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SAI
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PUN

Neighbourhood Report
2020

SPIRIT OF PLACE

The Romans believed that every place has a soul.

They called it '**GENIUS LOCI**'

The soul of the place could lie dormant for decades, but it never disappears, decays or can be destroyed. No matter how much time passes, it stays intact, waiting to be reactivated.

It's not too late ..

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We **map what matters** through the lens of locals

We **quantify** place values and **analyse** perceptions of place

We combine storytelling and mapping techniques to assess

6 key neighbourhood attributes

in a 2-week period with a small group of students

We don't seek to be comprehensive, but rather provide an indicator of

wellbeing and **quality of life**

in city neighbourhoods
that can inspire city planners and place makers.



HOW WE WORK – TO UNLOCK COMMUNITY INTELLIGENCE

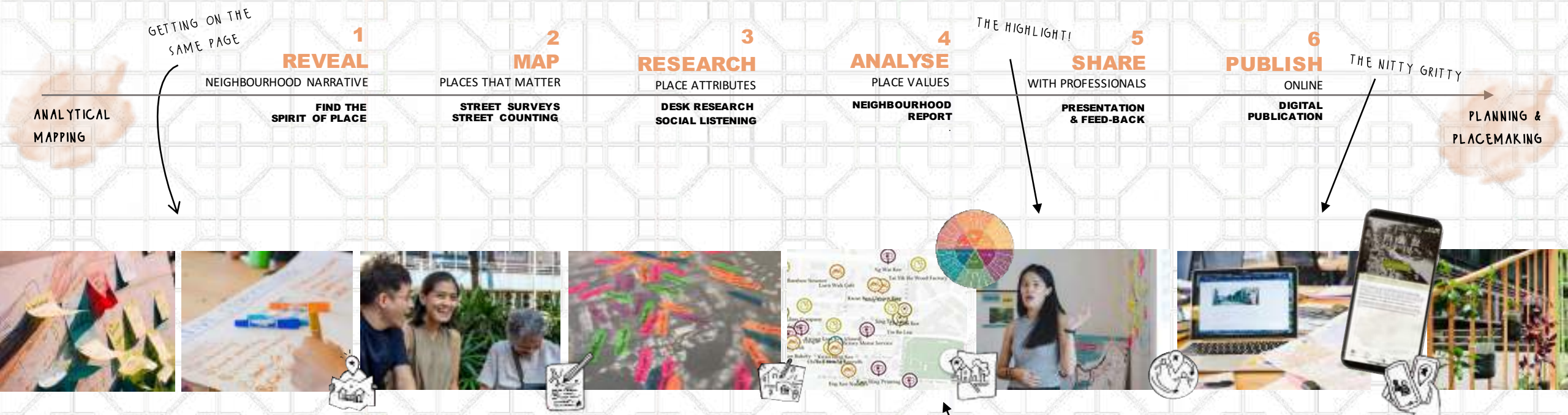


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Neighbourhood Report
2020



ABOUT

SAI
YING
PUN

西營盤

ONE OF HONG KONG'S OLDEST NEIGHBOURHOODS



Located at the western tip of Hong Kong Island, Sai Ying Pun is one of Hong Kong's oldest neighbourhoods. Situated on the slope of Victoria Peak, it was where early British military stayed.

In the late 19th century Sai Ying Pun became a popular area for immigrants from mainland China. In those days many of the landmark public facilities were built: schools, churches, clinics police station and hospital that still determine the area's unique character today.

While the city of Hong Kong boomed in the post war period, for many years, the Sai Wan district - that also includes neighbouring Kennedy Town and Shek Tong Tsui - remained fairly quiet residential enclaves. This all changed with the arrival of the MTR in 2015.

西營盤

Sai Ying Pun

'Western Camps'



WHAT ONCE WAS THE 'BACKYARD' OF HONG KONG

1841
Earliest British military camp

1855
Development kickstarted. Queen's Road was the first road in the area



1884
Government closed many of the brothels in the district



1892
Nursing quarters built for Civil Hospital

1899
1017 houses and a population of 24,800. The seafood and dry fish industry was booming



1840's
First generation - mostly refugees fleeing from the Taiping Rebellion

1860s
Government developed upper SYP street pattern.

First reclamation!



HAS BECOME A SOUGHT-AFTER RESIDENTIAL NEIGHBOURHOOD

1895-1905
Bubonic plague - hundreds died in SYP, including all residents of Sheung Fung Lane



1920-30's
Many of the landmark public facilities were built: schools, churches, clinics, police station, hospital



1936
KGV Park

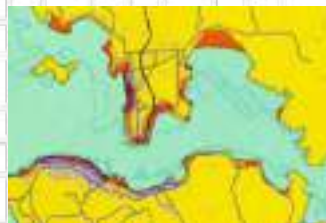


1950's
Immigrant influx after war

1911
HKU opens on the hill above Sai Ying Pun



1924
Second reclamation project



2001
Sai Ying Pun Community Complex



2002
First URA project

1999
Centre Street Market



2011
Centre Street escalator & Sun Yat Sen Memorial Park

2015
Sai Ying Pun MTR station



THE HEART OF SAI WAN



SAI WAN
西環
WESTERN DISTRICT

石塘咀
Shek Tong Tsui

西營盤
Sai Ying Pun

堅尼地城
Kennedy Town

KEY DEMOGRAPHICS



41,478

Total population



422,770sq. m²

Neighbourhood size



\$15K

Median monthly income



HK\$5.7 million

Av. price for a 400 sq ft. unit



STORIES

SAI
YING
PUN

西營盤



**Loud music and
chatter used to fill the
streets, the old and
young would gather
at the park for a
friendly game of
chess.**

””





Sai Ying Pun is an area that's rapidly changing. Over the past decades, people from Hong Kong and far beyond have made it their home in search of new opportunities.

”



FROM TONG LAUS TO TOWERS: A CHANGE OF SCENERY FOR A CHANGE OF COMMUNITY

by Vrishti Savalani



Sai Ying Pun is an area that's rapidly changing. Over the past decades, people from Hong Kong and far beyond have made it their home in search of new opportunities. From early British military camps and the immigration of Chinese nationals in the 19th century to the emergence of expats in the last decade, Sai Ying Pun has always been known to be a place of migration.

The name Sai Ying Pun translates to 'West Camp', alluding to its history as a British military camp. In the 19th century it developed as a residential district accommodating the many new immigrants from mainland China.

With the immigrants came the emergence of Tong Laus, tenement buildings with Chinese architectural influences. Tong Laus were shop houses: a shop at the ground floor and two to three-storeys with an external staircase to accommodate the owners and their families.

As of today, Sai Ying Pun is one of the few areas on Hong Kong Island where you can still find these authentic pre-war tenement buildings.

The neighbourhood has experienced a vast amount of change in the last decade. The MTR and Centre Street escalator have brought affluence and new high rise apartments to Sai Ying Pun, as well as more contemporary and upmarket restaurants, shops and bars. In the eyes of the community - long-term and new residents, foreign and local - is this change a sign of evolution and opportunity, or is it a threat to their heritage?



Uncle Kau has called Sai Ying Pun his home for over 60 years. While relaxing on a bench in the King George V Memorial Park, he recalls memories of his childhood. According to him, the busy streets and the vivacious community you see today don't even begin to cover the lively atmosphere of the old Sai Ying Pun. He remembers how loud music and chatter used to fill the streets, and how the old and young would gather at the park for a friendly game of chess. Uncle Kau believes that Sai Ying Pun's long-term residents were a close-knit community and have remained so to this day. With the many changes that have occurred in the area within the last decade, he notices how the streets have calmed down. Although there are moments of the day that bring the same laughter and chatter as the olden days, it's not the same as how it used to be.

Ms Lee, an elderly lady who also calls the Sai Ying Pun area to be her home, strolls past the bench Uncle Kau is sitting on. "People used to say 'hi' to one another, everyone knew each other," she recalls. However, Ms Lee doesn't seem to mind the ever-changing nature of the community. "[Change] is necessary for development, it's not a bad thing," she states. Both her and Uncle Kau appreciate the development in the area. They believe that change can allow new opportunities and sites to be created for both Sai Ying Pun's current residents and generations to come. "It's nice to see new things," Ms Lee says. However, this evolution comes at a price, one that they both think could affect the affordability of Sai Ying Pun for newcomers to the area.

"Sai Ying Pun's long-term residents are a close-knit community and have remained so to this day."

Uncle Kau

"People used to say 'hi' to one another, everyone knew each other"

Ms Lee,
long-time resident



Head down from the park to First street, and you'll find yourself surrounded by new high rise apartments as well as some of the earliest Tong Laus in the area, dating back to before the Second World War. Here you'll also find the Western Garden Neighborhood Elderly Center, a volunteer centre dedicated to helping the elderly to interact with and impact their local communities. Mr Lam, a manager at the centre, explains how the neighbourhood's sense of community hasn't changed much over the years because it's "strongly rooted". He claims that not many of the elderly people in the community have left. Sai Ying Pun is seeing an increase in expats, but he doesn't see many interactions between locals and foreigners. Mr Lam believes that the local elderly are "okay with the current developments," but if change continues to occur at the same rate, it could come at the cost of middle-class residents, as it has in the past, and public facilities like parks and post-war Tong Laus. These changes won't be appreciated by some of the older local residents.

Property consultant Ms Buckthought, whose office is based nearby Central, has worked with many clients on many different types of residential buildings all over Hong Kong. As she sits outside in the garden area of Second Street, she's surrounded by the contrast of the Island Crest towers on one side, and more recently upgraded Tong Laus on the other. From her point of view, Sai Ying Pun is a part of Hong Kong with a great deal of character. The fusion of culture, architecture and different communities creates an interesting atmosphere that accommodates a wide range of residents. "You've got fancy bars right next to motor services and [older] businesses," she says.

"The fusion of culture, architecture and different communities creates an interesting atmosphere that accommodates a wide range of residents"

Ms Buckthought,
Real Estate Agent



The neighbourhood's sense of community hasn't changed much over the years because it's strongly rooted, but if change continues at the same rate, it could come at the cost of middle-class residents.

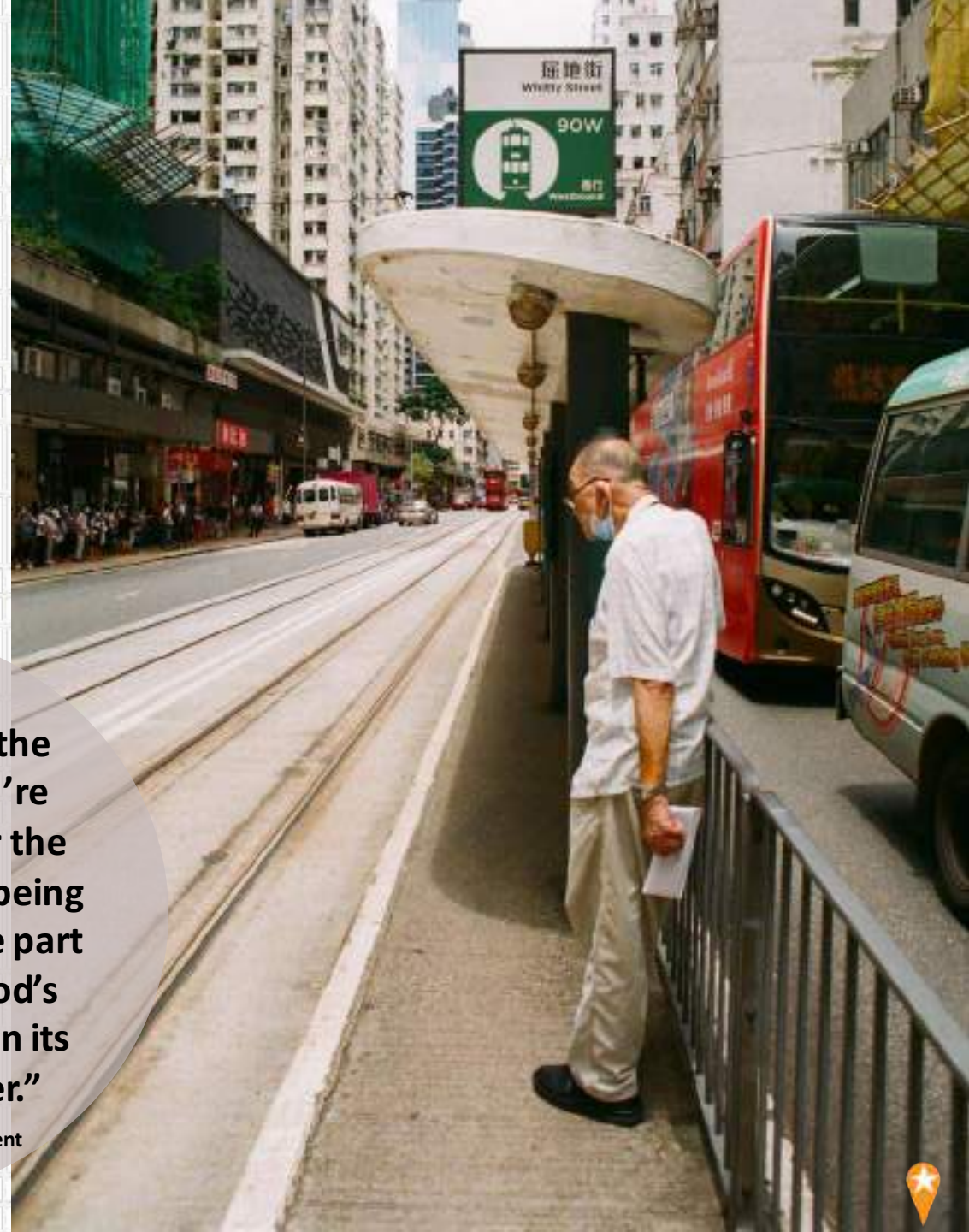
Mr Lam, manager Western Garden Neighbourhood Elderly Center


Contrary to the opinions of the elderly in the area, Ms Buckthought believes that the people of Hong Kong need to work towards conserving the tenements. They need to do so by developing the interior facilities such as utilities while maintaining the beauty and character of the exterior. She notes that many expats and foreigners do in fact prefer living in these pre-war style buildings as they are more spacious compared to newer high-rise towers. In terms of the effect on the general community, as someone who lives in a building that is predominantly housing local residents, Ms Buckthought doesn't see the same interactions between people as Ms Lee saw in her community. "[It's not just the buildings or people] that changed, life changed," she says.

Change is inevitable. To the elderly residents, seeing that change in the neighbourhood isn't necessarily a bad thing as it allows for new opportunities. For newcomers to the area - whether they're foreigners, expats, or the younger generation - being able to preserve some part of the neighbourhood's history helps maintain its charm and character. The neighbourhood may be physically changing and evolving, but that doesn't necessarily mean that the people have to lose their sense of heritage. Gentrification has allowed newcomers to not only feel more welcome but has allowed them to explore different cultures and lifestyles. Though it may be bittersweet to lose a sense of the past, an era that has led to the present, it's important to understand that moving from the past allows us to evolve to our futures.

“For newcomers to the area - whether they're foreigners, expats, or the younger generation - being able to preserve some part of the neighbourhood's history helps maintain its charm and character.”

Ms Buckthought, Real Estate Agent





The inconvenience
of it being not as
easy to reach has
allowed the area to
retain much of its
character and
identity

Lena Huang

””

In a mere two years much of Sai Ying Pun has already become unrecognisable to the older community.

” ”



SO LONG, NEIGHBOURHOOD STORES: CAPTURING TWO YEARS' WORTH OF CHANGE IN SAI YING PUN

by Lena Huang



JUNE 2018

The opening of the SYP Neighbourhood Museum. Featuring 16 of the local community's most beloved tradesmen and businesses, the pride and joy of their fellow neighbours, in a storytelling app, map and a pop-up exhibition. These people and places were handpicked amongst many to be shared with an international audience worldwide, with all 16 of them a true indicator of Sai Ying Pun's history and authentic community spirit. Among these local gems are Kwong Lam Kee, your friendly neighbourhood homeware store, and Chi Loy Heung, a household choice for freshly baked egg rolls; both have a history spanning over half a decade.

JUNE 2020

Now, barely two years later, when you search for these two places on Google, you'll find a 'Permanently closed' page standing between you and an authentic, local experience. Disappointment hits as you realize that you won't get to try Chi Loy Heung's freshly baked pastries, or find treasures in a vast array of traditional homewares at Kwong Lam Kee. Standing at the place where these beloved stores still should have been, you are left staring at new storefronts, struggling to identify traces of any familiar faces. Welcome to Hong Kong, the city of change.



Sai Ying Pun

Neighbourhood Museum

In Sai Ying Pun you find old school craftsmanship around every street corner. If you know where to look you see artisans at work in small workshops and tucked away factories. The honest traditional workers, bamboo makers are

“ Sai Ying Pun neighbourhood you can still find craftsmanship around every street corner



IMMORTALIZED IN MEMORY: KWONG LAM KEE

Kwong Lam Kee was a go-to store for everyday dinnerware and last-minute wedding gifts. When walking into the dimly-lit, cramped store, you'd find yourself surrounded by China and porcelain, iconic fixtures at every traditional dinner table.

Kwong Lam Kee, one of the last of its kind in Hong Kong, closed for good in November 2018, a few short months after the Sai Ying Pun App x Map community mapping project was launched. In the stead of the traditional homeware store is now Bargain Mart, a wholesale store sourcing international goods.

The last shopkeeper of Kwong Lam Kee, Mrs Kwong, took over the store in 1997, the very year Hong Kong assumed its autonomous status. It can very well be said that this is truly a store that has witnessed the ever-changing state of Hong Kong.



52 Second Street . 第二街52號

LOST IN TRANSITION: CHI LOY HEUNG EGG ROLLS

Renowned internationally for their handmade egg rolls, 'follow the smell' was the best way to locate the small bakery amidst the array of stores huddled together on Third Street, Sai Ying Pun. Chi Loy Heung was one of the few businesses that stayed true to the old method of working with a grill. The shop's bakers perfected each individual egg roll to a crunch by hand, instead of adopting large-scale manufacturing methods.

Every Chinese New Year or festive season, crowds used to line up around the block since the early morning, scrambling to get their hands on the local delicacy. Alas, with the continuous development of Sai Ying Pun, Chi Loy Heung succumbed to the increasing rental prices in the area and closed down in late 2018. In late 2019, Chi Loy Heung relocated to its new location at the end of Third Street. However, its signature storefront and familiarity are a thing of the past.



66 Third Street . 第三街66號



FINDING THE BALANCE: CULTURAL DISPLACEMENT X URBAN REVITALISATION

Tucked away amongst Hong Kong's ever-developing infrastructure and towering skyline are the city's authentic local trades; hidden gems loved by locals and visitors alike. Sai Ying Pun, a fishing port in the colonial days, is home to some of the last few remnants of the previous era. Cramped tenement buildings and traditional brick-and-mortar stores built in the last century are still well and alive in this small Sai Wan neighbourhood; storeowners of ground-level properties earn a living in the daytime and walk upstairs to retire for the night. For many kai fong (people of the same neighbourhood), their entire lives revolve around the same few streets and familiar faces.

Sai Ying Pun only got an MTR station in 2015. The inconvenience of it being not as easy to reach has allowed the area to retain much of its character and identity for a relatively long time. Alas, newfound accessibility comes with change. Even though Sai Ying Pun used to be relatively undeveloped compared to some of its counterparts, the neighbourhood's heartwarming and familiar sceneries are increasingly becoming a rarity.

The community spirit in today's Sai Ying Pun is no longer as prevalent as it was a decade or two ago: animated, leisurely conversations between kai fong have made way for brisk footsteps to accommodate the fast pace Hong Kong is notorious for. In the mere two years since iDiscover's Sai Ying Pun project was launched to document the local community's most treasured living heritage sites and traditional storefronts, much of Sai Ying Pun has already become unrecognisable to the older community.

Along with Hong Kong's progress to becoming an international hub and financial centre came the tragic loss of culture and heritage. 'Modernity' and 'convenience' are largely favoured over rustic, weathered buildings. Reliable old neighbourhood joints are replaced by fleeting illusions of businesses that are there one second and gone the next; along with their elderly clientele, the last generation that can tell stories of what the community was like in the days before technology and development. Ever since Sai Ying Pun's MTR stop opened, rental and property prices have been on the upsurge, drastically altering the familiar front of the place.



”

The community spirit in today's Sai Ying Pun is no longer as prevalent as it was a decade or two ago: animated, leisurely conversations between kai fong have made way for brisk footsteps to accommodate the fast pace Hong Kong is notorious for.

Uncle Kau

Under the financial strain of rising rent and influx of visitors, traditional Chinese storefronts and signs are slowly replaced by hipster cafes and bars catering to middle-class locals and international immigrants. To these new residents and visitors, Sai Ying Pun is the perfect blend of traditional and modern, a quiet enough getaway from Hong Kong's busy, central business districts that still retains its attractive authenticity of local culture and human touch.

One day a storefront, a memory, a person is there – and the next it's not. In today's ever-changing world, where cultural permanence has become somewhat of a luxury, there is a growing emphasis on heritage preservation and cultural awareness. We strive to prolong a sense of familiarity to strengthen our identity and take pride in it. For Hong Kong, this familiarity exists in the streets, stores and neighbourhoods that have managed to hide away from real estate development and the continuously rising market prices, and hold on to remnants of the olden days.

To the majority of today's younger generation, discovering old neighbourhoods is an adventure. Si6 do1 (士多), traditional Hong Kong convenience stores, are foreign compared to the omnipresent 7-11's and Circle K's. Handmade pastries and food are exotic to eyes used to seeing mass-produced goods.

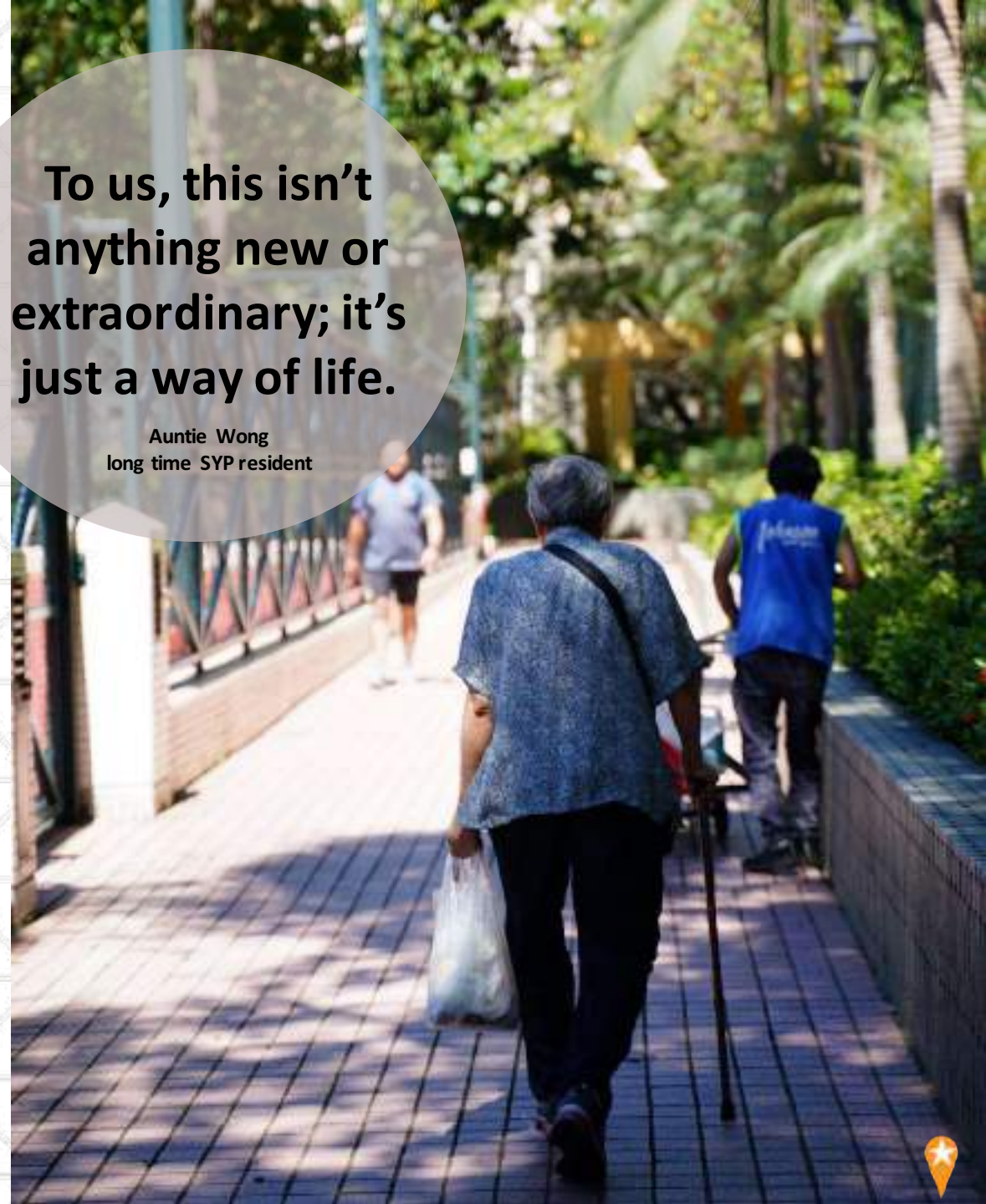
Surprisingly, it is the young that are more hesitant to let go of tradition than the elderly – perhaps because they are likely to be the last generation to witness the shared identity of this side of Hong Kong.

“To us, this isn't anything new or extraordinary; it's just a way of life. All we want is a simple, authentic life. And as ordinary citizens, it's not up to us to control what the future holds,” says a shop associate at Chi Loy Heung, who has lived in Sai Ying Pun her entire life. Faced with the rapid progression of society, the older generation takes each day as it is – the legacy of historic Hong Kong lives on in their memories.

Today, it is no longer a matter of if, but when the last few remnants of old Hong Kong becomes but a distant memory. As even Sai Ying Pun begins to succumb to urban development and societal progression, it won't be long before the last traditional craftsmen are replaced by large-scale industrial manufacturers, and more skyscrapers will dot the landscape, each taller than the last.

**To us, this isn't
anything new or
extraordinary; it's
just a way of life.**

**Auntie Wong
long time SYP resident**



天寶樓扎作

One day a
storefront, a
memory, a person
is there – and the
next it's not.

Lena Huang

”

SAME PLACE, DIFFERENT CENTURY: A CREATIVE LOOK AT HILL ROAD

by Adele Ki



Few people know that in the early 1900s, Shek Tong Tsui was an entertainment hotspot. Restaurants, theatres, and brothels were dotted around Hill Road and Queens Road West. After WWII, when the government banned prostitution, the area has taken a 180-degree turn. The closure of brothels completely transformed the area. In what is now a peaceful residential neighbourhood, I went looking for traces of its vivacious past .

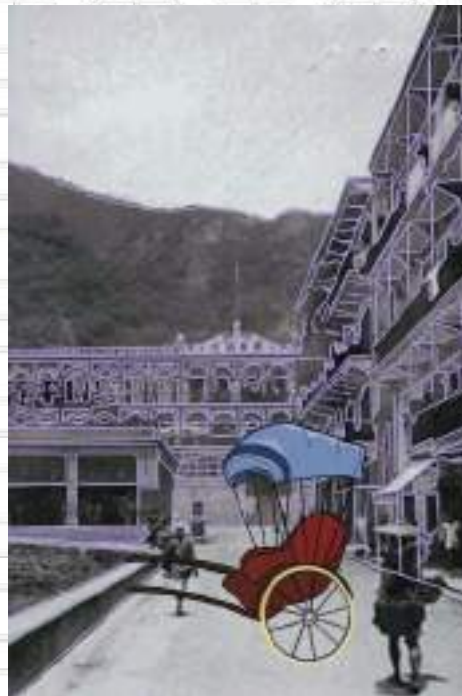
My knowledge of Shek Tong Tsui used to be very limited, in fact, I had never visited the area before. Exploring the neighbourhood through my camera lens, I wanted to have a better understanding of how people feel about the place. I interviewed some long-time locals at the market and Cooked Food Centre. They all lived in the neighbourhood for most of their lives. Yet, none of them experienced what it was like to live here when it was still a red light district. Also the once famous restaurants, popular theatres and bustling night markets all closed in the 1960's and 70's.

The locals mostly characterise their neighbourhood as peaceful. Yet, in recent years, with the many newcomers to the area, they did see it transform from a quiet pocket to a more popular destination. As the bakery owner puts it, "the old scenes of bright lights and debauchery have faded and, over time, slowly transformed into the close-knit, slow-paced neighbourhood it is today."



Chinese restaurants at junction of Des Voeux Road West and Hill Road, looking up Hill Road





A famous brothel on Hill Road in the early 1900s – and what the same location looks like today



SYP TOP 8 - It wouldn't be Sai Ying Pun without...

by Gordon Ng



1. tong lau

These two-legged 19th-century buildings were once seen all over Hong Kong, but now, these species are on the decline. Thankfully there are two of them left in the SYP area, and hopefully, we can see these magnificent beasts roam the streets of HK once again.



5. salted fish

I don't like eating fish, but I *do* like salt. If I didn't like salt, I wouldn't have put salted fish on the list. But because it's a Sai Ying Pun staple, I am forced to add it... plus, salted fish is also a very old delicacy which roots back to our heritage.



2. dim sum

Ok, hear me out on this one. I know Dim Sum restaurants are everywhere in Hong Kong, but this restaurant is over 30 years old and quite cheap. Between my friend and me, we spent 99 HKD for 5 dishes, which we ate while seated next to a fuse box. "If the fuse box looks like it is about to explode, then you know the food is good," my friend advised. The fuse box looked like it was going to explode... and the food was good, so his claim is now a fact I live by



6. fuk tak temple

This temple used to give out free rice during the Ghost Festival, and I think that is more than enough to make it onto this list. It's free rice, I cannot stress that enough.



3. haunted house

Perhaps the best-known haunted building in SYP is the Sai Ying Pun Community Complex, which used to be a mental hospital. Spooky! My dormitory was a mental hospital as well. That's why the entrance doors were so heavy... to prevent the ill from escaping...



7. craftsmanship

There are a lot of old masters who have been perfecting their craft for decades. They're a rarity nowadays and need to be cherished and preserved, like an endangered species.



4. fruit vendors

Yes, fruit vendors are *everywhere* in Hong Kong, however, what would Sai Ying Pun be without them? Sometimes you even see a fruit or two rolling down the hill...



8. community

To end my list off on a warm note, and a typical one. The local community is what really shapes a neighbourhood. Sai Ying Pun used to be a place where everyone seemed to know everyone. Today, the community is a bit scattered. Still, while eating in the Dim Sum restaurant, I saw how very friendly everyone was to each other, sitting close together, having good banter. I placed my bag down on the floor, and a customer gave me an extra chair so my bag wouldn't get dirty. That's when I knew this place was special...



SAI WAN THEN AND NOW: VIEWS ALONG THE TRAMLINE

by Mudit Chandna

The tram is one of the oldest and most used transportation services in Hong Kong. The memories of times long gone only exist on faded black white postcards. I wanted to revisit the history of Hong Kong through the eyes of people who were on the tram a century ago.

From a backyard to a booming market, the pictures tell us about the immense change. But even after going through a century of expansion and renewal, Sai Wan is full of character and history. The past and the future of this wonderful pocket is one of new immigrants and businesses. Only one thing will remain the same and that is the tram tracks!



The tram is an integral part of many elderly in Sai Wan as it is easy and cheap.

Mr Ng, warehouse owner in Kennedy Town





THE END OF THE LINE

This was the furthest the tramway went. Sai Wan was always the 'backyard' of the island. In the early years the waterfront was lined with rice depots, later slaughterhouses, factories, wholesale markets and mortuaries were built.

Right next to the line used to be an abattoir. The abattoir was demolished in 2009, and now there is a tall residential tower called 'The Merton' in its place. It is one of the few places in Hong Kong where you can be right at the waterfront.



Catchick Street, Kennedy Town Tram Terminus, early 1900s and 2020



SHOPHOUSE STREET

The tram tracks are actually one of the few constants in an ever-changing Hong Kong. Little has remained the same here since 1957. Even the width of the street has been decreased to make way for new buildings. At the time, behind the buildings on the left was the bay, now there are more housing blocks.

If you look around Kennedy Town today, you will still see many shops on the ground floor and overhangs providing shade on a hot day. The days of handwritten shop signs may be over but the multi-coloured signboards make each shop unique.



Intersection between Catchick Street & North Street, 1957 and 2020





THE PRAYA

The photo shows the bay and the ferry that would take people to Kowloon and outlying islands. Next to it was a police station. The praya has transformed drastically over the years, even the name has changed, it is now called Des Voeux Road West.

Did you know that before the 1980s, the tram tracks in Sai Wan were right at the edge of the waterfront? Land reclamation made it much wider. Today, residential buildings make up much of the environment around the tramway.



Praya, Shek Tong Tsui, 1905 - 2020



Photo sources: HK Archives



TRAM WAYS

The tram was a very important mode of transport back in the days, there was little space for vehicles on the road. The tram system was built to give quick access to all areas of 'Victoria City' and reduce dependence on the chair coolies that were the main form of transport then.

From the start of operation in 1904, the trams were electric, Hong Kong tramways never used horse or steam power. Even with the arrival of the MTR in 2015, the tram remains a convenient and cheap mode of transport for people living in Sai Wan.



Intersection between Catchick Street & North Street, 1922- 2020



STORIES OF CRAFTSMANSHIP

by iDiscover & 一刻 社區設計館 Magic Lanes Community Design Studio



In Sai Ying Pun you find old school craftsmanship around every street corner. If you know where to look you see artisans at work in small workshops and tucked away factories. The honest traditional skills of wood workers, bamboo crafters and joss-paper makers are still much in demand.

In this tight knit community ancient noodle and biscuit recipes are kept alive and you can even find Hong Kong oldest soy sauce factory. Experience SYP's proud and unique culture through their eyes and their hands.

THE SPIRIT OF CRAFTSMANSHIP

工匠精神

We visited 16 local craftsmen in Sai Ying Pun. We learned about their trade and what makes them proud.



SKILL

Craftsmanship is timeless. Current skills are based on decades of experience from old masters.



CREATIVITY

Craftsmen are not afraid of re-inventing their products. They are natural creators.



CONNECTION

Many products are tailor-made for loyal customers.





Saam Hui Yaat

叁去壹

發哥 | Fat Gor

“我們做傳統廣東點心，每天都賣那十二款，賣了幾十年。

We have been making dim sum for decades. We have 12 varieties on the menu. It has been like that for years and years.



Tin Bo Lau

天寶樓扎作

夏錦標 | Master Ma

“扎作行業沒有式微，只要有中國人的地方，有中國傳統慶典，就會有燈籠和紙紮。

The paper-crafting industry has never deteriorated. Where there are Chinese, there are festivals and funerals. There will always be lanterns and paper crafts.



Kam Hing Printing

錦興印刷

阿興 | Mr. Kam

“生意最旺是1989年股市昌旺的時候，往往晚上九時才收工，還包伙食。

The busiest time was 1989 when the stock markets were doing well, I worked till 9pm every day.



Tuck Chong Sum Kee

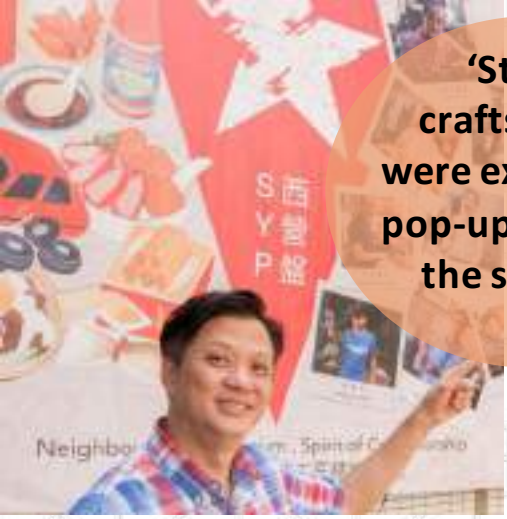
德昌森記蒸籠

林先生 | Mr Lam

“飲食業興起金屬蒸籠，但金屬蒸籠蒸點心味道不配，始終還是竹器才能帶出食物原味。

There was a time when metal steamers became popular, but they quickly went out of fashion when chefs realized the metal taste was detectable in the dim sum.

'Stories of craftsmanship' were exhibited at a pop-up museum in the summer of 2018



A celebration of SYP's unique community spirit

西營盤社區博物館

西營盤，百年山城，彈丸之地卻聚集了不少工藝師傅。百工展陳、製作、販售、推銷、遊藝、木器、醬油廠，一一出自西營盤。工匠們對其手藝的執著，堅持精益求精，正是西營盤人最引以為傲的地方。認識各手藝的師傅，就是認識西營盤的靈魂。

匠精神
要了解一種工藝，必先了解其工匠所用的工具。我們走訪了十六個西營盤的工匠，了解他們所用的工具，和他們最自豪的事情。這是我們的發現。

技巧
工匠技藝不受時間所限。古老的食譜和傳統的製作方式以代代相傳，現有的技術也是積聚老師傅多年的經驗和慧而成。

創新
工匠不捨重新改良他們的製品來迎合新一代的需求。他們都是天生的創造者。

社區聯繫
很多工藝師傅都會為顧客度身訂造產品，這都是西營盤獨有的人情味。

“工欲善其事，必先利其器。”

iDiscover 一刻社區設計館 瀏覽我們的網上博物館

主辦機構：香港社區發展局 C.A.C.H.E. 協辦機構：香港工藝中心



Sai Ying Pun Neighbourhood Museum

In Sai Ying Pun you find old school craftsmanship around every street corner. If you know where to look you see artisans at work in small workshops and tucked away factories. The finest traditional workers, bamboo...

“ Sai Ying Pun is a neighbourhood where you can still find old craftsmen around every street corner.”



IDENTITY

SAI
YING
PUN

西營盤



WHERE YOU CAN STILL FIND A SLICE OF OLD HONG KONG

69%



Centre Street

← CENTRE STREET MOST
RECOGNIZABLE FEATURE
OF SAI YING PUN

27%



typical streetscape
with trams

26%



Sai Wan
waterfront

WATERFRONT
ACCESS
MATTERS
↙

18%



Traditional
shops&restaurants

18%



Modern
F&B/ retail

16%



Street Art

PEOPLE ASSOCIATE SAI YING
PUN MORE WITH TRADITIONAL
THAN MODERN STREETSCAPE
↘

3%



Skyscrapers





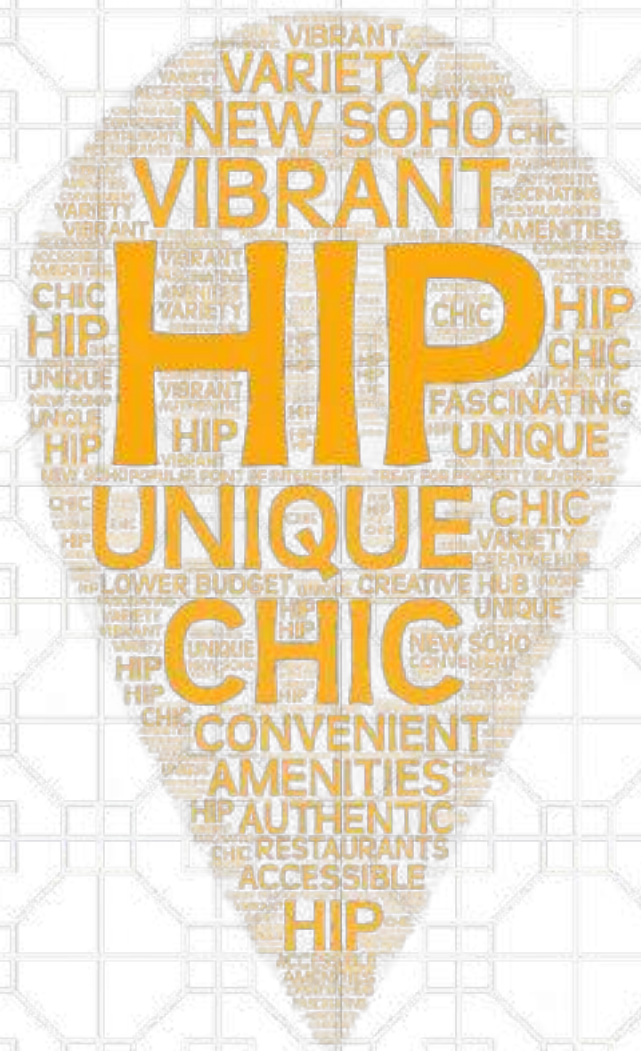
LIVE

Surveyed across 55 residents



VISIT

Surveyed across 54 visitors



SELL

Surveyed across 20 real estate agents, 15 Airbnb's, and 8 hotels

PERCEPTIONS OF PLACE DIFFER

**OLD
TRADITIONAL
QUIET
AFFORDABLE**

X

**NEW
HIP
BUSTLING
↑ PROPERTY PRICES**



CONVENIENT
COMFORTABLE
FRIENDLY
DIVERSE



OLD
TRADITIONAL
BUSTLING
LOCAL



CHARMING
HIP
UNIQUE
CHIC



SYP SOCIAL : STREETS, STAIRS, ART, COFFEE & CATS



of posts tagged with name of neighbourhood

#CausewayBay	512k posts
#Wanchai	360k posts
#SheungWan	191k posts
#NorthPoint	95.1k posts
#SaiYingPun	73k posts
#QuarryBay	59.8k posts
#KennedyTown	66.9k posts
#TinHau	27.8k posts
#FortressHill	17.3k posts
#ShekTongTsui	5k posts

Highest 'place brand' recognition among Sai Wan neighbourhoods









ATTRIBUTES

SAI
YING
PUN

西營盤




WHAT DO PEOPLE VALUE IN A PLACE?

- AUTHENTICITY** 
- VIBRANCY** 
- DIVERSITY** 
- CONVENIENCE** 
- GREEN** 
- FRIENDLINESS** 

VIBRANT
bustling and happening 

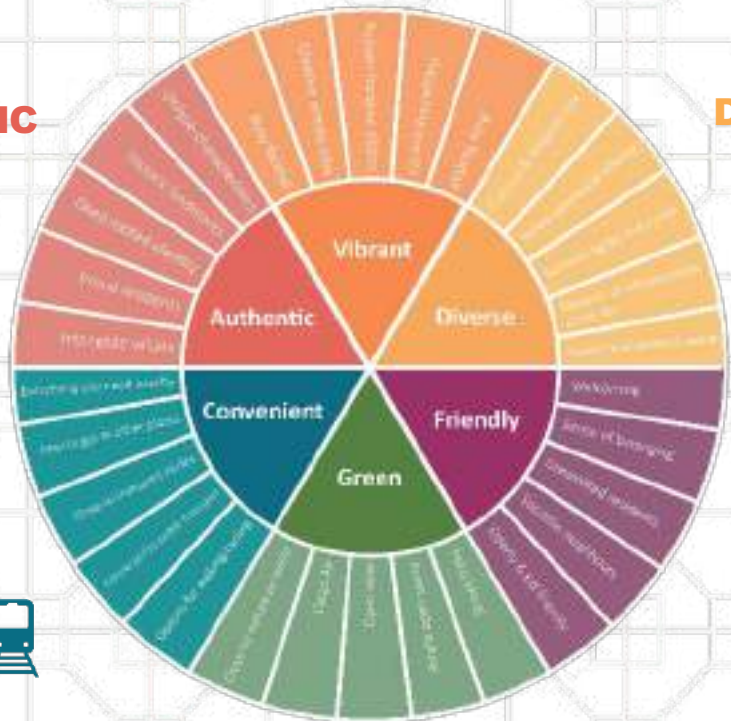
AUTHENTIC
unique characteristics
landmarks and identity 

DIVERSE 
something for everyone,
anytime of the day

CONVENIENT 
everything you need nearby
easy to get to other places

FRIENDLY 
welcoming sense of
belonging & commitment

GREEN 
close by or surrounded by
nature and water



6 NEIGHBOURHOOD ATTRIBUTES

When measuring value of a place, we are trying to capture information about the relationship between people and that environment – a relationship founded in an understanding of place attributes and attachment.

WHAT IS CONTRIBUTING TO NEIGHBOURHOOD LIVEABILITY FROM THE LOCALS' PERSPECTIVE?

iDiscover's six value attributes are based on five years of research in 60+ historic neighbourhoods in Asia, where we asked people what matters when they choose to live, work or visit a neighbourhood. It includes both software and hardware components.

When finding indicators to measure each of the value attributes we took inspiration from quality of life and place studies from: Monocle, Economist Intelligence Unit, Project for Public Spaces, State of Place and Place Scores.

USING A COMBINATION OF 4 RESEARCH METHODS

STREET SURVEYS

We listen to what locals have to say about the place they live, work and play. The interns conducted 109 surveys, 50 out on the street, 59 online. To beat the heat most were conducted early morning and late afternoon.

STREET COUNTING

Hong Kong is a fast changing city and one cannot always rely on what others say and write. Sometimes it's better to see with ones own eyes. That's why we went out onto the streets to observe and count: passenger flows, trees, benches etc.



STREET & ONLINE SURVEYS

Firmly grounded in a human centred approach while making optimum use of digital resources.



STREET COUNTING

DESK RESEARCH

Interns had free access to the iDiscover library filled with history books, research reports, archival images and maps. They complemented with on-line resources. When it came to making maps, google showed us the way.

SOCIAL LISTENING

Social media provides a wealth of information on places. Every day thousands of people post online what they see and feel when they are at a place. The interns scanned a variety of social media platforms for up-to-date insights on perceptions of place.



DESK RESEARCH



SOCIAL LISTENING

SURVEY POPULATION AT A GLANCE



we heard from



109
respondents



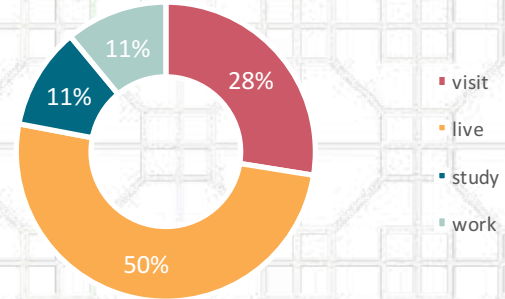
50
street interviews

Centre / Western Street,
SYS Memorial Park



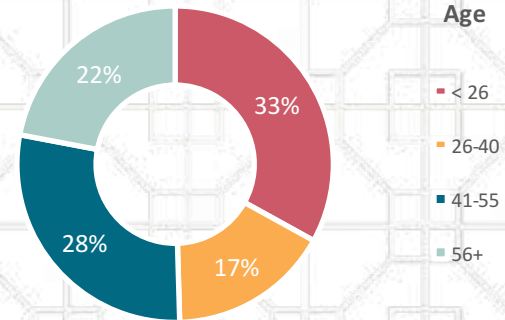
59
online surveys

Why are you here?



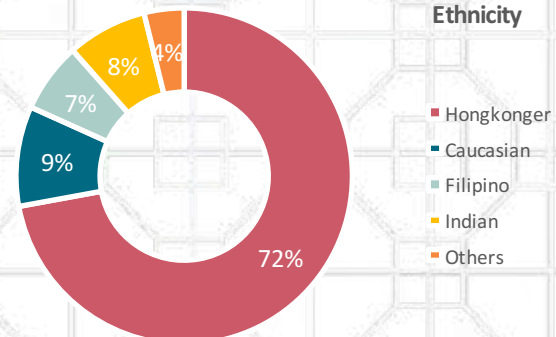
- visit
- live
- study
- work

Age



- < 26
- 26-40
- 41-55
- 56+

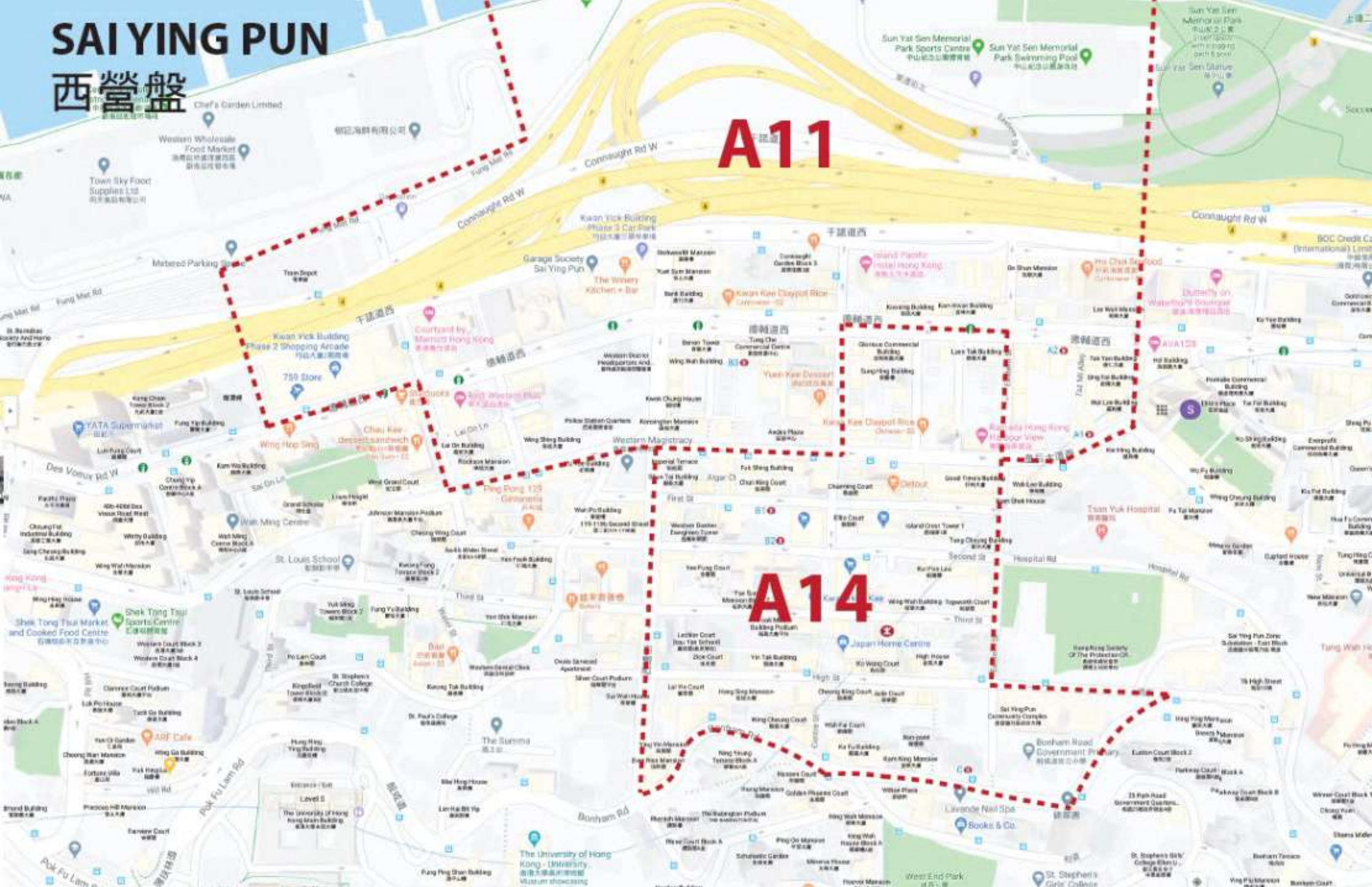
Ethnicity



- Hongkonger
- Caucasian
- Filipino
- Indian
- Others

SAI YING PUN

西營盤



A11

A14

A11 = Sai Ying Pun
A14 = Centre Street

Sai Ying Pun District
boundary as per Hong
Kong government
constituency code



AUTHENTIC

西營盤
SAI
YING
PUN



by Jade Galliford



DEFINING AUTHENTICITY

Places are **authentic** because of the people, the culture, the built environment, the natural environment and physical geography, and signature events.

Authentic places are those that accurately reflect the **uniqueness**, character and heritage of a district, leaving those who use and visit it feeling like they have been in a one-of-a-kind, memorable place.

An authentic place will be **genuine** and have recognizable cultural characteristics.

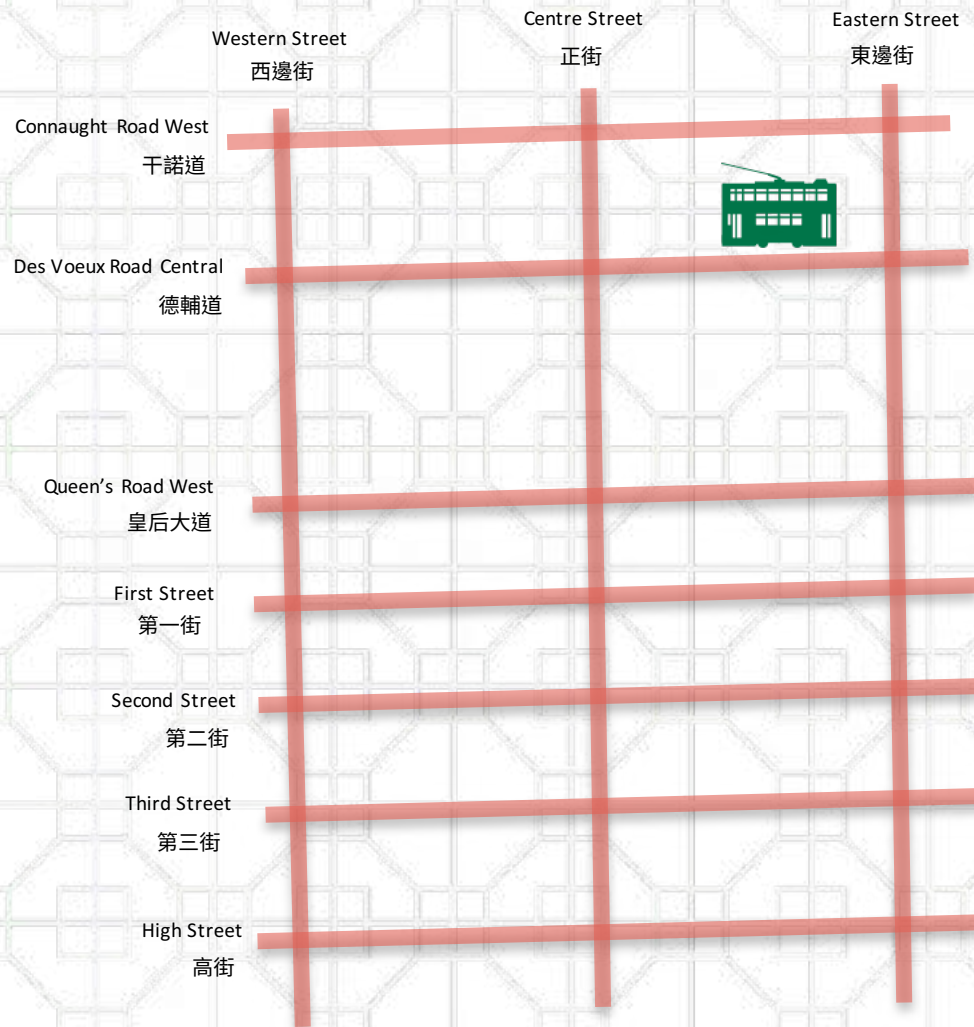
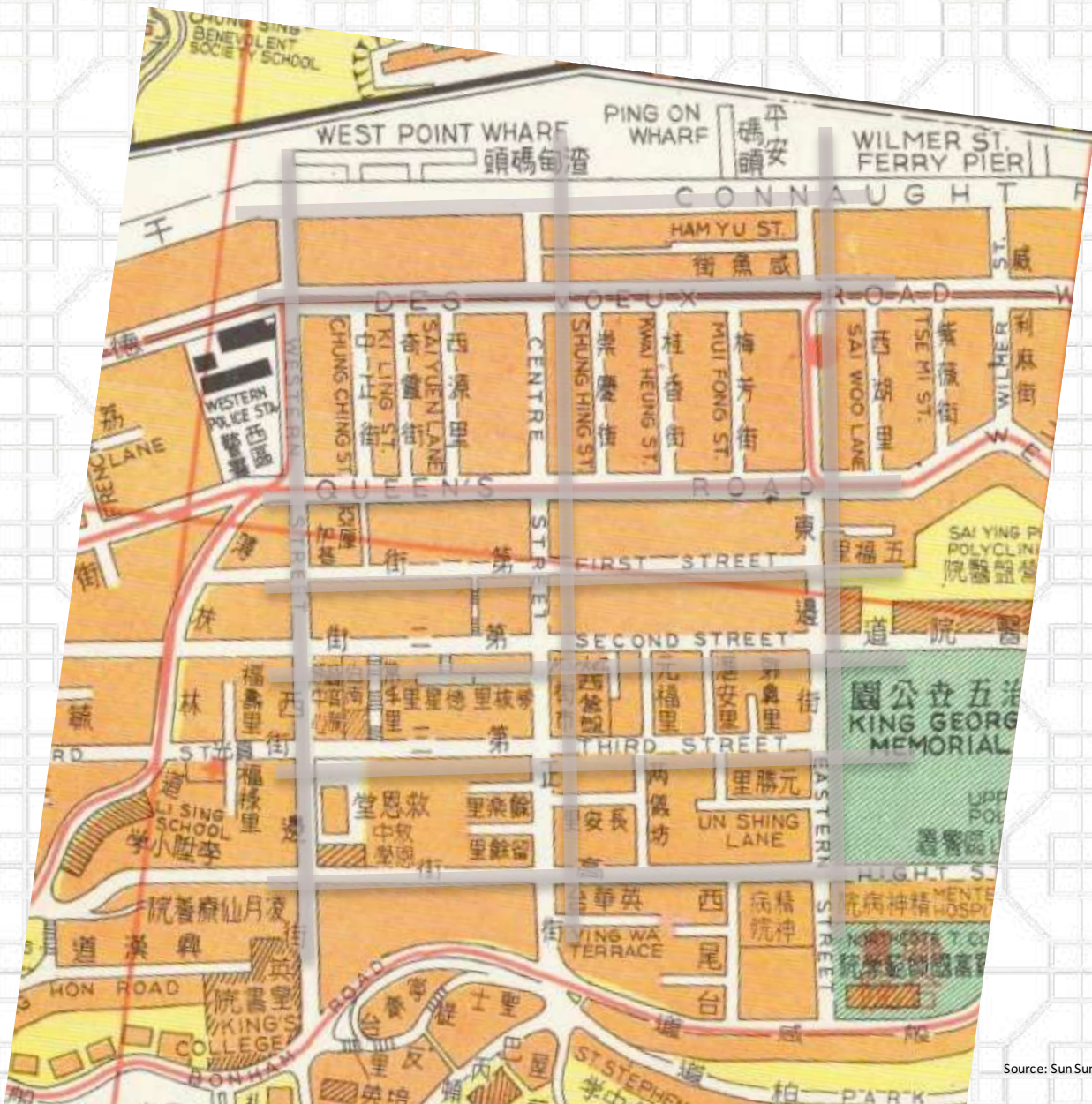


AUTHENTICITY CHECKLIST

- Unique characteristics
- Historic landmarks
- Deep rooted identity
- Proud residents
- Intangible values



TRACES OF THE PAST STILL VISIBLE IN TODAY'S STREETScape

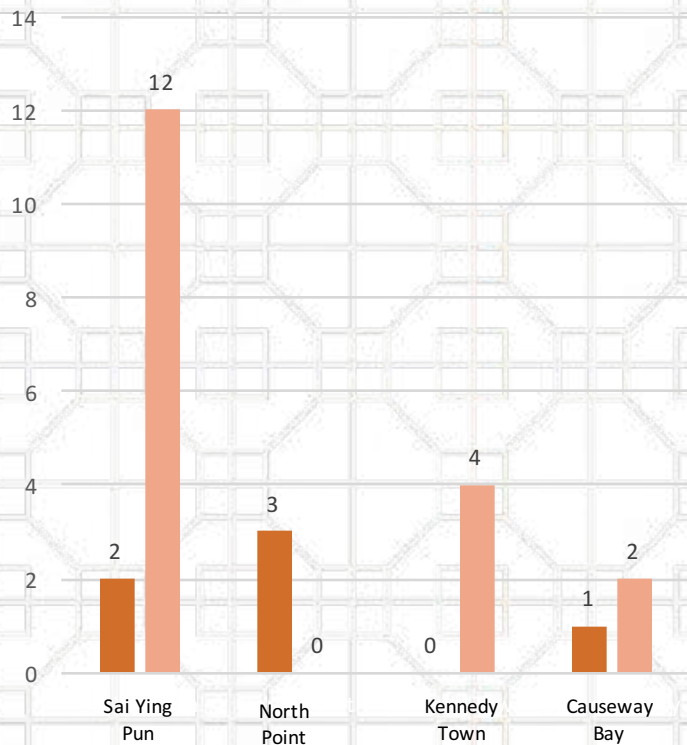


Source: Sun Sun's Second Edition Street Map Hong Kong in 1966

HISTORIC STREETScape MORE INTACT COMPARED TO OTHER HK NEIGHBOURHOODS

Sai Ying Pun has a significantly higher number of heritage sites and declared monuments

Declared Monuments Listed Heritage Sites



KEY LANDMARK BUILDINGS

Sai Ying Pun is home to twelve listed buildings by the Antiquities and Monuments Board. Four of them are Grade 1 listed: *'Buildings of outstanding merit, which every effort should be made to preserve if possible.'*

The community complex and Kings College even hold the status of 'declared monument' which means that alteration or demolition of the building is not allowed.



1922
Tsan Yuk Maternity
Hospital Western Street
now
Western District
Community Centre



1857
West Point School
Bonham Road
now
King's College



1892
Old Mental Hospital
High Street
Now
Sai Ying Pun
Community Complex



1852
Kau Yan Tsung
Tsin Church
Western Street

MANY INTANGIBLE HERITAGE ASSETS WOVEN INTO THE URBAN FABRIC

**Mui Fong Street
was known as
'salted fish street'**

Mr Ng
Ng Wai Kee
伍惠記

**The Chiu Chows -
from eastern
Guangdong - are
known for their
marinated meats**

Mr Lee
Sang Kee Foods
生記滷味

**Kam Hing is one
of the few old-
school print shops
left in Hong Kong**

Mr Leung - Kam Hing Printing
錦興印刷

**The paper-crafting
industry has never
deteriorated**

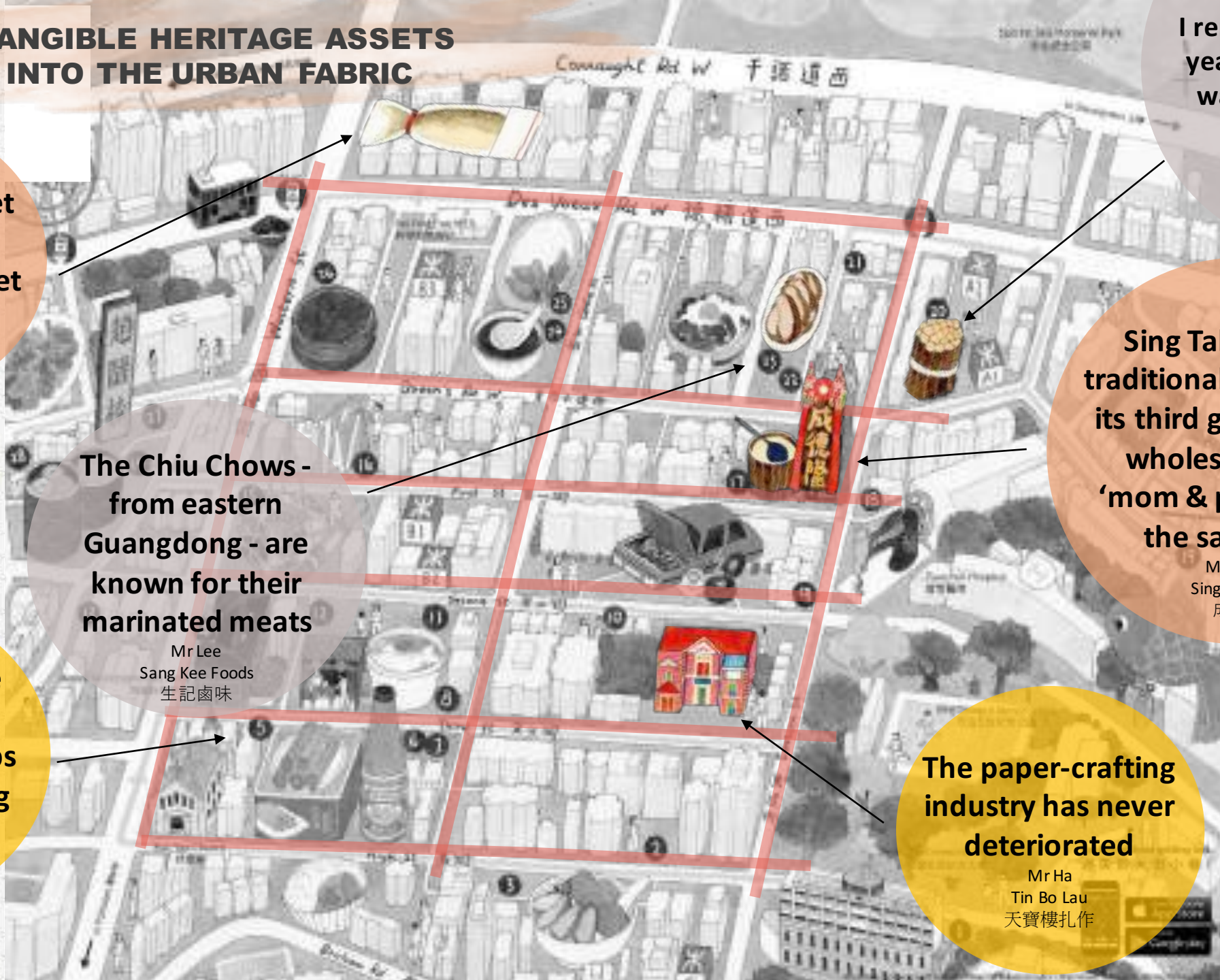
Mr Ha
Tin Bo Lau
天寶樓扎作

**Sing Tak Lung is a
traditional rice seller in
its third generation, a
wholesaler and a
'mom & pop' shop at
the same time**

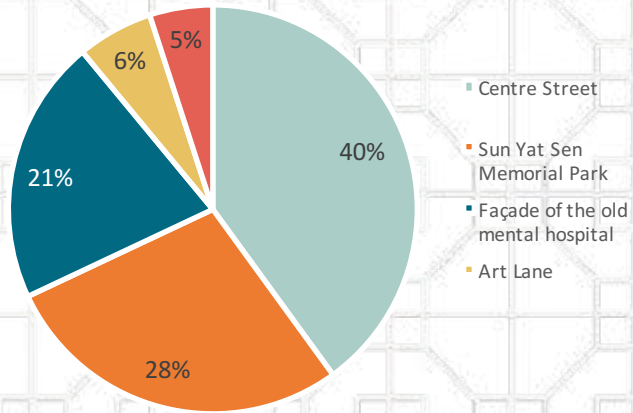
Mr Leung
Sing Tak Lung
成德隆

**I remember the post war
years when Ki Ling Lane
was a cluster of wood
factories**

Mr Lee
Tai Yik Ho Wood Factory
泰益號木廠

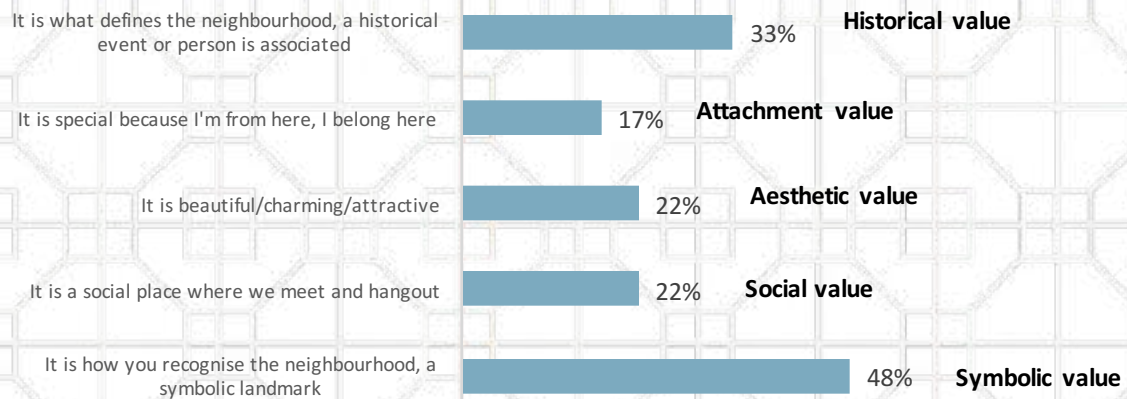


CENTRE STREET & THE OLD HOSPITAL AMONG MOST ICONIC PLACES IN THE NEIGHBOURHOOD



THAT HAVE A STRONG SYMBOLIC & HISTORICAL VALUE FOR ITS RESIDENTS

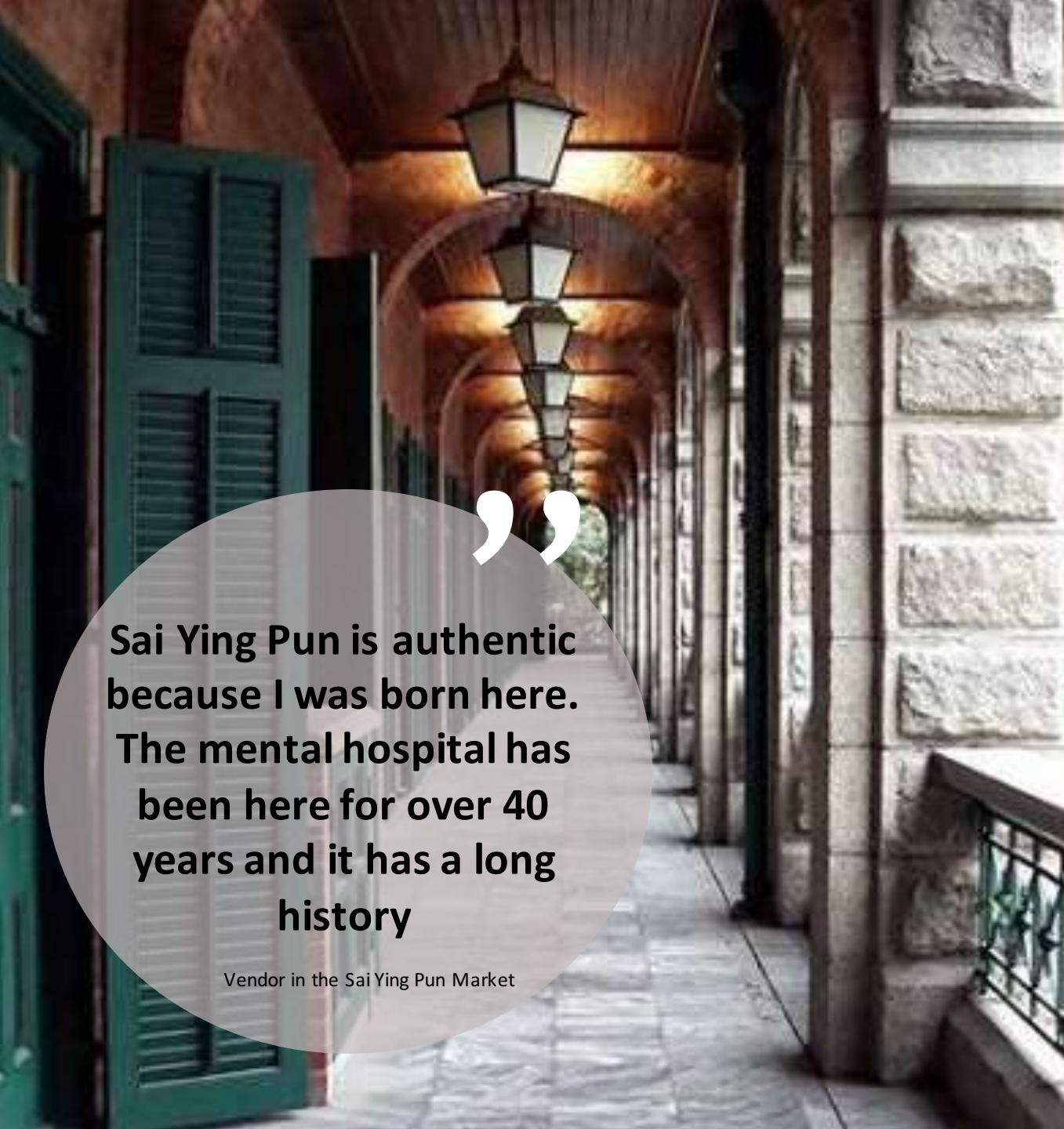
What makes the place special?



Source: iDiscover street survey 2020



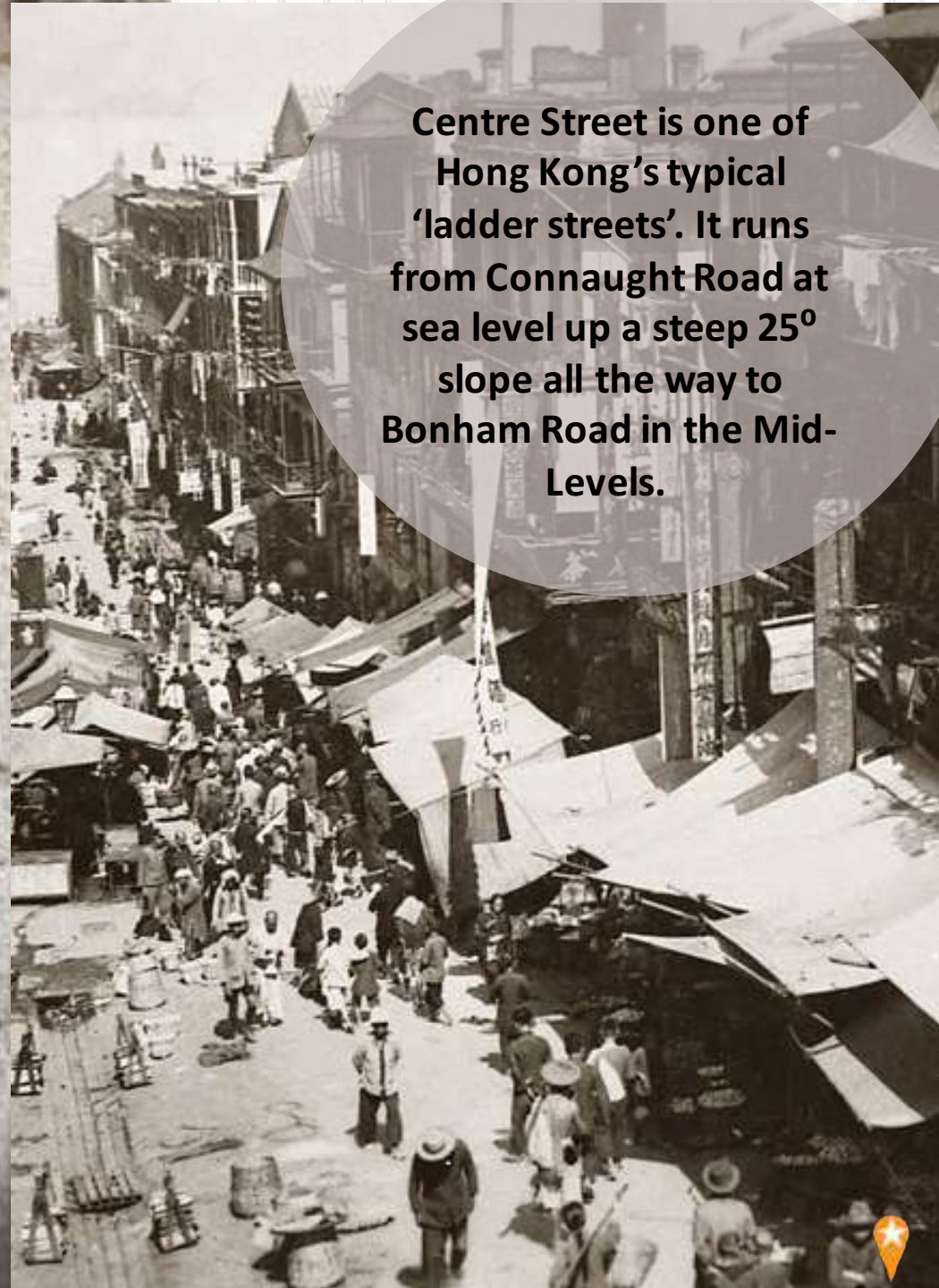
Photo source: HK archives



”

Sai Ying Pun is authentic because I was born here. The mental hospital has been here for over 40 years and it has a long history

Vendor in the Sai Ying Pun Market



Centre Street is one of Hong Kong's typical 'ladder streets'. It runs from Connaught Road at sea level up a steep 25° slope all the way to Bonham Road in the Mid-Levels.



TOP SOCIAL FEEDS HIGHLIGHT SYP'S UNIQUE CHARACTER

1. INSTAGRAM



STREET ART

DENSITY

LOCAL FOOD

STREET SCAPE

2. FACEBOOK



LOCAL MARKETS

STREET ART

3. GOOGLE



STREETLIFE

HERITAGE BUILDING

STREET SCAPE



DENSITY

STEEP STREETS & GOOD COFFEE!

4. TWITTER



BUT NEW DEVELOPMENT COMPROMISES UNIQUE CHARACTER

“
Landlords are not signing anything longer than two-year lease with small businesses like ours. Many of my neighbours have had to close when their leases expire.”

Ms Chan, Chee Loi Heung Eggrolls

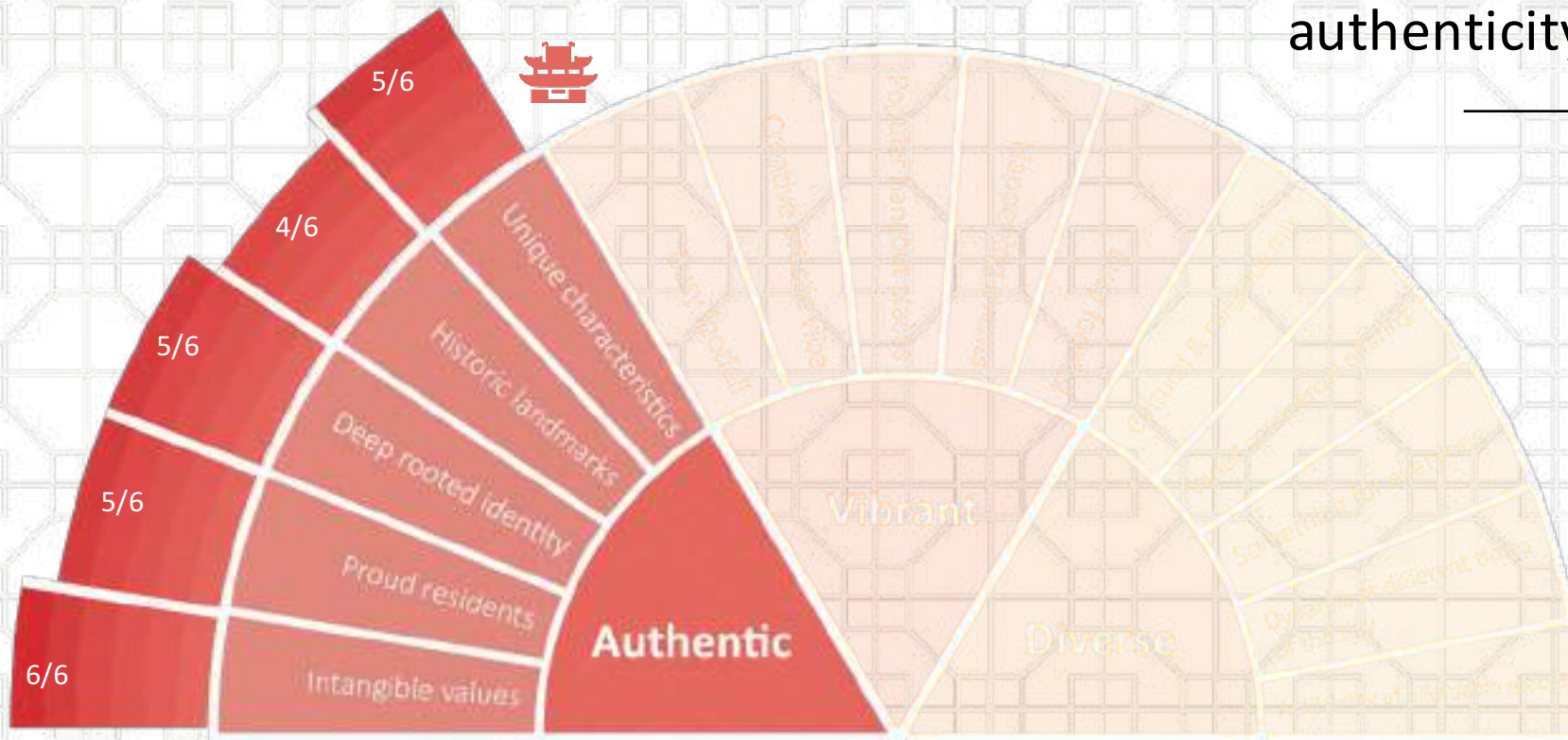


IS SYP AUTHENTIC?

over half of visitors mention authenticity as a reason for visiting

48% of residents say authenticity is important to them

83% of locals rate Sai Ying Pun as an authentic neighbourhood



VIBRANT

西營盤
SAI
YING
PUN



by Tiffany Ho



DEFINING VIBRANCY

Places are **vibrant** when they're lively, exciting and full of energy. No matter if it's early morning, mid-day or late in the evening, there is always something happening in the streets.

Vibrant places have a **varied offering** of food and beverage places, ample community space and cultural events, that foster cohesiveness, create a sense of belonging and result in a busy footfall at different times of the day.

Ultimately, the essence of a vibrant neighborhood is that it has a **strong identity**. Vibrant neighborhoods are places that people care about.



VIBRANCY CHECKLIST

- Busy footfall
- Bustling street life
- Happening events
- Popular hangout places
- Creative artistic vibe



SYP IS CROWDED AND BUSY, BUT MAINLY AT THE CENTRE

Top 3 busiest streets

Des Voeux Road West
122/5min

Queen's Road West
128/5min

Centre Street
123/5min

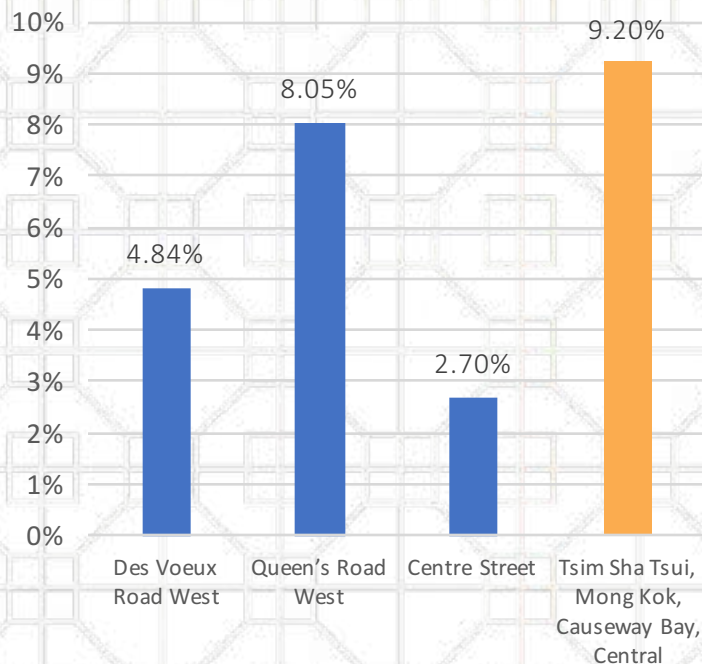
”
When you move away from the busiest streets, it is surprisingly quiet because the places are mainly residential.
Vendor in the Sai Ying Pun Market

Source: iDiscover street survey 2020 - 5 minutes' pedestrian counting 12nn-2pm on multiple days

RETAIL OFFERING IN SYP IS MAINLY STREETSHOPS

Sai Ying Pun mainly has shops at street level and two large wet food markets targeting a predominantly local clientele. Few chain stores, large brands and no large shopping malls in the neighbourhood.

Vacancy rate of street shops in SYP



Source: street survey (June 2020) & Midlandici for reference

Streetshops in SYP are less affected by economic recession compared to core business districts in HK

Street Survey

0 Shopping Mall

1 Wetmarket

500+ Street shops

BUSTLING STREET LIFE BRINGS VARIETY IN F&B OFFERING



Many cool restaurants!

survey respondent
11-26 age group

Delivers the perfect blended offering of stylish restaurants and popular bars alongside quintessential parts of traditional local life

quoted from the Hive Life

I love the old school vibe of the shops and restaurants

survey respondent
11-26 age group

According to the street survey...

48% of locals and
63% of visitors spend most money on

FOOD & DRINKS

CHARACTER ATTRACTS CREATIVE SPACES & CREATES ARTSITCS VIBE



2 GALLERIES

most popular shot at Instagram pier

40%

taken at art lane



NO GALLERY

25%

crazy steep streetscape



Top 15
insta posts @
location
SaiYingPun

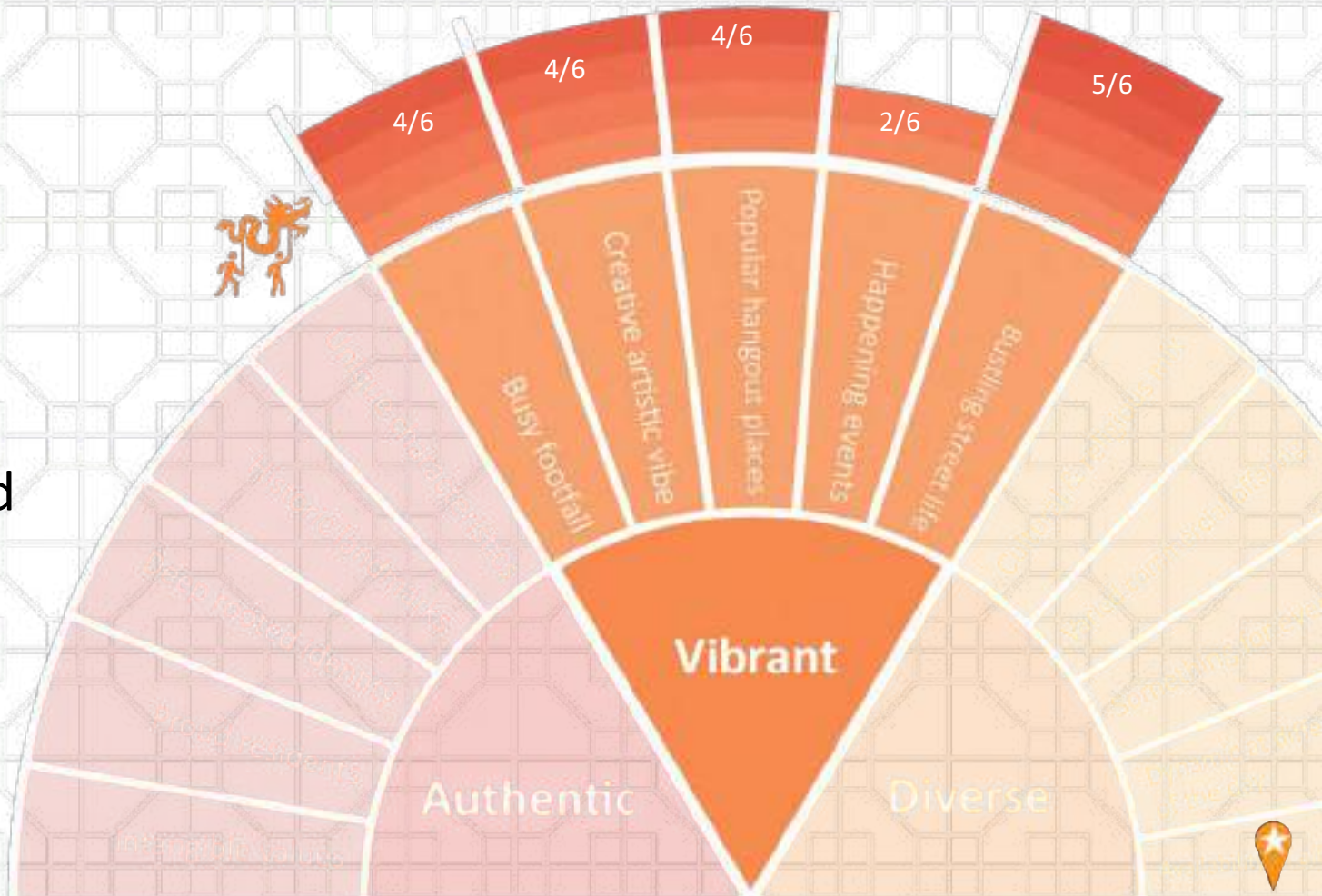
50%

feature
wall/street art

IS SYP VIBRANT?

32% of locals say vibrancy is important to them

68% of locals rate Sai Ying Pun as a vibrant neighbourhood



DIVERSE

西營盤
SAI
YING
PUN



by Morgan Jack

DEFINING DIVERSITY

Neighbourhoods are **diverse** because they provide places to live, work and play and pray for people from a variety of cultural, religious, economic and religious backgrounds.

Prices and offerings **appeal** to a range of demographics and this continues to shift.

Visitors perceive neighbourhood to be diverse and consider this to be **positive attribute**, they come because of it.

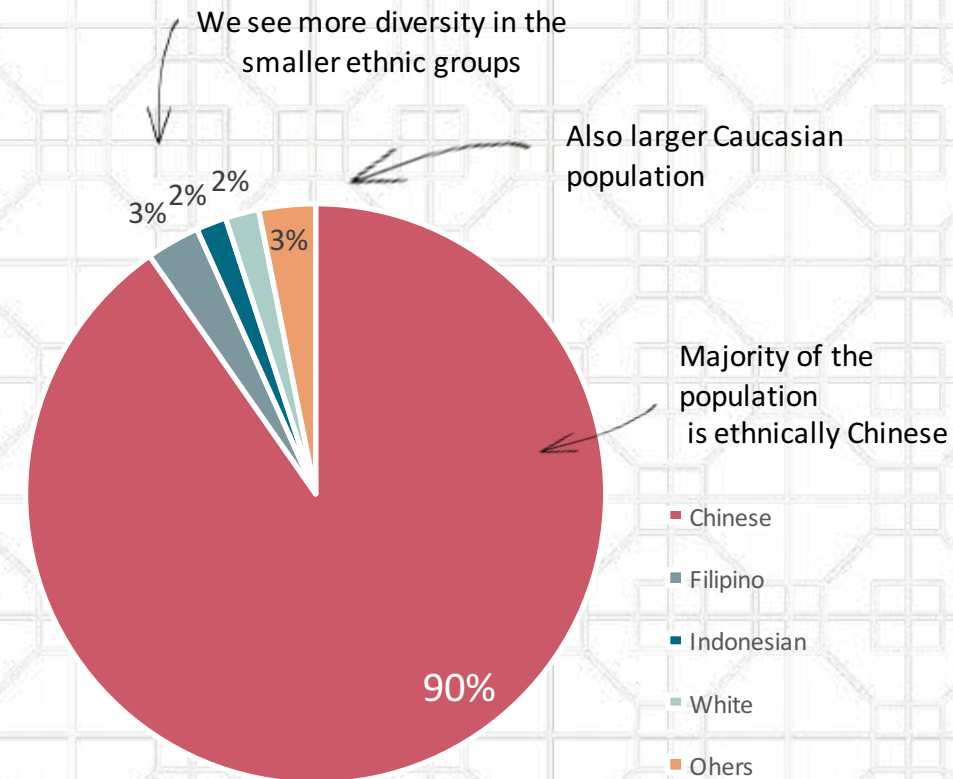
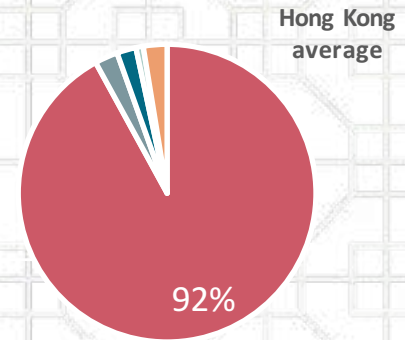


DIVERSITY CHECKLIST

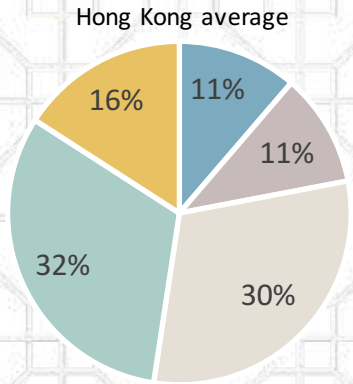
- Cultural & religious mix
- Availability of affordable spaces
- Varied commercial offering
- Something for everyone
- Dynamic at different times of the day



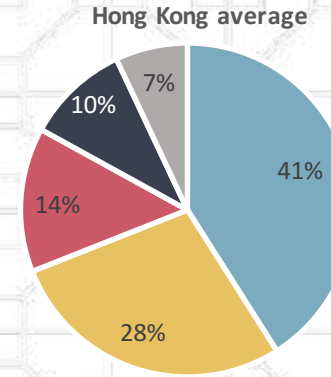
IMMIGRANT'S NEIGHBOURHOOD WITH A HISTORIC MULTI-CULTURAL AND MULTI-RELIGIOUS PRESENCE



A TRADITIONAL LOWER/MIDDLE INCOME CLASS NEIGHBOURHOOD WITH AN AN OLDER DEMOGRAPHIC



The oldest demographic is significantly higher than the HK average

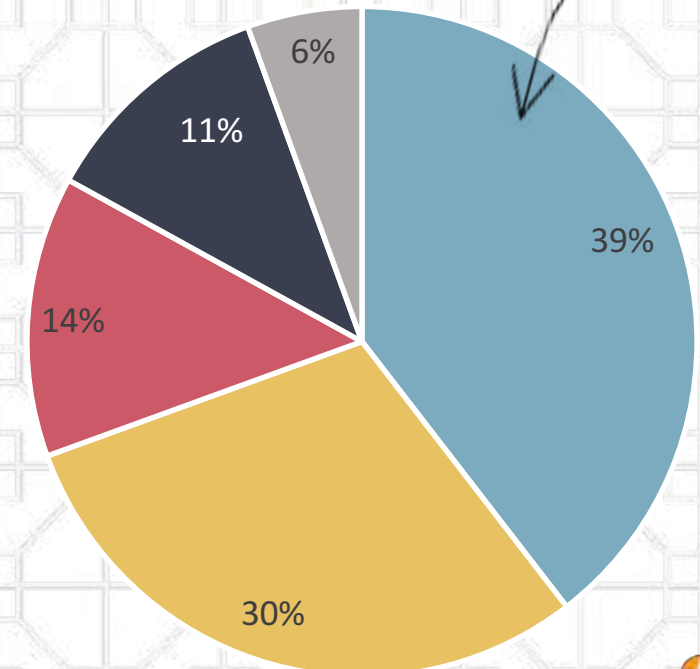
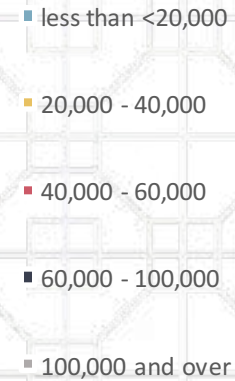
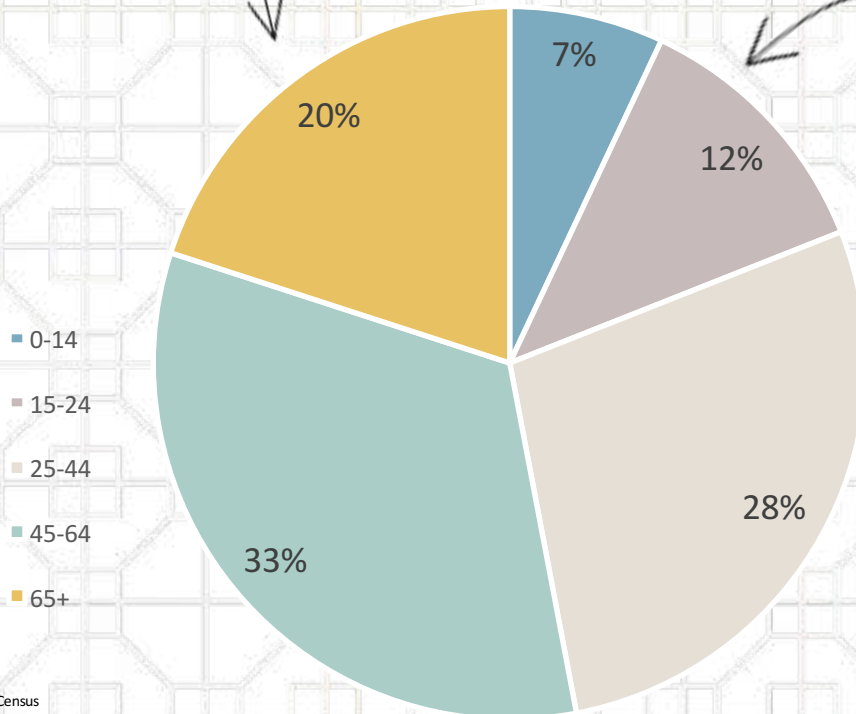


Over 70% of the population has a household income below HK\$40,000

population by age

Fewer families with children than HK average

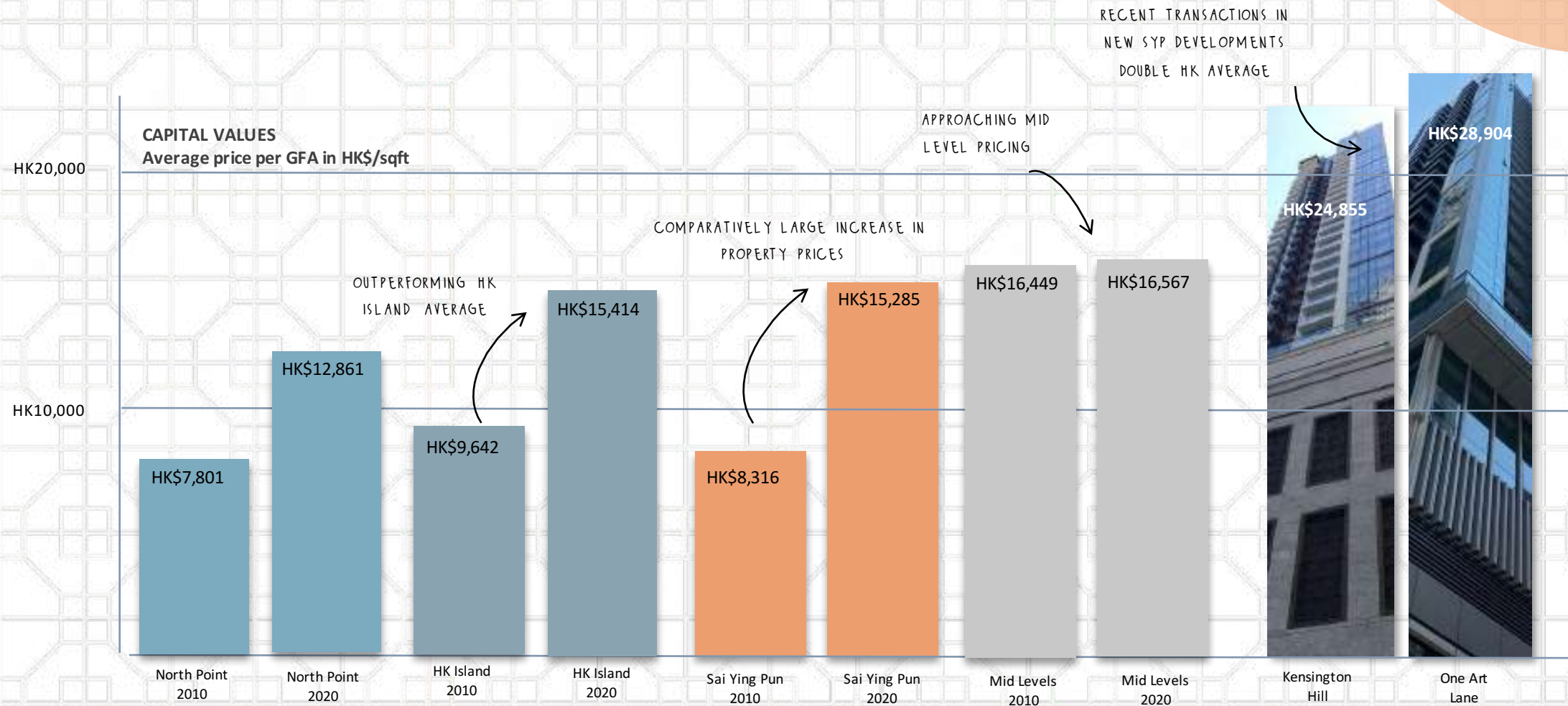
monthly household income



MTR TRIGGERED A RAPID INCREASE IN PROPERTY PRICES

Since 2010, 16 new property projects have been completed in Sai Ying Pun. All of them priced above HKD\$20,000 per square feet

- Street Survey 2020



RESTAURANT OPTIONS ARE STILL AFFORDABLE

MAINLY CATERING TO A LOCAL CLIENTELE



Price range in F&B offering
as a percentage of total restaurants

	Sai Ying Pun	Central	Kowloon
Lowest (\$)	24	17	20
Mid-Range (\$\$)	67	49	52
Expensive (\$\$\$)	8	28	14
Very expensive (\$\$\$\$)	0	5	3



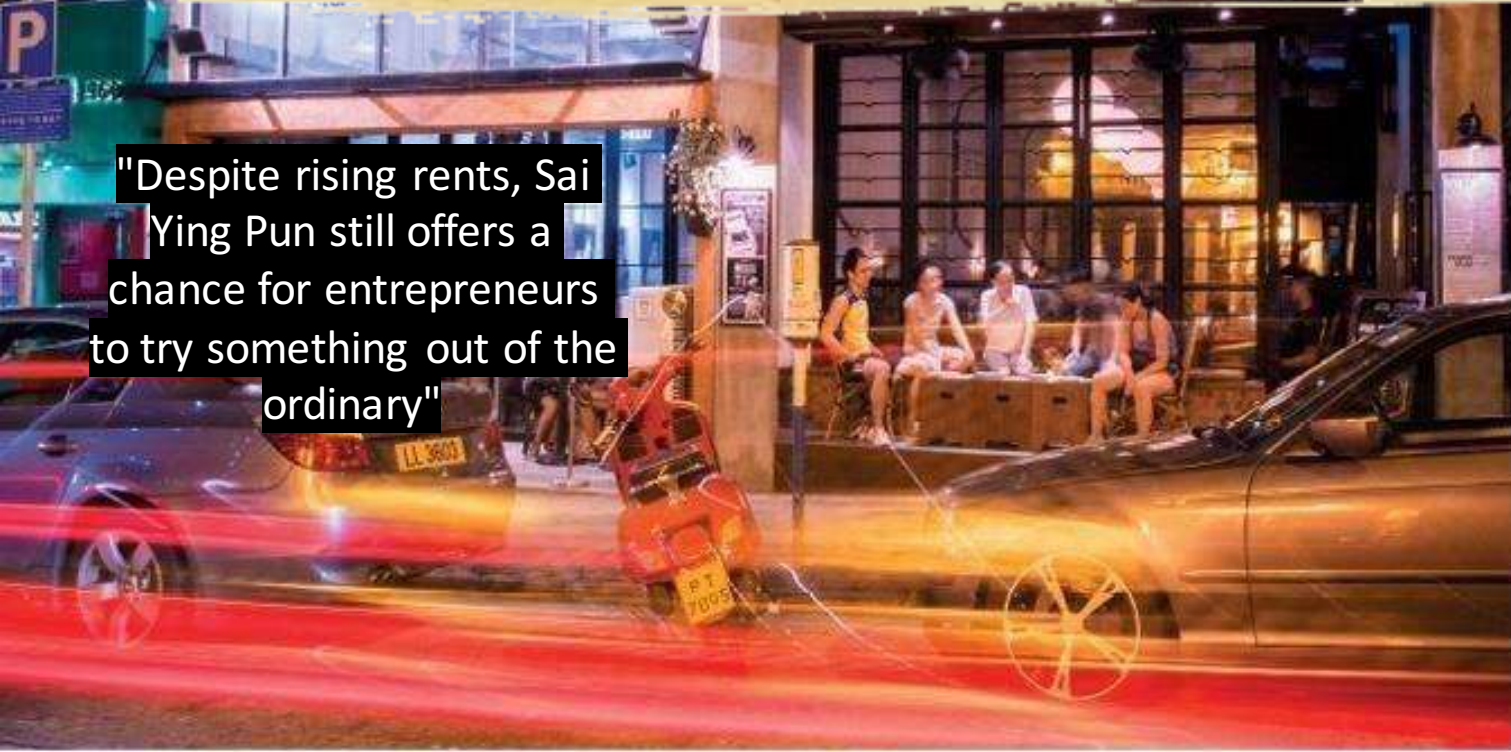
Average price of a meal at a dumpling restaurant

	Sai Ying Pun	Central	Kowloon
Cheapest	<\$50	<\$50	<\$50
Most Expensive	\$200	>\$800	\$800



LOW RENTS ALLOW FOR EXPERIMENTAL F&B CONCEPTS & INDEPENDENT RETAILERS

"Despite rising rents, Sai Ying Pun still offers a chance for entrepreneurs to try something out of the ordinary"



Across the 3 busiest streets **88%** of the stores are local businesses

Ranging from traditional food businesses to pet stores to flower & agriculture stores

Why Sai Ying Pun after dark is the new hotbed of urban cool

THERE IS SOMETHING ON OFFER AT ALL TIMES OF THE DAY
AFTERNOONS ARE MOST POPULAR AMONG VISITORS



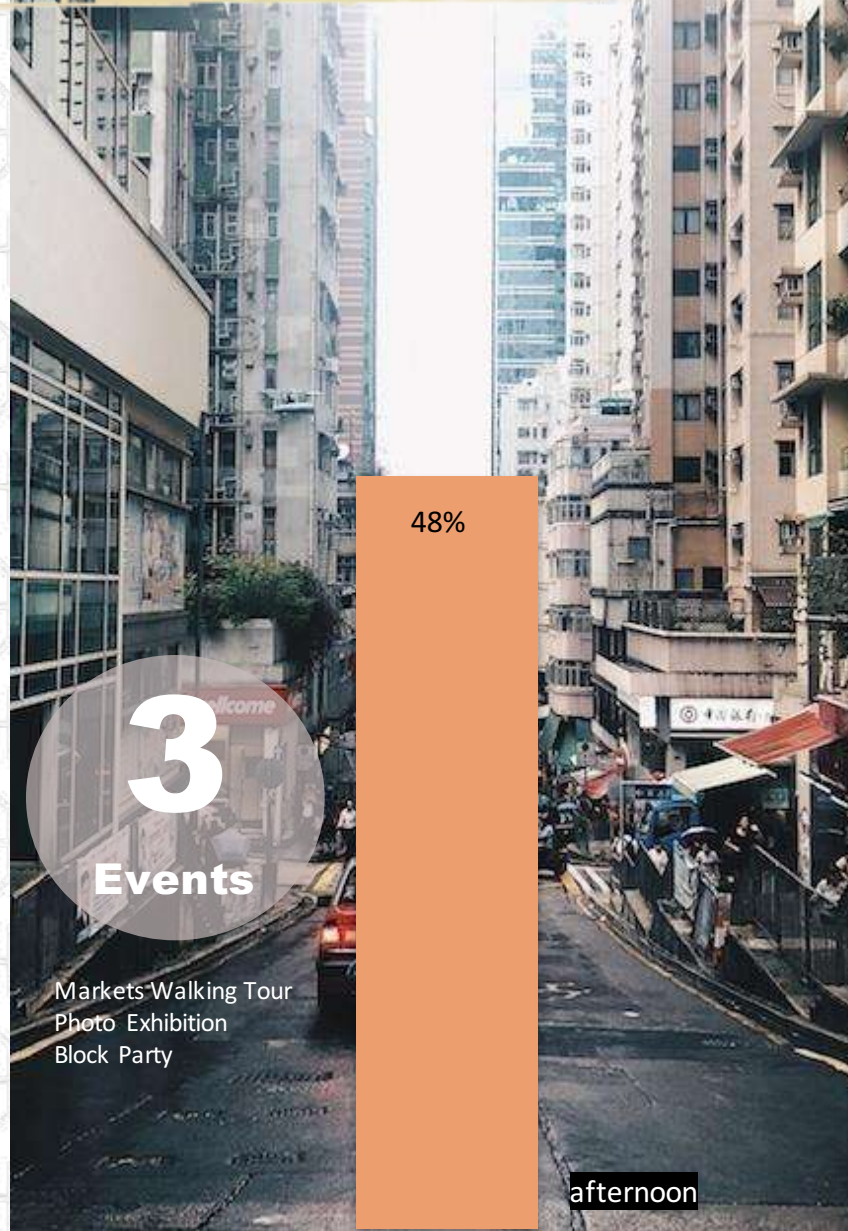
3

Events

Running
Yoga
Meditation

17%

morning



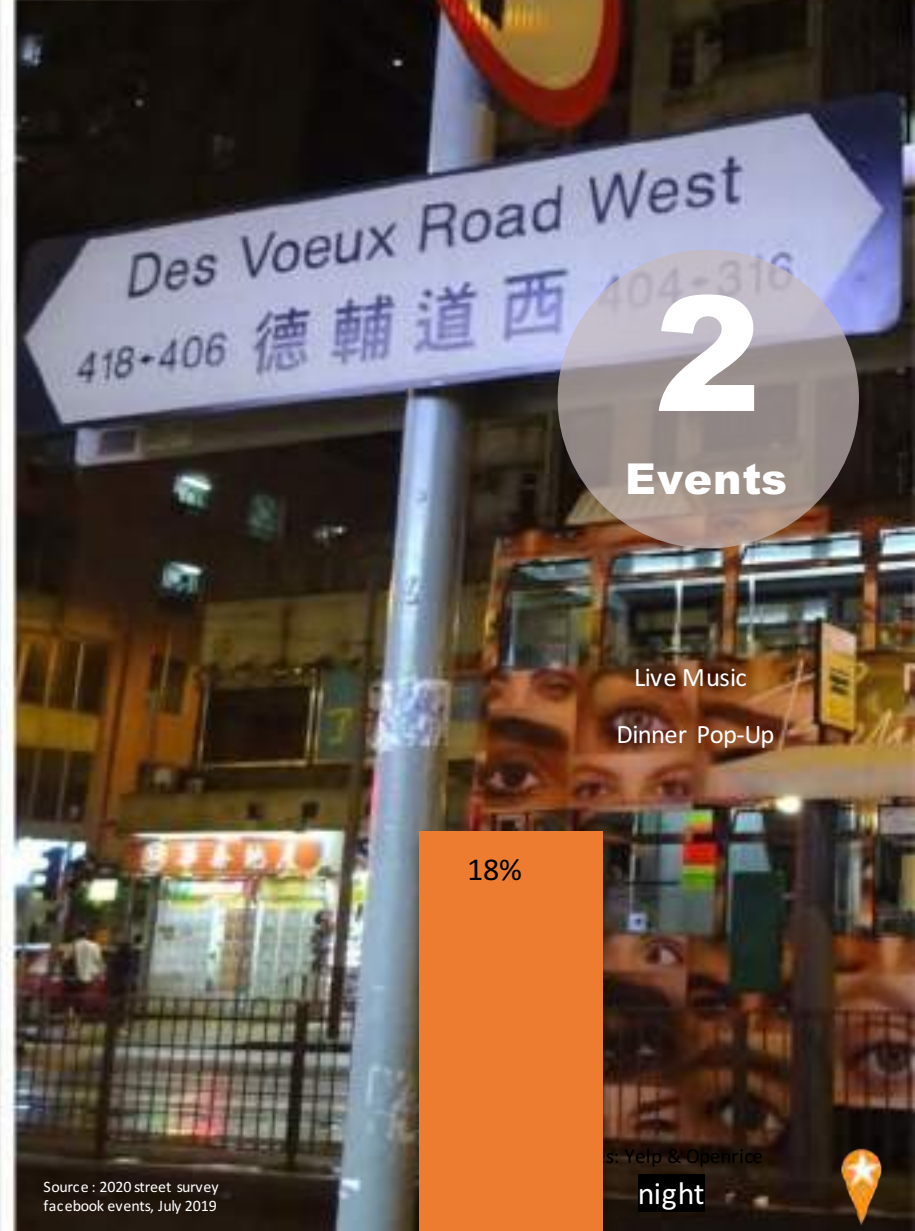
3

Events

Markets Walking Tour
Photo Exhibition
Block Party

48%

afternoon



2

Events

Live Music
Dinner Pop-Up

18%

night

Source : 2020 street survey
facebook events, July 2019



LOW KEY CULTURAL & COMMUNITY EVENTS FOR A YOUNG CROWD

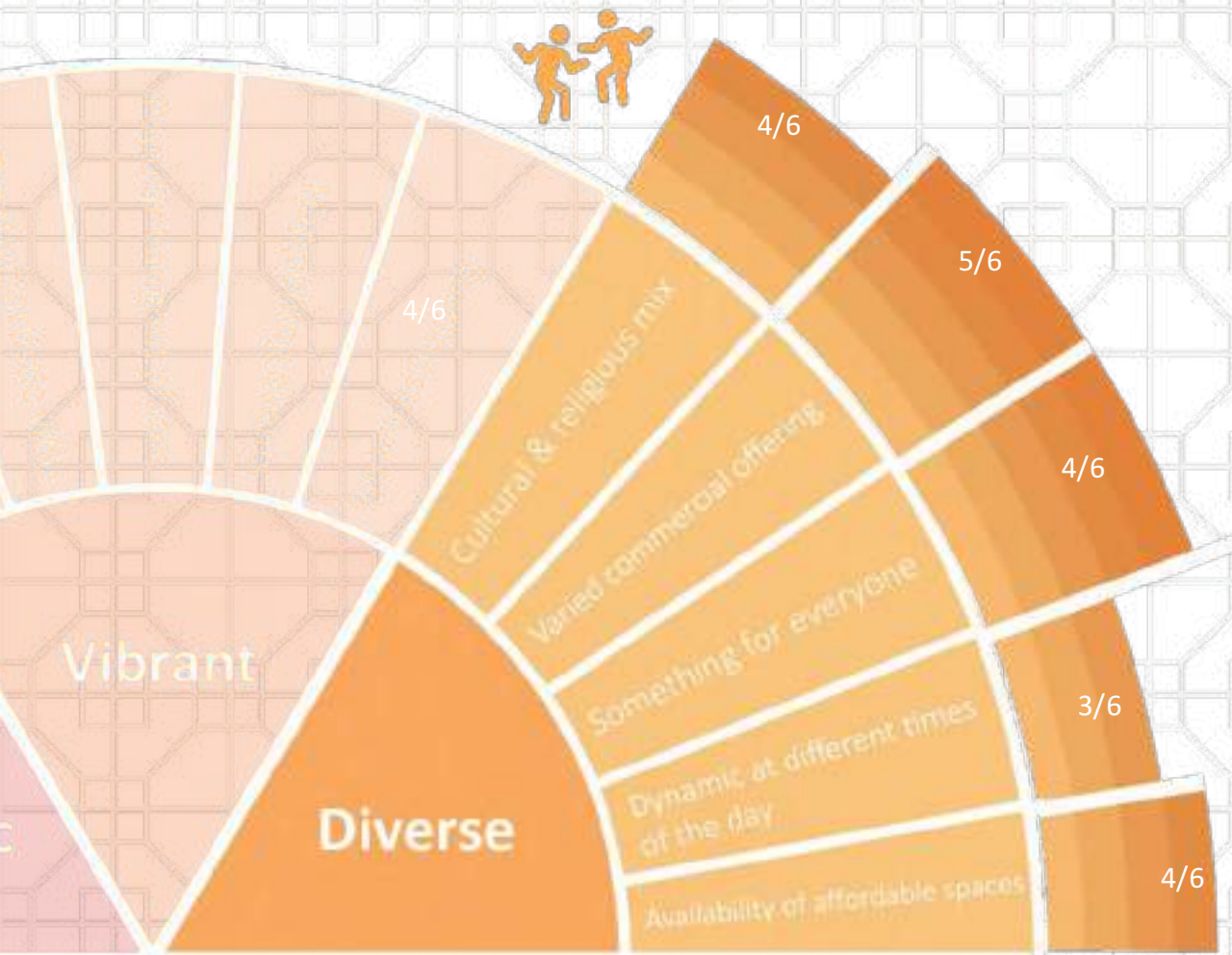
2 elderly centres
17 event venues



HKARTS
THE HONG KONG ARTS COLLECTIVE
GROUP EXHIBITION
THE HONG KONG ARTS COLLECTIVE PRESENTS THE 2019 GROUP EXHIBITION 'JOY' AND 'NOISE' AT THE FACTS PLACE - HONG KONG. THE EXHIBITION WILL BE OPEN FROM 15 MARCH TO 11 APRIL 2019. OPENING: 15 MARCH 6PM - 8PM. CONTINUES WEEKENDS 20 MARCH - 3 APRIL 12 - 6PM. 61 WATER STREET, CAI YING FUN.



IS SYP DIVERSE?



53% of locals say diversity is important to them

70% of locals rate Sai Ying Pun as a diverse neighbourhood



CONVENIENT

西營盤
SAI
YING
PUN



by Ophelia Ho

DEFINING CONVENIENT

Neighbourhoods are **convenient** because they're easy to get to. There is a variety of transport options available. School and work are within **commuting distance** and reachable public transport.

Convenience also means that it's **easy to find** what you need on a daily basis in the immediate vicinity from where you live: wetmarkets, convenience stores and supermarkets.

Walkability is also an important factor, is it easy and comfortable to walk or cycle within the neighbourhood?



CONVENIENCE CHECKLIST

- Everything you need nearby
- Easy to get to other places
- Close to transport nodes
- Connected by public transport
- Options for walking/cycling





The opening of the MTR Station has brought greater convenience for passengers travelling to and from Sai Ying Pun and its vicinity

Dr Jacob Kam,
Operations Director of MTR Corporation.

Sai Ying Pun is convenient, near good food and chill

Female survey respondent
11-25 yrs

SYP feels like a village but it is so close to the city

Male survey respondent
25-40 yrs

Central
CBD



14 minutes

West Kowloon
Train Station



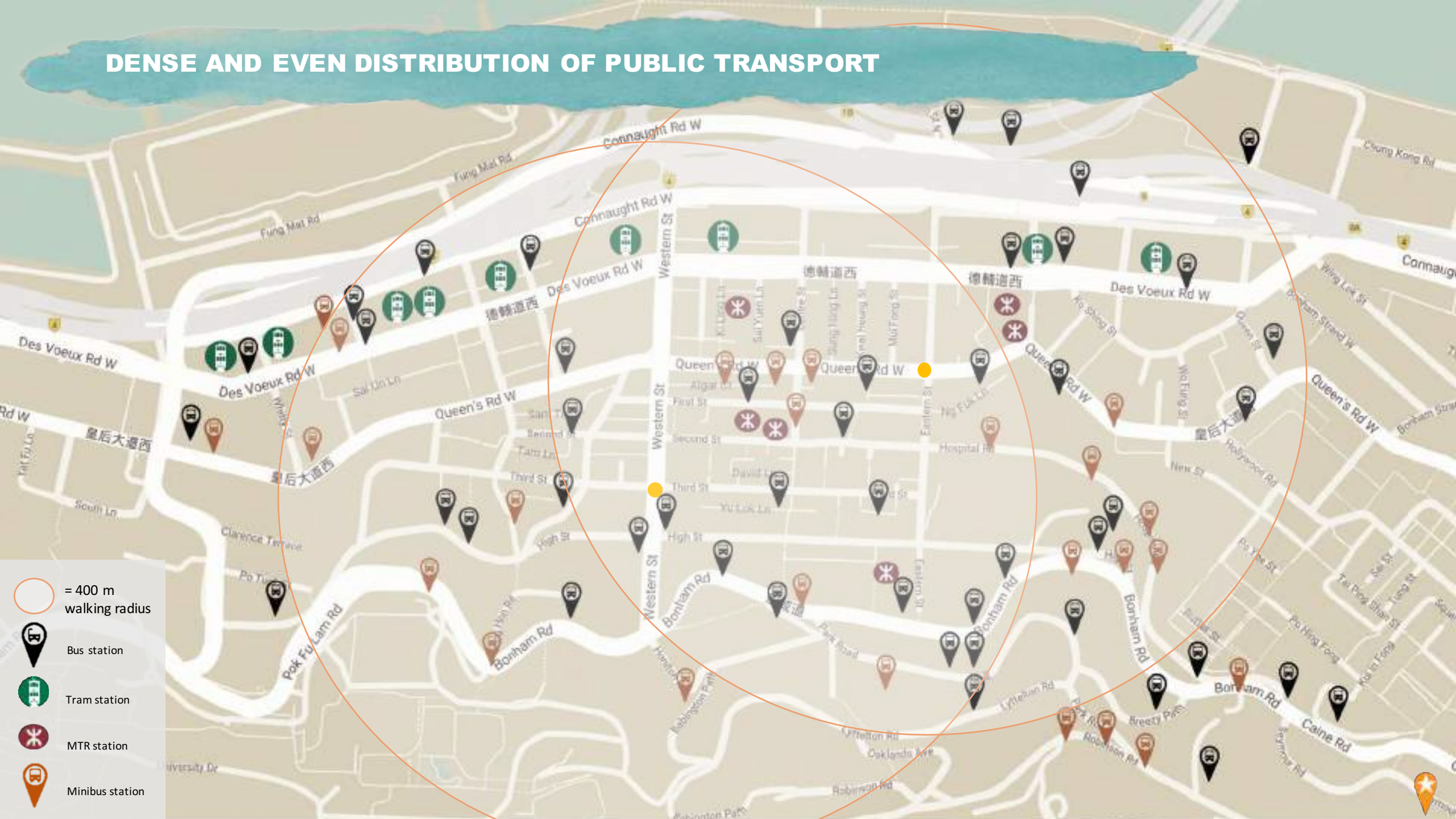
18 minutes






Hong Kong
International Airport



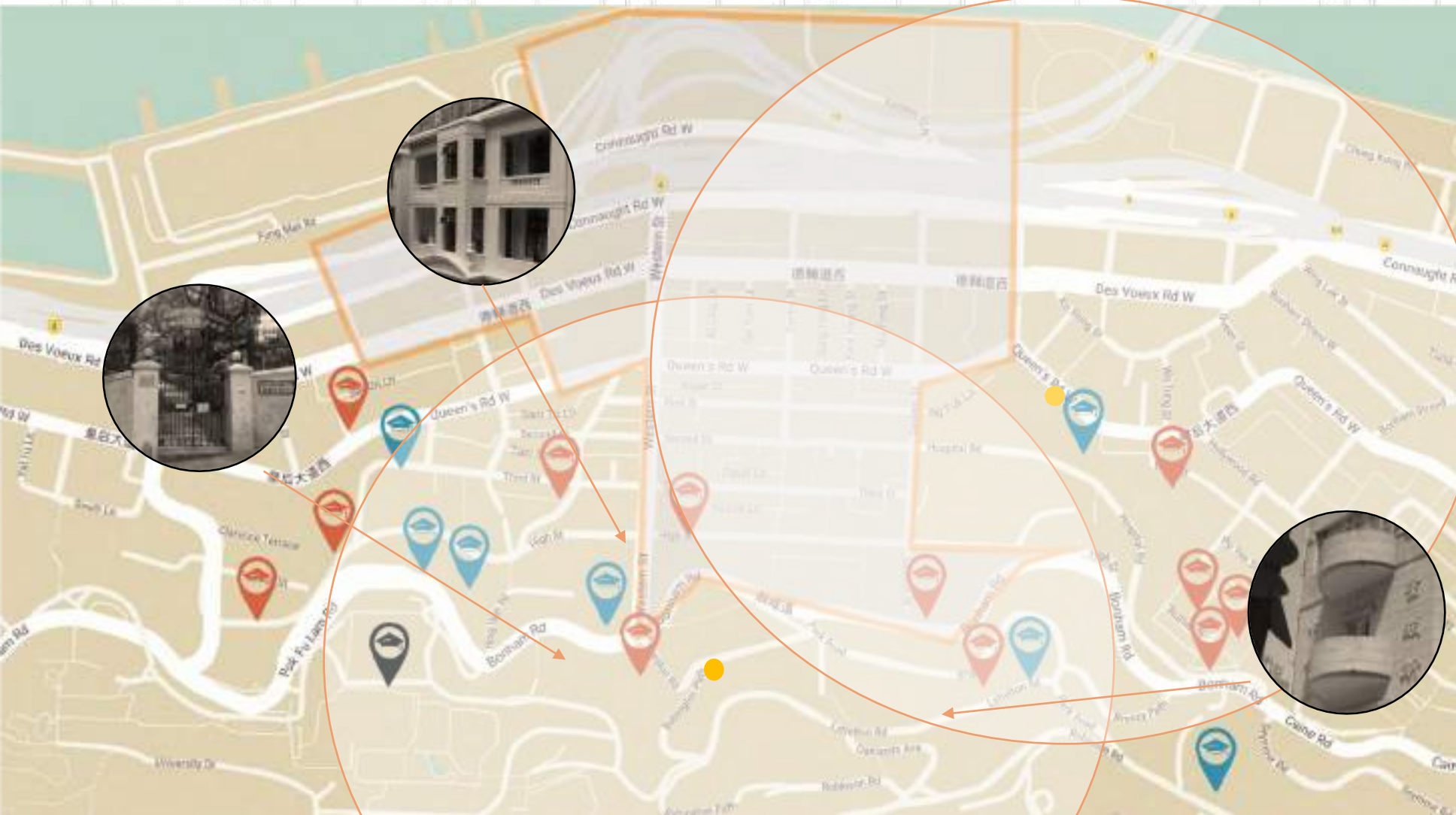
52 minutes

DENSE AND EVEN DISTRIBUTION OF PUBLIC TRANSPORT



-  = 400 m walking radius
-  Bus station
-  Tram station
-  MTR station
-  Minibus station

HIGH CONCENTRATION OF QUALITY SCHOOLS WITHIN WALKING DISTANCE



SYP SCHOOL DENSITY

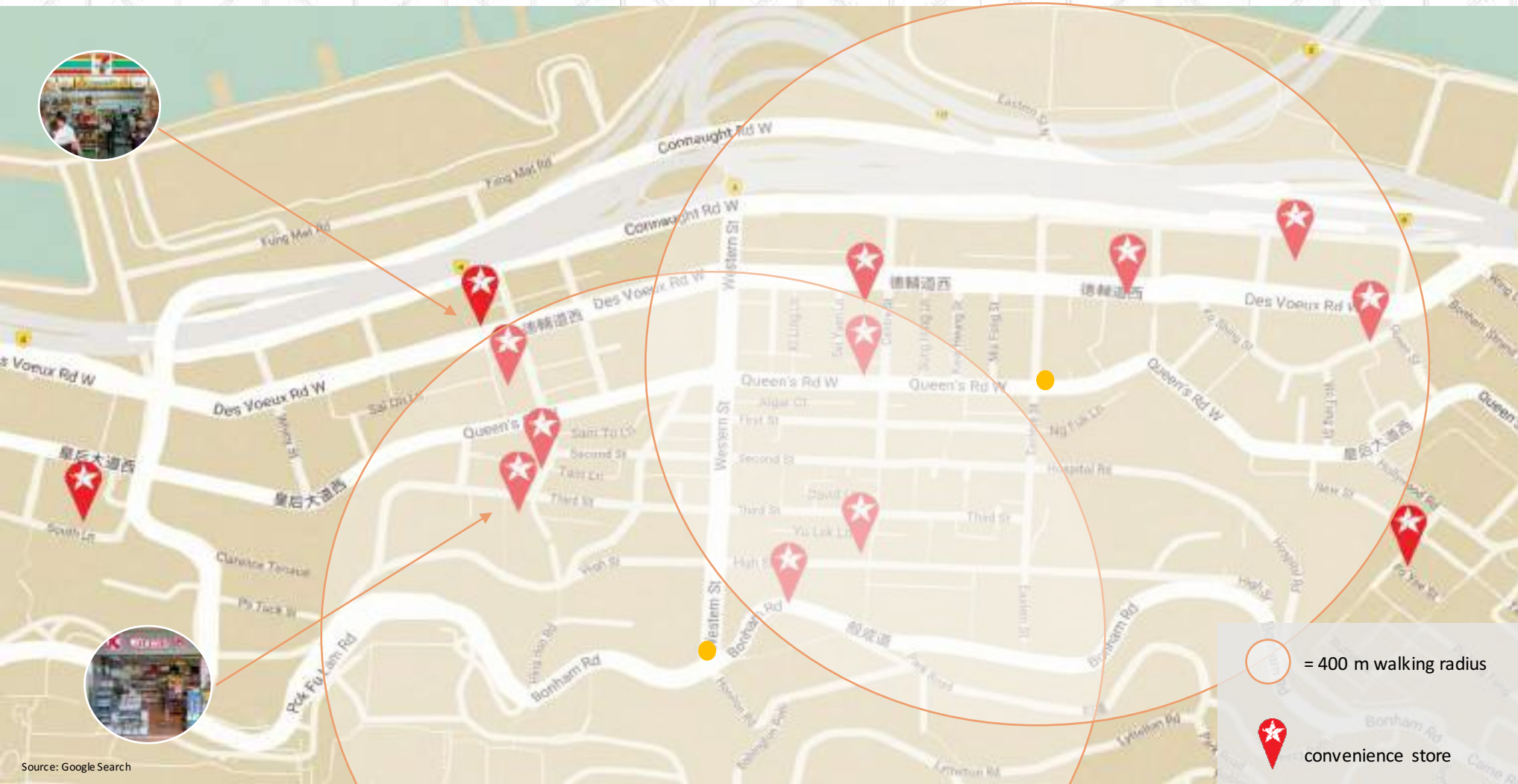
 = 400 m walking radius


12  Primary school


7  Secondary school


1  University

EASY ACCESS TO CONVENIENCE STORES WITHIN WALKING DISTANCE



	Sai Ying Pun	North Point
# of convenience stores in neighbourhood	15	9
# of residents per convenience stores 	2,044	5,304

 = 400 m walking radius

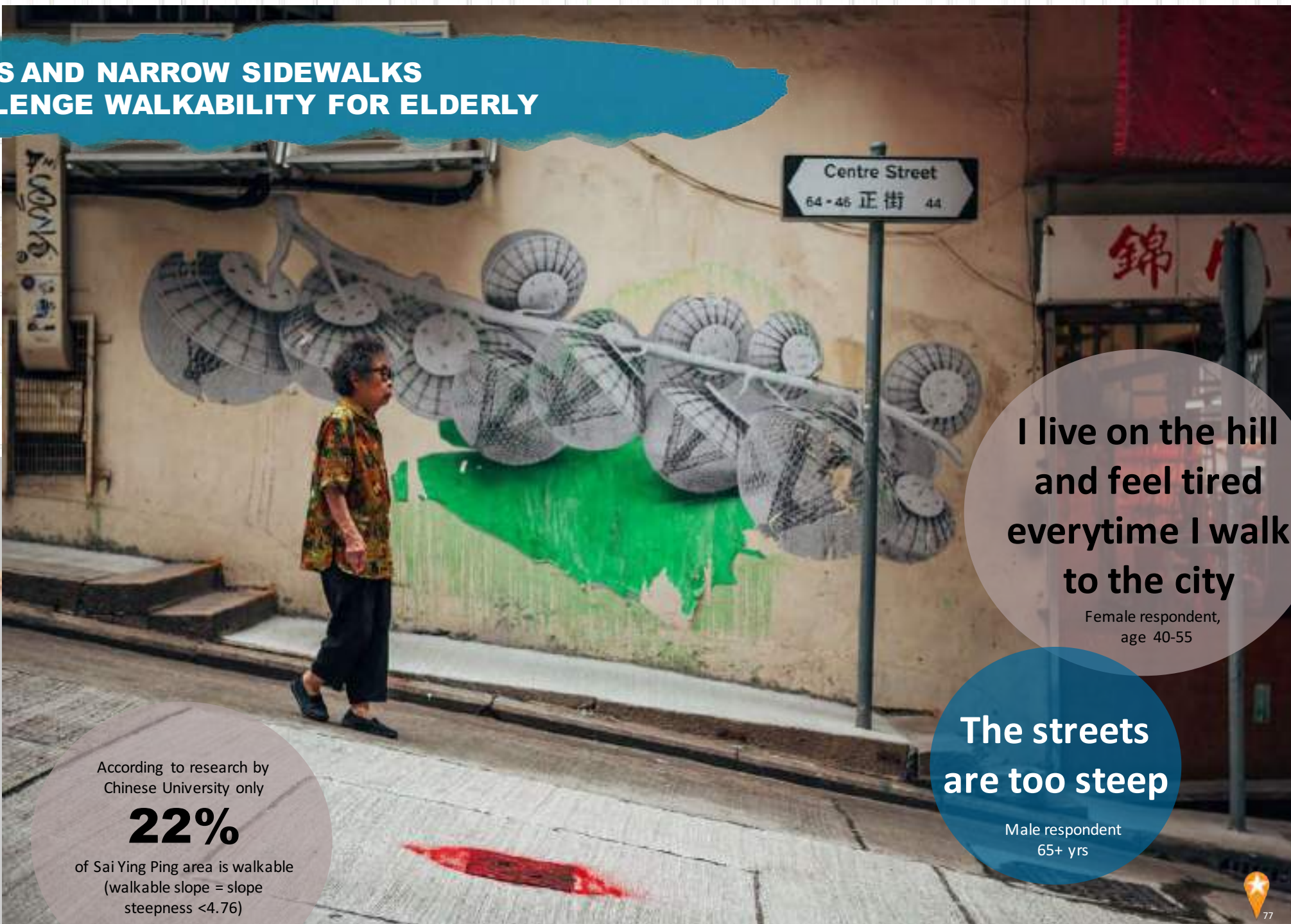
 convenience store

Source: Google Search

STEEP SLOPES AND NARROW SIDEWALKS CHALLENGE WALKABILITY FOR ELDERLY



Source: 'Up and Down of the Slope of Age' Chinese University 2018



I live on the hill
and feel tired
everytime I walk
to the city

Female respondent,
age 40-55

The streets
are too steep

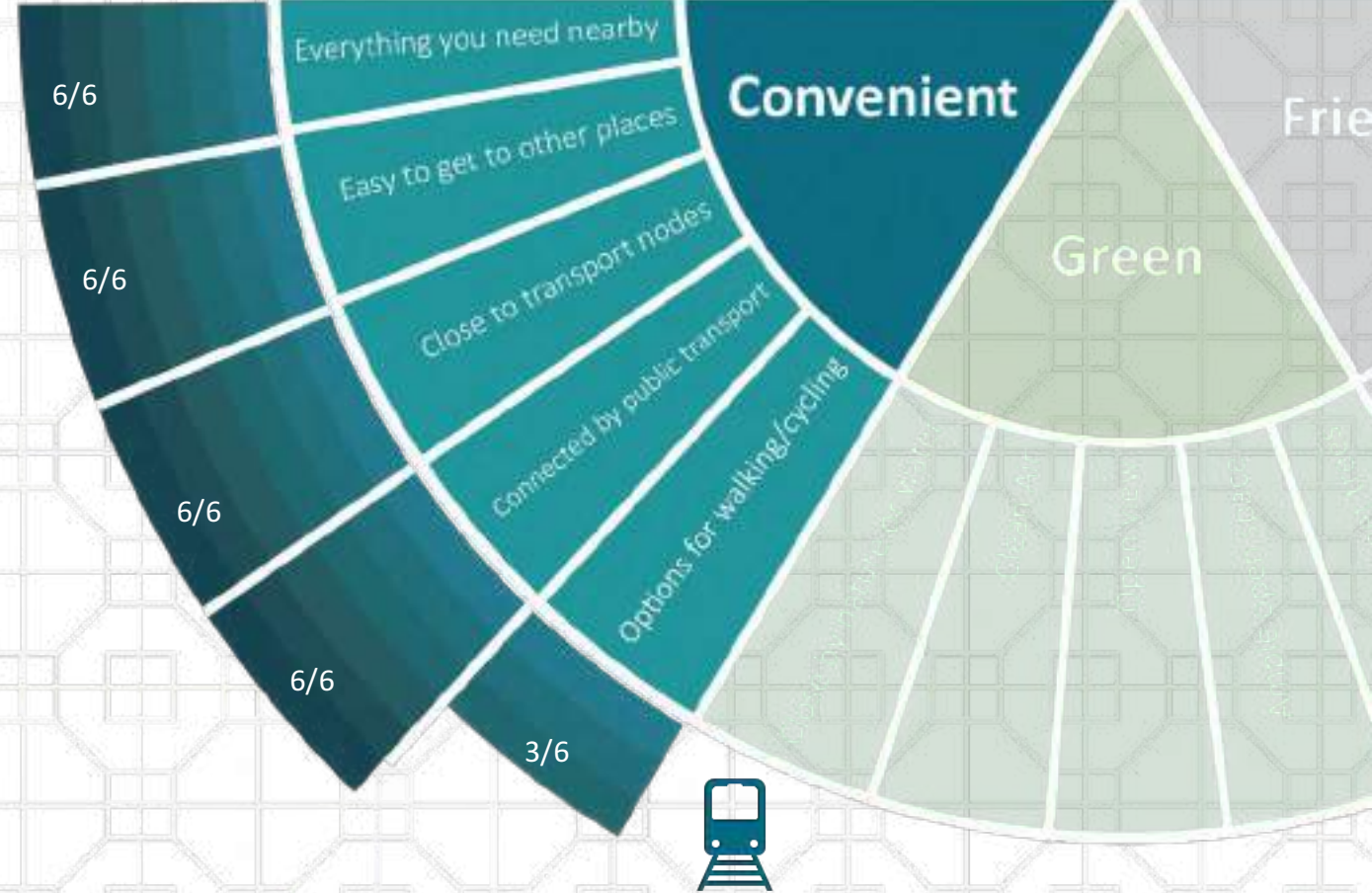
Male respondent
65+ yrs

According to research by
Chinese University only
22%
of Sai Ying Ping area is walkable
(walkable slope = slope
steepness <4.76)

IS SYP CONVENIENT?

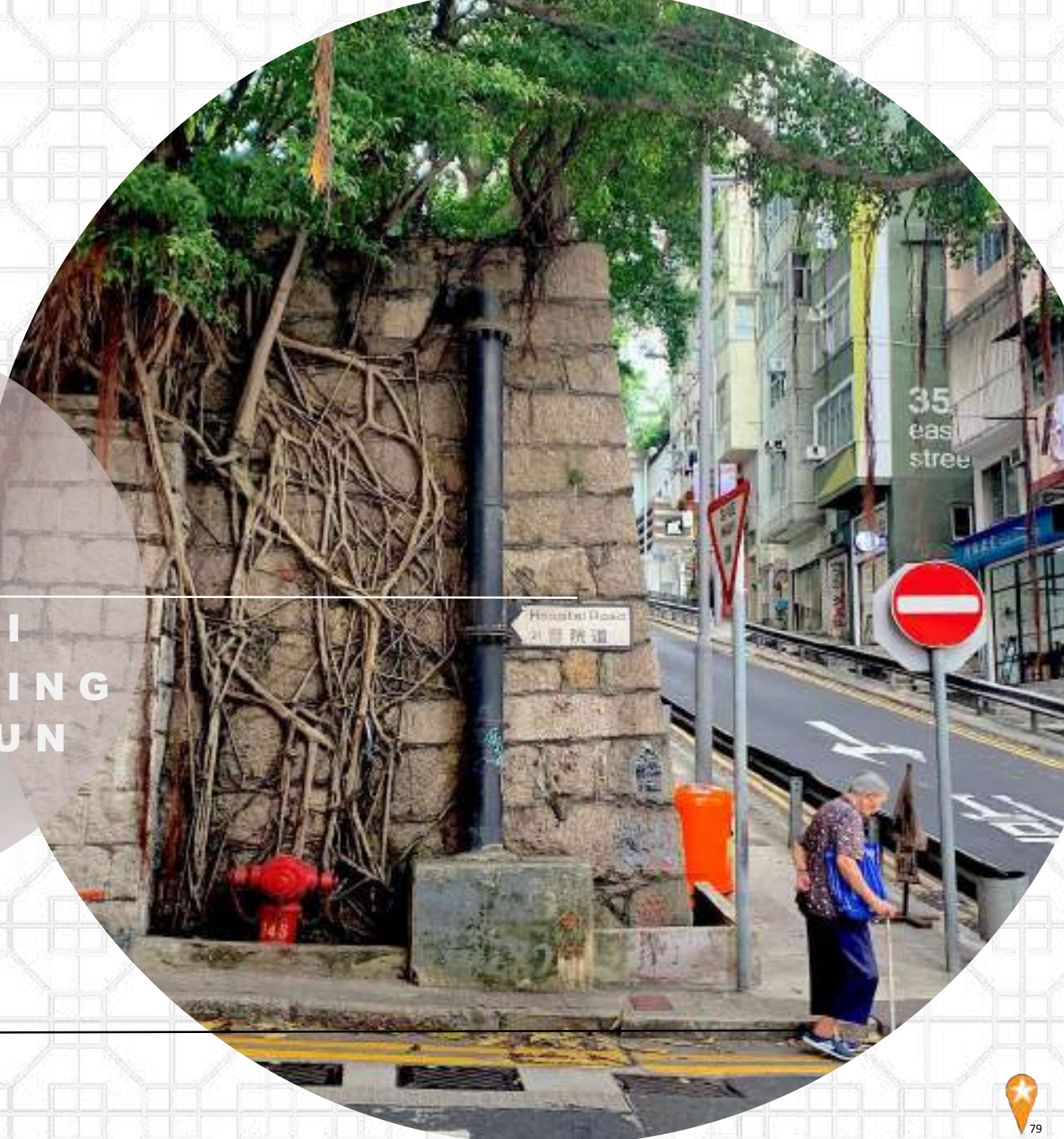
80% of respondents say
convenience is important to them

95% of locals rate Sai Ying
Pun as a convenient location



GREEN

西營盤
SAI
YING
PUN



By Isabelle Brantingham

DEFINING GREEN

Neighbourhoods are **green** when there is ample open space to breathe, walk and play.

Even better when people can find a park within walking distance where they can **feel grass** under their feet, a bench to sit and hear the birds. A place for a morning stroll, an afternoon jog or a game of chess; to fly a kite, have a picnic or a play around.

Or even when they walk through the city streets people **see trees**, plants or flowers and that when they look out of their window they can see some green between the buildings.



GREEN CHECKLIST

- Close by nature or water
- Clean air
- Open view
- Ample open space
- Street trees



SAI YING PUN'S TOPOGRAPHIC SETTING IS ADVANTAGEOUS



Victoria Harbour is at walking distance



New Sai Ying Pun Park provides a really nice green lung and connection to waterfront



small pathways connect from Bonham Road to hiking trails up to High West & The Peak



AND AIR QUALITY IS TYPICAL FOR URBAN HONG KONG

Air quality in Central/Western is **comparable** to other urban areas on Hong Kong Island

AIR QUALITY IN WESTERN DISTRICT 2020



- 0-50 - good
- 50-100 moderate
- 110-150 unhealthy for vulnerable groups
- 150-200 unhealthy
- 200-250 hazardous

Source: Aqicn.org

AIR QUALITY ON 24TH AUGUST 2020



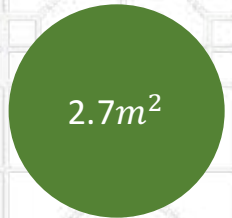
Better quality compared to dense urban neighbourhoods like Causeway Bay or Mongkok



BUT PUBLIC OPEN SPACE IS LIMITED



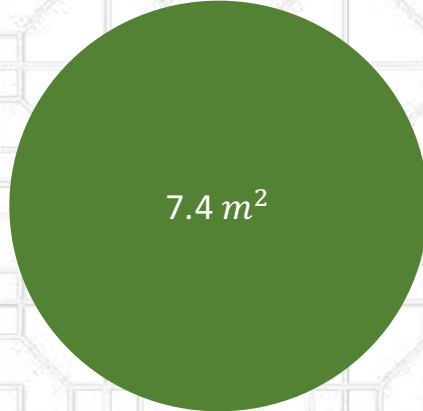
SAI YING PUN



HONG KONG AVERAGE



TOKYO



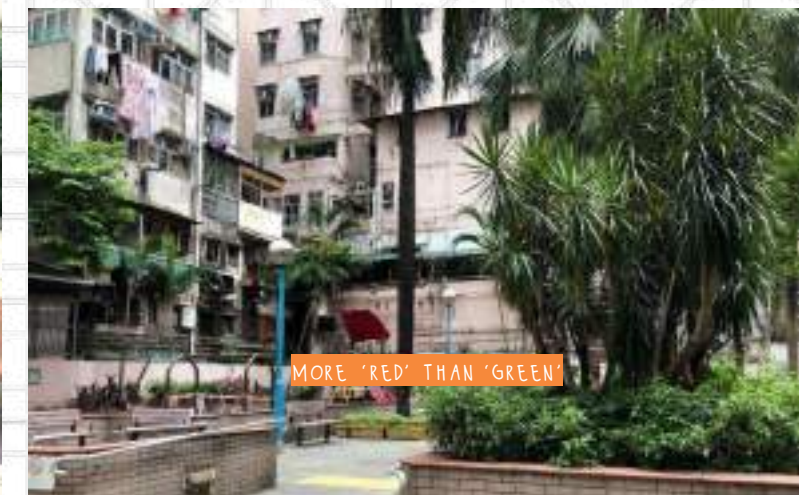
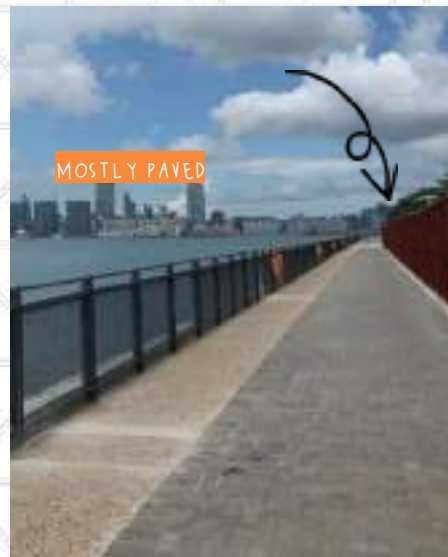
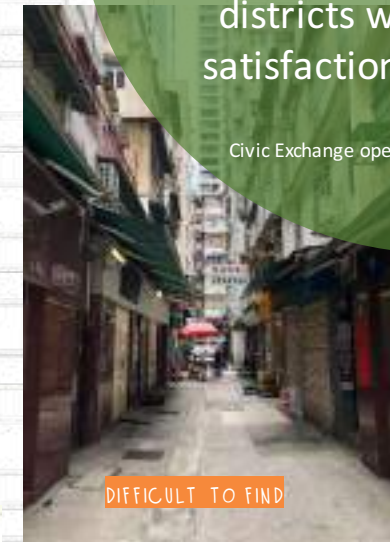
SINGAPORE

MANY GREEN SPACES AREN'T REALLY GREEN

Western District
is among the
lowest scoring

districts when it comes to
satisfaction of public space.

Civic Exchange open space opinion survey 2018



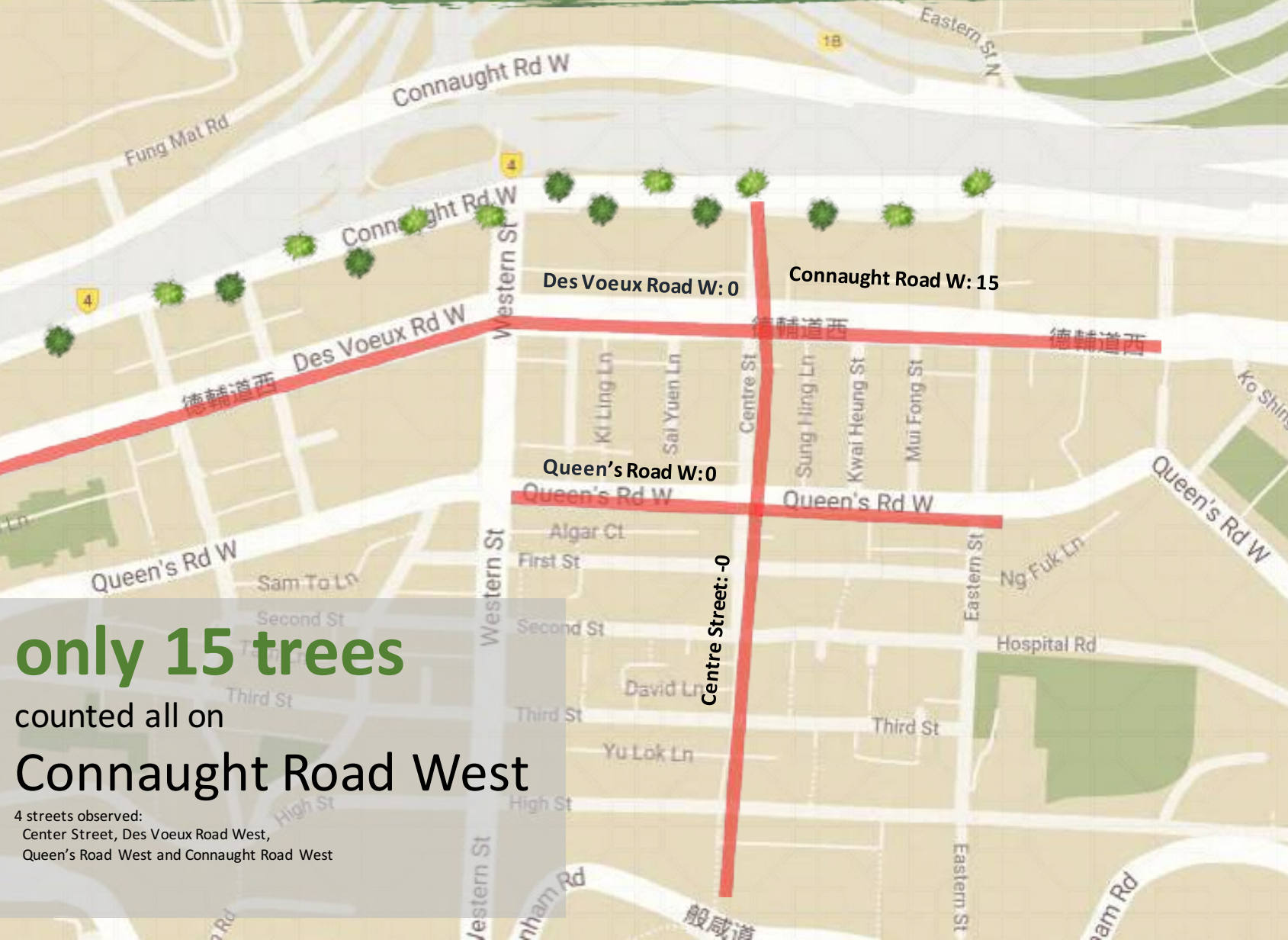
FUNG MAT ROAD WATERFRONT

YU LOK LANE GARDEN

SUN HING LANE CHILDRENS PLAYGROUND

FEW STREET TREES

& MOST RESIDENTS CANNOT SEE GREEN FROM THEIR WINDOW



only 15 trees
counted all on
Connaught Road West

4 streets observed:
Center Street, Des Voeux Road West,
Queen's Road West and Connaught Road West

11% of the survey
respondents has a green view

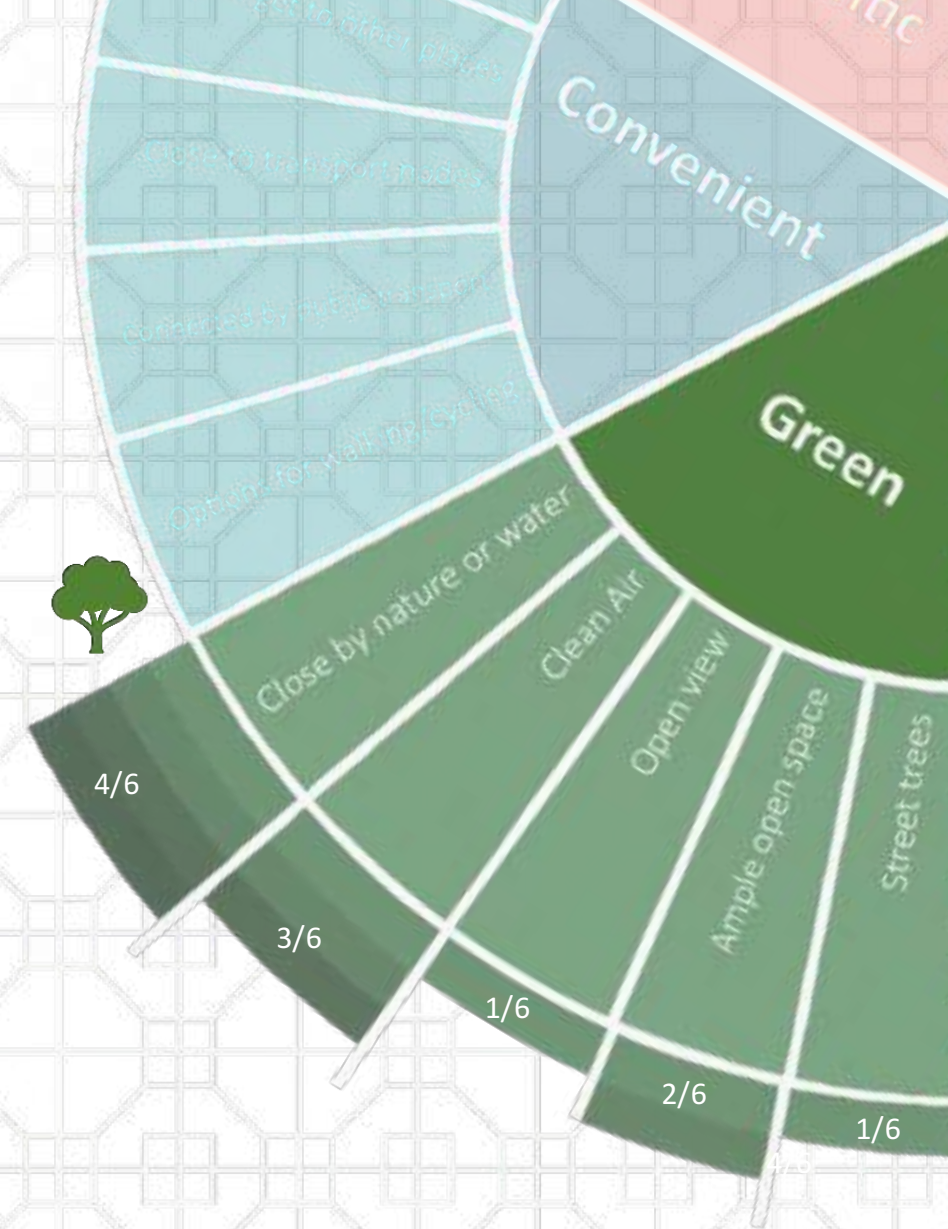


■ streets and buildings ■ green ■ ocean view

IS SYP GREEN?

Only **34%** of respondents say green is important to them

Less than half of locals rates Sai Ying Pun as a green neighbourhood



FRIENDLY

西營盤
SAI
YING
PUN



by Anson Luk

DEFINING FRIENDLY

Neighbourhoods are **friendly** when people know your name. When your neighbours are not anonymous. Neighbourhoods where residents have a **sense of belonging** and feel they're there to stay and **happy to invest** in their property, their immediate surroundings and their community.

Friendliness is also visible in how residents **welcome** newcomers and visitors.

People should feel **safe and comfortable** when they're out on the street. Streets, squares and other public spaces should be **accessible** to people of all ages, including those with disabilities.



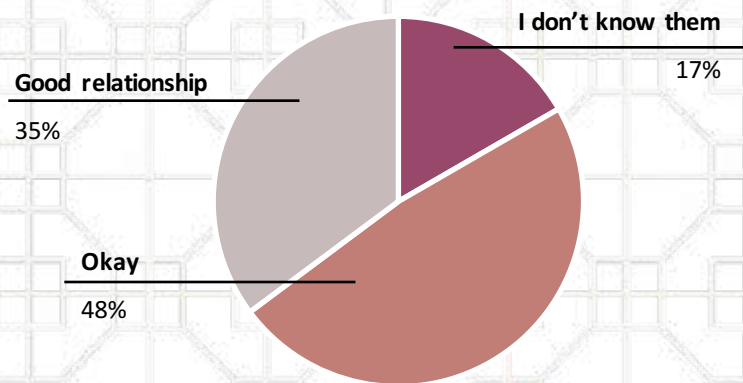
FRIENDLY CHECKLIST

- Welcoming
- Sense of belonging
- Committed residents
- Sociable neighbours
- Elderly & kid friendly



STRONG SENSE OF COMMUNITY, ESPECIALLY AMONG THE ELDERLY

Vast majority of the respondents know their neighbours



I like running into people I know in the neighbourhood; it makes it feel at home.

Male respondent, age 56-75

Neighbours are nice, lovely community feel

Female respondent, age 40-55

Positive neighbourhood relationships

particularly among older residents

	Age 11-25	Age 56+
Good	10%	60%
Okay	63%	27%
Don't know them	26%	13%

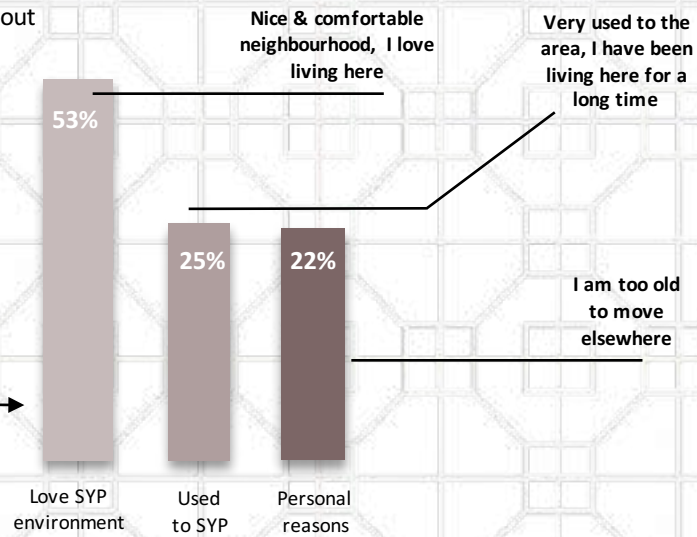
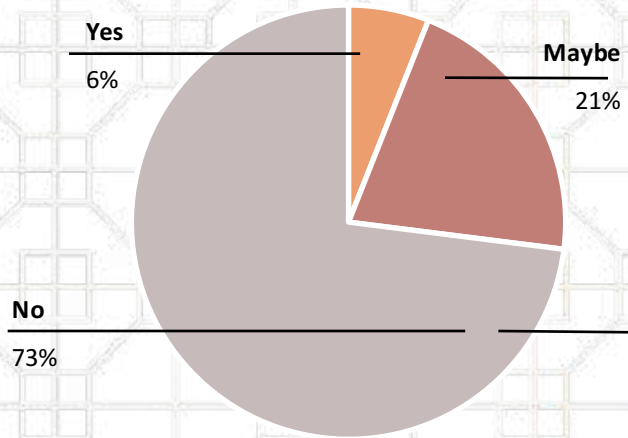
This area is really good for kids; nice community.

Female respondent, age 26-40

STRONG SENSE OF BELONGING & COMMITMENT

73%

of the Sai Ying Pun residents has **no intention** to move out



Nice & comfortable neighbourhood, I love living here

Very used to the area, I have been living here for a long time

I am too old to move elsewhere

78%

78%

of the Sai Ying Pun residents **feel very at home** in their neighbourhood

It's home for now, but I could live anywhere

I'm happy to live here

I feel I belong here

10%

12%

Walking up the hill with my friends

Female respondent, age 56-75

There used to be a hospital nearby. I was born there. I have lived here 40 years of my life. Although I have already moved out of SYP, I still come back very often.

Female respondent, age 56-75



STRONG PRESENCE OF FACILITIES FOR ELDERLY POPULATION BUT QUALITY NOT ALWAYS SUFFICIENT

Higher % of 65+ citizens

Sai Ying Pun	HK average
5,403	1,163,200
20%	16%

Source: Census 2016

7 times more elderly homes than the Hong Kong average!

	Sai Ying Pun	Hong Kong
Number of elderly homes	5	955
Number of elderly people per care home	1,081:1	7,683:1

Source: registered elderly homes (subsidized and private care). Source: Social Welfare Department

Healthcare service **only slightly higher** than HK average

	Sai Ying Pun	Hong Kong
# of healthcare providers	72	17,346
# residents per provider	398:1	423:1

Number of registered doctors, public and private medical centres. Source: Department of Health, Chinese Medicine Council of HK, E-Health, EDR

As there are quite a lot of elderly in this neighbourhood, more facilities should be set up for better accessibility.

Male respondent, resident in Sai Ying Pun Community Complex, age 56-75



Chinese doctors **47**

Western doctors **13**

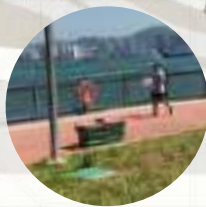
Medical clinics **12**

LACK COMFORTABLE SITTING OUT AREAS IS MAJOR ISSUE AMONG ELDERLY DEMOGRAPHIC



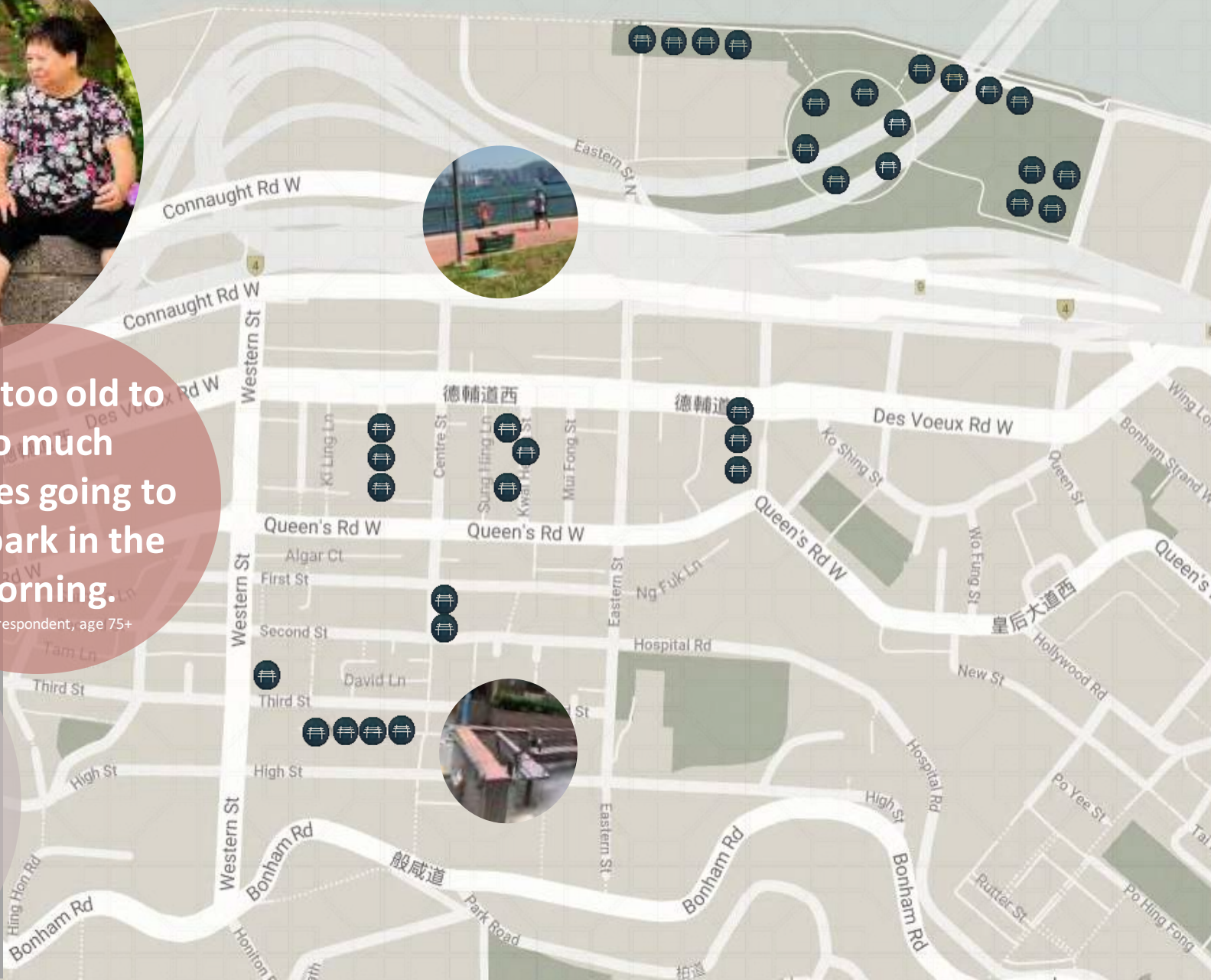
I am too old to do much besides going to the park in the morning.

Female respondent, age 75+



I usually spend my day sitting and walking around the Sun Yat Sen Memorial Park.

Female respondent, age 56-75



#observations
weekday mornings 8-10am

- Almost all seats filled with elderly
- Majority around age 60-80
- Very few young people (~10%)

7 parks

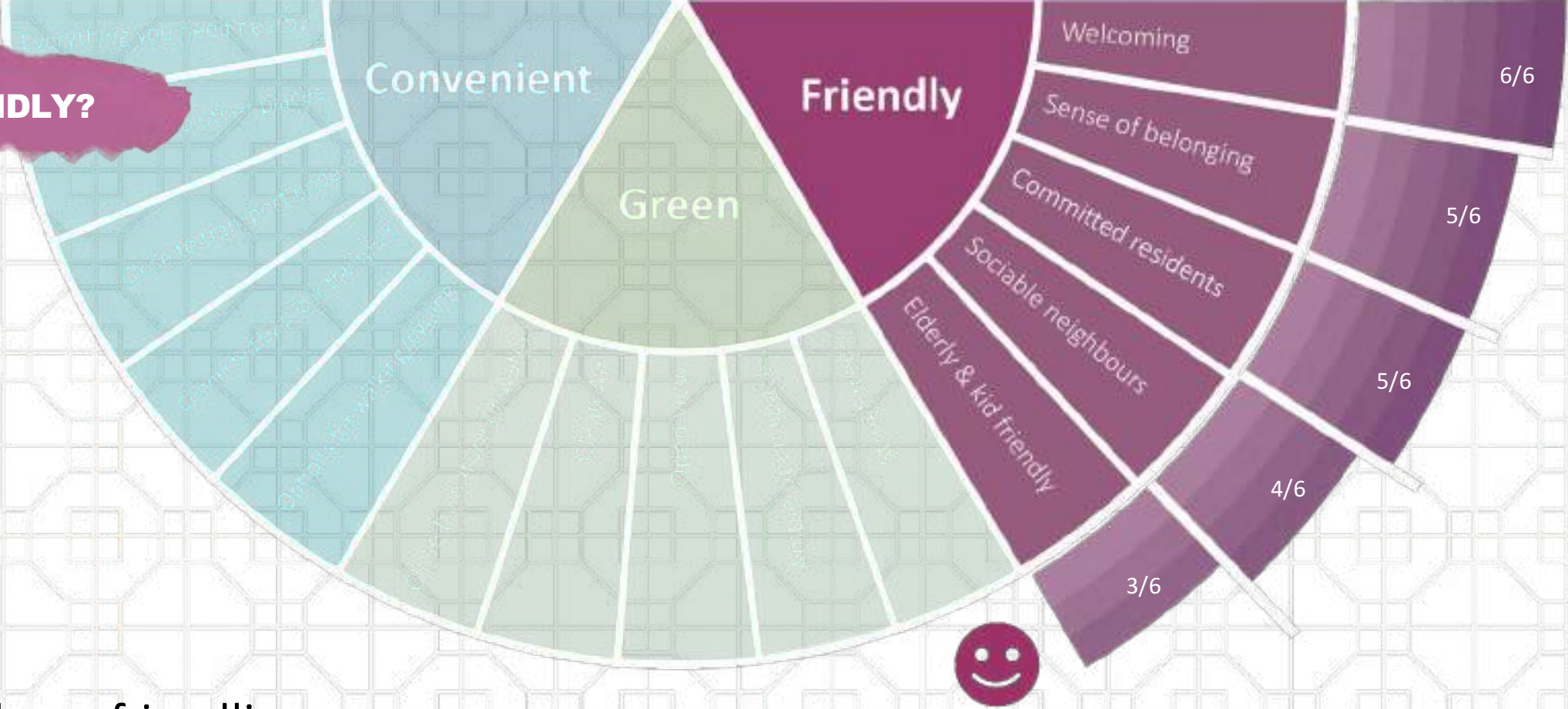
277 free seats

More than half of them (152) in Sun Yat Sen Memorial Park

20 elderly 1 seat



IS SYP FRIENDLY?



42% of locals say friendliness is important to them

70% of locals rate Sai Ying Pun as a friendly neighbourhood



ASSESSMENT

SAI
YING
PUN

西
營
盤



SAI YING PUN IS

an authentic neighborhood
its character reflecting the
unique history of place



bustling but not too busy
with a lively, energetic and
artistic vibe and strong
identity



a diverse place with
varied offering that
caters to different
demographics



but lower income
groups are being
priced out

a friendly, welcoming place
with many long-time
residents and a great sense
of belonging



super convenient ! –
well connected and
everything you need
nearby!

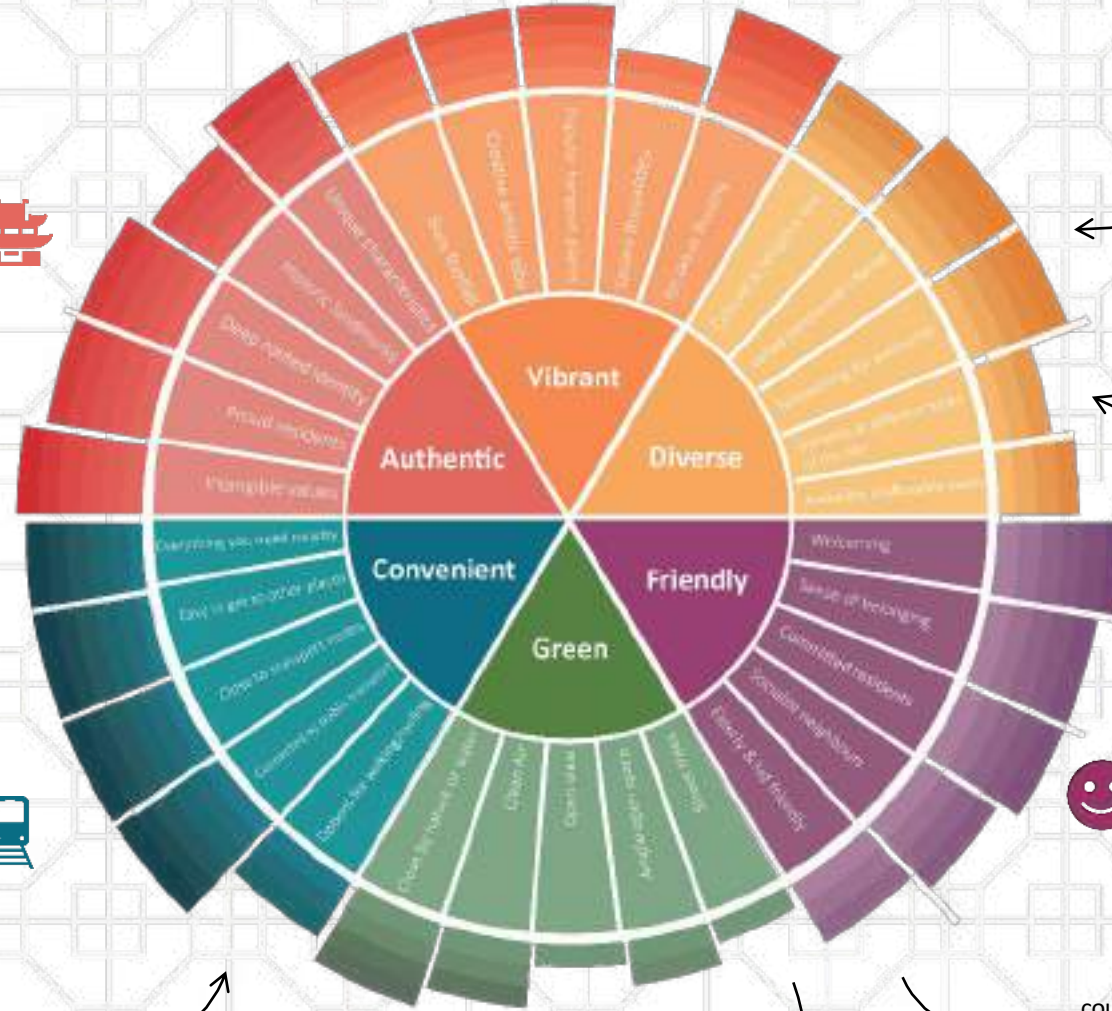


only walkability
is an issue



advantageous setting
but not so green ☹️

could do with more
facilities for elderly
and kids



ASPIRATIONS

SAI
YING
PUN

西營盤



KEEP IT THE WAY IT IS – IT'S PERFECT !!

KEEP UNIQUE CHARACTER!

we don't need more high rise buildings

more conservation renovation of heritage buildings

preserve the old shops and street signs





#EnhanceVibrancy

CULTIVATE ARTISTIC VIBE

PROMOTE STREET ART

invite more young artists to have galleries

have more outdoor festivals and markets at Centre Street

don't further increase density



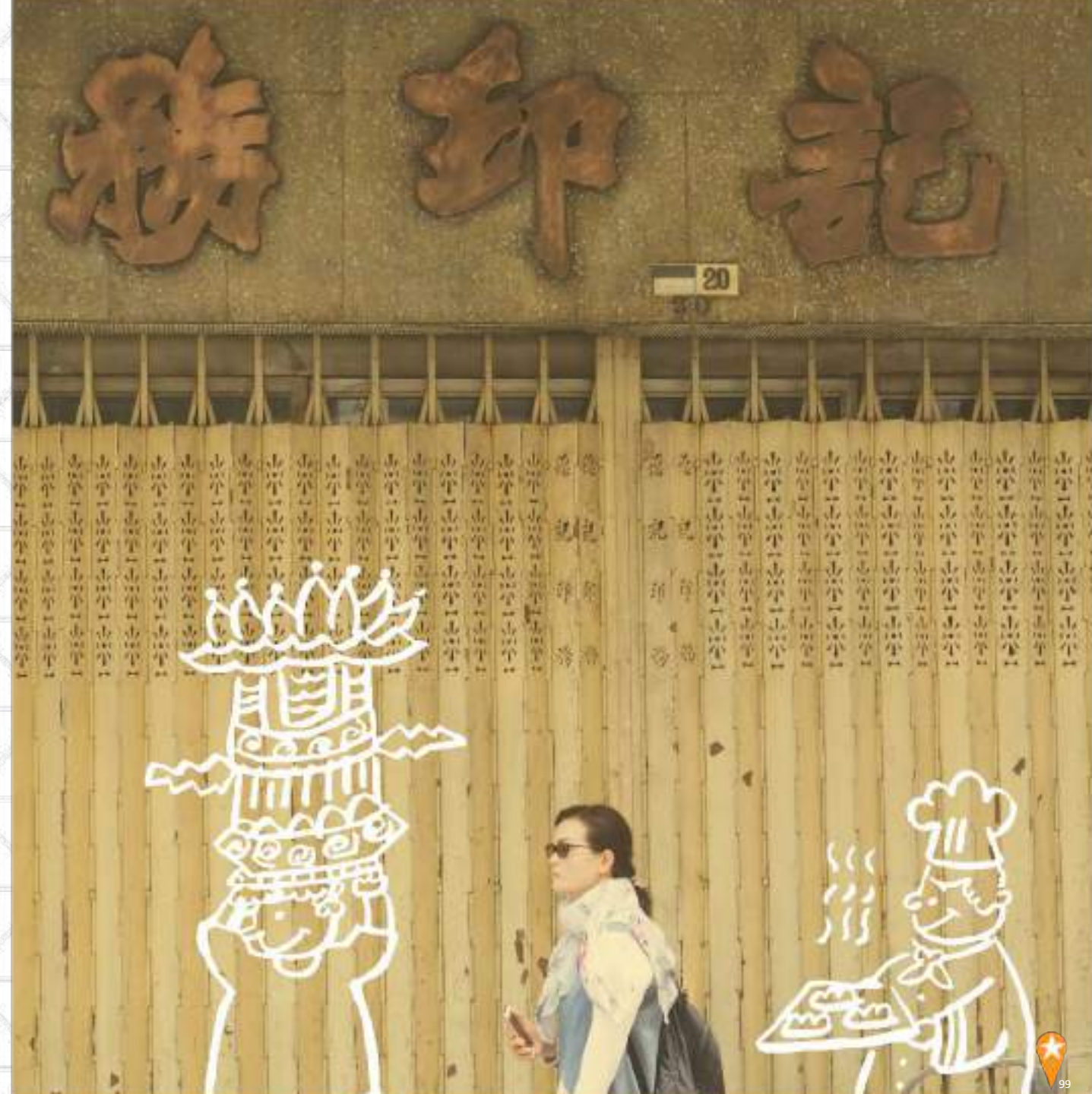
MAINTAIN AFFORDABILITY

DON'T PRICE OUT LOWER INCOME GROUPS

already a good place, let it evolve at its own pace

retain local shops to keep unique character & communal vibe

celebrate/support local business as place keepers





#ImproveWalkability

MORE PEDESTRIAN ZONES

WIDER PAVEMENTS FOR EASY WALKING

REDUCE PARKING AROUND MTR EXITS

increase escalator opening hours

better wayfinding

improve pedestrian connection to waterfront park

connect walking/cycling path to Wanchai/North Point





#MoreGreen

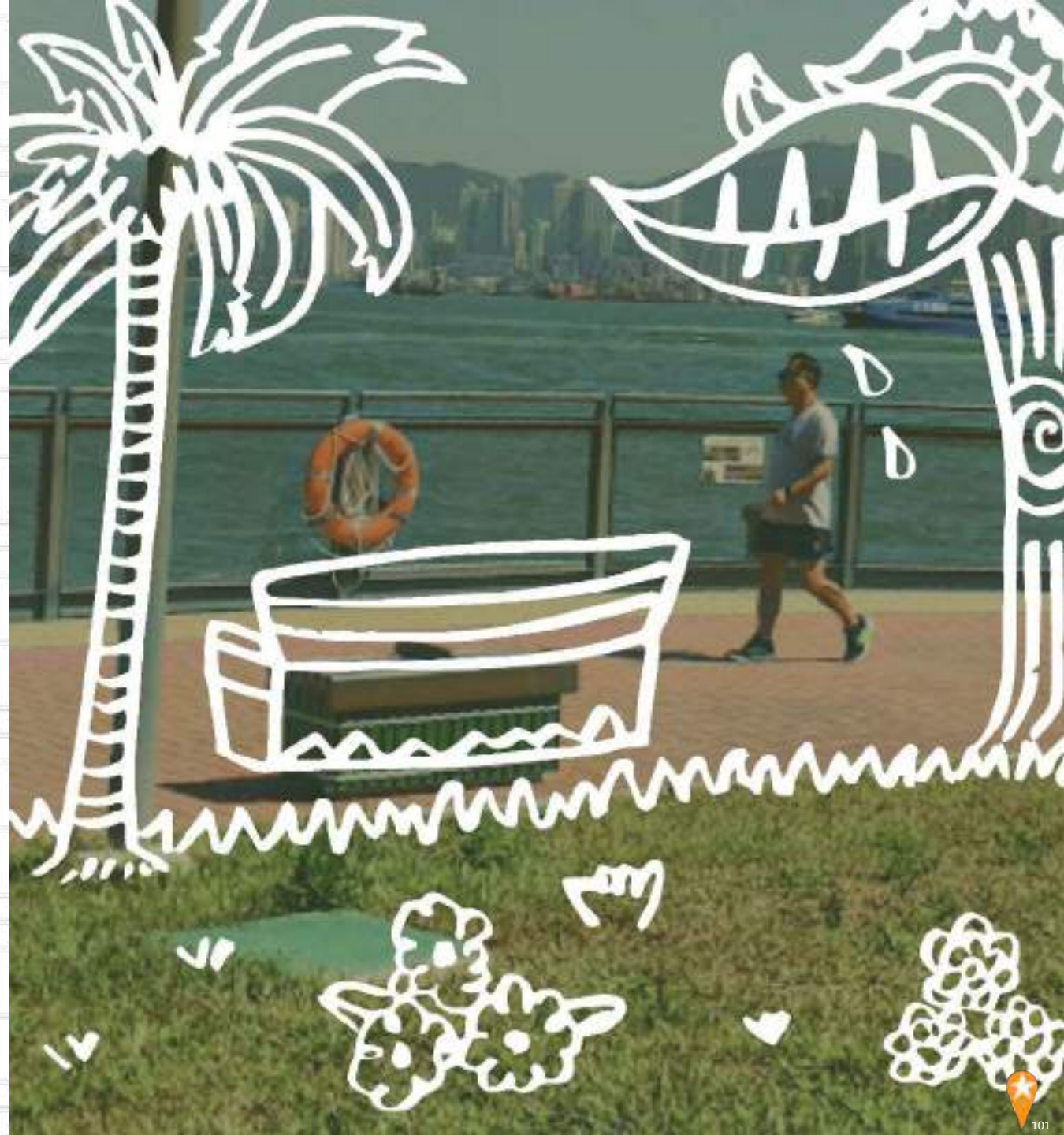
MORE PARKS !!!

MORE TREES & GREENERY ON THE STREET

more comfort & shade in the sitting out areas

less buildings, more green!

a green connection from University to the Sun Yat Sen Park



😊 #MaintainFriendliness

MORE FREE SEATING!!

MORE ACTIVITIES FOR ELDERLY

MORE COMMUNITY EVENTS

if it was a bit more clean

almost perfect!



ABOUT US

SAI
YING
PUN

西營盤

ABOUT THE INTERNSHIP PROJECT

10

Days!

mapping what matters through the lens of youth

A group of 12 students from across Hong Kong took part in 2-week programme to explore the city through their own lens. They explored historic layers in a typical old neighbourhood, zooming in to street level, the interns set out to explore and identify what makes this city unique; a deep-dive deep into local culture and living heritage working in two complimentary streams: creative storytelling and neighbourhood mapping.

The students got hands-on experience in street surveys, interview and social listening techniques and learned about visual and editorial content editing under the mentorship of the iDiscover team and our community partners. The programme also included daily morning briefing & reflection sessions and ended with a presentation to local policymakers, academics, architects and developers.

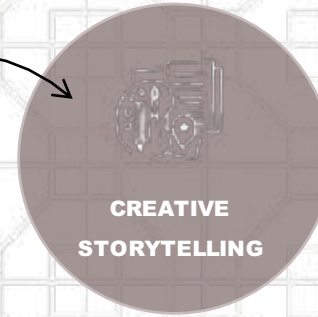
1

Mission

#THE SOUL OF SAI YING PUN

2

streams



12

students



Mudit Chandra



Stephanie Lam



Tiffany Ho



Morgan Jack



Lena Huang



Vrishti Savalani



Isabelle Brantingham



Jade Galliford



Gordon Ng



Adelle Ki



Ophelia Ho



Anson Luk

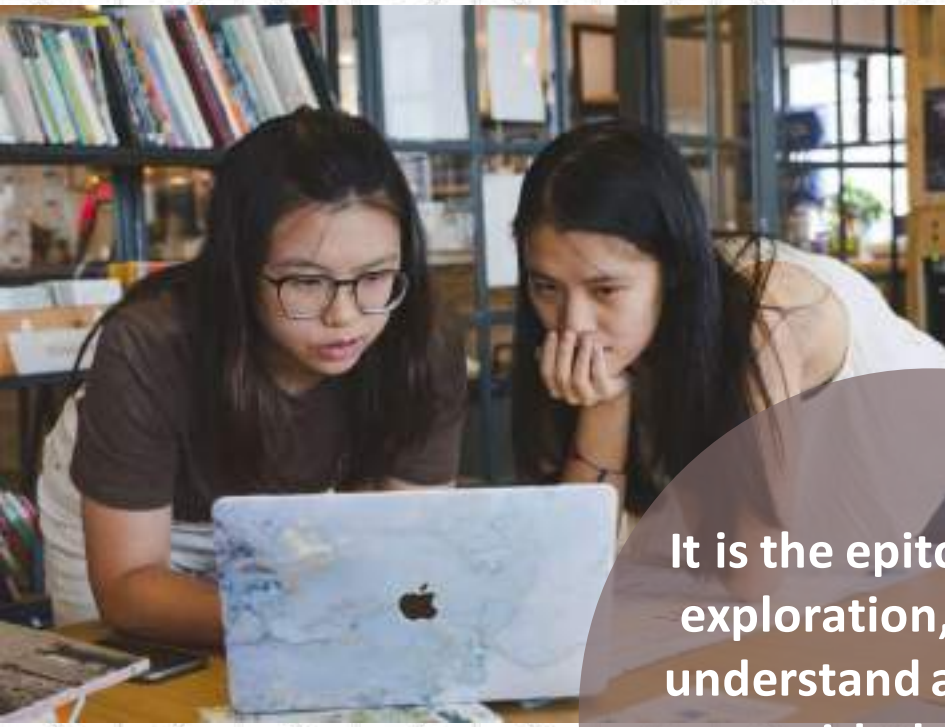




I have lived in SYP for a long time but I didn't really have conversations with elderlies except my grandma

Ophelia





It is the epitome of true exploration, you get to understand and connect with the local community to truly grasp the heart of Sai Wan

Wan
Lena





It's impressive that students can get to the core of the matter within just two weeks

Paul Zimmerman, District Councillor



FIND OUT MORE

MINI DOCS

YouTube



'MADE IN SYP'

STORIES OF CRAFTSMANSHIP



'SYP TOP 8'

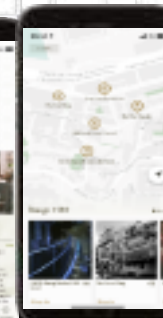
ANIMATED FEATURE BY GORDON NG



'GETTING TO SYP'

A CO-PRODUCTION BY 6 INTERNS

SELF-GUIDED WALKING ROUTES



ROUGE (1987) 胭脂扣

EXPLORE SHEK TONG TSUI THROUGH THE LENS OF A CLASSIC HONG KONG GHOST MOVIE

5 points of interest – 1 hour



SPIRIT OF CRAFTSMANSHIP

MEET THE CRAFTSMEN THAT GIVE SAI YING PUN ITS AUTHENTIC CHARACTER

27 points of interest – 3 hours







i-discoveracademy.com



i-Discover App&Map



idiscoverapp



theHive Studios, 8/F Cheung Hing Industrial Building, 12P Smithfield, Kennedy Town, HK.

