

## APPENDIX 2 – CENTRAL BUSINESS DISTRICT (CBD) INCENTIVE SCHEME

- 1 URA introduced the Central Business District (CBD) Incentive Scheme in 2019 to better support the continued growth and evolution of our CBD as a dynamic global hub, and reposition our CBD as a 24/7 mixed-use district so that the CBD will not only be a place to work, but also a vibrant place to live and play in.
- 2 The incentives aim to encourage the conversion of existing, older, office developments into mixed-use developments that will help to rejuvenate the CBD by:
  - a) Providing a wider diversity of uses, including more residences, hotels, and creative lifestyle possibilities;
  - b) Realising better connectivity to adjacent developments and transport nodes;
  - c) Creating a more intimate, people-friendly environment with walkable streets and public spaces that will provide an appealing address for people to live and work in.
- 3 The incentives are calibrated to encourage:
  - a) The creation of mixed-use neighbourhoods at the CBD fringe areas of Anson and Cecil Street, with greater extent of residential uses supported by a variety of social/community amenities;
  - b) A blend of mixed-uses within Robinson Road, Shenton Way and Tanjong Pagar.

### Eligibility Criteria

- 4 Eligibility for the scheme is subject to the criteria as outlined in Table 1 and 2 below.

#### *Location*

- 5 Existing predominantly office developments in selected areas where mixed-use neighbourhoods are encouraged will be eligible for the incentives.

Table 1

<b>Building Age</b>	At least 20 years old from date of last TOP. <i>Exemptions can be considered on a case by case basis</i>
<b>Current Land Use</b>	Predominantly Office Developments Only
<b>Location</b>	Selected parts of: Anson (Appendix 2-1) Cecil Street (Appendix 2-2) Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)

### Minimum Size

- 6 To safeguard the quality of the resultant developments, only sites that meet a **minimum site area** will be eligible for the incentives. This requirement will vary according to specific considerations within each area to avoid creating a wall-like environment:

**Table 2**

Location	Minimum Size
Anson (Appendix 2-1)	1,000 sqm
Cecil Street (Appendix 2-2) Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)	1,000 sqm for corner sites 2,000 sqm for all other sites

### Allowable Land Uses & Maximum Allowable Increase in Development Intensity

- 7 Residential and Hotel uses are encouraged within mixed-use developments to inject live-in population into the CBD.
- 8 The allowable land uses and the corresponding maximum allowable increases in development intensity are shown in Table 3. Approval of the allowable uses will be subject to the statutory rezoning process and compliance with Rule 4 and Rule 7 of the Planning (Master Plan) Rules.

**Table 3**

Location	Proposed Land Use	Maximum allowable intensification (%) <sup>1</sup>
Anson (Appendix 2-1)	Residential with Commercial at 1 <sup>st</sup> storey	30%
Cecil Street (Appendix 2-2)	Commercial & Residential	25%
	Hotel	25%

<sup>1</sup> Master Plan 2019 GPR or Approved GPR, whichever is higher.

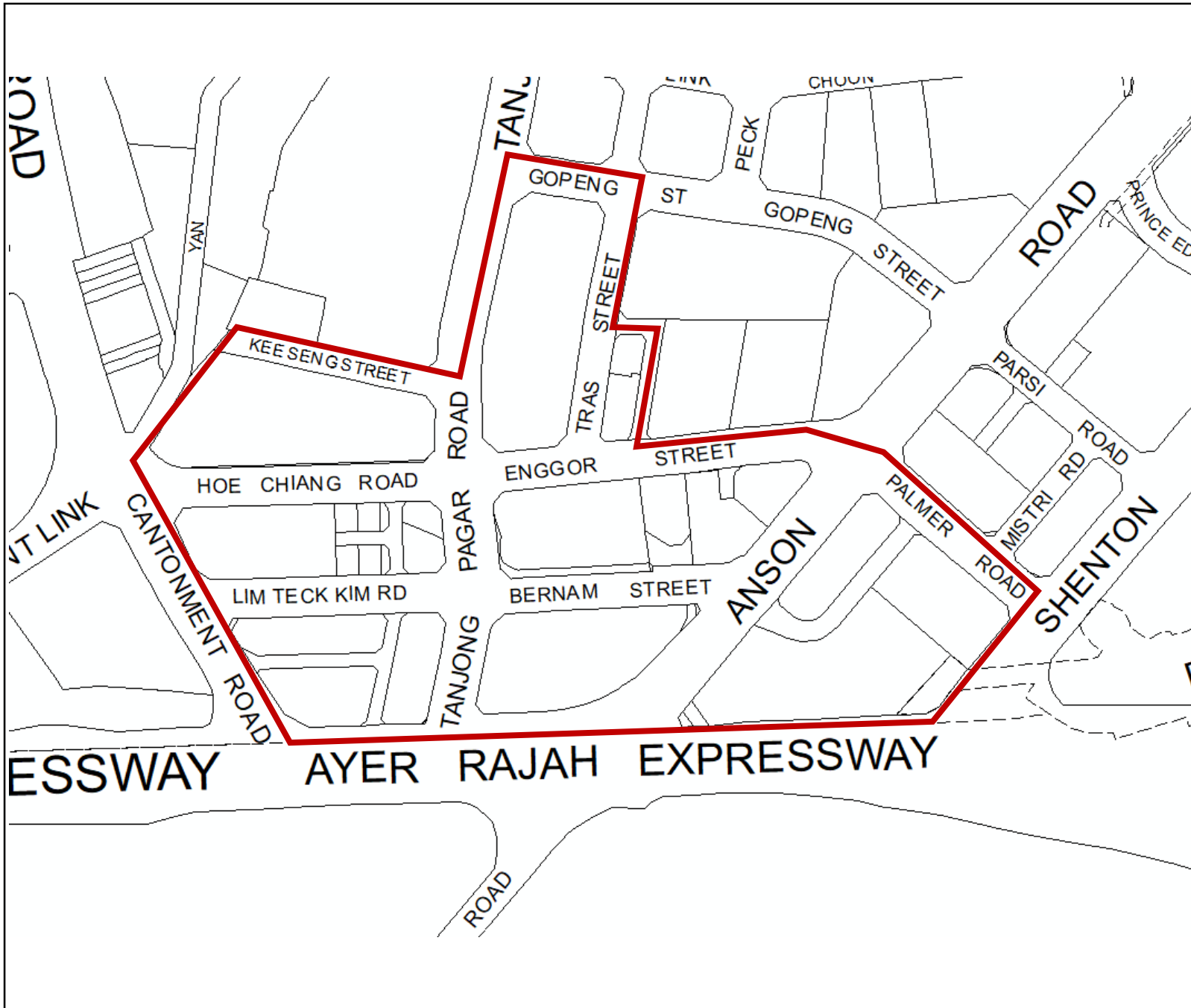
Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)	Commercial with 40% Non-Commercial Uses such as Residential	25%
	Commercial & Residential	25%
	Hotel	25%

- 9 Any proposed increase in development intensity will be subject to:
- a. Planning approval by URA and payment of development charge or differential premium where applicable;
  - b. Compliance with the prevailing urban design guidelines for the Downtown Core Planning Area;
  - c. Strata subdivision of the commercial component into individual units will not be allowed, except when it is to delineate between the different commercial uses **(new)**.
  - d. Adoption of enhanced Construction Industry Transformation Map (ITM) standards, which include attaining minimum Green Mark (GM) Platinum Super Low Energy or any other equivalent standard under the prevailing GM Framework. Projects are also required to attain the Maintainability (Mt) and Whole of Life Carbon (Cn) Badges under the GM certification framework. Where applicable, projects may also be expected to deploy photovoltaics (PV) to offset the building's energy consumption **(new)**.
  - e. Electric Vehicles (EVs) Charging Infrastructure Provision within the development **(new)**.
  - f. Adoption of the lower bound Range-Based Parking Provision Standards (RPPS) as prescribed in LTA's prevailing Code of Practice for Vehicle Parking Provision, for residential dwelling units less than 100 sqm nett floor area and all other uses. For larger residential dwelling units ( $\geq 100$  sqm nett floor area) developments are allowed the flexibility to provide car parking lots within the RPPS under LTA's prevailing Code of Practice for Vehicle Provision. This will accord flexibility for developers to provide a better mix of residential dwelling units including larger units catering to families **(new)**.
- 10 The maximum development intensity shown in Table 3 will be assessed based on the detailed design, in relation to the site context and other planning or urban design considerations. The resultant use-mix of the development should have a good diversification of uses (e.g. including reduction in office use component). URA may refuse planning approval, or grant planning approval with conditions if the proposal is not aligned with the planning intention of the area, or if the proposal is unable to comply with relevant technical and urban design requirements or if the existing development has already met the planning intention of the CBDI Scheme.

- 11 Any increase in development intensity approved by URA under this scheme will not count towards the future development potential of the subject site.
- 12 Bonus GFA will not apply for requirements mandated as part of the CBD Incentive Scheme. For example, Bonus GFA under the Built Environment (BE) Transformation Gross Floor Area Incentive Scheme will not apply. However, developments will still be eligible for Bonus GFA granted under other applicable schemes such as balcony or indoor recreational spaces, subject to the prevailing overall cap on Bonus GFA.
- 13 Lease renewals, where applicable, will be subject to the approval of SLA and assessed in line with the Government's prevailing lease renewal policy.
- 14 After the Outline Application stage, selected key sites will be subject to subsequent review by a Design Advisory Panel (DAP) as part of the formal submission process. This is to ensure that the development meets the planning and urban design objectives for the site **(new)**.
- 15 Sites that fall within the designated areas for the CBD Incentive Scheme will be guided by the CBD Incentive Scheme instead of being considered under the SDI Scheme (see Appendix 1).

### **Submission Process**

- 16 Applications under this scheme should be made as an Outline Application to URA's Development Control Group. Standard processing and application fees will apply.



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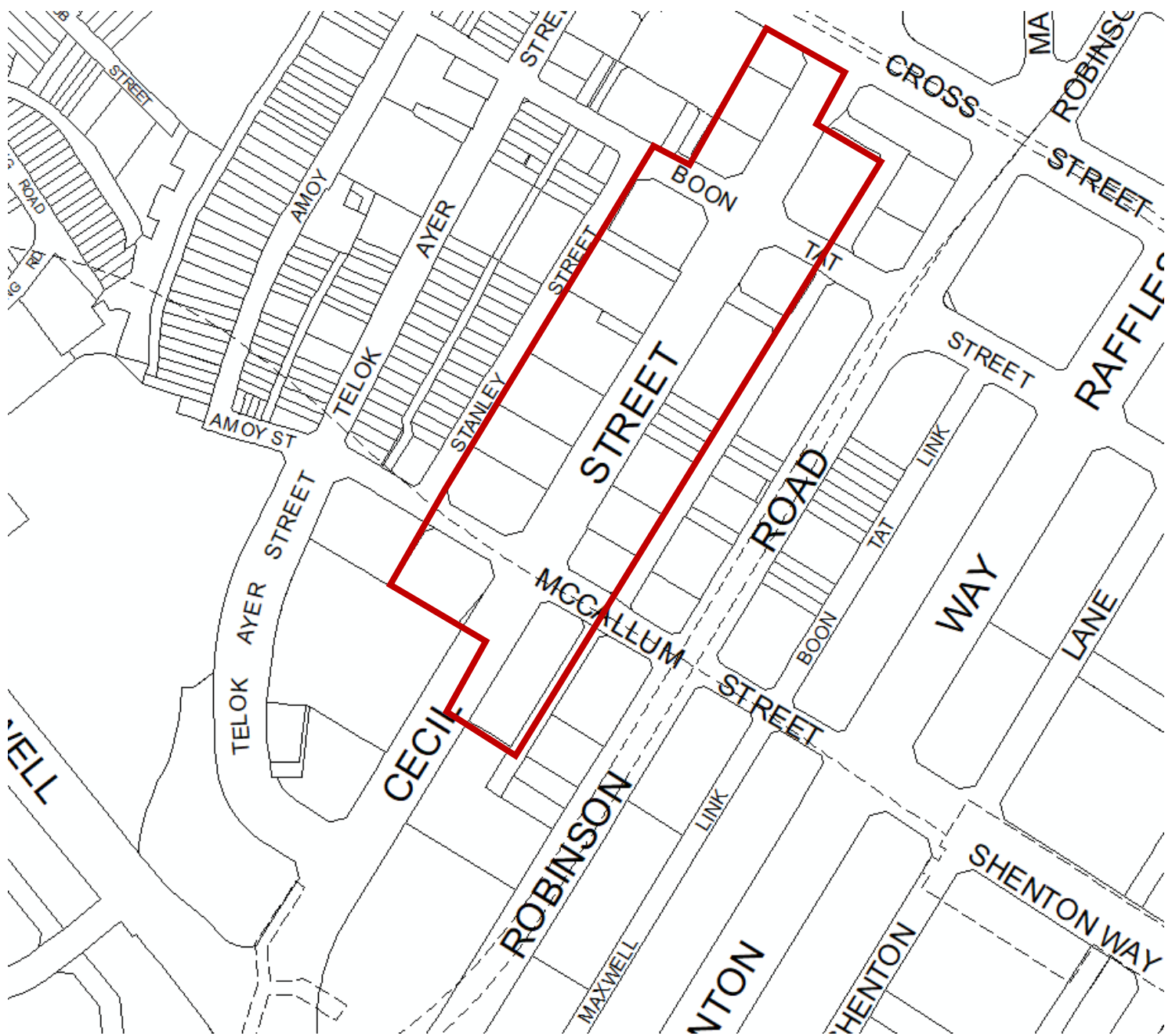
**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

**APPENDIX 2-1  
ANSON**

 Anson

<b>Building Age</b>	At least 20 years old from date of last TOP
<b>Current Land Use</b>	Predominantly Office Developments
<b>Minimum Site Area</b>	1,000 sqm

<b>Land Use Conversion from Office</b>	<b>Maximum allowable percentage (%) increase</b>
Residential with Commercial at 1 <sup>st</sup> storey	30%
Hotel	25%
Commercial & Residential	25%



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**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

**APPENDIX 2-2  
CECIL STREET**




<b>Building Age</b>	At least 20 years old from date of last TOP
<b>Current Land Use</b>	Predominantly Office Developments
<b>Minimum Site Area</b>	1,000 sqm for Corner Sites 2,000 sqm for all other sites

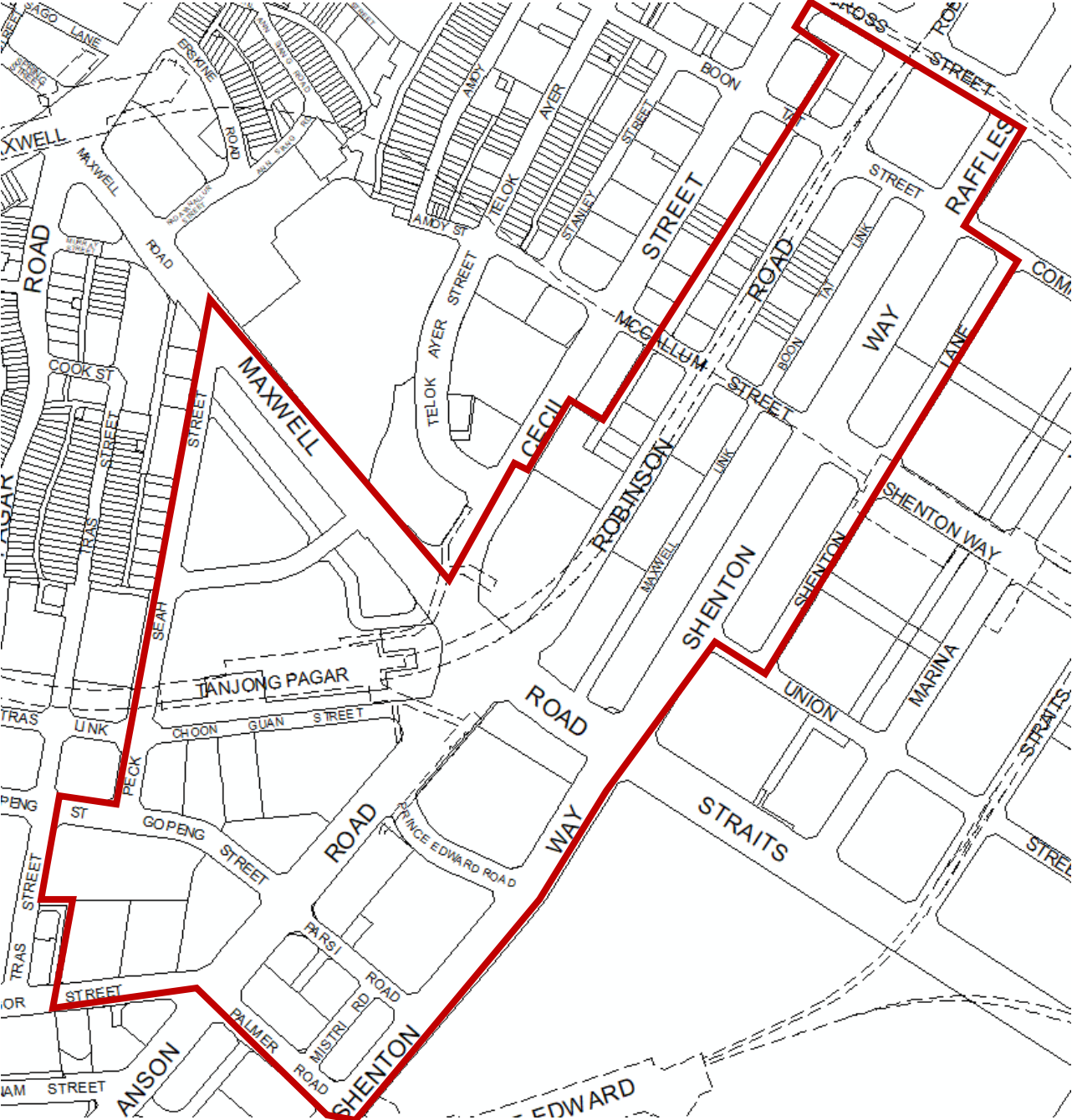
<b>Land Use Conversion from Office</b>	<b>Maximum allowable percentage (%) increase</b>
Residential with Commercial at 1 <sup>st</sup> storey	30%
Hotel	25%
Commercial & Residential	25%

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**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

**APPENDIX 2-3  
ROBINSON ROAD, SHENTON WAY & TANJONG PAGAR**

 Robinson Road, Shenton Way & Tanjong Pagar



<b>Building Age</b>	At least 20 years old from date of last TOP
<b>Current Land Use</b>	Predominantly Office Developments
<b>Minimum Site Area</b>	1,000 sqm for Corner Sites 2,000 sqm for all other sites

<b>Land Use Conversion from Office</b>	<b>Maximum allowable percentage (%) increase</b>
Commercial & Residential	25%
Commercial with 40% Non-Commercial Uses such as Residential	25%
Hotel	25%