

## The Summary of Response to Feedback on Environmental Study Reports for Agri-Food Innovation Park Land Preparation Works

### [Overview of Project Site]

Agri-Food Innovation Park (“AFIP”) Phase 1 is located within the greater Sungei Kadut Eco-District (“SKED”) as shown in Figure 1 below. AFIP will be a pilot cluster to catalyse innovation in the Food- and Agri-tech ecosystem, to bring together high-tech urban indoor farming, food production including alternative proteins and associated Research and Development (R&D) activities. The developments in AFIP include indoor plant factories, aquaculture hatcheries and innovative food manufacturing industries coupled with R&D investments for test-bedding and collaborative research.



Figure 1: AFIP Phase 1 within the greater SKED

The project site (edged in blue above) consists of a total land area of approximately 25ha. The project site is adjacent to Sungei Pang Sua, and also in close proximity to (but not directly connected to) nearby park spaces such as the Mandai Mangrove and Mudflat.

A strip of land within the project site was used by the former Keretapi Tanah Melayu (KTM) railway line. As part of the SKED master plan, JTC worked with the National Parks Board (NParks) to preserve the former KTM railway line within AFIP as a green corridor, known as Kranji Cross, with additional green buffers on each side. The land on both sides of Kranji Cross was left vacant as there were no immediate development plans for the area post 2011, and this gave opportunities for species like the fast-growing non-native Albizia (*Falcataria mollucana*) to grow.

The development plans for AFIP were publicly exhibited in URA's Draft Master Plan 2019 and JTC's SKED Master Plan exhibition in February 2020. The site is currently largely zoned Agriculture and Park in the Master Plan 2019.

### **[Environmental Study]**

JTC engaged environmental consultants to conduct a Fauna Baseline Study (FBS) and Sediment Load Study (SLS) in 2021. The purpose of the FBS was to provide an assessment of the existing fauna, identify the potential impact of the proposed development plans to the biodiversity in the area, and develop appropriate mitigating measures to reduce potential impact to the biodiversity. The SLS was to understand the existing sediment loads in nearby waterways and identify the potential impact of construction and future developments at AFIP that may affect the overall water quality in the adjacent Sungei Pang Sua. For more details of both studies, please see the full reports [here](#).

### **[Engagement with Stakeholders]**

JTC shared the Fauna Baseline Study (FBS) and Sediment Load Study (SLS) with Nature Group representatives and sought their views on the findings and proposed mitigating measures. The engagement sessions allowed all parties to share ideas and possible solutions that would help balance biodiversity and environmental considerations with proposed development plans for the area.

### **[Feedback Received]**

The reports from these environmental studies were published on JTC's corporate website from 14 October 2022 to 11 November 2022 for public feedback. We received a total of 4 responses via JTC's feedback channel. The feedback providers requested for JTC to be sensitive to biodiversity concerns, and consider measures to replace the greenery lost, including replanting of native trees in the buffer zones, enhancing the ecological connection between the site and Mandai Mangrove and Mudflat in the North, and adopting more ecologically sensitive designs. There was also feedback for JTC to consider the impact of the developments on the hydrology and the overall sediment load of Sungei Pang Sua.

### **[Response to Feedback]**

JTC values the feedback received and we recognise the importance of minimising adverse impact to biodiversity and the environment, as we meet Singapore's economic and food resilience needs. The development of AFIP would be carried out sensitively with the following measures:

#### **a) Conserving biodiversity in the area as much as possible**

The findings from the environmental studies have allowed us to better understand the existing biodiversity in the area. Areas identified in the report as having high conservation value will be left unaffected as much as possible, including buffer zones to minimise disturbance.

In response to suggestions from Nature Groups during JTC's engagement sessions prior to the publishing of the draft reports, JTC worked with our environmental consultants to provide additional refugia in the southwestern portion of the project site for wildlife and to improve connectivity between Sungei Pang Sua and Kranji Cross. We will review our land use plans to consider safeguarding more green space and enhancing ecological connectivity for this area.

**b) Replanting of native trees in the buffer zones**

As part of the Fauna Baseline Study (FBS), our environmental consultants have developed a native planting palette that is suitable for infill planting within the buffer zones surrounding areas of high conservation value. JTC agrees with the public feedback on the need for careful replanting and will work closely with NParks on the type of species to be planted. We will also maintain a balance of planting the right species to complement the future agri-uses in the area. This will ensure that the choice of species will not attract biodiversity that will have a negative impact on the agriculture that will be produced in the agrifood tech sites. JTC will work with NParks to finalise the existing exotic / invasive species from the area and plant suitable native species that will enhance the terrestrial habitats in the area, whilst complementing the future agricultural uses in the area.

**c) Adopting biophilic design in developments**

The developments in AFIP will be guided by our Urban Design Guidelines to incorporate greenery and fauna-friendly measures to integrate nature and the built environment and reduce human-wildlife conflict. Examples may include roof gardens, green roofs and green walls, which have the potential to be functional habitats for biodiversity.

**d) Minimise impact on overall water quality in Sungei Pang Sua**

As part of the Sediment Load Study (SLS), our environmental consultants have assessed that the developments and operations in AFIP will have a negligible impact on the sediment load and water quality in Sungei Pang Sua, as long as regular monitoring and maintenance at appropriate discharge points will be carry out as part of the Environmental Management and Monitoring Programme (EMMP).

JTC will ensure that proper mitigation measures as summarised in the reports will be implemented throughout the development and operations of AFIP, to ensure development works will be sensitive to the overall environment.

**[Conclusion]**

As the master developer of industrial estates and AFIP in Singapore, JTC champions sustainable development, including master planning green and smart estates that are attractive destinations for talent and the community. This includes being sensitive to environmental considerations in developing our plans, whilst still supporting Singapore's long term economic needs and growth. We will continue to review our land use plans and work closely with stakeholders to achieve this outcome.