

Dear Town Planning Board:

I urge you to **REJECT** the flawed URA comprehensive redevelopment plan for Staunton/Wing Lee Street area and now known as the "Should be Rejected A/H3/435" scheme.

I am a private owner in the 60-62 Staunton Street building, part of Site C, in the scheme. I have made a career of restoring Hong Kong's diminishing supply of Tong Lau buildings and fear that, with the URA in control, we lose them all. The private owners of Site C, and some in Site B, are united to defend our right to keep our properties. There is no need for the URA to develop our properties as we have done so already. You will find that the only properties that continue to be in bad condition are those owned by the URA.

1. There was much less development in the area at the time the TPB approved the URA plan in 2013. The whole area has become more developed and more dangerous due to out of control development.
 1. PMQ is now fully developed and occupied.
 2. Centre Point is now occupied
 3. 28 Aberdeen Street is close to being completed
 4. Sino Land project on Staunton will open soon
 5. Peel st property below Caine is now open.
2. Private owners who still own properties in area under attack by URA have done their own renovations and do not need the URA to do it for them. The private owners continue to refuse to sell to the URA as there is no need for the URA to step in.
 1. In Site C, the URA owns less than 40% of the properties. This is nowhere near the 80% required for private developers. There is no justification for forced land resumption
3. The only properties with any advanced deterioration are those owned by the URA.
4. The District Councillors unanimously rejected the URA plan and formally requested that the URA give up on their plan for redevelopment in the area. The URA had tried to sneak increased density into the recent application but the District Councillors caught this and advised URA not to mislead them or the public.
 1. http://www.districtcouncils.gov.hk/central/doc/2016_2019/tc/dc_meetings_doc/11738/20170
5. There is no need for the URA to redevelop this area as the local private owners are doing this job without their help.
6. The URA stated in the DC meeting that they were helping with the housing shortage.
 1. It is not their mission to add to the housing inventory. They are supposed to be regenerating life back into old and dilapidated areas where there is no alternative means of renewal. Soho is NOT one of these areas.
 2. Any housing inventory that they would add to the stock would be expensive and do nothing to solve the problem. We don't need more of their kind of expensive apartment towers.
7. Do not trust their plans and drawings as they are artistic renderings of the plan and are fantasy. They could never be replicated in real life due to the realities of the existing area available.
8. Do not trust reports that allegedly support the environmental impact as they are outdated and irrelevant.

It is time for fresh thinking on the subject of renewal in this area, and Hong Kong in general. Having the same people at the URA responsible for this for nearly 2 decades creates too many opportunities for corruption to take hold. Please allow a fresh team with more enlightened vision for renewal to help Hong Kong break free of the formulaic urban planning we have fallen victim to under this same group for so many years.

http://www.info.gov.hk/tpb/tc/plan_application/Attachment/20170421/s16_A_H3_435_0_gist.pdf

Thank you for your consideration.

Regards,

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