



Hung Shui Kiu/Ha Tsuen New Development Area Modern Logistics Cluster

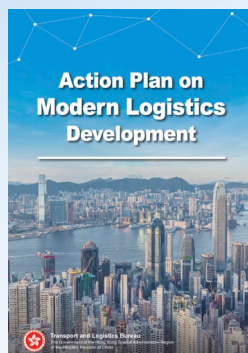
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Transport and Logistics Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China



CEDD Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region



Modern Logistics Development

Modern logistics facilities includes integrated buildings specifically designed for modern logistics operations, adopting a single- or multi-storey development mode to support automated equipment and centralised operations, they are also equipped with ancillary and supporting facilities to provide efficient cargo handling and supply chain services.

Key Features of Modern Logistics

Automation

Greenness and energy efficiency

Diversified value-added services

Background

To foster the development of the logistics industry towards high value-addedness and enhance Hong Kong's position as an international logistics hub, the Government promulgated the Action Plan on Modern Logistics Development in October 2023. The Action Plan proposes to develop modern logistics clusters with different functions in the new development areas of the Northern Metropolis. The logistics sites in Hung Shui Kiu/Ha Tsuen New Development Area, are a pilot site for developing the modern logistics cluster (hereinafter referred to as the "HSK Logistics Cluster").

Stakeholders' Views

Stakeholders from various sectors of the logistics industry, including logistics facility developers, logistics enterprises, advisory and statutory bodies and logistics trade associations, have provided views on the development of the logistics cluster.

- Government to provide support to establish industry cluster
- Release logistics site in an orderly manner
- Adopt flexible development modes
- Encourage smart & green logistics facility development



Strategic Location of HSK Logistics Cluster

Logistics Cluster is strategically located in New Territories North West. Accessed via the adjacent Kong Sham Western Highway, it is only an approximate 5-minute drive to the Shenzhen Bay Port, and about a 25-minute drive to Hong Kong International Airport and Kwai Tsing Container Terminals.

Conceptual Plan of HSK Logistics Cluster



Development Directions

Direction 1 : ENTERPRISE-ORIENTED

Direction 2 : MARKET-ENABLING ENVIRONMENT

Direction 3 : INNOVATIVE APPROACH TO DRIVE INDUSTRY DEVELOPMENT

Focused Logistics Fields



High-value Goods Logistics



E-commerce Logistics



Freight Forwarding



Low-altitude Economy



Logistics Cluster Development

3 Directions
6 Measures

Direction 1 : ENTERPRISE-ORIENTED

Measure 1 Attract Anchor Enterprises

Tailor-made entry terms for anchor enterprises to cater for their specific operational requirements while requiring their commitments in respect of development scale, innovation adoption, and smart and green logistics development to drive the formation of an industry cluster.

Direction 2 : MARKET-ENABLING ENVIRONMENT

Measure 2 Flexible Development Modes

HSK Logistics Cluster adopts flexible development modes having regard to actual market conditions, including adopting non-traditional means of land disposal, allowing low-rise logistics development, consolidating suitable land parcels to provide larger plots, and facilitating the provision of longer sub-letting terms. Such measures are intended to reduce development costs and enhance flexibility in project implementation.

Measure 3 Market-oriented Development Conditions

Inviting the industry to submit EOI prior to the release of sites to gauge market demand and gather views on development proposals including key development parameters, development scale and financial viability so as to echo the Government's investment promotion policy and ensure that the land development terms meet the needs of the industry.

Next Step

The Government will invite the industry to submit EOIs in 2026 for the first site of the HSK Logistics Cluster, and taking into account the intents of the industry, the terms and development approach concerning the site will subsequently be drawn up, and the site will be released to the market subject to market conditions.

Direction 3 : INNOVATIVE APPROACH TO DRIVE INDUSTRY DEVELOPMENT

Measure 4 Smart and Green Logistics Facilities

Providing practice guidelines on improving GFA calculation for high headroom to encourage the industry to adopt smart logistics equipment that demands greater operational space, thereby reducing reliance on manpower, and promoting the development of the industry. The study also recommends encouraging incorporation of green elements (such as electric goods vehicle charging facilities and energy-saving installations) in logistics facilities to help enterprises to meet ESG requirements and enhance the competitiveness of the industry.

Measure 5 Integrate Manufacturing, Processing and Modern Logistics

In addition to providing modern logistics services, the HSK Logistics Cluster should review land uses and incorporate value-added elements of industrial manufacturing and processing, in response to the industry's shift towards higher value-added development, thereby fostering the organic development of the industry value chain.

Measure 6 Accommodate for Low-altitude Economy Development

Reserving space within the HSK Logistics Cluster to support the development of low-altitude economy for logistics-related purposes and other industries as new productive forces, including logistics distribution and cross-boundary unmanned aerial vehicle (UAV) logistics operations, as well as the provision of relevant infrastructure.