

**Specific Criteria for Consideration of Applications for Lease Modification  
including Land Exchange for Development of Land  
within the Second Phase of Yuen Long South New Development Area**

1. **Confinement within the designated development sites** – the surrender of lots for land exchange will be confined to private lots lying within the relevant designated development site mentioned in paragraph 3 of PN No. 2/2025 and shown coloured yellow hatched red on the Reference Plan. Surrender of lot(s) lying outside the designated development site will not normally be accepted.
2. **Ownership, Size and Configuration** – all private lots to be surrendered should be under the ownership of a single owner or joint venture owners as the Applicant. The Surrender Site (i.e. the proposed site to be surrendered) should have an area not less than the total area of the private land within the designated development site concerned, excluding land subject to minor adjustment of the development site boundary that will not adversely affect the development layout of the site. The planning intention is to pursue a single development for each of the two designated development sites. If the Applicant has acquired 90% or more (but less than 100%) of all private land within the designated development site, he may apply for the relaxed land ownership criterion for his application as per paragraphs 8 to 10 of PN No. 13/2023 (the Applicant should indicate in his land exchange application if he is applying for the relaxed land ownership criterion). The Re-grant Site (i.e. the site to be re-granted in exchange of the Surrender Site if approved) shall also conform to the site boundary of the designated development site concerned, subject to minor adjustment of the development site boundary that would not adversely affect the development layout of the site. For the avoidance of doubt, the above does not imply any intention or obligation on the part of the Government to make available government land adjoining or intervening the private land within the designated development site to enable the Re-grant Site to conform to the development site layout of the designated development site.
3. **Access** – the provision of proper vehicular access to the application site is feasible.
4. **Compliance with the Outline Zoning Plan** – proposed use and development parameters of the application site should comply with the relevant Outline Zoning Plan.
5. **No adverse implications** – the proposed development at the application site should not cause insurmountable problems to the planning, layout and urban design of the surrounding area, and will not jeopardize or hamper the development potential or vehicular and/or pedestrian access of adjacent lands under different ownerships.