

27 th November 2012

Clerk to the Panel on Development  
Legislative Council Secretariat  
2/F Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Sir,

**Express views on North East New Territories New Development Areas Planning and Engineering Study**

The paper CB(1)2207/11-12(03) invites the public to note and express views on the major issues of public concern and the Administration's initial responses. Those issues can be summarized:

1. Allegation of "Hong Kong-Shenzhen Unification" and "Selling Out Hong Kong"
2. Need or Urgency for the NDAs
3. Development Intensity and Public-Private Housing Ratio
4. Comments Proposing Specific Amendments to the RODPs
5. Implementation Approach and Arrangement of the NDAs Proposal
6. Impacts on Existing Residents and Compensation and Rehousing
7. Loss of Agricultural Land and Assistance to Displaced Farmers
8. Inadequate Public Consultation

Having reviewed most papers of North East New Territories New Development Areas Planning and Engineering Study, our centre staff find that the study adopts concept of sustainable development e.g. long term housing for demand, increase in job opportunities and environmental protection. To satisfy future development, the project (North East New Territories New Development Areas Planning and Engineering Study) is inevitable to face resistances and different voices e.g. Allegation of "Hong Kong-Shenzhen Unification" and "Selling Out Hong Kong", Loss of Agricultural Land and Assistance to Displaced Farmers and etc. From major issues 1-7, our centre has no specific comments. However, major issue 8 seems to be inadequate public consultation, our centre would like to note and comment, even administration initial response in the paper said that different channels had been conducted. A method of convenient sampling via email tested 3 hypotheses (please refer to attached papers) regarding major issue 8.

### Findings and generalization

No one replied with email that the project (North East New Territories New Development Areas Planning and Engineering Study) is known. An adequate public consultation should be known to most HK citizens e.g. previous proposed article 23. It can be concluded that public consultation seems to be inadequate. Under incomprehensive and inadequate consultation, interested stakeholders and someone lead to resistances e.g. Allegation of “Hong Kong-Shenzhen Unification” and “Selling Out Hong Kong”, Impacts on Existing Residents and Compensation and Rehousing and etc. In implementation process the finals are disharmonic phenomenon and extreme resistances as a result

### Recommendation

Based on current social phenomenon, a theoretical concept---Change management---is recommended for consideration to solve coming disharmonic phenomenon and resistances. Change management is an approach to shifting/transitioning individuals, teams, and organizations from a current state to a desired future state. It is a process aimed at helping change stakeholders to accept and embrace changes in their environment. Relevant departments e.g. Planning department, Department bureau and etc establishes funding like Sustainable Development Fund, public environmental education fund etc for different parties e.g. concern groups, to promote the project and educate the public in order to help for minimized resistances and disharmonic phenomenon

It is appreciated that mentioned recommendation is acceptable.

Thank you for your kind attention.





**Express your views on North East New Territories New Development Areas Planning and Engineering Study (新界東北發展區規劃及工程研究)**

主旨

寄件者

lee wing hang, happy [REDACTED]

[REDACTED]

密件副本

[REDACTED]

[REDACTED]

日期 2012-11-23 15:53

Dear All,

**Express your views on North East New Territories New Development Areas Planning and Engineering Study (新界東北發展區規劃及工程研究)**

My registered society (academic research center) is invited by Panel on Development of legislative council regarding views from the public on "North East New Territories New Development Areas Planning and Engineering Study" (新界東北發展區規劃及工程研究). The study is a comprehensive review of Hong Kong's territorial development strategy for formulating a broad planning framework to guide the future development of Hong Kong up to year 2030. The purpose of the e-mail collects your views. After reading consultant paper of legislative council CB(1)61/12-13(05), I adopt a method of convenient sampling and make 3 questions (hypotheses), conduct objective analysis and form a generalization as a result for Panel on Development of legislative council.

Please respond below questions. Without your respond with e-mail, I assume that your answers belong to 'Yes'. Thank you.

Q1: Do you agree that you do not know "North East New Territories New Development Areas Planning and Engineering Study" (新界東北發展區規劃及工程研究)?

Q2: Do you agree that you do not know 3 different stage public engagement programme, the public could participated, was undertaken in the course of the Study?

Q3; Do you agree that the study lacks adequate public consultations and promotions ?

Q4: others. Welcome any views

Please respond prior to 25 th November 2012. Without your respond with e-mail, I assume that your answers belong to 'Yes'. The public engagement of HKSAR had completed and submitted final paper to panel on environmental affairs of legislative council. It is last opportunity to express your views / concerns to panel on environmental affairs of legislative council for our present and next generation

Regarding the study of HKSAR, please click <http://www.nentnda.gov.hk/eng/index.html> for more details.

Thank your for your kind attention

Mr. Lee wing hang, Happy

BMS(HKU), MBA(Leicester U), Msc in env. man. (BU)