

**General Criteria for Consideration of Lease Modification  
including Land Exchange Applications within the Remaining Phase of Kwu Tung  
North and Fanling North New Development Areas**

1. **Location** – confined to sites planned for private developments in the adopted Kwu Tung North Outline Development Plan and Fanling North Outline Development Plan (which plans including any amended version(s) collectively “ODPs”)<sup>1</sup>.
2. **Size and ownership** – the proposed site to be surrendered (i.e. the Proposed Site) should have an area of not less than 4,000 m<sup>2</sup> (which is a reasonable size to achieve a decent development with supporting facilities) and all private lots contained therein should be under the ownership of a single owner or joint venture owners as the applicant.
3. **Configuration** – the application site should be reasonably regular in shape with no intervening private lots not owned by the applicant. Lots to be surrendered comprising the application site should be contiguous and fragmented lots will not be accepted.
4. **Confinement within the planned private development site** – only lots lying within a planned private development site on the two ODPs (confined to those sites hatched on the reference plan) will be considered. Surrender of lots lying within an area planned for public use such as road, Government, Institution or Community use, open space, green belt, public/subsidised housing will not normally be accepted.
5. **Access** – the provision of proper vehicular access to the application site is feasible.
6. **Compliance with the Kwu Tung North Outline Zoning Plan and Fanling North Outline Zoning Plan** – proposed use and development parameters of the application site should comply with the two Outline Zoning Plans.
7. **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 ownership. For application not including all private land within the corresponding development site shown in the

---

<sup>1</sup> Apart from the adopted ODPs, applicant should also refer to their subsequent amended version(s) uploaded to the Planning Department website.

ODPs<sup>2</sup>, submission of layout plan is required to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the concerned development site as shown on the ODPs, without resulting in any loss of the development potential as planned under the ODPs.

---

<sup>2</sup> The boundary of individual development sites may be subject to adjustment after the Government has carried out the detailed design for the New Development Areas.