

Prohibited uses for Land Parcel in Plot A Tuas Bay Drive (“The Land”)

The Land is located within 1 kilometre buffer from Tuas Biomedical Park. The following uses and activities are prohibited on the Land or any part of the Land which is within 1 kilometre of the Park:

- (i) Open stockpiles for stone, sand, slag, clay/dirt mix, clay and fly ash
- (ii) Glass product processing
- (iii) Timber and wood product manufacturing
- (iv) Battery manufacturing
- (v) Bricks, ceramics, clay product manufacturing
- (vi) Metal foundries
- (vii) Abrasive blasting except conducted in chambers
- (viii) Pulp and paper manufacturing
- (ix) Concrete-related industries, including concrete batching plants and pre-casting yards
- (x) Power plants, refineries, incinerators and furnaces
- (xi) Data Centre
- (xii) Food or food-related usage except for food warehousing/storage without breakbulk or repackaging
- (xiii) Land-based logistics industry predominantly as “Inland Container Depot” i.e. use of open yard for storing of containers, dry box and associated depot activities
- (xiv) Self-storage or self-storage related uses
- (xv) Workers’ Dormitory
- (xvi) 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.