

ANNEX 1

TABLE 1: GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) ALONG SINGAPORE RIVER PROMENADE FOR ROBERTSON QUAY AND CLARKE QUAY

PARAMETER	OUTDOOR REFRESHMENT AREA GUIDELINES					
<p>1. DEFINITION</p>	<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) 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 F&B 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>					
<p>2. USE</p>	<p>For seating only. No food preparations are allowed within the ORA. Any cooking or food preparation, including any service stations, is to be carried out within the kitchen of the adjoining F&B unit.</p>					
<p>3. LOCATION</p>	<p>ORAs must not encroach into pedestrian walkways, fire engine access routes and landscaped areas. The ORAs' operations should not obstruct pedestrian movement along the walkways.</p> <p>In general, a 6m wide pedestrian path is to be provided along the promenade. ORAs can be considered at the following locations:</p> <table border="1" data-bbox="470 1272 1396 1720"> <thead> <tr> <th data-bbox="470 1272 906 1323">ROBERTSON QUAY</th> <th data-bbox="906 1272 1396 1323">CLARKE QUAY</th> </tr> </thead> <tbody> <tr> <td data-bbox="470 1323 906 1720"> <p>a Within the indicative location as shown in Appendices 1-1 and 1-2, i.e. abutting the development boundary ¹ at the development-related zone, as shown in Appendices 2-1 and 2-2;</p> </td> <td data-bbox="906 1323 1396 1720"> <p>b Within the indicative location as shown in Appendices 1-3, 1-4 and 2-3, i.e. abutting the development boundary at the development-related zone;</p> <p>c The above does not apply to the Clarke Quay conservation area (i.e. Clarke Quay Festival Village) where ORAs are located at the riverfront at the river-related zone.</p> </td> </tr> </tbody> </table>		ROBERTSON QUAY	CLARKE QUAY	<p>a Within the indicative location as shown in Appendices 1-1 and 1-2, i.e. abutting the development boundary ¹ at the development-related zone, as shown in Appendices 2-1 and 2-2;</p>	<p>b Within the indicative location as shown in Appendices 1-3, 1-4 and 2-3, i.e. abutting the development boundary at the development-related zone;</p> <p>c The above does not apply to the Clarke Quay conservation area (i.e. Clarke Quay Festival Village) where ORAs are located at the riverfront at the river-related zone.</p>
ROBERTSON QUAY	CLARKE QUAY					
<p>a Within the indicative location as shown in Appendices 1-1 and 1-2, i.e. abutting the development boundary ¹ at the development-related zone, as shown in Appendices 2-1 and 2-2;</p>	<p>b Within the indicative location as shown in Appendices 1-3, 1-4 and 2-3, i.e. abutting the development boundary at the development-related zone;</p> <p>c The above does not apply to the Clarke Quay conservation area (i.e. Clarke Quay Festival Village) where ORAs are located at the riverfront at the river-related zone.</p>					
<p>4. SIZE</p>	<p>In general, ORAs can be considered up to a maximum depth of 3m to 4m as shown in Appendices 1 and 2. The maximum allowable extent will vary from site to site, depending on the existing site conditions.</p> <p>The extent of the ORAs is to be clearly marked on the ground with planters which are not easily removable (see Annex 1-1 for example). All structures and furniture, including menu stands, displays and signage, must not</p>					

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

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	encroach beyond the extent of the approved ORA.	
5. FRONTAGE	<p>The full frontage of the development along the promenade and pedestrian mall can be considered for ORA uses, subject to detailed evaluation on the maximum allowable extent based on the existing site conditions. Please refer to the Appendices 1-1, 1-2, 1-3 and 1-4.</p> <p>The ORAs are to be located in front of and/or next to the adjoining F&B unit as they are meant to supplement the indoor seating. To facilitate pedestrian movement between the covered walkway of the developments and the promenade, a 1.5m wide clear walkway is to be set aside at appropriate intervals along the development's frontage.</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 'curtain' are not allowed on the ORA structures.</p>	
	<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. They should be:</p> <ol style="list-style-type: none"> a Designed to complement the architecture and rhythm of the respective facades (respond to columns, etc); and 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>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 1-2 for examples of allowable ORA awning and umbrellas.</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 2-3. Linking the 1st storey and 2nd storey ORAs with a staircase is not supported as it increases physical bulk and reduce visual porosity.</p> <p><u>ORAs within River-related zones (applicable only to Clarke Quay Conservation Area)</u></p> <p>Standalone ORA structures can be considered. They should be:</p> <ol style="list-style-type: none"> a Designed to be light-weight; and b Do not exceed 4m in height.
7. GFA	and	<u>For ORA located on State land</u>

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<p>payment of TOL/TDL/DP</p>	<p>For ORAs located on State land, applicants have to obtain a Temporary Occupational License (TOL) from SLA upon obtaining the Temporary Permission from URA, prior to the commencement of the ORA uses.</p> <p><u>For ORAs located within Development Boundary (not applicable to Clarke Quay Conservation Area)</u></p> <p>For developments which have maximised their development potential, the proposed ORAs 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. The bonus ORA GFA scheme is however applicable only to selected developments fronting the promenade and pedestrian mall, with the proposed ORAs next to or linked to the pedestrian network.</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>Such ORAs should similarly not impede pedestrian movement, obstruct fire engine access, safeguarded through-block links, view corridors and any other public open spaces.</p>
<p>8. FURNITURE</p>	<p>To maintain a pleasant experience along the promenade, the ORAs are to be kept free of clutter physically or visually. Please ensure the following:</p> <p><u>Furniture & 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 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>
<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 the installations.</p>
<p>10.TREES &</p>	<p>The following shall be observed:</p>

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

PARAMETER	OUTDOOR REFRESHMENT AREA GUIDELINES	
LANDSCAPING	<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. 	
11. OUTDOOR MUSIC AND TELEVISION SCREENING	<p><u>ROBERTSON QUAY</u></p> <p>To minimise any potential disturbance to neighbouring uses and residents, outdoor music/ radio or screening of TV programmes/ sports / movies etc, are not allowed within the ORAs. In addition, any such screening within the indoor area of the adjoining F&B unit should not face out towards the ORAs.</p>	<p><u>CLARKE QUAY</u></p> <p>Relevant licences are to be obtained and are subject to licensing conditions.</p>
12. PLANNING PERMISSION	<p>All ORA uses, with or without structures and on State land or within development boundary, would require a Planning Permission. To better manage potential issues 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> <p>All proposals are still subject to clearance from the other relevant authorities like the Land Transport Authority, Singapore Land Authority, National Parks Board, Fire Safety Bureau, National Environment Authority, Public Utilities Board, etc.</p>	
13. SUBMISSION REQUIREMENT	<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, such as landscaping, fire engine access, lighting etc, and the adjacent development; b The layout of the indoor F&B unit, including the locations, 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>Additional submission requirement for ORAs fronting mixed commercial and</u></p>	

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	<p><u>residential developments</u></p> <p>To balance the needs of residents and businesses along Singapore River, applicants applying for ORA at the river promenade fronting mixed commercial and residential developments will be required to notify the Management Corporation (MC) of the ORA proposal and inform the MC to submit its views to URA.</p> <p>A copy of the same notification should be carbon copied to URA. After the end of the notification period of 30 days or the MC's submission to URA (see Annex 1-3), whichever earlier, the applicant can proceed to submit the ORA application to URA. URA will take into consideration planning, development control and other relevant considerations and where applicable, the MC's views on the ORA proposal. Please refer to the workflow in Annex 1-4.</p> <p>The notification to the MC should include the following:</p> <ol style="list-style-type: none"> a. The Standard and Detailed plans as mentioned above; b. A cover letter to explain the details of the ORA proposal. The details should include strata unit address where the ORA is attached to, size of ORA, numbers of tables and chairs, height of structures, boundary markers, days of operation, operating hours etc.; c. A reply template for the MC (see Annex 1-3) to convey their views to URA³ within 30 days of the notification period (see Annex 1-4).

³ If MC requires more time to assess the proposal, it can write to URA to require for extension of time.

**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.



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.

REPLY TEMPLATE

(LETTER HEAD OF MCST)

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

**APPLICATION FOR OUTDOOR REFRESHMENT AREA ATTACHED TO UNIT NO #, NAME OF STRATA DEVELOPMENT
MUKIM NO. LOT NO.
ROAD NAME
(PLANNING AREA)**

We, **(The Management Corporation Strata Title Plan No. #)** support the application for planning approval for the outdoor refreshment area attached to Unit No #, name of strata development as shown verged in (colour) in the Plan ___.

We also acknowledge that the operation of the ORA by **ORA applicant's name (*a company incorporated in Singapore and having its registered office at _____)** may potentially cause some inconvenience or disamenities to our subsidiary proprietors and they have been made known of this application.

Or

We, **(The Management Corporation Strata Title Plan No. #)** do not support the application for planning approval for the outdoor refreshment area outside Unit No #, name of strata development as shown verged in (colour) in the Plan ___. The reasons are as follows:

- 1.
- 2.

We agree and acknowledge that the Competent Authority has the right to determine the application for the outdoor refreshment area in accordance with applicable planning and development control guidelines as well as other relevant considerations.

Dated this _____ day of _____ 20XX

Signature

The Management Corporation Strata Title Plan No. #
(with Company/MCST stamp, where applicable)

Date

Address: _____

Tel: _____ Fax: _____

Email address: _____

* Delete where not applicable

SUBMISSION WORKFLOW FOR ORAS FRONTING MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

