

2019社區營造研究

COMMUNITY MAKING STUDY 2019



士丹頓街 / 城皇街及周邊社區

Staunton Street / Shing Wong Street Neighbourhood



研究顧問
Conducted by:



委託機構
Commissioned by:



市區更新 • 社區營造 >>>

Urban Renewal • Community Making

假如「市區」是一個棲息地，
「社區」便是一個富生命的社會生態系統
Communities are living organisms with
a natural ecosystem.

「市區更新」代表一個能讓社區重新檢視「人」與「地」之間連繫的機遇。要達至社區同步，「市區更新」和「社區更新」必須同行，在推動「地區營造」的同時以「社區營造」結合區內主流意見，與居民一同反思地方核心價值，將其願景融入規劃之中

Urban renewal represents an opportunity for authorities and citizens alike to reassess the connection between people and places. Weaving together place making and community making, stakeholders can look collectively to reflect upon the core values that define this community, and seek innovative means to integrate their aspirations into the planning process.

「地方營造」x「社區營造」 Place Making x Community Making

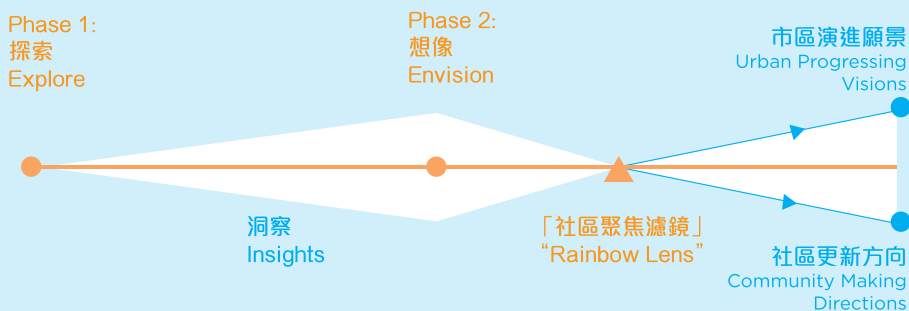


關於此研究 >>>

About The Study

「香港社會創投基金」(SVhk) 受市建局委託，以士丹頓街/城皇街(H19)地盤為主及其周邊進行全面的社區研究

Social Ventures Hong Kong was engaged by the Urban Renewal Authority (“URA”) to conduct a comprehensive community study to pilot the incorporation of community making into Staunton Street / Shing Wong Street scheme (H19) and its surrounding neighbourhoods.



士丹頓街/ 城皇街及周邊社區

Staunton Street / Shing Wong Street Neighbourhood



深入社區 • 集思廣益
Exploring Community Views

>130

社區人士參與
community members
engaged



街頭訪問
Street Surveys

>25

深度訪談
in-depth interviews



團體訪問
Organisation Interviews

>60

居民問卷調查
locals surveyed



社區活動
Community Outreach Events



居民訪問
Resident Interviews

5

焦點小組
focus groups



小組討論
Focus Groups



區議員交流
District Council Exchange Sessions

匯集想法 • 綜合思考
Citizen Group Insights

支持共同營造不同**社區聚腳點**和共享空間
Desired for more common space for hanging out and community use

尊重現有社區居民的多樣性及支持**多元及跨代共融社區**

Recognised diverse citizen groups and demand for intergenerational activities

更完善利用現有公共空間並**增加綠化**，其中有居民倡議保留城皇街空地上現有樹木
Expected optimal use of green public space, with some residents advocating for the preservation of trees on Shing Wong Street

普遍期望在社區內保持**恬靜氛圍**

Agreed need to preserve a “non Soho” serene ambience

強調保留和**傳承區內及周邊歷史、人文風貌**

Agreed in the importance of preserving and inheriting values of rich cultural heritage

持分者對目前**城皇街空地**的長遠發展持有不同意見，尚未能達至社區共識

Presented inconclusive views on the efficient and appropriate use of vacant lots on Shing Wong Street

認為本區發展應以滿足當區居民需要為主，遊客需要為次
Expressed preference for a resident centric development model

歡迎市建局現於永利街進行的**社會責任試行計劃** (如與非政府組織合作推行社會房屋、青年發展等)
Welcomed existing URA pilot schemes to generate social impact

期望改善社區的**暢達性和締造友善的步行體驗**

Identified room for improvement in walkability and accessibility



過濾觀點 • 願景聚焦

Converging visions from diverging views

「社區聚焦濾鏡」 “Rainbow Lens”

H19地盤及周邊社區元素

H19 Site and Neighbourhood Community Elements

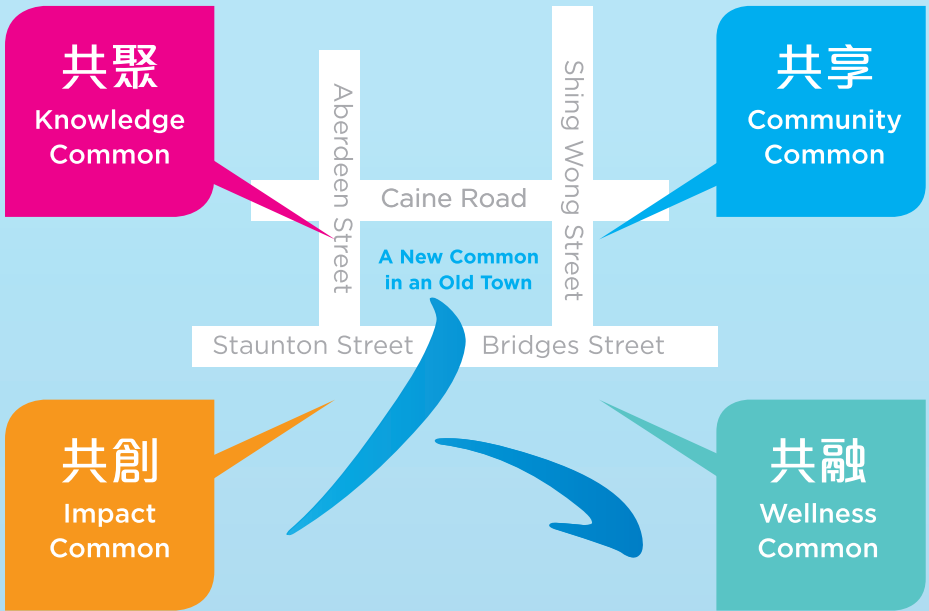
社創功能 Societal Function (Maslow: Self-actualisation)	共融 Integration	共進 Progress	身心健康 Wellness	知識 Knowledge
新舊交融 Old & New (Maslow: Esteem)	長幼 Young & old	新聞印刷 Printing press / Journalism	文化傳承 Cultural Heritage	中西合璧 East meets West
街坊網絡 Social Network (Maslow: Love and Belonging)	共居 Co living	社會房屋 Social housing	資源共享 Shared resources	社區參與 Community participation
社區肌理 Urban Fabric (Maslow: Safety)	綠化空間 Green and open space	住宅區 Residential neighbourhood	商業元素 Commercial activity	步行可達性 Walkability & accessibility
民生需要 Local Livelihood (Maslow: Physiological Needs)	兒童遊樂 Kid friendly facilities	社區空間 Amenity space	康健活動 Recreational activities	民生小店 Affordable retail

SVhk以美國心理學家馬斯洛的需求層次理論為本，糅合一套創新的「社區聚焦濾鏡」框架，將社區研究過程中收集的多元意見進一步整合並聚焦，以五層綜合社區需要及二十個社區元素重新呈現丹頓街 / 城皇街及周邊社區未來發展的人本可能性

The “Rainbow Lens” framework is created by SVhk as a ‘community-centric’ variant of the Maslow’s Hierarchy of Needs model (1943) in psychology. The framework aims to lay out key community elements landed from the engagement exercise and categorise them under common layers of needs. Five common layers of needs and 20 existing elements were identified to map the future possibilities of the Staunton Street / Shing Wong Street neighborhood.

市區演進 • 四大願景
Urban Progressing Visions

綜合社區需要，得出可達成市區演進的四大願景
Four Urban Progressing Visions inspired by the reflection of community needs



一個以人為本、多元發展的共同生活圈
A People-Centric, Diverse Yet Inclusive
Living Common

代代相連 薪火相傳

A nexus that connects generations and sites through knowledge

秉承社區教育的理念及市民多年來對區內文化遺產的保護意識，連結地區團體及教育機構等以互動參與、跨代共融為原則，協同周邊的活化項目，合作舉辦口述歷史、生活體驗、文化工作坊等活動

Social education and the preservation of rich cultural heritage are deeply rooted in the community's existing values. By connecting local organisations and educational institutions alike, Knowledge Common will spearhead community engagement through interactive and intergenerational activities including storytelling, living history and cultural heritage workshops.



推廣社區教育
Support community education



跨代共融
Intergenerational activities



地區文化體驗
Cultural experience



協同周邊活化項目
Synergise with nearby revitalisation initiatives

連接新舊發展，共創更好生活

A stepping stone to nurture growth towards better futures

建基於居民對市建局區內社會責任試行計劃的支持，進一步與非政府組織合作推動青年發展、社會房屋等項目，並引入便利民生的小店

Many existing residents expressed support and welcome further collaboration between the URA and its community partners in existing impact initiatives including youth development and social housing. Impact Common will also introduce livelihood facilities to provide more ease and convenience to local residents.



青年發展
Youth
development



民生小店
Livelihood
facilities



創新共居概念
Co-living
innovation



社會功能
Societal
function

放大生活圈，從家居走到社區

A home-in-community model that enhances the neighborhood network

保留現有社區多樣性及促進共融為主題，營造社區聚腳點，並加入共享圖書和工具等多元化活動推動社區參與及居民互助，期望善用區內資源之餘亦能增加居民對社區的歸屬感

Community diversity and inclusivity are two of the most prized characters in this neighbourhood. Community Common looks to embrace and celebrate the above through creating a social gathering place to further community participation and a mutual support network. Through the likes of used book library, tools library, and other activities, community-based exchanges can enable an optimal use of existing resources as well as the development of a stronger sense of belonging to the neighbourhood amongst its residents.



地區共享網絡
Community sharing



善用資源
Optimal use of resources



地緣協作
Community collaboration



多用途空間
Multifunctional space

從「心」出發，由「靈」開始

A wellness hub that helps city dwellers recharge their personal batteries



迎合區內恬靜氛圍和附近市民對城市綠蔭的追求，為繁忙都市人帶來一個可以舒放心靈的慢生活空間，建議善用區內綠化空間，可考慮推廣瑜珈、跑步等身心健康的活動

A stone-throw away from the buzzing Central, local residents yearn for the serene ambience and the presence of a urban oasis in the neighbourhood. Through greening and wellness programmes such as yoga and running, Wellness Common hopes to create a uniquely leisurely environment for city dwellers to relax and recharge.



綠化環境
Urban
greenery



改善步行體驗
Improved
walkability



公共空間
Public open
space



身心健康
Personal
wellness

可參考試行方案 Possible Ideas

以2-3年的試行計劃，與社區共同探索創新可能，深化及協同附近地區發展

Collaborate with and empower the community to further innovate to fine tune district based development approach through a 2-3 year community making pilot

可供參考的方案包括

Possible ideas for further consideration include:

01



知識共聚
Knowledge
Common

民生共創
Impact
Common

社區共享
Community
Common

身心共融
Wellness
Common

社區共享會所

Community Common Room

- 半自助社區會所
Semi Self-Service “Clubhouse”
- 圖書及資源共享
Tool Library and
Used Book Library
- 社區策展人
Community Curator Capability

02



知識共聚
Knowledge
Common

民生共創
Impact
Common

社區共享
Community
Common

身心共融
Wellness
Common

創新共居概念

Coliving Innovation

- 社會房屋
Social Housing for
Underprivileged Families
- 青年共居及發展
Youth Co-Living and
Co-Working Initiatives

03

便利民生小店
Old-new Gai
Fong Retail

04

「訪學專家」計劃
Experts-
in-Residence

05

身心健康項目
Community
Wellness Hub

06

綠化悠遊徑
Recharge Trail

H19 社區更新方向 H19 Community Making Directions

1

以非「蘇豪」區發展模式為前提，避免於市建局物業內引入可對居民做成滋擾的商業元素

Adopt a **“non-Soho”** development approach against introducing commercial elements that may constitute a public nuisance to local residents in URA properties

2

推動**多元社區及跨代共融**，連結周邊活化或文化項目及教育機構等持分者

Promote **diverse and intergenerational community initiatives** to connect local stakeholders including nearby revitalisation initiatives and educational institutions

3

繼續推行具**社會責任**的計劃，延續市建局於區內與非政府組織合作

Continue to support **local social impact** initiatives building on existing collaborations between URA and local organisations

4

改善區內步行網絡，步行體驗及完善社區**無障礙設計**

Promote **accessibility** for all, through improving the **pedestrian network** and enhancing existing **barrier-free facilities** in the neighbourhood

5

營造多元化及多用途**共享空間**，完善及利用現有公共空間並**增加綠化**，保留區內**低密度的氛圍**，並在提供設施滿足四大願景、保育樹木及保育傳統特色各方面取得平衡

Establish multifunctional **communal area**, optimising existing open space with additional greenery and uphold a **low-density** development approach. Facilities provided by URA should be aligned to Urban Progressing Visions, and take into account community preferences to preserve existing trees and heritage

6

與區內持分者**攜手合作**，繼續探索「社區營造」的方向，推動短期「社區營造」**試行計劃**，並因應試行計劃的成效及經驗作適時檢討

Collaborate with community stakeholders to further explore “community making” in the neighbourhood in the form of **pilot initiatives** and regular impact reviews

研究顧問 Conducted By:

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委託機構 Commissioned by:

市區重建局

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鳴謝 Special Thanks

同心網絡

天主教總堂區學校

中西區區議會

中西區民政事務處

中區卅間街坊孟蘭會

卅間之友

香港中華基督教青年會

程尋香港

香港青年協會

香港新聞博覽館

英皇書院同學會小學

要有光

老友記

O2 Hair Salon

元創方

灑橋環保

東華三院

市區重建局

非常香港

香港西區婦女福利會松鶴老人中心

YB21

金堅大廈業主立案法團

寶華軒業主立案法團

2Gather

Catholic Mission School

Central & Western District Council

Central & Western District Office

Central 30 Houses Kai Fong Yu Lan Association

Friends of the 30 Houses Neighbourhood

Chinese YMCA

Hide & SeeK

Hong Kong Federation of Youth Groups

Hong Kong News Expo

King's College Old Boys' Association Primary School

Light Be

Lo Yau Kee

O2 Hair Salon

PMQ

Reconnect

Tung Wah Group of Hospitals

Urban Renewal Authority

VeryHK

WWCWDHK Chung Hok Elderly Centre

YB21

Incorporated Owners of Kam Kin Mansion

Incorporated Owners of Casa Bella

設計 Design

Sonova Media

Madiff Design

關於香港社會創投基金

SVhk香港社會創投基金成立於2007年，透過對城市的重新構想，致力推動社會創新改變，創立和培育創新及可持續的商業項目，解決香港逼切的社會和環境問題。10年以來，SVhk培育、投資和支持了超過40個社會創新項目，包括鑽的(無障礙的士服務)、要有光(社會地產)、Green Monday (全球綠色運動)、RunOurCity(全城街馬)及BottLess (無塑方案策動者) 等。

About Social Ventures Hong Kong

Founded in 2007, SVhk is an Impact Purpose Organization (IPO) that innovates social change by re imagining the city. We focus on inventing, incubating and investing in social startups that address urban challenges in Hong Kong through sustainable and innovative business solutions. 20 portfolio ventures include Green Monday, Diamond Cab, Light Be, Run Our City, BottLess and more.



人本創新 地緣協作 民生共創

Innovation, Collaboration, Empowerment

「香港社會創投基金」(SVhk) 在2018年12月受市建局委託，以H19地盤為主及其周邊進行全面的社區研究，期望攜手走進社群，突破現狀並於更新規劃中注入社區融合元素，為範圍內實行「新舊交融」、「社區營造」的發展方向提供「由下而上」的規劃願景。

Social Ventures Hong Kong (“SVHK”) was engaged by the Urban Renewal Authority (“URA”) in December 2018 to conduct a comprehensive community study to pilot the incorporation of community making into the neighbourhoods surrounding Staunton Street Shing Wong Street, and centred around the URA’s H19 revitalisation scheme. The study represents a collaborative journey between the URA and the community in exploring a sustainable future for this neighbourhood. Collectively, we aspire to create a showcase of the potential juxtaposition of old and new, people and place, starting a new people centric urban model.

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