

TABLE 1: GUIDELINES FOR OUTDOOR KIOSKS FOR ORCHARD PLANNING AREA

| PARAMETER | GUIDELINES |
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| 1. DEFINITION | A small structure which provides independent services with minimal servicing requirement. |
| 2. USE | <p>Retail of food and drinks only with minimal servicing requirements (e.g. the serving of light refreshments). Major food preparation is not allowed.</p> <p>New applications for the use of Outdoor Kiosks as convenience stores or for the sale of non-food or drink items are not allowed. This is to encourage more al fresco and F&B choices to complement the shopping experience along the Orchard Road Mall.</p> |
| 3. LOCATION | <p>a To be located at the 1st storey directly fronting onto the designated pedestrian malls; and / or</p> <p>b Within courtyards and open plazas within the development that are adjacent to the public pedestrian network shown in Appendix A-1;</p> <p>c Are not to encroach onto areas approved for covered walkways, linkways and designated pedestrian malls, designated public spaces, fire engine routes and landscaped areas.</p> |
| 4. SIZE | <p>In general, kiosks should not exceed 30sqm.</p> <p>Larger kiosks over 30sqm may be considered, on a case by case basis, subject to evaluation.</p> |
| 5. FRONTAGE | The total length of the frontage for Outdoor Kiosks should not exceed 25% of the total length of the development facade along the same side of the road. |
| 6. STRUCTURE | <p>Well-designed as light framed structures. Opaque panels, including doors and internal partitions should not exceed 1.2m high.</p> <p>Up to 4m width, with an additional 1m return, of the kiosk can be walled with full height opaque panels to conceal equipment and storage. A wider width may be considered on a case by case basis, subject to evaluation.</p> |
| 7. HEIGHT | A single storey structure of maximum 5m height. |

TABLE 2: GUIDELINES FOR OUTDOOR REFRESHMENT AREAS (ORAs) FOR ORCHARD PLANNING AREA

| PARAMETER | GUIDELINES |
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| 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) 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> |
| 2. USE | <p>For seating only. No food preparation is allowed within the ORA. Any cooking or food preparation, including any service stations, is to be carried out or located within the kitchen of the adjoining F&B unit.</p> |
| 3. LOCATION | <ul style="list-style-type: none"> a To be located at the 1st storey directly fronting onto the designated pedestrian malls; and / or b Within courtyards and open plazas within the development that are adjacent to the public pedestrian network shown in Appendix A-1; c Are not to encroach onto areas approved for covered walkways, linkways and designated pedestrian malls, designated public spaces, fire engine routes and landscaped areas. |
| 4. SIZE | <p>The maximum allowable extent of ORAs is to be guided by the allowable frontage for ORAs. The extent of the ORAs is to be clearly demarcated with boundary markers which are not easily removable e.g. planters. All structures and furniture, including menu stands, displays and signage, must not encroach beyond the extent of the approved ORA.</p> |
| 5. FRONTAGE | <p>The combined length of the frontage for Outdoor Kiosks and ORAs should not exceed 60% of the total length of the development facade along the same side of the road.</p> |
| 6. STRUCTURE | <p>Designed as outdoor, unenclosed dining areas</p> <p>Umbrellas, retractable canopies and lightweight structures are allowed.</p> <p>Only loose tables, chairs and approved structures by relevant authorities are allowed.</p> <p>Service stations can be allowed provided they comply with the Outdoor Kiosk Guidelines.</p> <p>All furniture or opaque structures should not exceed 1.2 m high.</p> |
| 7. HEIGHT | <p>A single storey structure of maximum 5m height.</p> |

TABLE 3: SUBMISSION REQUIREMENTS

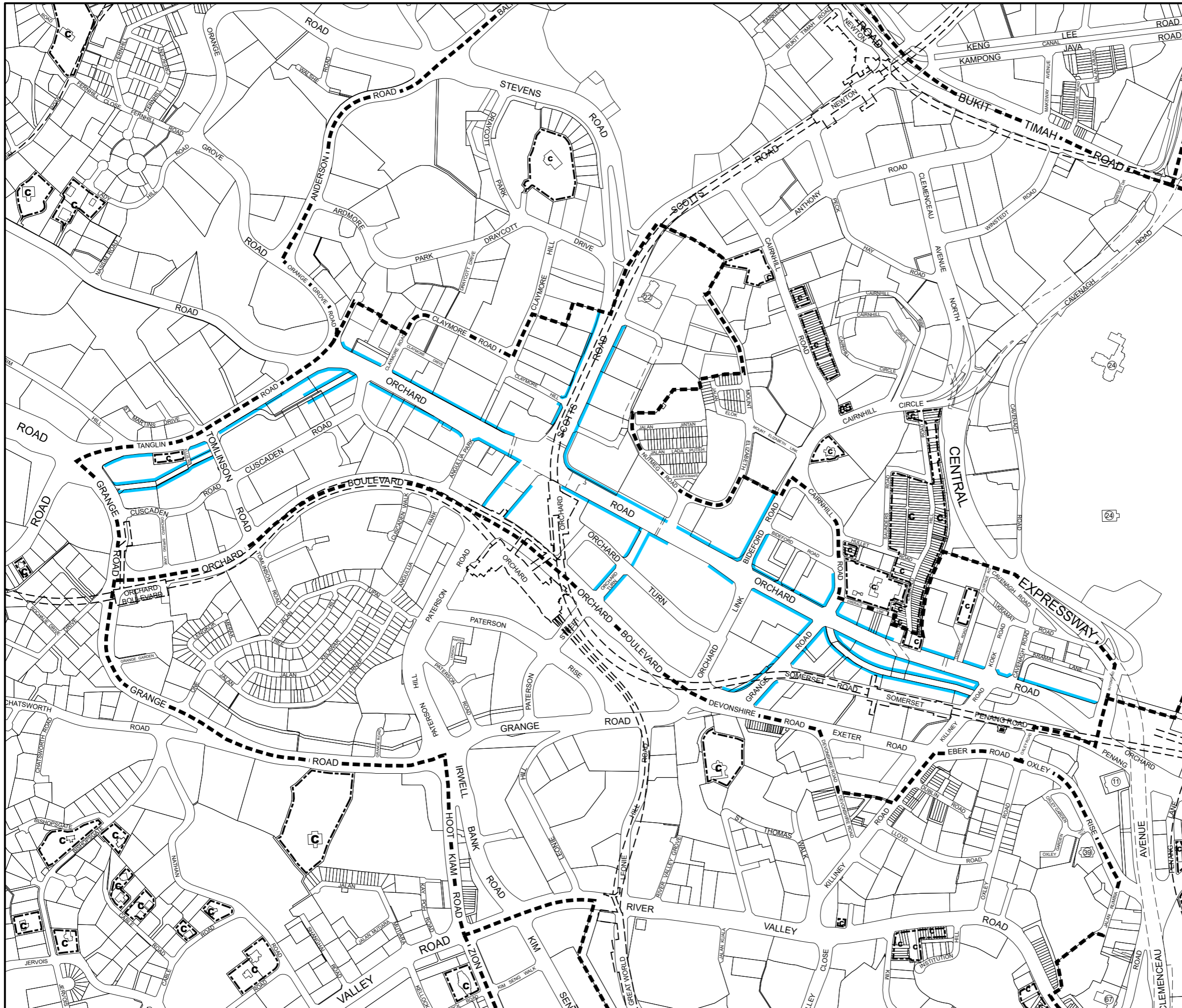
| PARAMETER | GUIDELINES |
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| <p>1. PLANNING PERMISSION & TECHNICAL AGENCIES CLEARANCES</p> | <p>All Outdoor Kiosks and ORAs, with or without structures and on State Land or within development boundary, would require a Planning Permission. In areas where there may be concerns with potential disamenity issues arising from Outdoor Kiosk and ORA operations, proposals may 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 and Shelter Department, Singapore Food Agency, National Environment Authority, National Water Agency PUB, etc.</p> |
| <p>2. SUBMISSION DRAWINGS</p> | <p><u>Standard Plans and Elevations showing:</u></p> <ul style="list-style-type: none"> a The location of the proposed Outdoor Kiosks and ORAs, in appropriate scale, in relation to the surrounding features on the Pedestrian Mall such as landscaping, furniture, lighting etc, and pedestrian network. b The total length of the frontage for the Outdoor Kiosks and the combined length of the frontage for Outdoor Kiosks and ORA, as the case may be, as a percentage of the length of the development facade along the same side of the road. c For ORA proposals, 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 d The boundary of the proposed ORA and proposed boundary markers, for e.g. planters or flower pots/beds. 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"> e The proposed structures such as the roof, frame structure, low wall, glazing, umbrellas and any furniture and proposed signs, with annotation on the type and size of structure and materials. f The internal layout of the Kiosks, including all equipment, with dimensions and annotations. g All items and furniture to be used by the operator shall be stored within the footprint of the kiosk. Kiosks shall be designed to include areas for storage, including that for spare furniture and other supplies. |

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| <p>3. GFA and payment of TOL/TDL/DP</p> | <p><u>For Outdoor Kiosks and ORAs located on State land</u> For Outdoor Kiosks and 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 Outdoor Kiosks and ORAs located within Development Boundary</u> For developments which have maximised their development potential, the proposed Outdoor Kiosks and 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 cap for each development and the payment of Development Charge, Temporary Development Levy (TDL) or Differential Premium (DP) whichever is applicable. The bonus Outdoor Kiosk and ORA GFA scheme is however applicable only to Outdoor Kiosks and ORAs proposed within the locations shown in Appendix A-1.</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>4. 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 Outdoor Kiosk / ORA structures.</p> <p>Any signs will require the written approval of Building and Construction Authority (BCA) prior to the installations.</p> |

LOCATIONS WHERE OUTDOOR REFRESHMENT AREAS AND OUTDOOR KIOSKS ARE ENCOURAGED ALONG ORCHARD ROAD

LEGEND

 FRONTAGES WHERE ORAS AND OUTDOOR KIOSKS ARE ENCOURAGED



SCALE : 1:8,000



DATE : DECEMBER 2025

GROUP : CUDG



To make Singapore a great city to live, work and play