

Q1:

Grateful for the Government's further clarification on the Government's response given on 20 April 2026:

How "Modern Logistics" in first table under paragraph 2.2 of the Marking Scheme at Annex II to the Tender Notice for Criterion (1) – Strategic importance of industries is intended to be interpreted, and whether there is any flexibility to accommodate pure warehouse or standalone distribution/third-party logistics ("3PL") operations on the Enterprise and Technology Park sites?

A1:

Where the proposed operations primarily involve **automation, fulfilment operations, and 3PL functions** that are conducted wholly indoors, use modern technology, and do not generate environmental nuisance and comply with the relevant ordinances (e.g. automated packaging, labelling or kitting; quality checking and product refurbishment), the sites concerned may be regarded as being used by **Modern Logistics** industry and the activities may generally be considered as "Non-polluting Industrial Use" and hence are always permitted under Column 1 of the "Other Specified Uses" annotated "Enterprise and Technology Park" ("OU(E&TP)") zone, without the need for a Section 16 planning application, provided that no Dangerous Goods are involved. It is also important to note that all other operations incidental to and all uses directly related and ancillary to the permitted uses within the same zone are always permitted and no separate permission is required.

If the proposed operations involve **wider/pure logistics, cargo-handling or freight-forwarding functions**, they would likely fall within the definitions of "Cargo Handling and Forwarding Facility" and/or "Warehouse", which are not permitted uses within the "OU(E&TP)" zone.

Please note that other Column 1 uses under the "OU(E&TP)" zone stated in the Government's response given on 20.4.2026 may also be applicable.