

Evaluation of Public Participation in EIA in Hong Kong: A Comparison of Government Projects and Private Sector Projects

Ziyi Huang

Department of Civil Engineering, The University of Hong Kong, Hong Kong

u3579069@connect.hku.hk

Abstract. Conducting public participation in an environmental impact assessment (EIA) study and assuring its effectiveness is very indispensable as it acts as a scrutiny role from a third party's point of view when comes to the decision-making process. Both governmental proponents and private proponents are required to do the EIA study if their proposed projects are subject to designated projects. It is discovered that a majority of public participation in EIA studies carried out in government-run projects prudently follows the provisions as well as principles and serves as a high-interactive medium for information dissemination and exchange. In contrast, there is no significant influence of public participation organized in EIA study of private-run projects. Therefore, this paper aims at revealing the implementation of public participation in EIA responsible by different types of proponents and digging out the reasons behind it through an investigation and comparison of two representative cases from government-run projects (Lok Ma Chau Rail Spur Line Project) and private proponent-run projects (Fung Lok Wai Wetland Project) respectively. The study indicates that the compliant operation of public participation in government-run projects originates from the intention of benefiting the public as most of the projects are designed to be public infrastructure while the purpose of private components to start up a project is to seek profit, consequently resulting in the one-way and dictatorial decision-making. By tapping these voids, this paper provides a critical understanding of the disparity between the actual practice and specified criteria and attempts to establish a reference model for engineering projects that need to conduct an EIA study. This paper advocates improving the relevant system and strengthening supervision of EIA.

Keywords: Environmental Impact Assessment, Public Participation, Hong Kong, Government, Private Proponent.

1. Introduction

Being defined as the involvement of all the stakeholders associated with the proposed project, public participation is of paramount importance and is considered to be the core of EIA. Under the background that the current Environmental Impact Assessment Ordinance (EIAO) and other laws have established and regulated the public participation system in EIA, it is still of great significance to continue improving it to ensure that the public participation system of EIA is keeping pace with the times. However, due to the lack of understanding of the bi-directionality of public participation in EIA, the positioning of public participation mainly focuses on the public's participation and supervision of proponent decision-making, while relatively ignoring the proponent's policy release and interpretation, communication with the public, and final alternative selection, which negatively affect the process and effect of public participation in EIA [1]. It is undeniable that public participation will eventually be reflected in the expression of public opinions. However, people's views and opinions are largely based on information, and the different information held by various parties determines their divergence of opinion to a large extent. Therefore, focusing public participation in EIA on the expression of positions and opinions of all stakeholders will not help solve problems and advance projects in many cases, and may even intensify conflicts as well as lead to more distrust, while relatively objective and comprehensive information can assist the project proponent to adopt public views and incorporate public advice and recommendation into the decisions.

Both government proponents and private proponents whose proposed project satisfies one of the types in the designated project list should carry out an EIA study and include public perspectives

through it. It is also researched that public participation is legally and comprehensively conducted and well rewarded for government-run projects whilst the execution of it is highly controversial when conducted by private proponents [2]. Acknowledging this, one representative example (Lok Ma Chau Rail Spur Line Project and Fung Lok Wai Wetland Project) from each of these two sectors will be brought out to compare and examine their nature of public participation along with their effectiveness against the fundamental rationales.

Thus, this study will first give a preliminary discussion on the significance of public participation in an EIA study, which is thoroughly elaborated by drawing up the principal criteria prescribing the effectiveness of public participation and describing the functions of effective public participation in an EIA study. Thereafter, the nature of public participation from a Hong Kong perspective will be depicted to show the current state of affairs. Moving onto the next section, public participation practices in EIA study in government-run projects and private proponent-run projects will be evaluated and compared by applying one representative case from each sector respectively. Finally, the research finding will be illustrated and analyzed in the conclusion part.

2. Importance of public participation in the EIA study

In order to demonstrate the comparison between public participation carried out by the government and private proponents and their respective results, the criteria regulating effective public participation need to be defined while how the functions of public participation are achieved in different stages of an EIA study should be elaborated with specific measures. Thus, in this section, accompanied by the nature of public participation in EIA from a Hong Kong perspective, all the details will be illustrated.

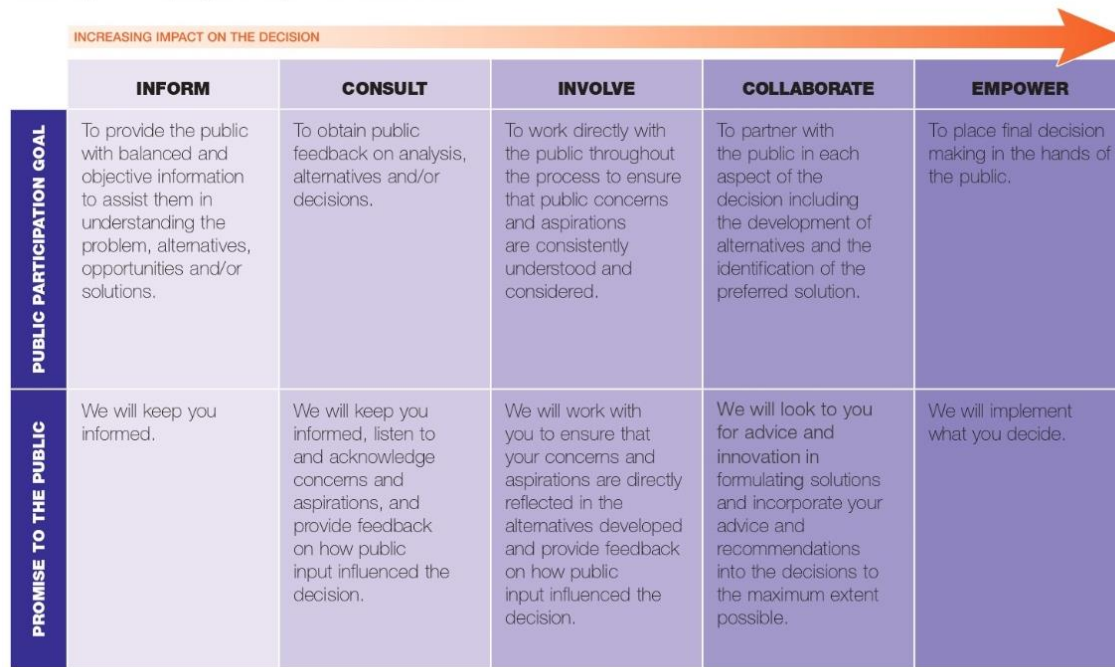
2.1. Effective public participation

As stated by Rowe and Frewer in a public participation evaluation research, ‘public participation’ generally refers to, for the purpose of sustainable development, an adequate involvement of all the stakeholders concerning the ongoing projects and subsequently-induced problems, whose pertinent interest will be (adversely) affected during the whole policy development process [3, 4]. Integrated into EIA, such involvement can be accomplished by mandatorily conducting activities consisting of information dissemination meetings, public hearings, online opinion acceptance boxes as the partial statutory requirement under the EIAO and other policies [1, 5]. Based on the aspiration of project proponents and third parties, events serving as idea exchange platforms can also be conducted voluntarily [1]. In terms of the differentiated level of empowerment in decision-making, public participation comprises progressive missions, including inform (keep the public updated with objective information originating from proposed project itself and actions of pertinent personnel), consult (gain concerns as well as desire from the public and provide feedback back on the influence of public views), involve (combine public’s opinion in alternatives making stage while keeping public informed with how decision-makers intake their perspectives), collaborate (incorporate public advice and recommendation into the decisions) and empower (confirmation on views from the public that are implemented into the project) [6]. More details are shown in Fig. 1.

IAP2'S PUBLIC PARTICIPATION SPECTRUM



The IAP2 Federation has developed the Spectrum to help groups define the public's role in any public participation process. The IAP2 Spectrum is quickly becoming an international standard.



© IAP2 International Federation 2014. All rights reserved.

Figure 1. IAP2's Public Participation Spectrum [6]

As for the term 'effective', derived from the core theories of Impact Assessment (IA), there is a variety of criteria stipulating it, which predominantly encompasses 'procedural', 'substantive', 'transactive' and 'normative' [1]. Overlook the whole process, 'procedure' focuses on whether the public participation process complies with the setting provisions and principles while 'normative' emphasizes the alignment with the agreeable sense of principles with society [7-11]. Dig into the implementation, 'substantive' evaluates the extent to of public participation is propelled to the accomplishment of the final objective and the capability to deal with induced changes [7, 9]. For the term 'transactive', it highlights the efficiency of public participation through the assessment of cost, time and other resources invested [7, 9]. Other existing evaluation criteria such as 'pluralism' and 'legitimacy', whose connotation overlaps those mentioned previously, will be neglected in discussion [12, 13].

Therefore, as it is impossible for the coexistence of saving cost and implementing sufficient public participation to form, an 'effective public participation' will be witnessed to achieve by executing diverse missions in accordance with the judgment criteria of 'effective' exclusive 'transactive', also the functions of effective public participation can be derived through which. Firstly, from a technical perspective, the public plays a significant role in providing diverse perceptions of influence of the proposed project and experimental information of physical environment which may not be premeditated by project consultants and experts who are not familiar with the locality [1]. According to Sheate, he also regarded public participation as scrutiny of the documentation and actions made by project proponent as the public is competent and qualified enough to present a critical analysis over [14]. Thus, quality assurance of the information to be referred to and applied can be enhanced while well-harness of local information will directly lead to the well-considered decision to a large extent [15]. Apart from this, from a social-political perspective, as suggested by Hung, public participation serves as a political arena of pluralism, where various interest would seek influence to decisions through this process and the redistribution of power is put into effect which takes the interest of the marginalized and powerless groups into account [1, 15]. As a result, the democratic social norm is obeyed while fairness and justice are fulfilled [16].

In reality, some international organizations and experts have attempted to formulate and promulgate pertaining assessment standards to measure the effectiveness of public participation. The first enactment of convention is Aarhus Convention of the United Nations Economic Commission for Europe (UNECE), identifying the compulsorily-required activities to guarantee effectiveness. Commencing from this, a large number of criteria have been put forward and released from different researchers, which include proposals from Brown and Chin, Laurian, Butterfoss and so on [17-19]. However, they are all similar to a large extent, focusing on the utilization of local information, representation of all stakeholders, dissemination of inside information and transparency of the public participation execution process.

2.2. Public participation in different stages of an EIA

After EIAO was enacted in 1997, it specifies stages of conducting an EIA study that project proponents need to follow, containing screening, scoping, baseline study, alternatives, impact prediction, evaluation and mitigation, as well as monitoring and auditing. A project profile identifying adverse environmental impacts needs to be submitted to Environment Protection Department (EPD) if this project is specified to be a designated project for application of the EIA study brief. During this application period, public participation will be carried out by project proponents to make the first round of public inspection available. Considering the received comments, the EIA study brief will be drawn up and issued, illustrating the main adverse impacts that project proponents need to focus on and whose mitigation measures should be mentioned in the EIA report. Then project proponent can commence progressing to the baseline study and drafting the EIA report. Where the EIA report is examined to conform to the requirement of EIA study brief and Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), the second round of public participation will then be organized to absorb comments granting or refusing the issue of Environmental Permit (EP). Alongside public participation, subcommittee on EIA, e.i Advisory Council on Environment (ACE), will also act as an inspection role to review public comments and EIA reports.

It is suggested that opinions of different stakeholders should be involved from the outset and throughout the life cycle of the proposed project to pave the foundation of the implementation of EIA as in terms of the previous local urban development project, 33% of them was affected by the opposition due to the absence of public participation in the initial stage [20, 21]. In an attempt to achieve effective public participation, International Association for Impact Assessment (IAIA) and The Institute of Economic Affairs (IEA(UK)) conceptualized several principles, among which are of paramount importance that all development proposals that may cause potential effects should be apprised of while points of view on all biophysical and socio-economic aspects, including but not limited to health, culture, gender, lifestyle should be consulted and recorded [20]. These two principles can be concretely carried through by propagating detailed project information sketched out in project profile using the newspaper and requesting reviews and comments submitted to the Director of Environmental Protection within 14 days [1]. The concerns and expectations of diverse stakeholders will be taken into account for assisting project responsible parties in formulating appropriate alternatives and consequent mitigation methods [22-24].

As for the second round of public participation lasting for 30 days, detailed events required to achieve effective public participation will share with the public the final design of alternatives as well as mitigation methods and will inform how their views influence the decisions [1, 22-24]. During this period, in accordance with EIAO, a sufficient number of EIA reports should be allocated at the Register Office, two environmental resource centers and the relevant District Councils for exhibition, whose availability, with the nature and venue of the designated project, will be advertised every ten days of the 30 days review period [1]. The advertisement will also indicate the ways of adding personal comments for the EIA report [22-24].

2.3. Public Participation in EIA in Hong Kong

However, it is revealed and testified that ‘collaboration’ and ‘empowerment’ are not put into effect in a majority of EIA studies, that is, views of the public seldom shake the determination or alter the decision that is about to make by the private proponent [1]. The essence of public participation merely attempts to hinder environmentally unacceptable development which is strongly disagreed by the general public. As this fact intensifies, passive attitude is diffusing among the public as most of them hold the view that neither their participation will contribute to the final decision-making nor their comments will be adopted [25]. Such a phenomenon can be explained by the relatively authoritarian government structure [26]. Moreover, as the Hong Kong EIA system was initiated inside the bureaucracy instead of rising public awareness of environmental protection, another reason for the low participation rate stems from the lack of awareness and knowledge to engage the person itself being affected in the decision-making [25]. Other barriers hindering public participation may lie in inadequate publicity, low accessibility, lengthy and technical writing, and insufficient resource to secure participation [25-28].

3. Public participation in EIA

As the effectiveness of public participation carried out through projects is about to be examined as follows, three prime criteria are applied to select cases: (i) the project has a wide public interest, (ii) the project has an influence on different aspects of the community, (iii) the project represents the socio-economic traits of Hong Kong [29]. Based on these, Lok Ma Chau Rail Spur Line Project proposed by Kowloon-Canton Railway Corporation (KCRC), which is a wholly government-owned corporation and Fung Lok Wai Wetland Project proposed by Cheung Kong (Holdings) Limited are chosen.

3.1. Government-run project

In light of the rapid population increase from 1965 to 2000, there was a witness of a road length increase of over 1000km as well as a rail land increase of more than 100km, while more road and railway infrastructure were still imperative to cope with the travel demand [30]. Under the commission of the Hong Kong Government, KCRC was appointed to construct a 7.3km double-tracked railway called Lok Ma Chau Rail Spur Line to connect the Sheung Shui Station at the end of the existing East Rail Line with a customs port located in Shen Zhen into Mainland China. The approval of the project aroused the attention of both Hong Kong as well as Mainland China and the most controversial problem lies in, crossed by a 700 meters viaduct as a section of the spur line, the 33 hectares Long Valley, which is the single largest remaining area of freshwater wetland agriculture in Hong Kong, containing fish ponds, bloodworm ponds, active and inactive wetland agriculture while serving as a high ecological-value habitat for over 200 species of birds, among which 29 are of conservation significance [31]. Thus, the construction of this project would inevitably exert an adverse effect on the wetland ecosystem and species diversity. It is also reported that several operating fish ponds along the viaduct would be shut down during construction and 0.4 hectares of fish ponds will be permanently lost, directly influencing the live hood of citizens who treated fishing and farming as a profession [31]. Moreover, the viaduct as construction on land unavoidably imposes impacts on landscape and visual.

A complete EIA study on this project was conducted from May 1999 to June 2000, identifying and quantifying all the factors that may generate potential impacts on surroundings covering ecology, fisheries, fisheries, water quality, contaminated land aspect and formulating corresponding mitigation methods [32]. During this period, this spur line alignment scheme was gazetted twice in October 1999 and April 2000 respectively to achieve project information dissemination and solicit comments from local communities for further amendment and optimization [32]. Nevertheless, considering the impracticable alternatives and ineffective mitigation proposals suggested in the EIA report, whose potential to alleviate or compensate for the adverse impacts was subject to suspicion, such an EIA

report was rejected by EPD in October 2000 [32]. In the inspection period of this EIA report, the public, including local citizens, environmental expertise, various bird-watching societies, Green Groups, and also members of the ACE, posed their main focus on the habitat fragmentation caused by the occupation of a linear construction site of the project, where the geographical heart of Long Valley would be cut into two halves and a loss of 2.4 hectares of habitat would be irreversible, in addition, the disturbance to the species would be incurred [33]. Apart from this, the proposed 1.8 hectares pond for the compensation purpose was probed to be within the construction section, construction plant and equipment would still exist in whose vicinity after reinstating as a wetland [33]. The rejection of the first EIA report caused by the improper mitigation measures to the concerns raised by the public shows that public perspectives were involved but not fully considered and incorporated into the mitigation drafting process.

Therefore, in November 2000, KCRC called an appeal against the refusal of EPD and submitted revised construction methods as well as a complement of 3 hectares of wetland for compensation [34]. However, such an appeal was dismissed in July 2001 due to the reason that such action bypassed and circumvented the inspection of public and other statutory organizations, violating the integrity of the EIAO [34]. To a large extent, this disallowance affirmed the functions as well as the value of public participation in EIA and maintained transparency during the whole process. The second EIA report was advertised in December 2001 and consequently approved in June 2002, proposing a tunnel in replacement with the on-land viaduct to minimize the effect on ecology and vision aspect after cooperation and negotiation between the Agriculture, Fisheries and Conservation Department (AFCD), EPD, and all the other stakeholders [32]. The approval of the second EIA report conversely demonstrates that only by adequately harnessing local information and ensuring the representation of stakeholders will the public participation become effective and the EIA report pass through verification.

Even before the commencement of the project, an Environmental Committee constituting the Friends of the Earth, Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong, University of Hong Kong, and University of Science and Technology, was founded independently to provide supervision throughout the construction and operation process [32]. They would be periodically informed of engineering progress as well as outcomes of the methods applied to mitigate the adverse impacts, and consulted for recommendations for improvement, which would be taken into account in the construction methodologies and subsequent maintenance. Moreover, a local Community Liaison Group was also established for all the public concerning project influence and relevant self-interest to set up a channel for them to express inquiry and make them updated with detailed project information through forums [32]. What's more, a telephone hotline was also set up for the corporation for the public to utilize more conveniently [32]. Overall, the Lok Ma Chau Rail Spur Line Project indeed strikes its best to win the trust and acceptance of the public and set a superior reference model for engineering projects that need to conduct an EIA study.

3.2. Private proponent-run project

Realizing the huge potential in wetland development and the underlying financial pressure while driven by *New Nature Conservation Policy* promulgated in 2004, Fung Lok Wai wetland was initiated by Cheung Kong (Holdings) Limited and World Wildlife Fund for Nature (WWF) under a public-private partnership mechanism. In 1974, partial Fung Lok Wai Wetland was retrofitted into fish ponds and contributed to freshwater fisheries, further maintaining the live hood of the nearby residents while serving as a habitat for wetland birds [35]. Thus, a high ecological value was existing in this area due to its role of air stop during the southward migration of migratory birds. The two basic purposes of this project are to (i) construct a low-density residential area in the southwest of the 5% of wetland responsible by the project proponent, Cheung Kong (Holdings) Limited, (ii) conserve 95% of the northern part area responsible by WWF [36]. Detailed location of the project and its layout are shown in Fig. 2. Nevertheless, it is under dispute that under the commitment of the proponent, the zero net loss of water bodies can only be achieved by re-organizing and integrating existing fish ponds, which

consequently imposed disturbance to surrounding species, such as egrets and herons [36]. As a result, the planning project would encroach into the ecology, species diversity, fishery, and other aspects of the Fung Lok Wai wetland.

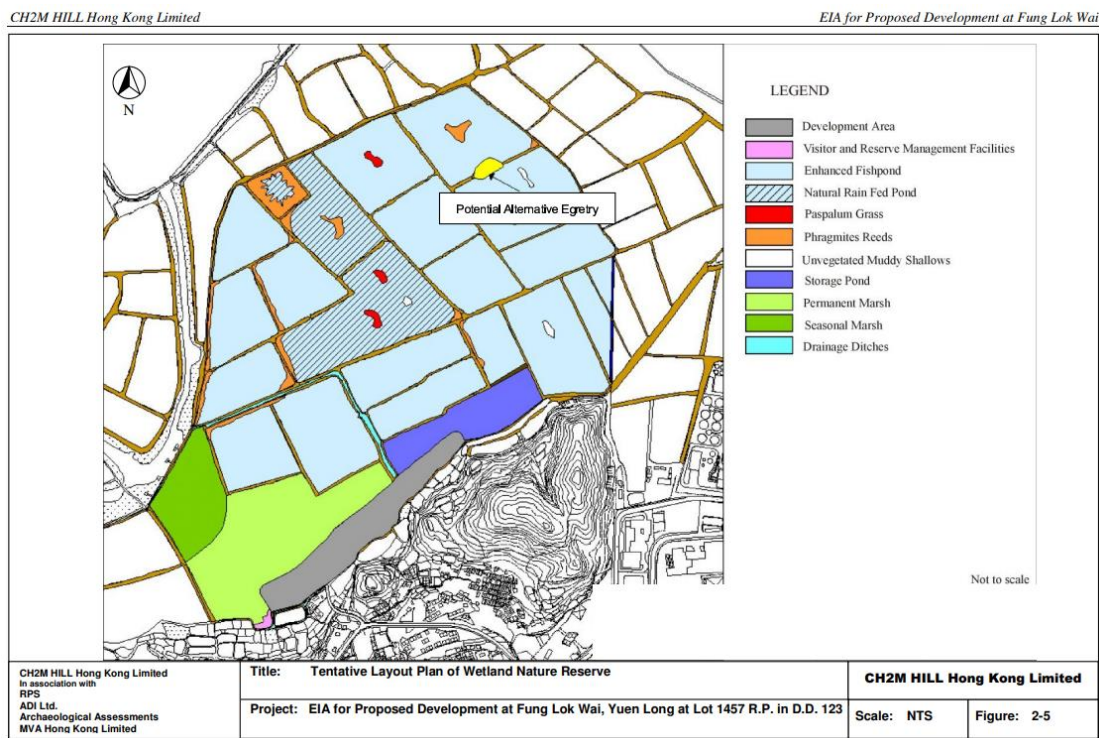


Figure 2. Tentative layout plan of Wetland Nature Reserve [37]

Although the EIA report on the Fung Lok Wai project was approved in 2008, there is no evidence showing that public views were involved in the report. The public remained intensively opposed to this public-private partnership project, questioning the potential impacts and ecological threats that this project would bring to wetland habitats [36]. However, there was no opportunity for them to engage their perspectives in the project. Moreover, worrying whether the conservation goals proposed by the project would be met, WWF also announced in May 2013 that it would officially withdraw from the Fung Lok Wai project as they were incapable of handling the escalating debate between the project proponent and other environmental groups [36]. In fact, under the control of Cheung Kong (Holdings) Limited and the Hong Kong government, conservation and development of the Fung Lok Wai project were compromised mutually instead of striving to seek balance between each other. Therefore, they were the initiators of a "win-win" situation while public and environmental groups were powerless to intervene in the interests of both parties due to the nontransparent decision-making mechanism by which there is no right for the public to participate in decision-making [38].

Benefiting from *Urban Planning Regulations* which states that submission of comments to the Town Planning Board on draft statutory plans is welcomed, the only opportunity for public participation was birthed where people from all fields can supervise and participate in the trial process of this project [36]. Therefore, the project proponent has made a positive response, especially in terms of the zero net loss in fish ponds and firefly luminosity experiments [36]. So far, various opinions and suggestions on the design are still being reviewed and plans are being successively accepted. Nevertheless, there is not much public participation opportunity being revealed and created to propel the project to encompass more pluralistic advice.

4. Conclusion

Owning to the importance of public participation, two cases were investigated to understand the gap between the actual practice and specified criteria. The study on public participation in EIA carried

out in the government-run project suggested that only by stringently complying with the provisions and combining public views into all steps of the decision-making process will the EIA report be approved. Additionally, according to the case of Lok Ma Chau Rail Spur Line Project, public participation is not limited by the two rounds of public inspection after the publicity of the project profile and EIA report respectively, it can extend out of the issue date of EP where recommendations from public and experts are solicited for the construction methodologies and subsequent maintenance. In this case, a superior example is outlined where the information gets sufficiently exchanged and rigorously intake among diverse stakeholders. Such effective public participation also stems from the intention of benefiting the public. However, there is no evidence showing that public participation of EIA in private-run projects conforms with legal requirements due to the reason that public views will intervene in the pre-set motive in favor of implementation, that is, in most cases, seeking profit. Opportunity for public participation only occurs when the controversy between development and conservation is severe enough to hinder the project from successfully advancing, especially the capital chain is cut off. In this case, public participation will be treated to be ineffective and receiving. Further improvements need to be made on the review and verification mechanism of the EIA report and the conditions for issuing EP to compel project proponents to conduct effective public participation and maintain the transparency of the public participation execution process.

References

- [1] Hung S. F. (2022) Public Participation and EIA Effectiveness: Empirical Case Studies in Hong Kong. <https://www.proquest.com/openview/7ee435ba35da5c96c39ce9836d42fb6d/1.pdf?pq->
- [2] Lin R. (2013) Loopholes in the EIA regulations. <https://www.inmediahk.net/%E7%92%B0%E8%A9%95%E6%A2%9D%E4%BE%8B%E6%BC%8F%E6%B4%9E%E5%A4%9A-%E5%85%AC%E7%9C%BE%E6%9C%9B%E4%BF%AE%E4%BE%8B%E5%A2%9E%E7%9B%A3%E7%AE%A1>
- [3] Rowe G., Frewer L. J. (2004) Evaluating Public-Participation Exercises: A Research Agenda. *Science, Technology, & Human Values*, 29: 512–556.
- [4] UN. (1992) The UN Conference on Environment and Development. In: *Earth Summit*. Rio de Janeiro. pp. 1992.
- [5] Petts J. (1999) Public Participation and Environmental Impact Assessment. In: Petts, J. (Eds.), *Handbook of Environmental Impact Assessment*. Blackwell Science., Hoboken. pp. 145–197.
- [6] IAP2, (2014) IAP2's Public Participation Spectrum. www.iap2.org/resource/resmgr/foundations_course/IAP2_P2_Spectrum_FINAL.pdf.
- [7] Sadler B. (1996) *Environmental Assessment in a Changing World: Evaluation Practice to Improve Performance: Final Report*. Canadian Environmental Assessment Agency, Toronto.
- [8] Marsden S. (1998) Importance of context in measuring the effectiveness of strategic environmental assessment. *Impact Assessment and Project Appraisal*, 16: 255–266.
- [9] Chanchitpricha C., & Bond A. (2013) Conceptualising the effectiveness of impact assessment processes. *Environmental Impact Assessment Review*, 43: 65–72.
- [10] Baker D. C., & McLelland J. N. (2003) Evaluating the effectiveness of British Columbia's environmental assessment process for first nations' participation in mining development. *Environmental Impact Assessment Review*, 23: 581–603.
- [11] Fischer T. B. (2003) Strategic environmental assessment in post-modern times. *Environmental Impact Assessment Review*, 23: 155–170.
- [12] Bond A., Morrison-Saunders A., Stoeglehner G. (2013) Designing an effective sustainability assessment process. In: Bond, A., Morrison-saunders, A., & Howitt, R. (Eds.), *Sustainability Assessment - Pluralism, Practice and Progress*. Oxon, Routledge. pp. 231–262.
- [13] Chanchitpricha C., Morrison-Saunders A., Bond A. (2019) Investigating the effectiveness of strategic environmental assessment in Thailand. *Impact Assessment and Project Appraisal*, 37: 356–368.

- [14] Sheate W. (1996) *Environmental Impact Assessment: Law & Policy Making an Impact II*. Cameron May, London.
- [15] O’Faircheallaigh C. (2010) Public participation and environmental impact assessment: Purposes, implications, and lessons for public policy making. *Environmental Impact Assessment Review*, 30: 19–27.
- [16] Morrison-Saunders A., Early G. (2008) What is necessary to ensure natural justice in environmental impact assessment decision-making? *Impact Assessment and Project Appraisal*, 26: 29–42.
- [17] Butterfoss F. D. (2006) Process evaluation for community participation for community participation. *Annual Review of Public Health*, 27: 323–340.
- [18] Laurian L. (2009) Trust in Planning: Theoretical and Practical Considerations for Participatory and Deliberative Planning. *Planning Theory & Practice*, 10: 369–391.
- [19] Brown G., & Chin S. Y. W. (2013) Assessing the Effectiveness of Public Participation in Neighbourhood Planning. *Planning Practice and Research*, 28: 563–588.
- [20] IAIA & IEA(UK). (1999) Principles of environmental impact assessment, best practice. https://www.iaia.org/uploads/pdf/principlesEA_1.pdf.
- [21] Biodiversity Conservation Center, (2016) Screening. <http://www.biodiversity.ru/coastlearn/pp-eng/boxes/screening.html>.
- [22] Hartley N., Wood C. (2005) Public participation in environmental impact assessment—implementing the Aarhus Convention. *Environmental Impact Assessment Review*, 25: 319–340.
- [23] Nadeem O., Fischer T. B. (2011) An evaluation framework for effective public participation in EIA in Pakistan. *Environmental Impact Assessment Review*, 31: 36–47.
- [24] Pacifica F. Achiing O. (2007) Environmental impact assessment general procedures. <https://orkustofnun.is/gogn/unu-gtp-sc/UNU-GTP-SC-05-28.pdf>
- [25] Hu J. (2011) Public participation in Environmental Impact Assessment (EIA) — A case study of Hong Kong. <https://ieeexplore.ieee.org/document/5774344/>
- [26] Tang S. Y., Tang C. P., Lo C. W. H. (2005) Public Participation and Environmental Impact Assessment in Mainland China and Taiwan: Political Foundations of Environmental Management. *Journal of Development Studies*, 41: 1–32.
- [27] Bull R., Petts J., Evans J. (2010) The importance of context for effective public engagement: learning from the governance of waste. *Journal of Environmental Planning and Management*, 53: 991–1009.
- [28] Chi C. S., Xu J., Xue L. (2013) Public participation in environmental impact assessment for public projects: a case of non-participation. *Journal of Environmental Planning and Management*, 57: 1422–1440.
- [29] Hasan M. A., Nahiduzzaman K. M., Aldosary A. S. (2018) Public participation in EIA: A comparative study of the projects run by government and non-governmental organizations. *Environmental Impact Assessment Review*, 72: 12–24.
- [30] Census and Statistics Department. (2000) *Hong Kong Annual Digest of Statistics*. Government Printer, Hong Kong.
- [31] Environmental Protection Department. (2002) *Sheung Shui to Lok Ma Chau Spur Line: Environmental Impact Assessment Report*. https://www.epd.gov.hk/eia/register/report/eiareport/eia_0712001/Index.htm
- [32] Lam K. W. (2008) *The Art and Science of EIA in Achieving Sustainability in a Hong Kong Transport Development Project*. https://conferences.iaia.org/2008/pdf/IAIA08Proceedings/IAIA08ConcurrentSessions/CS5-11_EIA-Sustainability-Hong-Kong-Transport-Development_Lam.pdf
- [33] Environmental Protection Department. (2000) *Sheung Shui to Lok Ma Chau Spur Line. Reasons for not approving the EIA Report and not issuing an Environmental Permit*. <https://www.epd.gov.hk/eia/register/reason/eia044.htm>
- [34] Hung W. T. (2002) *Implementation of Environmental Impact Assessment on Transport Infrastructure Projects in Hong Kong*. *Traffic and Transportation Studies*.
- [35] Environmental Protection Department. (2008) *Proposed Development at Fung Lok Wai, Yuen Long at Lot 1457 R.P. in DD123: Environmental Impact Assessment Report*. https://www.epd.gov.hk/eia/register/report/eiareport/eia_1492008/index.html

- [36] Qi F.N. (2014) First Exploration of Public and Private Partnership in Wetland Conservation: A Case Study in Fung Lok Wai. *Journal of Beijing Forestry University (Social Science)*, 13: 99-104.
- [37] CH2M HILL Hong Kong Limited. (2008) EIA for Proposed Development at Fung Lok Wai. https://www.epd.gov.hk/eia/register/report/eiareport/eia_1492008/EIA%20Report/html/FLW_EIA_FIG_2-5.pdf
- [38] Müller-Jökel R. (2004) Land readjustment–A Win-win-strategy for sustainable urban development. https://www.fig.net/resources/proceedings/fig_proceedings/athens/papers/ts14/TS14_3_MullerJokel.pdf