

ANNEX A

GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY AND CLARKE QUAY

PARAMETER	GUIDELINES	
1. DEFINITION	<p>An outdoor unenclosed seating area that is an extension of an adjacent Food & Beverage (F&B) unit, where the kitchen is located inside the building.</p> <p>The outdoor seating (i.e. the ORA), areas should not be the primary seating area of the adjoining F&B unit. Sufficient indoor seating area should be provided within the adjoining F&B unit such that the business will not be severely affected in inclement weather conditions.</p> <p>Outdoor kiosks will not be approved to minimise the extent of physical structures along the riverfront.</p>	
2. USE	<p>For seating only. No food preparations are allowed within the ORA. Any cooking or food preparation, including any service stations, is to be located and carried out within the kitchen of the adjoining F&B unit.</p> <p>ORAs are not supported for Nightclub use</p>	
3. LOCATION	<p>The riverfront promenade, pedestrian malls and public spaces within the development's boundaries (e.g. covered walkways, courtyards, building setbacks) are shared spaces. To balance the needs of different groups of users, ORAs should not encroach into pedestrian walkways, fire engine access routes/hard standing (in compliance with Fire Safety and Shelter Department (FSSD)'s requirements) and landscaped areas (in compliance to NParks' requirements), so as not to obstruct pedestrian movement along the walkways, compromise fire safety and obliterate planting. As ORAs are meant to supplement the indoor seating, they are to be located in front of and/or next to the adjoining F&B unit.</p> <p>ORAs are allowed within public spaces within the development that are adjacent to the public pedestrian network & promenade.</p> <p>The following plans show where the ORAs can be allowed along the promenade and pedestrian malls:</p>	
	<u>ROBERTSON QUAY</u>	<u>CLARKE QUAY</u>
	<p>a Within the indicative location as shown in Appendices A-1 and A-2, i.e. abutting the development boundary¹ at the development-related zone, as shown in Appendices A-5 and A-6;</p>	<p>b Within the indicative location as shown in Appendices A-3, A-4 and Appendix A-7, i.e. abutting the development boundary at the development-related zone;</p>

¹ This does not apply to Grand Copthorne Waterfront Hotel where the fire engine accessway abuts the development.

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		c The above does not apply to the Clarke Quay conservation area where ORAs are located at the riverfront at the river-related zone.				
4. SIZE	<p>In general, ORAs along the promenades can be considered up to a maximum depth of 3m to 4m as shown in Appendices A-1 and A-2. The maximum allowable extent will vary from site to site, depending on the existing site conditions and compliance with technical requirements such as fire safety.</p> <p>The extent of the ORAs is to be clearly marked on the ground with planters which are not easily removable (see Annex A-1 for example). All structures and furniture, including menu stands, displays and signage, must not encroach beyond the extent of the approved ORA.</p>					
5. FRONTAGE	<p>Likewise, the full frontage of the development along the promenade and pedestrian mall can be considered for ORA use, subject to detailed evaluation on the maximum allowable extent based on the existing site conditions and compliance with technical requirements. Please refer to the Appendices A-1 to A-4.</p> <p>To facilitate pedestrian movement between the covered walkway of the developments and the promenade, a minimum 1.5m wide clear walkway is to be set aside at appropriate intervals along the development's frontage. This could be in addition to the requisite clear distance from the fire escape stairs/routes regulated by the Fire Safety Bureau.</p>					
6. STRUCTURE & HEIGHT	<p>ORAs as al-fresco dining areas are meant to be outdoor, unenclosed dining areas, allowing patrons to dine and enjoy the outdoors at the same time. Hence, ORA structures should not be designed to be weather-proof and bulky. Any forms of vertical partitions, including roll-down blinds, are not allowed on the ORA structures.</p> <table border="1" data-bbox="501 1406 1434 2013"> <thead> <tr> <th data-bbox="501 1406 971 1458"><u>ROBERTSON QUAY</u></th> <th data-bbox="971 1406 1434 1458"><u>CLARKE QUAY</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="501 1458 971 2013"> <p><u>ORAs within Development-related zones</u></p> <p>Free-standing structures are not allowed. Only retractable awnings, mounted on the development facades are allowed. Applicants are advised to also seek FSSD's clearance on the extent of the awnings proposed. From an urban design viewpoint, awnings where allowed should be:</p> <p>a Designed to complement the architecture and rhythm of the respective facades (respond to columns, etc.); and</p> </td> <td data-bbox="971 1458 1434 2013"> <p><u>ORAs within Development-related zones</u></p> <p>Light-weight structures designed as an independent structure abutting the development can be considered. Its design is to be as transparent as possible. In addition, ORAs can also be considered on the 2nd storey, as shown in Appendix A-7. Linking the 1st storey and 2nd storey ORAs with a staircase is not supported as it increases physical bulk and reduce visual porosity.</p> </td> </tr> </tbody> </table>		<u>ROBERTSON QUAY</u>	<u>CLARKE QUAY</u>	<p><u>ORAs within Development-related zones</u></p> <p>Free-standing structures are not allowed. Only retractable awnings, mounted on the development facades are allowed. Applicants are advised to also seek FSSD's clearance on the extent of the awnings proposed. From an urban design viewpoint, awnings where allowed should be:</p> <p>a Designed to complement the architecture and rhythm of the respective facades (respond to columns, etc.); and</p>	<p><u>ORAs within Development-related zones</u></p> <p>Light-weight structures designed as an independent structure abutting the development can be considered. Its design is to be as transparent as possible. In addition, ORAs can also be considered on the 2nd storey, as shown in Appendix A-7. Linking the 1st storey and 2nd storey ORAs with a staircase is not supported as it increases physical bulk and reduce visual porosity.</p>
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	<p>b Located at a height that relates to the 1st storey of the development or the external soffit height of the adjacent covered walkway, subject to a maximum height of 4m.</p> <p>Market-style umbrellas can be considered if the ORAs do not abut the development façade. The umbrellas are not to be anchored to the promenade. Please see Annex A-2 for examples of allowable ORA awnings and umbrellas.</p>	<p><u>ORAs within River-related zones (applicable only to Clarke Quay Conservation Area)</u> Standalone ORA structures can be considered. They should be:</p> <p>a Light-weight; and</p> <p>b Not to exceed 4m in height.</p>
<p>7. GFA & PAYMENT OF TOL/TDL/DP</p>	<p><u>For ORAs located on State land</u> For ORAs located on State land, Applicants have to obtain Singapore Land Authority (SLA)'s consent as the landowner prior to submitting an application. Upon obtaining the Planning Permission (Temporary) from URA, Applicants have to obtain a Temporary Occupational License (TOL) from SLA, prior to the commencement of the ORA use.</p> <p><u>For ORAs located within Development Boundary (not applicable to Clarke Quay Conservation Area)</u> For developments which have maximised their development potential, the proposed ORAs, inclusive of boundary markers, within the development boundaries can be considered over and above the maximum intensity stipulated in the Master Plan for the site, subject to the overall 10% GFA bonus cap² for each development and the payment of Temporary Development Levy (TDL) or Differential Premium (DP) whichever is applicable.</p> <p>As per current practice, all additional GFA granted under the bonus GFA incentive schemes will not form the future development potential of the site upon redevelopment.</p>	
<p>8. FURNITURE</p>	<p>To maintain a pleasant experience along the promenade, the ORAs are to be kept free of clutter both physically and visually. Please ensure the following:</p> <p><u>Furniture and Service Stations</u></p> <p>a Only loose tables, chairs and approved structures by relevant authorities are allowed within the ORAs;</p> <p>b Service stations, bar counters are not allowed within the ORAs; and</p> <p>c Any furniture or opaque structures above 1.2m height must be submitted for approval by the Authority.</p>	

² Please refer to the circular on “Framework for Managing Bonus Gross Floor Area Incentives” (Circular No: [URA/PB/2009/03-DCG](#))

PARAMETER	GUIDELINES	
<p>9. SIGNAGE</p>	<p>Business names are allowed to be displayed on the awnings/structures. Any third party advertisement signs or sponsor logos are not allowed as free-standing structures or to be displayed on the awnings/structures.</p> <p>Any signs will require the written approval of Building and Construction Authority (BCA) prior to installation.</p>	
<p>10.TREES & LANDSCAPING</p>	<p>In compliance with National Parks Board (NParks)' requirements, the following shall be observed:</p> <ul style="list-style-type: none"> a Existing trees and shrubs are not to be pruned or removed; b Tree aeration and planting areas are to be kept open to the sky; c Tree aeration areas are not to be paved over or roofed over; and d Ad-hoc elements, e.g. lights, are not to be introduced to the existing landscaping areas or trees. 	
<p>11.TELEVISION SCREEN(S) & SPEAKERS</p>	<p><u>ROBERTSON QUAY</u></p> <p>To minimize any potential disturbance to neighbouring uses and residents, outdoor music / radio or screening of TV programmes / sports / movies etc. are <u>strictly</u> not allowed within the ORAs.</p> <p>TV screen(s) and speakers are only allowed within enclosed F&B units.</p> <p>Any such screening within the indoor area of the adjoining F&B unit should not be installed near or at the entrance and should not face outwards towards the ORAs. (see Annex A-3)</p> <p>For open-concept F&B units, TV screen(s) and speakers are strictly not allowed within the premise.</p>	<p><u>CLARKE QUAY</u></p> <p>Relevant licenses are to be obtained and are subject to licensing conditions.</p>
<p>12.PLANNING PERMISSION & TECHNICAL AGENCIES CLEARANCES</p>	<p>All ORA uses, whether with or without structures; and whether on State land or within private development boundaries, would require a Planning Permission. In areas where there may be concerns with potential disamenity arising from ORA operations, all proposals will be approved on a temporary basis with the issuance of a Temporary Permission, subject to renewal upon expiry.</p>	

PARAMETER	GUIDELINES
	<p>In addition to the guidelines stipulated in this circular, all proposals are still subject to compliance and clearance from the other relevant authorities like FSSD, SLA, NParks, Land Transport Authority, National Environment Agency, Public Utilities Board, etc. The requirements from the relevant authorities may affect the location, final allowable extent and layout of the ORAs for individual proposals.</p>
<p>13.SUBMISSION REQUIREMENT</p>	<p><u>Standard Plans and Elevations showing:</u></p> <ul style="list-style-type: none"> a The location of the proposed ORA layout, in an appropriate scale, in relation to the surrounding features on the promenade, pedestrian mall and public space, such as walkways, landscaping, fire engine access, lighting etc, and the adjacent development; b The layout of the indoor F&B unit, including the location and size of kitchen, and layout of the main indoor seating area, are to be included as part of the overall plan submission; and c The boundary of the proposed ORA and proposed boundary markers, for e.g. planting troughs. The layout of the tables and chairs within the boundary of the proposed ORA should also be shown. <p><u>Detailed Plan & Elevation in 1: 50 scale showing:</u></p> <ul style="list-style-type: none"> d The proposed structures such as awnings and furniture, as well as proposed signs, with annotation on the type and size of structure and materials. <p><u>Letter of Undertaking</u></p> <ul style="list-style-type: none"> e To ensure better ownership of the ORA operations, ORA operators are required to submit a letter of undertaking (LOU) to declare that the ORAs are clearly demarcated, confined within approved boundaries, and will not cause disamenities. The letter of undertaking must be submitted upon application (see Annex A-4)

**EXAMPLE OF BOUNDARY MARKERS FOR ORAS
- PLANTING TROUGHS**



Figure 1-1: Planting troughs should be sizeable so that they are not easily removable. In addition, they should be spaced closed enough to define the ORA boundary.

EXAMPLE OF AWNINGS AND UMBRELLAS AS SHELTERS FOR ORAs



Figure 2-1: Awnings are to complement the scale and rhythm of the development façade, e.g. correspond to the column locations. Applicants should also seek clearances from FSSD on the location and extent of protrusion from the building façades.



Figure 2-2: Market-style umbrellas are supported if they do not abut the development façade, as they help to enhance the laid-back ambience of Robertson Quay.

EXAMPLE OF TV SCREEN(S) AND SPEAKERS PLACEMENT & DIRECTION FOR ORAs AND F&B PREMISES FOR ROBERTSON QUAY.

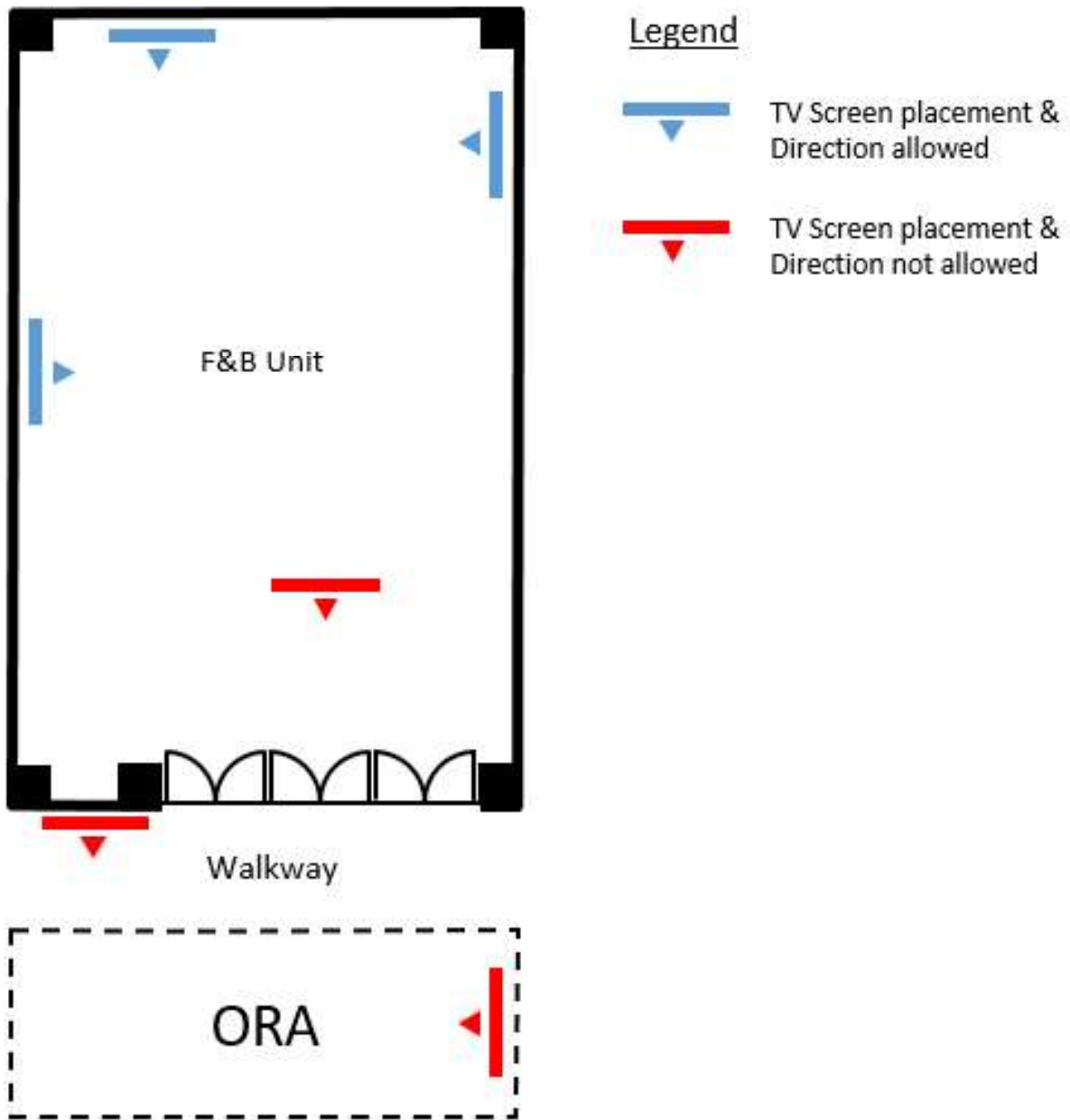


Figure 2-3: TV screen(s) and speakers are only allowed within enclosed F&B units. They are not to be installed near or at the entrance of the adjoining F&B unit. They are also to be placed at the back of the premise and should not face outwards towards the ORAs.

To: Chief Executive Officer
Urban Redevelopment Authority
As Competent Authority
Under the Planning Act (Cap. 232)

LETTER OF UNDERTAKING

PROPOSED (To insert project caption)

Whereas _____ (applicant's name) (NRIC No. : _____) of (address) _____ (hereinafter referred to as "the Applicant") has applied to the Competent Authority for planning permission under section 13 of the Planning Act (Cap 232) to use the land on _____ (description of land for ORA) (hereinafter referred to as "the said land") for an Outdoor Refreshment Area for _____ (period of planning permission) from the Grant of Written Permission.

In consideration of the Competent Authority issuing the planning permission, the Applicant hereby undertakes as follows:

- a) to confine all uses for or relating to Outdoor Refreshment Area within the said land and any area demarcated for that purpose as shown in the approved plans of the planning permission; and
- b) to ensure that the uses for or relating to Outdoor Refreshment Area referred to in paragraph (b) above ("the ORA") does not encroach onto any public walkway.
- c) to have clear and effective demarcations of the ORA with markers that are not easily moveable and do not result in the enclosure of the ORA; and
- d) not have any playing of music/radio or screening of TV programmes within the ORA, to minimize disamenities to the residents.

The Applicant acknowledges and understands that the planning permission shall be issued by the Competent Authority subject to such conditions as the Competent Authority may impose and in the event of any breach or non-compliance with any of such conditions, the Competent Authority may, in the exercise of his powers under the aforesaid Act, cancel the said planning permission. Any such breach or non-compliance is also an offence under the aforesaid Act which will render the Applicant and other parties responsible liable to be prosecuted and on conviction to a maximum fine of Two Hundred Thousand dollars (\$200,000) and a further fine not exceeding Ten Thousand dollars (\$10,000) for every day or part thereof during which the offence continues after conviction.

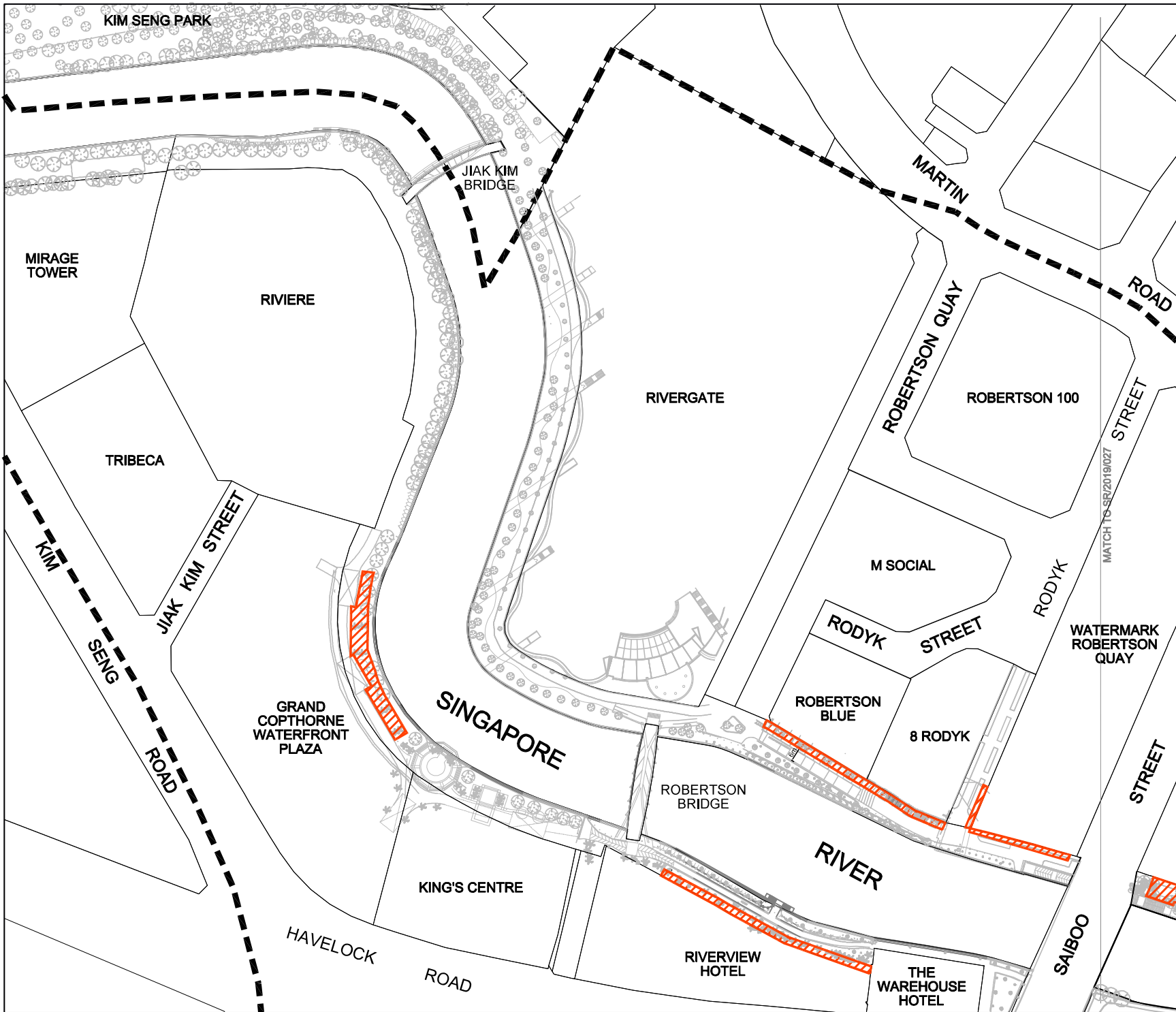
Dated this ____ day of _____ 2015.

Signature and Name of Applicant

The Common Seal of)
)
XXXXXXXXXXXXXXXXXXXX)
)
was hereunto affixed in the)
)
presence of:)

Director



Secretary/Director



GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER PROMENADE ALONG ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION PLAN (PART 1) ROBERTSON QUAY

LEGEND

-  EXTENT WHERE ORA CAN BE CONSIDERED
(Please note that some separation between ORAs is required within allowable extent to facilitate pedestrian movement and fire escape)
-  PLANNING AREA BOUNDARY

SCALE : 1:1500 @ A3



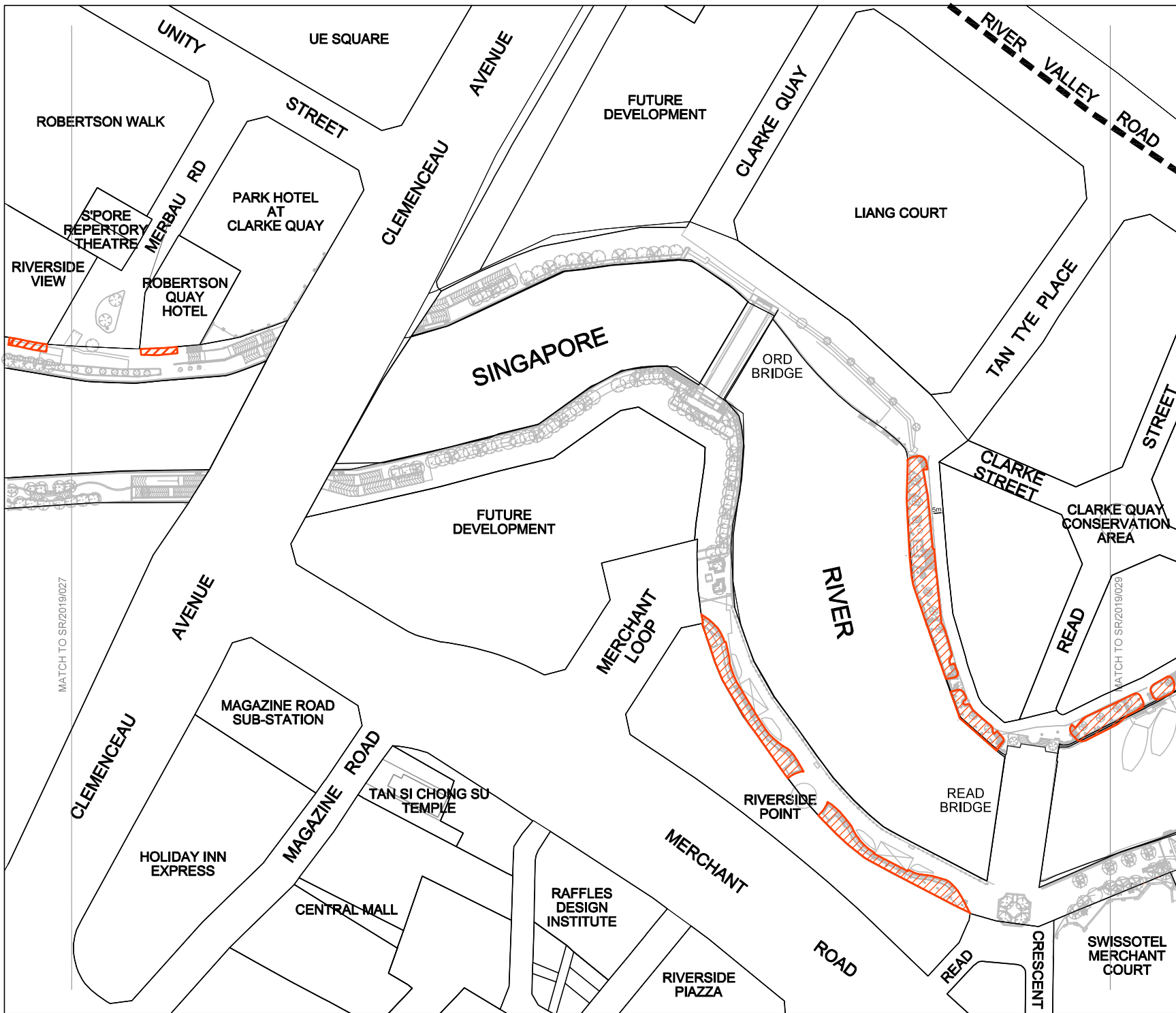
DRWG NO : SR/2019/026

DATE : NOVEMBER 2019

GROUP : CUDG





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GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION PLAN (PART 3) CLARKE QUAY



LEGEND

-  EXTENT WHERE ORA CAN BE CONSIDERED
(Please note that some separation between ORAs is required within allowable extent to facilitate pedestrian movement and fire escape)
-  PLANNING AREA BOUNDARY

MATCH TO SR/2019/027

MATCH TO SR/2019/028

SCALE : 1:1500 @ A3

DRWG NO : SR/2019/028
 DATE : NOVEMBER 2019
 GROUP : CUDG





URBAN REDEVELOPMENT AUTHORITY

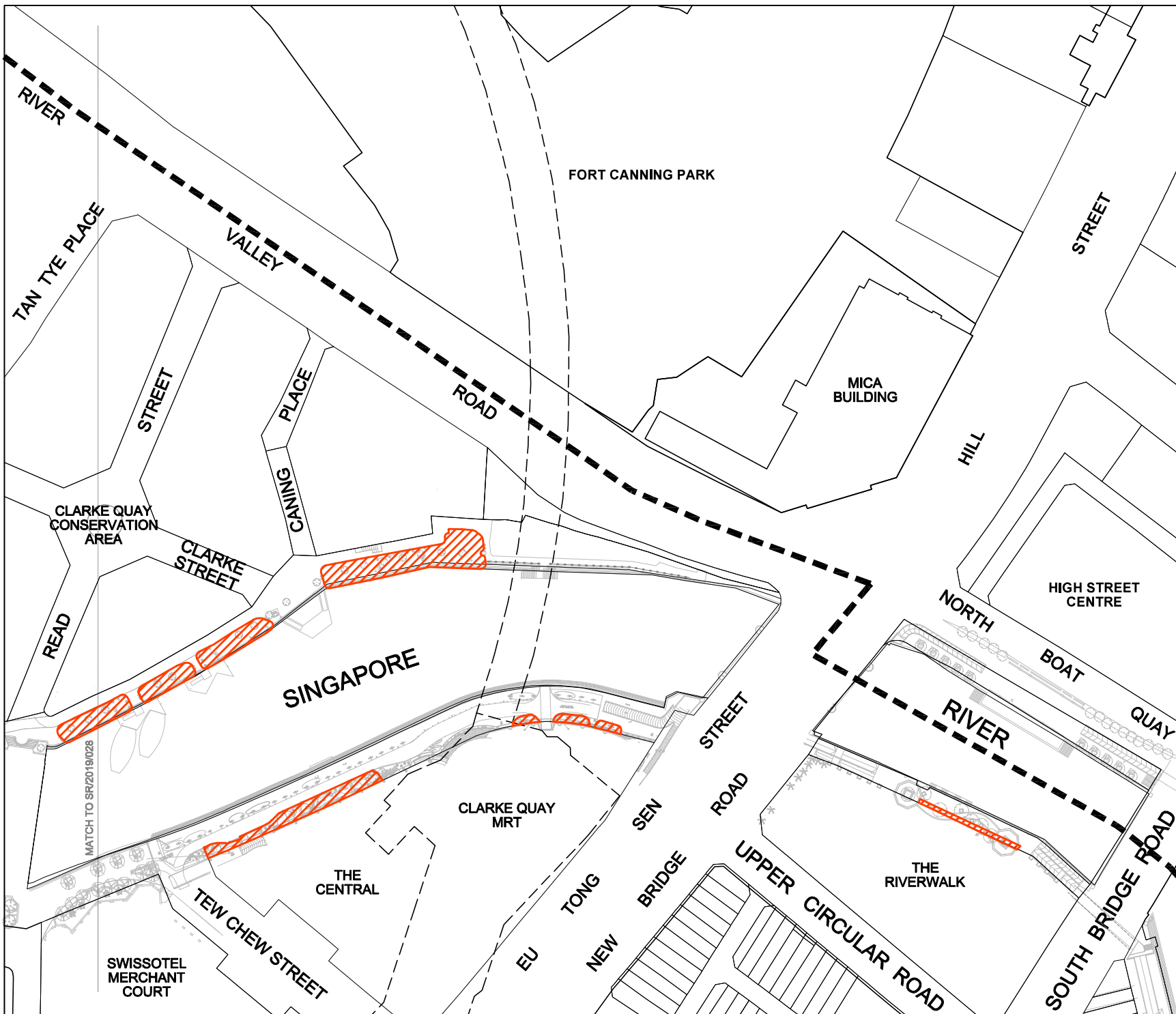
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GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION PLAN (PART 4) CLARKE QUAY

LEGEND

-  EXTENT WHERE ORA CAN BE CONSIDERED
(Please note that some separation between ORAs is required within allowable extent to facilitate pedestrian movement and fire escape)
-  PLANNING AREA BOUNDARY



SCALE : 1:1500 @ A3



DRWG NO : SR/2019/029

DATE : NOVEMBER 2019

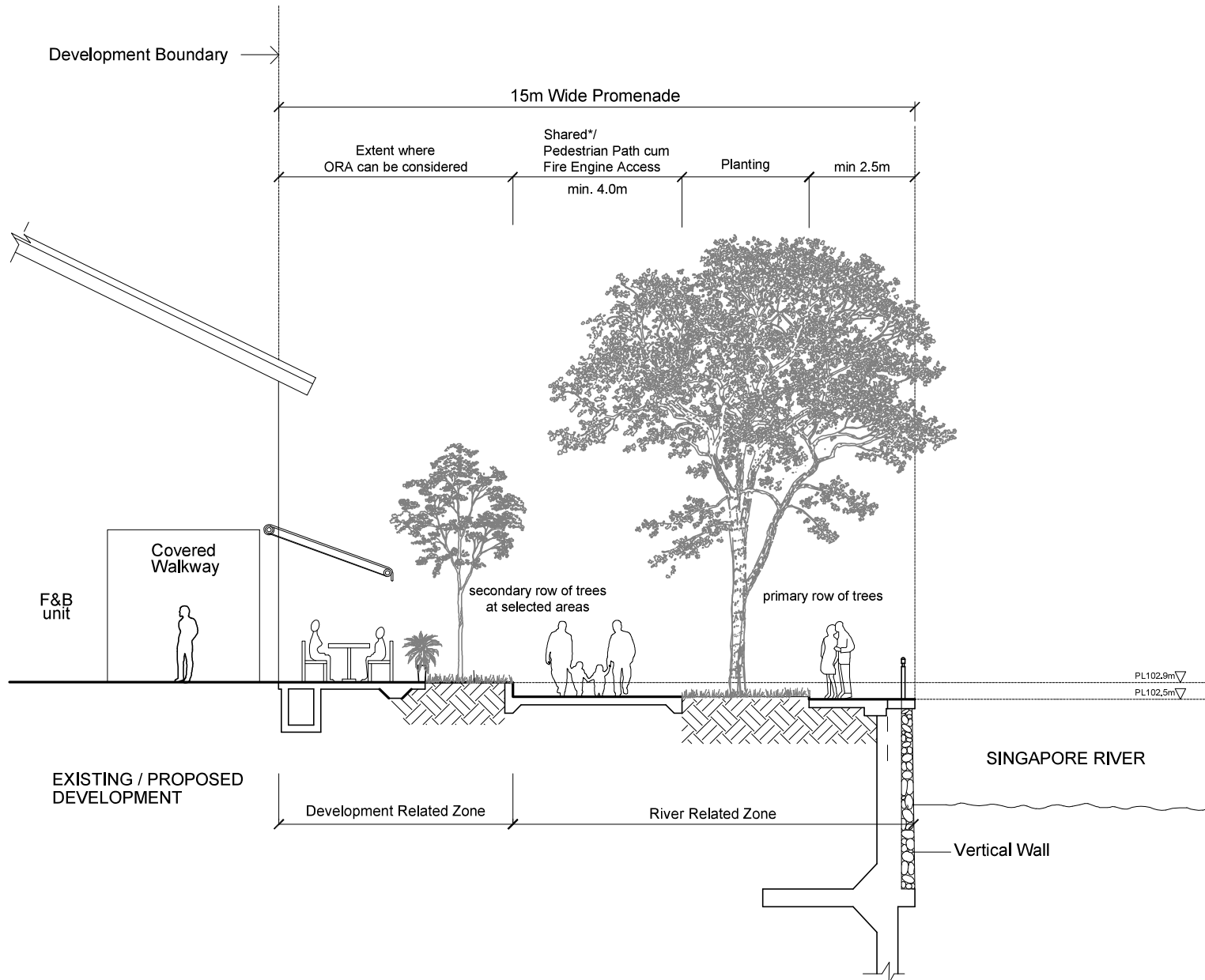
GROUP : CUDG



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GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION WHERE ORA CAN BE CONSIDERED - VERTICAL WALL PROFILE (ROBERTSON QUAY)



*Along Round Island Route

SCALE : 1:100 @ A3



DRWG NO : SR/2019/030

DATE : NOVEMBER 2019

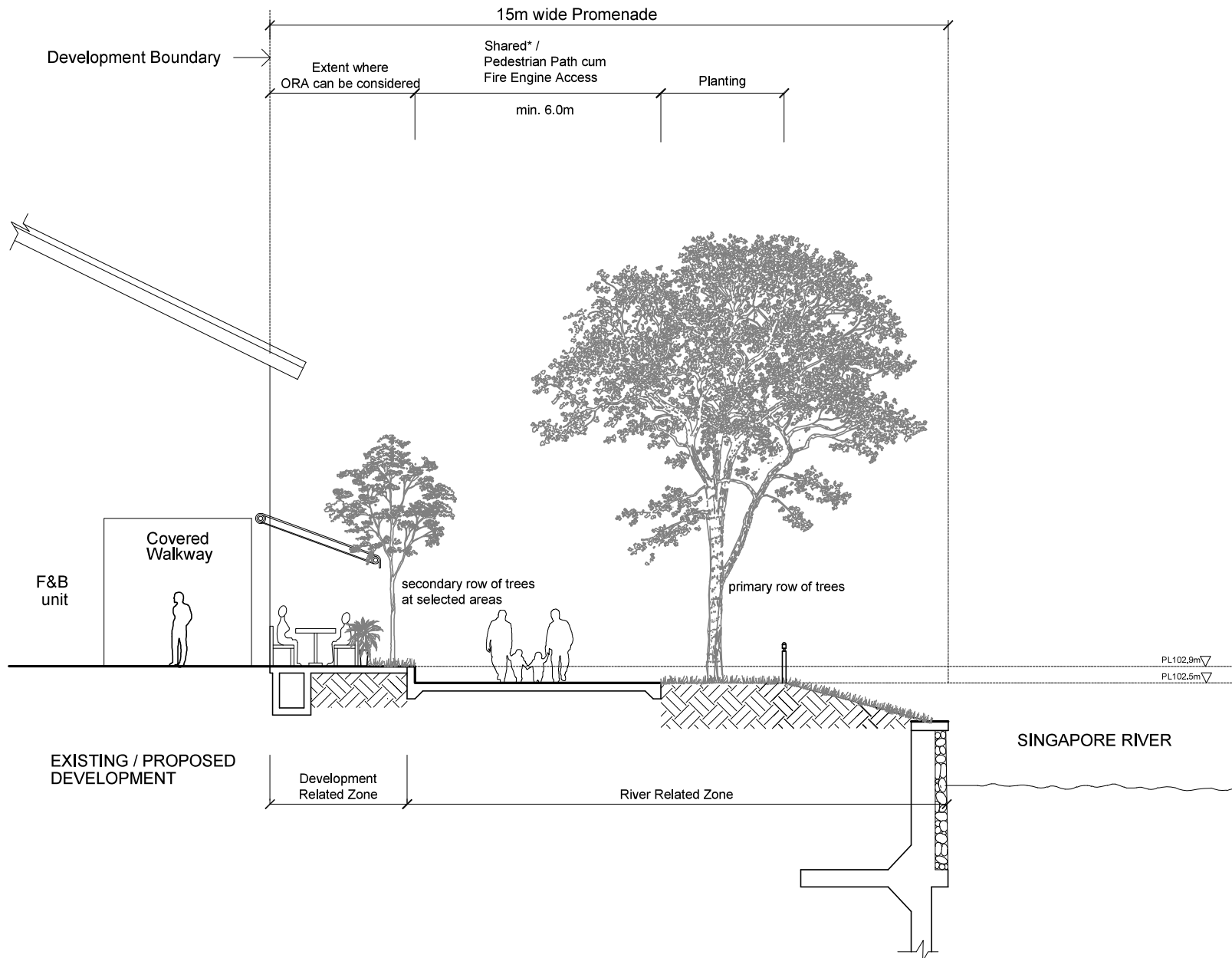
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GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION WHERE ORA CAN BE CONSIDERED - EMBANKMENT PROFILE (ROBERTSON QUAY)



*Along Round Island Route

SCALE : 1:100 @ A3

0M 2,5 M



DRWG NO : SR/2019/031

DATE : NOVEMBER 2019

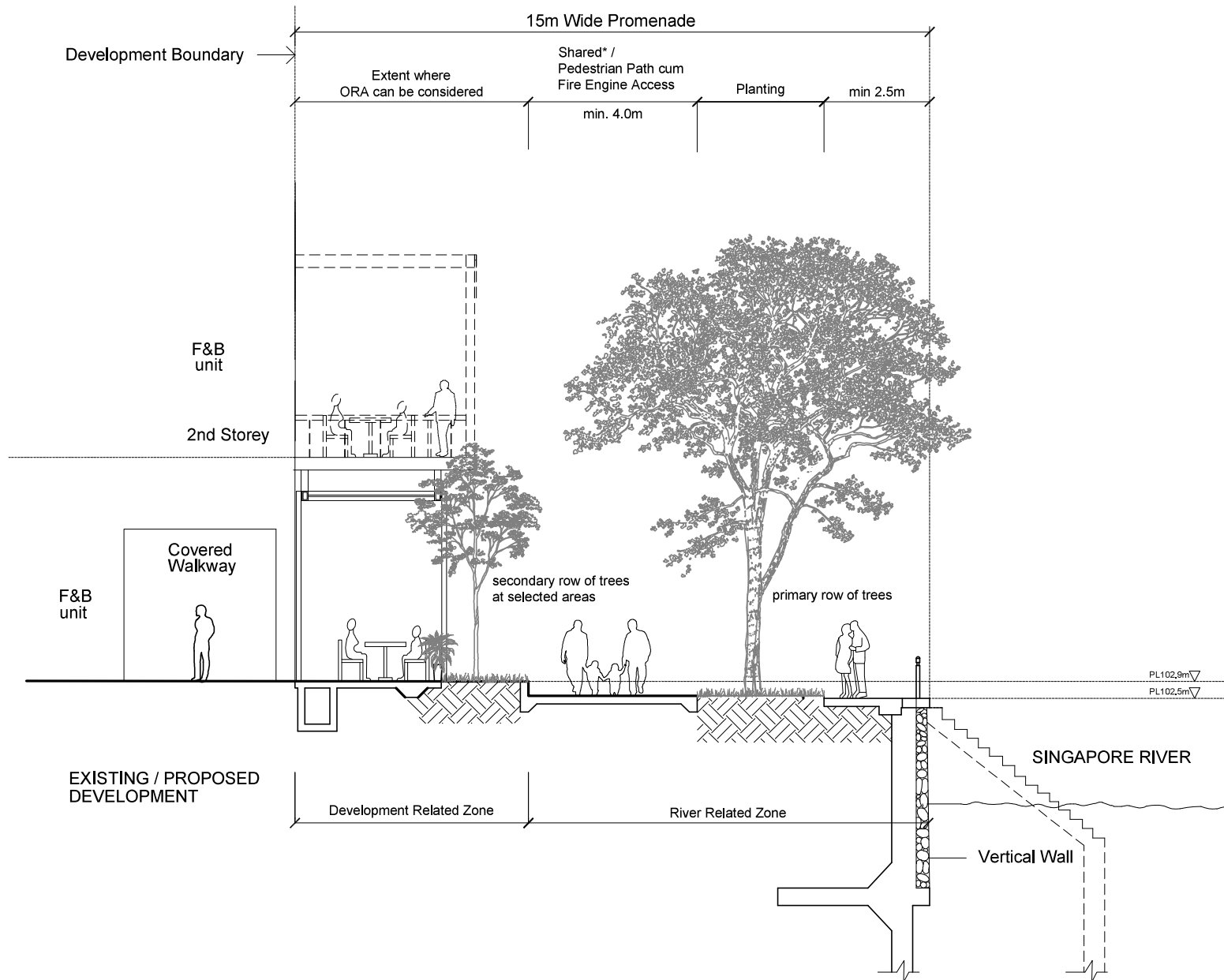
GROUP : CUDG



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GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) AT SINGAPORE RIVER FOR ROBERTSON QUAY & CLARKE QUAY [SINGAPORE RIVER PLANNING AREA]

LOCATION WHERE ORA CAN BE CONSIDERED VERTICAL WALL & STEP PROFILE (CLARKE QUAY)



*Along Round Island Route

SCALE : 1:100 @ A3

0M 2.5M



DRWG NO : SR/2019/032

DATE : NOVEMBER 2019

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