

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	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	- 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)
Non-Permissible Uses	• 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	• All earthworks will require endorsement and clearances from the lessor, SLA, and PUB. • Earthworks are generally not encouraged, except in the following circumstances: • 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: • 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	• Maximum allowable height for boundary walls is 1.8m. • Height of retaining walls is subject to evaluation. If retaining walls are allowed: • 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.
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