

APPENDIX 3

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	All other works for agriculture use that cannot qualify for plan lodgment or authorisation.	- 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	- 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.

		1.5 metres above the lower of the following: (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 common boundary shared with adjacent land / road	- 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
--	--	--	---

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 <u>involving the erection / extension of a new building</u> : 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	• Endorsement by lessor (e.g. SLA, SFA, NParks) • Full compliance with technical agency requirements (including DSTA, FSSD, NEA, PUB, NParks, BCA and LTA)		

AREA FOR WHICH DEVELOPMENT APPLICATION IS REQUIRED



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