Planning for Urban Agriculture in HK

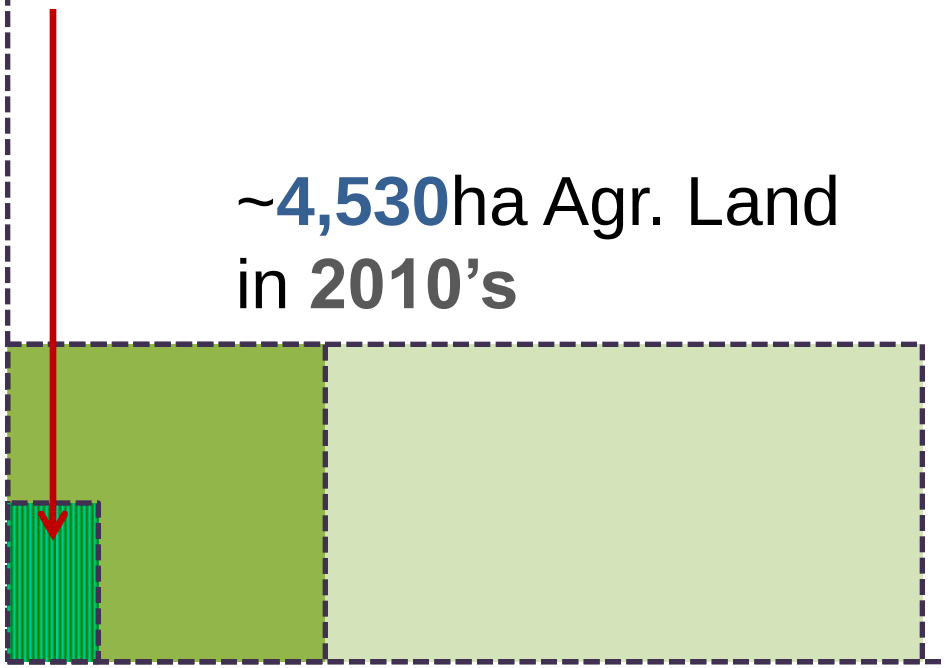
Urban Agriculture Study Team
Public Affairs Committee
HKIP

HK land area: ~**110,000**ha

~**730**ha **ACTIVE Agr. Land**
in **2010's**

~**4,530**ha Agr. Land
in **2010's**

~**14,000**ha Agr. Land
in **1960's**



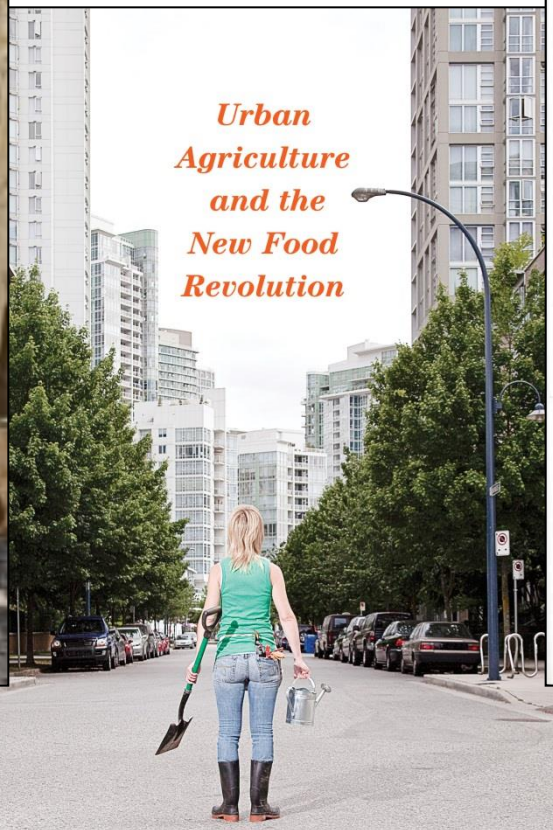
WHY BOTHER?

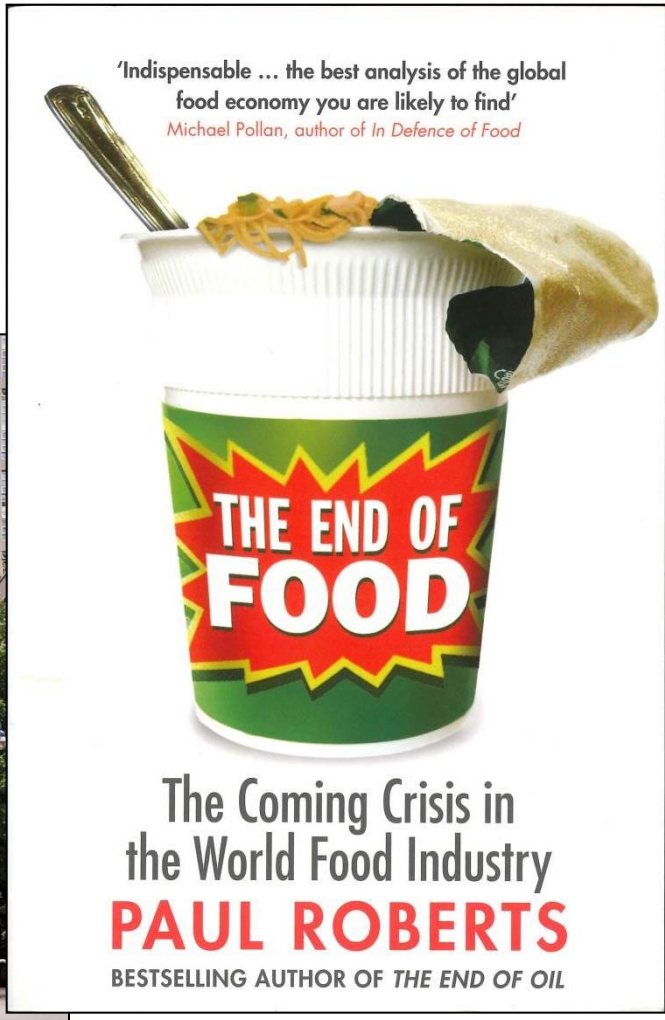
LESS THAN

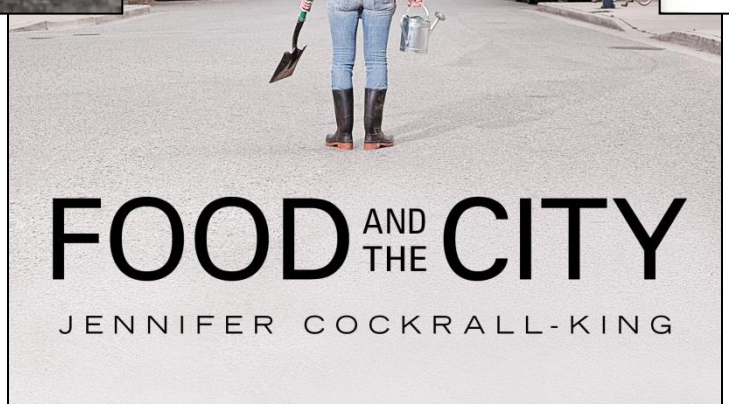
0.1%

GDP


FARMING
THE CITY
Food as a Tool
for Today's
Urbanisation


Urban
Agriculture
and the
New Food
Revolution


'Indispensable ... the best analysis of the global food economy you are likely to find'
Michael Pollan, author of In Defence of Food
THE END OF FOOD
The Coming Crisis in the World Food Industry
PAUL ROBERTS
BESTSELLING AUTHOR OF THE END OF OIL


FOOD AND THE CITY
JENNIFER COCKRALL-KING

Agriculture as Urban Fix

Key Issues

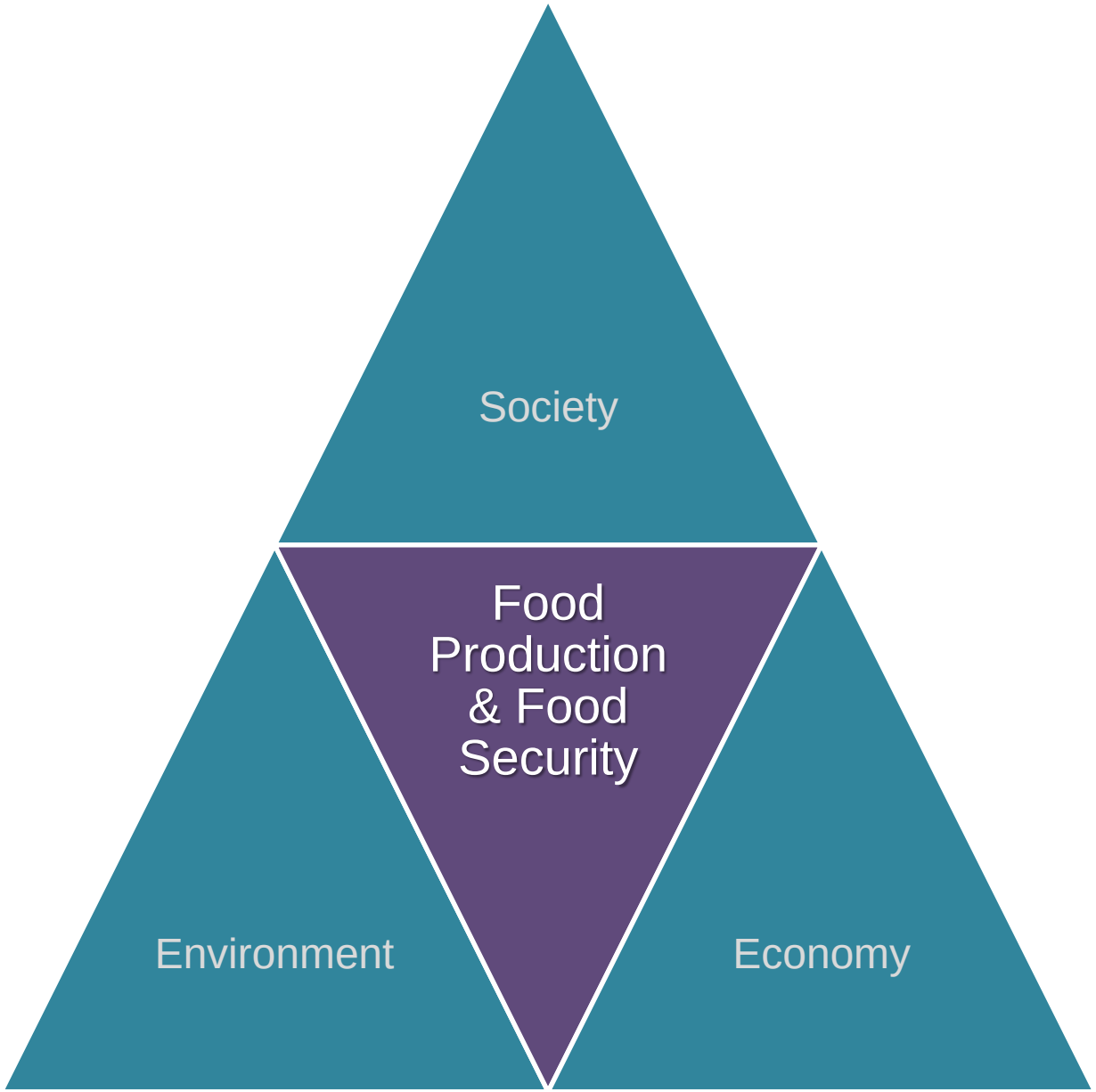
Food Security

- Safe & healthy food
- Affordable cost

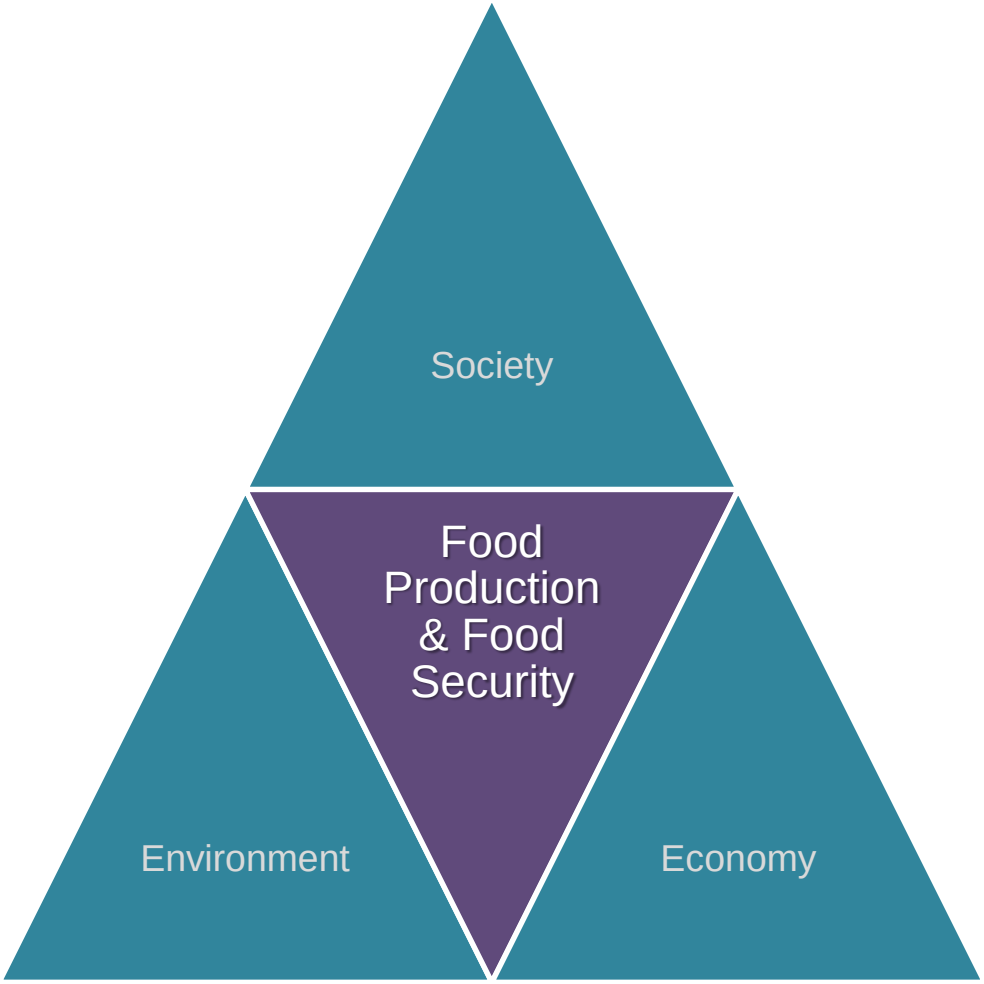
Eco Health

- Environmental implications of food
- Responsible food culture

Goals & Objectives



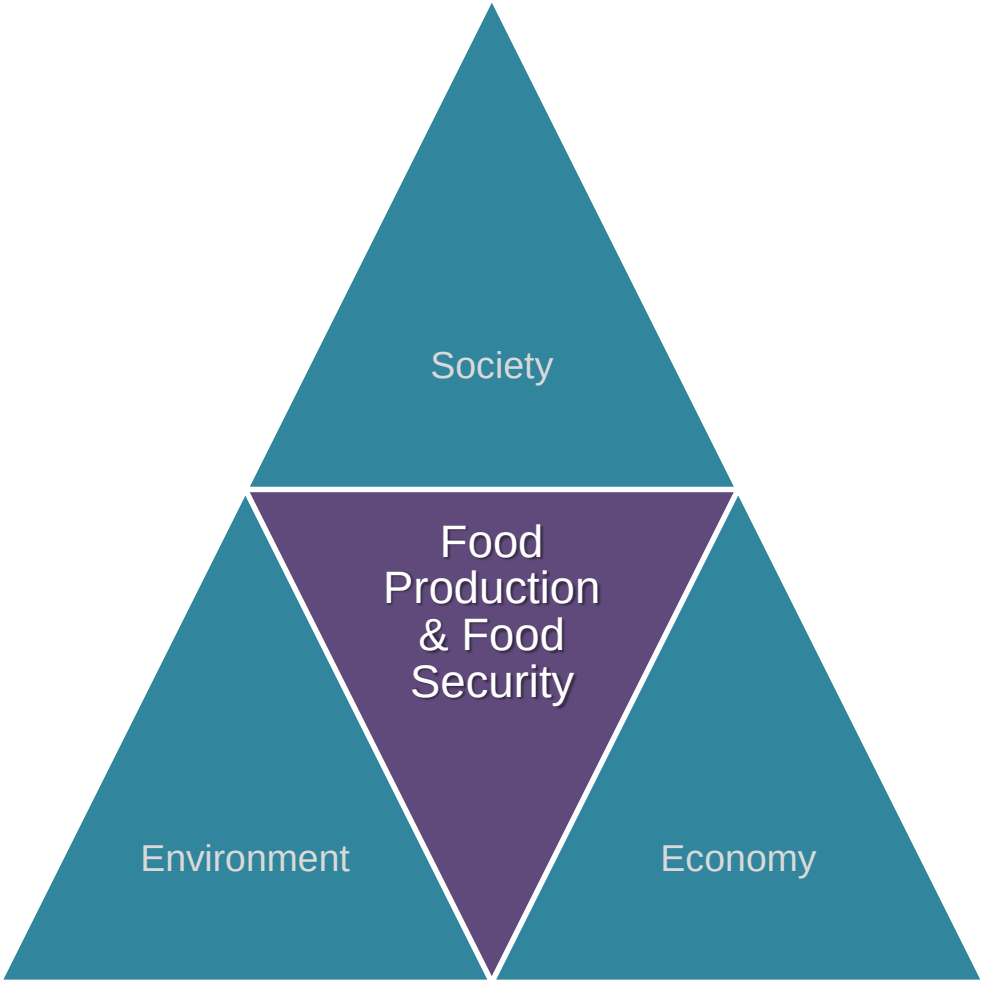
Goals & Objectives



Environment:

- To protect **the natural environment** and **biodiversity**
- To **reduce food mileage** and hence the **carbon foot print** due to food import
- To promote **recycling of organic waste** for use in **urban agriculture**, and hence reduce the pressure on landfill and incineration
- To improve **quality of urban open space and vacant agricultural land**
- To preserve the **heritage of cultural landscape in rural areas**

Goals & Objectives

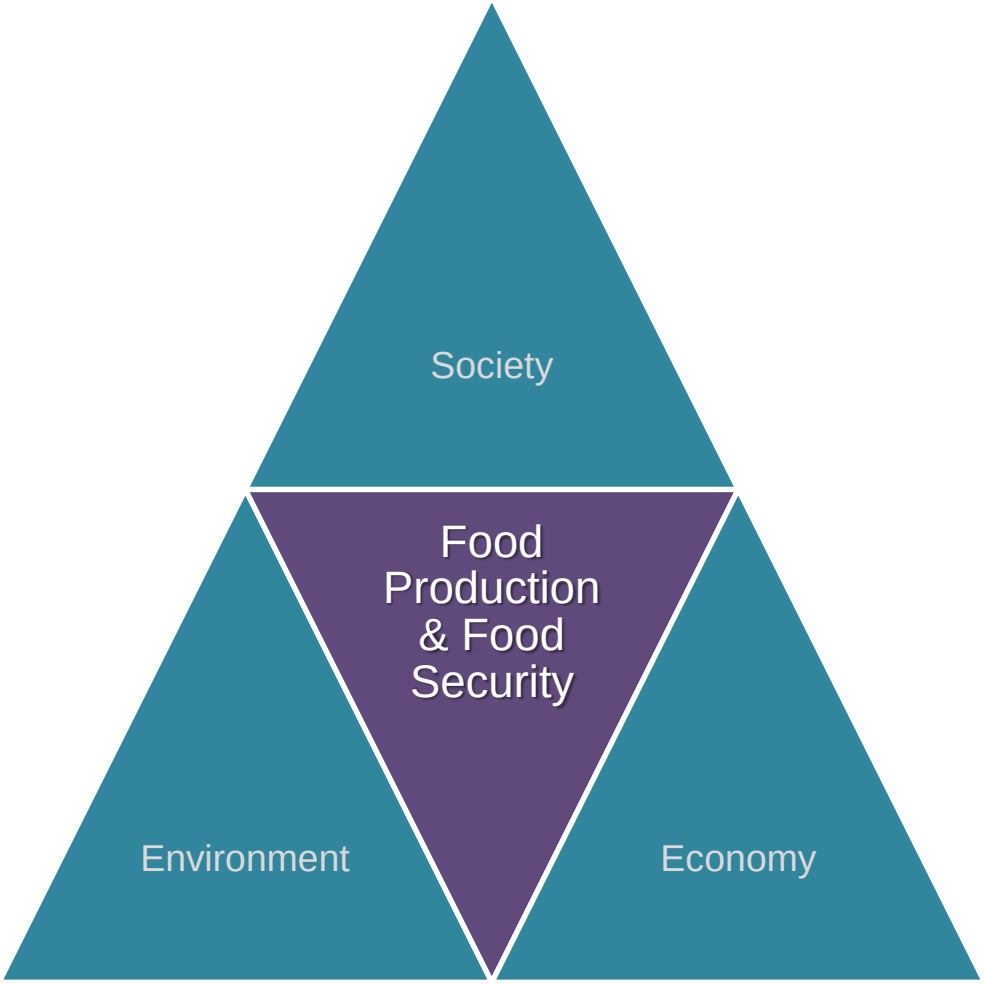


Food Production & Food Security:

- To increase **food production** and increase **food self-sufficiency ratio**

- To ensure **food safety** of local food production and offer **high-quality** food choice

Goals & Objectives



Society:

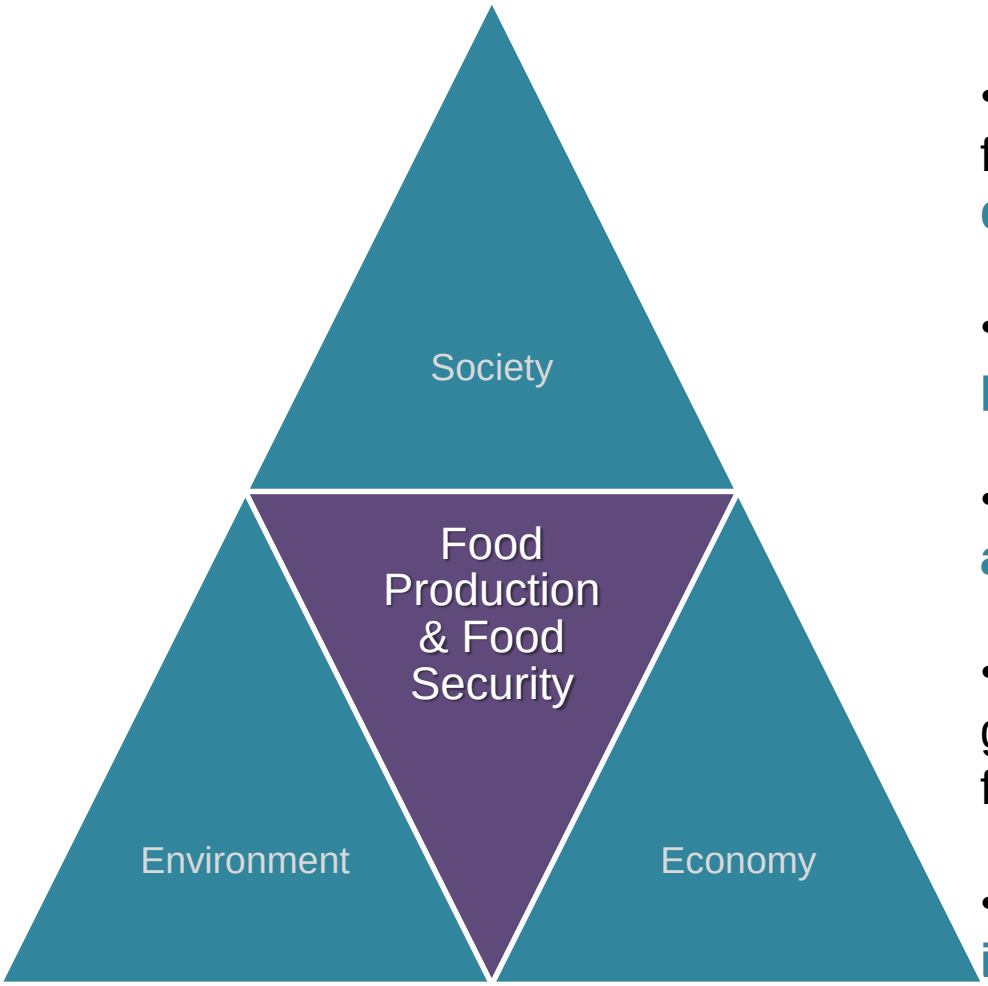
- To ensure **affordable, safe, and healthy food** to all citizens

- To promote **healthy, green, and responsible food culture** to city dwellers

- To **enhance psychological and physical health** through providing **alternative recreation outlets** for citizens in high-density urban environments

- To promote **social inclusiveness**, accommodate different life styles and facilitate integration of different social groups

Goals & Objectives



Economy:

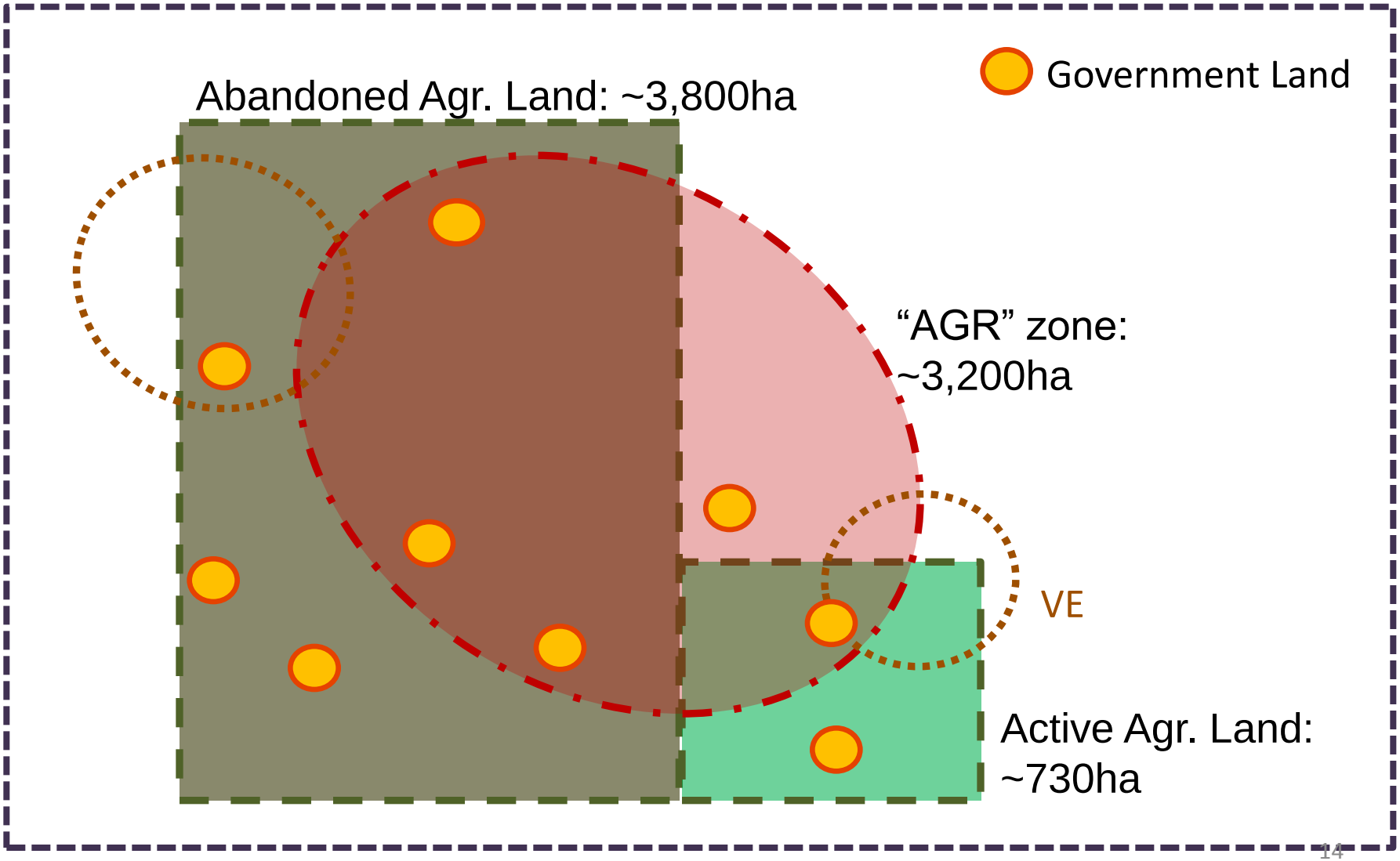
- To **revitalize agriculture industry** in Hong Kong
- To support local agriculture industry and facilitate **local community economic development**
- To increase **quantity of local farm produce** and hence **self-sufficiency ratio**
- To incubate **innovations and R&D activities** on farming and food industries
- To create **job opportunities** related to growing, processing, and selling of local food
- To promote **organic waste recycling industry**

Strategic Planning on Agricultural Land

Current Context on Agricultural Land

- **Land ownership**
  - mainly privately-owned; private land owners have the choice to abandon the private agricultural land
- **Zoning**
  - The use of zoning is to prohibit non-conforming uses, but the zoning system has no power to encourage active agricultural practices

Current Context



Questions

- How should we encourage agricultural use on agricultural land (「農地農用」)?

- Should there be government intervention to reserve government agricultural land bank?

Incremental Increase of Government's Agricultural Land Bank

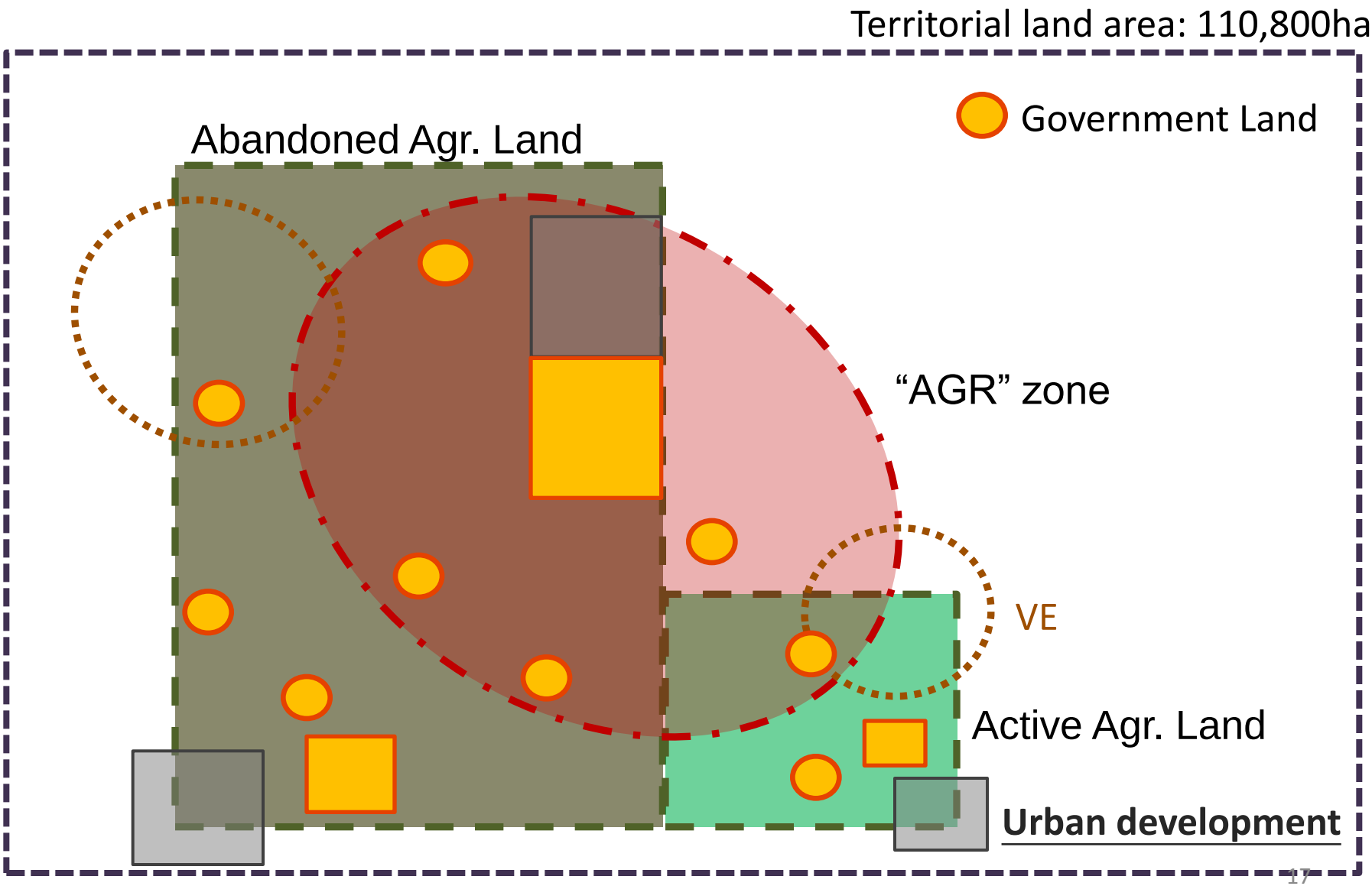
Aim:

- for a target amount of agricultural land to increase ratio of self-sufficiency, and/or
- for preserving active agricultural land

Approach:

- whenever there is proposed conversion of agricultural land use (by Government or private landowners), the project proponent should donate agricultural land to the government as government land bank
- agricultural land within Village Environ may be exempted
- The government can then rent the agricultural land to farmers

Incremental Increase of Govt's Agr. Land Bank



Other Ways for Increasing Agricultural Land

Government Renting Agr. Land from Private Owners:

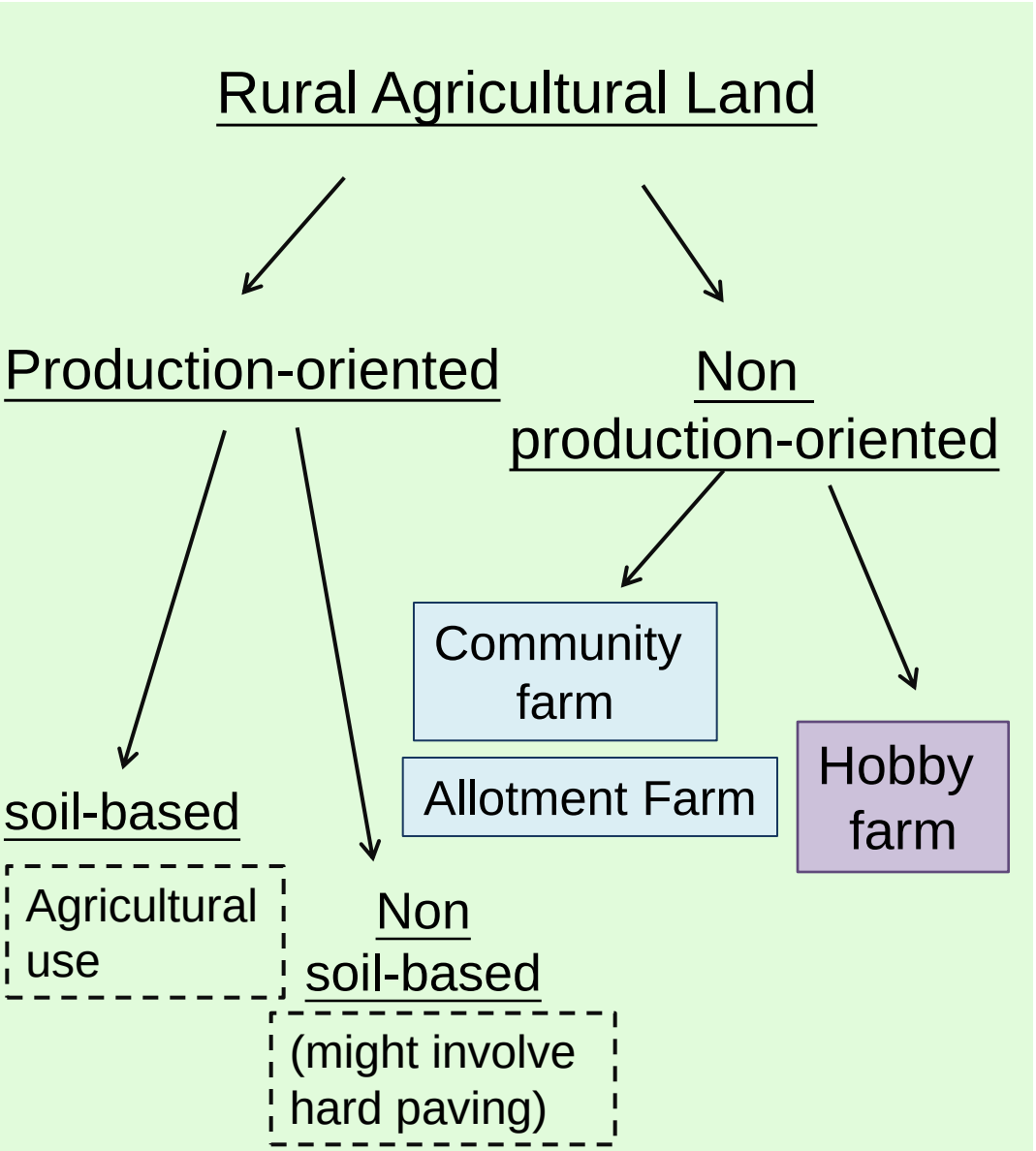
- Long-term paying rent to private agri. land owners
- Renting the agr. Land to farmers

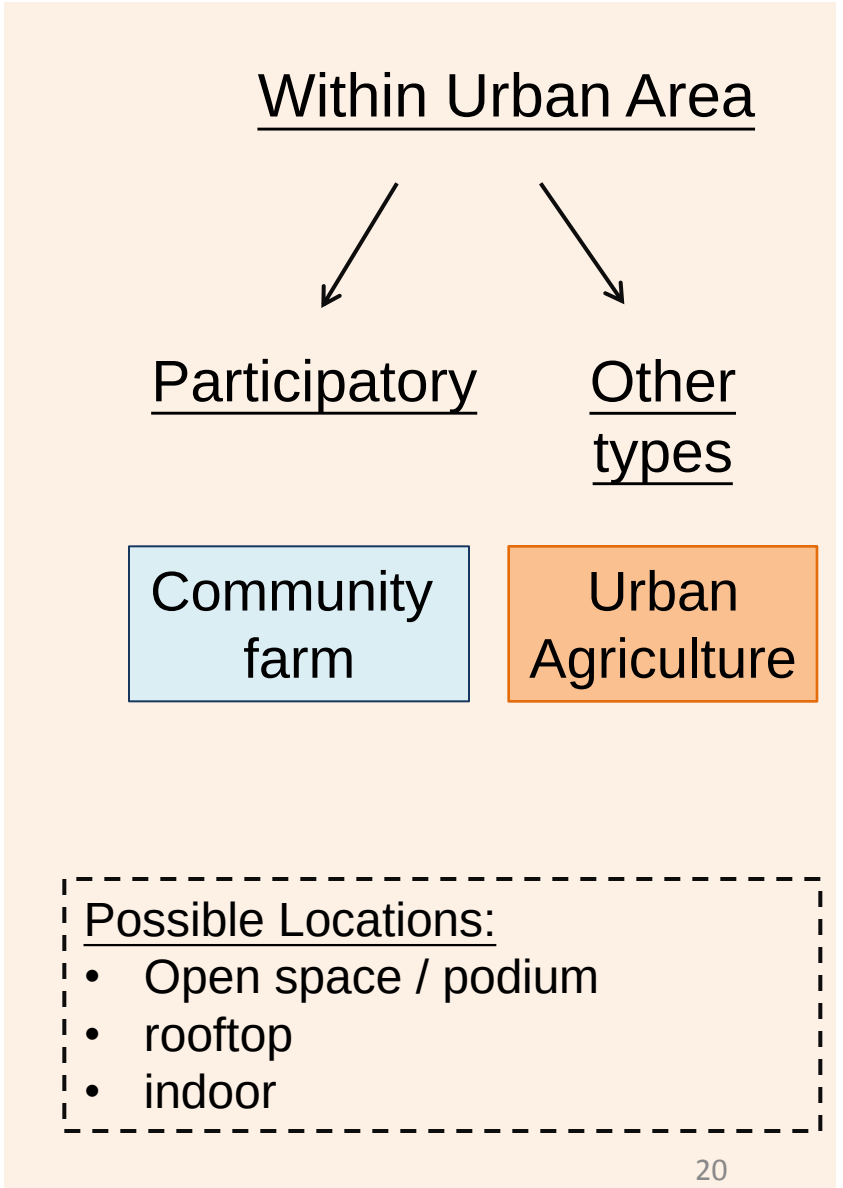
Offering Rental Subsidies:

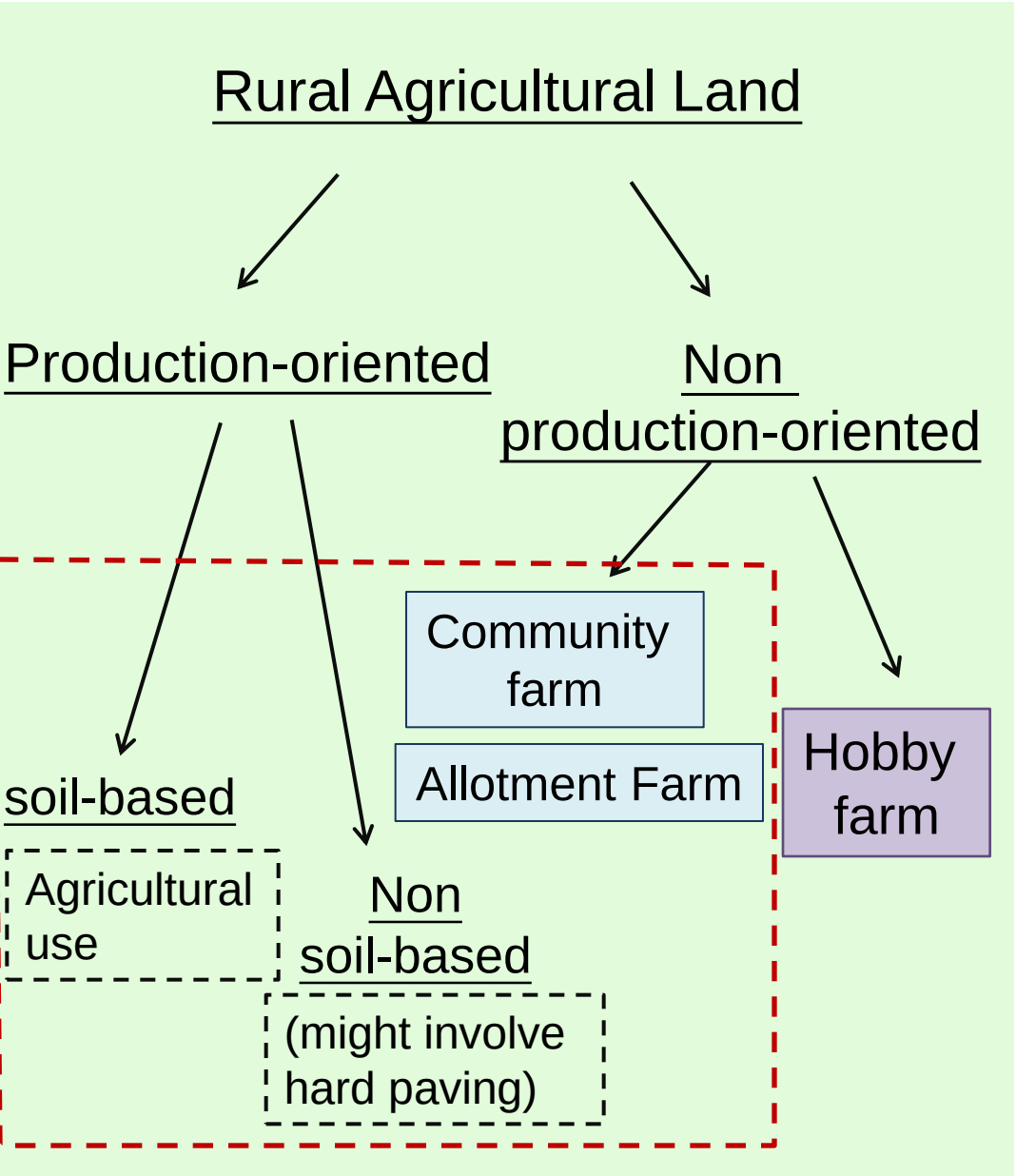
- Offering rental subsidies to qualified farmers
- Setting out criteria for application

Accommodating different types of “Agricultural Use”

Typical Types of "Agricultural Use"







Type 1: Land-based Agricultural Uses

- "**Allotment Farm**" and "**Community Farm**" can be subsumed into "Agricultural Use"

Issue: Extensive paving for agricultural use in “AGR” zone

- A case in Hok Tau (reported by AppleDaily, 8 Feb 2015)

“The thickness of such deposition or placement of soil shall not exceed 1.2 metres above the original ground level.” restricted in “AGR” zone only





Extensive paving for agricultural use in “AGR” zone

Recommendations

- DIA required if hard paving > 50%
- Required guidelines for design of greenhouse





Type 2: Hobby Farm (not under “Agricultural Use”)

Use	Definition	Remarks
Agricultural Use	Means any land used for the growing of crops and plants, and rearing of animals and fish including horticulture, aquaculture, fruit growing, seed growing, market gardens, nursery grounds, dairy farming, the breeding and keeping of poultry and livestock, grazing land, meadow land, fish ponds and paddy fields.	• It includes any structure or premises ancillary to and directly connected with the agricultural activities, such as cowshed, green house and structure for the storage of machinery, tools, carts, trolleys, seeds and fertilizers; but excludes any structure or premises for domestic purposes. • It also includes fish pond culture and the use of land for growing shrubs or trees where that use is ancillary to the predominant arable, pastoral or fish farming use, but excludes hobby farming and fishing ground which are regarded as some types of 'Place of Recreation, Sports or Culture'. • For cultivation, soil may be deposited or placed on land. The thickness of such deposition or placement of soil shall not exceed 1.2 metres above the original ground level. • *['Fish Pond Culture' and 'Plant Nursery' subsumed under this term unless otherwise specified]*
On-Farm Domestic Structure	Means a residential unit on agricultural land for habitation of the farmer who works on the farm (including fish-farm).	The unit shall not exceed a maximum of two storeys and 5.18m in height with a roofed-over area not exceeding 37.2m2. (For the avoidance of doubt, such structure does not include those converted from containers.)

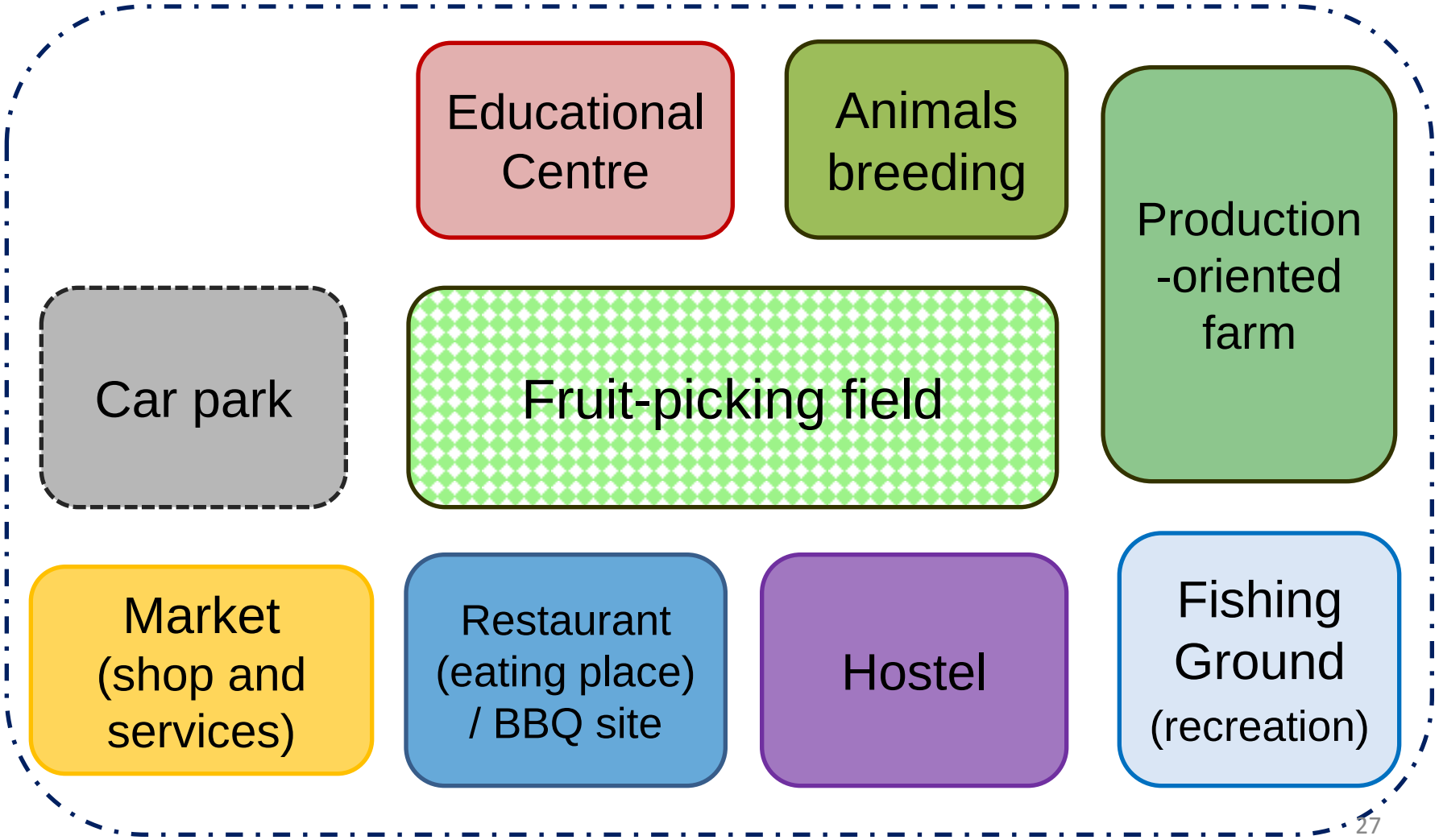
Type 2: Hobby Farm (not under “Agricultural Use”)

Use	Definition	Remarks
Place of Recreation, Sports or Culture	Means any place or premises intended to be used for a place of recreation, sports or culture.	• It includes, unless otherwise specified, civic centre and museum as defined in the Public Health and Municipal Services Ordinance (Cap. 132), arts centre, arts gallery, cultural complex, planetarium, concert hall, city hall/town hall, arts studio, rehearsal room for art performance, indoor recreation centre, indoor or outdoor stadium, sports ground/complex, fitness centre, gymnasium, public swimming pool/leisure pool, sports training ground, water recreation/sports centre, horse riding school, golf driving range, outdoor go-kart ground, radio control model aircraft flying field, outdoor radio control model car playing ground, motorcross ground, hobby farm, fishing ground, velodrome, oceanarium and aquarium, but excludes playground/playing field for local recreational use. • *['Art Studio', 'Golf Driving Range', 'Public Swimming Pool', 'Horse Riding School', 'Boating Centre', 'Aquarium' subsumed under this term unless otherwise specified]*

“Hobby farm” use in current zoning system

“Hobby Farm” subsumed in Place of Recreation, Sports and Culture		
AGR		Column 2
REC	Column 1	
GB		Column 2

Uses might be involved in a Hobby Farm



Recommendation related to Hobby Farm

- Establish a licensing system for Hobby Farm

- Hobby farm use should fulfill a set of criteria on s.c. of soil-based farmland, s.c. of F&B and/or hostel, etc.

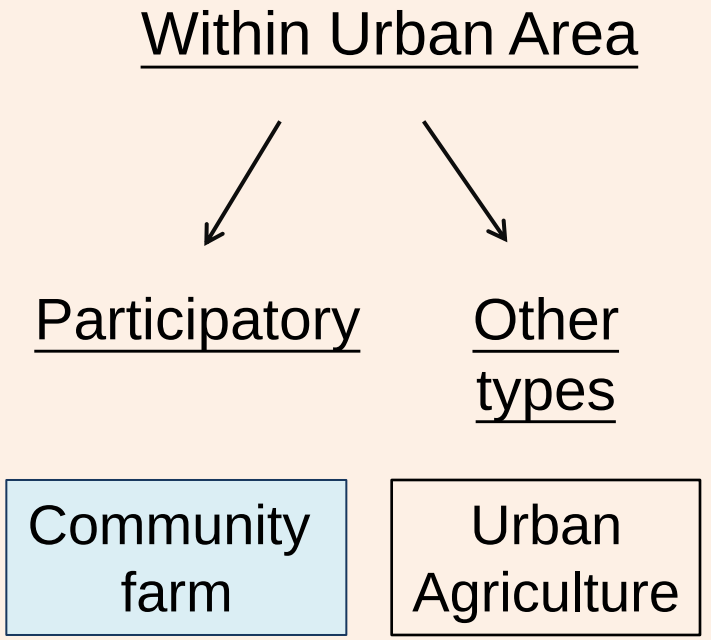
  (with reference to Taiwan's 《休閒農業輔導管理辦法》)

- Qualified Hobby Farm use can be allowed as Column 1 use in "AGR", "REC" and "GB" zones

Type 3: Agricultural Uses in Urban Area

“Community Farm” in Urban Area

- **cultivated collectively** by a group of people
- in general **participatory** in nature
- should be **always permitted** within outdoor areas in all zonings



Possible Locations:
- Open space / podium
- rooftop

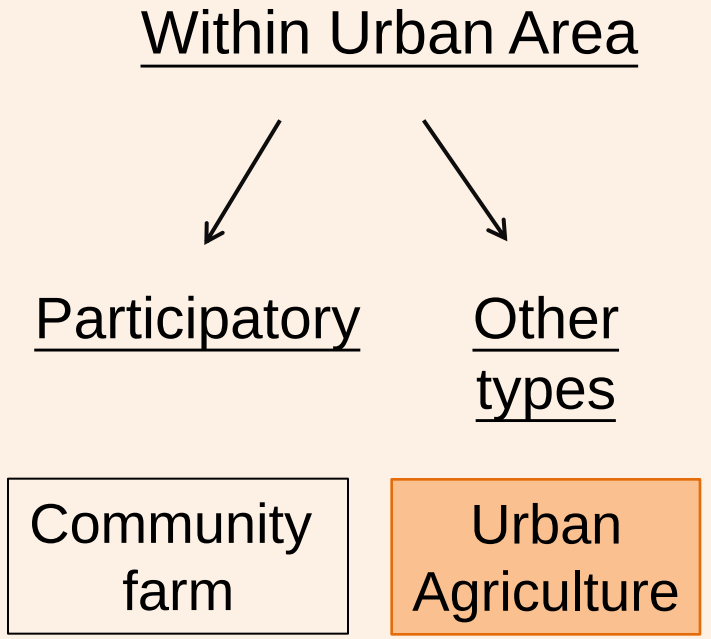
Type 3: Agricultural Uses in Urban Area

“Urban Agriculture”

- Establish a new term “Urban Agriculture” in planning terms

- should cover all types of **agricultural uses** within urban area, subject to relevant licensing system under other legislations.

- Ancillary uses (selling of on-site produced food and tuition class, etc.) can be included.



Possible Locations:
- Within indoor area
- rooftop

	Urban Agriculture	
	Column 1	Column 2 (rooftop and outdoor area only)
Industrial	Y	
Schedule 2 (for I or I/O buildings) within “OU(B)”	Y	
Scheduled 1 (non-I or I/O buildings) within “OU(B)”		Y
Commercial		Y
Commercial / Residential		Y
Residential		Y
CDA		Y

Reserving Area for Farmers' Markets

- For direct dialogue between farmers and customers
- Requiring areas for long-term farmers' markets

Tai Wo





Mei Foo

Tuen Mun





Star Ferry

General Recommendations on AGR Policy



Enhance Certification System



Citizen Education & Community Development



Research
Training &
High-technology Support



Funding & Incentives

General Recommendations on AGR Policy









Enhance Certification System

- Refinement in the **Organic Food Certification System** & **Accredited Fish Farm Scheme**
- Establish an accredited system for Quality **Hydroponic Food Products**
- Establish a certification system for **Hobby Farming**







https://www.linkedin.com/company/australian-certified-organic
http://eartheasy.com/blog/2009/07/can-we-rely-on-organic-food-and-clothing/

General Recommendations on AGR Policy









Research/Training/High-technology support

- Establishing relevant degree / diploma programs related to agriculture

IVE
香港專業教育學院
Hong Kong Institute of Vocational Education









Research/Training/High-technology support

- Provide research funding on high-tech agriculture development
- Establish respective career pipeline for high-tech agriculture industry









General Recommendations on AGR Policy





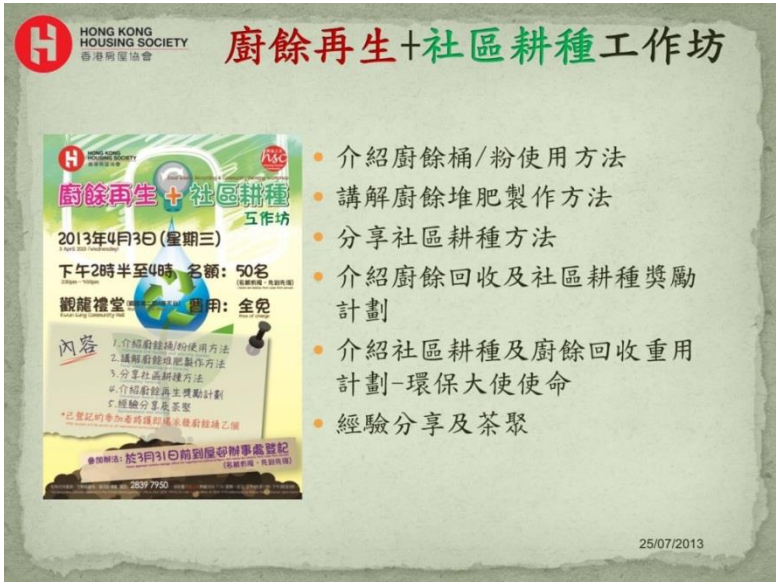




Citizen Education & Community Development

In schools, residential estates & local communities,

- Building Awareness of organic waste recycling
- Developing interest in farming
- Supporting local food products
- Introducing community farming/urban agriculture in academic syllabus





http://www.producegreen.org.hk/hkone/content/page1a.htm



http://paper.wenweipo.com/2012/12/17/ED1212170022.htm



http://www.greencoastrubbish.com/getting-serious-about-organic-waste-reduction/

Citizen Education & Community Development

In schools, residential estates & local communities,

- Building Awareness of organic waste recycling
- Developing interest in farming
- Supporting local food products
- Introducing community farming/urban agriculture in academic syllabus







General Recommendations on AGR Policy









Funding & Incentives

Cooperate





Financial Subsidies to SME on organic waste recycling:

- Additional human resources on waste separation
- Logistic cost of compost collection



Funding & Incentives



Domestic

Financial Subsidies on:

- Organic waste recycling facilities in private residential developments
- Logistic cost of compost collection

明報新聞網

屋苑倡政府派車回收

【明報專訊】政府擬推動家居廚餘回收，部分屋苑或屋邨已設有廚餘機，把廚餘製成堆肥，供花圃使用。曾推出相關計劃的將軍澳屋苑及慈雲山屋邨指出，因運輸成本高昂，建議日後政府派車收集廚餘，送往有機資源回收中心，以鼓勵居民回收。





Rewards for recycling pilot scheme in Scotland



http://www.bmw.co.uk/news/rewards-for-recycling-pilot-scheme-in-scotland/8643215.article

4

Funding & Incentives

Associate Community Farming with Social Welfare Schemes:

Support for Self-reliance (SFS) Scheme

- To encourage able-bodied Comprehensive Social Security Assistance (CSSA) recipients to secure employment

Enhancing Self-Reliance Through District Partnership Programme

“伙伴倡自強” 社區協作計劃

- To provide financial incentives for CSSA recipients in participating in community farming
- Time Coupon



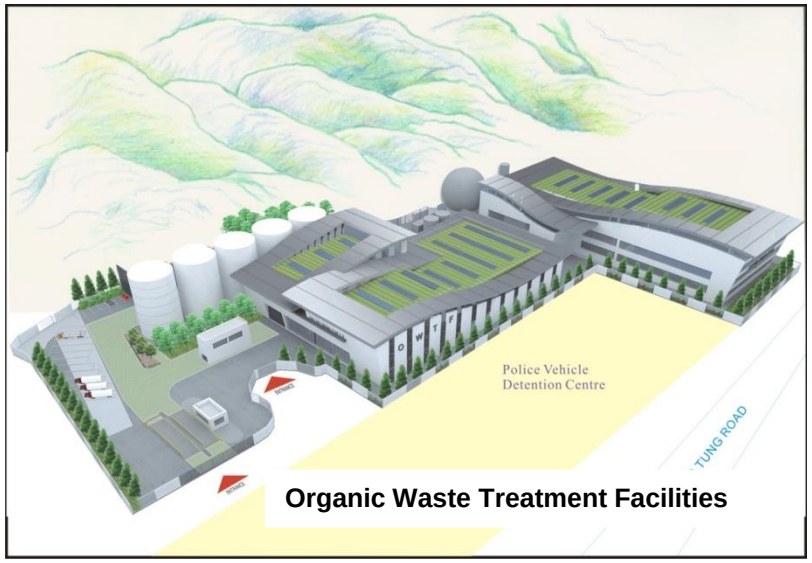


Funding & Incentives

- Provide research funding on high-tech agriculture development
- Establish respective career pipeline for high-tech agriculture industry
- Funding on waste recycling infrastructure







General Recommendations on AGR Policy









General Recommendations on AGR Policy

Enhance Certification System

Citizen Education & Community Development



Actors

Research Training & High-technology Support

Funding & Incentives

Summary Matrix

Measures / Objectives	Land Use Planning	Building Regulations/ Lease Conditions Review	Organic Waste Recycling	Training / Research / certification system / technology	Training / Research / certification system / technology	Citizen Education	Funding	Actors	
								Bureau / Govt depts..	NGO / Social enterprise
Environment	Increase Govt. Agr. Land Bank Review DoT of "Agr Use" and relevant restrictions Reserve spaces in urban area for farmers' markets / wholesale markets	Define "CF" and "UA"	Recycle organic waste for compost	"Hobby Farm" licencing system	Agr. Courses in Env Mgt / Con. programmes	on rural land preservation	Recycle organic waste	**HAB, EnvB, DevB, EdB, HAB**	Organise env. ed.programs
Food Production & Food Safety				Research on food production	Enhance Testing and Certification System	On food safety and food cherishing	Technology support	**FHB, CEDB, DevB, HAB**	Enter the Sector
Humanity / Social		Enable "CF" as Always Permitted Use			Provide relevant courses in Uni Ed	Participatory farming	Citizen Ed. programs	**FHB, DevB, EdB, CEDB,**	Hold Farmers' market; CSA; Establish direct producer to consumer network
Economy / Industry Development		Enable "UA" as permitted in suitable area	Produce Compost for local agricult	Non-soil based production credit system	Training	Support local agriculture	Support research	**FHB, DevB, EdB, CEDB**	Offer job opportunities