

中文摘要

本研究工作首先以我国现有的城市社区管理模式为基础,把城市社区空间发展作为研究对象,利用公众参与、专家咨询、计算机问卷统计等工作策略,通过对上海华阳街道、夏阳街道、虹桥地区深入调研,全面掌握各城市社区的自然边界、社区类型、人口类型、产业分布,分析不同类型社区、不同类型人口对空间设施的实际需求。

同时,本文概括了国内外社区研究的成果,进行了理论上的总结,结合调研成果,提出我国城市社区空间发展的理论框架与模型,与以往社区空间发展理论相比,主要有以下突破:

首先,突破以往“自上而下”供给式的规划、建设管理模式,而倡导“自下而上”需求式的规划、建设管理模式,使城市社区从规划开始就适应市场经济的要求,逐步建立一套完善的城市社区的内部管理机制与组织结构。

其次,突破以往我国城市社区单一的居住职能,与产业相结合,强调社区的专业性与综合性,从理论上引导城市社区担当一部分城市经济职能,解决一部分城市人口就业,创造税收,这对城市发展与社会稳定,利大于弊。

再次,探索建立一个术语体系,使规划建设与行政管理有效对接,适应我国当前的国情与民意,使城市社区规划行之有效,为居民服务,成为社区管理者的合法工具。

最后,探索建立一套理想的城市社区空间发展的动态模型,用以引导现实中城市社区的规划建设与管理行为。

Astract

The research object is city community development that is based on the present city community management mode of China. By making use of the work strategy including public participation, specialist consultation, questionnaire computation statistic, it totally holds nature boundary, community type, populace type, industry distributing of the communities including Hayang community, Xiayang community and Hongqiao section, analysing every populace type's fact requirement of these communities.

By generalizing the researchment production in the world, bringing forward the frame of theory and the mode of theory, comparing to the other community theories, this theory comes to get some new development.

First, it breaches the present planning and constructing management mode in China, sparking plug the requirement mode. The new mode will adapt community planning and constructing to market economy than the old one. It is coming to build a new set of perfect management mechanism and organizing form.

Second by emphasizing the community's specialty and colligation, it is coming to break through the single function of living in the community, linking it to the function of industry. In theory, it leads city community to burden some city economy function and settle some employment question. This strategy can create taxes and stabilize the city community.

Third the theory is exploring to build a term of system that will effectively link to planning, building and administration management. It fits to Chinese situation and public opinion. Also it will serve the residents and become a kind of legality tool for the community manager.

Fourth it is exploring to search after a set of developments mode for city community that will lead the community constructing and administrating in practice.