

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="689 560 1095 639">Road Category</th> <th data-bbox="1095 560 1498 639">Minimum Width of Buffer</th> <th data-bbox="1498 560 1910 639">Specification of Buffer</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 639 1095 703">Category 1 – Expressway</td> <td data-bbox="1095 639 1498 703">15m</td> <td data-bbox="1498 639 1910 703">5m green, 10m physical</td> </tr> <tr> <td data-bbox="689 703 1095 767">Category 2 – Major Arterial A</td> <td data-bbox="1095 703 1498 767">7.5m</td> <td data-bbox="1498 703 1910 767">3m green, 4.5m physical</td> </tr> <tr> <td data-bbox="689 767 1095 831">Category 3 – Major Arterial B</td> <td data-bbox="1095 767 1498 831">5m</td> <td data-bbox="1498 767 1910 831">3m green, 2m physical</td> </tr> <tr> <td data-bbox="689 831 1095 951">Category 4 & 5 – Other major roads, minor roads, and slip roads</td> <td data-bbox="1095 831 1498 951">5m</td> <td data-bbox="1498 831 1910 951">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"> • 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) 																	

	<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;

- | | |
|--|--|
| | <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. |
|--|--|