

【中文摘要】

台灣地區近年來在城鄉發展策略上，具有倡導再發展機制及積極獎勵民間投入的趨勢，這些政府政策基本上符合世界潮流，但綜觀再發展學術研究及政府政策上，政策走向及研究方向不夠廣泛，鄉村或聚落再發展普遍較不受重視，且對於一地方為何得以再發展的原因、契機，甚少觸及，亦即缺乏再發展理論的探討。因此，本研究重點即在瞭解聚落鄉村再發展的過程，並深究其再發展的條件及原因。要瞭解上述各項課題，最佳辦法就是對再發展成功的案例，進行實地觀察與剖析。然由今日台灣各地方的發展現況發現，台灣地方再發展的成功案例以不多見，唯有「九份」聚落屬再發展案例中相當特殊且具代表性的地區。九份從一衰頹的典型「礦業聚落」發展成一北台灣著名的觀光景點，雖其再發展的經驗為聚落帶來部分負面衝擊，然其發展的過程無庸置疑是一相當成功且特殊的再發展過程。因此，本研究即試圖以台北縣瑞芳鎮九份聚落作為實證研究對象，藉以探討聚落再發展的過程及原因，突破過去台灣對再發展的研究以大都市為主的限制。

本研究應用「紮根理論」研究法的概念，藉田野訪談、實地觀察，對九份地區的發展歷程做一完整記錄分析，試圖解析九份再發展的原因，冀能建構出本土性的「聚落再發展理論」，藉以答覆一個地方為何會再發展，以及再發展需要那些條件等問題。本研究所論述之聚落再發展模式主要是為以外來者為推動主體。本研究進一步界定聚落欲再發展必先擁有再發展的先決條件，諸如優美的天然景緻、特殊的人文環境、便宜的房價、近便性等誘因（即再發展的**內生條件**），形成聚落再發展的契機，再則吸引外來推力的帶動（即再發展的**外生條件**），進而改善聚落原本沒落的生活環境，從而凝聚地方向心力及環境共識，促成地方再發展。然本研究發現，九份目前發展遭遇瓶頸，面臨發展瓶頸的原因大致可區分為五大因素，分別為：不動產方面、居民動員方面、政府政策方面、產業經濟方面、觀光方面，上述原因不僅造成聚落產生觀光區常見的問題外，更進一步造成聚落再發展的內在拉力及外來推力的減損。故本研究初步建議九份未來發展應尋兩大原則進行—「保存聚落特色為導向」與「觀光發展為基礎」，即側重九份聚落觀光品質的提升及遏止目前發展的亂象，以強化聚落再發展內生條件，並持續營造再發展外生條件形成的環境。

關鍵詞：九份、再發展、紮根理論、再發展原因、地方衰頹

【ABSTRACT】

In the wake of the land-use policy worldwide, Taiwan has promoted redevelopment and private sector participation for developing urban and rural area in the recent years. Although there are many studies on the issues of redevelopment, most of them focus on urban area, with little attention to rural area. In addition, most of the studies concentrate more on the methods and mechanisms of redevelopment than on the theory of redevelopment. This may lead to few efforts to exploring the reasons and identifying the turning points in urban/area redevelopment. Because these two issues play an important role in urban/area redevelopment it requires much more efforts to theory construction for rural redevelopment. A way to develop theory on rural redevelopment is to observe and analyze the urban/rural areas that are developed successfully. However, few successful cases are found in Taiwan except for the Chiu-Fen settlement. Chiu-Fen was redeveloped to be a famous resort in north Taiwan from a decayed mining village. Although its redevelopment was accompanied with some bad results, the redevelopment process itself is successful and special. Therefore, this study chose Chiu-Fen as a case study to explore the reasons for its redevelopment and the process.

This research adopted the Grounded Theory to study the redevelopment of the Chiu-Fen settlement for developing a theory of settlement redevelopment for Taiwan. The developed theory should explain why a settlement can redevelop, what factors affect its redevelopment, and how they affect. This study focused on what attracts people to settle down in Chiu-Fen from other places. The results show that whether a settlement can redevelop relies heavily on two types of factors. One is the redevelopment inherent conditions established from the settlement own characteristics, such as impressive natural landscape, special environment, low prices of house, and accessibility. The inherent conditions account for the opportunity for redevelopment. The other type of factor is redevelopment external conditions that attract people from other places to engage in the redevelopment and then to improve the surroundings. This process helps to agglomerate centripetal force and build consensus among the residents, which will contribute to successful redevelopment in the end. But there is still some bottleneck in the redevelopment of Chiu-Fen. The reasons can be distinguished as five categories: real estate, mobilization, government policy, industry economy, and tourism. These reasons not only cause the same problems in most tourism areas of the Chiu-Fen settlement, but also result in the loss of external conditions and inherent conditions. Therefore, this study suggests that two development principles should be adopted to ensure the redevelopment successfully. One is to preserve local characteristics, and the other one is to develop tourism. In other word, the practical methods are to promote tourism quality of Chiu-Fen, to hold back the disorder of current development, to strengthen its own inherent conditions of redevelopment, and continually to create external conditions for facilitating redevelopment.

Keywords: Chiu-Fen, Settlement Redevelopment, Grounded Theory, Local Decline