

SYNOPSIS OF QUESTIONS AND ANSWERS (NO. 3) FOR SALE OF SITE FOR COMMERCIAL DEVELOPMENT AT ORCHARD ROAD / SOMERSET ROAD (SOMERSET CENTRAL)

(Total of 3 Q&A – dated 4 July 2006)

Q1 Can we obtain further information on the construction details for the Stamford Canal, such as its actual dimensions, loading capacity, etc?

A1 The PUB has provided a typical cross-section of the Stamford Canal, which is available for viewing at the URA Centre. If you wish to view the drawing, you may contact us to make the necessary arrangements.

As for the loading capacity, Condition 3.2.10 of the Conditions and Requirements of Relevant Competent Authorities & Public Utilities Licences states that the existing canal wall has been designed to support a proposed slab of 5 KN/sqm live load and a maximum reaction load (combined dead and live load) not exceeding 75 KN/m point load acting at each edge of the drain wall. However, as the drain was constructed more than 20 years ago, PUB requires that the successful tenderer engage a professional engineer to ensure that the structures of the existing drain is able to withstand the loadings from the direct slab-over (Condition 3.2.11).

Q2 Clause 4.16.3 of the technical conditions of tender (TCOT) states that the developer is to provide a knock-out panel at Basement 2 of the development if a development with 2 basements is proposed for the site. We understand that the knock-out panel will be connected to a future underground pedestrian walkway underneath Orchard Rd to provide a direct linkage to a development opposite the Somerset Central site. May we enquire which development along Orchard Rd will the underground pedestrian walkway be connected to? A schematic layout plan showing the underground pedestrian network system will be very helpful in this case.

A2 As part of the urban design plans for Orchard Road, underground pedestrian links have been safeguarded around MRT stations to allow pedestrians to walk in sheltered comfort between developments and to and from MRT stations. As part of the underground pedestrian network planned around Somerset MRT station, the successful tenderer of the Somerset Central site would have to provide a knock-out panel within the development to facilitate the development of a future pedestrian link to Orchard Midpoint (see location plan at Annex B). For more details on the underground pedestrian network planned along Orchard Road and around Somerset MRT station (Annex C), please refer to our circular "Urban Design (UD) Plans and Guidelines for the Orchard Planning Area" dated 4 Feb 02 which is available on URA's website at www.ura.gov.sg.

Q3 At the first storey, a slab-over structure along the length of the canal transversing the site parcel is to be built as a Discovery Walk. Within the Discovery Walk, there is a requirement for a designated clear walkway space of 6.0m, as set out under Part III Summary Table 1 under "Discovery Walk" and Clause 4.17 of TCOT. May we enquire:

(a) Is the location of this 6.0m walkway fixed as indicated in the control plan provided? Can it be on the other side of the Discovery Walk ie. facing towards Orchard Road instead of Somerset Road? Is it possible to divide this into two 3.0m walkways within the Discovery Walk?

A3(a) The requirement in Condition 4.17.2 states that the minimum 6m clear pedestrian walkway within the Discovery Walk is to be aligned along the common boundary with the adjacent State land at Somerset Road / Grange Road and UOL Building. This is so that the future development on the adjacent State Land and the UOL Building can also enjoy a direct frontage onto the pedestrian walkway. As such, the pedestrian walkway cannot be realigned to abut the northern boundary of the Canal. The 6m wide walkway is also not to be split up into two pedestrian walkways of 3m width each.

(b) For the ORA kiosks within the Discovery Walk, is it a requirement for these kiosk structures to be removable, free-standing structures or can they be permanently fixed onto the slab of the Discovery Walk? Is it necessary for the ORAs and Kiosks to be provided within a fixed designated zone?

A3(b) As stated in Condition 3.2.8 of the Conditions and Requirements of Relevant Competent Authorities & Public Utilities Licencees, shops/retail of permanent fixtures/structures that cannot be removed are not allowed directly on the proposed Discovery Walk. However, glass panel, light-weight partitions including tables, chairs, kiosks, as well as removable lightweight canopies can be located at the 1st storey on the proposed Discovery Walk, as long as they can be removed for major drainage repair works, if required. As such, ORA kiosks structures that are not removable from the slab of the Discovery Walk are not allowed.





At the formal submission stage, the extent and location of the proposed ORAs and kiosks are to be clearly shown in the development proposal plans. The extent and design of the proposed ORAs and kiosks will be subject to the prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act. Once the plans are approved by the relevant competent authorities and planning permission has been granted, the extent and location of the ORAs and kiosks shall not be re-configured without first seeking the necessary approvals from the relevant competent authorities.

DEVELOPMENT AT ORCHARD ROAD / SOMERSET ROAD

LAND PARCEL

SITE AREA : 7,311.7 sqm

**BASEMENT 2 PLAN
(MRT CONCOURSE LEVEL)**

-  Boundary Line
-  Existing MRT Station And Rapid Transit System Alignment (Location Indicative Only)
-  Minimum 7.0m Wide Knock-Out Panel To Be Provided At Basement 2 Level At Any Point Along This Zone
-  In The Event That Retail, F&B and/or Entertainment Uses Are Located In Basement 2 Level, Development To Provide Minimum 6.0m Wide Connection To The MRT Station Concourse Level At This Location. (Flexibility For Developer To Decide On The Location)

NOTES:

The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

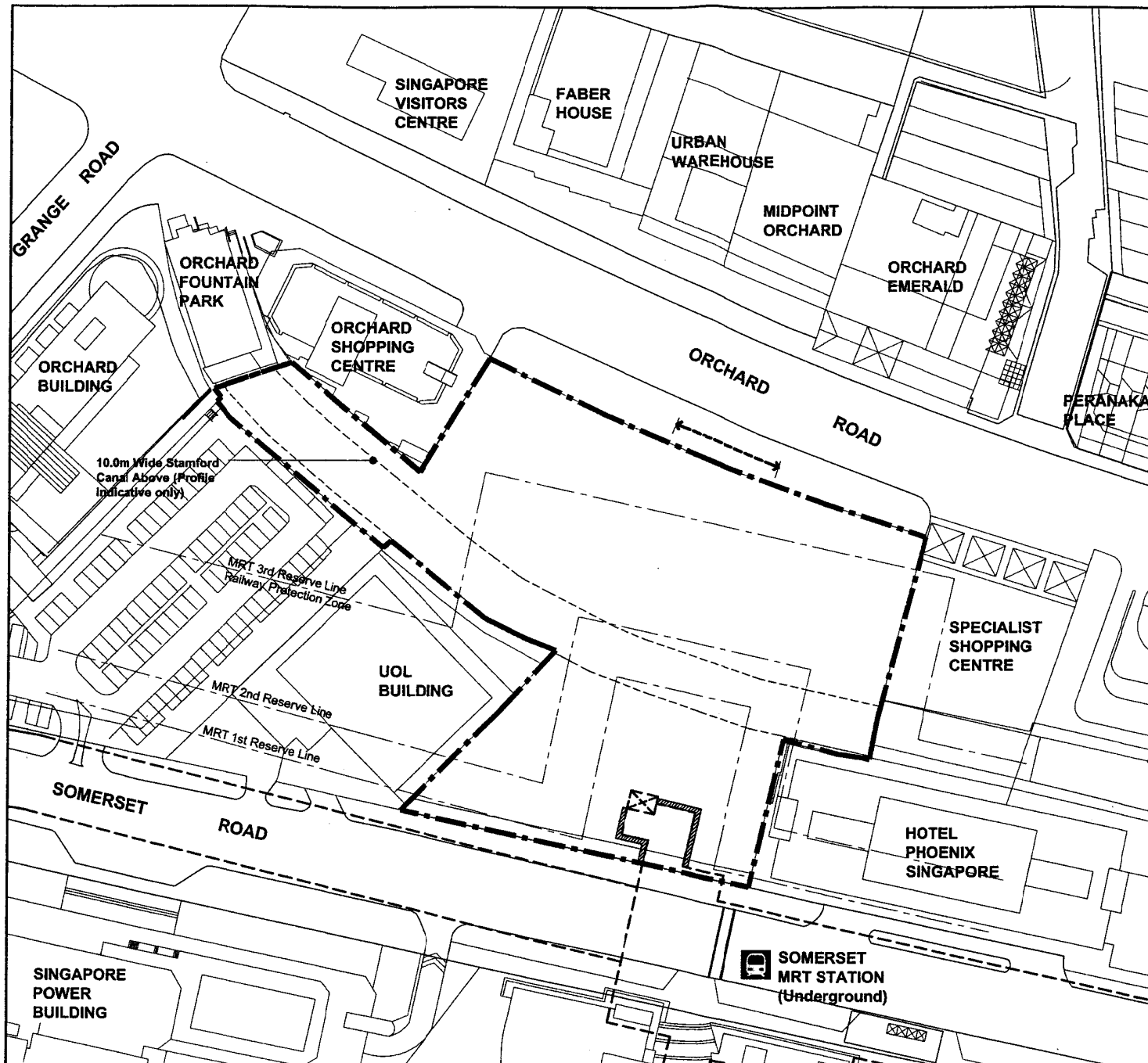
SCALE: 1:750

0 10 20 30m



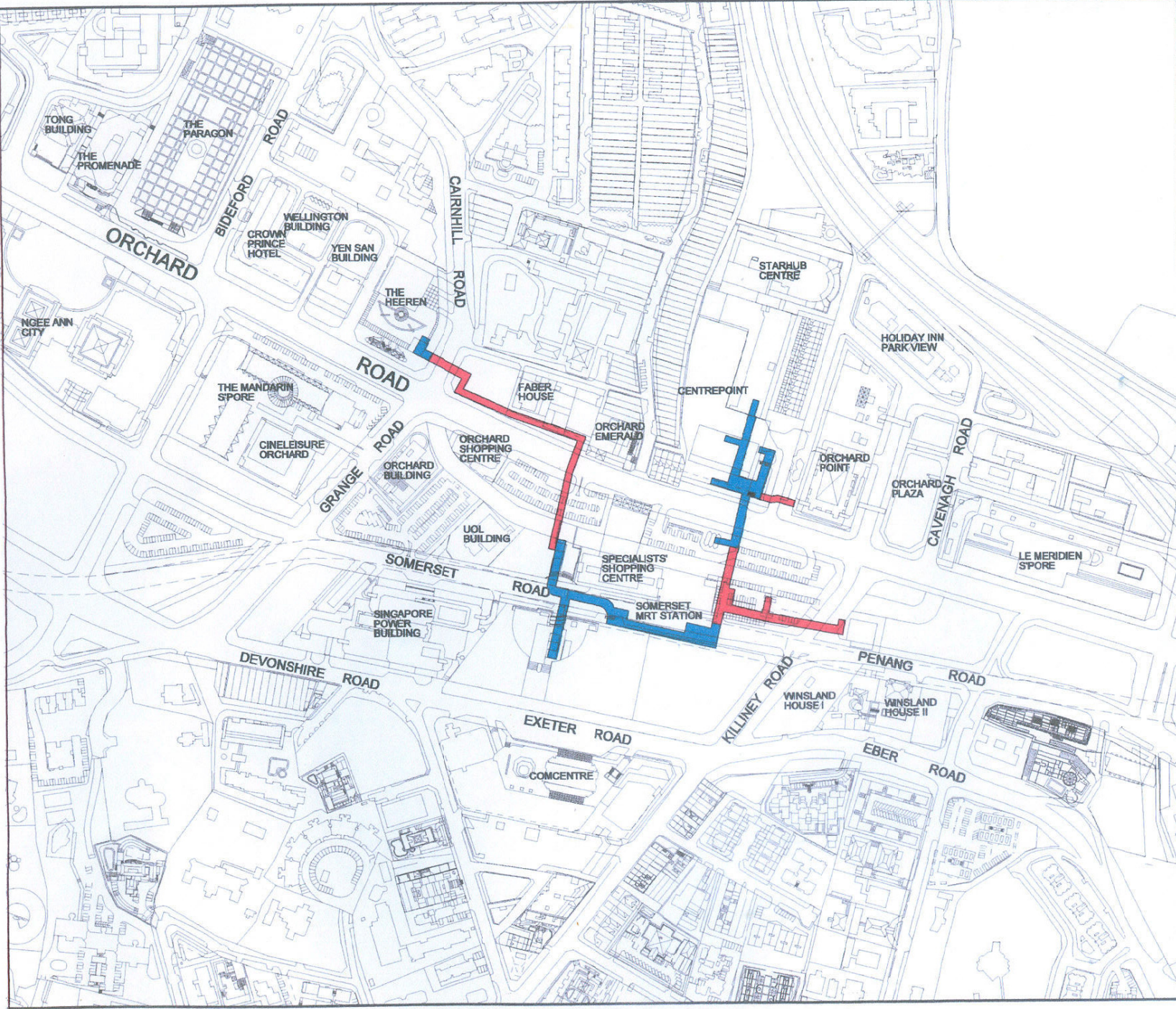
To make Singapore a great city to live, work and play in

DRAWING NO: 197906-01/ATS/172



ORCHARD PLANNING AREA

- EXISTING UNDERGROUND CONNECTION
- MANDATORY UNDERGROUND CONNECTION



DRAWING TITLE :
PEDESTRIAN NETWORK - UNDERGROUND LINKS TO SOMERSET MRT

SCALE : 1 : 3000

0M 75M

DRWG NO : ORC/1P9/4/W/010
 DATE : JAN 2002
 DIVISION : C & UD

PREPARED BY : TO / LIM HONG OON
 CHECKED BY : STO / VINCENT YEOKP A / CHOU MEI

