

Urban Regeneration Dialogue 2.0

To create quality and vibrant urban living in Hong Kong - a better home in a world-class city
締造優質及具活力的城市環境，提升香港市民的生活質素，成就國際級都會



Ar. Donald Choi BBS JP @ HKIA
11 July 2026

CELEBRATING URA 25TH ANNIVERSARY

80

Projects have been undertaken since the establishment of URA in 2001

334,600 m²

Urban area improved or to be improved

REDEVELOPMENT

1,781

Dilapidated building blocks redeveloped or to be redeveloped

71,700 m²

Open space created

185,300 m²

Government, Institution or Community facilities space created

36,800

New flats supplied

REHABILITATION

8,700

Building blocks rehabilitated or undergoing rehabilitation with various assistance schemes

890,000

Flat units benefitted from the URA's rehabilitation schemes and five Government subsidised schemes

475,000

Flat units benefitted from "Smart Tender"

PRESERVATION & REVITALISATION

81

Buildings/structures preserved or to be preserved

Place-making at Central Market, SPORTS EXPO, 618 Shanghai Street, H6 CONET and 7 Mallory Street **community space**

66,100

Average visitors/day

Figures are up to Jun 2025



URBAN REGENERATION THE CHALLENGES & OPPORTUNITIES

Population :7.52 Million

Land:1,114 km²

Density: approx. 7,000 person / km²

ONLY 24% OF
URBANISED SPACE

Actual Average Urban Density:
~50,000 person / km²

Most populated area (i.e. Mong Kok):
>130,000 person / km²

Nei Lingding
Nature
Reserve

Zhujianshou
Chinese
White
Dolomite
Nature
Reserve

Hong Kong-Zhuhai-Macao Bridge

HONG KONG
INTERNATIONAL
AIRPORT

LANTAU
ISLAND

PENG LUN

NEI LING
CHAU

SHAN
CHAU

HONG KONG

HONG KONG
ISLAND

LUNG LUNG
CHAU

YUNG LUNG
CHAU

32,000 person/ km²

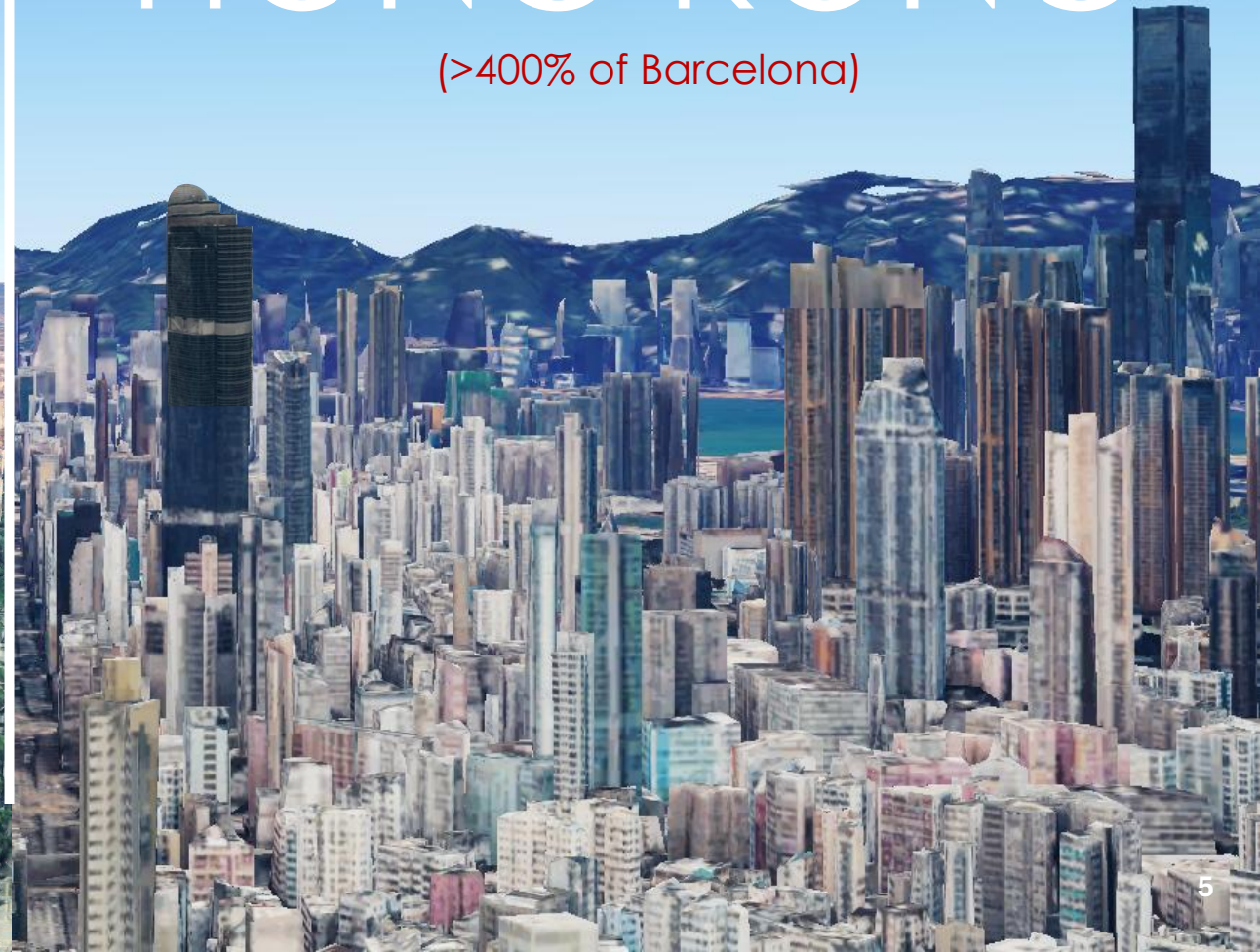
BARCELONA

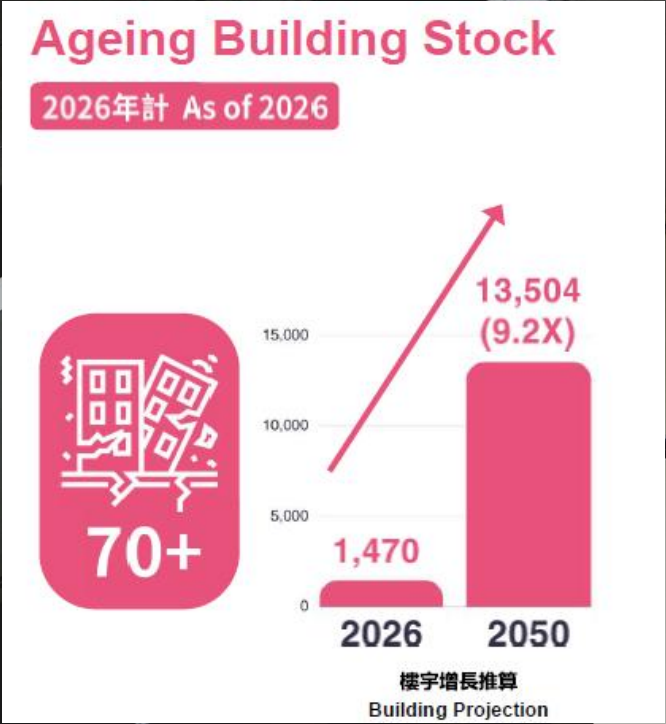


130,000 person/ km²

HONG KONG

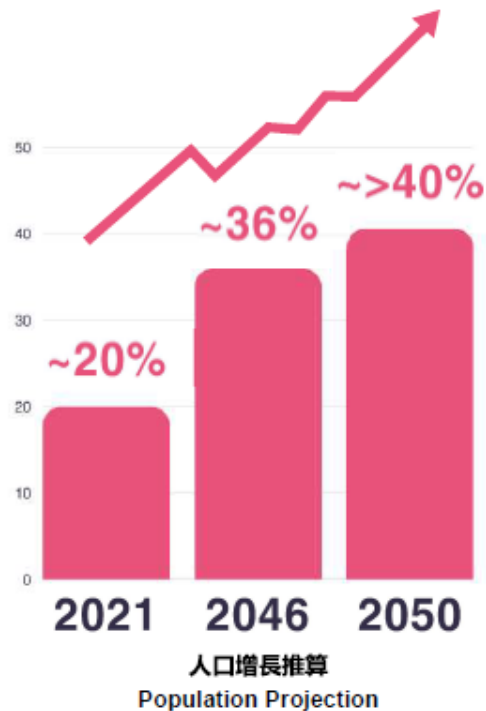
(>400% of Barcelona)





DOUBLE AGEING

URBAN AGEING POPULATION



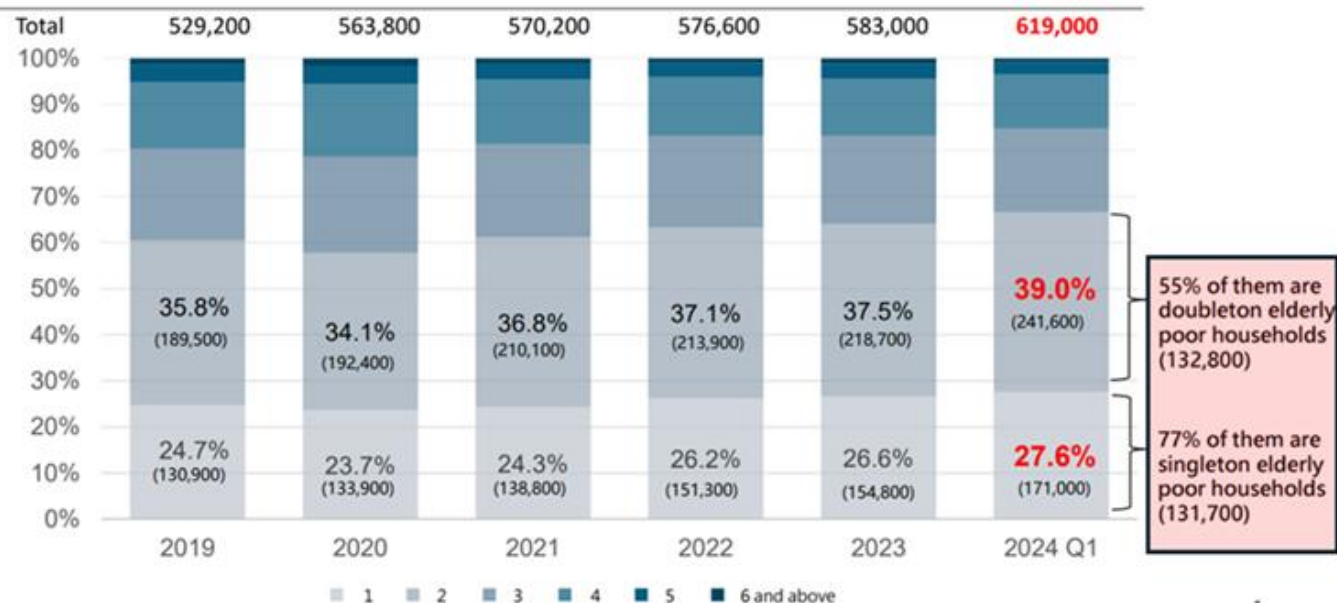
市建局重建經驗：

60% 自住業主家庭含有至少一名 65 歲或以上長者

URA Redevelopment Experience:

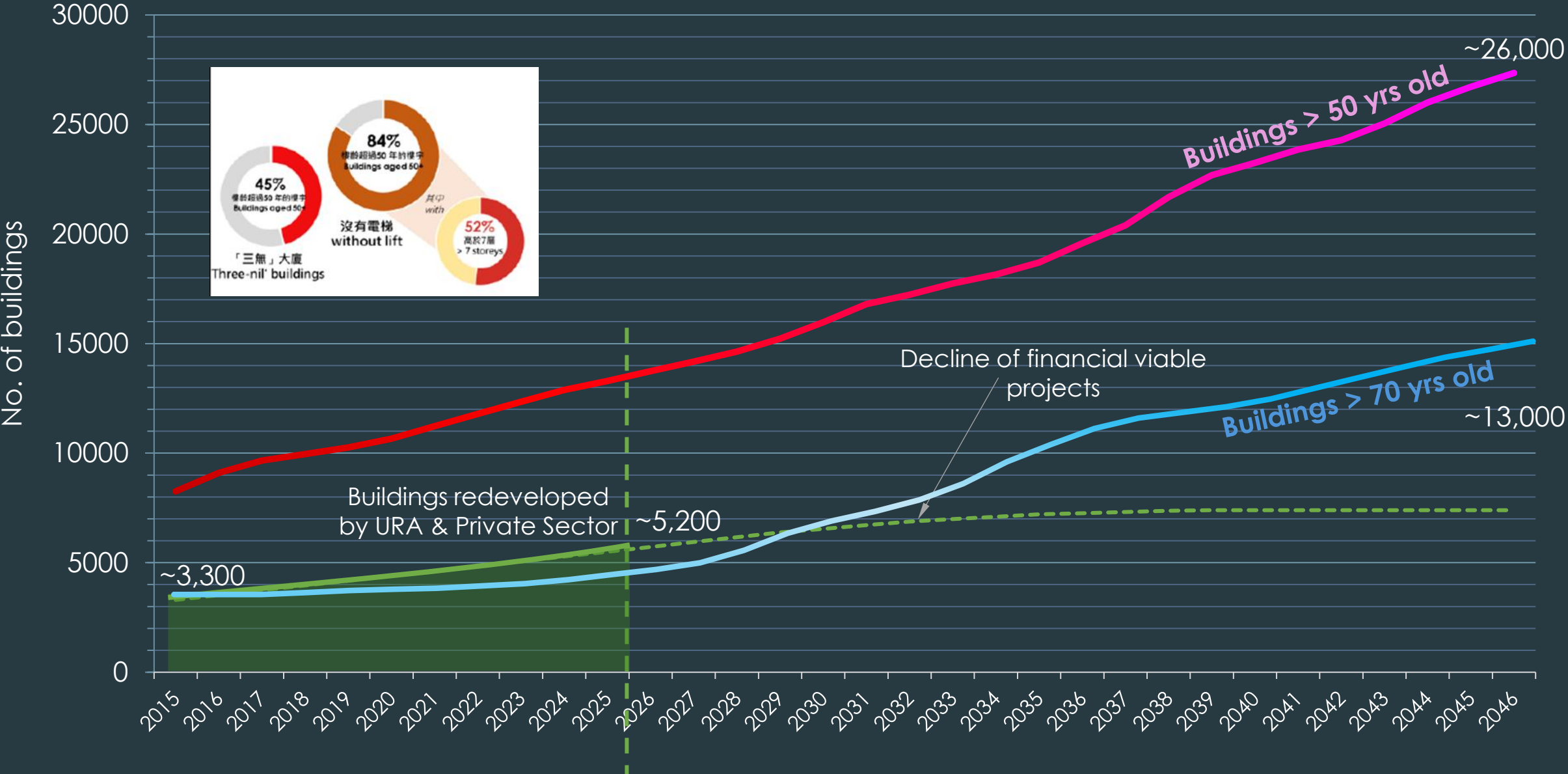
60% of Owner Occupation Households with at least 1 member aged 65+

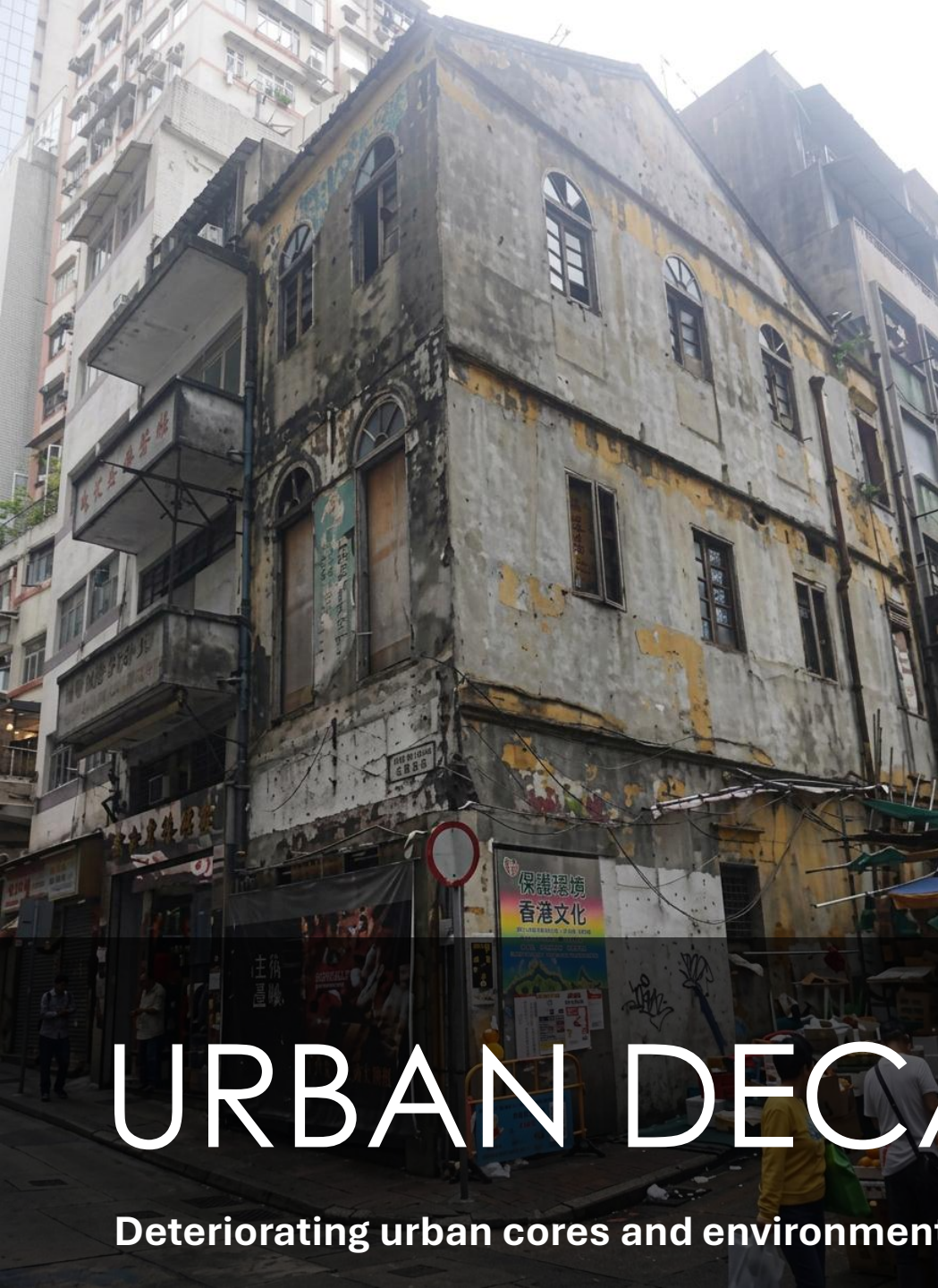
1 and 2-person households account for 67% of poor households, the number of singleton and doubleton elderly poor households has exceeded 260,000



Source: Hong Kong Poverty Report 2024 – OXFAM Hong Kong

URBAN AGEING BUILDING STOCK





URBAN DECAY

Deteriorating urban cores and environment

Social inequality and gentrification

Economic uncompetitive





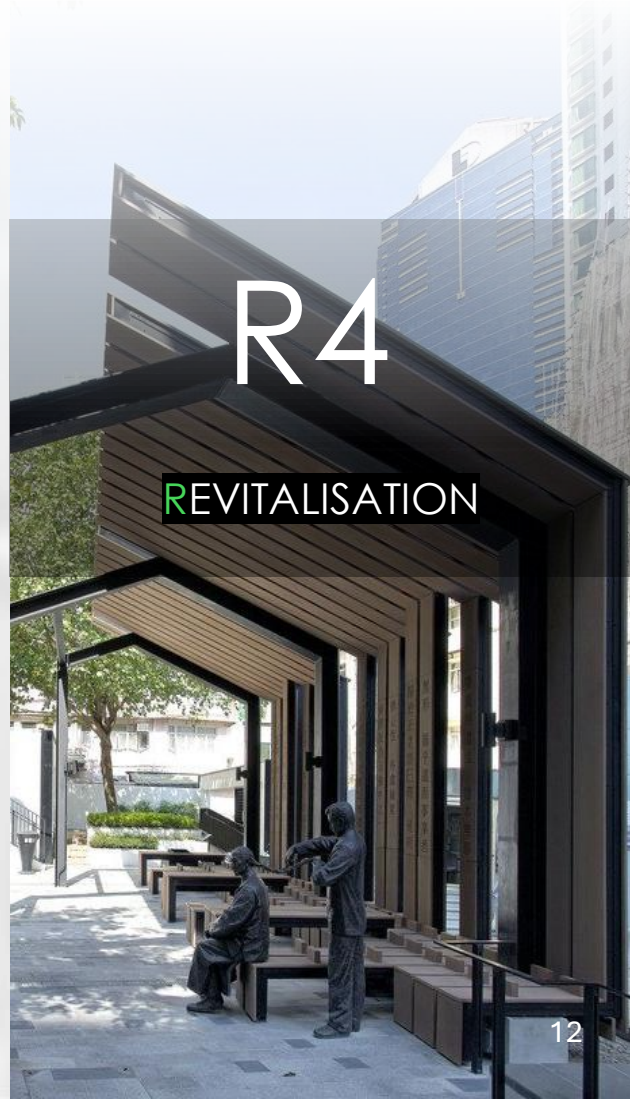
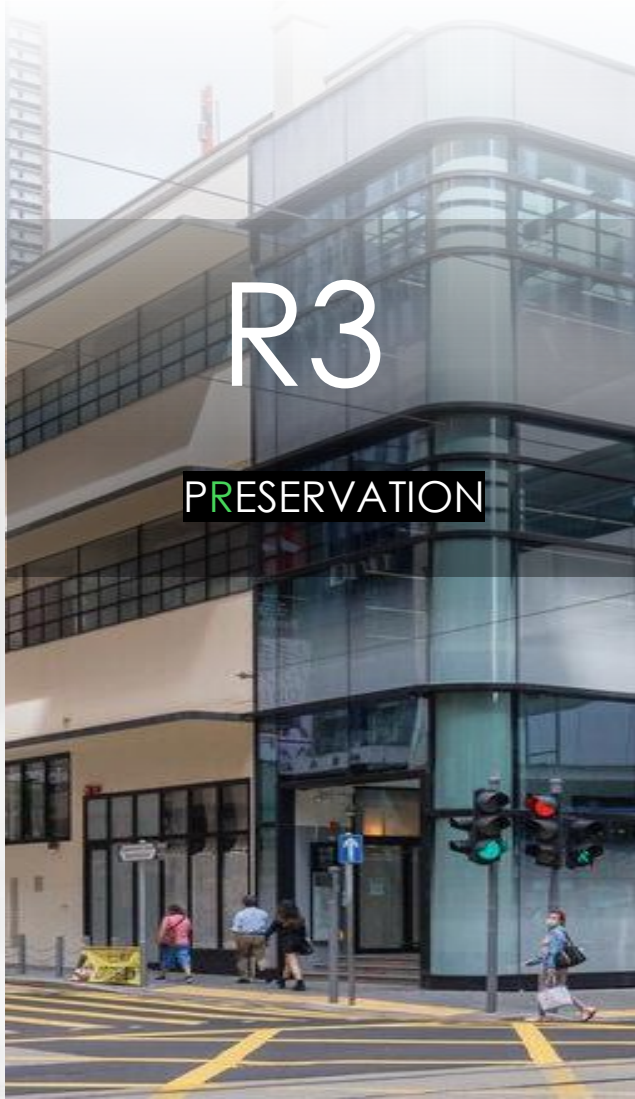
“BEHAVIORAL SINK” In URBAN ENVIRONMENT

"Universe 25" (1968–1973)
John Calhoun's 'Behavior sink' and mental well-being

An architectural rendering of a modern building featuring a rooftop terrace and a green roof. The terrace is populated with people, lounge furniture, and umbrellas, suggesting a vibrant community space. The building's facade is composed of light-colored, rectangular panels. The scene is set during sunset or sunrise, with warm, golden light illuminating the scene. A semi-transparent dark rectangle is overlaid on the center of the image, containing the title text in white.

INTEGRATED URBAN REGENERATION

URA's 4Rs Strategy



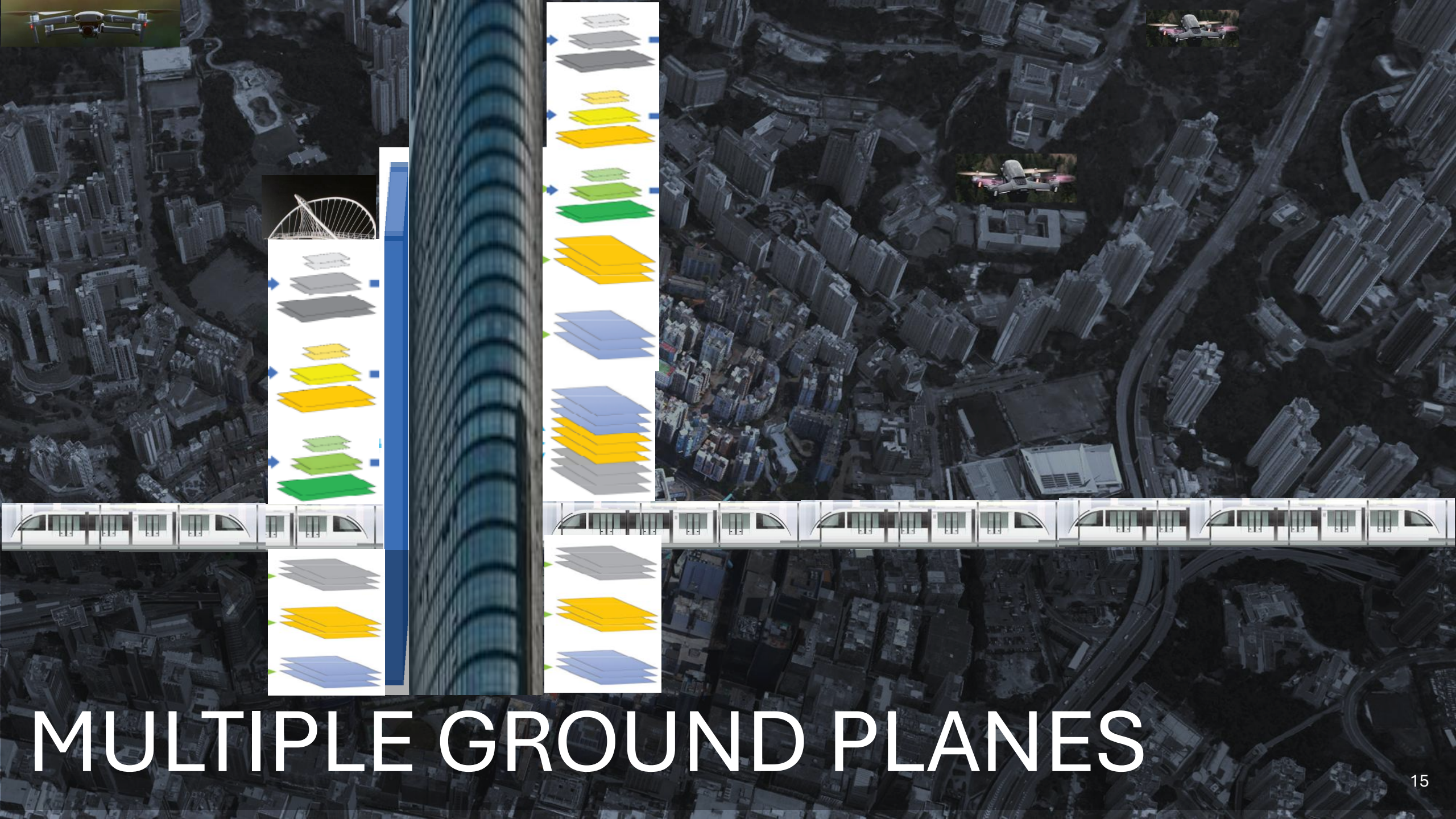
Approaches



1. VERTICAL URBANISM APPROACH



Han dynasty (202 BCE – 220)

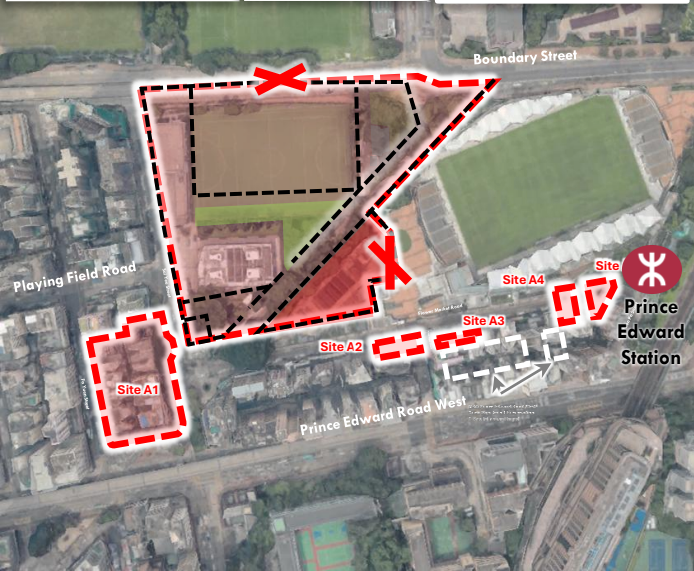


MULTIPLE GROUND PLANES



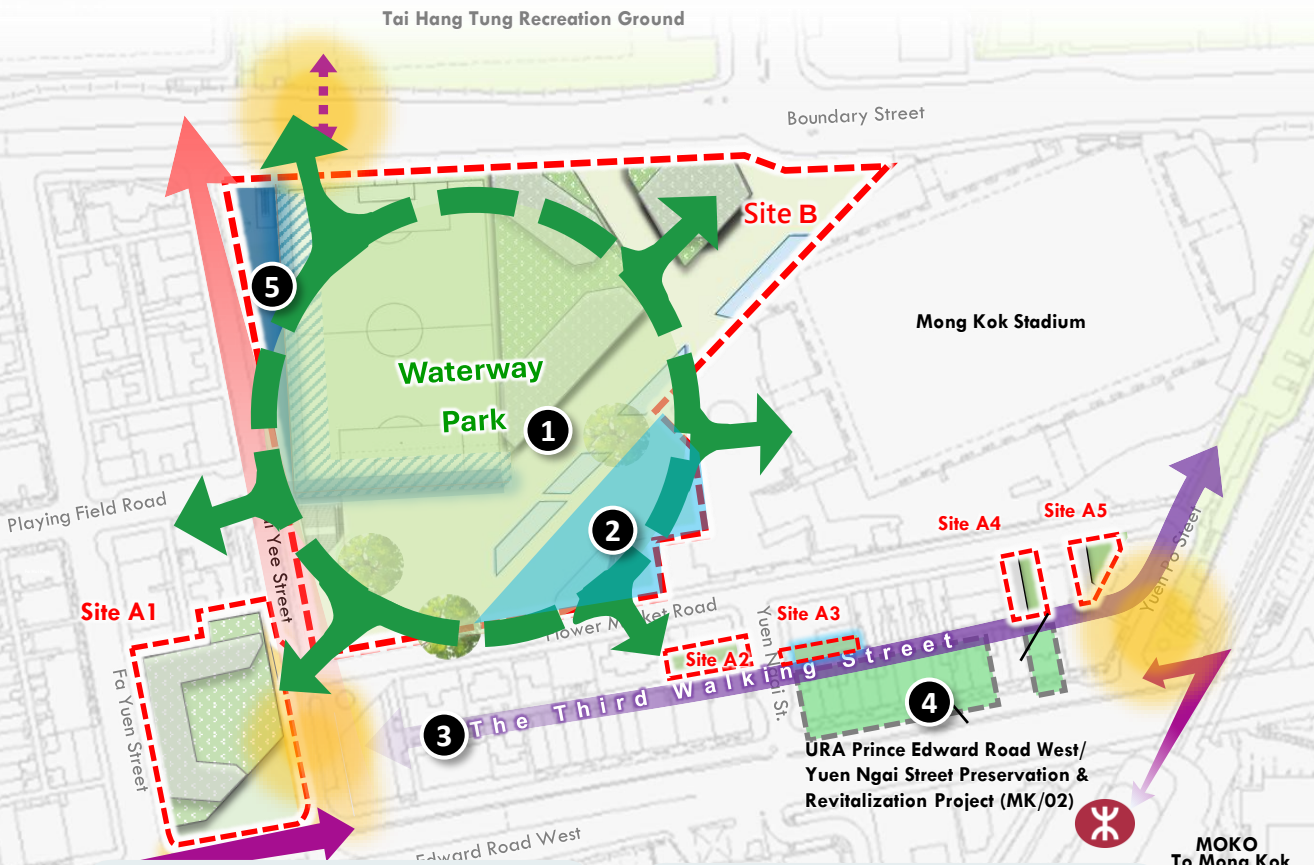
2. INTEGRATED APPROACH

INTEGRATED APPROACH – 4Rs together



Legend

Development Scheme Area



Mix-used Redevelopment



Heritage pReservation



Waterway Park

R4



Flower Market 2.0

R1



Revitalising Backlanes

R2 / R4



INTEGRATED APPROACH

Incorporating Landscape into Cityscape



GIC complex

"Connector"
among different
spaces

Connect with Flower Market
and enhance local
characters

Waterway
Park

Urban
Waterway

Artist impression for illustration purpose only;
subject to detailed design



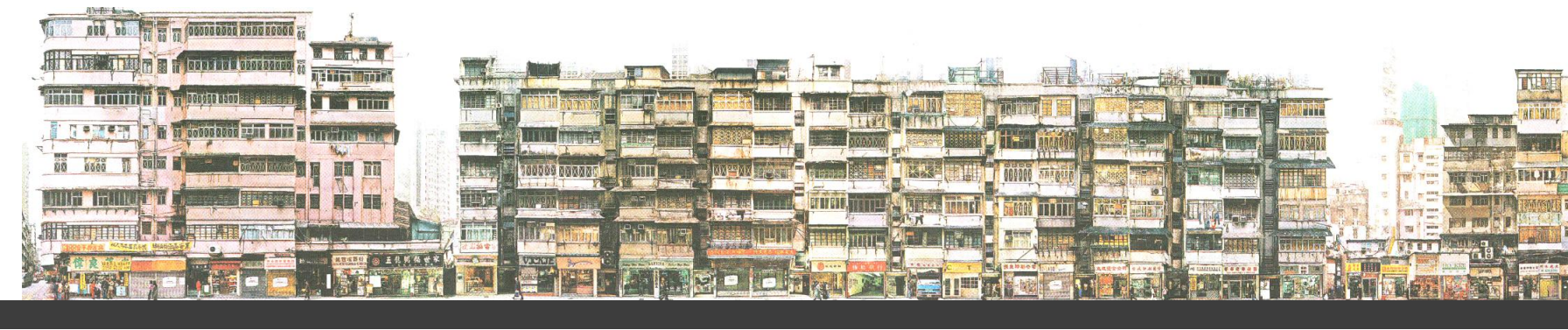
URBAN RENEWAL: REDUCING GENTRIFICATION

Lee Tung Street Project

Lee Tung Street with new redevelopment project



Lee Tung Street before redevelopment project

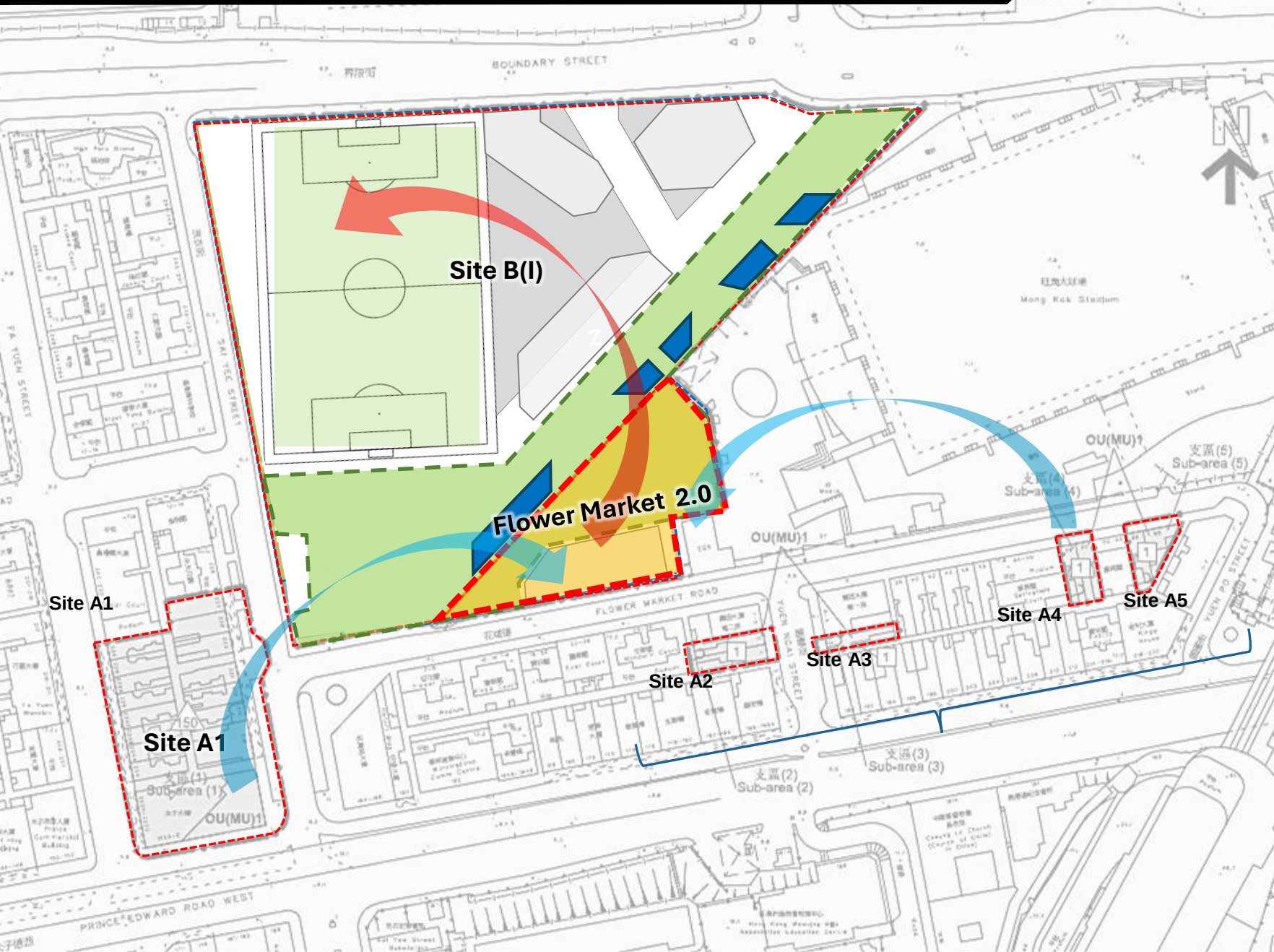




Lead time for decanting: **10 years**
Less than **10%** of original Merchants returned
to Lee Tung Street

Sai Yee Street / Flower Market Road Project (YTM-013)

INCREMENTAL APPROACH & URBAN ACUPUNCTURE



Decanting Site for Flower Market 2.0

An aerial photograph of a dense urban landscape, likely Hong Kong, featuring numerous high-rise buildings and a prominent blue skyscraper on the left. The city is set against a backdrop of hazy mountains under a cloudy sky. The text '3. DISTRICT BASED APPROACH' is overlaid in large white letters.

3. DISTRICT BASED APPROACH

Yau Mong District Study

DISTRICT BASED APPROACH



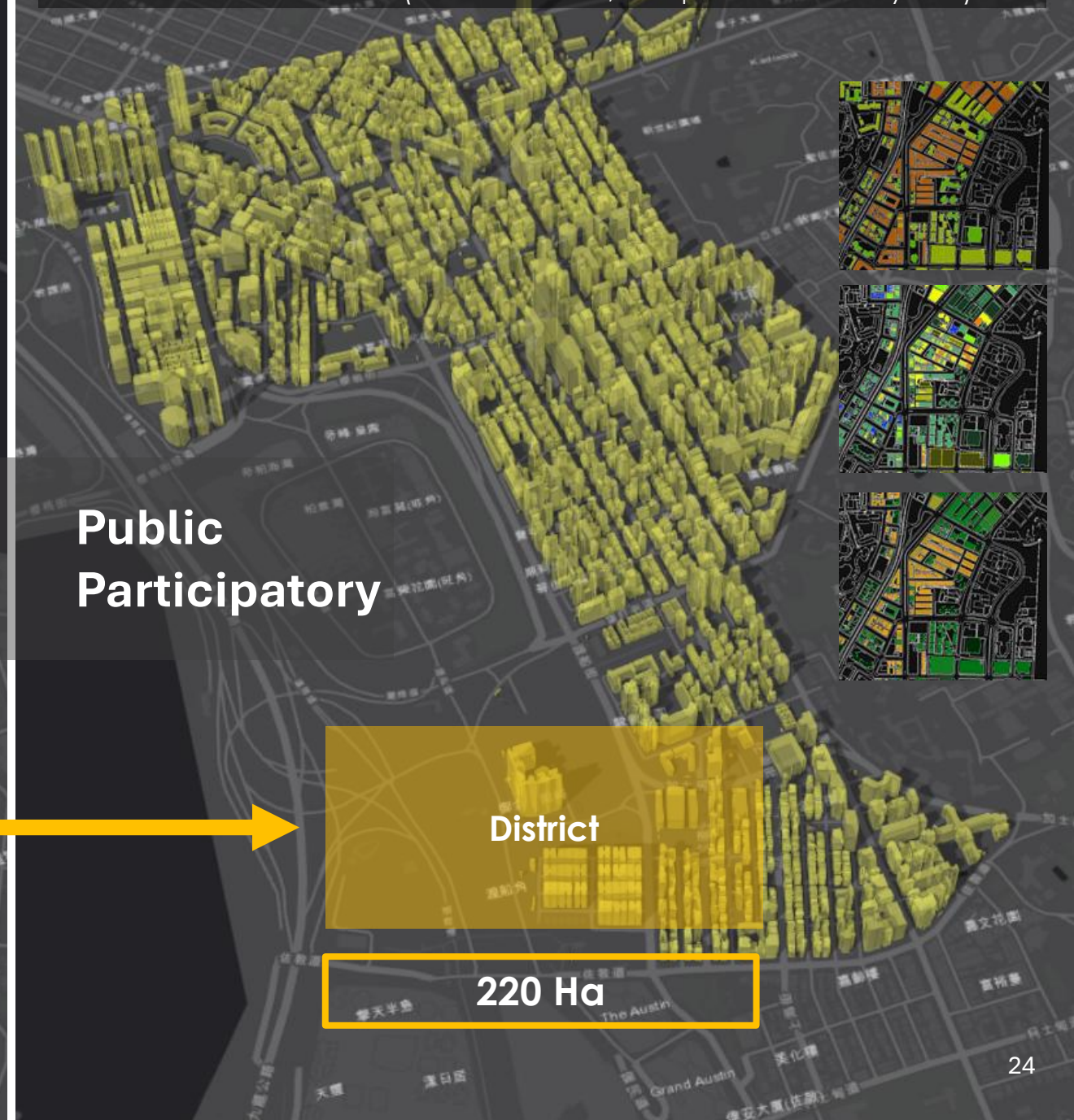
Buildings

1,200 m²

Neighborhood

5 Ha

YAU MONG DISTRICT STUDY (Initiated in 2017, completed in 2021 by URA)

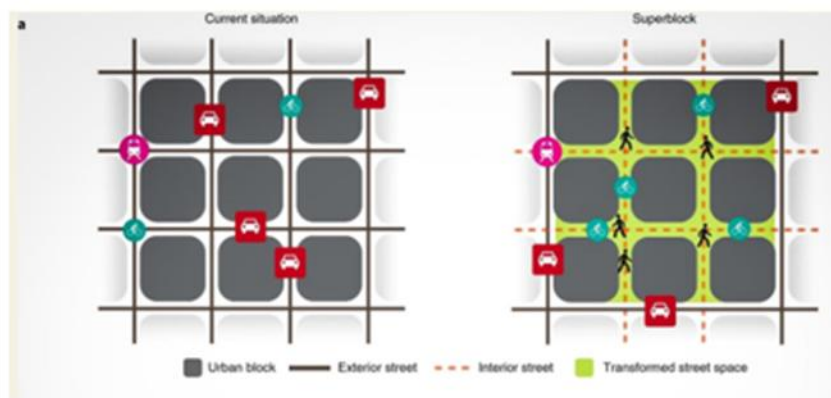
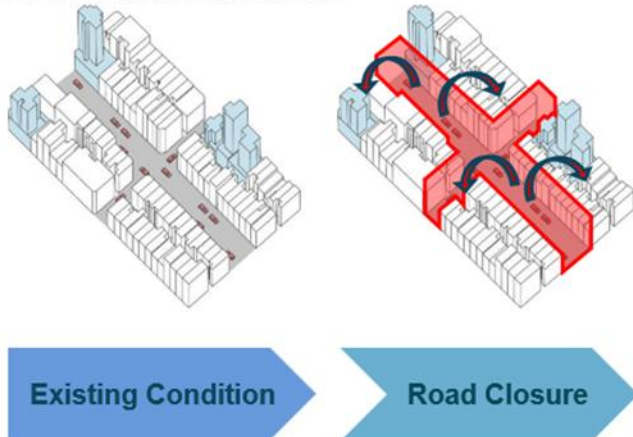


District

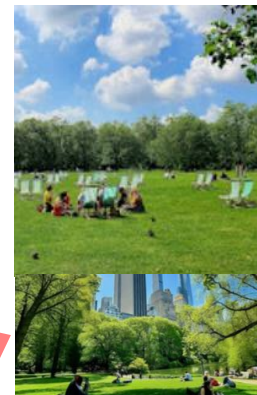
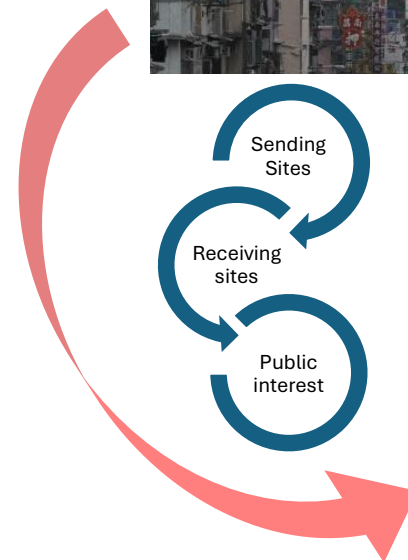
220 Ha

DISTRICT BASED APPROACH

STREET CONSOLIDATION AREAS



Pedestrianization and Landscape

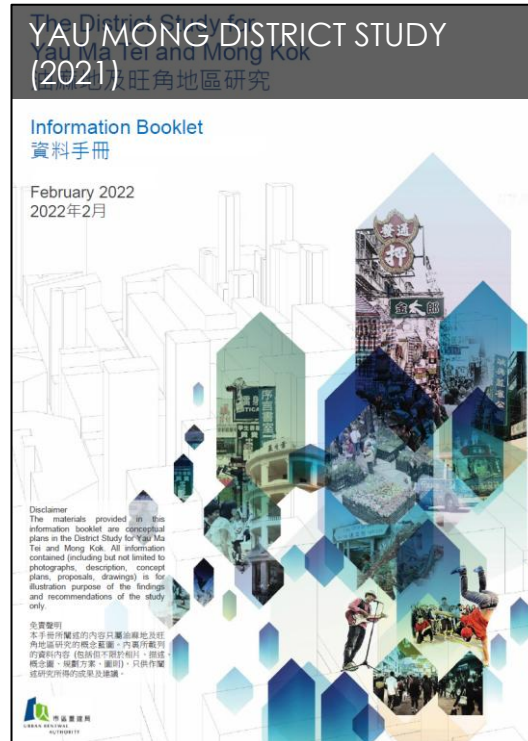


Transfer of Plot Ratio (TPR)

Street Consolidation

Some flexibilities in domestic and non-domestic PR

Increase PR incentive (bonus GFA and/ or building concession)



Urban Regeneration Catalyst

DISTRICT BASED APPROACH



Human Centric Pivot

DISTRICT BASED APPROACH



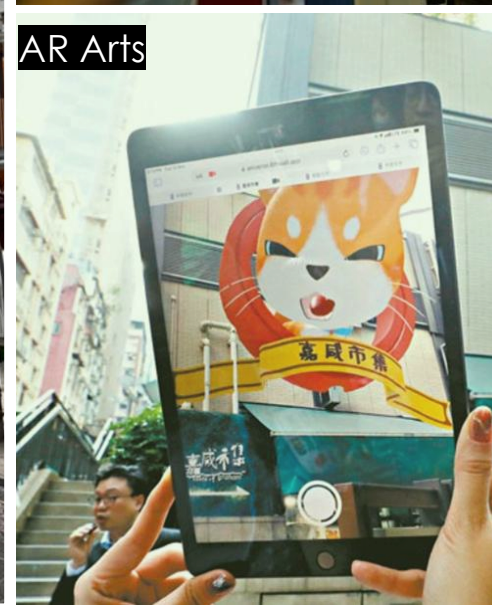
Workshop



Local Tour



Community Engagement



AR Arts



Community Making

An aerial photograph showing a large-scale coastal development project. The image features a mix of green, cleared land, construction equipment, and existing buildings. A body of water is visible on the right side, and a road or path runs through the center. The text '4. BETTER HOME' is overlaid in large white letters.

4. BETTER HOME

A New Typology for Livable City

TKO 137

BETTER HOME TYPOLOGY

COMMUNITY DECK

The community deck is positioned at 2/F above two levels of above-ground car parking. The deck serves as the primary social and recreational platform of the development. It comprises the main deck level and the roofs of 2/F and 3/F retail blocks, forming a continuous network of open spaces and courtyards with varying degrees of privacy to support diverse community needs.



OUR VISION - "FUTURE READY - MULTI-GENERATIONAL LIVING"

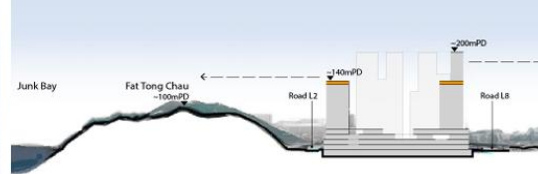
The proposed master plan for the TKO 137 Site establishes a coherent, climate-responsive and socially inclusive urban framework that balances development intensity, connectivity, and environmental quality. The strategy is conceived as a replicable yet phased development model, with the First Site acting as a demonstrative anchor for the entire district.



STRATEGIC VIEWPOINT TOWARDS TKO 137



BLUE & GREEN RESOURCES



BETTER HOME



SKY DECK



THE HIGHER DECK

At approximately 141mPD, the higher deck features a sky garden cum residential clubhouse with an outdoor deck linking the paired T-blocks and roof of the extended wing. Owing to the relatively low surrounding hills, this deck level enjoys unobstructed sea views.

TWO LEVELS

Comprised of The Higher Deck and Lower Deck, Sky Decks refer to the sky gardens at two levels of refuge floors, both connected to open flat roofs of the extended wing of the T-block.

THE LOWER DECK

The Lower Deck offers outdoor communal space for the low and mid zones, enriching resident interaction and providing greenery within the vertical tower.



LOW ALTITUDE ECONOMY

The open flat roofs of the T-block extended wings made possible for drone delivery facilities to support emerging low altitude economy. Drone delivery stations are proposed at the far end of the flat roofs to minimize disturbance to residents. Drone-free zone can be devised over the central courtyards.



THE COURTYARD SEQUENCE

- Comprises 4 courtyards (四進)
- Forms the main commercial spine



Proposed Location for Drone Delivery Stations



ANCILLARY OPEN SPACE

- Off the main spine
- Fosters the daily social interaction and resident well-being



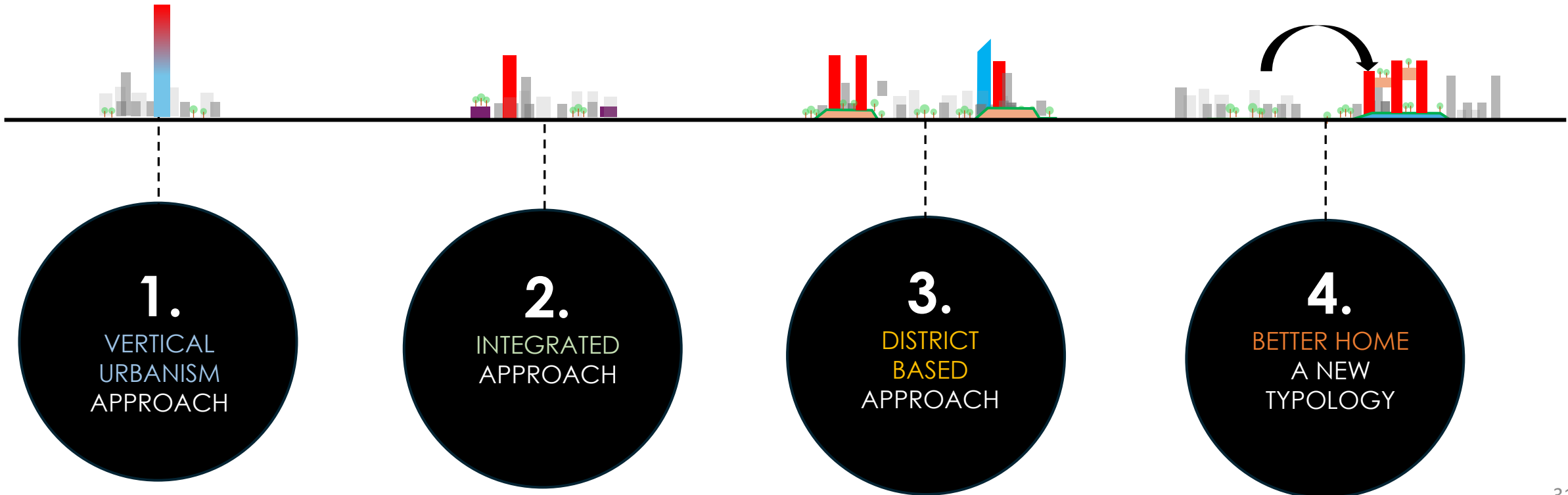
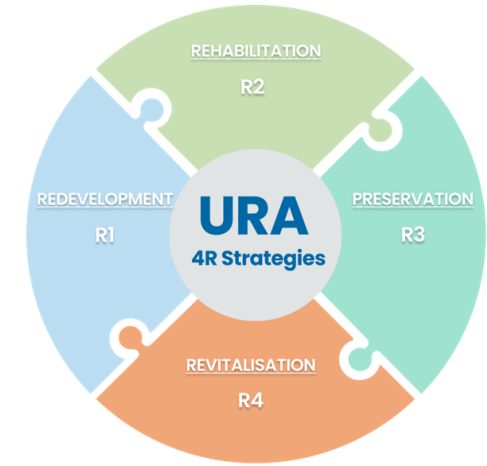
GIC ORIENTED OPEN SPACE

- Relatively enclosed space
- The extended open space for GIC

Summary

“People first, district-based, public participatory” approach

- Synergy to accelerate growth and decentralization of congestion with complementary developments to improve people quality of life and social equity
- Urban regeneration is complex and much more than just property development; successful projects promote sustainability, maintain social capital, and improve people wellbeing
- Urban regeneration needs both redevelopment and building rehabilitation as well as the preservation of heritage, local Identity, and cultural regeneration thru place making





Dwhchoi@ura.org.hk

