



Panel on Food Safety and Environmental Hygiene  
Legislative Council of HKSAR

By email only

14 September 2018

Dear Legislative Council members,

**Re: Issues relating to the proposed establishment of the Agricultural Park**

Tsiu Keng is a traditional agriculture area where there are plenty of good quality farmlands. In the Notes of the Kwu Tung South OZP, the Director of Agriculture, Fisheries and Conservation classified the agricultural land in Tsiu Keng as good, and recognized that the field condition and farm access in the area are good as well<sup>1</sup>. The Hong Kong Bird Watching Society (HKBWS) does not object to the resumption of land for the Agricultural Park (Agri-Park), however, we consider that there should be carefully planning and thorough discussion on the detailed design of the Agri-Park, in order to fulfil the “sustainable agriculture” requirement mentioned in the New Agriculture Policy. Any potential adverse impacts on active farmland, fallow farmland, local hydrology, soil quality, natural streams, local farmers, biodiversity and inhabitants should be avoided and minimized. Ecological surveys and studies on the ecological value and hydrology of the area should be conducted before performing any site formation for the proposed Agri-Park. Different farming zones of the Agri-Park should be delineated according to the topography, hydrology and soil condition of the area. Built-up and paved areas should be minimized in the Agri-Park, while the majority of the area should be used for soil cultivation.

However, limited information is provided by the Government for environmental NGOs, farmers, and the public to discuss and comment on the detailed planning, design and development of the Agri-Park. Even though a masked copy of the report on preliminary technical study for the establishment of the Agri-Park (Agreement No. NTE/01/2016) was obtained from the Civil Engineering and Development Department (CEDD), most of the key information and numbers in the report were masked. Yet, regardless of all the above, the Government has still pressed on with gazetting the road, which claimed to facilitate the establishment of the Phase I of the Agricultural Park (Agri-Park) in Tsiu Keng. We have already expressed our concern in a joint statement to the Legislative Council dated 19 January 2018 (Attachment 1, available in Chinese only).

<sup>1</sup> Section 9.8.1 of the Explanatory Statement of the Draft Kwu Tung South OZP S/NE-KTS/15

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Currently, there are no details on the justifications of the current layout of the gazetted road and how it would assist in the overall development of the Agri-Park. We are concerned the road would lead to a direct loss of active farmlands (Figure 1) and a change in the hydrology of the area. For the development of Agri-Park, we consider that the impact on farmlands (particular areas that are actively farmed) should be minimized, the existing footpath network should be well-utilized, and the area of arable farmland should be maximized for cultivation for crop production. We consider that there are several things regarding the gazetted road that remain unclear:

- The Agri-Park will be divided into 3 regions for traditional, greenhouse and organic farming respectively. However, the exact locations and size of these regions are unknown. It is unclear how the alignment and scale of the current gazetted road would facilitate the development of these regions of the Agri-Park and if any alternative alignments are considered.
- Existing active and abandoned farmlands in Tsiu Keng are well connected with concrete footpaths which are in good condition and are currently used by farmers. It is uncertain how the current alignment of the gazetted road can maximize the use of these concrete footpaths and minimize the impacts on farmlands.
- Plan No. 3540/GZ/001 and Resumption Plan No. DNM3526 under PWP Item No. 7471RO indicated that a section of an existing footpath is proposed to be resumed and modified. We consider that the current footpath is already in good condition (Figure 2), there is no information on the justification for the modification and in what way it will be modified.

Given that all key information in the preliminary technical report were masked such that it cannot facilitate any meaningful discussion on the road works, and limited information is available to support the current scale and layout of the gazetted road, and the direct loss of active and fallow farmland of potentially high ecological and agricultural value HKBWS objects to the road works of the Phase I Agri-Park.

We are also concerned that the preliminary technical report was heavily masked – a practice that is not consistent with “open Government” and also implies there is something to hide – which undermines the sincerity of the consultation process.

We urge relevant Government departments/bureaux to clearly explain and address our above concerns in detail. Thank you for your kind attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Woo Ming Chuan', written over a faint, illegible background.

Woo Ming Chuan  
Senior Conservation Officer  
The Hong Kong Bird Watching Society



Figure 1. The gazetted road will affect active farmlands as shown by overlaying the gazetted road location plan with Google Earth aerial photograph taken on 2 November 2017.

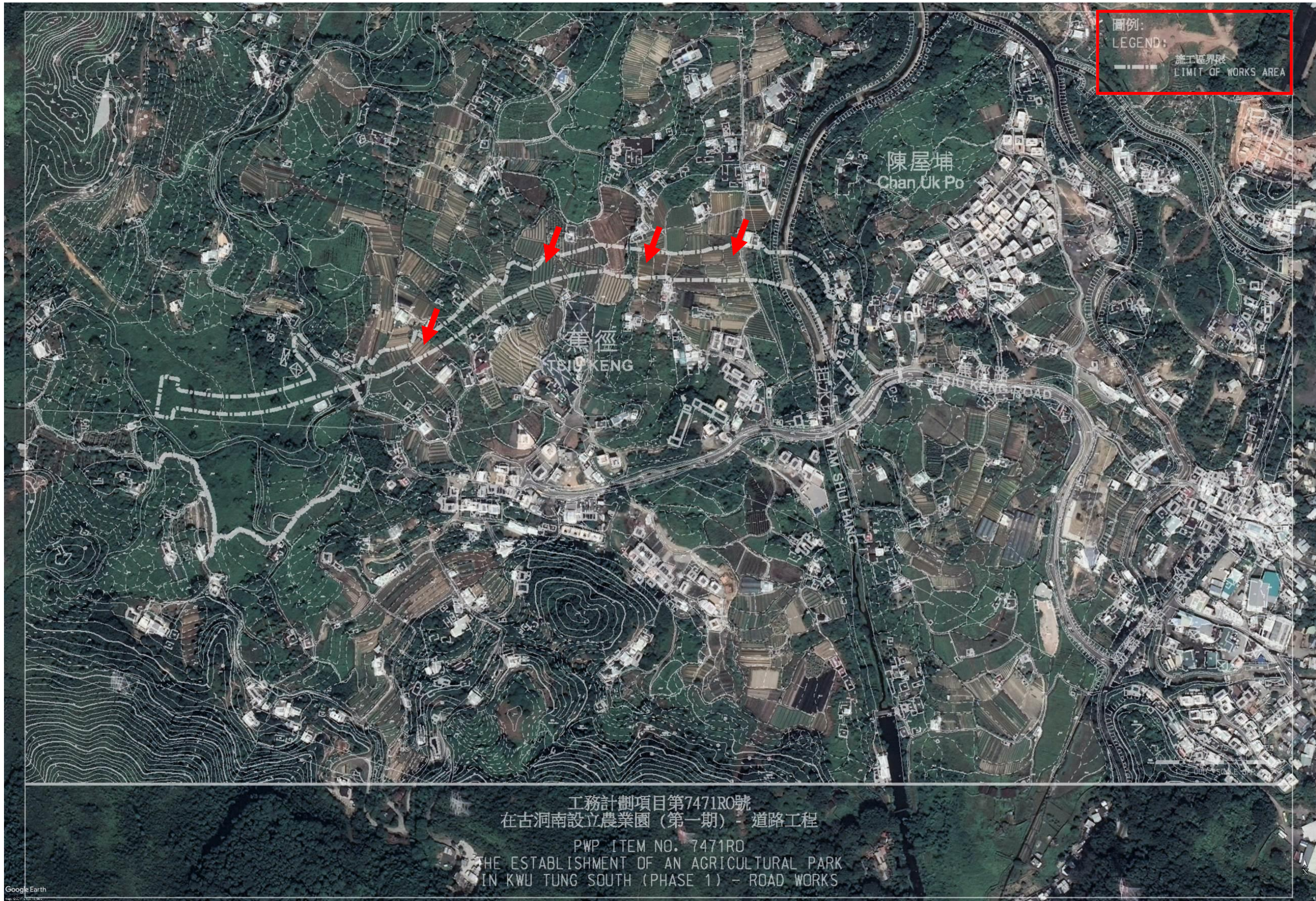
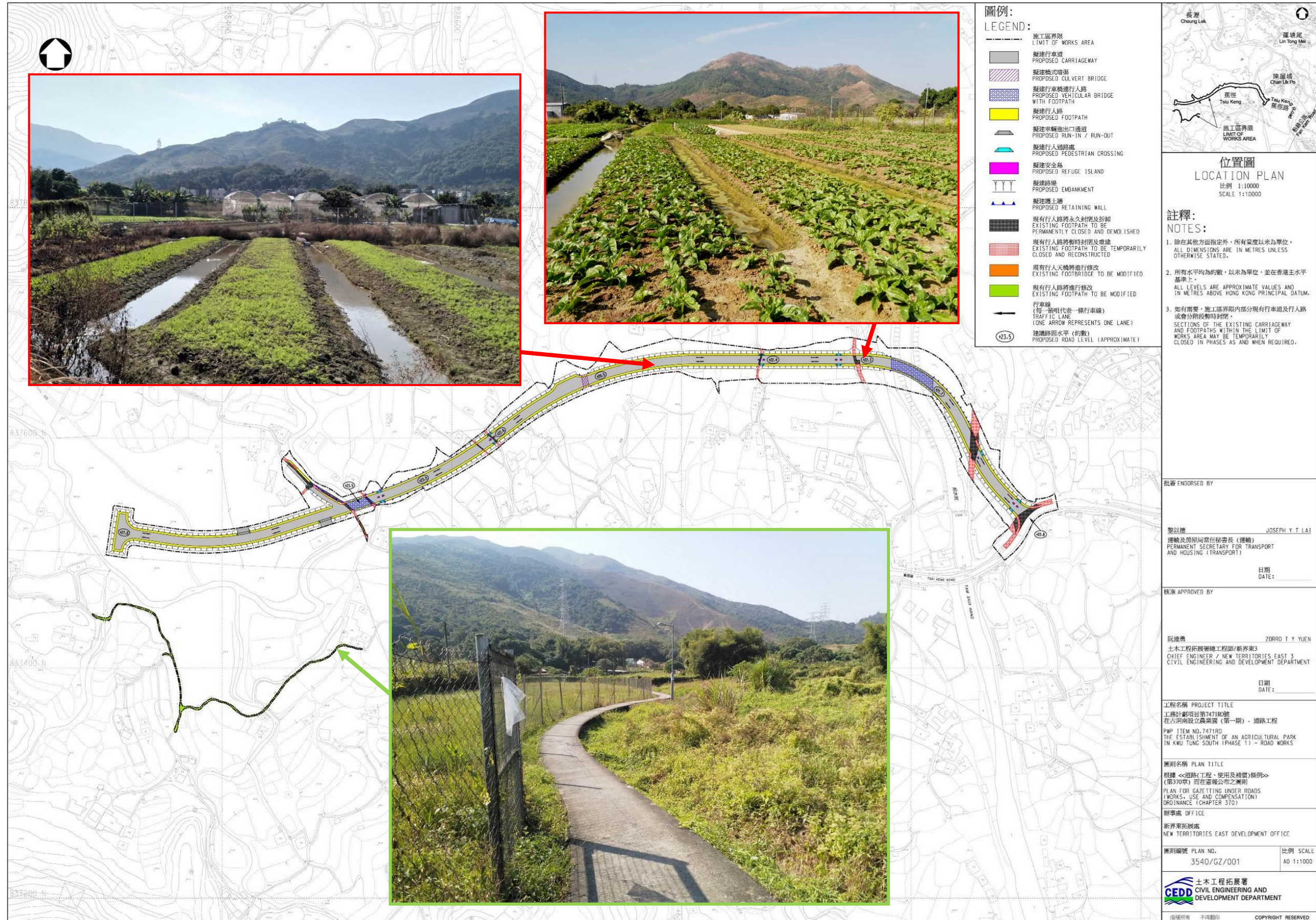




Figure 2. The gazetted road will affect active farmlands. The concrete footpath proposed to be modified is still in good condition. Photographs taken in December 2017.





## 就農業園工程的聯合聲明 應「先交代後申款」 勿倉卒向立法會闖關

立法會工務小組委員會將討論「2018-19 年度基本工程儲備基金的整體撥款」，當中的新項目包括「收回土地以便在古洞南設立農業園(第 1 期)」及「在古洞南設立農業園(第 1 期) – 道路工程」，涉及金額分別是四億及一億三千六百多萬元。然而，政府未交代清楚任何農業園的詳細設計及規劃資料，部分關注團體取得的「農業園工程可行性研究」報告，如農區或配套設施的位置、面積、交通評估等資訊被過份地遮蓋，未能公開任何數據與公眾參閱，故難以評估開展農業園及其道路工程的理據何在。另外，相關顧問報告並無提及擬建新道路在施工及運作期間能對區內生態環境及相關物種的任何影響。

自二零一四年底至一五年初新農業政策進行公眾諮詢起，不少公眾已非常關注全港四千多公頃的農地保育和農業發展，以及農業園的規劃及運作，如大規模土地平整對農地的影響、農業園租金調整機制的詳情、推廣先進科技、現代化農業模式對佃農的幫助不大，甚至會逼走當區小農等。在農業園未有充分討論之前，政府卻率先已在去年十一月把農業園道路工程刊憲，更向立法會申請撥款，我們認為做法過於倉卒，亦不尊重立法會過往的程序。

另外，研究報告原本建議興建一條「單線雙程行車道」(single lane two-way carriageway)，但政府刊憲時卻變為一條「雙線不分隔行車道」(single two-lane carriageway)。有報導稱漁護署表示，報告提及的「single」是指「不分隔行車道」，與刊憲的行車道相同<sup>1</sup>。我們認為研究報告的建議與刊憲工程的差異，以及漁護署就行車道的解釋，實在令人大惑不解、有強詞奪理之感，更突顯有關工程需作廣泛討論，不應閉門造車。

古洞南蕉徑為傳統農業區，擁有一些質素良好的農地，農業園要符合新農業政策內「可持續農業」的願景，規劃時必須經審慎及周詳的討論，我們有以下建議：

1. 先公開更多農業園的資料，如「農業園工程可行性研究」的整份報告、農業園興建道路的理據、其他國家農業園的營運模式和情況等
2. 項目倡議者應在刊憲前進行包括生態影響評估在內的环境影響評估，以致任何潛在環境、生態問題都能夠在早期發展階段時被發現
3. 邀請有關部門先到食物安全及環境衛生事務委員會講解農業園詳情，並容許議員、關注團體及農戶討論計劃細節，而現時即將在工務小組討論的基本工程儲備基金應先別走農業園相關的撥款項目，另作獨立審議

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<sup>1</sup>農業園建路 被批未諮詢先申款 環團指破壞現有農地 料數十戶遭逼遷

4. 保護古洞南蕉徑農地內的天然環境資源，如水文、土壤等，避免破壞天然河溪，以及把農地過度石屎化
5. 加強保育農業園以外的四千多公頃的農地，包括加強嚴懲非法傾倒泥頭的罰則、嚴格執行防止「先破壞、後建設」的措施、制訂農業優先區、整體規劃及改善農區配套設施(如道路、灌溉、排污等)

聯署團體：(依筆劃序)

土地正義聯盟

世界自然基金會香港分會

長春社

香港觀鳥會

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二零一八年一月十九日