

NP3.6.2.25

18 May 05

(Please see distribution list)

DID: 6471 7826

Dear Sirs

**SECURING OF GREEN BUFFER, 2M WIDE PERIPHERAL PLANTING VERGES AND PLANTING PROVISION AT AT-GRADE OPEN SURFACE PARKING AREAS WITHIN PRIVATE DEVELOPMENTS FOR THE PURPOSE OF DEVELOPMENT CONTROL APPLICATION SUBMISSION (DC)**

1. Currently, Qualified Persons (QPs) are required to obtain DC clearances from NParks only for private developments that are within the gazetted Tree Conservation Areas (TCA) or on vacant lands.
2. The new Parks & Trees Act (“the Act”) is targeted to come into operation in the next few weeks, on a date to be announced (“the commencement date”).<sup>1</sup> With the coming into operation of the Act, QPs will be required to also obtain DC clearances from NParks instead of URA for private developments that are not within TCA or vacant lands. For submissions for Written Permission made by QPs up to and including the date immediately before the commencement date, QPs will continue to seek approvals on green buffer/peripheral planting verges from URA as part of their application for development.
3. A subsequent circular to this will be sent to inform professional bodies regarding the commencement date of the Act about 2 weeks before the commencement date. We would like to highlight that the process under the Act will involve only procedural changes and there will be no change to existing guidelines/requirements pertaining to greenery provision within development boundary. QPs may visit NParks website or Corenet e-Info to refer to the guidelines and checklist for DC submissions.
4. After the commencement date of the Act, for applications for waivers regarding minimum widths of green buffer or 2m wide peripheral planting verges or for cases where the applicant wishes to apply the objective based guidelines, QPs are required to submit NParks’ prior clearance to URA along with QPs’ submissions for Written Permission.
5. Separate submission of lodgment plans for proposed at-grade open surface car/lorry parks to NParks will not be required if the proposed car/lorry park is included as part of the development proposal submitted for NParks’ DC clearance.
6. There will be no change to NParks’ current processing of development proposals and applications for public developments and buildings.

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<sup>1</sup> The commencement date is not confirmed as at the date of this circular.

7. To facilitate the expeditious issuing of DC clearances by NParks, we would strongly recommend that QPs consult NParks in advance regarding any anticipated or potential non-compliance with the requirements and guidelines, before formally submitting DC submissions to NParks. QPs may either write in to NParks or pre-consult NParks through our walk-in Pre-Consultation Clinic. Details will be announced in the aforementioned circular.

8. Please contact Miss Ho Peng at Tel: 6471 7829 if you have any enquiry. This circular can also be found at <http://www.corenet.gov.sg>.

Yours faithfully

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