

Prohibited uses for Plot 11a Tampines North Drive 5 (“The Land”)

The Land is located within 600 metres from Tampines Wafer Fabrication Park, Pasir Ris Wafer Fabrication Park and Tampines High-Tech Park (collectively, the “wafer fab parks”). The following uses and activities are prohibited on the Land or any part of the Land which is within 600 metres of the wafer fab parks:

- (i) Chemical and chemical related industries
- (ii) Oil & Gas/Petroleum related industries, oil refineries, refuelling depots, coke or charcoal works, gas works

** Note: For this site, JTC is prepared to consider this use / activity on a case-by-case basis. Additional conditions will be imposed if permitted. Where a tenderer has indicated this (or similar) use / activity in its Form of Tender, such tenderer will be required to accept the additional conditions imposed by JTC before its tender will be evaluated. If these additional conditions are not accepted by the tenderer within the time period stated by JTC, such tender will be rejected and will not be evaluated / considered by JTC. For the avoidance of doubt, there is no guarantee that this use / activity will be permitted.*

- (iii) Waste treatment and waste recycling related industries, treatment of sewage, landfill site for municipal or industrial wastes
- (iv) Heavy engineering (e.g. metal stamping, refining furnace, oil quench, steel casting, grit blasting, scrap metal recovery works, etc)
- (v) Concrete-related industries, including concrete batching plants and pre-casting yards
- (vi) Central kitchen, food and fruit processing, vegetable farming, livestock farming and slaughtering
- (vii) Motor vehicles repair or servicing including all related trades (e.g. installation and related tyres services)*

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- (viii) Mineral processing industries including crushing, grinding and milling works
- (ix) Stock pile of quarry dust, graded stones, granite, excavated materials including sand and earth
- (x) Integrated construction and pre-fabricated hub
- (xi) Data Centre

- (xii) Land-based logistics industry operating predominantly as “Inland Container Depot”, i.e. use of open yard for storing of containers, dry box and associated depot activities
- (xiii) Food or food-related usage
- (xiv) Warehousing and third-party logistics
- (xv) Wood products or furniture industries, wood treatment and preservation facilities, pulping works, funeral parlour businesses
- (xvi) Scrap yard and scrap metal recovery works
- (xvii) Worker’s Dormitory
- (xviii) Any Health and Safety buffer(s)¹ imposed by or arising from activities within the boundary of the Land are to be confined within the boundary of the Land

The above list of prohibited uses serves only as a guide and is by no means exhaustive or final.

Note

1. A Health and Safety buffer is caused by the storage, transport, and/ or processing of hazardous or flammable materials, within which individuals face a certain risk of getting injured due to those activities. It is defined by the Individual Risk (Injury) contour calculated during a Quantitative Risk Assessment (QRA) or injury hazard zone calculated under the Worst Case Scenario (WCS) during a transport QRA.