

Second Phase Development of Yuen Long South New Development Area invites in-situ land exchange applications

The Lands Department (LandsD) issued today (February 19) Practice Note No. 2/2025 inviting in-situ land exchange applications for designated development sites within the Second Phase Development of Yuen Long South New Development Area (YLS NDA). The Practice Note is available on the department's website (www.landso.gov.hk), which provides the location of sites available for in-situ land exchange applications, application criteria and conditions, and application deadlines, etc.

In accordance with the in-situ land exchange arrangements for the Enhanced Conventional New Town Approach as revised and promulgated in 2023 (please refer to Practice Note No. 13/2023) and taking into account other relevant considerations, the land exchange applications in this round cover two sites planned for industry development (about 4.9 hectares in total) which are mainly for logistics and storage uses, etc.

The deadline for land exchange applications this round is May 19, 2025, while the deadline for acceptance of binding basic terms offer (with premium) is May 19, 2026. Applicants may choose standard rates for premium assessment, as an alternative to the conventional case-by-case assessment mechanism. The applicable level of standard rates will be announced later this year. If an application cannot be concluded within the specified deadline, the Government will proceed with land resumption and commencement of construction works in order not to delay the works programme of the entire YLS NDA.

The YLS NDA and the adjacent HSK/HT NDA, together with the existing Yuen Long and Tin Shui Wai New Towns and the Lau Fau Shan/Tsim Bei Tsui/Pak Nai area under planning, are situated within the High-end Professional Services and Logistics Hub, one of the four major zones in the Northern Metropolis. This Hub can work with the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone and Nanshan District in Shenzhen in such areas as finance, professional services and logistics services, promoting and deepening high-end economic co-operation. The site formation and engineering infrastructure works for the First Phase Development of YLS NDA commenced in 2022, with the first batch of population intake targeted for 2029. Subject to funding approval by the Legislative Council, the site formation and engineering infrastructure works for the Second Phase Development is planned to commence from mid-2025.

According to the revised Recommended Outline Development Plan announced in 2020, the entire YLS NDA will provide about 32 900 housing units accommodating a population of about 98 700, and about 727 000 square metres of gross floor area for various industrial and commercial uses. Also, about 13 700 job opportunities will be created. The Government is now reviewing the development area, development intensity and housing provisions under the

Third Phase Development of YLS NDA. The target to complete the review is within 2025.