of the agriculture industry, support more intensive agriculture developments, and ensure that agriculture developments are compatible with their surroundings, URA has introduced planning guidelines specific to agriculture developments. URA has also streamlined the planning application process to enable applicants to obtain faster approval at a lower cost.

Planning Guidelines

3. The new planning guidelines specific to agriculture developments are found in Appendix 1. Apart from the listed planning guidelines, the applicant is to comply with the requirements of technical agencies such as LTA, NParks, FSSD, PUB, BCA, NEA, DSTA etc.

Streamlined Planning Application Process

4. URA has streamlined the planning application process as follows:
 - (A) Land Leased or Sold by the State for Agriculture Use
5. Development proposals involving single storey structures not exceeding 12m in height shall be authorised, ie there is no need to submit an application to URA for planning approval. This is provided there is no retail / F&B (i.e. shop, restaurant, showroom use) or visitor centre use; and the structures comply with the minimum building setback / road buffer set out in the planning guidelines for agriculture developments in Appendix 1. The proposed works may start after written consent is obtained from the lessor.
6. For development proposals involving structures that exceed 1-storey or 12m in height, and fully comply with planning guidelines for agriculture development and lodgement criteria

(listed in Appendix 2), applicants may engage a Qualified Person (QP) to lodge their plans with URA for instant approval.

7. Proposals that do not satisfy the authorisation or lodgment criteria will have to submit a development application to URA (see Appendix 3).
- (B) Land Tenanted Out or Granted Temporary Occupation Licence by the State for Agriculture Use
8. Works on land tenanted out or granted Temporary Occupation Licence (TOL) by the State for agriculture use on an interim basis¹ shall be authorised without the need to submit an application to URA for planning approval, provided the proposed works are in accordance with the parameters stipulated in the tenancy agreement and the conditions in Appendix 3.
 9. However, a Development Application shall be submitted to URA for planning consideration, if the proposed works deviate from the planning parameters stipulated in the tenancy agreement.

Implementation

10. All proposed agriculture works will require endorsement from the lessor (e.g. SLA, SFA or NParks), regardless of whether the works are authorised, lodged or submitted to URA for planning approval. The information that has to be endorsed by the lessor is summarised in Appendix 4.
11. The new guidelines and streamlined plan application process shall apply to all new proposals for works on agriculture land with immediate effect.²
12. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. We have updated the same in the Development Control Handbooks. You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars.
13. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please email us.

Thank you.

GOH CHIN CHIN (MS)
GROUP DIRECTOR (DEVELOPMENT CONTROL)

¹ Refers to any land owned by the State or a statutory body for which the State or statutory board has granted a tenancy or licence for interim uses and for a tenure of up to 10 years.

² Existing lessees with specific requirements in the tender conditions or tenancy agreements can liaise with their lessor on the requirements applicable to their sites.

for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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PLANNING GUIDELINES FOR AGRICULTURE DEVELOPMENTS

Aspect	Guideline																	
Minimum Building Setback	Fronting drainage reserve/backlane/non-Agriculture development: 4.5m (with 2m planting strip) Adjoining Agriculture development: 2m (no planting strip required)																	
Minimum Road Buffer	<table border="1"> <thead> <tr> <th data-bbox="604 570 1024 646">Road Category</th> <th data-bbox="1024 570 1438 646">Minimum Width of Buffer</th> <th data-bbox="1438 570 1858 646">Specification of Buffer</th> </tr> </thead> <tbody> <tr> <td data-bbox="604 646 1024 711">Category 1 – Expressway</td> <td data-bbox="1024 646 1438 711">15m</td> <td data-bbox="1438 646 1858 711">5m green, 10m physical</td> </tr> <tr> <td data-bbox="604 711 1024 781">Category 2 – Major Arterial A</td> <td data-bbox="1024 711 1438 781">7.5m</td> <td data-bbox="1438 711 1858 781">3m green, 4.5m physical</td> </tr> <tr> <td data-bbox="604 781 1024 846">Category 3 – Major Arterial B</td> <td data-bbox="1024 781 1438 846">5m</td> <td data-bbox="1438 781 1858 846">3m green, 2m physical</td> </tr> <tr> <td data-bbox="604 846 1024 963">Category 4 & 5 – Other major roads, minor roads, and slip roads</td> <td data-bbox="1024 846 1438 963">5m</td> <td data-bbox="1438 846 1858 963">3m green, 2m physical</td> </tr> </tbody> </table>			Road Category	Minimum Width of Buffer	Specification of Buffer	Category 1 – Expressway	15m	5m green, 10m physical	Category 2 – Major Arterial A	7.5m	3m green, 4.5m physical	Category 3 – Major Arterial B	5m	3m green, 2m physical	Category 4 & 5 – Other major roads, minor roads, and slip roads	5m	3m green, 2m physical
Road Category	Minimum Width of Buffer	Specification of Buffer																
Category 1 – Expressway	15m	5m green, 10m physical																
Category 2 – Major Arterial A	7.5m	3m green, 4.5m physical																
Category 3 – Major Arterial B	5m	3m green, 2m physical																
Category 4 & 5 – Other major roads, minor roads, and slip roads	5m	3m green, 2m physical																
Floor-to-floor Height	No control																	
Building Height	Prevailing height controls apply (<i>including height controls for Lim Chu Kang in Appendix 2B</i>)																	
Permissible Uses	<ul style="list-style-type: none"> <li data-bbox="604 1157 1858 1312">Agriculture uses, including the quantum for ancillary office, workers' quarters, production-related ancillary use (e.g. R&D, food processing), and other non-commercial ancillary uses supporting the operations of the agriculture use as supported by Singapore Food Agency, National Parks Board or Singapore Land Authority <li data-bbox="604 1336 1304 1377">Restaurant, showroom, shop (maximum 200 sqm) 																	

	<ul style="list-style-type: none"> • Visitor centre (maximum 200 sqm)
Non-Permissible Uses	<ul style="list-style-type: none"> • Residential use (not referring to workers' quarters) • Any other uses not directly related to the agriculture use of the land will be subject to evaluation via a formal Development Application
Earthworks	<ul style="list-style-type: none"> • All earthworks will require endorsement and clearances from the lessor, SLA, and PUB. • Earthworks are generally not encouraged, except in the following circumstances: <ul style="list-style-type: none"> • When the proposed earthworks are to match the existing platform levels of the neighbouring sites; or • When the sites are on undulating or sloping terrain, with large differences in platform levels within the site, or between the site and the road. • Such earthworks on the land do not result in the level of any point in the land to be more than 1.5 metres above the lower of the following: <ul style="list-style-type: none"> • the level of that point in the land at the time when the land was leased or agreed to be leased by the State or statutory body; or • the level at the common boundary shared with the adjacent land / road • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB.
Boundary and Retaining Walls	<ul style="list-style-type: none"> • Maximum allowable height for boundary walls is 1.8m. • Height of retaining walls is subject to evaluation. If retaining walls are allowed: <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation;

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| | <ul style="list-style-type: none">• the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m. |
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CRITERIA FOR AGRICULTURE PLAN LODGMENT SCHEME

LIST OF LODGMENT CRITERIA				
1	Land is leased by the State or a statutory body for Agriculture development ³			
2	Proposal is endorsed by lessor for the land (e.g. Singapore Land Authority, Singapore Food Agency or National Parks Board)			
3	Land for development abuts a public road allowing direct vehicular access			
4	The proposed works does not encroach onto any other land			
5	Complies with all planning guidelines:			
	Aspect	Guideline		
	Minimum Building Setback	Fronting drainage reserve/backlane/non-Agri development: 4.5m (with 2m planting strip) Adjoining Agriculture development: 2m (no planting strip required)		
	Minimum Road Buffer	Road Category	Minimum Width of Buffer	Specification of Buffer
		Category 1 – Expressway	15m	5m green, 10m physical
		Category 2 – Major Arterial A	7.5m	3m green, 4.5m physical
		Category 3 – Major Arterial B	5m	3m green, 2m physical
		Category 4 & 5 – Other major roads, minor roads, and slip roads	5m	3m green, 2m physical

³ Except for works within the boundary as shown in Appendix 5, which will require a Development Application to be submitted.

	<p>Permissible Uses</p>	<ul style="list-style-type: none"> • Agriculture uses, including the quantum for ancillary office, workers' quarters, production-related ancillary use (e.g. R&D, food processing), and other non-commercial ancillary uses supporting the operations of the agriculture use as supported by Singapore Food Agency, National Parks Board or Singapore Land Authority • Restaurant, showroom, shop (maximum 200 sqm) • Visitor centre (maximum 200 sqm)
	<p>Non-Permissible Uses</p>	<ul style="list-style-type: none"> • Residential uses (not referring to workers' quarters) • Any other uses not directly related to the agriculture use of the land (except restaurant, showroom, shop, and visitor centre, which will be subject to the respective GFA caps above)
	<p>Boundary and Retaining Walls</p>	<ul style="list-style-type: none"> • Maximum allowable height for boundary walls is 1.8m. • Erection of retaining walls are subject to evaluation. If retaining walls are allowed: <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation; • the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.
6	Compliance with the prevailing building height controls (<i>refer to Appendix 2B</i>)	
7	<p>Earthfill works on the land, if any, will not cause the level of any point in the land to be more than 1.5 metres above the lower of the following:</p> <ul style="list-style-type: none"> (i) the level of that point in the land at the time when the land was leased or agreed to be leased by the State or statutory body; or (ii) the level of any point at the abutting edge of abutting land 	

8	There are no unauthorised works on the land
9	The proposal is submitted by a Qualified Person (QP) who is a registered Architect, Engineer, or surveyor, appointed by the lessee for proposed works

Other requirements:

1. The appointed QP is required to comply with the following procedures:
 - a) to submit EDA Form for lodgment to URA before Building Plan submission stage together with a lodgment fee of \$1,284 (for the new erection of any building), \$909.50 (for additions & alteration works on existing building) or \$160.50 (for change of use of premises). All fees are inclusive of 7% GST;
 - b) to ensure that all proposals are endorsed by the lessor for the land (e.g. SLA, SFA, NParks);
 - c) to ensure all proposals have obtained the written consent from owner/lessee of the land;
 - d) to obtain clearances from all relevant technical departments directly, including LTA, NParks, FSSD, PUB, BCA, NEA, DSTA etc;
 - e) to submit all declaration, plans, lessor written endorsement, landowner's consent to URA, that the development works have complied with all development control and other technical requirements; and
 - f) prior to the submission of the application to the Commissioner of Building Control for temporary occupation permit or a certificate of statutory completion under the Building Control Act (Cap. 29), whichever is earlier, for the operations, to submit to URA a declaration that, to the best of the QP's knowledge and belief, the operations are carried out in accordance with the lodged plans and all relevant planning guidelines.

2. Works declared by the QP in the Lodgment Form which comply with the planning and lodgment requirements are deemed to be authorised and be allowed to submit for building plan approval. The lodgment authorisation letter issued by URA is deemed proof of lodgment.

3. If any existing structures to be retained and any new works proposed cannot fully comply with the prevailing development control guidelines and other lodgment requirements, these works will have to be submitted as a development application for planning approval.

URA’s PLAN APPLICATION PROCESSES FOR LAND SOLD, LEASED, OR TENANTED BY THE STATE FOR AGRICULTURE USE

	Development Application	Plan Lodgment	Authorisation
Description	QP submits a development application to URA for Written Permission (WP)	QP lodges plans with URA in compliance with lodgment criteria and obtains instant approval	No need to apply to URA
Qualifying Criteria	<ul style="list-style-type: none"> All other works for agriculture use that cannot qualify for plan lodgment or authorisation. 	<ul style="list-style-type: none"> The works complies with all planning guidelines for agriculture developments Land is leased by the State or a statutory body for Agriculture development⁴ Land has its independent access The works do not encroach unto adjacent land There are no unauthorised works within the land Earthfill works on the land, if any, will not cause the level of any point in the land to be more than 	<ul style="list-style-type: none"> The works complies with all planning guidelines for agriculture developments For land that is tenanted (or granted TOL) by the State / statutory body for Agriculture development⁴: Works comply with parameters in tenancy agreement For land that is leased by the State / statutory body for Agriculture development⁴: Single storey structures not exceeding 12m in height, for agriculture use only, with no retail/F&B (i.e. shop, restaurant, showroom use) or visitor centre use.

⁴ Except for works within the area in Kranji with boundary as shown in Appendix 5, which will require a Development Application to be submitted.

		<p>1.5 metres above the lower of the following:</p> <p>(i) the level of that point in the land at the time when the land was leased or agreed to be leased by the State or statutory body; or</p> <p>(ii) the level of any point at the common boundary shared with adjacent land / road</p>	<ul style="list-style-type: none"> • Ancillary uses e.g. office, workers' quarters, with endorsement from lessor • The works are for digging of ponds and wells related to the agriculture use • Use of the premises shall not create any nuisance, annoyance or inconvenience to the surrounding users • The development proposal does not involve a gazetted conservation building or monument, and are not located on sites that are subject to special planning controls (which will be made known in the tender and tenancy conditions)⁵ • Breach of any condition shall cause the authorisation to cease. In such situations, the change in use/use of the premises shall cease and development works shall be demolished
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⁵ For such cases, URA requires planning applications for all proposed development works to be submitted for approval. Tenants will be guided to make the planning applications to URA when they seek the landlord's consent for their development works.

URA Plan Processing Fee	New Erection Application ⁶ :	New Erection Application: <u>\$1,284</u>	Nil
	a. First 1,000m ² of development site area: <u>\$3,745</u>	Additions & Alterations Application: <u>\$909.50</u>	
	b. Subsequent 1,000m ² of development site area or part thereof (\$ per additional 1,000m ²): <u>\$107</u>	Change of Use: <u>\$160.50</u>	
	Additions & Alterations Application ⁶ : <u>\$5,136</u> For Additions & Alterations Application involving the erection / extension of a new building: a. First 1,000m ² of building Gross Floor Area (GFA): <u>\$3,745</u> b. Rates per 100m ² (beyond 1,000m ² of building GFA): <u>\$107</u>		
	Change of Use: <u>\$535</u>		

⁶ Fees for all Outline Applications for New Erection and Additions & Alterations are 50% of the formal application fee. The fee will not be allowed to offset the subsequent formal application fee.

URA's Processing Time	Typically 20 working days per application	Instant approval upon plan lodgment	No need for submission to URA
Conditions	<ul style="list-style-type: none">• Endorsement by lessor (e.g. SLA, SFA, NParks)• Full compliance with technical agency requirements (including DSTA, FSSD, NEA, PUB, NParks, BCA and LTA)		

INFORMATION TO BE PROVIDED FOR ENDORSEMENT BY LESSOR

S/N	Information	Follow-up with Agencies
1	<p>Plans of proposed works, including site, floor, roof, section, and elevation plans</p> <p>Road buffer and setback requirements should be indicated on plans</p>	To obtain endorsement from lessor
2	Road Line and Drainage Interpretation plans	To obtain endorsement from lessor
3	<p>Topography / survey plans showing the existing land profile and proposed land profile</p> <p>The existing ground levels of the subject site, existing ground levels of the adjoining sites immediately across the common boundaries, and proposed platform levels should be indicated on the site plan and 1st storey plan</p> <p>Declaration of any earthworks involved, which includes:</p> <ul style="list-style-type: none"> I. Justification for proposed earthworks II. Source of Earth for the earthworks III. Type of Earth for the earthworks IV. Volume of Earth to be brought into the farm for the earthworks 	To obtain endorsement and clearance from lessor and relevant authorities (including SLA, SFA, PUB) if there are any earthworks involved
4	<p>Proposed uses to be clearly indicated on all floor, section, and elevation plans</p> <p>Commercial uses to be verged out on plans and commercial GFA indicated</p>	<p>To obtain endorsement from lessor</p> <p>Payment of Differential Premium to SLA, if applicable</p>

* Additional information may be required separately by the lessor

AREA FOR WHICH DEVELOPMENT APPLICATION IS REQUIRED



 : Area for which development application for works is required, if condition for authorisation is not met