

Guidelines at a Glance: Agriculture

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Guideline	
Minimum Building Setback from Common Boundary	Minimum 4.5m (including 2m planting strip) along common boundaries with non-agriculture developments, drainage reserve, and backlanes	
	Minimum 2m (no planting strip required) along common boundaries with other agriculture developments	
Minimum Road Buffer	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (3m green buffer)
	Category 3 – Major Arterial B	5m (3m green buffer)
	Category 4 & 5 – Other Major Roads, Minor Roads & Slip Roads	5m (3m green buffer)
Floor-to-floor Height	Not applicable	
Building Height	Subject to technical height controls imposed by other authorities such as CAAS and DSTA or where there are prevailing urban design height controls	
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 supported by Singapore Food Agency, National Parks Board or Singapore Land Authority	
	Restaurant, showroom, shop (200sqm maximum)	
	Visitor centre (200 sqm maximum)	

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Non-Permissible Uses	<p>No residential use</p> <p>Any other uses not directly related to the agriculture use of the land shall be subject to planning consideration via a formal Development Application</p>
Developments involving Waterbodies	<p>Refer to section on <i>Developments involving Waterbodies</i></p>
Ancillary Structures	<p>Refer to section on <i>Ancillary Structures</i> for detailed setback requirements depending on the type of ancillary structures.</p>
Parking	<p>Parking standards and requirements as prescribed by the Land Transport Authority (LTA).</p>
Earthworks	<p>All proposed earthfill or earthcut shall require endorsement and clearances from the lessor, SLA, SFA, and PUB.</p> <p>Planning permission is required if the earthfill on the land 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 <p>Earthfill or earthcut on a smaller scale than the above may qualify for the agriculture <u>plan lodgment scheme</u>.</p> <p>The digging of wells and ponds on agriculture land is authorised and does not require planning permission.</p> <p>Earthfill or earthcut are generally not encouraged, except in the following circumstances:</p> <ul style="list-style-type: none"> • When the proposed earthworks are to match the existing platform levels of the neighbouring sites

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	<ul style="list-style-type: none"> • 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 <p>Earthworks within the build-able area are subject to evaluation.</p> <p>Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet PUB Minimum Platform Level (MPL).</p>
<p>Boundary and Retaining Walls</p>	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Height of retaining walls is subject to evaluation. If retaining walls are allowed:</p> <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.