

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

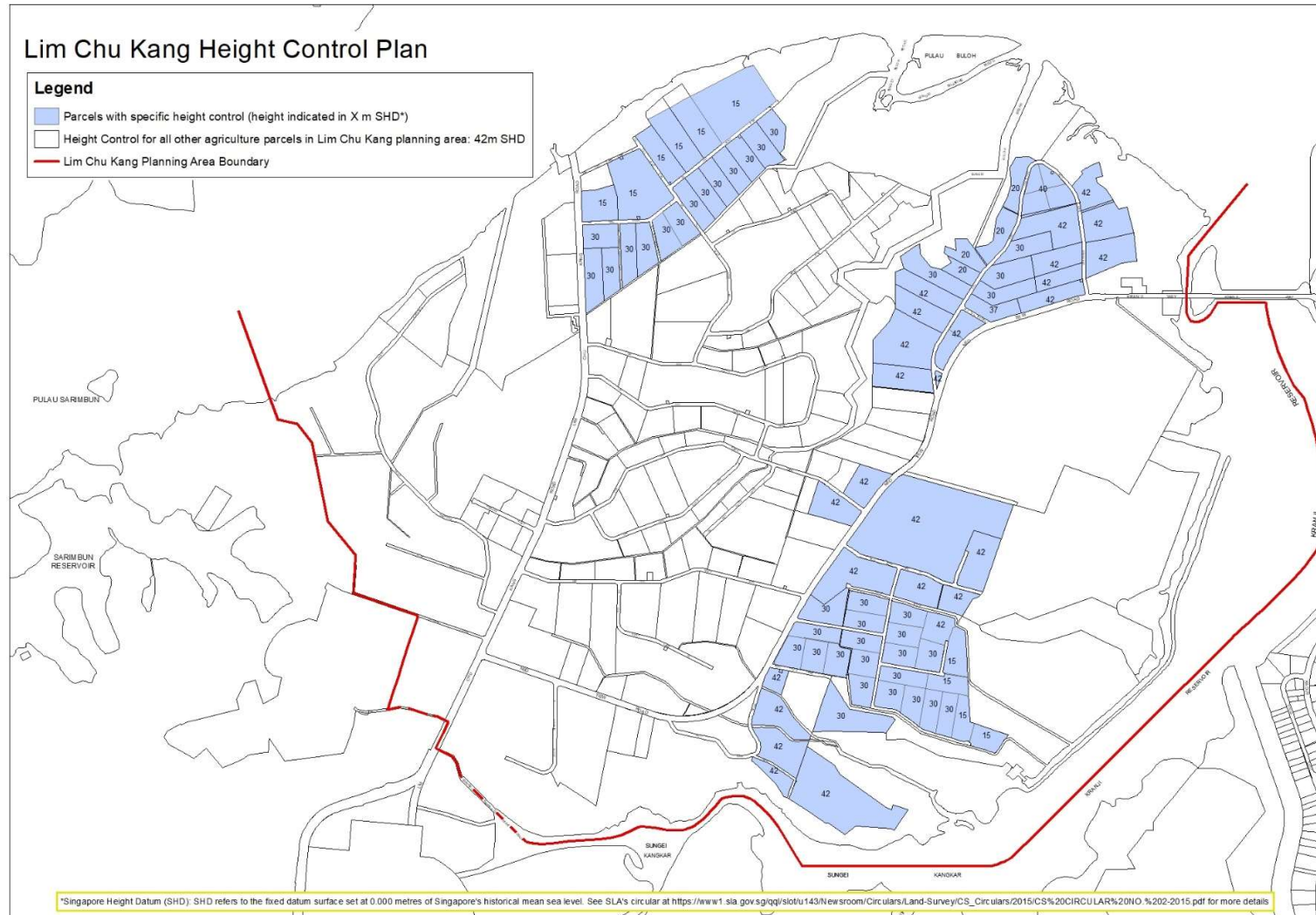
Other requirements:

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.

HEIGHT CONTROL PLAN FOR LIM CHU KANG



AREA FOR WHICH DEVELOPMENT APPLICATION IS REQUIRED



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