

For information

LegCo Panel on Food Safety and Environmental Hygiene
Progress of the Major Initiatives under the New Agriculture Policy

Purpose

This paper provides an update on the implementation progress of the major initiatives under the New Agriculture Policy (NAP).

Background

2. The Government announced in the 2016 Policy Address the implementation of the NAP to promote the modernisation and sustainable development of local agriculture. Since the announcement, we have reported the implementation progress of the NAP to the Panel on Food Safety and Environmental Hygiene (the Panel) several times (LC Paper Nos. CB(2)767/15-16(03), CB(2)659/16-17(01), CB(2)1857/16-17(01) and CB(2)43/17-18(01)).

3. Under the NAP, various initiatives are implemented to support local agriculture and strengthen its foundation with a view to expanding the room for the further development of local agriculture. Latest developments of the initiatives are summarised in below.

Agricultural Park

4. The Government plans to establish an Agricultural Park (Agri-Park) under the management of the Agriculture, Fisheries and Conservation Department (AFCD) to help nurture agro-technology and knowledge on modern farm management, as well as to facilitate knowledge transfer so as to enhance productivity. The Agri-Park can serve as a base for experimenting with new agricultural practices for commercial production, thereby encouraging other farms to develop and adopt modern production methods.

5. The consultant engaged by the Civil Engineering and Development Department (CEDD) in 2016 conducted an engineering feasibility study (EFS) on the Agri-Park that had made recommendations on the initial boundary of and major infrastructure support for the Agri-Park. A cluster of about 80 hectares of farmland in Kwu Tung South, New Territories has been identified as the potential site for the Agri-Park. This area is a traditional vegetable growing zone with soil and nearby irrigation supply suitable for crop cultivation. The initial boundary of the Agri-Park recommended by the EFS consists of active and fallow farmland, the majority of which is private land while a small amount of Government land is also included.

6. Establishing an Agri-Park in Hong Kong is a new attempt. As mentioned in the information paper submitted to the Panel in July 2017, taking into account the size of the Agri-Park, the consultant of the EFS recommended the project to be developed in two phases. The first phase (Phase 1) of the Agri-Park will be developed in a relatively small-scale, with a view to enabling its partial commissioning for use by farmers as early as possible (LC Paper No. CB(2)1857/16-17(01)). Phase 1 can serve as the pilot for accumulating experience to take forward and enhance the design and development of the whole Agri-Park. The rough sketch of the Agri-Park and the boundary of Phase 1 are set out in the Annex to LC Paper No. CB(2)1857/16-17(01).

7. Since the site area of the Agri-Park mainly comprises private land, the Lands Department (LandsD) will resume the land for development of the Agri-Park pursuant to the Lands Resumption Ordinance (Cap.124) and Roads (Works, Use and Compensation) Ordinance (Cap.370). Under the item “Capital Works Reserve Fund Block Allocations for 2018-19”, the Financial Services and the Treasury Bureau (FSTB), in accordance with the established procedure, has submitted funding proposals for various works requiring the resumption of land in the coming years to the Public Works Subcommittee of the Legislative Council, including the compensation and ex-gratia allowances (EGAs) relating to land acquisition for the establishment of the Agri-Park Phase 1 and the proposed road works, as well as the clearance costs (Annex 1B to LC Paper No. PWSC(2017-18)25). The funding

application does not include the expenditure on the construction works of the Agri-Park.

Agri-Park Phase 1 Works

8. Agri-Park Phase 1 has an area of about 11 hectares, of which about 8.1 hectares are privately owned. In accordance with prevailing practice, AFCD and the relevant departments have consulted the North District Council (North DC) and the corresponding rural committee (RC) on the road works and land resumption required for Phase 1. On 27 July and 12 October 2017, the Government briefed the North DC on Agri-Park Phase 1 works and listened to the views of DC members (North DC Paper Nos. 34/2017 and 48/2017). The relevant departments also extensively consulted local stakeholders between July and September 2017, including meetings with the Sheung Shui District RC, local villagers and village representatives, landowners, farmers, representatives from the agricultural product marketing industry, business operators and interest groups to explain the specific details of the Agri-Park project and issues relating to the works, and to listen to their opinions. A summary of the consultation activities is attached at **Appendix 1**.

9. On the whole, the stakeholders generally supported the establishment of the Agri-Park. The major issues of concern to the villagers and relevant stakeholders included (i) the boundary and footprint of the Agri-Park; (ii) the operation and management of the Agri-Park; (iii) compensation for land resumption, EGAs and rehousing arrangements; and (iv) farming arrangements for farmers who are currently farming within the boundary and will be affected by the proposed Agri-Park. In this connection, the Government distributed to the villagers and relevant stakeholders an information leaflet on Agri-Park Phase 1 (**Appendix 2**). The leaflet was also attached to the paper submitted to the North DC (North DC Paper No. 48/2017).

10. Apart from developing the active farmland within its boundary, the Agri-Park will also rehabilitate existing fallow farmland in the area. For the operation and long-term development of the Agri-Park, taking into account the recommendations of the consultant, the Government considered it necessary to construct a new road and footpaths in the

Agri-Park to connect Tsiu Keng Road and Fan Kam Road. The establishment of the new road is not expected to have any unacceptable impacts on the traffic of Tsiu Keng Road and Fan Kam Road. After considering the views gathered during the consultation period (see paragraph 8 above) and carefully examining the technical feasibility, the proposed carriageway in Phase 1 has been slightly modified to optimise its alignment so as to further reduce the impacts on existing structures, private land and the local community. The boundary of Phase 1 is in **Appendix 3**. The construction of the new road will not have significant implication to the amount of farmland available for use in the Agri-Park. The consultant will make recommendations in respect of the overall transportation network within the Agri-Park during the planning stage of Phase 2.

11. In March 2017, CEDD commissioned another consultant to carry out detailed design and site investigation work for the infrastructure support of the Agri-Park on the basis of the EFS mentioned in paragraph 5 above. The proposed infrastructure works mainly comprise:

- (i) construction of a single two-lane carriageway of approximately 900 metres (m) long with associated footpaths, run-ins/run-outs, pedestrian crossings, refuge islands, embankments and retaining walls;
- (ii) construction of a culvert bridge of approximately 5m wide;
- (iii) construction of two vehicular bridges with associated footpaths of approximately 20m and 40m long respectively connecting the proposed carriageway in (i);
- (iv) conversion of carriageway, run-ins/run-outs, footbridges, footpaths, pedestrian crossings, refuge islands and embankments; and
- (v) ancillary works including drainage, water, street lighting and utilities works.

12. This works project is not a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). The initial assessments indicated that the proposed works would not have unacceptable impacts on the environment. The consultant will formulate appropriate mitigation measures and regulatory plans at the

detailed design stage to control the possible impacts on the environment during the construction period and operation of the Agri-Park in the future.

13. On 3 November 2017, the Government gazetted the proposed road works of Phase 1 under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) to consult the public. On the same day of the said gazettal, the Government conducted a freezing survey for the scope of Phase 1 works. Within the works area, about three households (about 12 people) are involved while no shop, workshop or business operator will be affected. The Phase 1 area also does not fall within the environs of any recognised village.

Ex-gratia allowance or appropriate rehousing

14. The resumption of private land for public purpose and clearance of government land are administered in accordance with the established mechanism with compensation made available to the landowners and affected persons as set out in relevant policies and ordinances. The same will apply to the land resumption arrangement for the Agri-Park. As the site for the development of the Agri-Park is in Zone C, the ex-gratia compensation rate for Zone C will be adopted for land resumption. Based on the current ex-gratia compensation rate for Zone C of \$500 per square foot (from 1 October 2017), the ex-gratia compensation payment involved in the resumption of private agricultural land in Phase 1 of the Agri-Park project, which is estimated to be about 8.1 hectares, will come to about \$440 million. The said ex-gratia compensation rate for Zone C will also be applicable to Agri-Park Phase 2.

15. All occupants who have been registered in the freezing survey and are affected by the clearance will be provided with public rental housing or interim housing by the Housing Department if the structures they occupy are licensed domestic structures or domestic structures which were surveyed in the 1982 Squatter Structure Survey.

16. Eligible affected farmers will be offered ex-gratia allowance (EGA) of suitable types according to the established policies, including:

- (i) EGA for the loss of crops and disturbance allowance;
- (ii) EGA for miscellaneous permanent improvements to farms;
and
- (iii) EGA for qualified farm structures on private land.

17. Genuine farmers whose domestic structures are affected by government works may choose to purchase or rent other private land for farming. Eligible farmers may apply to LandsD for agricultural resite.

Operation and management of the Agri-Park

18. As the Agri-Park is still at the preparatory stage, specific management details are being worked out. Preliminary ideas include the following:

- (i) the Agri-Park is intended for farmers engaging in commercial crop farming. The farmland within the Agri-Park will be demarcated into different areas for conventional, organic, floriculture and modern technological farming, taking into account the topography, operational requirements of the type of farming operations and the micro-climate of the respective areas;
- (ii) the Agri-Park farmland will mainly be made available to the public through bidding process, with a view to encouraging and nurturing new agro-businesses to invest and explore new agricultural production methods on a commercial scale. The rent of the Agri-Park will be set to attain these objectives rather than for profit-making. The standard tenancy period is 5 years.
- (iii) farmers operating within the area prior to the establishment of the Agri-Park as well as farmers affected by Government

development projects that happen to take place within the same timeframe will be accorded priority to apply for renting farmland in the Agri-Park if they wish to continue farming. AFCD will consider the farmer's priority having regard to their records or proof of farming activities ;

- (iv) existing farmers operating within the area of the Agri-Park may, upon production of valid tenancy agreements or supporting documents, enter into the first tenancy agreement with the Agri-Park at the same rent and for the same tenancy period of their existing valid tenancy agreement, up to a maximum period of five years. Upon expiry of such period, the farmers concerned will be offered the standard tenancy agreement like other tenants;
- (v) to meet the overall objectives of the Agri-Park and ensure reasonable production output, tenants will be required to submit an annual production plan to AFCD for assessment of their farming modes and overall productivity; and
- (vi) eligible tenants will be provided with basic lodging and storage facilities so that they can stay close to their farms to take care of their crops as necessary.

Next Stage Work

19. The Government has received more than 50 submissions from the public on the proposed road works, including supporting and opposing views. Some of the views seem to stem from insufficient understanding of the Agri-Park or the works involved. We will clarify and respond to the submissions.

20. Subject to the progress in land resumption, we expect to consult the LegCo Panel, the Public Works Subcommittee and Finance Committee in late 2018 or early 2019 on the construction works of Phase 1 (including the proposed roads) for the examination of the funding request. The construction works are tentatively expected to commence in 2019.

21. The timetable for Phase 2 of the Agri-Park will be decided upon completion of the detailed design by the consultant as well as having regard to the experience gained in the development of Phase 1.

Agricultural Priority Areas

22. Agricultural development must be supported by the availability of a sufficient amount of agricultural land. Currently there are about 700 hectares of agricultural land under active farming in Hong Kong. The establishment of the Agri-Park concretely shows the determination of the Government in exploiting the potential of the value-added of agricultural development through modernisation and technology application. However, the Agri-Park is only about 80 hectares in size. To revitalise fallow agricultural land and to apply the innovative farming practices successfully developed or tested in the Agri-Park on a larger scale, the Food and Health Bureau (FHB) and the Development Bureau (DEVB) will jointly commission a consultancy study on Agricultural Priority Areas (APAs) in 2018 to identify relatively large areas of quality agricultural land and formulate suitable policies and measures to provide incentives to encourage landowners to put fallow agricultural land into long-term agricultural use so as to support local agricultural development. The study will make recommendations on the locations and scope of APAs. It will also explore new or additional measures required for the implementation of APAs, including proactive measures to facilitate the rehabilitation of agricultural land. Given that a considerable amount of agricultural land in the New Territories is involved, it is estimated that the study may take several years to complete.

23. APAs may complement the Agri-Park by applying on a much larger scale the innovative farming practices developed and tested in the Agri-Park, which will raise the overall standard of local agriculture in the long term. In addition, farmers affected by Government development projects but who wish to rehabilitate, may choose to continue farming outside the Agri-Park due to different considerations. APAs will revitalise fallow farmland outside the Agri-Park, provide greater degree

of flexibility for such farmers to continue operating and for new entrants to engage in agriculture. In other words, the Agri-Park and APAs are complementary measures. Moreover, in addition to improving the rural environment, APAs could help prevent the damage or alteration of agricultural land for incompatible uses. FHB and DEVB will work closely to promote the initiative.

Sustainable Agricultural Development Fund

24. To support the modernisation and sustainable development of the local agriculture, the \$500 million Sustainable Agricultural Development Fund (SADF) provides funding to projects that would enhance agricultural productivity and output, or help farmers switch to sustainable or high value-added operations so as to raise the overall competitiveness of the sector. As at the end of 2017, AFCD has received 20 general applications covering different areas. The applications are being processed and some of them have been submitted to the SADF Advisory Committee for vetting. Since the applied projects involve technologies or applications that have never been adopted locally before, it takes time for processing the applications due to the need for applicants to provide supplementary information to AFCD to clarify the technical contents, the feasibility of local application, financial arrangements etc. AFCD will announce the results as soon as possible after the applications are vetted by the SADF Advisory Committee.

25. The Farm Improvement Scheme under SADF provides direct grants of up to a maximum of \$30,000 each to eligible farmers for acquiring modernised and mechanised farming equipment and facilities. More than 150 applications have been approved so far, involving a funding commitment of over \$4 million.

Hydroponics and Agro-technology

26. To allow for new agro-technology (e.g. hydroponics and aquaculture) to be adopted in industrial buildings, the Town Planning Board amended the definition of terms used in statutory plans by adding the use of “Technology-based Crop and Aquaculture Production” in June 2017. After examining the situation, LandsD considers that under normal circumstances, such use would not be considered as a breach of the “Industrial” use specified in the land lease.

Conclusion

27. Members are invited to take note of the progress of the major initiatives under the NAP as set out above. We will continue to update the Panel on this subject in due course.

Food and Health Bureau

Agriculture, Fisheries and Conservation Department

Civil Engineering and Development Department

Lands Department

January 2018

Establishment of Agricultural Park (Agri-Park) Phase 1 at Kwu Tung South Summary of Consultation Activities

Record of Consultation Activities

Date	Consultation Activities
13 July 2017	Sheung Shui District Rural Committee (RC) meeting
27 July 2017	North District Council (North DC) meeting
10 August 2017	Meeting with local villagers, village representatives and Sheung Shui District RC
11 August 2017	Meeting with Tsiu Keng Vegetable Marketing and Credit Co-operative Society, Ltd
25 August 2017	Meeting with villagers of Tsiu Keng Tsuen and Cheung Lek Tsuen, village representatives, as well as Legislative Council (LegCo) Member Hon CHAN Hak-kan and District Council (DC) Member Mr LIU Hing-hung
6 September 2017	Meeting with green groups and agricultural organisations (Conservancy Association, World Wide Fund for Nature, Hong Kong Bird Watching Society, Designing Hong Kong, Produce Green Foundation and Kadoorie Farm and Botanic Garden)
11 September 2017	Meeting with farmers and villagers of Tsiu Keng Tsuen and Cheung Lek Tsuen, business operators, DC Member Mr HAU Fuk-tat, Sheung Shui District RC members and Tsiu Keng Vegetable Marketing and Credit Co-operative Society, Ltd
22 September 2017	Meeting with villagers of Tsiu Keng Tsuen and LegCo Member Hon CHAN Hak-kan
22 September 2017	Meeting with villagers of Tsiu Keng Tsuen, village representatives and Sheung Shui District RC

24 September 2017	Meeting with villagers and farmers of Tsiu Keng Tsuen and Cheung Lek Tsuen, DC Member Mr HAU Fuk-tat, LegCo Member Hon CHU Hoi-dick and Assistant to LegCo Member Dr Hon Fernando CHEUNG Chiu-hung
25-26 September 2017	Conducted five briefings for DC Members
26 September 2017	Meeting with villagers of Tsiu Keng Tsuen and DC Member Mr HAU Fuk-tat
12 October 2017	North DC meeting

Note: Between 29 December 2014 and 31 March 2015, the Government conducted a public consultation exercise to invite public views on adopting a more proactive approach towards the modernisation and sustainable development of local agriculture, including the proposal to establish the Agri-Park. Apart from gathering opinions from shareholders through public forums and consultation sessions targeted at functional sectors, we received over 1 100 written submissions. The views and comments collected were reported to the Panel on Food Safety and Environmental Hygiene on 9 June 2015 (Please refer to LC Paper No. CB(2)1621/14-15(07)).

Major views/recommendations/concerns of villagers and stakeholders and the Government's responses

Area	Views/Recommendations/ Concerns	Government's responses
(1) Public consultation	<ul style="list-style-type: none"> • Request for more extensive consultations with local stakeholders 	<ul style="list-style-type: none"> • After consulting Sheung Shui District RC and North DC in July 2017, we have met with the stakeholders on a number of occasions, including villagers of Tsiu Keng Tsuen and Cheung Lek Tsuen, village representatives, landowners, farmers, representatives from the agricultural product marketing industry, business operators and interest groups to explain the details of the Agri-Park project and the issues relating to the works, and to listen to their opinions. The Government will continue to maintain communication with the villagers and stakeholders.
(2) Potential site for Agri-Park	<ul style="list-style-type: none"> • Reasons for the selection of Kwu Tung South 	<ul style="list-style-type: none"> • In identifying the potential site, the Government was looking to farmland which was zoned "Agriculture" in existing statutory plans and suitable for farming and rehabilitation. The soil and water quality of the farmland and the agricultural infrastructure were also the considerations in assessing potential sites. • Based on the above criteria, the Government identified a cluster of about 75–80 hectares of farmland in Kwu Tung South for the establishment of the Agri-Park. The engineering feasibility study completed by the consultant also confirmed the feasibility of establishing the Agri-Park in Kwu Tung South. • Many stakeholders (e.g. local villagers, farmers, agricultural organisations) agreed that Kwu Tung South was a suitable site. The Government has not identified other potential sites for the Agri-Park project.

Area	Views/Recommendations/ Concerns	Government's responses
(3) Boundary and footprint of the Agri-Park	<ul style="list-style-type: none"> • How to determine the boundary and footprint 	<ul style="list-style-type: none"> • In determining the boundary and footprint of the Agri-Park, the Government's prime concern will be the suitability of the land for farming or rehabilitation while the impacts on structures and the environment should be minimal. The distribution of existing structures and the impacts on the existing community environment will also be fully considered. The same principles will apply to the remaining works for the development of the Agri-Park.
(4) Operation and management of Agri-Park	<ul style="list-style-type: none"> • Enquiries about the operation and management (e.g. admission criteria, tenancy arrangement, basic lodging and farming storage facilities) • Enquiries about rehousing and farming arrangement for affected farmers 	<ul style="list-style-type: none"> • The Agri-Park is still at the preparatory stage with specific operational and management details being worked out. Preliminarily, the principles on operation and management include: <ul style="list-style-type: none"> - Admission criteria: Farmland will be leased to farmers who intend to grow crops (e.g. vegetables and flowers) for commercial production. Priority for leasing farmland in Agri-Park Phase 1 will be given to farmers who have been farming in that area before the establishment of the Agri-Park and farmers who are affected by government land development projects at the same time and intend to resume farming. The rest will be put up for bidding. - Tenancy arrangement: Priority for leasing farmland in Agri-Park Phase 1 will be given to farmers who have been farming in that area before the establishment of the Agri-Park. They may enter into the first tenancy agreement with the Agri-Park on the same terms and conditions of their existing valid tenancy agreement, up to a maximum period of five years. Upon expiry

Area	Views/Recommendations/ Concerns	Government's responses
		<p>of such period, they will be offered the standard tenancy agreement with a tenancy period of five years like other tenants. AFCD will provide a level playing field for all tenants and put in place a fair and reasonable rent adjustment mechanism.</p> <p>- Basic lodging and farming storage facilities: Such facilities will be provided in small clusters in the Agri-Park so that tenants can stay close to their farms to take care of their crops.</p>
	<ul style="list-style-type: none"> • Proposal for a temporary visitors centre in Phase 1 • Proposal for weekend farmer markets 	<ul style="list-style-type: none"> • At the detailed design stage, the Government will study the provision of temporary facilities in Phase 1 such as a temporary visitors centre for public display of information about the Agri-Park as well as marketing and promotion of farm produce by farmers.
(5) Compensation and rehousing for land resumption	<ul style="list-style-type: none"> • Compensation for resumption of private land 	<ul style="list-style-type: none"> • For resumption of private land, ex-gratia allowance (EGA) or statutory compensation will be made available to the landowners in accordance with the relevant policies and ordinances. The Lands Department will calculate the EGA by using the prevailing compensation rates for the zone concerned and the total area of the land to be resumed.

Area	Views/Recommendations/ Concerns	Government's responses
	<ul style="list-style-type: none"> Land resumption compensation and rehousing for affected farmers 	<ul style="list-style-type: none"> In accordance with the general practice for land resumption/clearance, suitable EGA will be provided to affected farmers, e.g. EGA for crop loss and disturbance. Genuine farmers whose domestic structures are affected by government works may choose to purchase or rent other private land for farming. Eligible farmers may apply to the Lands Department for agricultural resite.
	<ul style="list-style-type: none"> Land resumption compensation and rehousing for affected villagers 	<ul style="list-style-type: none"> Eligible occupants of licensed temporary domestic structures/1982 surveyed squatter structures will be provided with public rental housing (PRH) or interim housing by the Housing Department (HD). If they are not allocated a PRH flat due to failing HD's Comprehensive Means Test, they may choose to accept interim housing for a period of one year with payment of market rent. If the occupants concerned (including those who have failed HD's Comprehensive Means Test) have been continuously residing in the structures for ten years or more before the freezing survey, they may choose, in lieu of PRH or interim housing, to apply for an EGA with a ceiling of \$600,000, the actual amount of which depends on the years of occupancy. (Affected persons receiving this EGA will not be eligible for any form of public housing for the next two years.) If the relevant conditions are met, affected residents will be provided with the Domestic Removal Allowance, the amount of which depends on the number of eligible family members.

Area	Views/Recommendations/ Concerns	Government's responses
(6) Design of infrastructure works	<ul style="list-style-type: none"> Request for optimising the alignment of the proposed carriageway in Phase 1 	<ul style="list-style-type: none"> After evaluation, the Government proposed to slightly modify the alignment of the proposed carriageway in Phase 1 to further reduce the impacts on existing structures, private land and the existing community.
	<ul style="list-style-type: none"> Concern about the traffic of Fan Kam Road 	<ul style="list-style-type: none"> The engineering feasibility study for the Agri-Park recommended that a new road should be constructed to connect Tsiu Keng Road and Fan Kam Road for use in Agri-Park Phase 1. Based on initial traffic assessment, the opening of the new road for Agri-Park Phase 1 will only generate limited traffic flow, while the peak hours for vehicular traffic under the operation mode of the Agri-Park are different from those on Fan Kam Road at present. It is expected that the opening of the new road will not have unacceptable traffic impacts on Tsiu Keng Road and other major road networks, such as Fan Kam Road. Given that a visitors centre and weekend farmer markets will be set up in the Agri-Park, the traffic impact assessment to be conducted at the detailed design stage will fully consider these arrangements. Besides checking the location of the visitors centre and providing parking facilities, the Government will consider implementing corresponding measures (including the operational arrangements of the visitors centre, internal traffic management etc.) to reduce the impacts on existing roads, including Fan Kam Road.

Area	Views/Recommendations/ Concerns	Government's responses
	<ul style="list-style-type: none"> • Concern about water supply and drainage systems in the surrounding areas 	<ul style="list-style-type: none"> • Water supply and drainage systems are important issues in the design of infrastructure works for the Agri-Park. • The Government will examine the water supply at the detailed design stage so as to consider the planning and operation of the Agri-Park. It will also carry out detailed design work for the drainage systems in the light of the nearby stream channels and existing drainage systems.

古洞南農業園

第一期

簡介



地和荒置農地的比例約為1：8。在尚未進行凍結登記前作出的初步估計，第一期範圍內涉及約60至80多個私人地段和約20至40多間構築物，需收回的私人土地（包括農耕地及用作道路工程）約8.6公頃。

農業園的整體構想

- 設立農業園的目的，是透過試用新的耕作方法進行商業生產，並推廣應用先進科技作農業用途，藉著促進農業科技及管理現代化農場的知識以提升生產力。
- 農業園內的農地會因應地形、農務類型的運作要求等，劃分作傳統耕種、有機耕種、花卉種植及現代化高科技耕種。
- 政府會提供相關基建配套設施，包括道路和行人路、主要灌溉系統、堆肥設施、基本留宿和農耕貯物設施。
- 政府會設置訪客中心向公眾展示有關農業園的資料，同時可供農友展銷其農產品。政府會研究於第一期提供相關臨時設施的可行性。

農業園第一期

政府計劃在新界古洞南設立由政府管理的農業園。在物色農業園的選址時，政府主要留意那些在現行法定圖則中已劃作農業用途，並適宜耕種或復耕的農地。有關農地的土壤和水質適合用於耕種，並且具備可以運用的基本農業基建設施，例如田間通道和灌溉渠道等。

計劃中的農業園佔地約75至80公頃。政府將以較小規模開展農業園第一期，務求盡快先開放部分地方供農戶使用，以及可作為先導試點，累積經驗以助優化整個農業園的設計及發展。第一期佔地約11公頃，當中約8公頃為農地，即整個農業園約十分之一面積。第一期的範圍中，常耕農

收回和清理土地的原則

在釐定農業園範圍過程中，政府會以有關土地適合用於耕種或復耕用途為首要考慮，並影響最少構築物和環境為原則，同時亦會充分考慮現有構築物的分佈情況及對現有社區環境的影響。同樣的原則亦會應用於發展農業園第二期。



農業園的運作及管理

農業園現時尚在籌備階段，具體管理細節仍然在草擬中。初步的管理原則包括：

- 在農業園範圍內的土地，除公共道路外將撥歸漁農自然護理署（漁護署）管理，並由漁護署將農地租予有意從事種植農作物（例如蔬菜及花卉）作商業生產的農戶。
- 符合農業園所訂條件的租戶，可獲提供基本留宿和農耕貯物設施，方便農戶在有需要時逗留在農場附近照顧其農作物。
- 現時在農業園範圍內耕作的農戶如可提供有效的租約或相關證明，可按該有效租約原訂的租金和租約期限來訂定農業園首次的租約，以五年為上限。期滿後該農戶需與其他租戶一樣簽訂農業園的標準租約。
- 農業園的標準租約期為五年。
- 在設定租金時，漁護署會為農戶提供一個公平競爭的環境，亦會適時檢討租金和制訂公平合理的租金調整機制。
- 為配合農業園的整體目標和達到合理的生產量，租戶需提交年度生產計劃，以供漁護署評估其採取的耕作模式及綜合生產力。

優先租用農業園第一期

設立農業園前已在該處耕作的農戶和受同期政府土地發展計劃影響而有意復耕的農戶，均可優先租用農業園第一期的農地，其餘的農地會公開招租。

補償、特惠津貼和安置安排(資料由地政總署提供)

相關的補償、特惠津貼和安置安排如下：

合資格住戶的特惠津貼及安置安排

合乎資格的持牌住用臨時構築物 / 1982年登記為住用寮屋佔用人，可獲房屋署安置分配租住公屋或中轉房屋。若他們因未能通過房屋署的資產及入息審查而不獲編配公屋單位，可選擇以市值租金入住中轉房屋，為期一年。另外如有關住戶(包括未能通過房屋署的資產及入息審查的住戶)在凍結登記之日期前持續居住在該所構築物達十年或

以上，可不選擇入住公屋或中轉房屋而選擇申領上限為60萬的特惠津貼，實際金額視乎居住年數而定(受清拆影響人士如領取這項特惠津貼，在兩年內沒有資格申請任何形式的公共房屋)。若符合相關條件，受影響住戶亦可獲發放搬遷津貼，金額視乎合資格的家庭人數而定。

合資格的土地業權人、合法 / 核准住宅物業佔用人、商戶和農戶的補償及特惠津貼安排

當局會向合資格的土地業權人、合法 / 核准住宅物業佔用人、商戶和農戶，按個別情況發放以下各種補償和特惠津貼：

- 一、 因收回私人農地 / 屋地而發放的特惠補償；
- 二、 因收回和清拆合法 / 核准住宅物業而發放的特惠津貼；
- 三、 因收回合法商業物業和工業物業而發放的特惠津貼；
- 四、 因收回和清拆農業經營設施而發放的特惠津貼；
- 五、 因遷移新界區墳墓、金塔和神龕而發放的特惠津貼；及
- 六、 因清拆寮屋區商舖、工場、貨倉、船排、學校和教堂以及觀賞魚類養殖場而發放的特惠津貼。

就農業園所收回的私人土地，政府會按有關政策及相關法例向土地業權人作出特惠或法定補償，地政總署會以當時適用的分區補償率和以擬收回地段的面積計算所涉的特惠補償金額。

有關補償、特惠津貼和安置安排的詳細資料，可向地政總署查詢。相關的單張及小冊子可於網址 <http://www.landsd.gov.hk/tc/legco/publications.htm> 下載或在以下地點索取：

漁農自然護理署

地址：元朗橋樂坊2號
元朗政府合署5樓
漁農自然護理署
農業推廣辦事處

傳真：3101 0344

電話：2150 7043

電郵：agri_park@afcd.gov.hk

網址：<http://www.afcd.gov.hk>

北區地政處

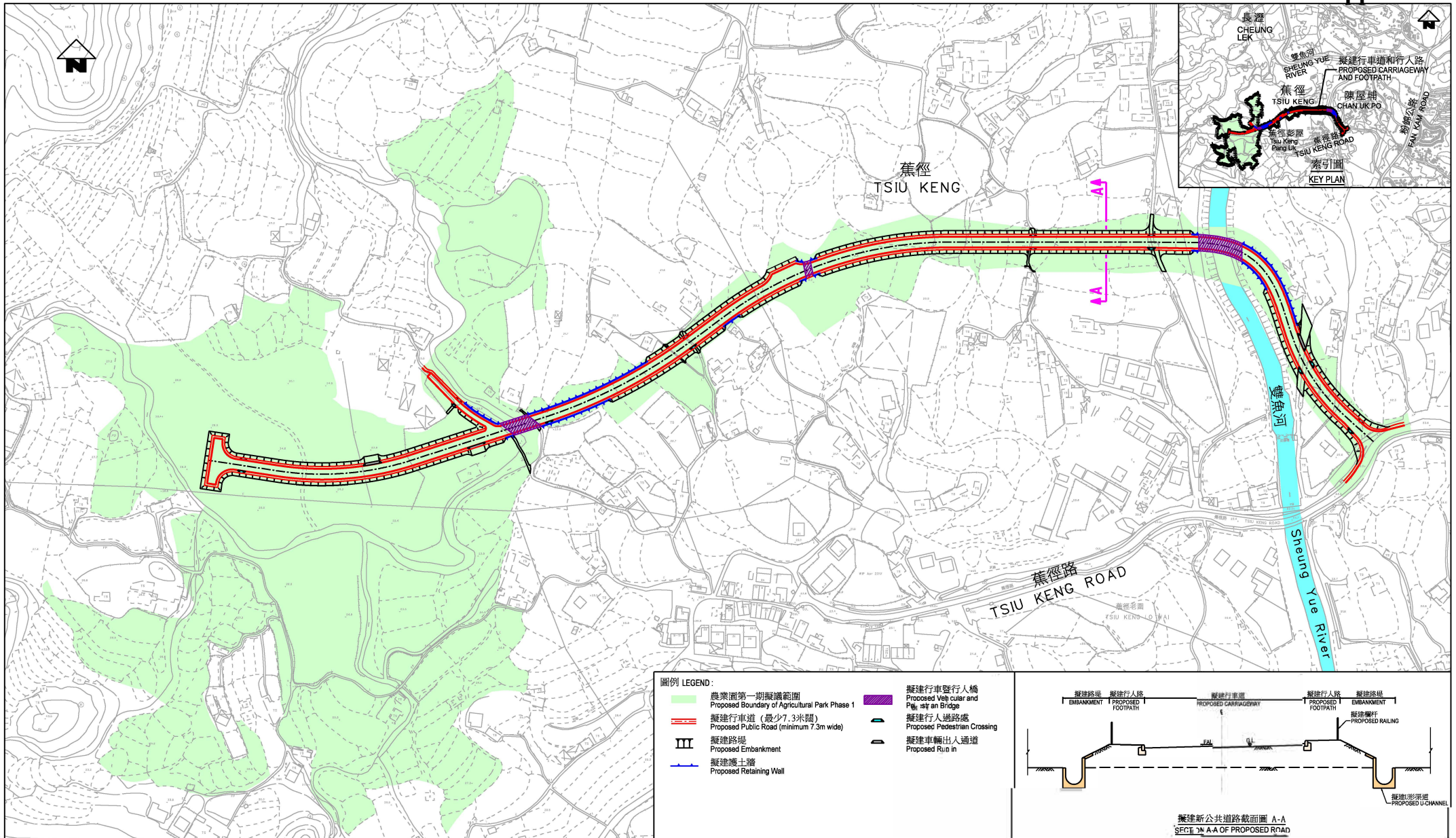
地址：新界粉嶺璧峰路3號
北區政府合署6樓
電話：2675 1809

地政總署清拆(二)辦事處 大埔分處

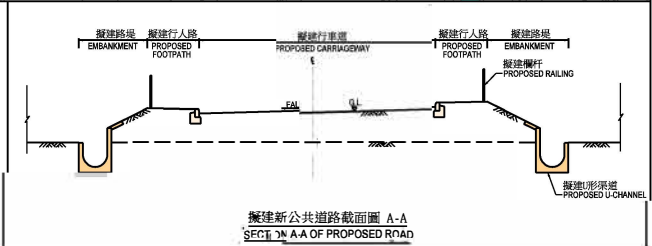
地址：大埔大元邨泰榮樓
3樓317-332室
電話：2664 5141



漁農自然護理署
Agriculture, Fisheries and
Conservation Department



- 圖例 LEGEND:**
- 農業園第一期擬議範圍
Proposed Boundary of Agricultural Park Phase 1
 - 擬建行車道 (最少7.3米闊)
Proposed Public Road (minimum 7.3m wide)
 - 擬建路堤
Proposed Embankment
 - 擬建護土牆
Proposed Retaining Wall
 - 擬建行車暨行人橋
Proposed Vehicular and Ped. on a Bridge
 - 擬建行人過路處
Proposed Pedestrian Crossing
 - 擬建車輛出入通道
Proposed Run in



僅供參考

圖則名稱 drawing title
**農業園第一期
 概念布局圖
 (優化走線)**
**CONCEPTUAL LAYOUT PLAN OF
 AGRICULTURAL PARK PHASE 1 (REFINED ALIGNMENT)**

工務計劃項目第7471R0號
 在古河南設立農業園第一期
**PWP ITEM NO. 7471R0
 THE ESTABLISHMENT OF AN AGRICULTURAL PARK
 PHASE 1 IN KWU TUNG SOUTH**

圖則編號 drawing no. 附件三 APPENDIX 3

比例 scale 1 : 3 500 (A4)

辦事處 office
 新界東拓展處
**NEW TERRITORIES EAST
 DEVELOPMENT OFFICE**

土木工程拓展署
CEDD
 CIVIL ENGINEERING
 AND DEVELOPMENT
 DEPARTMENT