

**Q1:**

**Grateful for the Government's further clarification on the following Government's response given on 27 March 2026:**

***“Should the proposed operations primarily involve automation, fulfilment operations, and distribution/third-party logistics (“3PL”) functions in a non-polluting industrial process which are conducted indoors, use modern technology, do not generate environmental nuisance and would comply with the relevant ordinances, such activities may be considered as “Non-polluting Industrial Use” and hence are always permitted under the “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) zone provided that no use/storage of Dangerous Goods is involved.”***

- 1. Does it mean that the 3PL or warehouse function will need to be associated with or be ancillary to a non-polluting industrial process in the premises?**
- 2. If we do not have a non-polluting industrial process in the premises, and it is purely used for storage, can we fulfill the said requirement?**

**A1:**

Any proposed operations involving 3PL or warehouse function shall be associated with or ancillary to the non-polluting industrial process, such that they may be considered as “Non-polluting Industrial Use” under Column 1 of the OU(E&TP) zone on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan. Besides, as there is no provision for “Cargo Handling and Forwarding Facility” and “Warehouse” uses in the Notes of the “OU(E&TP)” zone, pure warehouse use or 3PL operation is not permitted in this zone.

That said, depending on the nature and primary function of the proposed operations, other Column 1 uses under the “OU(E&TP)” zone may also be applicable as below:

- “Information Technology and Telecommunications Industries” – e.g. data control or processing centre supporting fulfilment/logistics systems
- “Research, Design and Development Centre” – e.g. research and development of smart-logistics software or hardware systems
- “Office” – e.g. corporate headquarters / office of smart-logistics enterprise
- “Training Centre” – e.g. smart-logistics training lab / centre

- “Exhibition or Convention Hall” – e.g. exhibition for automation equipment and logistics robotic