2025 第二十七屆

休閒、遊憩、觀光
學術研討會暨國際論壇

Leisure, Recreation and Tourism Research Symposium and International Forum

國際論壇主題

永續休閒遊憩景觀：2050議程

Sustainable Leisurescape: Agenda 2050

國際論壇手冊

- 主辦單位：中華中華民國戶外遊憩學會、東海大學景觀學系
- 經費補助單位：國家科學及技術委員會

- Organizers: The Outdoor Recreation Association of R.O.C. Department of Landscape Architecture, Tunghai University
- Sponsored by: National Science and Technology Council

中華民國114年9月26日 September 26, 2025

目錄

Preface

The Outdoor Recreation Association of R.O.C., founded in 1988, has entered its 38th year of development. Since its establishment, the Association has been committed to advancing scholarship in leisure, recreation, and tourism. Through the collective efforts of successive boards and members, a series of symposia and international forums have been organized, fostering academic dialogue both domestically and internationally. These events have not only enhanced the quality of research but also contributed to the internationalization of leisure, recreation, and tourism studies in Taiwan.

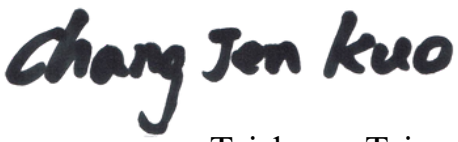
The 2025 symposium marks the 27th edition of the Leisure, Recreation, and Tourism Research Symposium and International Forum. Over the years, the symposium has become a significant event for academia, government, and industry in related fields. We hope that the research presented this year will provide valuable insights for scholarly advancement and practical application.

Hosted once again by the Department of Landscape Architecture at Tunghai University, following its previous role in 2019, this symposium is framed under the theme "Sustainable Leisurescape: Agenda 2050."The theme responds to the United Nations' 2015 announcement of the 2030 Sustainable Development Goals (SDGs), which highlight the importance of leisure, recreation, and tourism. This year, we received strong support and participation from scholars and practitioners. Following a double-blind review process, 132 papers were accepted, including 78 oral presentations (with papers considered for the Outstanding Conference Paper Award) and 45 poster presentations. The breadth of submissions and diversity of participants reflect the symposium's growth and recognition in the field.

This year's international forum is honored to feature keynote addresses by Dr. William Stewart, Dr. Pairach Piboonrungroj, and Dr. Kojiro Sho, three internationally renowned scholars. Their contributions, along with the discussions throughout the symposium, will foster both international and domestic academic exchange, stimulate critical reflection, and inspire new directions for research and collaboration in leisure, recreation, and tourism.

We would like to acknowledge the dedicated support of the faculty and students of the Department of Landscape Architecture, Tunghai University. Our gratitude also extends to Tunghai University and the National Science and Technology Council for their financial assistance, as well as to the board members and staff of the Outdoor Recreation Association for their efforts. Most importantly, we thank all participants for their active engagement. Our heartfelt gratitude to everyone.

President
The Outdoor Recreation Association of R.O.C.



Taichung, Taiwan
September 2025

序

中華民國戶外遊憩學會自 1988 年創立以來迄今已邁入第 38 年，成立後本會便積極投入休閒、遊憩、觀光領域之學術推廣工作。長久以來在歷屆理監事、會員的努力下藉由舉辦學術研討會暨國際論壇，與國內外各界進行學術對話。不僅提升了休閒、遊憩、觀光領域之學術研究水平，亦帶動了本土休閒遊憩與觀光研究的國際化。本學會舉辦學術研討會暨國際論壇，至今已邁入第 27 屆，往年都是休閒、遊憩與觀光相關領域產官學界的盛事。期望此次學術研討會暨國際論壇與會者的研究成果，能讓與會的朋友們在研究方向、實務運用等方面都有所收穫。

「2025 第 27 屆休閒、遊憩、觀光學術研討會暨國際論壇」是繼 2019 年之後再度由東海大學景觀學系主辦。聯合國 2015 年宣布「2030 永續發展目標」SDG's 之核心目標，其中包括休閒、遊憩、觀光業，緣此謹訂本年度學術研討會主題為「永續休閒、遊憩景觀：2050 議程（Sustainable Leisurescape: Agenda 2050）」，感謝各界熱烈的參與及踴躍支持投稿。投稿之論文經評審委員採匿名方式審稿，最後共接受 132篇論文，包括口頭發表 78 篇(含傑出會議論文)、海報展示發表 45 篇。從本屆投稿數量及與會人員之組成，足見本學會舉辦之研討會已茁壯發展並受到各界的肯定。

本次國際論壇特別邀請了 Dr. William Stewart、Dr. Pairach Piboonrungroj 以及蕭耕偉郎教授等三位國際知名學者蒞臨演講，並進行國際學術交流。期望此次國際論壇與研討會能提供與會學者廣泛國際及國內學術交流的機會，且促進更多面向之討論與腦力激盪，為國內休閒、遊憩、觀光領域注入新的研究發想與學術合作的契機。

感謝我的母系東海大學景觀學系全體師生的鼎力相助，感謝東海大學以及國家科學及技術委員會在經費上的補助；也謝謝戶外遊憩學會理監事及工作人員的辛勞付出。最重要的是各界對於本會的關注與支持！最後感謝所有與會者，您的參與讓此次研討會及國際論壇更加豐富，同時也為臺灣的休閒、遊憩、觀光領域添加新的色彩與氣息。感謝！

中華民國戶外遊憩學會　理事長

郭彰仁

謹誌

2025 年 9 月台中

INTERNATIONAL FORUM AGENDA

TIME	PROGRAM
09:00~09:30	Registration
09:30~09:50 Opening Remarks	• Opening Remarks by Professor Yi-Yu Huang, Chairman of the Department of Landscape Architecture, Tunghai University • Opening Remarks by Mr. Chang-Jen Kuo, President of the Association of Outdoor Recreation, ROC
09:50~10:10	Opening Reception
10:10~11:50 Keynote Speech I	• Speaker:William Stewart (with co-authors: Shi Xue and Carena van Riper) • Title/Organization:Sustainable Landscape of Leisure, Recreation and Tourism: Connecting Place-making and Resilience at Denali National Park, Alaska • Host : Chun-Yen Chang, Distinguished Professor, Department of Horticulture and Landscape Architecture, Nation Taiwan University • Panelist : Chia-Kuen Cheng, Associate Professor, Department of Horticulture and Landscape Architecture, Nation Taiwan University
11:50~13:00	Lunch Break
13:00~14:40 Keynote Speech II	• Speaker:Kojiro Sho (蕭 耕偉郎) • Title/Organization:Green Gentrification or Housing Attributes? Explaining Housing Price Dynamics Around Urban Parks from the Evidence of Osaka City, Japan • Host : Sheng-Jung Ou, Professor, Department of Landscape and Urban Design, Chaoyang University of Technology • Panelist : Yu-Chih Huang, Distinguished Professor, Department of Tourism, Leisure, and Hospitality Management, National Chi Nan University
14:40~15:00	Coffee Break
15:00~16:40 Keynote Speech III	• Speaker:Pairach Piboonrungroj • Title/Organization:Why and how to measure social impacts of leisure, recreation and tourism development: an SDG Impact Standard approach • Host : Su-Hsin Lee, Professor Emeritus, Department of Geography, Nation Taiwan Normal University • Panelist: Yu-Lan Yuan, Associate Professor, Department of Landscape Architecture Tunghai University
16:40~17:30	Guided Tour of Tunghai University Sustainable Campus • Speaker:Jyh-Min Chiang (江智民) • Title/organization: Professor, Department of Life Science, Tunghai University • Topic:Ecological and Cultural Environmental Changes on Tunghai University Campus and the Restoration of Dongda Creek: Reflections on Sustainable Campus

國際論壇議程

時間	活動內容
09:00~09:30	報到入場
09:30~09:50 開幕	• 東海大學景觀學系 黃宜瑜 系主任 致詞 • 中華民國戶外遊憩學會 郭彰仁 理事長 致詞
09:50~10:10	開幕茶敘
10:10~11:50 專題演講 I	• 主講人：William Stewart (with co-authors: Shi Xue and Carena van Riper) • 職稱：伊利諾大學香檳分校休閒、運動與觀光學系榮譽教授 • 主題：連結地方營造與韌性—以阿拉斯加德納利國家公園為例 • 主持人：國立台灣大學園藝暨景觀學系 張俊彥 教授 • 與談人：國立台灣大學園藝暨景觀學系 鄭佳昆 副教授
11:50~13:00	午餐
13:00~14:40 專題演講 II	• 主講人：Kojiro Sho (蕭 耕偉郎) • 職稱：東京大學工學研究科副教授 • 主題：Green Gentrification or Housing Attributes? Explaining Housing Price Dynamics Around Urban Parks from the Evidence of Osaka City, Japan • 主持人：朝陽科技大學景觀及都市設計系 歐聖榮 教授 • 與談人：國立暨南國際大學光休閒與餐旅管理學系 黃裕智 特聘教授
14:40~15:00	休息茶敘
15:00~16:40 專題演講 III	• 主講人：Pairach Piboonrungroj • 職稱：清邁大學經濟學院助理教授兼校長助理 • 主題：Why and how to measure social impacts of leisure, recreation and tourism development: an SDG Impact Standard approach • 主持人：國立臺灣師範大學地理學系 李素馨 退休教授 • 與談人：東海大學景觀學系 原友蘭 副教授
16:40~17:30	東海大學永續校園導覽 • 主講人：江智民 • 職稱：東海大學生命科學系教授 • 主題：東海大學校園生態/人文環境變遷與東大溪整治：永續校園的反思

講者簡介

Dr. William Stewart

Professor Emeritus, Department of
Recreation, Sport, and Tourism,
University of Illinois Urbana-Champaign

Bill Stewart conducts research related to the development of parks and conservation areas to enhance a public sense of place, improve access to natural landscapes, and promote environmental awareness. His research is centered on place-making – a framework in which stakeholders and community residents come to know themselves and plan for landscape change that aligns with their collective sense of self. Bill's research projects employ a mixed-methods approach that ground the research in the community and place of study, and allow for generalization to relevant populations and conceptual frameworks. The research purposely integrates public engagement, data collection from stakeholders and community residents, and builds connections to land-use planning processes and environmental policy makers. The concept of "place" has become increasingly important in rural land-use planning and conservation practice. As land management agencies move away from their bureaucratic silos of resource decision-making, they often embrace a place-based framework that facilitates conservation planning at a landscape scale beyond the boundaries of any one organization or land owner. Bill Stewart has served as the Executive Director of the International Association of Society and Natural Resource (IASNR, https://www5.iasnr.org/) and as the Interim Department Head for Recreation, Sport and Tourism at University of Illinois Urbana-Champaign. He retired in 2024, and now Professor Emeritus.

Dr. Bill Stewart 曾擔任 International Association of Society and Natural Resource (IASNR) 理事長，以及伊利諾大學香檳分校 Recreation, Sport and Tourism 系的代理系主任；他於 2024 年退休，現為榮譽教授。Dr. Stewart 的研究聚焦於公園與保育區的發展，旨在增進公共的地方感、改善與自然景觀的接觸，以及提升環境意識。他的研究核心在於「地方營造」(place-making) --一種讓利害關係人與社區居民能夠認識自我，並規劃符合其集體認同的景觀變遷的框架。他的研究計畫運用混合方法論，將研究根植於社區與研究場域，同時也能推廣至相關族群與概念框架。他的研究特意納入公共參與，從利害關係人與社區居民蒐集資料，並建立與土地使用規劃過程及環境政策制定者的連結。「地方」這個概念在非都市土地使用規劃與保育實踐中日益重要。土地管理機構近年逐漸擺脫僵化的官僚決策方式，也經常採納地方為本的框架，以促進超越單一組織或土地所有者邊界的景觀尺度保育規劃。

講者簡介

Dr. Kojiro Sho

Department of Urban Engineering, School of Engineering, The University of Tokyo

I am an internationally recognized urban planning/urban geography scholar and focus on both locally and globally connected research. My research expertise lies in the fields of land use and spatial analysis, gentrification and spatial inequality issues, and regional studies in global cities. I am currently working on the nationwide gentrification spatial inequality issue in Japan based on the funding of the Japan Society for the Promotion of Science, and the green gentrification in Southeast Asian cities based on the support of The Toyota Foundation.

蕭教授是一位享有國際聲譽的都市規劃與都市地理學者，研究關注在地連結與全球連結的相關研究。其專業領域涵蓋土地利用與空間分析、都市更新（縉紳化）與空間不平等議題，以及全球城市的區域研究。目前，他在日本學術振興會（JSPS）的資助下，從事日本全國範圍內都市更新與空間不平等的研究；同時也於豐田財團的支持下，專注探討東南亞城市的綠色都市更新議題。

講者簡介

Dr. Pairach Piboonrungroj

Assistant Professor, Assistant to the President, Faculty of Economics, Chiang Mai University

Dr. Pairach Piboonrungroj (Champ) is Assistant to the President and Assistant Professor of Economics at Chiang Mai University, Thailand. He earned his PhD in Logistics and Supply Chain Management from Cardiff University, UK, with award-winning research on supply chain collaboration in tourism. He is the founding director of the Supply Chain Economics Research Centre (SCERC) and has led projects exceeding USD 1 million. Dr. Pairach has advised organizations including the World Bank and the Ministry of Tourism and Sports of Thailand, and serves as reviewer for leading journals such as Tourism Management and the European Journal of Operational Research. He received Chiang Mai University's Best Young Researcher Award (2015) and Golden Elephant Award (2020) for his academic and social contributions.

Dr. Pairach Piboonrungroj (Champ) 現任泰國清邁大學經濟學院副教授暨校長特別助理，並創立「供應鏈經濟研究中心」（SCERC），主持研究計畫經費超過百萬美元。他於英國卡迪夫大學取得物流與供應鏈管理博士學位，研究以旅遊產業供應鏈合作為主題並屢獲獎項。Dr. Pairach 曾擔任世界銀行與泰國觀光體育部顧問，亦為 Tourism Management 與 European Journal of Operational Research 等國際期刊審稿人，並榮獲清邁大學「青年優秀研究者獎」（2015）及「金象獎」（2020）。其研究核心在於應用經濟理論與計量方法於物流、供應鏈與觀光管理，推動永續與政策創新。

講者簡報 Speaker:William Stewart

9/17/2025

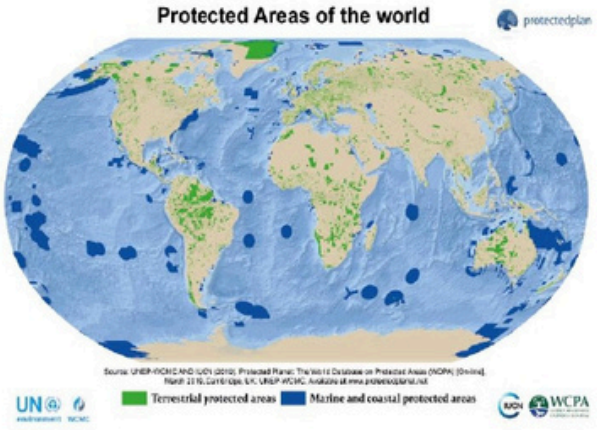
Overview of presentation

- PROBLEM: Challenges of managing protected areas
- CONCEPTS: Place-making and resilience frameworks for conservation
- METHODS: Study context at Denali National Park, Alaska USA
- FINDINGS: Narratives of place as stability and change
- DISCUSSION: Place-making, resilience & protected area management

2

Challenge of Managing Protected Areas

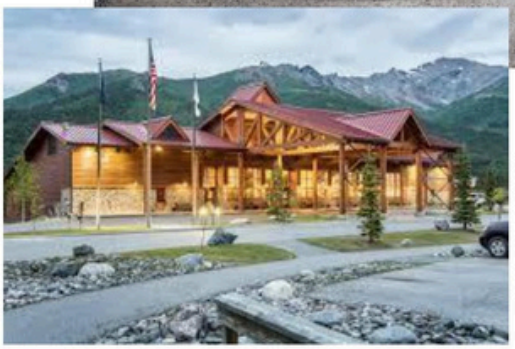
- Protected areas faced with **changing conditions** at same time hold institutional visions that connote **stability in place meanings**
- **Numerous challenges** have been identified:
  - Changing weather patterns influence ecosystem dynamics
  - Increasing urbanization of adjacent lands with demands for access and changing use patterns
  - Institutional visions leftover from historic conservation philosophies
  - Trend toward multi-scale decision-making reconciling with historic distribution of power



Place-making and resilience at Denali National Park 3

Adapting to change, Maintaining stability

- Protected areas increasingly surrounded by encroaching development
- Changing development coupled with changing land use patterns
- Regional conservation contexts require multi-lateral decision-making (i.e., multiple communities and organizations)



Princess Cruise Line's Denali Wilderness Lodge, largest hotel in Alaska at ~700 rooms

4

講者簡報 Speaker:William Stewart

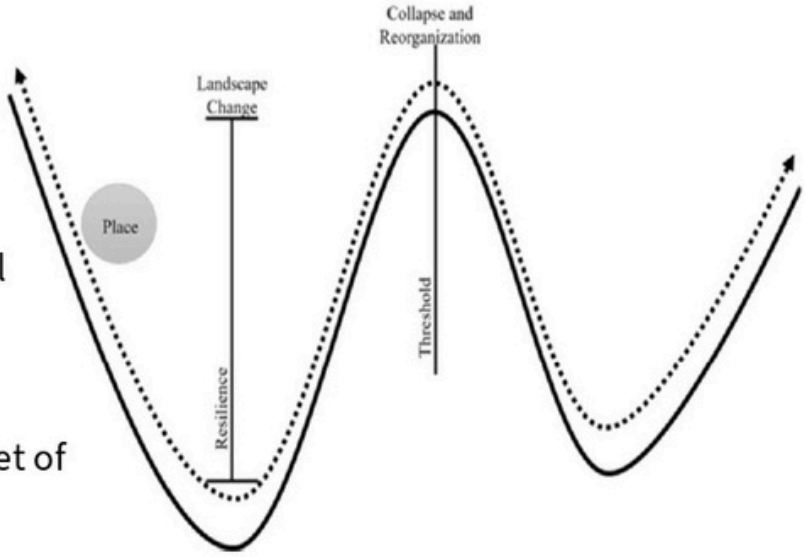
Frameworks for conservation

- World as a rambunctious garden directed at shaping what people have created (Marris, 2013; versus Soule, 1985)
- The Anthropocene acknowledges the global transformation of landscapes (Kareiva, 2012), although still separates people and nature
- Socio-ecological resilience as capacity to absorb shocks and maintain structure and functions in the face of stressors and disturbances by adapting to changing conditions (Li et al, 2020)

Place-making and resilience at Denali National Park 5

Socio-ecological Resilience

- Adapting to:
  - Unstable socio-ecological relationships
  - Shift from permanent landscapes, to evolving set of conditions
  - Regional models of governance



Socio-ecological resilience and perturbation (Holling, 2001; Evans, 2019)

6

Place-making as the negotiation of resilience

- Key characteristics
  - **Starting point** is lived experience vs abstractions such as sustainability
  - Relational thinking with a world **always becoming** (West et al., 2020)
- Place-making as adaptive strategy for disruptions
  - **Narratives** that connect past, present and future
  - Holding descriptive, normative and aspirational qualities (Cresswell, 2015)
- Well-suited for **hybrid socio-ecological spaces** (Raymond et al., 2021)

In Alaska, Snowshoe Hares lose adaptive advantage due to decreased October snowfall

Place-making and resilience at Denali National Park 7

Integrating place-making and resilience

- **Operationalizing resilience reflected in narratives of place**
  - Resilience reflected in place-making dialogues that engage stability and change (Mancilla Garcia et al., 2020)
  - Narratives of place indicate capacity to adapt and absorb changing conditions, as well as capacity to resist and work to maintain a status quo (Darnhofer, 2020)

Tourism in the 'shoulder' season

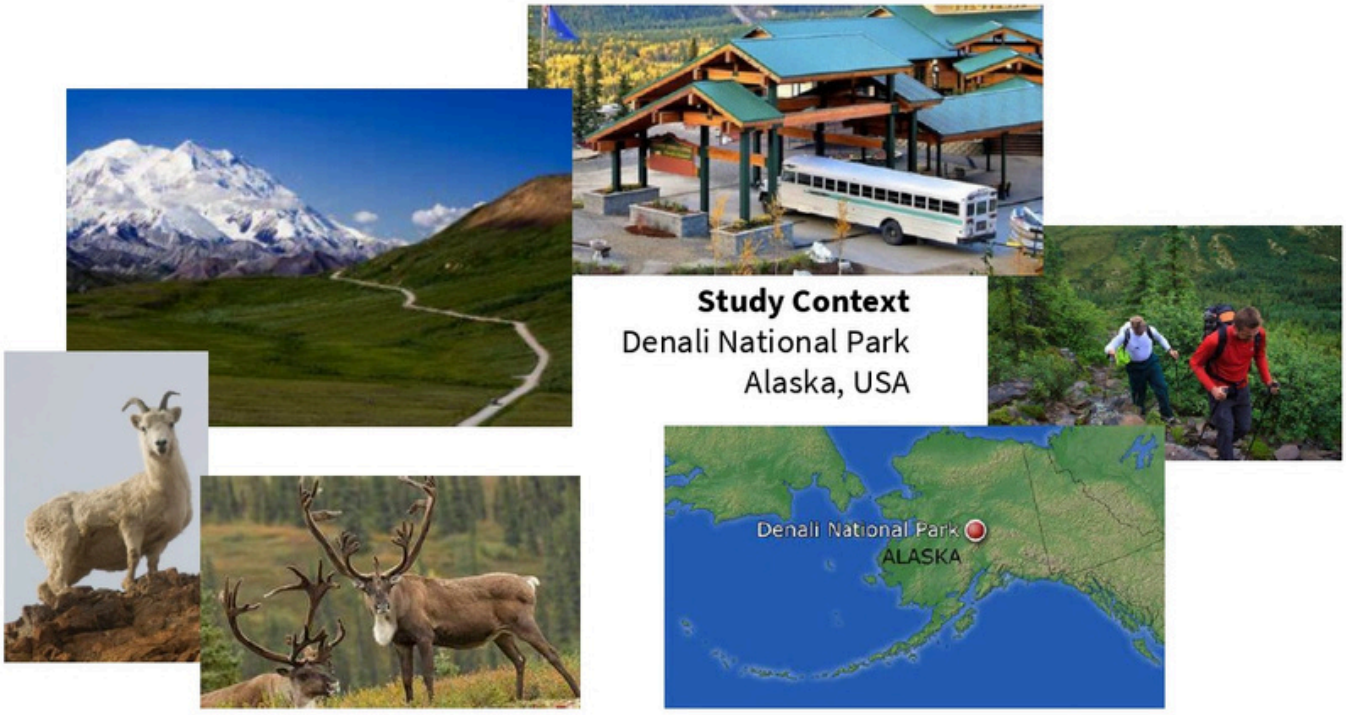
Growth of subsistence use

Protecting historic landscapes

Place-making and resilience at Denali National Park 8

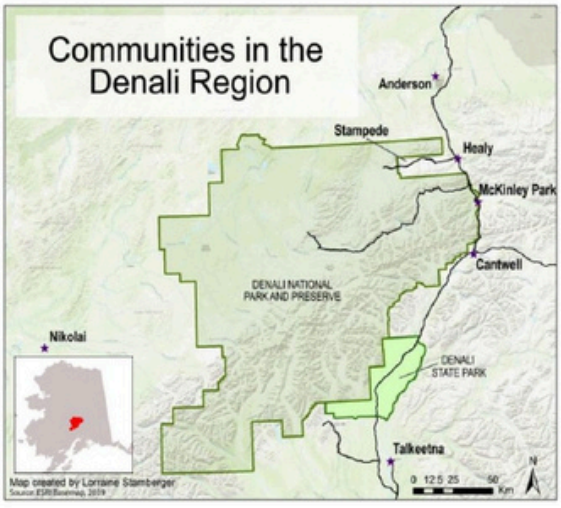
講者簡報Speaker:William Stewart

9/17/2025



Study Context

- Denali National Park & Denali State Park
  - Interior Alaska with Mt. Denali (6,200 m) as namesake
  - Established wilderness within park boundaries
  - Mixture of taiga forest, tundra, glaciers, and bare rock
- **Multiple interest groups** represent a pluralism of place meanings and aspirations for place
  - Environmental groups
  - Subsistence use
  - Traditional ways of life
  - Energy industry (coal, oil, and gas)
  - Tourism

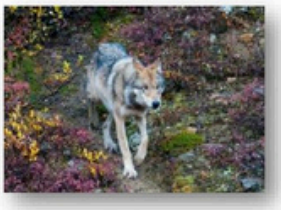


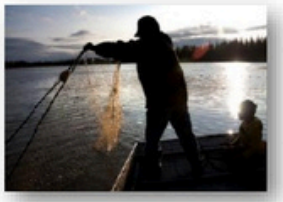
Place-making and resilience at Denali National Park 10

Research objectives for empirical support

Examine place meanings as narratives that reflect resilience – capacity to adapt to change and/or work to maintain status quo

1. Identify narratives of place in which stability and/or change operate
2. Explain differences in capacity for resilience across place meanings



Methodology

- Research conducted from **2019-2022**
  - Mixed methods approach included qualitative data collection (reported here), alongside surveys, participatory mapping and online social learning exercises
- Semi-structured **interviews** (n = 42)
  - Mostly in-person with select online interviews
  - Informal conversations took place, followed-up with recorded interviews
- **Focus groups** (6 groups with 37 participants)
  - Held across six communities to explore level of shared agreement
- Data transcribed and thematically analyzed with sensitivity to place meanings as narratives with a past, present and future


Johnson, van Riper, Stewart et al. (2022). *Ecology and Society.*

Salcido, van Riper, Stewart, et al. (2023). *Environmental Management.*

Place meaning 1: Denali as an intact ecosystem

Narratives of stability:

Caribou using a culvert to cross the road and migrate across the countryside

- Native people have lived on the land for centuries yet left it untouched, and the NPS has been protecting for a century.
- Although there are changing conditions, the ecosystem is so vast that it can absorb the changes, and maintain a balance. The **balance shifts from year to year**, but natural processes are what they were pre-historically.
- Whatever changes, they are **natural cycles**, and minimally impacted by humans. Change is the one thing constant.

Place meaning 1: Denali as an intact ecosystem

Narratives of change:

Bark beetle kill moving northwards, changing Alaskan landscape across the past decade

- There's always plans to build more condos and hotels in and around the park. Such development is bad for wildlife, and degrades wilderness.
- The wolf population was wiped out a century ago from central Alaska, and has yet to recover due to previous trapping incentives. **With predators removed, all other species have been affected**.
- The whole area is **massively changing due to climate change**. Spruce beetles are wiping out our forests, rivers freeze late and melt early, glaciers are retreating, roads built on top of permafrost are collapsing – what will the future bring?

Place meaning 2: Denali affords unique wildland experiences for recreation

The dark winter is constant. December sun last 5 hours.

Narratives of stability:

- **People come to Denali for recreation that involves mountains, wildlife and fisheries, and snow**. We will always have these opportunities.
- When you come to Alaska, you have access to all the state land. You can go out and use it as you want to – just respect it and don't destroy it.
- **Growth of the tourism industry needs to slow down**. Mass tourism has destroyed the quiet pace of summer, and is threatening to effect other seasons.

Place meaning 2: Denali affords unique wildland experiences for recreation

Narratives of change:

Aurora borealis at Denali

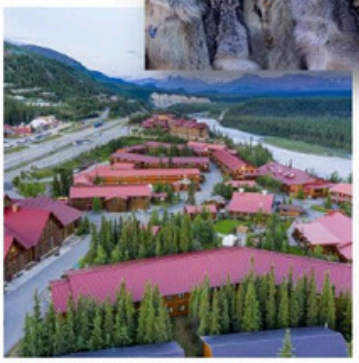
- Our summer is getting warmer and lasting longer, and our **tourism visitation is increasing** in that tourists are coming earlier and leaving later. There's exciting growth opportunities in the shoulder seasons.
- Denali is for everyone – not just those who ride buses or hike, but for **new kinds of technology** like e-bikes, off-road vehicles and snow machines.
- Denali is **becoming a popular winter tourism** destination to experience the northern lights, darkness and snowy landscape.

Place meaning 3: Denali as a place to work and create a fulfilling livelihood

Narratives of stability

- Everything you need to know about living on the land is what you get when you're out there. Useful education occurs outdoors with your family, teaching culture and traditional practices. Most village schools teach children how to live in the village, rather than **living life on the land**.
- **Tourism has been a major economic driver for decades**, and has had an increasing impact on development in nearby communities. During summertime, everyone is busy given the in flux of tourists and support operations. It's been this way for a long time, and expected to continue.

Wolf pelts from trapping



The Wilderness Lodge at Denali

Place-making and resilience at Denali National Park

Place meaning 3: Denali as a place to work and create a fulfilling livelihood

Narratives of change

- Fifty years ago, there were barely any tourists. Now, **tourism is a major driver of change** with impacts tied to increased employment in housing sector, infrastructure, flood control, and stores and restaurant development. In the summertime, towns now cater to tourists as the **industry has rapidly expanded**.
- Bed tax (on hotel stays) has grown to be a substantial portion of local budgets and supports public services like schools, libraries, roads, healthcare, police and fire, and local arts and music. **Revenues from bed taxes are increasing the quality of life** in Denali communities.

Cruise ships holding up to 2,500 passengers couple with land transportation to create tour packages to Denali

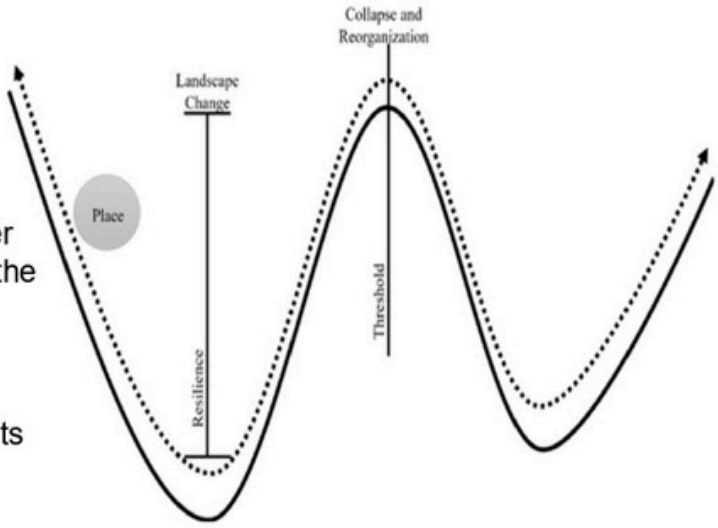
Discussion: What place narratives reflect readiness to adapt? Willingness to change?

Denali and Wonder Lake, Ansel Adams, 1948

- Community-based place meanings as recurrent patterns across participants. Selected ones identified:
  - Intact ecosystem
  - Wildland recreation opportunities
  - Fulfilling livelihood
- When does incremental growth in tourism become a disruption?
- When do shifts in natural cycles of weather become a disruption?

Application of socio-ecological resilience

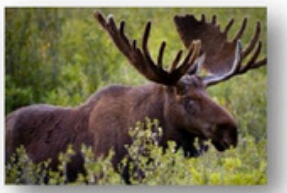
- Each socio-ecological system(basin) has its ability to adapt to perturbations
- A place (the ball) transforms to another socio-ecological system (basin) once the perturbations are beyond a threshold
- Is Denali at the tipping point to transform? The willingness of residents to adapt to change is relevant to this assessment.



What about senses of place needs to change? What needs to remain stable?

Adapting senses of place for a resilient future

- Creation of forums for public dialogue to share information and provide representation regarding changes in the landscape
- Develop community-based policies for growth, which could include affirming a "laissez faire" (e.g., no zoning) policy if desirable
- Include NPS staff in dialogue forums and public events for community-based planning



Conclusions

Place-making & resilience as a process-based model

- Grounded in people's relationships with their land and each other
- Focus on sharing **people's connections with the land brings to the surface talking points for change and stability**
- Process-based framework of stability & change co-existing in a multi-vocal dialogue



講者簡報 Speaker:William Stewart

9/17/2025

講者簡報(中文翻譯)

連結地方營造與韌性—以阿拉斯加德納利國家公園為例

William Stewart, Shi Xue and Carena J van Riper

2025 中華民國戶外遊憩學會研討會

- 簡報概要
  - 問題：管理保護區的挑戰
  - 概念：保護的地方營造與韌性框架
  - 方法：美國阿拉斯加德納利國家公園的研究脈絡
  - 發現：地方的敘事作為穩定與變遷
  - 討論：地方營造、韌性與保護區管理
- 管理保護區的挑戰
  - 保護區在面臨環境變化的同時，仍承載著機構要穩定地方意義的願景。
  - 許多挑戰：
    - 天氣型態改變影響生態系統動態
    - 鄰近土地的都市化加速，帶來進入需求與使用模式的改變
    - 歷史保護哲學遺留下來的制度願景
    - 從傳統權力分配，趨勢轉向多尺度決策
- 適應變化、維持穩定
  - 保護區逐漸被開發所包圍
  - 開發與土地利用模式變化並存
  - 區域性的保護情境需要多邊決策（多社區、多組織）
    - 案例：阿拉斯加最大飯店—公主遊輪的德納利荒野旅館（約700間客房）
- 保護的框架
  - 世界如同一座「喧鬧的花園」，是人類塑造的結果（Marris, 2013 vs. Soule, 1985）
  - 人類世承認景觀的全球轉型（Kareiva, 2012），雖然仍將人與自然分開
  - 社會—生態韌性：面對壓力與干擾，具備吸收衝擊並維持結構與功能的能力（Li et al, 2020）

講者簡報(中文翻譯)

- 社會—生態韌性
  - 適應：
    - 不穩定的社會-生態關係
    - 從「固定景觀」轉向「不斷演變的條件」
    - 區域治理模式
- 地方營造作為韌性的協商
  - 特色：
    - 起點是生活經驗，而非抽象概念（如永續性）
    - 關係性的思維：世界總在「生成中」（West et al., 2020）
  - 地方營造作為面對干擾的適應策略
    - 連結過去、現在與未來的「敘事」
    - 同時具有描述性、規範性與理想性的特質（Cresswell, 2015）
  - 適用於社會-生態混合型的空間（Raymond et al., 2021）
- 整合地方營造與韌性
  - 韌性的操作化反映在地方敘事中
    - 地方營造的對話展現穩定與變化的互動（Mancilla Garcia et al., 2020）
    - 地方敘事展現適應變化與吸收衝擊的能力，同時也展現抗拒並維持現狀的能力（Darnhofer, 2020）

- 研究脈絡
  - 德納利國家公園與德納利州立公園
    - 位於阿拉斯加內陸，以德納利山（6,200公尺）命名
    - 公園邊界內設立荒野
    - 混合景觀：針葉林、苔原、冰川、裸岩
  - 多元利害關係者 → 多重地方意涵與願景
    - 環保團體
    - 生存性使用
    - 傳統生活方式
    - 能源產業（煤、石油、天然氣）
    - 觀光業

講者簡報(中文翻譯)

- 研究目標
  - 探討地方意義作為反映韌性的敘事；韌性--適應變化，同時維持現狀的能力。
    - 辨識穩定與變遷運作下的地方敘事
    - 解釋不同地方意涵下的韌性差異

- 研究方法
  - 研究期間：2019–2022
    - 混合方法：質性資料、問卷、參與式地圖、線上學習活動
  - 半結構式訪談（42人），含面對面與線上
    - 非正式對談，後續補充訪談紀錄
  - 焦點團體（6組，共37人），探討共識程度
  - 資料轉換成逐字稿並進行主題分析，特別關注帶有過去、現在與未來意涵的地方意義敘事。

- 地方意涵 1 —德納利作為完整的生態系統（穩定敘事）
  - 原住民世居卻保持自然完整，國家公園管理局保護逾百年
  - 雖然條件改變，但廣大生態系統能吸收衝擊並維持平衡
  - 平衡雖每年變動，但自然過程與史前時期相同
  - 唯一不變的是「變化本身」

- 地方意涵 1 —德納利作為完整的生態系統（變遷敘事）
  - 開發計畫（飯店、住宅）威脅野生動物與荒野
  - 狼群百年前幾乎被捕殺殆盡，至今未恢復；掠食者移除造成食物鏈改變
  - 氣候變遷的重大影響：
    - 雲杉甲蟲肆虐森林
    - 河流結冰晚、融化早
    - 冰川退縮
    - 永凍土上的道路崩壞

講者簡報(中文翻譯)

- 地方意涵 2 —德納利作為獨特的野地遊憩場所（穩定敘事）
  - 旅客因山脈、野生動物、漁業、冰雪而來 →這些體驗永續存在
  - 在阿拉斯加，人人都能使用州立土地，只要尊重並不破壞
  - 觀光產業增長需減緩，大量旅遊破壞夏季的寧靜，也威脅其他季節

- 地方意涵 2 —德納利作為獨特的野地遊憩場所（變遷敘事）
  - 夏季變暖且延長 → 旅遊季擴張，旅客更早來、更晚離開
  - 新旅遊方式：電動單車、越野車、雪上摩托車
  - 冬季旅遊興起：賞極光、黑夜、雪景

- 地方意涵 3 —德納利作為工作與謀生之地（穩定敘事）
  - 透過家庭戶外教育與文化傳承，學習如何生活在這片土地上
  - 觀光數十年來一直是主要經濟動力，推動鄰近社區的發展
  - 夏季因觀光人潮，全民皆忙碌，且預期會持續如此

- 地方意涵 3 —德納利作為工作與謀生之地（變遷敘事）
  - 五十年前，幾乎沒有觀光客，如今觀光成為主要驅動力。帶動就業：住房、基礎設施、防洪、商店、餐飲
  - 旅館住宿稅成為地方財政重要收入 →支持學校、道路、醫療、公共安全、藝術文化
  - 稅收提升社區生活品質

- 討論 —哪些地方敘事反映了適應的準備與改變的意願？
  - 社區基礎的地方意涵：
    - 完整生態系統
    - 野地遊憩
    - 謀生之地

- 問題：
  - 觀光業的逐步增長何時成為干擾？
  - 自然循環的變動何時成為干擾？

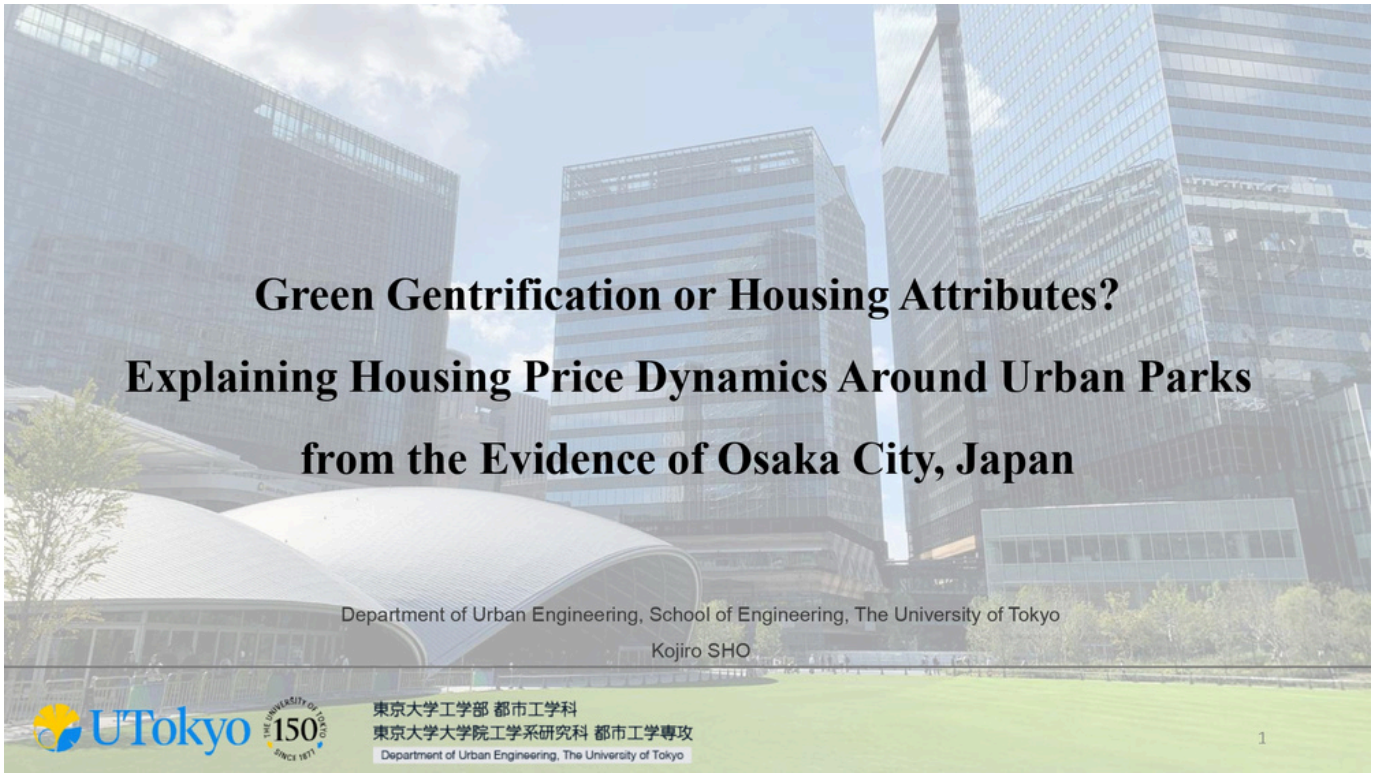
講者簡報(中文翻譯)

- 社會—生態系統的韌性的應用
  - 每個社會—生態系統(穩態盆地)都有其自身適應干擾的能力
  - 當衝擊超過臨界點，地方(小球)將轉換到另一個系統（穩態盆地）
  - 德納利是否正處於轉型臨界點？居民的適應意願至關重要

- 地方感中需要變動與應當維持的部分
  - 調整地方感以建構具韌性的未來
    - 建立公衆對話平台，分享資訊並代表景觀變化
    - 制定社區型的發展政策。如果需要，可包括自由放任主義的方式 (例如無分區管制)。
    - 將國家公園管理局人員納入規劃與社區活動

- 結論
  - 地方營造與韌性是一個「過程導向」模型
    - 立基於人與土地及彼此的關係
    - 專注於人與土地的連結，有助於凸顯關於變遷與穩定的討論核心
    - 透過過程導向的分析框架，理解穩定與變化於多聲對話中的並存狀態

講者簡報 Speaker:Kojiro Sho (蕭 耕偉郎)



1. Background

Urban Parks

- Urban parks provide residents and visitors with opportunities for physical exercise, relaxation, recreation, and cultural engagement, thereby enhancing overall quality of urban life (Chen et al., 2024; Kim et al., 2019)
- Urban parks also contribute to environmental sustainability by improving air quality, reducing noise levels, and mitigating the urban heat island effect, which has become increasingly severe under the pressures of climate change and rapid urbanization (Kim et al., 2024; Bottero et al., 2022)

2

講者簡報 Speaker:Kojiro Sho (蕭 耕偉郎)

1. Background

Green Gentrification

- Urban parks often become focal points for capital investment and the influx of middle- and high-income groups, thereby triggering "*Green Gentrification*" (Aznarez et al., 2025; Anguelovski et al., 2022)
- Green gentrification attracts wealthier populations, leading to the displacement of lower-income or vulnerable groups and reshaping social-spatial structures and residential equity (Anguelovski et al., 2022)
- One of the most visible manifestations of green gentrification is the rise in surrounding housing prices, (Kim et al., 2024; Bottero et al., 2022)

3

2. Research Purpose

- However, the formation of housing prices is multidimensional, shaped not only by external environmental factors but also by the intrinsic attributes of housing units like distance to station, built year and room number.
- For dwellings located near urban parks, it remains an open question whether housing price is driven more strongly by the socio-economic transformations associated with *green gentrification* or by the physical and locational characteristics of the *housing attributes*.

4

講者簡報Speaker:Kojiro Sho (蕭 耕偉郎)

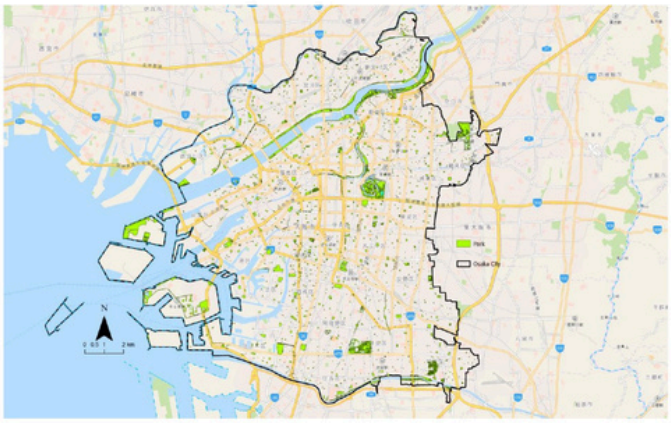
2. Research Gap

Urban Characteristics of Japan

- Japanese cities, such as Osaka, feature fragmented green spaces, slower cycles of urban redevelopment, and lower residential mobility.
- Urban parks in Japan are often embedded in historical and community contexts, which may lead to unique manifestations of green gentrification distinct from Western models.

5

3. Research Target: Osaka City



- Osaka City has more than 961 urban parks; however, neighborhood parks account for the vast majority and are widely distributed across the city. As a result, it is difficult to observe distinct patterns of green gentrification associated with them, and they were therefore excluded from the analysis.
- This study classifies the parks into three categories: Block Parks, District Parks, and Other Parks.

Park	Number
Neighborhood Parks	827
Block Parks	74
District Parks	28
Comprehensive Parks	6
Sports Parks	1
Wide-area Parks	4
National Parks	3
Special-purpose Parks	5
Buffer Green Spaces	2
Urban Green Spaces	2
Greenways	9

6

講者簡報 Speaker:Kojiro Sho (蕭 耕偉郎)

3. Research Target: Urban Parks

Parks Type

Block Parks (Miyakojima Park)

District Parks (Ogimachi Park)

Other Parks (Suminoe Park)

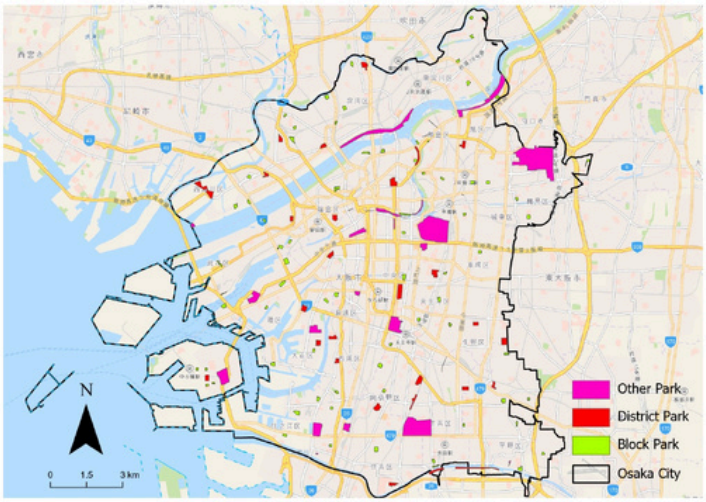
Category	Block Park	District Park	Other Park
Sample	74	28	28

Parks Area (㎡)

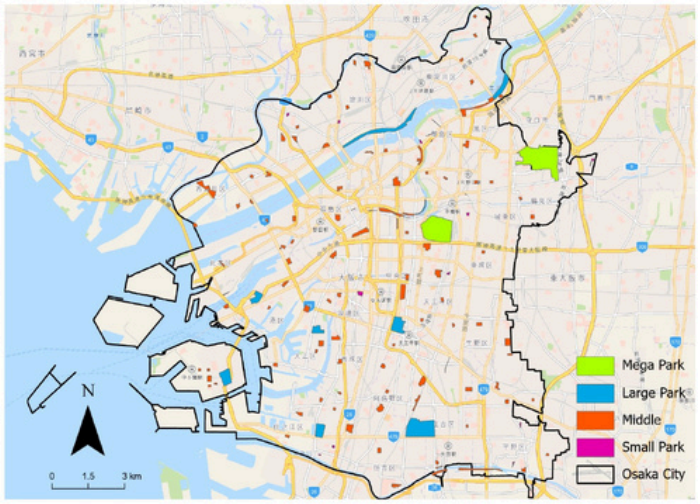
Category	Small	Middle	Large	Mega
Areas	1,000-10,000	10,000-100,000	100,000-1,000,000	Over 1,000,000
Sample	18	101	9	2

7

3. Research Target



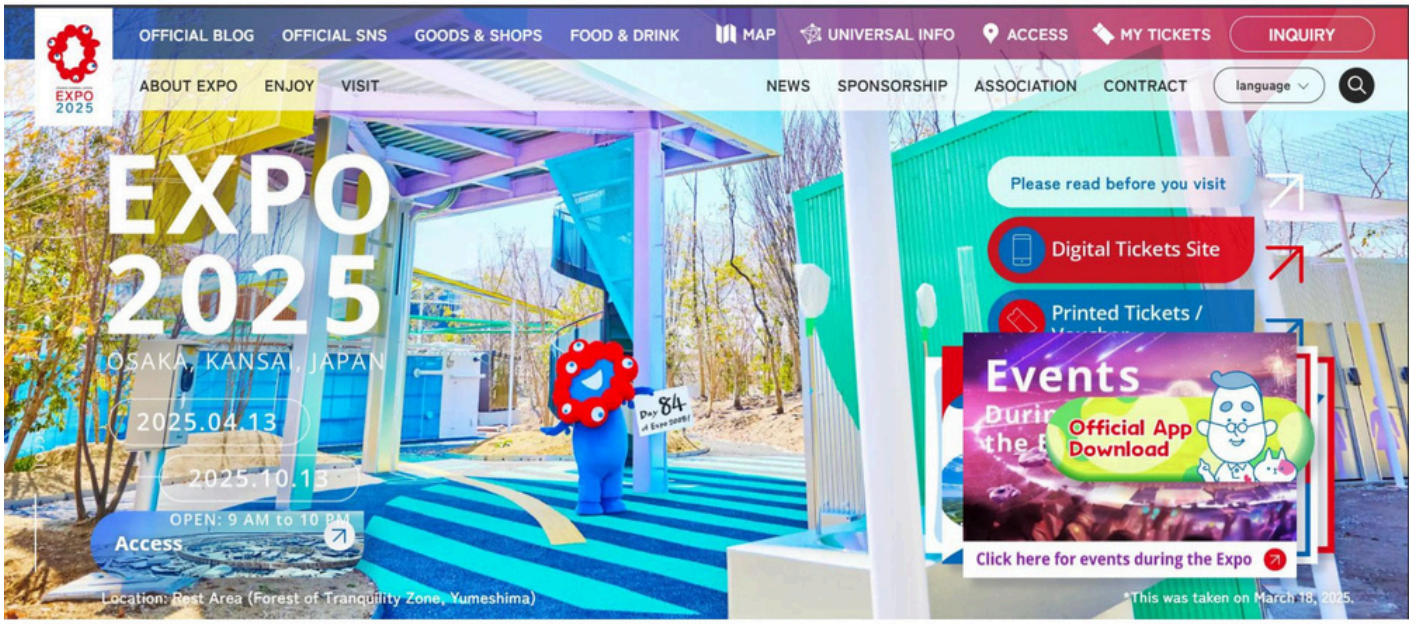
Distribution Map Based on Parks Types



Distribution Map Based on Parks Area

8

講者簡報Speaker:Kojiro Sho (蕭 耕偉郎)



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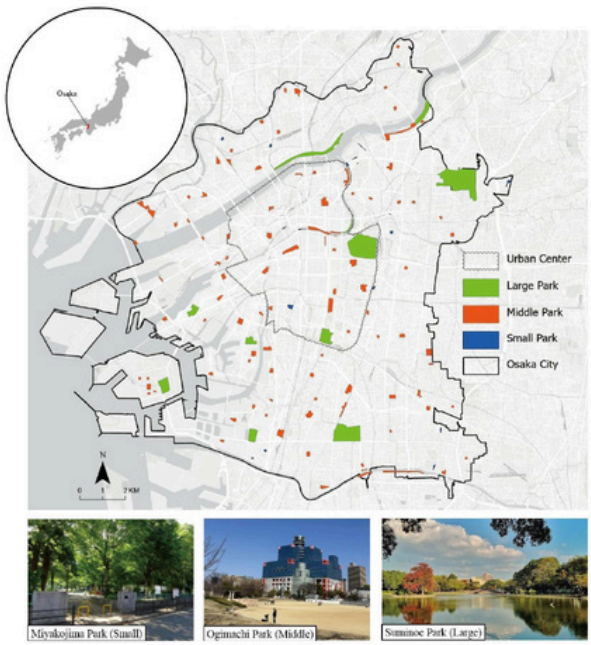
3. Research Target: Osaka City

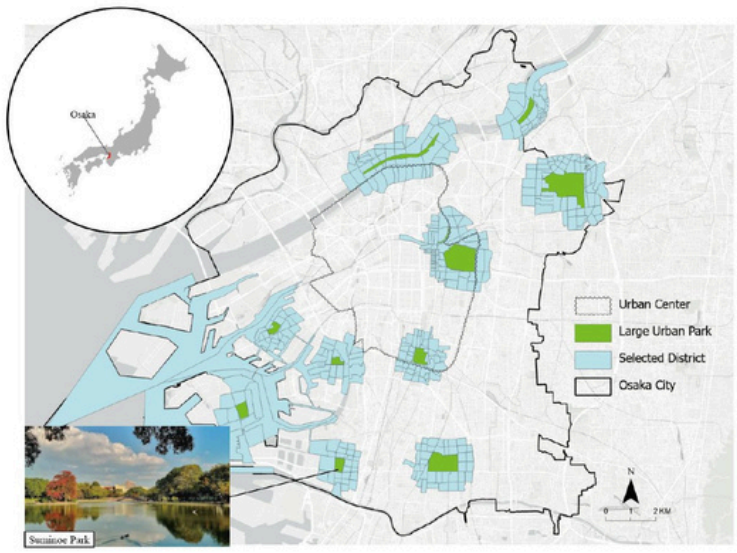


- The data on urban parks in Osaka used in this study were obtained from the "*National Land Numerical Information Download Service*".
- There are currently 960 urban parks in Osaka City, this study excluded parks classified as "neighborhood parks", as these parks are scattered throughout the city and their presence would distort the research results.
- This study defines exceeding 100,000 m² as *large parks*, 10000-100000 as *middle parks*, and less than 10000 as *small parks*.

10

講者簡報 Speaker:Kojiro Sho (蕭 耕偉郎)

3. Research Target: Osaka City



- In terms of research area, this study selects districts within 500m buffer zone around urban parks.
- This slide shows example of large parks.

11

4. Data Collection and Research Flow

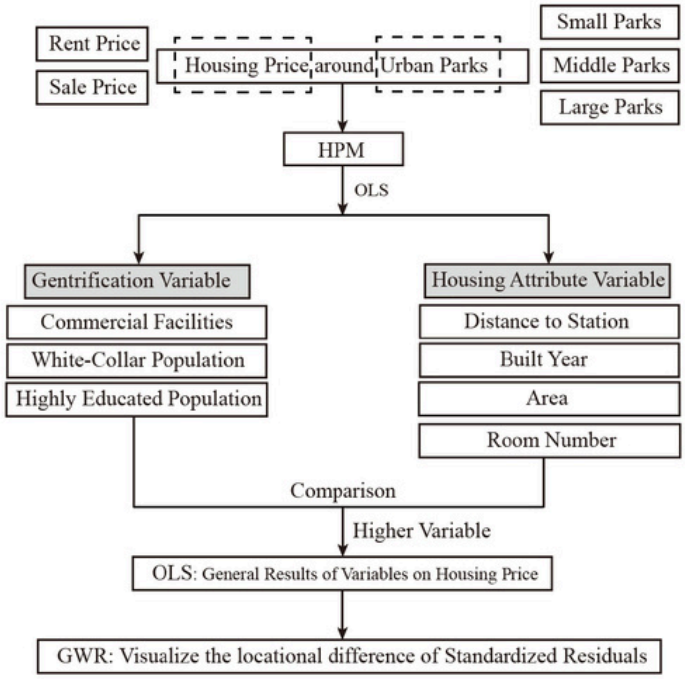
Data Collection

	Variable	Meaning	Source
	Housing Price (2022)	Rent Price Monthly and Sale Price	At Home Co., Ltd
Green Gentrification	White Collar (2020)	Management/Specialized/Clerical/Sales	E-STAT
	Highly Educated (2020)	Degree Includes and Higher Than Bachelor's	E-STAT
	Commercial Facility (2022)	Shop, Restaurant, Office	Telpoint
Housing Attribute	Distance to Station (2022)	Distance to the nearest Railway Station	At Home Co., Ltd
	Year (2022)	Built Year	
	Area (2022)	Room Exclusive Area	
	Room Number (2022)	Private Room + Share Room	

12

講者簡報 Speaker:Kojiro Sho (蕭 耕偉郎)

4. Data Collection and Research Flow



13

5. Results

HPM of Gentrification Variable

- **Other areas**: Housing price formation is fragmented, shaped by multiple interacting factors.
- **Central areas**: White-collar concentration strongly and consistently boosts prices, especially sales.
- **Parks & rental market**: Limited impact compared to the Osaka average.
- **Parks & sales market**: Stronger effects in some cases compared to Osaka average, with large central parks driving value appreciation.

Osaka City	Rent Price	Sale Price
Constant (β_0)	10.170 (<.001)	15.803 (.000)
White Collar (β_1)	1.911 (.003)	2.333 (<.001)
Highly Educated (β_2)	-.473 (.565)	.482 (.119)
Commerce (β_3)	-.047 (.722)	.137 (.108)
S.E. of regression	.343	.457
R Squared	.137	.276
Adjusted R-squared	.127	.273

14

5. Results

HPM of Gentrification Variable

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Urban Center	Rent Price			Sale Price		
	Small	Middle	Large	Small	Middle	Large
Constant (β_0)	9.981 (<.001)	10.075 (<.001)	10.372 (<.001)	15.395 (<.001)	15.968 (<.001)	14.814 (<.001)
White Collar (β_1)	1.760 (<.001)	1.605 (<.001)	1.545 (.005)	2.923 (.004)	1.785 (<.001)	3.950 (.012)
Highly Educated (β_2)	-.215 (.632)	.000 (.999)	-.674 (.228)	.352 (.707)	.963 (.043)	.152 (.915)
Commerce (β_3)	.305 (.202)	.103 (.257)	-.228 (.207)	.452 (.273)	.210 (.232)	.378 (.355)
S.E. of regression	.302	.264	.210	.473	.493	.455
R Squared	.346	.281	.365	.419	.206	.430
Adjusted R-squared	.317	.273	.323	.388	.196	.384

15

5. Results

HPM of Gentrification Variable

- **Other areas**: Housing price formation is fragmented, shaped by multiple interacting factors.
- **Central areas**: White-collar concentration strongly and consistently boosts prices, especially sales.
- **Parks & rental market**: Limited impact compared to the Osaka average.
- **Parks & sales market**: Stronger effects in some cases compared to Osaka average, with large central parks driving value appreciation.

Other	Rent Price			Sale Price		
	Small	Middle	Large	Small	Middle	Large
Constant (β_0)	11.018 (<.001)	10.637 (.000)	10.236 (<.001)	16.204 (<.001)	15.832 (.000)	15.952 (<.001)
White Collar (β_1)	-.439 (.240)	.202 (.326)	1.191 (<.001)	1.628 (.246)	2.531 (<.001)	1.869 (.046)
Highly Educated (β_2)	1.228 (.035)	1.079 (<.001)	.086 (.862)	.056 (.973)	.038 (.956)	.000 (1.000)
Commerce (β_3)	-.008 (.943)	.021 (.681)	.180 (.051)	.204 (.359)	.094 (.432)	.449 (.032)
S.E. of regression	.208	.243	.231	.347	.446	.407
R Squared	.051	.153	.328	.128	.192	.197
Adjusted R-squared	.027	.150	.318	.094	.186	.177

16

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5. Results

HPM of Housing Attributes Variable

- Almost all variables show significant effects on housing prices.
- Urban Center has stronger effects compared with other areas.
- For distance to stations, sale prices are more sensitive than rental prices.
- For floor area and the number of rooms, rental prices exhibit greater elasticity.
- Compared with the overall average level of Osaka, the most notable difference lies in the fact that the Adjusted R-squared values of the citywide models are generally lower than those of the models around parks.
- This suggests that housing prices near parks can be explained more effectively by housing attributes

Osaka City	Rent Price	Sale Price
Constant (β_0)	9.252 (.000)	14.884 (.000)
White Collar (β_1)	-.012 (.000)	-.028 (<.001)
Highly Educated (β_2)	.001 (.000)	.001 (<.001)
Commerce (β_3)	.013 (.000)	.017 (.000)
S.E. of regression	.068 (.000)	.007 (.139)
R Squared	.271	.460
Adjusted R-squared	.503	.454

17

5. Results

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Urban Center	Rent Price			Sale Price		
	Small	Middle	Large	Small	Middle	Large
Constant (β_0)	-12.172 (<.001)	9.044 (.000)	9.181 (.000)	14.580 (<.001)	14.978 (.000)	-22.129 (<.001)
White Collar (β_1)	.000 (.888)	-.005 (<.001)	-.010 (<.001)	-.022 (<.001)	-.018 (<.001)	-.013 (.002)
Highly Educated (β_2)	.011 (.000)	.001 (<.000)	.001 (<.001)	.001 (<.001)	.000 (<.001)	.019 (<.001)
Commerce (β_3)	.009 (.000)	.023 (.000)	.024 (.000)	.007 (<.001)	.013 (<.001)	.017 (<.001)
S.E. of regression	.237	.247	.244	.238	.149	.098
R Squared	(.000)	(.000)	(.000)	(<.001)	(<.001)	(<.001)
Adjusted R-squared	.316	.224	.208	.413	.410	.219

18

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5. Results

HPM of Housing Attributes Variable

- Almost all variables show significant effects on housing prices.
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- For distance to stations, sale prices are more sensitive than rental prices.
- For floor area and the number of rooms, rental prices exhibit greater elasticity.
- Compared with the overall average level of Osaka, the most notable difference lies in the fact that the Adjusted R-squared values of the citywide models are generally lower than those of the models around parks.
- This suggests that housing prices near parks can be explained more effectively by housing attributes

Other	Rent Price			Sale Price		
	Small	Middle	Large	Small	Middle	Large
Constant (β_0)	9.410 (.000)	9.483 (.000)	9.646 (.000)	-18.365 (<.001)	13.503 (.000)	14.682 (<.001)
White Collar (β_1)	-.007 (<.001)	-.006 (<0.001)	-.011 (<.001)	-.005 (<.001)	-.009 (<.001)	-.004 (.290)
Highly Educated (β_2)	.001 (<.001)	.000 (<.001)	.000 (<.001)	.017 (<.001)	.001 (<.001)	.001 (<.001)
Commerce (β_3)	.018 (.000)	.021 (.000)	.020 (.000)	.014 (<.001)	.013 (<.001)	.016 (<.001)
S.E. of regression	.173	.191	.178	.088	.110	.034
R Squared	(.000)	(.000)	(.000)	(<.001)	(<.001)	(0.15)
Adjusted R-squared	.242	.248	.245	.240	.405	.438

19

5. Results

The OLS results indicate that compared to gentrification, housing prices are more significantly influenced by housing attributes.

Urban Center	Small	Middle	Large	Small	Middle	Large
Adjusted R Squared (OLS)	.389	.701	.709	.652	.650	.906
Mean Local R-squared (GWR)	.894	.876	.874	.895	.883	.897
Other	Small	Middle	Large	Small	Middle	Large
Adjusted R Squared (OLS)	.545	.590	.571	.748	.536	.446
Mean Local R-squared (GWR)	.830	.842	.827	.818	.848	.862

The results for the R-squared values of OLS and GWR indicate that the GWR R-squared is generally higher than that of OLS. This demonstrates that housing attributes variables exert differing effects on housing prices across various regions. Therefore, this study employs visualization techniques for analysis.

20

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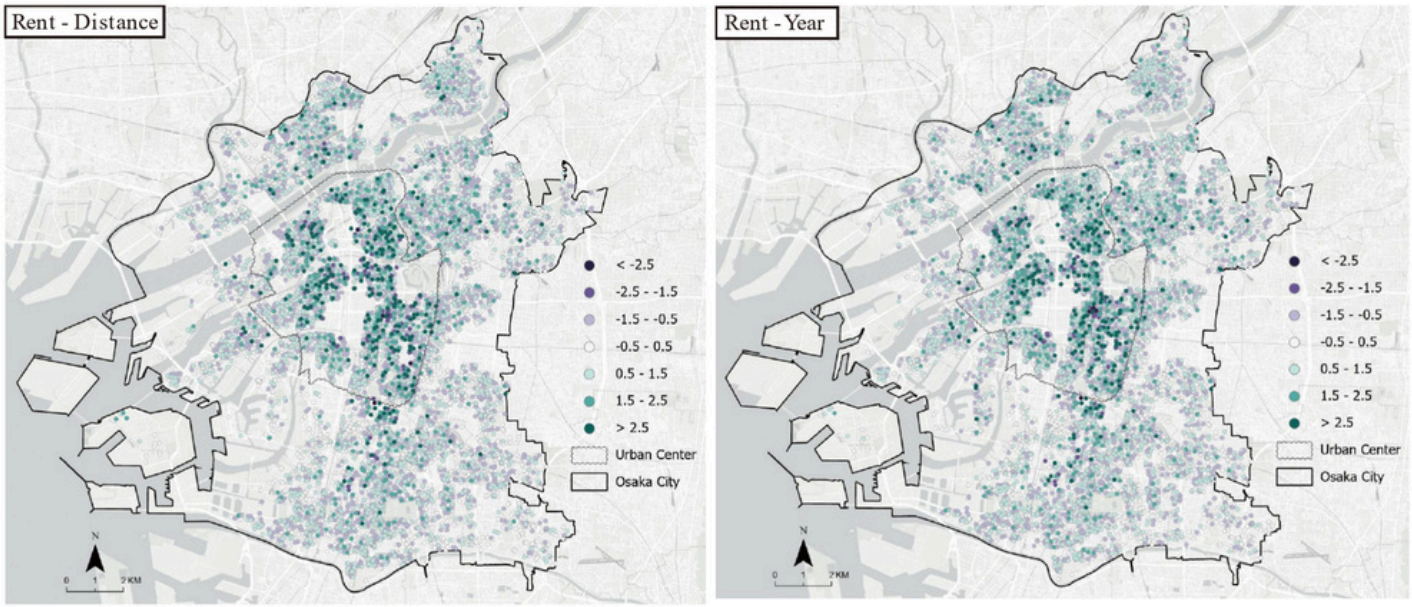
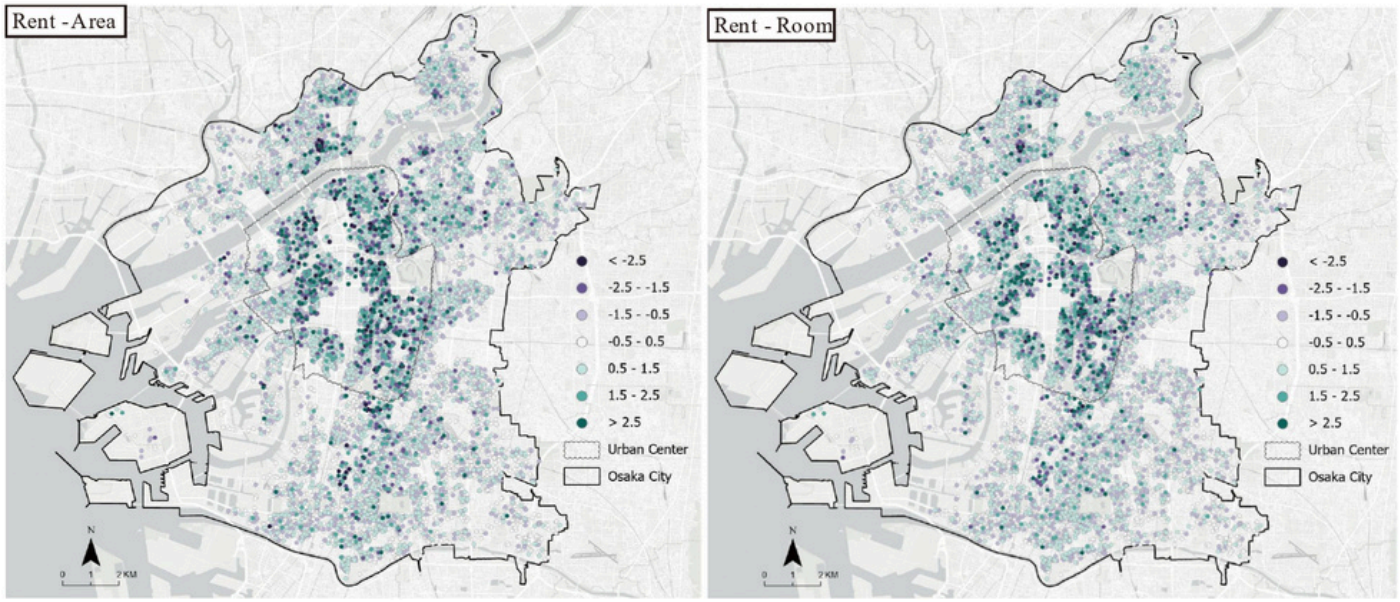
5. Results



The visualization analysis of GWR primarily focuses on the ***standardized residuals***.

21

5. Results



The visualization analysis of GWR primarily focuses on the ***standardized residuals***.

22

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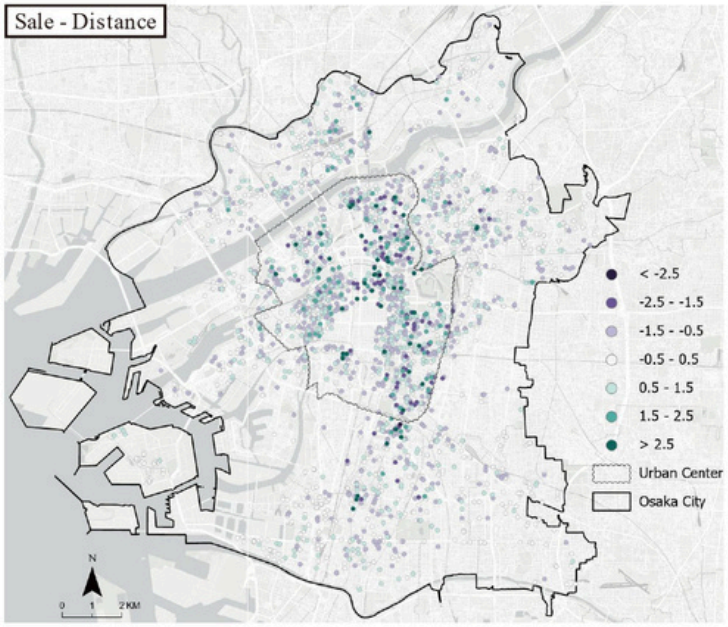
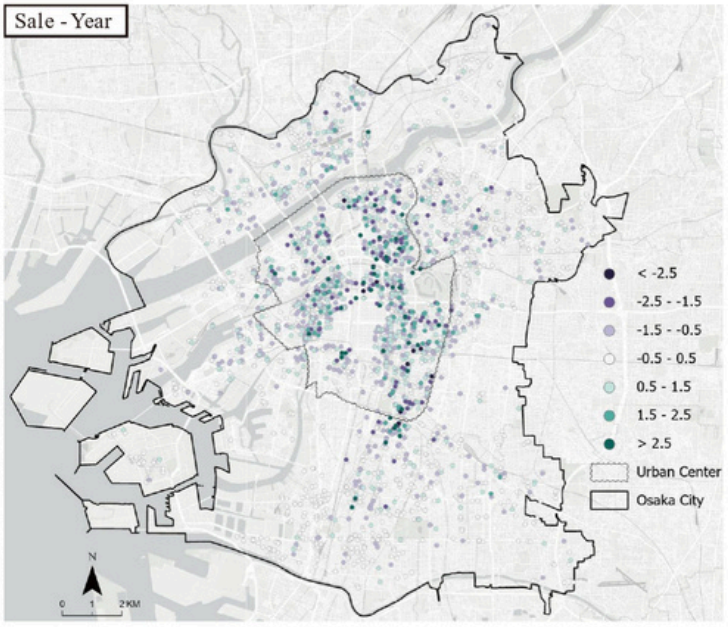
5. Results

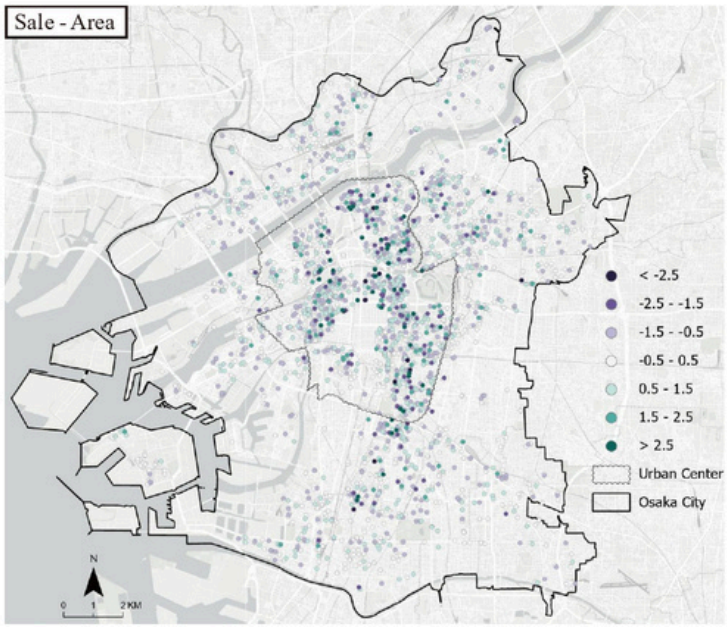


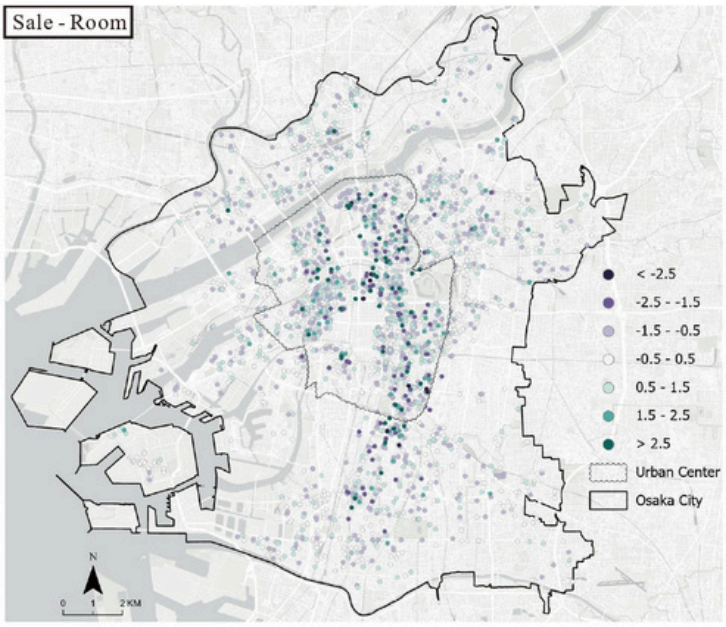


The visualization analysis of GWR primarily focuses on the ***standardized residuals***.

23

5. Results





The visualization analysis of GWR primarily focuses on the ***standardized residuals***.

24

5. Results

- Standardized residuals refer to the difference between the observed and predicted values.
- Their values typically fall within the range of -2.5 to 2.5, and the larger the absolute value, the more significant the prediction error, indicating poorer model fit at that location.
- In other words, standardized residuals can capture both the possibility of underestimation and overestimation at the local level.
- Figures clearly show that the points closest to -2.5 and 2.5 are mainly concentrated in the urban center.
- This indicates that in central areas, housing prices are either substantially overestimated or underestimated by the model.
- Most residuals in the urban center are negative, meaning that the model's predicted prices are higher than the actual transaction prices, housing prices are systematically overestimated.

25

6. Discussion

(1) Green Gentrification and Housing Price

- Current research on the effect of green gentrification on housing prices primarily focuses on housing attributes.
- Like Bottero et al. (2022) select number of bedrooms, bathrooms, car parking spaces, distance to urban parks.
- Kim et al. (2024) select number of bedrooms, bathrooms, building age, area, distance to ocean, downtown, metro station.
- Liu et al. (2024) select distance to facilities and many housing attributes.
- It is worth noting that the aforementioned studies generally categorize variables into two groups: housing attributes and distance from stations. In contrast, this study combines station distance and housing attributes into a single category. Additionally, this study incorporates traditional gentrification indicators and contact further analysis.
- Furthermore, it was discovered that while the overall gentrification variables have little effect on housing prices, the white-collar population does influence housing prices, and this influence is positive.

26

6. Discussion

(2) Rent Price and Sale Price

- Current research mainly focuses on single price, rent price or sale price.
- Like Liu et al., (2024) select rent price, Kim et al., (2024) and Bottero et al., (2022) select sale price
- This study simultaneously selected both types of prices and analyzed them within the same model. It was found that for station distance, the sale price has a greater impact, while for area and number of rooms, the rental price exerts a stronger impact.

(3) Urban Center and Other

Additionally, this study is the first to analyze whether housing prices are undervalued or overvalued across the entire city, revealing that prices are overvalued in the urban center while remaining stable in other areas.

27

7. Conclusion

- Compared to gentrification, housing prices near parks are more influenced by the attributes of the houses themselves.
- The urban center has been more severely affected than other areas.
- For distance to stations, sale prices are more sensitive than rental prices.
- For floor area and the number of rooms, rental prices exhibit greater elasticity.
- Compared to the average level in Osaka City, the model has stronger explanatory power around urban parks.
- Housing prices are being overestimated in the urban core, while they are stabilizing in other areas.

28

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30

Thanks for your listening!

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29

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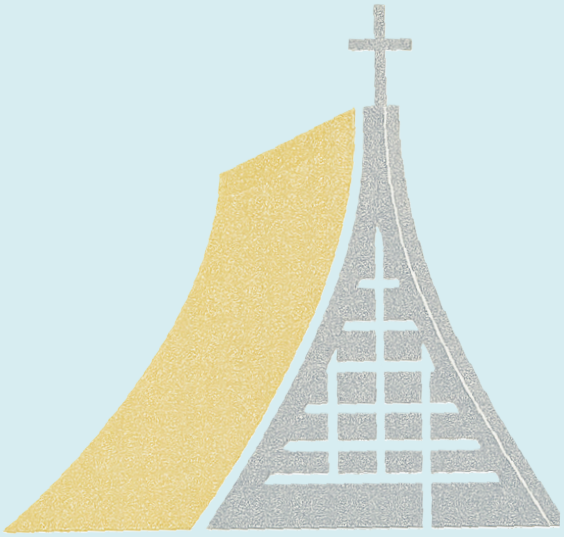

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