

**Factsheet on  
Development Works at Kranji Road/  
Kranji Close (“Kranji Site”)**

# The affected site at Kranji Road/ Kranji Close was originally disused scrubland with non-native Albizia

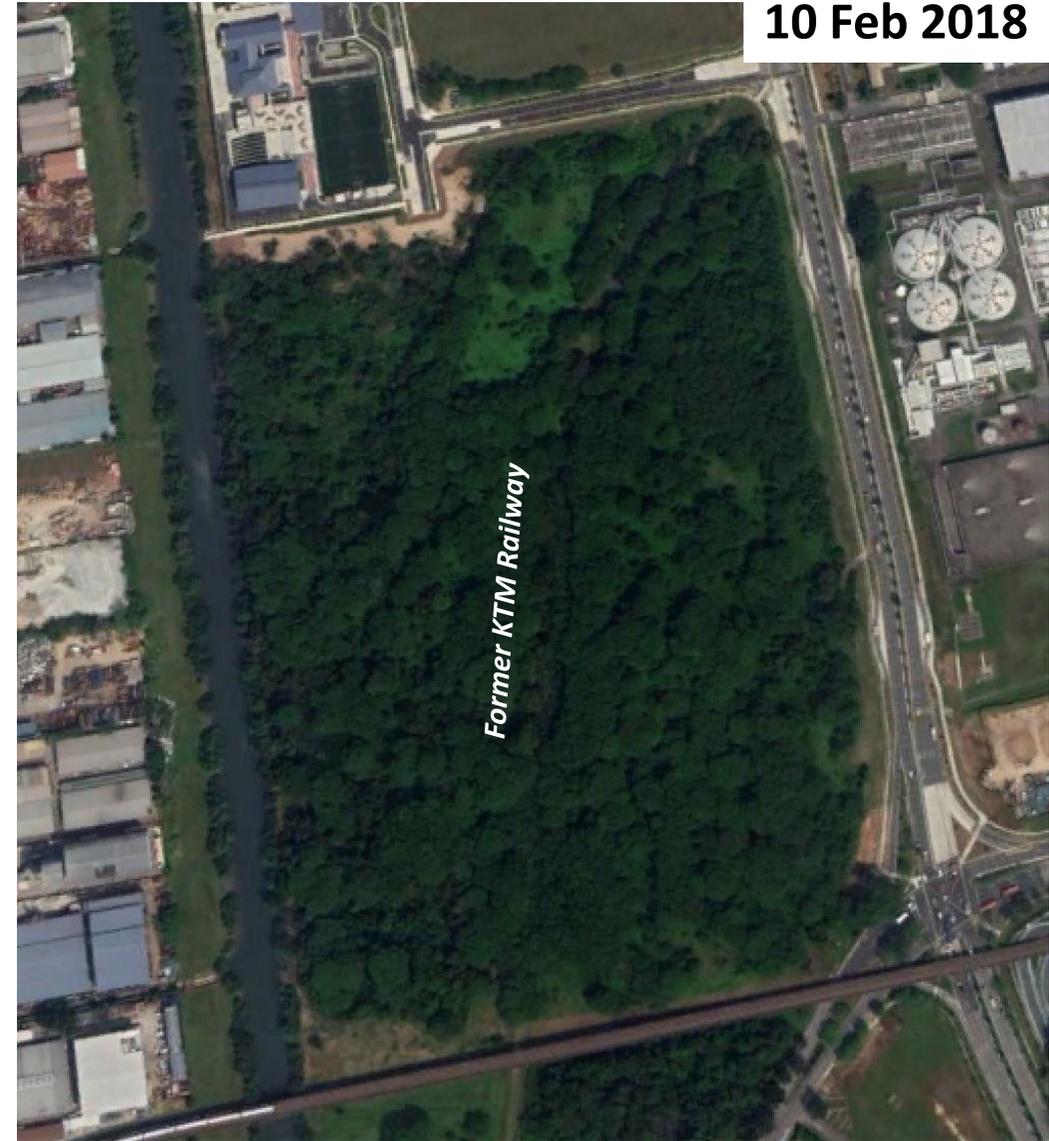
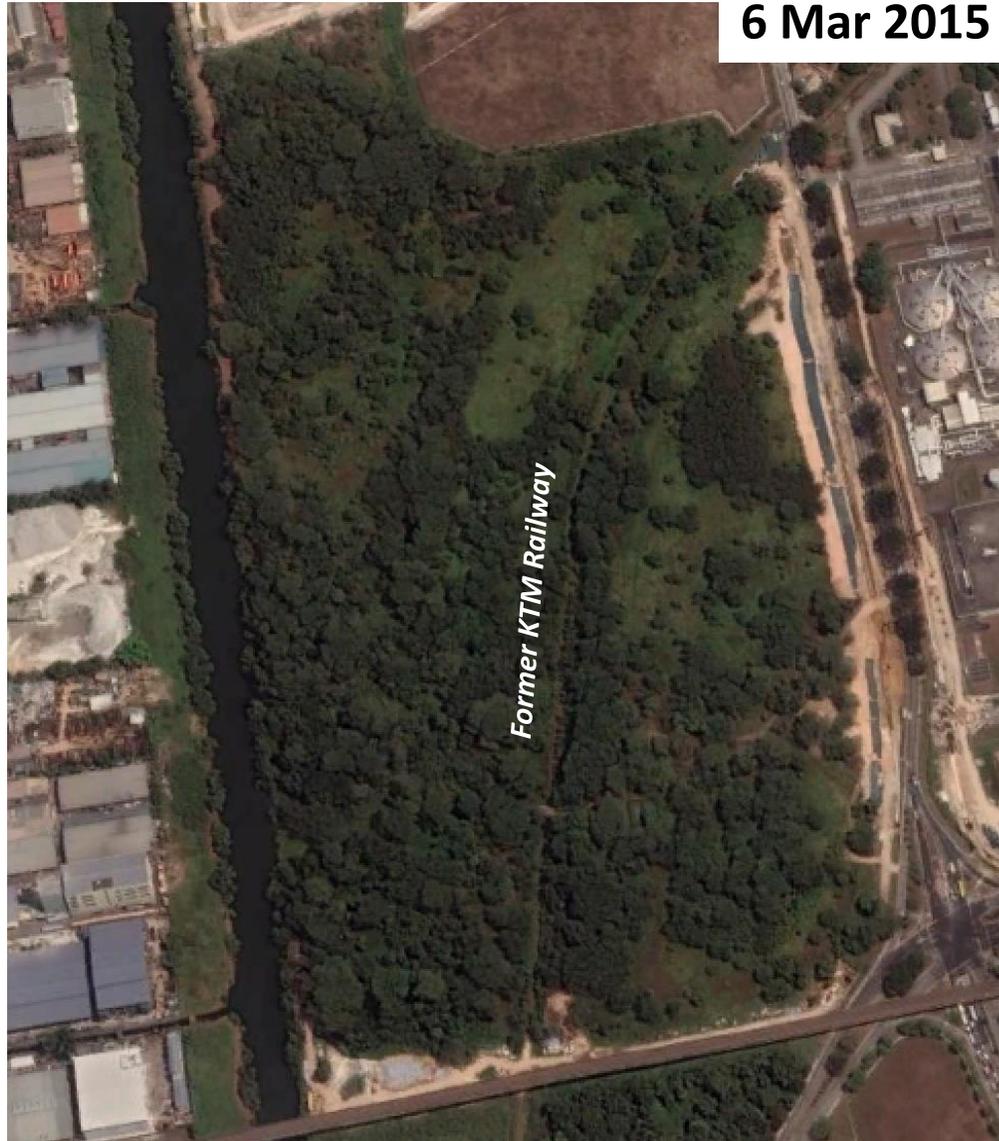
- The former Keretapi Tanah Melayu (KTM) railway line, which used to run through the Kranji site, was returned to Singapore on 1 July 2011.
- In 2011, most of the site comprised disused scrubland, with a few scattered large trees (mostly Albizia).
- It is now dominated by non-native Albizia regrowth. The trees sprouted over the years because the site was left vacant pending future development works.
- Photographs are provided in the next few pages.

# 2011: Disused scrubland, with a few scattered large trees (mostly Albizia)



14 Jul 2011

# Now dominated by non-native *Albizia* trees, sprouted over the years



# Now dominated by non-native *Albizia* trees, sprouted over the years

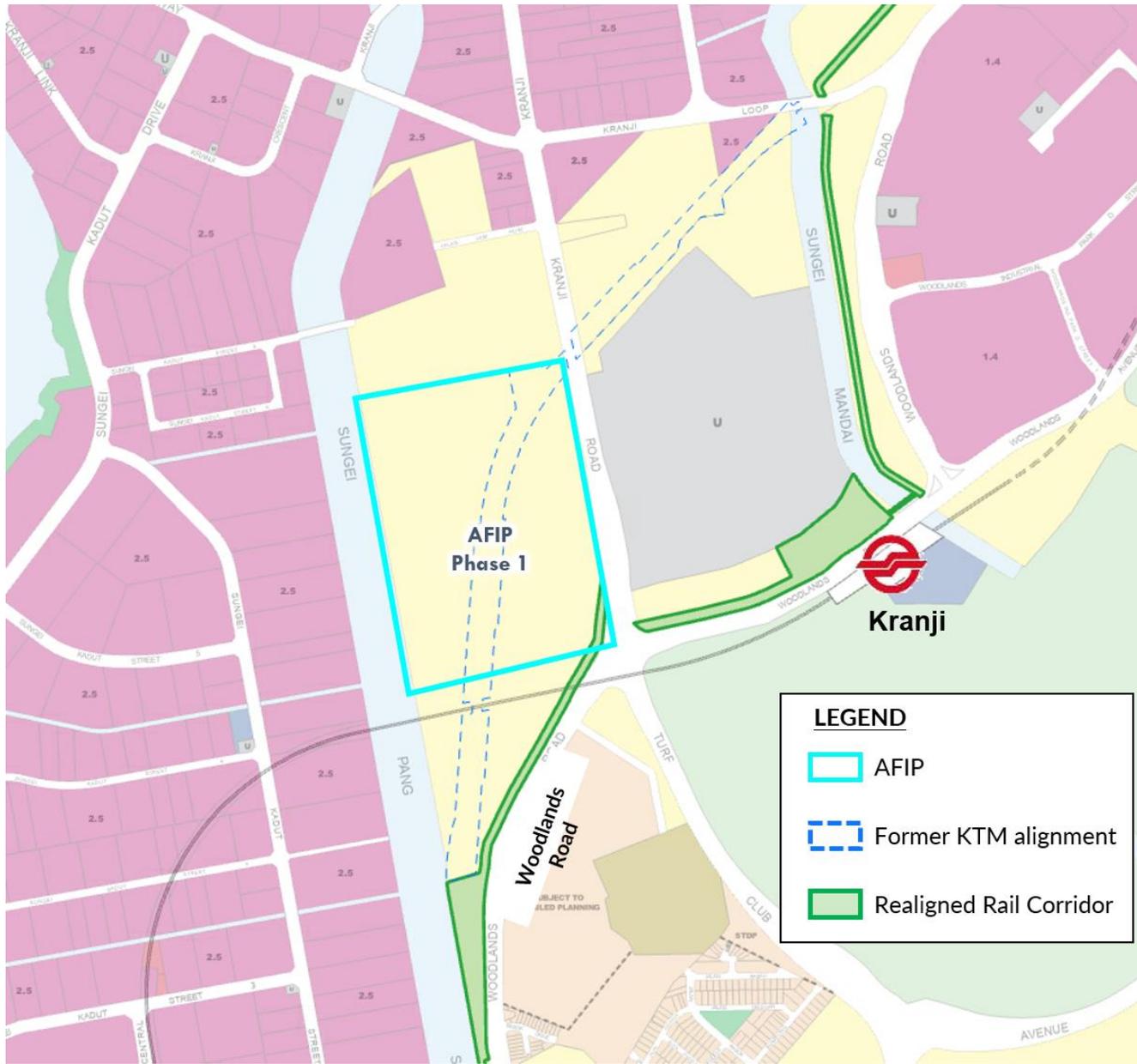


Concrete Bridge across former KTM railway line (Kranji section) in 2011  
(Source: URA)



Former KTM railway line (Kranji section) in 2019  
(Source: NParks)

# Master Plan 2014



## In 2015, the Rail Corridor within Kranji Site was re-routed

- The Rail Corridor was re-routed southwards along Woodlands Road for greater public visibility and connectivity to Kranji MRT, so that Kranji Site could be redeveloped for industrial use.
- Community stakeholders were consulted on this realignment. They were receptive, with suggestions to include heritage markers along the original KTM alignment. The re-routed Rail Corridor was also publicly exhibited.

\* Blue box refers to the site in question where Phase 1 of the Agri-Food Innovation Park (AFIP) is being developed.

## Master Plan 2019 (Updated Gazette)



Legend

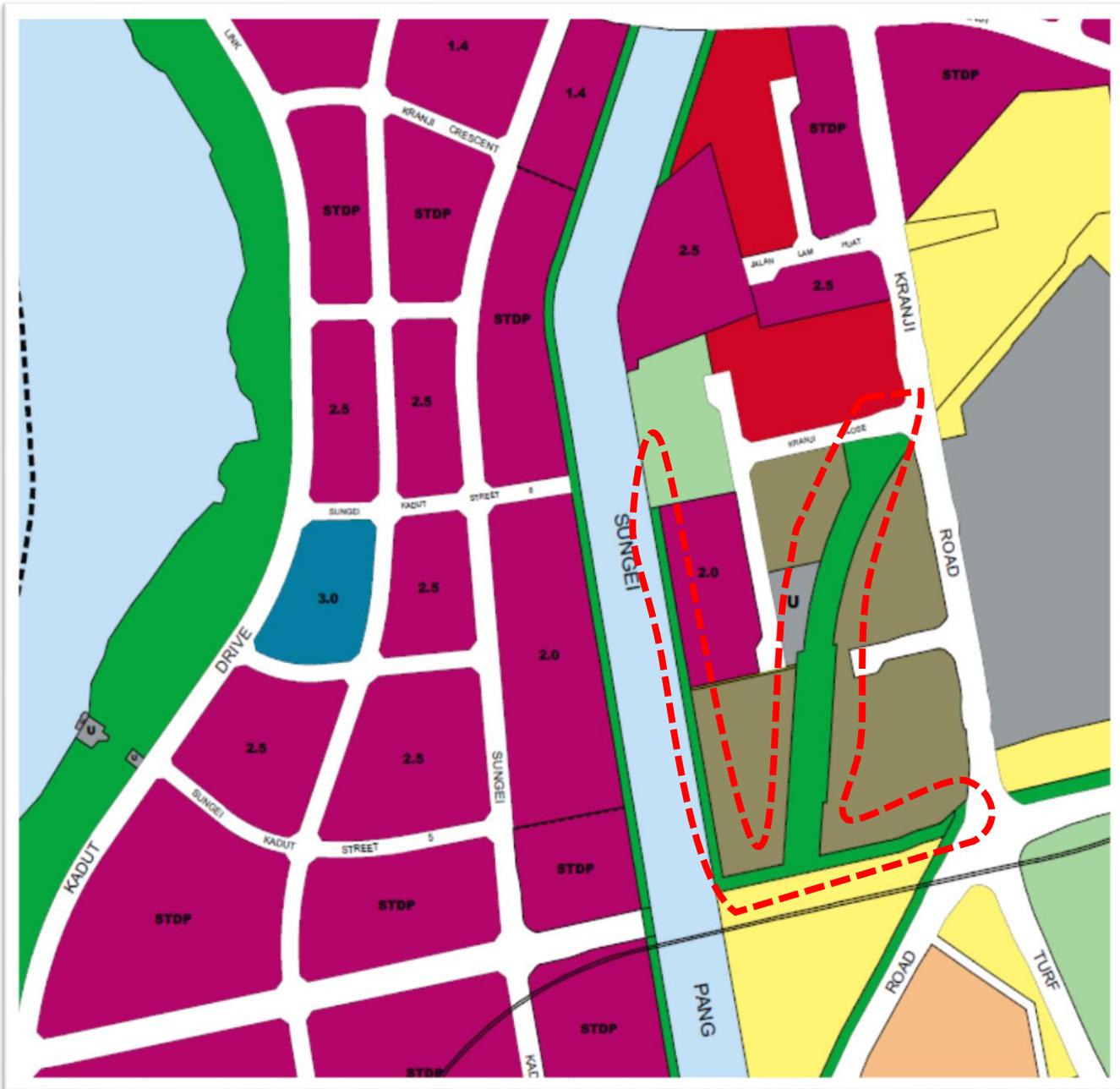
Business 2

Agriculture

Utility

## In 2019, the site was earmarked for the Agri-Food Innovation Park (AFIP)

- JTC recognized the importance of retaining greenery in the development of the Agri-Food Innovation Park ("AFIP").
- Hence, in putting up the development proposal for AFIP in 2019, JTC and NParks proposed to preserve the former KTM railway line within AFIP as a green corridor, with additional green buffers on each side.
- JTC's AFIP plans incorporating the green corridor were publicly exhibited in URA's Draft Master Plan 2019 and JTC's Sungei Kadut Eco-District Master Plan exhibition in Feb 2020.

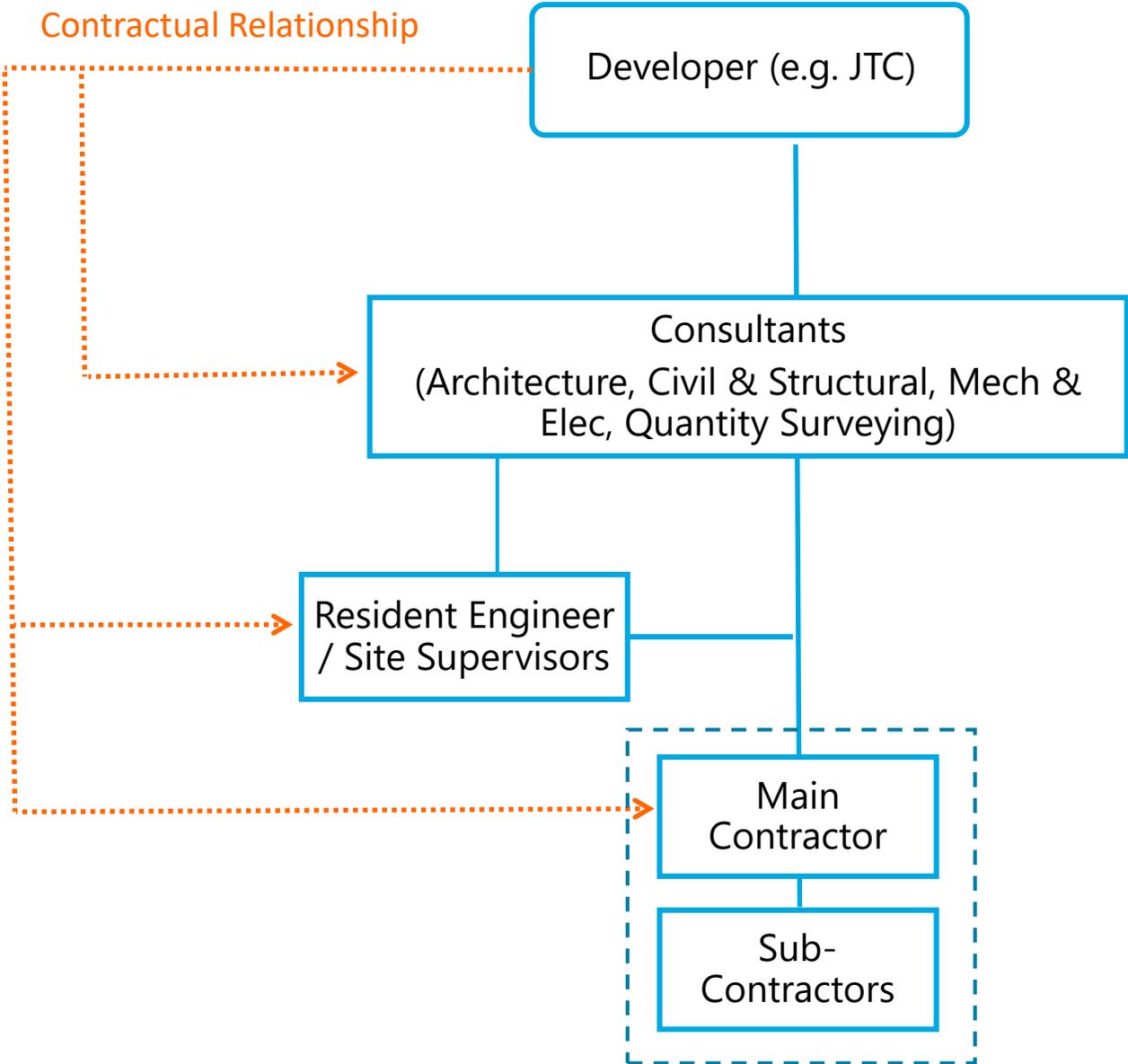


## 75-100m wide Green Corridor planned in AFIP

40% of the site will be for green cover:

- 45-60m green corridor with additional 15-20m green buffer on either side (6 ha) within company plots
  - Provides ecological connectivity between Sungei Pang Sua and Sungei Mandai leading to Mandai Mangrove and Mudflat
- Linear park along Sungei Pang Sua, where NParks will retain the natural vegetation along the banks and further enhance the banks with native plants

# Roles and Responsibilities of Various Parties in a Typical Development Project



As project owner, the **developer** engages Consultants and Contractors to plan, design and execute the works. The developer also hires project managers to oversee the project.

The **consultants'** roles include:

- **Qualified Person (QPs)**, who carry out design works. They are responsible for (i) ensuring that the designs meet the statutory requirements and (ii) obtaining approvals from the authorities for the design.
- **Superintending Officer (SO)**, who administers the contract and manages construction works in accordance with the approved design.

**Resident Engineer (RE) and Resident Site Supervisors (RSS)** are engaged by JTC to be on-site to supervise the physical construction works based on approved designs. They report to the QP.

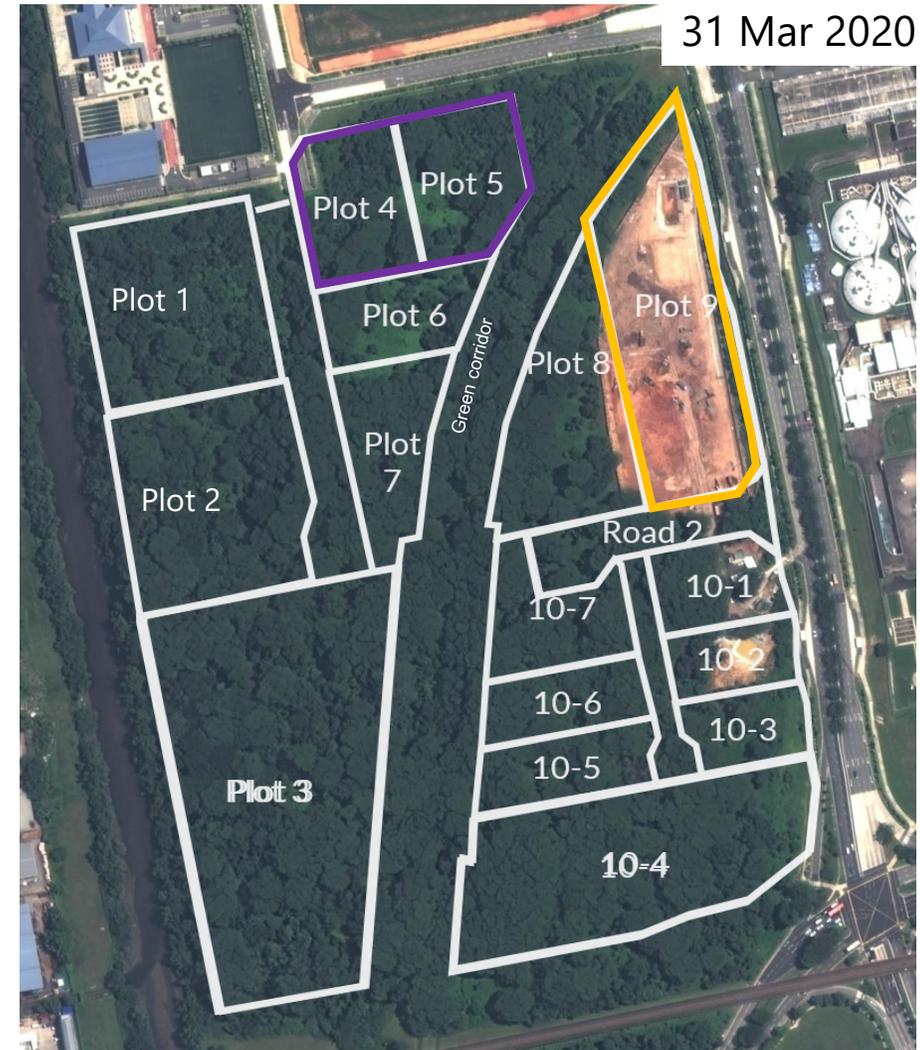
**Contractors** are engaged to execute the construction works. Contractors are required to obtain relevant approvals from authorities for the construction works, and from the SO before works commence on site.

# In 2019, an Environment Impact Assessment (EIA) was not required for the site.

- Environment Impact Assessment not required
  - Site was largely cleared and dominated by scrubland vegetation in 2008 and now non-native Albizia regrowth
  - Site not close to any sensitive nature areas
- Development of site carried out in phases
  - **2 May 2019:** JTC appointed CPG Consultants (CPG) to plan, design and manage works for the site
  - **22 Jul 2019:** CPG submitted Building Plan for tree felling to NParks, with tree survey plan
  - **29 Jul 2019:** Flora baseline study completed by CPG
  - **29 Aug 2019:** NParks issued Written Direction (WD) to approve CPG's urgent request for tree felling in Plots 4, 5, and 9, after verifying the trees could be felled

# Mar 2020: Commencement of works

- **2 Mar 2020:** Following NParks' Written Direction of 29 Aug 2019, site clearance works for Plot 9 (edged yellow, 1.9ha) commenced.



5 Nov 2020



## Works resumed in July 2020 after Circuit Breaker

- **21 Aug 2020:** As CPG's resubmission of Building Plan showed a new proposed drain that would discharge into Sungei Pang Sua, NParks required a fauna baseline study and Environmental Monitoring & Management Programme (EMMP) as there could be potential risk of pollution caused by sediment runoff and impact to wildlife .
- **Aug to Sep 2020:** Site clearance works for Plot 8, 10-1, 10-7 and road 2 (edged blue, 2.8ha) continued while fauna baseline study was being called.
- **29 Sep 2020:** Building Plan Clearance for tree felling from NParks issued, subject to conditions of a fauna baseline study and EMMP.

22 Dec 2020



## Continued works on Kranji Site

- **3 Nov 2020:** CPG asked NParks for permission to clear Plots 1, 2, 10-5 & 10-6. NParks only approved the clearance of partial Plot 1 (edged green, 0.6ha) on 6 Nov 2020 and the plot was cleared
- **15 Dec 2020:** Commenced clearance of Plot 4 & 5 (edged purple, 2.1ha), based on earlier Written Direction of 29 Aug 2019
- **23 Dec 2020:** Fauna baseline study and EMMP consultant engaged

22 Jan 2021



## Further Clearing by Contractor

- **End-Dec 2020 to 13 Jan 2021:** Contractor cleared further areas (edged red, 4.5ha)
- **13 Jan 2021:** JTC's project manager discovered further clearing
  - All clearance works suspended with immediate effect
  - JTC commenced internal investigation
- **15 Jan 2021:** Stern warning issued to contractor. Investigations continuing
- **16 Feb 2021:** JTC released media statement. Contractor apologised and will assist JTC in further investigations

# Current Status

- JTC's internal investigations into obligations of parties under JTC's supervision are ongoing. All parties have agreed to provide full cooperation.
- NParks is separately conducting an investigation to determine if there were breaches to the Parks and Trees Act and Wildlife Act.
- Permanent Secretary Joseph Leong will lead a review of the lessons arising from this development at Kranji, with access to views from the public, private and people sectors.
- All clearance works on site continue to be suspended.
- Fauna baseline study and EMMP estimated to complete in Apr 2021. Thereafter, JTC will engage relevant stakeholders on the findings of the study. Results of the fauna baseline study will be publicly shared when ready.