

Circular No : URA/PB/2005/03-PPD
Our Ref : DC/ADMIN/CIRCULAR/PB_05
Date : 3 Jan 2005

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

GUIDELINES FOR VISITOR AMENITIES ON FARMS

Objective of Guideline

This circular is to inform farm operators and qualified persons on the guidelines for visitor amenities for farms.

Effective date

With effect from 3 January 2005.

Who should know

Qualified persons, farm operators.

Background

Currently, developments on land leased out for agricultural use must obtain AVA's approval. Farm developments are required to use at least 70% of the land area for agricultural production purposes. Subject to AVA's approval, the remaining land area can be put to related agricultural uses and supporting ancillary uses for the farm, e.g. farm workers' quarters, farm office space, etc.

The guidelines do not allow for ancillary visitor amenities on farms. Proposals for such facilities are evaluated on a case-by-case basis.

New Guidelines for Visitor Amenities

- 1 There is growing public interest in Singapore for alternative recreational activities such as farm visits. To cater to this potential demand, farm operators may now include visitor amenities such as cafes, visitors' education centre etc., to offer the farms as attractions for local and foreign visitors.

- 2 URA has drawn up guidelines to allow supporting visitor amenities as an ancillary use on farms, as follows:

	Type of Use	Maximum allowable Gross Floor Area
a	Snack bar, café, restaurant Includes outdoor refreshment areas Retail outlets <ul style="list-style-type: none"> - For sale of farm and non-farm products, e.g. souvenirs. 	200 sqm
b	Visitor centre <ul style="list-style-type: none"> - For use as a museum or education centre to showcase farm-related exhibits, local history, etc. 	200 sqm
c	Farm-stay <ul style="list-style-type: none"> - For housing transient local visitors and tourists. 	300 sqm

- 3 The intention is for ancillary visitor amenities on the farm to be kept small-scale. This is to retain the predominant agricultural use for the land in keeping with the land use zoning, as well as to preserve the rustic character of the surroundings. The requirement for at least 70% of the land area to be used for agricultural production still remains.
- 4 Development Charge / Differential Premium, where payable, will be levied for these visitor amenities.

- 5 The guidelines above are intended to guide farm operators who are interested to open their farms for public visits. Farm operators should submit their development plans for the proposed visitor amenities, together with their business proposals, to AVA for endorsement before applying for planning approval.

Submission Requirements

- 6 AVA's endorsement is required before submission of the Development Application to URA.
- 7 I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Customer Service Hotline at Tel: 6223 4811 or e-mail us at URA_CSO@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.
- 8 Thank you.

FOO CHEE SEE
DIRECTOR (DEVELOPMENT CONTROL)
FOR CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY