

**Specific Criteria for Consideration of Applications for Lease Modification
including Land Exchange for Development of Land
in San Tin Technopole**

1. **Confinement within the Sites** – the surrender of lots for land exchange will normally be confined to private lot(s) lying within the Sites (as defined in paragraph 3 of Practice Note (“PN”) No. 8/2026 and shown coloured yellow hatched red on the Reference Plan in Appendix I thereto (“Reference Plan”). Surrender of lot(s) lying outside the Sites will not normally be accepted, but the Government retains the discretion to accept the surrender of such private lot(s) on a case-by-case basis.
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 site proposed to be surrendered) should have an area meeting the following criteria –
 - (a) For the two Sites earmarked for “Other Specified Uses” (“OU”) annotated “Logistics, Storage and Workshop (1)” or annotated “Logistics, Storage and Workshop (2)” on the Reference Plan – not less than 3,500 m², to ensure a reasonable scale of development for this type of use. If Applicant has acquired 90% or more (but less than 100%) of all private land within the Site concerned, he may apply for the relaxed land ownership criterion for his application as per paragraphs 8 to 10 of PN No. 13/2023 (Applicant should indicate in his land exchange application if he is applying for the relaxed land ownership criterion). If the application site meets the 3,500 m² minimum size requirement but does not use up the entire Site concerned, it should be reasonably regular in shape with no intervening private lots not owned by Applicant (i.e. lots to be surrendered comprising the application site should be contiguous), except for residual lots being sought for Government resumption under the relaxed land ownership criterion mentioned above. Applicant should submit layout plans to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the application site concerned but without compromising the full utilisation of the remaining land in the Site concerned, and the satisfaction of other applicable criteria in PN No. 8/2026.
 - (b) For the Site earmarked for “OU” annotated “Mixed Use” on the Reference Plan – not less than the total area of the private land within the Site concerned, 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 the Site¹. If Applicant has acquired 90% or more (but less than 100%) of all private land within the Site, he may apply for the relaxed land ownership criterion for his application as per paragraphs 8 to 10 of PN No. 13/2023 (Applicant should indicate in his land exchange application if he is applying for the relaxed land ownership criterion). If the land exchange is approved, the re-grant site (i.e. the site to be re-granted in exchange for the surrender site if approved) will conform to the site boundary of the 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 Site to enable the re-grant site to conform to the development site layout of the Site.

- (c) For the two Sites earmarked for “Residential (Group A)1” and “Residential (Group A) 2” on the Reference Plan – not less than 4,000 m², to ensure a reasonable size to achieve a decent residential development with supporting facilities. If Applicant has acquired 90% or more (but less than 100%) of all private land within the Site concerned, he may apply for the relaxed land ownership criterion for his application as per paragraphs 8 to 10 of PN No. 13/2023 (Applicant should indicate in his land exchange application if he is applying for the relaxed land ownership criterion). If the application site meets the minimum requirement of 4,000 m² but does not use up the entire Site concerned, it should be reasonably regular in shape with no intervening private lots not owned by the Applicant (i.e. lots to be surrendered comprising the application site should be contiguous), except for residual lots being sought for Government resumption under the relaxed land ownership criterion mentioned above. Applicant should submit layout plans to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the application site concerned but without compromising the full utilisation of the remaining land in the Site concerned, and the satisfaction of other applicable criteria in PN No. 8/2026.

- 3. **Access** – the provision of proper vehicular access to the application site is feasible.
- 4. **Compliance with the Outline Zoning Plan (“OZP”) and other planning related requirements** – proposed use and development parameters of the application site should comply with the OZP and the following requirements: -

¹ Whether the application would be considered as “single development” would be subject to the Applicant’s demonstration and justification to the Government.

- (a) For the Site earmarked for “Residential (Group A)1” with a maximum plot ratio (“PR”) of 6.8 in the OZP, it is made available for private housing development with a maximum domestic PR of 6 and a maximum non-domestic PR of 0.5 respectively according to the adopted San Tin Technopole Outline Development Plan (“ODP”).
 - (b) For the Site earmarked for “Residential (Group A)2” with a maximum PR of 6.5 in the OZP, it is made available for private housing development with a maximum domestic PR of 6 and a maximum non-domestic PR of 0.5 respectively in the ODP.
 - (c) For the Site earmarked for “OU” annotated “Mixed Use” in the OZP with a maximum PR of 7 in the OZP, it is made available for mixed development with a maximum domestic PR of 3 and a minimum non-domestic PR of 2.5 respectively according to the ODP. Specific planning and design requirements outlined in the Urban Design Scheme Plan for “Other Specified Uses” annotated “Mixed Use” in the ODP shall be followed.
 - (d) For the Site earmarked for “OU” annotated “Logistics, Storage and Workshop (1)” in the OZP, considering that the Site is intended for multi-storey modern industries buildings which may have relatively higher headroom, the maximum PR is 5. Nevertheless, for the purpose of land exchange, an adjustment of the maximum PR from 5 to 3 may be accepted on application. For the Site earmarked for “OU” annotated “Logistics, Storage and Workshop (2)” in the OZP, the maximum PR of 2 as stipulated on the OZP should be complied with.
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 access of adjacent lands under different ownerships.