

The Agricultural Logistics base of the Beibu Gulf Economic Zone Layout Policy Research

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Abstract: This study aims to further analyze the agricultural logistics base of the Beibu Gulf economic zone layout policy, research the present status of this status, and then build the index system of layout and concretely analyze each index. According to the survey, the enterprises and the government should give the agricultural logistics base of the Beibu Gulf economic zone layout relevant support in the aspects of the fiscal policy, land policy, tax policy, financial policy and talent policy.

Keywords: The Beibu Gulf Economic Zone; The Agricultural Logistics Base; Layout; Policy

1. Introduction

Agricultural logistics base is a specific area for building the agricultural logistics career foundation. The base generally includes several functional zones that is agricultural trade zone, agricultural products storage area, agricultural products processing and distributable area, agricultural products quality testing regulatory area and comprehensive service area of the logistics base, etc. With the rapid progress of China of southeast Asian nations free trade area and the development plan further the implementation of Guangxi Beihai Gulf economic zone, especially quicken the development of China and asean countries' agricultural trade, and higher requirements will be made about the trade market. In order to carry out the national Guangxi Beibu Gulf economic zone development plan, the area of Beibu gulf successfully constructed the Yudong cold storage in 2011 in Nanning, which was put forward further requirements and planning on agricultural products logistics base. Thus, it is important to study the comprehensive agricultural logistics base layout policy of Beibu gulf economic zone.

2. The Current Situation about the Agricultural Logistics base of Beibu Gulf Economic Zone

In recent years, with the rapid development of Guangxi Beibu Gulf economic zone agricultural and constant improvement of comprehensive agricultural productivity, most of agricultural products need to be sold at home or

abroad from Guangxi Beihai Gulf economic zone by agricultural products logistics base. Therefore, we need to form a complete set of modern agriculture logistics industry. At present, because of lacking high-level, large-capacity, fully functional and strongly influential agricultural logistics base, agricultural products are often hard to sell. Agricultural development obstacles have gone from production areas turned to flow field, and agricultural factor of impacting agricultural efficiency and farmers' income. Especially as China and asean's trade speeding up development and the development plan of Beibu Gulf economic zone furthering implementation, agricultural trade of China and southeast Asian nations grows rapidly. The export of agricultural products plays an important role on the trade with asean countries, and the original agricultural logistics base has been unable to achieve this function. Therefore, in recent years, the modern agricultural products circulation platform about the China association of south-east Asian nations(tian yang) international modern agricultural logistics park and yudong cold storage has been build in guangxi, whose purpose is to become a large comprehensive agricultural products logistics base of keeping a foothold in guangxi, serving the whole nation, radiating the southwest and connecting the association of south-east Asian nations.

The economic gross of guangxi beibu gulf rises every year. The average annual growth rate is higher than the regional average, so is the agriculture. Thus, it is important to build up the agriculture logistics base. The specific agricultural data is shown in table 1 and figure 1.

Table 1. The development condition of the first industry in GDP(one hundred million yuan) about beibu gulf economic zone in recent years

region	Nanning	Beihai	Qinzhou	Fangchenggang	summation
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year					
2005	119.57	46.41285	82.71054	22.33	271.02339
2006	134.7	51.1446	85.185954	24.3	295.330954
2007	173.7	56.5719	97.24	36.0706	363.5825
2008	203.2228	72.69	107.94	36.09	419.9428
2009	211.24	77.05	115.3524	39.80	443.4424
2010	244.5	86.6768	132.09516	47.48	510.75196
2011	306.31	115.45	155.6928	57.70	635.1528

Note: data from guangxi statistical information network

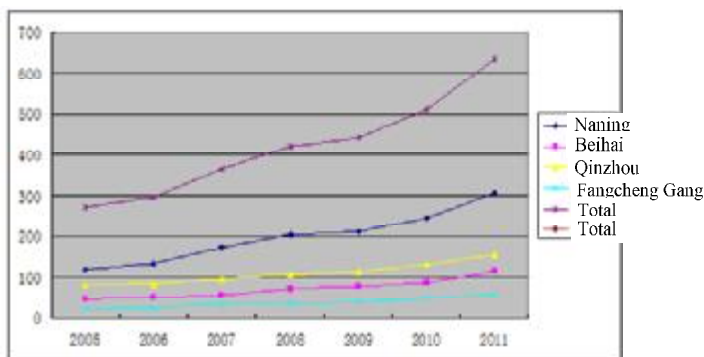


Figure 1. The development trend of the first industry in GDP(one hundred million yuan) about beibu gulf economic zone in recent years

Table 2. The index of the layout of agriculture logistics base about Beibu gulf economic zone

First-class index	Secondary index	quality
The natural environment	Meteorological conditions	qualitative
	The terrain conditions	qualitative
Cost factors	Logistics costs	quantitative
	Construction costs	qualitative
Business environment	Logistics demand	quantitative
Base installation	Traffic conditions	quantitative
	Public facilities condition	qualitative
Social benefits	The impact on regional economy	qualitative
Policy factors	Policy implications	qualitative

We can see the agricultural data of Beibu Gulf economic zone keeps on a rise each year from the table 1 and figure 1, and its growth is faster in recent years. However, the layout of the existing agriculture logistics base in the counties or cities of beibu gulf is unreasonable. The agricultural circulation field of beibu gulf region has some problems with the high circulation cost, abnormal operation procedure, low level of equipment, single service function and a delay of collecting information. These problems embody in the three regions of Nanning, Qinfang and Beihai. (1) Firstly, the Wuliting wholesale vegetable market, linli fresh vegetable market and the vegetable market of jiancai square which existing in Nanning only can satisfy the supply of agricultural products of Nanning area and the surrounding, but they can't meet the need of the Guangxi Beibu gulf economic zone and the asean region. (2) Secondly, the dongfeng market of Qinzhou, wanguo market, hongfa market and the wholesale

vegetable market of Fangchenggang are difficult to adopt the rapid economic development speed of these cities, which led to the price of the agricultural and sideline products in these cities are always higher than that of the north of Guilin region and that of Nanning region. (3) Thirdly, the xinhong donghai wholesale vegetable market of Beihai and the dongjiaochang mingtyuan vegetable market of hepu also can only meet the demand of local agricultural products, which acts as a small distribution channel.

On the whole, these agricultural trading places haven't meet the demand of the trade between the Beibu gulf economic zone and the association of southeast Asian nations as well as the development of modern agriculture. Lacking of modern agricultural products logistics base has become a big obstacle to Beibu Gulf economic zone and asean countries on agricultural trade and hinders the

development of modern agriculture of Beibu gulf economic zone.

3. Index System Construction and Analysis of the Layout of Agricultural Logistics base about Beibu Gulf Economic Zone

Lacking of modern agricultural products logistics base is a barrier of the development of the Beibu Gulf region. It is time to build a logistics base which is consistent with the economy of Beibu Gulf economic zone. A layout of logistics base is influenced by many factors, so a lot of conditions should be considered when we design. However, in the actual operation of evaluation activities, the key lies in the role of evaluation index but not its quantity. Therefore, it is important to build the index system, whose key point is screening and disposing the evaluation indexes to ensure the reliability of the evaluation. In this paper, we carry out a specific analysis on the index of the layout of logistics base and take the method of the experts marking to screen the decision-making indicators. There are several factors impact on the marking method. The concrete index system is shown as the Table 2.

Through the detailed description of each indicator in the index system of the agriculture logistics base layout about Beibu gulf economic zone and the analysis of its influential factors, we focus on the policy implications of its layout. That can help to gain the favorable policies when the agriculture logistics base layout about Beibu gulf economic zone is built and provide powerful evidences for the government on making the policies to promote the construction of its layout.

3.1. The Natural Environment Factors

(1)The climatic condition: On the geographical position, Beibu Gulf economic zone located in the south of the tropic of cancer, with abundant sunshine, plentiful rainfall, less frost and no snow, temperate climate, short summer and long winter, annual average temperature on 21.6 degrees Celsius, annual mean rainfall of 1304.2 millimeter. Because of being in the subtropics, the winter temperature is not too low, and the temperature is not too high in the summer. However, the weather of the coastal areas of Beibu gulf is rainy and windy. In order to avoid the aging of goods, we should keep away from the beach when we choose the location of the agricultural logistics base. The climatic conditions of Beibu gulf economic zone are similar and steady, which can't be changed by people. We must try to avoid the unfavorable factors in the process of constructing the layout.

(2)The terrain condition: As a whole, the economic zone belongs to the morphological basin landscape. The whole terrain tilts from northwest to southeast, a succession of huge mountains, alternating mountain with valley. It is embraced by mountains and plateaus and keeps a basin shape.

Therefore, when we design the agricultural logistics base, we should consider the influences of terrain conditions on transportation, construction cost and the subsequent logistics costs. Then, we will select the flat land with transport developed. Surely, we also take the land cost into consideration.

3.2. The Cost Factors

(1)The logistics cost: This index is often a significant goal in the quantitative location model of the logistics center. The costs are more lower, the address selection planning is more better. Beibu gulf economic zone combines with Guangxi north sea port, railway, highway, arterial street. As a whole, the traffic condition is good and the transportation costs of the logistics is low. The layout of the agricultural logistics base lies in the logistics costs. We have to investigate clearly in terms of respect, otherwise it will cause some troubles like high logistics costs and have a bad impact on investment income.

(2)The construction cost: After flattening the land and constructing shops, warehouses, office building, wholesale markets as well as living quarters, the investment costs is high. Construction costs will directly affect the cost and the investment returns. Besides, the high costs bring the rent pressure to the logistics enterprises.

3.3. The Factors of Business Environment

The demand of the agricultural products will continue to grow with the rapid development of the Guangxi and ASEAN nations. The rental shops become the biggest frozen goods wholesale markets of southwestern region, which provide the trade and distribution services for production and means of livelihood in the locality of Nanning, most of central and southern region of Guangxi, southwest region, the whole nation as well as all over southeast Asia. The development needs a large distribution center, logistics hub and trading center. That is good for the operating of agricultural logistics base about Beibu gulf economic zone and keeping developing quickly.

3.4. The Infrastructure Conditions

The traffic conditions: Recently, through the cooperative efforts of the traffic department of the coastal cities, the traffic infrastructure construction of the Beibu Gulf economic zone which was focused on the large coastal combined port with passageways of going to sea makes a significant progress. With the opening of Beibu Gulf economic zone, the transportation always plays a leading role. On the base of the highway from Nanning to the three coastal ports, the first phase of the project of the coastal infrastructure was completed. The total investment of this project was six billion yuan, and 3.228 billion yuan was invested in the transportation projects. When the transportation industry is more developed, the

transportation of the agricultural products is more convenient.

The public facilities condition: The operation of the agricultural products logistics base needs a fully furnished public facility condition. Such as super market, business hall, office building, wholesale market and living quarters, etc. These facilities are advantageous to the operator's operation and life for a long time and can improve the development possibilities of the logistics base.

3.5. About the Social Benefits

The construction of the agricultural products logistics base about Beibu Gulf economic zone can help to improve the regional competitiveness and increase the sales time and prices of the agricultural products, and then the comprehensive economic power of this zone is enhanced. The economic benefits of this investment project is very good. It can also increase the employment rate. Besides, this logistics base can not only greatly reduce the logistics cost but also effectively promote the logistics of agricultural products as well as regional economic.

3.6. About the Policy Factors

The economic zone of Beibu Gulf enjoys the policies support, such as the national western development policy, the ethnic minorities policy, the coastal development policy and free trade zone policy. The layout of this logistics base also gains all aspects of the regional policy support on land, finance and taxation, charge, investment, transport management and facilities. Meanwhile, the government has made some policies like fiscal policy, land policy, taxation policy, monetary policy, traffic management policy and talent policy. These policies play an important role on the layout.

4. The Policy Analysis and Suggestions of the Development of Agricultural Logistics base about Beibu Gulf

The layout of this agricultural logistics base about Beibu Gulf refers to some departments of finance, planning, urban construction, transportation, tax, etc. However, what does the layout need is the support on land policy, monetary policy, tax policy and talent policy. In addition to fight for series of preferential policies of Guangxi, the man at the wheel should keep good communication with the government, so that he can know the latest construction trend and the regional planning, and then strive for the support of the related policies. We should take advantage of the preferential policies fully to decrease the investment costs and shorten the construction cycle. Then we will gain the biggest investment returns.

At present, under the control of the government, the logistics industry is various. The construction of the logistics needs support from all aspects of project planning,

industry policy, technical assistance, land policy, tax policy and monetary policy, etc. Under the background of the agricultural logistics construction, it is imperative to make the policies of the agricultural logistics base which is in line with the economic development. In order to ensure the normal development of the logistics enterprises and promote the economic development, the government has to give full support to the reforms of the logistics management system, reducing the tax for logistics enterprises, the land policy of the logistics base, etc.

The enterprises and the government also provide policy support for the layout of the agricultural logistics base, such as the fiscal policy, land policy, tax policy, monetary policy and talent policy.

4.1. About the Fiscal Policy

First of all, the agricultural logistics enterprises of Beibu Gulf economic zone must improve their core competitiveness to get the financial support. Meanwhile, the enterprises should actively apply for the relevant project subsidies and gain project supports from the important logistics base on the use of the land, water and electricity. Besides, the enterprises must cooperate with the government on the study of the agricultural logistics base and strive for technical support from the government. The district government of Guangxi has to implement the policy subsidies and take full consideration of the specific situation about different regions, various projects and every step when they make policies. And the government also must ensure the effectiveness and operability of these policies. The government should increase the investment in the agricultural logistics base, especially the major logistics projects which listed in the state and province.

4.2. About the Land Policy

The agricultural logistics enterprises of Beibu Gulf economic zone have to think about the local land price and the policy support when they decide to invest the logistics base for guaranteeing the continuity of the construction and the rationality of the investment. And they also need to communicate with the local competent department to get support and control the cost of the land investment. The government of Beibu Gulf economic zone should make the land planning and support the use of the agricultural logistics base, according to the regulation of the logistics industry. Besides, the government also needs to simplify the approval process about the construction land of the agricultural logistics base and provide support for the reasonable use of the land on the agricultural logistics base.

4.3. About the Tax Policy

In order to get the tax subsidies, the related enterprises have to pay taxes in time. Taking advantage of the prefer-

rential policies can decrease the tax burden of the enterprises, which will enhance their competitive. The government has to advocate the latest preferential policies of logistics, improves the efficiency of the taxation, implement actively the relevant preferential policies about the logistics base, make convenient implementation methods combining with the local conditions, and promotes the development the logistics industry.

4.4. About the Monetary Policy

In order to gain the development funds and ensure the safety of their own capital, the enterprises should take advantage of each financing way. What's more, the enterprises should apply to the government for guaranteeing interest-free loan and relevant capital support. The government should develop the financing guarantee organizations and establish a financing platform for the small and medium sized logistics enterprises. Meanwhile, the government needs to provide support to credit demand about the logistics base construction of Beibu gulf economic zone and help the enterprises deal with the financing problems.

4.5. About the Talent Policy

The enterprises have to attach great importance to the internal employee training plan. In order to obtain high quality talents, the outstanding enterprises can set up logistics management major in relevant colleges and universities. The enterprises can also introduce the logistics talents who can promote the development of the enterprises. On the one hand, the government must encourage institutions to research the agricultural logistics base in

Beibu gulf economic zone. On the other hand, the government should strengthen the personnel training of agricultural logistics and raise their level of specialization. Meanwhile, the government has to set up the talent exchange platform, which can provide information and personnel training services for the enterprises and hold various logistics forums.

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