



2014

Urban Development Annual Report, Tainan city

# 2014

Annual report of Urban Development Tainan City



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Mayor's Preface

## Striding Forward, Seeing the Future



In retrospect, since Tainan City was merged and upgraded to a municipality, the city government team has withheld the governance concept and core value--“Honesty and diligence, Inheritance and Innovation.” It makes the 2,191-square-kilometer geographical area have an opportunity to be reviewed and re-planned again and lets 1,890,000 Tainan citizens experience the improvement of living quality and see a promising future.

We follow the main four visions of “cultural capital, tourist paradise, new technological city, and low-carbon city” to develop the six industries of “biotechnology, green energy, fashion, culture and creativity, tourism, and quality agriculture.” Through the

four basic methods, “promoting the construction of flood control, performing an overall review of lands, building MRT public transportation system, and updating the old industrial areas,” the city government tries to develop and realize the vision of Tainan City substantially. The city government is now reviewing the city development direction in accordance with “the overall review of urban planning” so as to make the exploitation of the lands in every region meet the demand of the citizens. The exploitation and use of lands can make its most profits.

There are 137 historic sites in Tainan City, 22 of which are national historic sites, 115 of which are city historic sites, and 50 of which are historic buildings. Consequently, cultural asset protection will be taken as the basic policy to develop Tainan City into a “cultural capital.” The highlight planning items include the repair of historic sites, revitalization of historic street areas, subsidizing preservation and regeneration of old houses, and preservation of celebrities’ living houses. As for the project of Tainan City’s Art Gallery, it aims to combine Taiwanese Literature Museum,

Lin Department, Confucius Cultural Park, Tainan Prefecture Hall, Tainan District Court, and the old street areas together. This artistic center will be planned into an artistic park which integrates the old and the new, attracts cultural and creative talents and artists to make creative works, and promotes the regional cultural development.

Besides, in order to reach the goal of “balanced regional development,” Tainan City will carry out the overall review of the project of exploitation of the top ten land, including the trans-regional zonal expropriation of the China-town and Canal Area, Jiufenzi land readjustment, relocation of Yongkang the Army Artillery and Missile School, land readjustment and exploitation of Hsinying Passenger Transit Center in Hsinying District, re-exploitation of Zhangsheng section in Hsinying, re-exploitation of FG section in Tainan Science and Industry Park, re-exploitation of Yongkang distribution and transportation, and exploitation of Yanxing Junior High School, the sub-city center in Pingshih camp in the south and the sub-city center of the southern Tainan. The exploitation project extends from the north to the south, crossing the whole city, which is able to carry out the balanced regional development efficiently.

Tainan City joined “the International Awards for Livable Communities” in 2013 and won one golden prize and four bronze prizes. Tainan City takes the livable community as the main project to integrate community building, regeneration of the rural area, the plan of Good Looking Corner, community clever distribution. With the help of the contest, Tainan City is successfully introduced to the world.

Tainan City is a livable city which creates the greatest happiness to its citizens, realizes young people’s hope, carries out adult’ ideal, and maintains the happiness of the old. We hope Tainan City’s urban planning, updating, and revitalization can let the citizens see the change, advance, and future of Tainan City.

Mayor of Tainan City

*Lai, Ching-Te*

## Commissioner's Preface

# Developing and Re-creating Tainan, Transforming and Evolving

Tainan is a city with a long history and developing potential. The city is becoming mature with the flow of time. But under the impact of diverse cultural values and the emergence of old areas, the changes of urban city infrastructures and community services, there is a need to reconstruct a new thinking in this generation. The department is conceiving how to revitalize Tainan City's energy, to refashion the scenes of urban space and living quality, and to instill life energy to the city. The city government combines the four future visions— “cultural capital,” “low-carbon city,” “new technological city,” and “tourist paradise” —, “ten ultimate projects,” and “four basic training,” which creates a whole new image of “cultural capital” for this historical and modern city.

The overall assessment and planning of Tainan City and the inception of the overall review of the urban planning is one of the main missions of the department. In the process of planning, the government shall cast off the stereotypical patterns, review the city's physical space policy, operate the former country-city suturing planning (ex: bad cohesion and road system), review the preserved or abolition of the public reserved lands within the urban planning area, and adopt cross-section redistricting method to solve the problems of idle lands and rights of people. All the reviews can make Tainan City's land planning reach to the best situation; the exploitation of each regional lands can meet citizens' demand. Exploitation and use of the lands can make the most profits

In order to balance the development of regions, the department actively carries out several urban planning and constructions, for example, collection of the cross-section land of China Town Canal Diamond and public built urban update to revitalize the local places. Jiufenzi redistricting constructs the first low-carbon city in Tainan City, the only low-carbon modeling community. Tainan Science and Industry Park GF develops and integrates the surrounding blue-and-green-band system to construct a flood-protection, ecological, and low-carbon community. The southern Tainan sub-city center planning efficiently extends the ecological green band which ranges from the Cultural Center to Barclay Memorial Park. Yongkang distribution and service area, and Yanxing Junior High School urban land redistricting will import industries of warehousing, hotels, and business so as to transform the place into a distribution

and commercial hub. The connection of Hsinyin Zhangsheng redistricting area with “Yishengjun” will form a complete green-band system and create a new specific living area. After the Pingshih camp redistributing area is developed, the function and appearance of the city in East District will be improved. Relocation of Yongkang Army Artillery and Missile School and the construction of Guanmiao campus create Yongkang area into a new place to “think creatively and live leisurely.” And the redistricting of Hsinying passenger transit center will integrate long-distance and downtown buses to form the largest traffic transfer station in the area in the north of the river. The station will become the hub of city transportation.

As for the promotion of urban revitalization and re-development, the department, according to public urban renewal policy, has an overall review of increasing open spaces of public lands in advance so as to reduce the intensity of urban spaces. Accompanying with urban planning, urban design, and land use control, the quality of the living environment of the whole city will be improved.

Tainan City carries out every municipal construction so as to create a “livable city. By creating a brand, “a livable city”, the city welcomes people to move in and settle down. People living here can start their own business, live peacefully, and travel happily, which will let the citizens see a bright future and have a sense of glory.

Commissioner of Bureau of Urban Development

Wu, Asin Hsu





## I Special Reports

The implementation of the Ten Districts Balanced Development Project makes the dream of a livable and LOHAS city for establishing enterprises come true

*Four years have passed since the city/county merger, many citizens have placed high hopes in Tainan's upgrading into a municipality, hoping that the already glorious history of the Founding City can be restored to its former glory. Looking after the merger, the greater Tainan area has more land, resources and development potential, therefore the overall review of the lands is listed as basic administration task, and from north to central to the south a Ten Districts Balanced Development Project has been proposed, and like opening up the human circulation, we hope, through public-run land development projects, to achieve the "Balanced region, urban and rural prosperity" goal, and let land activation boost the overall development, so Tainan will become "livable", but also a good place where more people want to "relocate".*

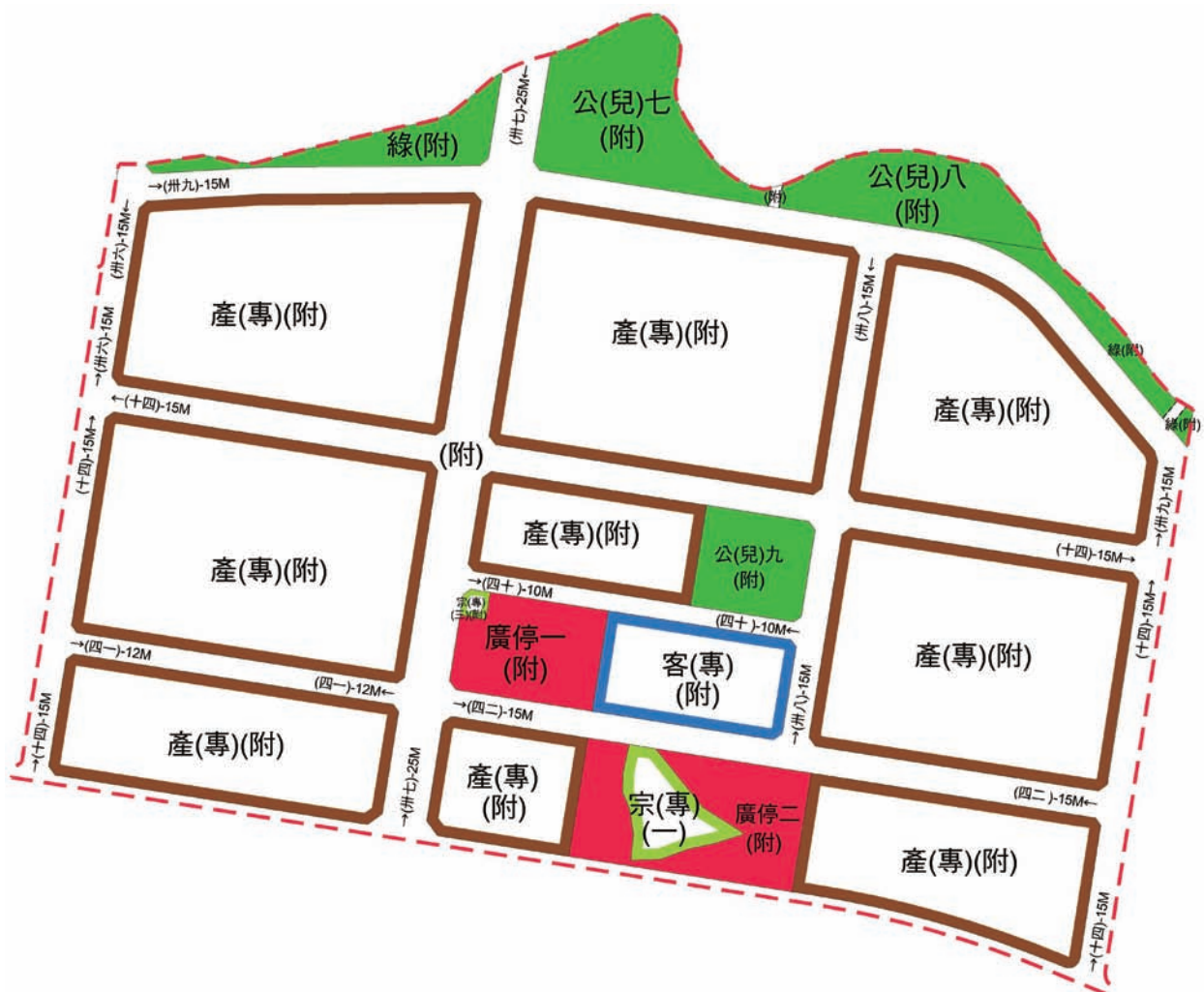
*The Ten Districts Balanced Development Project has a total area of approximately 557 hectares, after completion of the development it can release approximately 305 hectares of building lands (including residential, commercial, industrial zone, etc) approximately, providing public facilities (including parks, roads, parking lots, etc.) for approximately 252 hectares.*

# 1. Overall development of the urban land consolidation for the Xinyin passenger transit special zone and industrial special zone

To strengthen the development Sabei, the north of ZENG-WEN river, the City Government is committed to promoting the development of the Xinyin district passenger transit center; with an area of approximately 22 hectares, it has already entered the urban land consolidation development stage, and in January of next year (2015) construction will begin, the development to be completed in 2016. In addition, at the same time the City has been handling forward planning for a passenger transportation transit station, recruitment of businesses has official been announced on October this year, in the future it will integrate long-distance and urban passenger transport, becoming the largest transportation hub in Sabei area, playing the role of gateway to urban transports.

## Sabei Urban Transport Portal

- Integrating long-route and inner-city passenger transport, becoming a traffic hub
- Introducing warehousing and wholesale businesses, forming a new center of industries



© Schematics of the urban land consolidation and overall development of Xinyin transit special zone and industry special zone

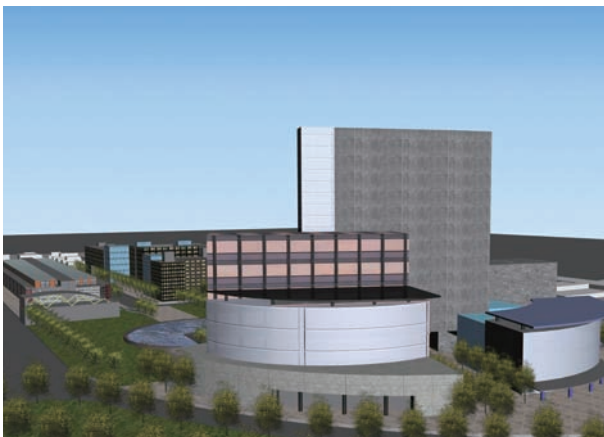
## 2. Overall development of urban land consolidation of the Xinyin Tsangshen Camp

The redevelopment project of the Tsangshen Camp is eagerly awaited by Xinyin district citizens, and in September 2014 the resolution by the Ministry of the Interior's Urban Development Commission had been passed, currently the urban land consolidation operations are already in progress, with an area of approximately 11 hectares, and the development is expected to complete in 2018, at which time Xinyin will add another 1.29-hectare large park, and linking with the recently completed "artistic stream" will form a complete green belt system, becoming a new forest lohas special zone.



### Evolving Tsangshen, Forestry Region

- 1.29 hectares of forest park forms agreeable open space
- Line-shaped business belt and square residential areas show improved living functions



© Schematics of the urban land consolidation and overall development of Xinyin Tsangshen Camp

### 3. Overall Development of F、G special areas in Tainan Science Park

The Tainan Science Park special planned area is located at the geographic center of Tainan, since 2004, when development operations for the first phase were started, more than ten years have passed, residential application for building area in the currently developed LM zones has exceed 50%, and it is estimated that it will become saturated within the next 5 years. In response and to relieve the pressure of the yearly increase of approximately ten thousand employed population at the Tainan Science Park and the Tree Valley Park there is indeed a demand for the new F and G zone development, which, with an area of approximately 115 hectares, in the future it is estimated to introduce a project population of 15,000 people, provide approximately 55 hectares of residential zone, 9 hectares of commercial zone, and through the designation of public facilities and integration of the surrounding rings of the green and the blue systems, build flood controlling, ecological, low-carbon communities; after Backloun Boulevard (Provincial Highway 19A to South 133 County Road segment), which is located within the project range, is completed, it will be able to alleviate the traffic impact of the Science Park and Shanhua district and improve transportation convenience; also, in coordination with the MRT-type Taiwan Railway, the establishment of the Tainan bus system and bike paths system, combined with the transit-oriented development (TOD) concept, there is consideration to designate a transfer station at the intersection of the Provincial Highway 19A with Siraya Boulevard, in order to build a more complete transportation system, if Land expropriation is no problem which is expected to be completed in 2018.

#### Livable Ecological Community

- Providing multi-purpose residential patterns - business development centers designed along the main roads to create a new community with complex functions
- Integrating open space and public idle land, building rings of the green and the blue systems, with both flood controlling and landscapes



◎ Schematics of the overall development and expropriation area of the Tainan Science Park development area G and F

## 4. Overall development of urban land consolidation for the Yongkang logistics and transport services special area

Located on the west side of the Yongkang interchange is the Yongkang logistics and transport development project, which was originally designated into transportation center in 1978, but because the detailed planning process was not completed, the plan has not been developed yet. To solve this problem, the City Government has already started planning since 2005, and after years of efforts, the modified urban plans for logistics and transportation include an area of approximately 15 hectares, and in 2013 was announced and implemented, currently the urban land consolidation, planning and design operations are being handled, and development is expected to be completed in 2017, so the construction ban on this area will be finally lifted after over 30 years, and in the future there will be warehouses, hotels, commercial and other businesses, as it becomes a logistics business center.



### Logistics Business Center

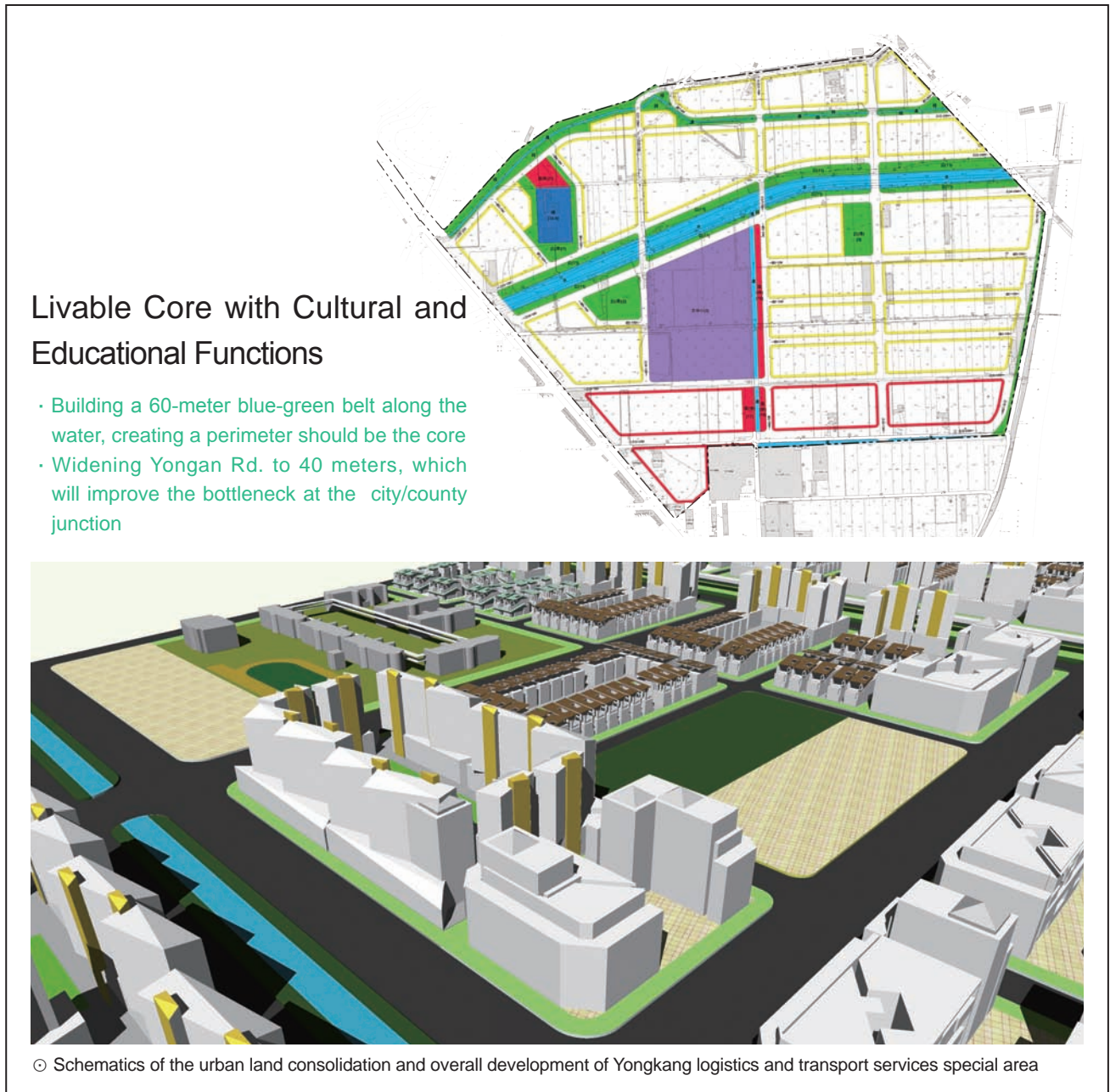
- Combining warehousing, repairing, lodging and trading for an integrated logistics business center
- Widening Yongan Rd. to 40 meters, which will improve the bottleneck at the city/county junction



© Schematics of the urban land consolidation and overall development of Yongkang logistics and transport services special area

## 5. Overall development and zone expropriation of the area near the newly established Yianshin Junior High School in Yongkang

The overall development of the area near Yianshing Junior High School is located immediately at the north side of the Yongkang logistics and transport special area, its modified urban plan passed the Urban Planning Commission review from the Ministry of the Interior in 2013, and zone expropriation operations were commenced immediately afterwards, if there are no problems the development is estimated to be completed in 2018. The region's area is approximately 61 hectares, and in addition to commercial and residential planning, in coordination with the designation of a 60 meters waterfront at the Yongkang irrigation canal, the blue and green rings and comprehensive public facilities system, this will become a livable core at the city's periphery. In addition, in combination with this development project Yongan Rd. will be at the same time widened to 40 meters, which in addition to improve the bottleneck at the old city/county junction, will also link to development of the urban area surrounding the Museum of History Park in Annan and the Asia baseball village.



### Livable Core with Cultural and Educational Functions

- Building a 60-meter blue-green belt along the water, creating a perimeter should be the core
- Widening Yongan Rd. to 40 meters, which will improve the bottleneck at the city/county junction



© Schematics of the urban land consolidation and overall development of Yongkang logistics and transport services special area

## 6. Overall development and zone expropriation for the Yongkang Cultural and Creative Park (Army and Artillery school)

The Army and Artillery School is located at the heart of Yongkang District, with an area of 83 hectares, its long-time use as a military base has hindered the urban development of surrounding areas. In 2004 the City Government strived to have this area approved by the Executive Yuan for the "Yongkang Cultural and Creative Park Planning", and the artillery school was also to be moved to Guangmiao district, and the released land, in addition to be planned for use from creative design related industries, will also be designated for trade composite special area, and introduce large commercial facilities, and the life service special area will provide residential functions. A 50-meter-wide boulevard is planned in the Park, with an approximately 16-hectare large approximately area park and related infrastructures, which will greatly enhance the life function in YongKang district.

### Yongkang Cultural and Creative Park

- Creativity + business + life
- 16-hectare regional park
- 50-meter boulevard

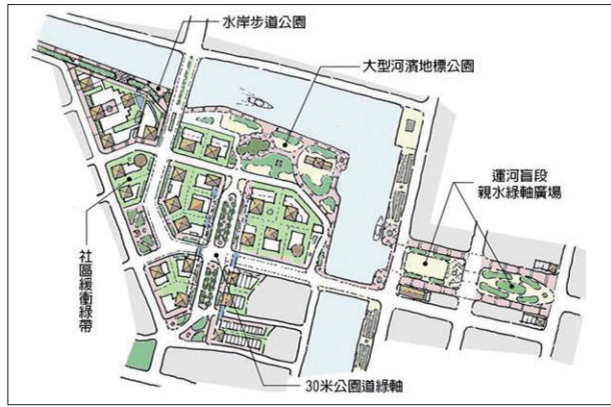


◎ Schematics of the overall development and expropriation area of Yongkang Cultural and Creative Park (The Army Artillery School)



## 8. Zone expropriation of the China-town and canal area-To reappear the new landmark paragon of waterfront at Tainan city

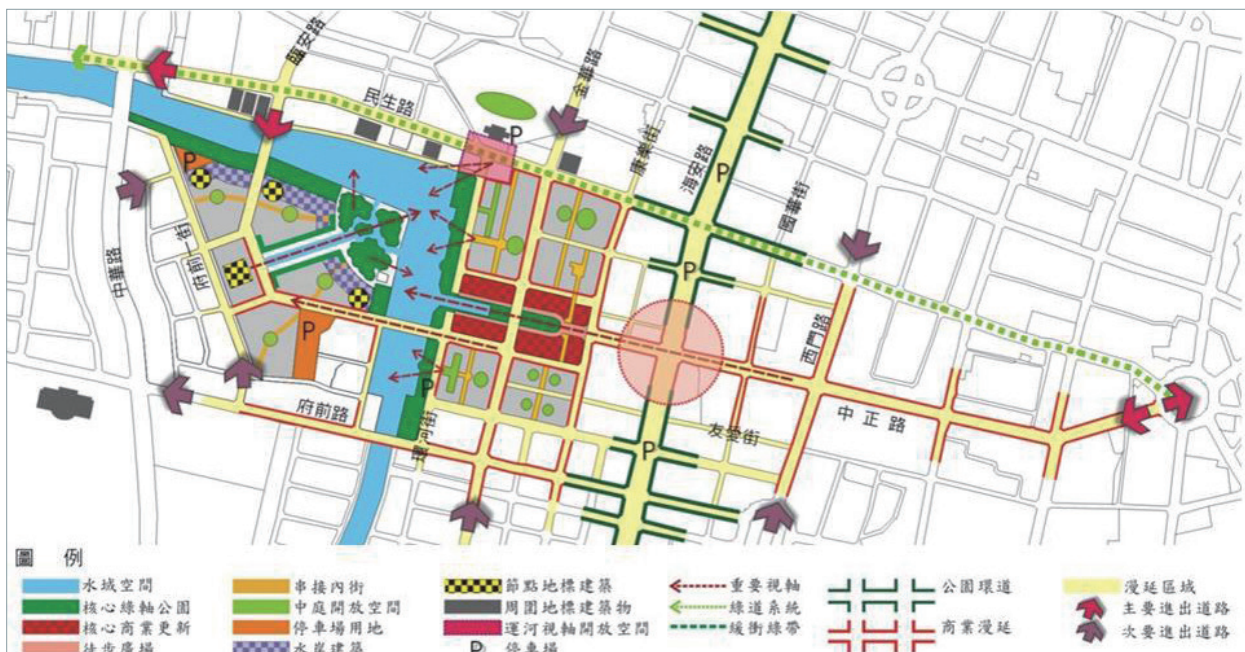
In order to solve social issues such as "social order", "public health", "public safety" and others caused by the long-time idle China-town complex and at the same time through overall planning to increase public open space and facilities, driving Central West District's re-development, rehabilitate the Canal's ending section to its former glory, the China-town urban renewal plan was actively promoted, and in consideration of the area fairness and reasonable land use, China-town and the Canal areas were integrated together, and in coordination with the relocation operations for the Xinnan Elementary School and Jincheng Junior High School, cross-section expropriation was handled, with total area reaching approximately 11.23 hectares, if there are no problems the development will be completed in 2019.



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### China-town and Canal areas at Central West District

- Creating a core landmark in downtown, building a high-quality urban landscape
- Integrating land resources, improving the current problems and promoting the development of the surrounding areas
- Combining waterfront space to create new urban recreation destination
- Cross-section expropriation was handled



© Schematics of urban renewal and expropriation area of the China-town and Canal areas

## 9. Jiufen urban land consolidation and overall development

On Aug. 4th of 2011, Tainan City was awarded a low-carbon model city in southern Taiwan promoted by the Environmental Protection Administration, Executive Yuan, which coincided with the development time of Jiufen area. Meanwhile, to execute the spirit of the "Tainan Regulations on the exercise of autonomy on low-carbon city", Jiufen was chosen as the first low-carbon demonstration area, in order to implement the low-carbon visions. The total development area is 101.77 hectares, from north to south to the center water and green corridors are the main cores of these open spaces. Urban planning, redistricting and land allocation will be completed in 2015. This project follows the low-carbon vision and objectives, their land management facet has incorporated many green-oriented planning concepts, including the introduction of solar photovoltaic facilities, green energy electricity generation systems, encourage green energy industries, facilities for retaining and storing rain water, green building regulations, encourage the use of low-carbon vehicles, etc. and we look forward to Jiufen area becoming Tainan's new model in community development in the future.



◎ Schematics of the urban land consolidation and overall development of Jiufen area

### Jiufen area at Annan District

- Building the first low-carbon demonstration area in the, according to the spirit of the "Tainan Regulations on the Exercise of Autonomy on Low-Carbon City"
- Developed in urban land consolidation, with a development area of 101.77 hectares
- Urban planning, redistricting and land allocation will be completed in 2015



◎ Planning location and reviewing schematic diagram of the area

## 10.Overall development and zone expropriation of the South Tainan Station sub-city center area

The South Tainan Station sub-city center is located at the junction of Rende and the East District, and is also a development project actively promoted by the City Government. The area is approximately 93 hectares, close to the airport, Provincial Highway 1, Provincial Highway 86, Taiwan Railway Southern Tainan Station and other advantageous traffic locations, but it can also link to the surrounding City Cultural Center, Barclay Memorial Park, Tainan City Park and other cultural and leisure resources. It is expected to be transformed and built into the new sub-city center, shaping up to be a water and green natural urban ecological classroom with residential and commercial functions, sports exhibitions, culture and education, ecology and landscape, public transportation and other multiple functions. This project has currently already implemented the expropriation operations, in the future the Barclay Memorial Park will occupy 5.62 hectares more, as to more effectively extend the ecological green axis between the Cultural Center and the Park. Another addition is 14.92 hectares of land for cultural and educational uses, a small stadium is expected to be built with large open spaces for public use, and the priority work for access from Chongming Rd. to Shengchan Rd. will soon be opened, and the whole expropriation operation is expected to be completed in 2016.

018

### Southern Tainan Station Sub-City Center

- Convenient new downtown is emerging, giving the southern Tainan station an excellent growth prospect
- Barclay Memorial Park extension is offering a natural ecologic classroom of water and greenery

◎ Schematics of the overall development and expropriation area of the Southern Tainan Station sub-city center area



## Policy Achievements

## The Modified Madou industrial zone and detailed plan draft public display project has been passed during the 23rd meeting of the Tainan City Planning Committee

Author/Chen, Zhu-Yao Pictures/Urban Planning Section

The Modified Madou Industrial district plan and detailed plan draft was displayed to the public for 30 days from April 18, 2014 after Tainan City Government's second handling, and after holding one seminar on May 8, 2014 at the Madou District Office, on May 26, 2014 a review by the Tainan City Planning Commission passed this project, and will be submitted for review to the Ministry of the Interior's Urban Planning Committee, in the hope that through overall development, the issues of regional public facilities land acquisition



◎ Schematic diagram of planned locations

and development will be solved, in order to accelerate the construction of Madou industrial zone, and enhance the region's land value as well as the overall environment quality.

To accelerate the construction and development of the industrial zone and increase the incentives for land development, Tainan City Government has been promoting urban land reclassified development as a way of solving the district issues of not yet opened public facilities and of the majority of land being distant from the planned roads. About the designation of the redevelopment range, in addition to considering that the area to the east of Gongye Road is still undeveloped, and incorporating the area to the east of Gongye Road in the overall development range, those who meet the following conditions shall be excluded from the urban land redevelopment range, in order to reserve the rights of the land owners.

1. Superficies belonging to building land category or existing residential buildings settlement (eg: Lingzilin settlement, settlement on the west side of Tung Ho Textiles, etc.) dating prior to the announcement and implementation of the specific area plan for the region near Madou freeway interchange in 1977.
2. Factories or gas stations already in operation, which have obtained their usage licenses, factory registrations or business licenses before Nov. 1, 2011.
3. Concentration of legitimate factories within street blocks, or its building site facing an already planned road and surrounded by legitimate factories causing the land to become deformed, and making cadastral reform difficult, and land owners can not enjoy the public development benefits brought by the development of improved infrastructures.

During the latest City Planning Committee review, there were still owners of some lands facing already planned to-be-opened roads attending the review and petitioning their unwillingness to participate to the readjustment, in order to increase overall development feasibility and for the sake of fairness, after reviewing this project the City Planning Committee agreed to reduce the average proportion of the urban land readjustment's total burden from the original 40% down to about 30%, and to increase the floor area ration of the land participating in the readjustment, from the original 210% to 270%. In the future, during readjustment,

building sites adjacent to already planned to-be-opened roads (Majia Road, Maxue Road, Gongye Road, Hai'an Road, Datanliao Road), compared to those not adjacent, in addition to having decreased public facilities burden according to the relevant urban land consolidation laws, and amending that general hotels, wholesale and retails businesses with floor area within 500 square meters or catering businesses with floor area within 300 square meters and others (usable floor area shall not exceed 50% of building site area), in order to increase the industrial zone's development incentives and to promote industrial diversity.



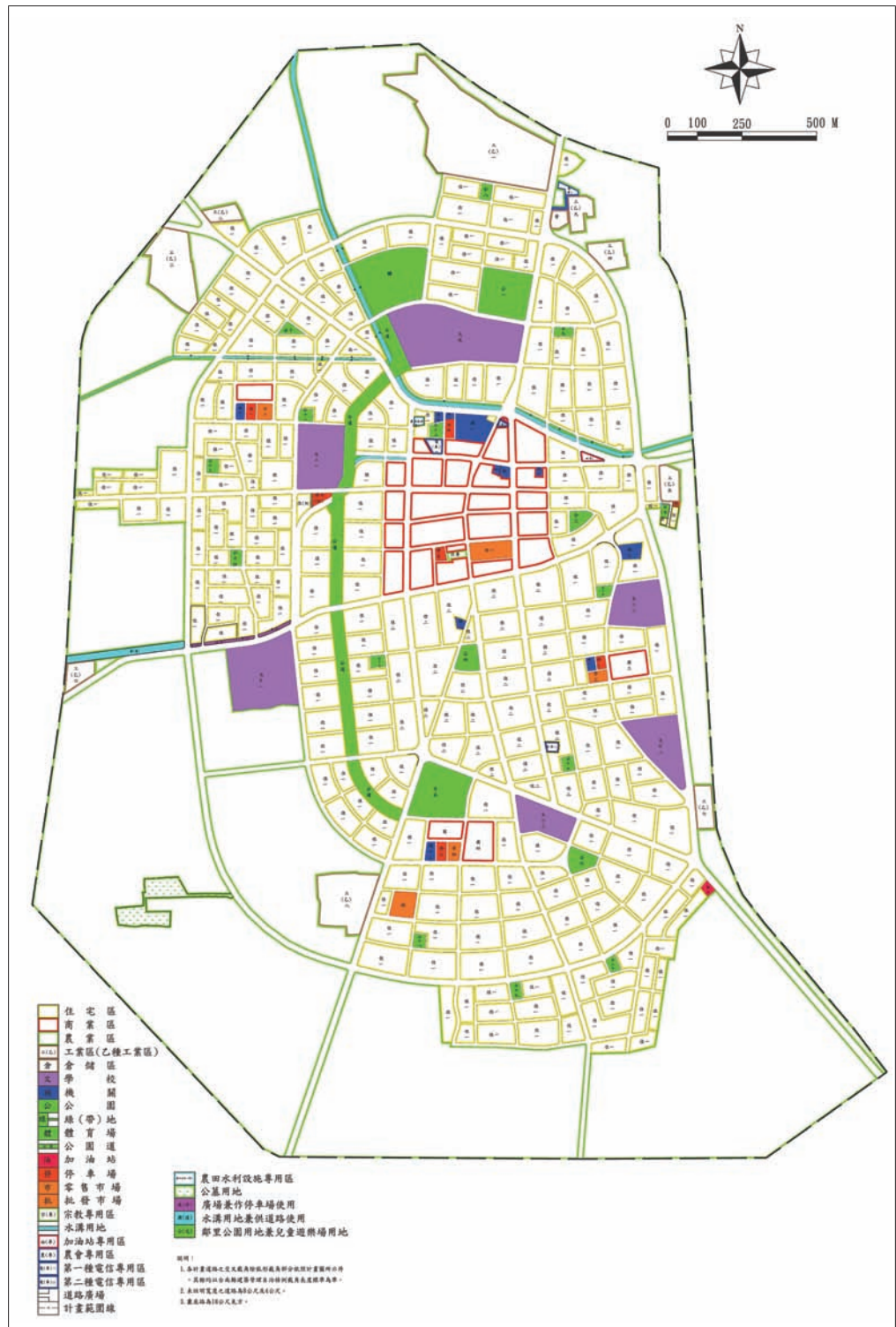
© Schematic diagram of the detailed plan

## “The 4<sup>th</sup> Modified Jiali Urban Plan -- The First Phase” has been announced and implemented since August 4, 2014

Author/Xiao, Li-Ying Figure/Urban Planning Section

The current planned area in Jiali covers 737.32 hectares, including the seven villages of Dongning, Zhongren, Zhenshan, Jiannan, Anxi, Liu'an and Tong Sing, this overall review, in addition to handling total basic investigation and analysis, and deliberate on policy points such as local natural environment, historical context, administrative, artistic, cultural activities, business district characteristics, tourism, recreation and others, integrate every construction and facilities will elaborate and plan rational land use. During this overall review operation the original plan contents will be appropriately adjusted, in order to meet the actual development status and future development trends.

This overall review includes a total of 11 modification projects, including: accelerating complete development of Park Avenue and improving local traffic line of motion. In addition to excluding whole development area with proviso from part of the park road land, and changing into handling with a general expropriation, which has been already announced in the first phase; also, to accelerate the development of proviso area, appropriately reduce the original redrawn burden proportion from 40% to 30%, because of this involves redrawing operation of urban lands, as soon as the urban



© Schematics of location changes in the 4<sup>th</sup> Modified Jiali Urban Plans – The First Phase

land consolidation plan is approved. Second phase announced operations will be handled, and in the future, through state-run consolidation of urban lands, it will be developed into a high-quality residential zone and provide adequate space for infrastructures, shaping suitable urban living space.

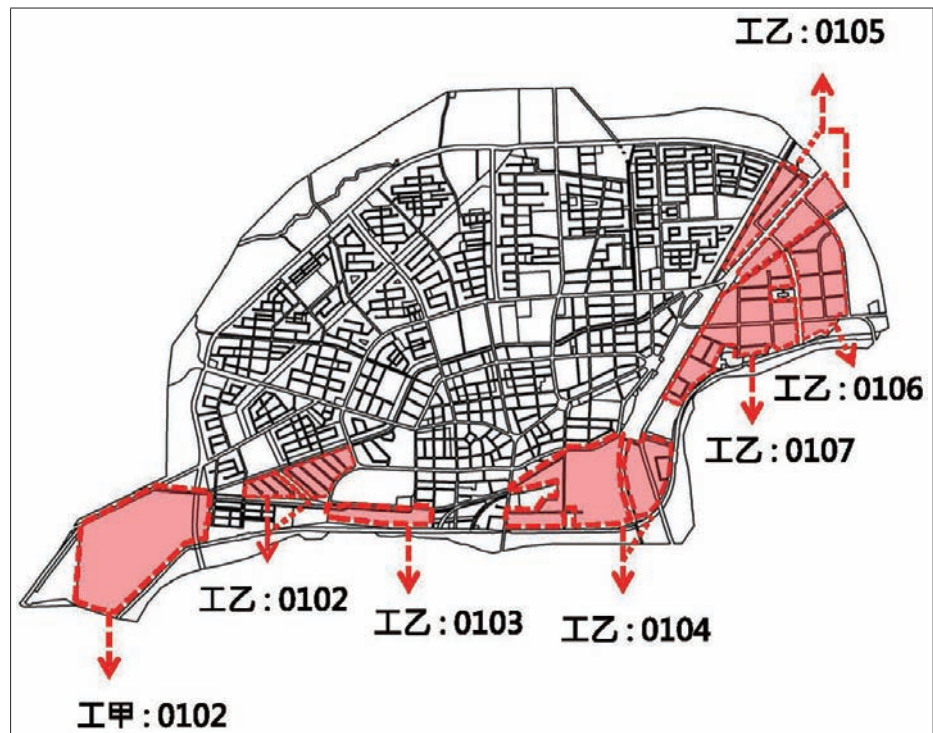
Also, in coordination with other institutions and in response to the demands from private investments and developments, decompile the review on non-necessary infrastructures; taking into account the needs of the population-designated building line, parking space will be modified into plazas with parking function spaces, in order to safeguard the population's right to develop buildings; in regards of the review on existing roadways, weighing and considering actual demands of planned roadways in the project, on the premise of ensuring the passage function of the existing roadways, adjust and modify the unopened walkways in coordination with neighboring land use zoning; with reference to the original planning intent of the original plan, suitably adjust land use zoning in coordination with the current actual use situation and the outcome of the cadastral divisions.

"The 4<sup>th</sup> Modified Jiali Urban Plan – The First Phase" has been announced and implemented since August 4, 2014, and the plan's diagrams, in addition to being posted on the bulletin board of the Urban Planning Division, Urban Development Bureau, located in the Tainan City Yonghua Civic Center, and on the bulletin board of the Urban Planning Division, Urban Development Bureau located in Minzhi Civic Center, and the bulletin board of the Xinying District Office. Those are also published on the "City Bulletin" page of the Tainan City Government homepage (<http://www.tainan.gov.tw /tainan/default.asp>) and on the "What's New" page of the Urban Development Bureau, Tainan City Government homepage (<http://bud.tncg.gov.tw/bud99/doc/main.aspx>) for public review.

## The review process of development density control to the Industrial Areas Category A and Category B has been completed after the Detailed Regulations of The Urban Planning Law for Tainan City was announced and implemented

Author/Chuang, Wu-Hsiung Pictures/Urban Planning Section

Tainan City Government announced and implemented on April 17, 2014 the No. 1030351787A "Detailed Regulations of the Urban Planning Law for Tainan City", to review every facility use approval case in Category A and Category B industrial areas, and amend the original "Examination operation highlights in the Tainan City Plan for application from industrial areas Category A and Category B for setting up public service facilities, public utilities and general commercial facilities density control" so it is coordinated and amended into the "Examination operation highlights for the development density control in the application for setting up public service facilities and public utilities in Tainan City Plan for Category A and Category B".



◎ Xinying Urban Plan Annexed fFigure 2 Schematics of development density control units for each urban planning zone

The aim of this amendment is to coordinate with the Detailed Regulations No. 17 and 18 of the Urban Planning Law for Tainan City, which excludes general retail, general service and catering businesses, general and freelance firms, warehousing and wholesale (stores) businesses, etc., and general commercial facilities that are controversial in Category A and Category B Industrial Areas. Also, simplify the contents and amount of the original application forms, and return the review process to each authority-in-charge, then pre-login and formal login by the Urban Development Bureau. During this process, to prevent fraud and increase review efficiency, validity period for additional pre-login approval has been added, to avoid the previous defect that quota for pre-login was listed, but no actual construction and using behavior was reported.

In order to avoid stopping applications from the hotel businesses, resulting in financial loss for developers and investors from their planned funds, hotel businesses that could apply and set up in the original industrial area also have to coordinate with the provisions from the Tainan City Planning Law Enforcement Rules, which prescribed that applications will not be accepted after December 31, 2014. This review highlight has already been enacted to take effect on August 1, 2014, so in regards of applications for public service facilities and public utilities in Category A and Category B Industrial Zone. Please follow this highlight and submit the application to the authority-in-charge.

## The central and city governments cooperated to prevent and stop illegal uses, against The Urban Planning Law, of industrial districts to residential districts

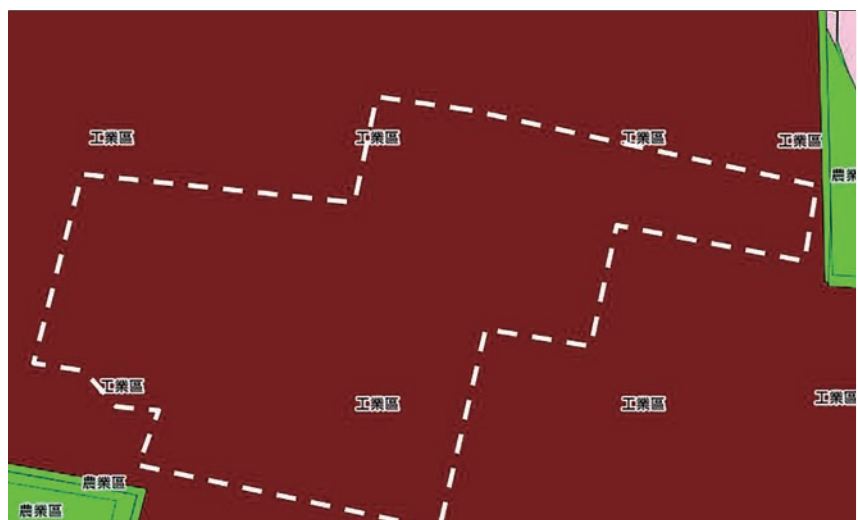
Author/Zheng, Ming-Shu Pictures/ Urban Planning Section

In regard of the Yuan Tai Nei Zhi No. 1001930947 document from the Control Yuan issued on Nov. 7<sup>th</sup>, 2011 concerning how relevant authorities have failed to effectively investigate and had let the reality of industrial zones in urban plans being covertly sold and used for residential uses go unchecked, leading to numerous covert development and illegal use circumstances, the Ministry of the Interior has found as significantly lacking in vigilance and action, so the Control Yuan has formally proposed a reprimand action according to the laws. The Ministry of the Interior, according to the "2013 Supervision and Inspection Plans to prevent illegal uses, against the Urban Planning Law, of industrial districts into residential districts by Local Governments", on August 15, 2014 proceeded to organize the supervising operations at the 1st Floor's Meeting Room One, Minzhi Civic Center Administration Building, Tainan City Government; after this Bureau's presentation on Tainan City handling of preventing illegal uses of industrial zones in its jurisdiction, and in coordination with the supervised on-site re-inspection organized by the supervision and inspection team in Rende District, Tainan City, successfully completing the supervision operations. The contents of this supervision include: 1. Establishing, updating and at the same time comprehensive review of the handling situation of industrial zones in Tainan City jurisdiction' s urban plans; 2. In the period from January 2013 until April of this year (2014), setting up new anti-fraud mechanism and effectiveness aimed toward the four stages of control and review of land use, review and issuance of building permits, construction marketing stage and obtaining occupation permits; 3. Handling status of the review and improvement for the 2012 Annual Supervision and Review Comments; 4. Handling inspection for industrial areas suspected of residential use that are currently being marketed and advertised, and the inspection situation according to stages such as buildings presell advertisements, buildings construction, buildings occupation, etc.

In order to prevent illegal use of industrial districts into residential districts, before the county/city merger, this Bureau had already set up the directions for density control reviews, on Dec. 15th, 2005, and had announced to temporarily stop accepting applications for general business facilities including "general retail, service businesses, general and freelance firms", in order to curb illegal use of industrial districts to residential districts; in 2007 in regards of construction companies



◎ Cadastral schematics of the supervised site



◎ Zoning schematics of the supervised site

applying for development density control on behalf of retail businesses and firms, and marketing mansions through false advertisement claims, after transferring the cases to the Fair Trade Commission, they were sentenced to fines of NT\$ 3.5 million.

After the city/county merger, this Bureau has continued the implementation of relevant innovative actions to prevent illegal use of industrial districts into residential districts, including: 1. Periodic inventory and articulation of suspected violation cases, and establishing a database to continue monitoring and tracking; 2. Continued dissemination of information through various ways (eg. Urban Development newsletter), and reaching to the general population; 3. On April 17, 2014, The Detailed Regulations of The Urban Planning Law for Tainan City as announced and implemented, specify that land use in industrial districts, with the exception of the necessary factory ancillary facilities and industrial development-related facilities, is only limited to public services facilities and utilities, and management has to be implemented according to law; 4. Sending an official communication to all Tainan City Associations (Tainan City Architects Association, Tainan County Architects Association, The Real Estate Development Association of Tainan, The Real Estate Development Association of Tainan County) for advocacy, in addition to informing about violation cases of the Fair Trade Act resulting in penalties as a warning, and make the relevant development industries aware that the Control Yuan has already taken action to reprimand the industrial residential violations, and that the Central and Local Governments are also actively elaborating relevant measures, in order to put an end to industrial-residential mixed situations, resulting in consumer disputes; 5. Sending an official communication to all District Offices for advocacy, inspection and report, strengthen inspection of suspected industrial-residential construction projects

that are selling and advertising, if its advertising contents violate Article 21 of the Fair Trade Law, actively send official communication to the Municipal Government or the Fair Trade Commission; 6. Requesting the Public Works Bureau that during the issue stage of building permits and occupation permits issued and other stage, to add on them "Not for residential use and other related purposes" and "The Builder shall use in accordance to the originally approved purpose, and not be available for other uses", and carrying out the outlawing of illegal use of industrial district lands; 7. Establishing the operating mechanism for this Municipal Government's joint inspection group in the prevention of illegal use, against the Urban Planning Law, of industrial districts into residential districts, handling the investigation of suspected cases and sanctions in accordance with the violations. Through continuous innovation and the horizontal cooperation mechanism between various authorities, reducing the issues of illegal use of industrial districts into residential districts.

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◎ Handling situation of the supervision and inspection

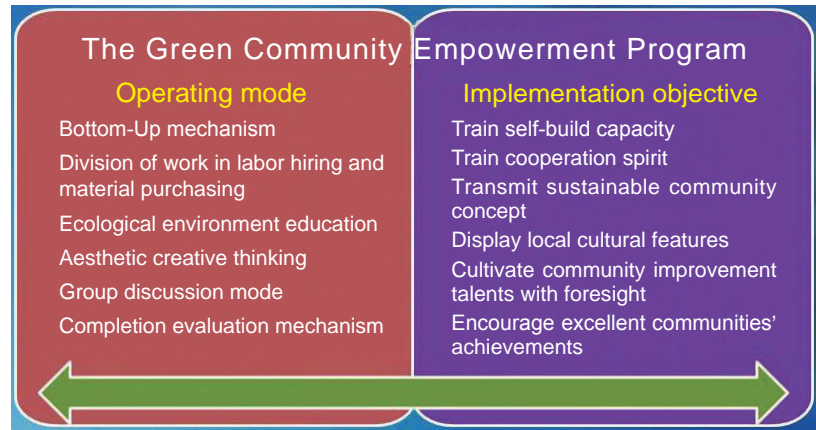


◎ Current environmental conditions of the supervised site

# To Create Eco-Communities – Review And Prospect Of The Green Community Empowerment Program In Tainan City

Author/Zeng, Zha-Li Pictures/Urban Design Section

The ongoing "The Green Community Empowerment Program" organized by the Bureau has always put emphasis on the four axis concepts of "Self-building", "Eco-sustainable", "Local specialties" and "Aesthetic creativity", and to promote the cohesion of community awareness, display the value of community aesthetics and community creativity, through a three-stage program of "Training - Implementing - Evaluating", promote the community's agglomeration of consensus and force mobilization, foster the community's self-building capacity and train community talents that possess local action, foresight and vision, and then proceed toward the target of sustainable communities, and create a new look for the greater Tainan community landscape.



Since Tainan city/county merger, a total of 102 communities have completed the "Green Community Training Courses" and 52 environmental improvement work site has been completed, with impressive execution results. The winners of excellent community over the years include: Minrong Community of Xinyin District, Yinton Community of West Central District, Shihan Community of Houbi District, Houbo Community of Houbi District, Fuxing Community of East District, Zhuwei Community of Yujing District, Guoping Community of Anping District, Wenchang Community of West Central District, Guoyi community of Liuying District, Yujing Community of Yujing District, Dahong Community of Xinyin District, Wanming Community of Yujing District, Bawong Community of Liuying District, Hejieng Community of Xianying District, Chengnei Community of Qigu District, Chiennan Community of South District each year the "Community Forum and Achievements Presentation" have also been organized, and in addition to encouraging the communities with good results in implementing green community, it also gives the chance to communities, City Government and experts to learn from one another and implement three-way communication.

"The Green Community Empowerment Program", in addition to continuing to provide opportunities for community growth and learning, will also continue to promote ecological environmental protection and creative aesthetics for the new community landscape for the greater Tainan area in the future.



© 2013 Wangmin Community—Piglet modeling weaving art



© 2013 Hejian Community—Goose modeling straw entrance image

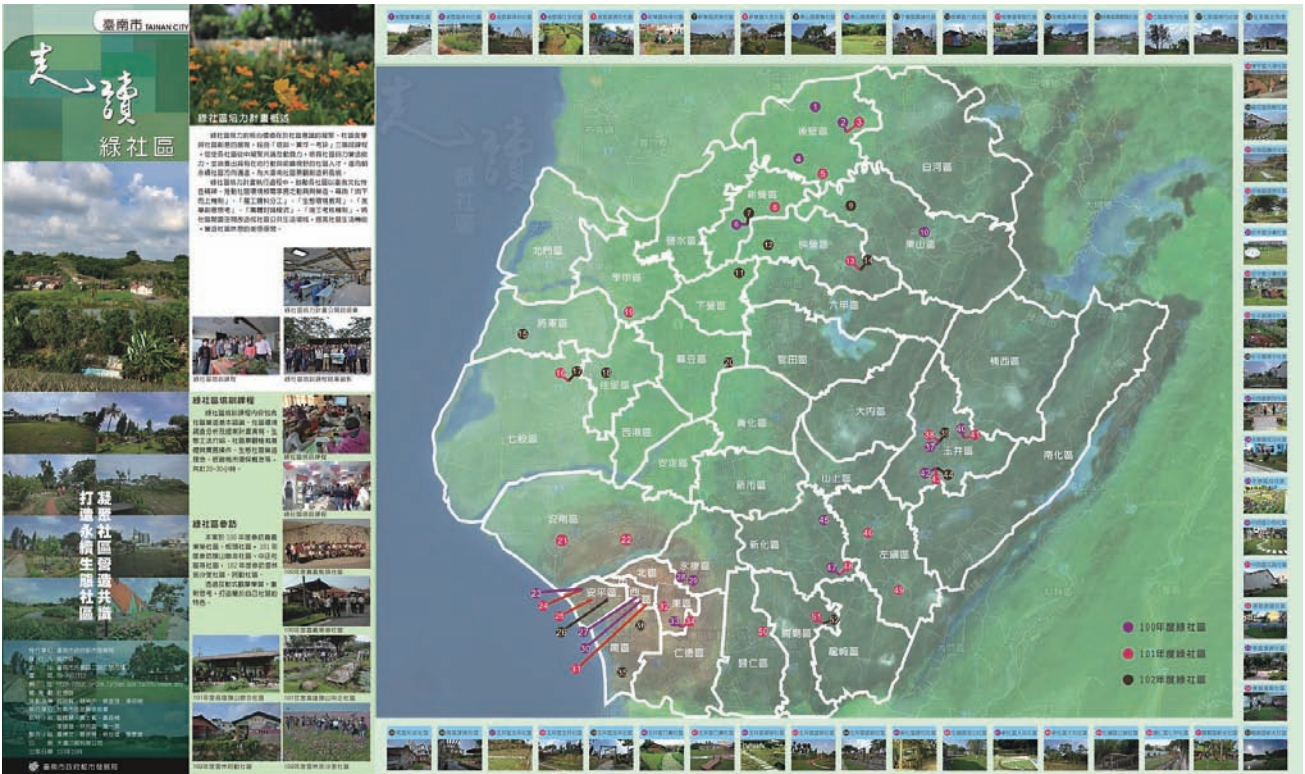
Year	100/2011	101/2012	102/2013
Project name	2011 Tainan Consultant Program of the Community Planners	2012 Tainan City Green Community Empowerment Program	2013 Tainan City Green Community Empowerment Program
Total project funds (NT\$)	4,500,000	8,000,000	5,000,000
Communities that have completed the training course (sites)	37	31	34
Communities that have implemented environmental improvement works (sites)	16	21	15
Green area (m <sup>2</sup> )	approximately 6600 m <sup>2</sup>	approximately 16600 m <sup>2</sup>	approximately 5590 m <sup>2</sup>



© 2013 Jiannan Community—Gravel pavement areas and turf areas



© 2013 Baweng Community—Cardboard cut-outs of plows and Balaoye



◎ Publications on the achievements in community environmental improvements - "Walking and Reading The Green Communities", a folding navigation map of achievement sites

## The Landscape Yuan Yie Awad of Tainan, 2014

Author/Urban Design Section Pictures/Urban Design Section



◎ Tainan Daguang Elementary School classroom demolition and reconstruction project

Construction and development of a sustainable city is an extremely important part of the Tainan City's urban development and construction objectives; in a time when climate changes affect the quality of urban living environment, all the planning, design and construction for every public work carried out in Tainan, in addition to having to meet certain aesthetic requirements and safety norms, have also to be focused on the protection of the ecological balance, strengthen environmental protection and the development concept of carbon reduction.

The "Yuan Yie Award" has always been an indicative architectural award in southern Taiwan, Tainan City Government has begun to participate since 2005, and until now has won 61 awards; the "FIABCI-Taiwan Real Estate Excellence Award" is the Taiwan real estate event of the year, and Tainan City Government has been participating since 2006, with

101 awards won up until now. This year is Tainan City's tenth time in participating in the "20<sup>th</sup> Yuan Yie Award" and the ninth time in participating in the "2014 FIABCI-Taiwan Real Estate Excellence Award " Contests, with a total of 25 awards won, amongst which all 19 projects proposed for the FIABCI-Taiwan Real Estate Excellence Award have been awarded the prize!

2014 Tainan City Government Awards list is as follows:

No.	Project name	Proposal organizer	Category	Award	
Yuan Yie Awards	1	The Old Uguisu Japanese Restaurant plaza renovation project	Public Works Bureau	Public constructions landscape commended	Yuan Ye Awards
	2	Ten-Drum Cultural Creative Zone Of Rende Sugar Refinery	Ten Drum Art Percussion Group	Public constructions landscape commended	Yuan Ye Awards
	3	Restoration and surrounding works on the Historical building of Wude Hall Of Hsinhua	Cultural Affair Bureau	Public constructions landscape commended	Yuan Ye Awards
	4	2012 Tainan Daguang Elementary School classroom demolition and reconstruction project	Bureau of Education	Quality schoolyard landscape commended	Yuan Ye Awards
	5	2010 Du Jia Elementary School Building Reconstruction Works	Bureau of Education	Quality schoolyard landscape commended	Yuan Ye Awards
	6	The Dreamland Of Taiwan Cattle	Anping District Office	Quality Community landscape commended	Yuan Ye Awards

FIABCI-Taiwan Real Estate Excellence Award	1	2012 Baihe Junior High School OLD Building demolition and reconstruction project	Bureau of Education	Best Planning	Gold Award
	2	Promotion of Private Participation in the Treatment Plant Road Opening Project for the Tainan Yanshui Sewerage System	Public Works Bureau	Best Planning	Quality Award
	3	Kaishan Rd. (Minsheng Green Roundabout to Shuling St. Sec. 2) road improvement project	Public Works Bureau	Best Planning	Quality Award
	4	Bridge over Luermen River (bicycle bridge project) project	Public Works Bureau	Best Planning	Quality Award
	5	Freeway 8 STSP connecting road extension to Provincial Highway 1 road project	Public Works Bureau	Best Planning	Quality Award
	6	Zhonghua Rd. (Jisheng~Huazong Rd. intersection), Xuejia District, road improvement project	Public Works Bureau	Best construction quality	Quality Award
	7	Daguang Elementary School Old School building demolition and reconstruction project	Bureau of Education	Best management and maintenance	Excellence Award
	8	2010 Anting Elementary School Old School building demolition and reconstruction project	Bureau of Education	Best management and maintenance	Gold Award
	9	2009 Hsinhua Elementary School Old School building demolition and reconstruction project	Bureau of Education	Best management and maintenance	Quality Award
	10	The Old Uguisu Japanese Restaurant plaza renovation project	Public Works Bureau	Best Environmental Culture	Special Award
	11	Central West District Erfuko Park Construction project	Public Works Bureau	Best Environmental Culture	Gold Award
	12	South District Shuijiao Tsukun 61 Park Construction project	Public Works Bureau	Best Environmental Culture	Gold Award
	13	2012 Yong Xin Building of YONG-FU ELEMENTARY SCHOOL for the Happy Schools project	Bureau of Education	Best Environmental Culture	Gold Award
	14	Du Jia Elementary School Building Reconstruction Works	Bureau of Education	Best Environmental Culture	Gold Award
	15	East District E1 opening projects	Public Works Bureau	Best Environmental Culture	Quality Award
	16	North District N80 opening projects	Public Works Bureau	Best Environmental Culture	Quality Award
	17	Renovation works on the Yufonda Bridge, Shangshang District	Public Works Bureau	Best Environmental Culture	Quality Award
	18	Renovation works on the Hula-thong Bridge on Ching-Chun river	Public Works Bureau	Best Environmental Culture	Quality Award
	19	Chia-nan irrigation system waterfront greenway links regeneration project	Water Resources Bureau	Best Environmental Culture	Quality Award

Regarding each winning project, public constructions landscape, quality schoolyard landscape category winners, in addition to contributing both in terms of urban landscape and community resources sharing with the surrounding communities, have also strengthened to some extent the ecological environment's diversity; winners in the Quality Community Landscape category, with the active participation from local district offices and community population, have been able to improve people's knowledgeable ability about the aesthetics of life, creating a genuinely interesting living space; the Best Environmental Culture category winners have all integrated the sustainable ecological philosophy, to provide open breathing space to the city; the Best Planning category winners are a continuation of the urban green belt, and create green, beautiful, energy-saving and waste-reducing green buildings; the Best Construction Quality and Management and Maintenance categories winners have all a very comprehensive construction plan and quality management performance, each project is a quality work worth of studying and observing, and will continue to improve the greater Tainan area's urban competitiveness.



◎ The Old Uguisu Japanese Restaurant plaza renovation project



◎ Chia-nan irrigation system waterfront greenway links regeneration project



◎ Du Jia Elementary School Building Reconstruction Works



◎ The Dreamland Of Taiwan Cattle

## Meet Beauty In The Corner –2014 Tainan Garden Corner Project

Author/Li, Tse-Yu Pictures/Urban Design Section

### Origin

"Garden Corner" means using landscape transformation methods such as green landscaping on idle urban spaces, roads corners or important landscape viewpoints, etc., making them visually penetrating, and providing open spaces for public leisure activities; these Garden Corners, according to their site's features, can be classified into three categories: schoolyard landscape, public landscape and community landscape.

For lasting promotion of the Garden Corner project program, since 2012 the City Government has been integrating related funding from the Education, Civil Affairs, Public Works, Environmental Protection and Urban Development and other government agencies, to fund all municipal agencies and schools to set up Garden Corners.



◎ Appraisal Committee site assessment situation

### Effectiveness assessment

This is divided into "Completion assessment" and "Management and maintenance assessment", it is conducted on-site by experts and scholars invited by the Urban Development Bureau; "Completion assessment" is aimed to Garden Corners that have being completed one year prior to assess their improvement effectiveness, evaluation items include strengthening level of site features, overall level of green landscaping, engineering and construction quality, cost effectiveness level, energy-saving and carbon reduction measures, etc.).



◎ "Beautifying the front entrance of the station with greenness" directed by Shanhua District Office

"Management and maintenance assessment" is an assessment aimed toward the management and maintenance of Garden Corners listed over the years, evaluation items include flowers and trees management and maintenance quality, hardware and facilities management and maintenance quality, community involvement and others (such as carbon reduction, etc.).

### "2013 Annual Garden Corner Subsidy" completion assessment

In 2013 a total of 16 Garden Corner sites obtained the subsidy, their completion assessment was conducted from April 30, 2014 to May 2, 2014, winners are listed as follows:

1. First place: Shanhua District Office, "Station entrance image green landscaping" (public landscape category)
2. Second place: Liuying District Taikang Elementary School "Kangchong Greenway" (schoolyard landscape category)
3. Third place: South District Sing-gong Elementary School "Garden Corner near the Sing-gong Elementary School gate's north side" (schoolyard landscape category)
4. Honorable mentions: South District Office, "Marshal blue waves courtyard" (community landscape class), Jiangjung District Jiangjung Junior High School "Green Porch" (campus landscape category)



© North District Office, "Hewei Green Avenue"

### 2014 Annual management and maintenance assessment

This year's management and maintenance assessments have been completed on March 20, 28 and April 3, this year's winners of this category are listed as follows:

1. Public Landscape category:
  - (1) First place: North District Office, "Hewei Green Avenue", Anping District Office, "District Government Green Energy"
  - (2) Second place: South District Office "Cherry Blossom Drive"
  - (3) Third place: Health Bureau, "Health Arts Park"
2. Community landscape category:
  - (1) First place: South District Office, Tianliao Village Office, Tianliao Community Development Association "Spring outside the bamboo fence".
  - (2) Second place: Houbi District Office, Shihan Community Development Association "Shihan Shi Hu Painted Sugar Cars Green Landscaping".
  - (3) Third place: South District Office, Xibei Village Office "Zhuangyuan Garden"
  - (4) Honorable mentions: East District Office, Daxue Village Office "Scholars Square", South District Office, Baixue Village Office "Asia Xincheng", Annan District Office, Haidong Village Office "Haidong Green Park"
3. Schoolyard landscape category:
  - (1) First place: North District Gongyuan Elementary School, "Green Fairy Concerto Chapter II"
  - (2) Second place: Liuying District Liu Yingguo Elementary School "Affinity fence Plan for Green Campus"



© Anping District Office, "District Government Green Energy"

(3) Third place: Yanping Junior High School, "The Beauty o Transformation"

(4) Honorable mentions: South District Xinshin Elementary School, "Health Sport Squire"

Tainan " program promoted by Tainan City, promotion focus is not only on innovation and environmental improvement, but also in the actual follow-up management and maintenance, and the assessment of such management and maintenance through the years, and also supervision and strengthen the management and maintenance quality of the authority in charge of management and maintenance of the Garden Corners completed over the years; as for the handling of completion assessment of the newly completed Garden Corners, the focus in on development of local features and to ensure planning and construction quality. Through the promotion of the Garden Corner project, corner squares and open spaces have been successfully renovated, improving the overall quality of the urban environment.



© North District Gongyuan Elementary School, "Green Fairy Concerto Chapter II"



© District Office, Tianliao Village Office, Tianliao Community Development Association "Spring outside the bamboo fence"

## 2014 Performance Report of Tainan Urban Design Review

Author/Urban Design Section Pictures/Urban Design Section

The Tainan City Government Bureau of Urban Development, in order to implement the concept of sustainable development of the urban environment, in the search for concepts that better meet sustainable urban development and eco-city development, and build a safe, comfortable and sustainable ecological urban environment for this city, has referenced to the twin facets of past urban design practices and environmental planning theories, taking into account experiences and practices from Japan and other Western countries, has set integrated amendments for the "Review Principles for Tainan City Urban Design" as the administrative guidelines for the city's urban design reviews, and has it was issued and implemented on May 6, 2011 with order No. 1000328266, the amended provisions were passed during the 2014 Urban Design Review, and has been scheduled to come into effect on March 1, 2015.

The amended Review Principles for Tainan City Urban Design, in addition to continuing to follow closely issues like sustainable ecology and environmental issues, will also consider how to make urban spaces conform with the needs of all types of users, so that both healthy or disabled user can easily understand and use, so that mentally or physically disabled users, pregnant women, the elderly, weaker users, children and other easily forgotten groups will also have an equal right of using this environment, and incorporate the basic principles of universal design into the regulatory provisions' contents, in the hopes that in the future, through urban design reviews, the city's planning and layout will gradually become more in line with the needs of all citizens.

On the implementation level of the In Tainan City Urban Design Review, in 2014 the review commission convened for a total of 22 times, the review board of directors convened for 14 times, with a total of 151 cases being reviewed and passed, the 2014 cumulative implementation results include 2 ecological ponds, with a total area of 1,704.04 square meters, green covering area of 266,709 square meters; 5,926 newly planted trees; 70 new sidewalks for a total count of 9,577 meters; 419 newly set permeable paving, with an area 954,496 square meters, all have positive benefits in improving the urban landscape and its micro climate, an in strengthening the development basis for eco-cities.



◎ Yongkang District park/children double use land



◎ North District Daguang Elementary School



◎ West Central District plaza triple use land

## 2014 Action Forum and Comprehensive Planning for Industries Innovation in Tainan City

Author/Tseng, Yen-Chen Pictures/Urban Design Section

2014 is the Year of Industries Innovation for Tainan, and innovation will be a base for industries, which will guide innovation toward a new milestone, to open the macroscopic view on industry innovation and development, the Bureau of Urban Development has extended the results and experience of the "2013 Tainan Cultural Creative Boulevard Action Forum", and commissioned the National Cheng Kung University Development Foundation to handle the "Tainan Innovative Industry Action Forum and Overall Plan."

This industry innovation action forum and overall plan will discuss three major industries, namely: quality agriculture, traditional industries, fishing industry. During the discussion of each industry axis, two working sessions and an action planning forums are included, combining industry, government and academia to explore the development of industrial innovation, participants include first line operators, local industry representatives, industry marketing and management representative, experts and scholars, the public sector (inter-bureau representatives), carrying out through experiences exchange and group discussions, and using design mode of thinking to conduct inter-bureau and cross-border discussions, through the preliminary results obtained from the planning conference's brainstorming, and combined with the lectures and interactive discussions of experts and scholars in various fields from industry, government, and academia during the Forum, nurture Tainan creative industries' unlimited future possibilities.

### First Action Forum:

In a dynamic manner, it is kicked off with keynote speeches, the invited speakers include Deputy General Manager of "GREEN & SAFE, Yuen Foong Yu Group" Ms. Shelley Chang speaking about "Organic Philosophy of YFY: Added Value and Innovative Promotion of Agriculture", "Buylocal Co." Mr. Fu Yu Wang speaking about "Good life in the Village: CSA, Community Supported Agriculture", "ZESPRI Taiwan Inc." former CEO Mr. Yujan Chen speaking about "From Local Agriculture to Global Brand: The Story of ZESPRI". This is followed by a public forum, hosted by the BUREAU OF AGRICULTURE Director HSU Han-Ching and BUREAU OF URBAN DEVELOPMENT Deputy Director Chuang Der-Liang, integrating views from different levels, and bringing out innovative thinking for Tainan agriculture.

Viable and innovative thinking for Tainan agriculture is a core value of this forum; the following are all the consensus brought out during this action forum:

#### 1. Public sector policy level:

The policy of new agriculture, new countryside and new farmers, all kinds of agricultural producers



○ Overwhelming response to the action forum of New Thinking



○ The operators in reality seized time to ask questions to every speakers during the break time

share a learning platform, so young people and farmers that want to change the status quo have the opportunity to link, promote the exchange of information, and encourage young people to return home.

2. Tourism marketing and cultural and educational point of view:

Looking into leisure agriculture from the perspective of integrated marketing, create agro-travel experience, directly linking the agriculture and rural villages, and also introduce traditional Taiwanese food culture education into the activities, transmit agricultural and food related knowledge to the next generation through play.



◎ Each speaker had interactive questions and answers with the operators in reality

3. New thinking on space and environment:

Encourage land and nature-friendly farming methods, keep up with the times to meet market requirements, pioneering business philosophy can prompt the development of agricultural advantages. Another thought is that farmlands have their multiple "land value", the way of using the environment should be changed, in order to create a possible new agricultural future.

4. Cross-industry alliance:

Cross-industry co-marketing alliances are a currently popular business law, public and private sectors should match make related industries for joint marketing, such as "Wumiler Community" combined with "To Go Community" for jointly marketing is actually a quite feasible option with mutual support and advantages.

5. Foster industry model and make the best use of resources:

The public sector should foster good industrial models, and then promote and replicate these models locally, when there are precedents, they can be further expanded into other industries, and making the best use of resources will lead young people interested in agricultural development into the agricultural sector.



◎ The difficulties and requirements proposed on site can be the references to the public sectors for their future policy practices

6. Personnel training:

Industry personnel training is a pressing issue, the public sector can introduce relevant knowledge into basic education through policies, and organize training course with industry expertise curriculum, train talent interested in agriculture management, and nurture the future "Agriculture Stars", and also train community building talents, use local forces for sustainable deep cultivation.

Integrating the views from various sectors during this event, regardless of long-term or short-term problems or comments, all will be gradually implemented through future plans, especially policy guidance, integrated marketing, cultural tourism, land-friendly, value-added agriculture, cross-industry alliance and personnel training, all are very important promotion directions. Combined with the public sector inter-department collaboration and the new agricultural thinking created by all industry and academia sectors, it is bound to create a new setup for the future of Tainan agriculture.

## Second Action Forum:

After the "Quality agriculture", this forum's theme is "Traditional industries", combining industry, government and academia to explore together the development of industrial innovation, participants include a new generation of entrepreneurs, executive management of digital creative centers, traditional industry operators, experts academics, public sector; through lectures, preliminary results are obtained through interactive discussions and practical experience sharing, looking forward to convert Tainan traditional industries into a new generation of industry revolution with "heritage of industrial culture crafts, unleashing innovation in design and mass production".

With the same dynamic mode, speakers invited included "nnd design tainan" general manager Mr. Hugh HU speaking about "Industry Transformation Driven by Design in Tainan", "FutureWard" founder Mr. Daniel Lin speaking about "New Phase of Industry Transformation: The Rise of Coworking Space", " Department of Computer Science and Information Engineering, NCKU " professor Wen Yu Su speaking about "The bridge: Transformation of Traditional Industries and Employment of Youngster"; afterward is the public forum, hosted by the Bureau of Economic Development Deputy Director Yin, Stanly and BUREAU OF URBAN DEVELOPMENT director Hsin-Hson Wu, integrating practical and academic points of view, and discuss the revolutionary tradition of innovative thinking in Tainan industry through interactive discussion.

Tainan traditional industries' possible creative thinking is a core value of this forum; following are all the consensus brought out during this actions forum:

### 1. Public sector policy level:

Escape traditional thinking when performing official duties, such as idle spaces in public sector should be rethought and put to good use, or provide them to entrepreneurs and those who want to stay in Tainan to develop, so that idle spaces can have a higher value-added development, and also look forward to more possibilities happening to the Tainan industry.

The public sector should make a comprehensive inventory of unused idle spaces, and release these spaces, match those with demands, and combined with the surrounding industries develop an industrial chain, jointly create a new future for the industry, currently the largest that is being released is the " Army Artillery And Missile school ", and should be put to good use with integrated planning.



◎ Each speaker presented their novel insights and possible opinions

### 2. Rethinking education and learning processes:

Education process should enhance practicality, in response to changing times, so that science, academia, and industry can really link. Education must walk out of the classroom, so that students are able to be creative everywhere, and should not be limited to the classroom.

### 3. Breaking the tradition, innovative thinking:

The industries should break traditional stereotypes, and use innovative thinking to operate businesses. For example a company should break the thinking that engineers should be middle-aged men, and instead employ beautiful female engineers, not only business will be booming, and even with long queuing times, consumers will gladly accept it.

### 4. Community Settlement to become directions for industrial development:

Community, characteristics and marketing are the most important items in "Settlement", only in doing so differences can be highlighted and be a highlight. Gathering all the creators together, all resources and needs of life can be resolved with economies of scale and provide a space for creative experiments and brainstorming, and become a breeding ground for the development of creative industries.

### 5. Space and Environment:

Looking at the long-term global food (famine) problem, it is not difficult to understand that many industrial zones' existence are unnecessary, more important is to let the land return to its native landscape, to cope with future food problems.

Tainan needs to build a co-creative environment, provide designers, manufacturers or entrepreneurs a cross-border thinking, creating, manufacturing, marketing, sharing and communicating space, to promote new industrial and ecological change.



◎ Participants actively posed questions

### 6. Master key industry technology and legacies:

Taiwan's industry today is still based on OEM, it should master the key industry technologies, develop industry innovation revolution, using OEM to maintain industry needs, and on the other hand develop irreplaceable refined hand-made crafts and life legacies, differentiate consumer segments, so that the cultural industry's heritage can be preserved.

Creative thinking comes from the sublimation of life experience, integrated views of various sectors of the forums, the public sector should be combined with the private sector to move towards the third industrial revolution, the private sector not only requires innovative industry thinking, at the same time the public sector should have innovative executive thinking. All results discussed in this forum, will be included in next year's (2015) work camps and written into execution plans, in the hope that annual budgets will make gradual implementation possible, and let Tainan get ahead of the traditional industrial revolution.



◎ The change of the environment stimulates a new environmental protection idea-- humans ought to be friendly to the earth

## The trans-regional zonal expropriation of the China-town and Canal Area, be the new paragon of reappearing the landmark of waterfront at Tainan city

Author/Lee, Po-Ching Pictures/Urban Renewal Section

### Communication and integration

The China-town complex during the 1970s was the collecting center of Tainan businesses and street food, after being on the decline for more than a decade, because of security problems and difficulties in sanitary and epidemic prevention, it was instead considered the city's cancer, therefore, Tainan City Government, starting from 2007, has been actively promoting China-town renewal program, holding seminars, visiting local residents, adjusting and developing integrated solutions according to local consensus and financial feasibility assessments. After going through enterprise-establishing difficulties, correction of renewal and development method, building bridges connecting to the outside and the relocation of the Sakariba (predetermined relocation site for Jincheng Junior High School) street vendors and many years of efforts, in April 2012 it was decided to merge China-town and the Canal Area, using trans-regional zonal expropriation to conduct a overall development, in the hope to merging the features of two waterfront areas, creating a common vision of prosperity in line with the citizens' expectations and local prosperity and development.

### Legal review process

This urban planning operation has been displayed to the public in March 2013, and after passing the review by Tainan City Urban Planning



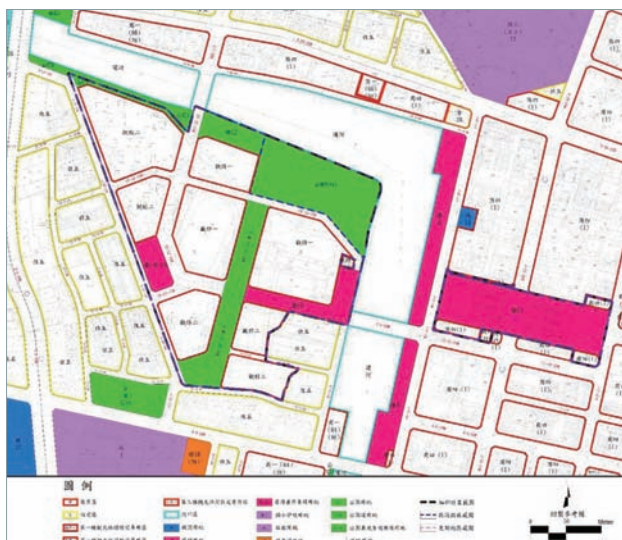
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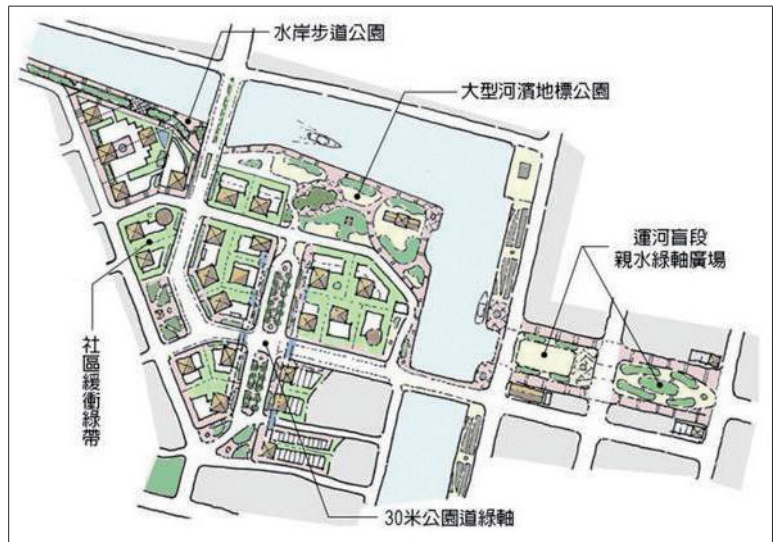


Commission on June 2013, and undergoing 3 project team examinations held by the Construction and Planning Agency, Ministry of the Interior, welfare and fairness evaluation reports about zone expropriation, and also undergoing discussions during 3 meetings held by the Department of Land Administration, Ministry of the Interior, the main project finally passed the review of the Urban Planning Commission, Ministry of the Interior, on October 14, 2014, the land's welfare and fairness in the zone expropriation also passed the review by the Land Expropriation Review Panel, Ministry of the Interior, on August 13, 2014, improving the Old Town's overall environment, local industry transition and recovery objectives, have all gained the Central authority's support and recognition.

### Vision and Prospects

The total zone expropriation area of this case is 11.23 hectares, currently the City Government is conducting operations relevant to the price check and estimate for the zone expropriation, in the future after the overall zone expropriation has been completed, 6.3 hectares will be provided as an area with specific uses, 0.23 hectares for commercial use and 4.93 hectares for public facilities (including parks, squares with parking function, public squares, roads, and other public spaces). Overall planning will made good use of the canal's open vista, combined with the project zone's exclusive waterfront features and the advantages of the surrounding environment, and rebuild Tainan city's model new urban waterfront landmark model.

In addition to the future changes into the new urban core plaza, in the hopes of continuing the development of the existing Zhongzheng Road shopping area, and also to better solve the existing ailments that had afflicted this zone's spatial development in the past, so that Zhongzheng Road can have direct access to the waterfront, connecting the urban landscape, hoping to bring the citizens a place to enjoy the sun, the breeze, and joy, and one brand new leisure and entertainment space worth of staying.



◎ The blueprint of the overall development vision



◎ The 3D vision picture of the riverside scenes

## Tainan City Government sign a contract with Fuly construction company to build the residential construction project of The Tainan Urban District Railway Underground Project

Author/Chen, Xin-Yi Pictures/Urban Renewal Section

In order to take care of housing problems for the Tainan City Railway Underground Project relocates, Tainan City Government has organized the Caring Housing Project, starting at the end of 2013, after a few months for recruiting, public selection, on March 7, 2014 the City Government has officially signed a contract with the tender winner Fuly Construction Co., Ltd., and the construction project was named "He Chu Jen Bun". Fuly Construction is one of Tainan's most famous construction companies, and their products have always had good reviews and credibility, so the Caring Housing, with the addition of the Fuly Construction team, is bound to provide excellent quality of living for the relocates.

General Manager Mr. CHEN, CONG-TU said that, in support of Mayor Lai's determination in the development of Tainan City, he is very proud of their participation in the construction of Caring Housing project for the Railway Underground Project, and he has also promised that they will use the highest specifications for this construction project, and will create the best quality of living and environment according to the standard set by their "He Shuan Chi" project. General Manager Chen has also assured that the relocates' housing rights will be protected. Mayor Lai also expressed gratefulness for Fuly Construction feedback to Tainan citizens with the best local brand project, and also expressed the highest respect to General Manager Chen's public act, with disregard for all costs and profitability, and looks forward to the new page in Taiwan major public constructions history created by Fuly's participation.

To make the relocates further understand the planning and design of the future Caring Housing, and to experience firsthand the living environment of the Caring Housing, the City Government and Fuly Construction have specially prepared a sample house near the Caring Housing's construction site, the sample house was completed in July, 2014 and was opened for to the public on August 1, for the relocates to visit and



◎ Tainan City Government sign a contract with Fuly Construction Company



◎ Exterior of sample house

understand. The sample house displays a total of three house types, with 32 ping, 47 ping and 50 ping areas (Caring Housing has also house type with area exceeding 50 ping, but is not displayed due to lack of space in the sample house), and internal building materials are also all displayed. There is no aisle design in the Caring Housing, as not waste any space, and to maximize the interior usable space, also special attention has been paid so all rooms have a no crossbeams design.

The Railway Underground Project is the major construction project of Tainan City, and the City Government is making efforts to provide diverse compensation and concessions mechanisms for the relocates, in addition to providing the purchase offer of the Caring Housing at cost to the relocates, the City Government has also negotiated with the Bank of Taiwan to provide low interest mortgage with the same conditions as government employees and teachers. Moreover, taking into consideration the needs of the relocates such as on-site renovation and rebuilding, the City Government has also elaborated compensation measures such as Floor Area Ratio and Building Coverage Ratio, hoping that these multiple compensation mechanism will successfully promote the important Railway Underground Project.



◎ Rendering of the Caring w Construction Design

# Tainan City Government set up the team of giving guidance to help ordinary people to achieve the urban renewal project, and successfully help to bring about 6 projects, hatch up the potentiality of urban renewal at Tainan city

Author/Chen, You-Nian Pictures/Urban Renewal Section

## Objective

Autonomous urban renewal needs a long and complicated integration process, many complicated documents have to be prepared before the preparation for the initial proposal can be completed, making a lot of people interested in participating in the renewal not knowing where to start; with this in mind, the City Government, in 2013, has proposed a plan according to the "Operation Instructions, Oversight and Evaluation Points for Subsidy Application in regards of Outsourcing the Establishment of Autonomous Urban Renewal Counseling Groups from the Central Urban Renewal Funds Subsidies" issued by the Construction and Planning Agency, Ministry of the Interior, and the funds so granted have been used, on July 2, 2013, to appoint the Center for Land and Environment Development, Chang Jung Christian University, as renewal counseling group for the City Government, to assist citizens in clarifying related doubts, handle the initial integration and organize the application documents for the grant application, and promote early operations for the autonomous urban renewal.

## Advocacy and training

After assessing Tainan City areas with the most renewal potential, touring conferences are organized, in order to facilitate the public understanding of conditions and key points relevant to autonomous urban renewal, and enhance the advocacy breadth of autonomous renewal; education and training courses were also organized, inviting architectural firms, architects association, community-building associations, real estate related businesses, local organizations and other field personnel, curriculum content includes an introduction to renewal, policies, regulations introduction, case presentation and practical exercises, etc., for a total of 26 hours, four-week course of study, in order to strengthen its advocacy depth and cultivate autonomous urban renewal professional knowledge and expertise in Tainan.



◎ Advocacy and training



◎ Counseling achievements



◎ Counseling achievements

## Achievement and benefits

The Counseling Group went deeper into neighborhoods and communities, and in 2014 visited more than 160 communities, buildings, and since March has successfully assisted six locations, including the Longfeng Building in East District, Xinyin Mansion in Xinyin District, Ximen Financial Building in Central West District, row houses located on Pingtong Rd., Anping District, Wenhua Plaza in East District and Jiayi Dynasty Building in Yongkang District, to apply and obtain the subsidy from the Construction and Planning Agency, Ministry of the Interior, and is gradually recovering the results from the advocacy tour and the education and training efforts.

## Future prospects

The City Government is already planning next year's touring conference, and this time will expand the advocacy area to reach former Tainan County area range, including Yongkang, Xinhua and even Xinyin and other areas, training course organized for 2015 are divided into two-stages, basic and advanced classes, in addition to training more basic seed teachers, the 2014 trainees will also received a deeper training, and strengthen Tainan urban renewal staff's professional skills, with the sustained efforts from the City Government and the Counseling Group, advocacy and training has had a deeper outreach into local communities, brewing Tainan's renewal potential, and giving an early readiness for Tainan's further development.

## The website of Tainan city residential information – supply the open, transparent and instant transactional information on housing and real estate of Tainan city

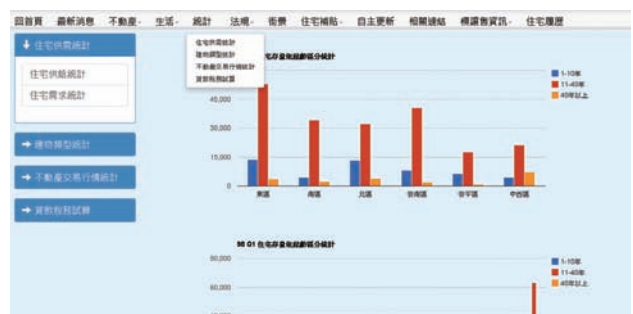
Author/Hong, Chun-Cheng Pictures/Urban Renewal Section

The City Government has been eligible for the subsidy from the Construction and Planning Agency to set up the "Tainan city residential information website", as a transparent platform for real estate information, aimed at promoting real estate transaction price transparency and the smooth flow of real estate related information, and also offering people access to a more open channel of inquiry for actual concluded prices.

This service network mainly integrates diverse Tainan City public information, including urban planning, land, buildings, topography, door plate numbers and other relevant information, in addition, the Actual Selling Price is also registered, and in conjunction with geographic information system technology, can provide the general population and public authorities a unified information inquiry window and transparent market trading information, in addition to providing basic location inquiry, it has also added inquiries extending from within a radius of 300 meters from the location result about life landmark information, including businesses, apartment buildings, schools, police stations, fire departments, hospital or other close Actual Selling Price registered information, etc., and can have multiple interactive inquiries with the surrounding life information, generating the convenience of considerable bonus benefits.

In addition, this service network will also provide the set up for housing and real property related static information, including the city's housing policy, long-range residential plans, residential regulations, relevant housing subsidies, and related statistical information; in addition, the website is also collecting residential and real estate auction market information to link with lifestyle information such as Tainan area public transportation, garbage trucks, school district, parking management and others, building a simple and convenient inquiry pipeline.

Once the network is completed and formally launched online, with the "Tainan city residential information website" immediate, easy to grasp Tainan real estate information services, provide to the public a comprehensive real estate information query, and citizens are more than welcome to make use of this site!



## To promote the urban city to revitalize and redevelop, promote the urban renew of publicly-owned land in priority, inject new life into the city

Author/Lin, Chun-Hom Pictures/Urban Renewal Section

Tainan is like a beautiful painting, scenery of cultural blends. As the test of time, has left aging signs in this ancient city, there are many non-renovated old military dependents villages and military camps in urban areas, distributed in many important locations, after the reconstruction of the Ministry of National Defense (MND) military dependents villages is completed, many of the older village sites are left behind, mostly standing there abandoned, resulting in damage to local city appearance, but also having a negative impact on the local environment, and even causing local public order problems, Tainan City Government in order to promote efficient use and development of Tainan City's public land, in joint cooperation with the MND, is promoting regional prosperity and further development with the reconstruction of public lands.

Tainan City Government, through idle military dependents village and camp lands provided by the MND, is assisting in the planning and introduction of urban renewal mechanisms, in order to improve public land use value, solve problems such as institution assets idleness and management inefficiency. In the future, in coordination with urban renewal and with the introduction of private implementers, by injecting private capital, construction management and other resources, effectively improve the past status of low land-use for military dependents village and camp lands. By promoting public renewal opportunities, improve the urban environment, advance public quality of life, such useless and humble environments, rugged alleys, all of which might, through urban renewal adjustments to urban planning, use zoning, traffic, cultural texture, urban disaster prevention and others to implement reconfiguration of urban space functions, reshaping the overall high quality living environment.

Currently, the public lands renewal bases that are being promoted by the City Government include PingShi Camp, Wangliao North Camp, Anping Fort Camp section, Ciguang 9<sup>th</sup> village, Jingchong 2<sup>nd</sup> village, Feiyen new village... and other urban renewal investment planning, of which, the PingShi Camp is near the Dawan Interchange, and in the future it will be set up as East Tainan sub-city center creative and design park of popular industry, integrate industry and lifestyle, providing a good environment for businesses, and development a space for public recreation. The Anping Foft Camp section is near the Anping waterscape park, shutchojo, Fort Zeelandia, the Tree House and other famous tourist attractions, with the blue and green zones of the adjacent canals, Sicao Lake, Yanshuei River combined into a cultural and creative display and tourism and leisure resorts interwoven with water and greenery. The Feiyen New Village urban renewal case has already entered urban renewal stage, is one of the few prime location lands in the Yongkang region with



◎ Eastern district PingShi Camp public land renewal



◎ Yongkang Dist. Feiyen New Village Urban Renewal

simple land property rights, the site is located on both sides of Zhonghua Road, near the Chi Mei Medical Center, Yongkang Branch, with quick access to the Yongkang interchange and downtown Tainan.

Tainan City Government hopes that through public urban renewal, with priority promotion to public lands, the overall review will increase open spaces, relieve urban space, in coordination with urban planning, urban design, land-use control and other measures, enhance the entire city's living environment quality, and proceed toward the promotion of social welfare and public interest, through the further review of public facilities on public lands, in the hopes of planning more public service facilities that will make the citizens feel more substantial benefits, and in addition to enhancing the quality of urban space and urban development, and thus promoting regional prosperity, giving Tainan public lands new vigor and life, making Tainan City a more friendly and livable city.



© Aiping Castle section public land renewal

## Renewal project of the Anping second phase public housing – To give guidance in household-integrated and to fight for the cost of identify offered by the central competent authority, to accelerate the planning of urban renewal business

Author/Hung, Chun-Cheng Pictures/Urban Renewal Section

### Project origin and objective

In 1995 the Taiwan Province Residential and Urban Development Bureau (predecessor of the Construction and Planning Agency) built Anping second phase public housing community, and since 2005, the occurrence of rebar corrosion, concrete spalling and other circumstances in some locations have been happening, after the Construction and Planning Agency repeated appraisals and reinforcement and restoration plan, with a compiled budget of 61.48 million dollars for structural reinforcement works, although some community residents believe that reinforcement repairs have limited effect, and cannot stop the problem of the building continuous damages, so they hoped that the Construction and Planning Agency can assist in the buildings reconstruction, to solve once and for all the safety issues for all residents.

Summarizing the above, this case's funding is compiled jointly by the Ministry of the Interior and the Tainan City Government, and a professional team has been commissioned to provide urban renewal counseling and to handle the lead-time of the renewal planning, assist the community in seeking viable urban renewal measures, provide a safe living environment to residents and reduce their economic burden.

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© On-site survey of building damage

## Project contents

The main operations to be handled in this project are 1. Establishing an urban renewal workstation and providing advice to community residents and handle tenants' integration; 2. Developing the urban renewal plan; 3. Preparing the draft for the urban renewal business plan, assisting owners in choosing the handling method or urban renewal and collecting and integrating the relevant operations. Even as the Construction and Planning Agency has conducted three structural safety appraisals and reinforcement design assessment results during the period from 2005 to 2008, the structural safety issues of this public housing community, in addition to visible physical damages directly on the building's structure, have also had two big latent issues of "General insufficient concrete compressive resistance "and "Part of the tested concrete specimen cores has a too high chloride ion content".

After Mayor William Lai's personal appearance and inspection at the Anping second phase public housing community, and in December 2012 he also led representatives from the City Government and the public housing community's management committee, visiting the Construction and Planning Agency to present a petition, in order to strive for compile again appraisal funds, and conduct a comprehensive building safety appraisal, and then elaborate the subsequent handling measures, to put an end to the dispute between the Construction and Planning Agency, Ministry of the Interior, and some of the residents, regarding whether this case should use the "Renovate and maintain" or "Reconstruction" renewal methods, and ensure the safety of life and property and the interests of tenants.

## Achievements and benefits

In July 2013, the Ministry of the Interior compiled the funds for a detailed building seismic capacity assessment, and the Tainan City Government, after negotiating with the residents, commissioned the Tainan Structural Engineers Association to handle the operation for a detailed building seismic capacity assessment (Safety appraisal) of the Anping second phase public housings, Tainan City; during that period the Municipal Government, in collaboration with the community management committee, coordinated the contact to all owner and the sampling and testing work from the appraisal firm, and in April 2014 the detailed building seismic capacity assessment (Safety appraisal) was completed, confirming that demolition and reconstruction was the most beneficial for the community building, and counseled the owners to choose this as the follow-up urban renewal method, and as an important reference for follow-up elaboration of urban renewal business plans.

In the future Tainan City Government will continue actively communicating and coordinating with the residents, and do our best to assist in all related matters. Whether the Anping second phase public housing community will choose the "Renovate and maintain" or the "Reconstruction" approach, the Government will take care of the people's interests, and set reduction of the their burden as priority consideration, making supreme efforts in counseling tenants to reach consensus, reducing operation time and promoting the renewal process as soon as possible.



© Press conference on results of detailed seismic assessment

## Resettlement housing Project after Typhoon Morakot—Welcome home. Yentian, Annan district

Author/Wu, Hui-Zhong Pictures/Planning Section

The 8<sup>th</sup> Neighborhood in Yantian Village, Annan District, Tainan City, is located between the intersection of Bentian Road and Anming Road, near the Zengwun Reservoir drainage line, and because of the low-lying land the village has been suffering flooding for many years, on August 8, 2009 Typhoon Morakot struck southern Taiwan, and the Yantian Village 8<sup>th</sup> Neighborhood disaster zone, after multiple requests and coordination, on March 31, 2010, during the 12<sup>th</sup> commission meeting of the Typhoon Morakot Disaster



◎ Resettlement Housing Ground Breaking Ceremony (2013.10.5)

Reconstruction Commission, Executive Yuan, instructed to handle with an alternative plan, namely Tainan City Government will first submitted the project to the Ministry of Finance to approve handling lease matters according to the National Property Act and relevant provisions, and provide for subsequent construction of residential facilities, with the assistance from the I-Kuan Tao Headquarters in the construction of the resettlement housings.

To take full advantage of the donations for the Typhoon Morakot disaster to build the resettlement housings, after many discussions the "Build first, allocate later" mode was chosen, and on state-owned land located within the Technology Industrial Park and only within 3 kilometers from Yantian Village 8<sup>th</sup> Neighborhood, a location was negotiated with the National Property Administration, Ministry of Finance, to be leased to build the resettlement housings, and on May 10, 2013, the City Government and the I-Kuan Tao

Headquarters signed the cooperation agreement for building resettlement housings for victims, with joint efforts.

The City Government and the I-Kuan Tao Headquarters, after 5 years of cooperative efforts after the typhoon disaster, including the City Government handling the Rezoning, coordinating with the Tainan Technology Industrial Park management and planning the designated area's roads and surrounding parks, parking lots, etc., while the I-Kuan Tao Headquarters



◎ Mayor Lai accepts the donation on behalf of the Tainan City Government (2014.7.31)

handled the whole planning, design and construction of the 44 housing placements, and finally held the groundbreaking ceremony on October 5, 2013, and on July 31<sup>th</sup> of the following year held the ceremony of thanks for land donations, with the mayor Mr. William Lai, I-Kuan Tao Headquarters Chairman Mr. Li Yuzhu, and about a hundred victims from Yantian Village 8<sup>th</sup> Neighborhood participated in the thanksgiving ceremony, and Chairman Li of the I-Kuan Tao Headquarters donated the golden key for the resettlement housings, which was accepted with gratitude by Mayor Lai on behalf of the victims.



◎ Housing placement lots drawing and selection (2014.8.7)

In view of fairness and welfare assistance, on May 22, 2014 the City Government set up the "Criteria for Tainan City Government handling Eligibility and Distribution Operations in Resettlement Housings for Yantian Village 8<sup>th</sup> Neighborhood, Annan District Disaster Victims", and invited the National Property Administration, Ministry of Finance, the Annan District Household Registration Office, Annan District Office and the City Government's legal, public works, social, civil affairs, finance and other related divisions, and after many discussions, and joint review of eligibility, it was announced that 28 resettlement housing units would be donated gratis to the victims, and the other 16 resettlement housing units would be returned to social welfare, to be used for social welfare, public welfare, charitable business, and ready to use in case of disasters, including 1 housing until which the Annan District Office and the victims' religious center have already signed an adoption contract, and in the future will be available to provide multiple functions for the benefit of the population.

In order to let the approved households from Yantian Village 8<sup>th</sup> Neighborhood settle joyfully into their new homes according to their preferences, on August 7, 2014 the Municipal Government organized a special public ballot for housing selection, so that the approved household could, based on their draw-order, choose their favorite location in the resettlement housings, and after the approved



◎ Housing placement's exterior(103.12.23)

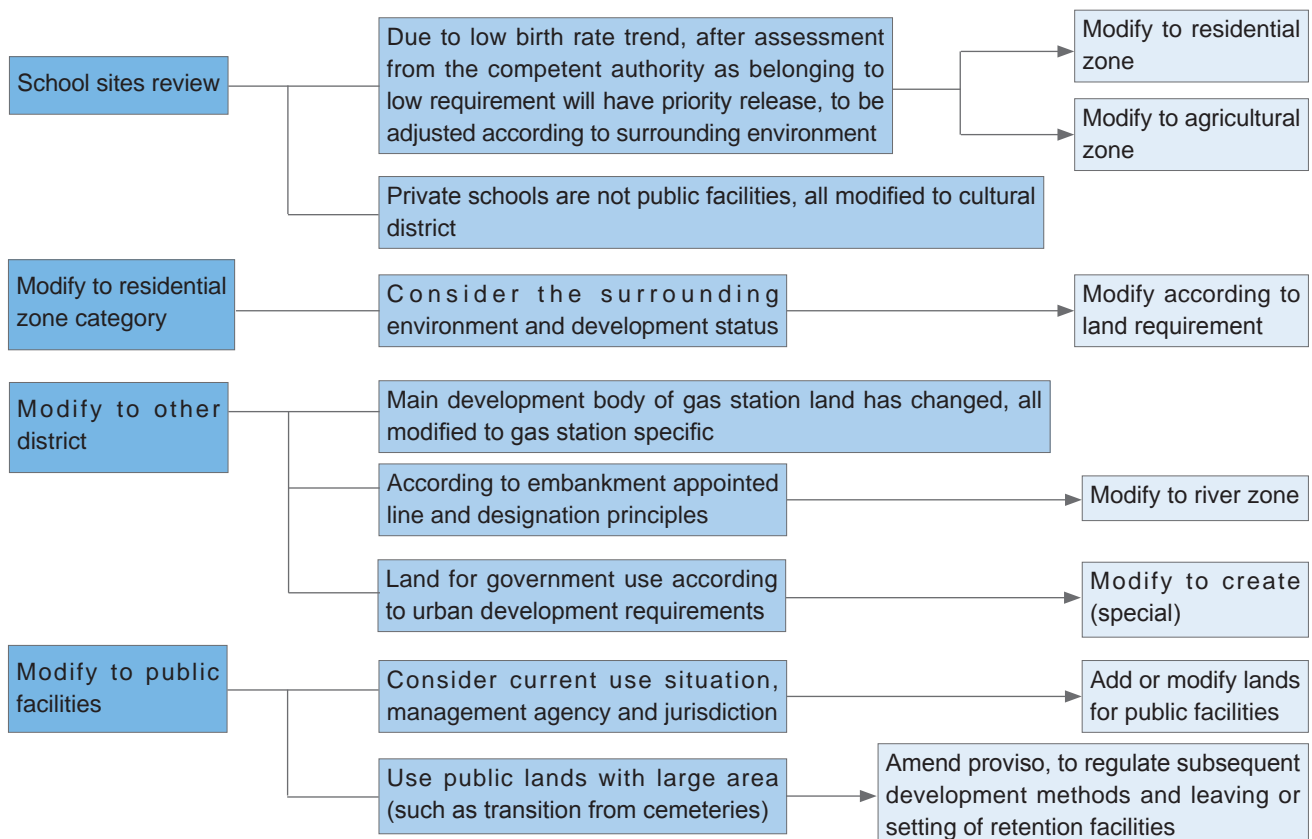
location is announced publicly on the Internet, and property transfer registration has been handled based on the approved location, and application for lease of state-owned land and other administrative procedures have been submitted to the National Property Administration, Ministry of Finance, and after property registration was completed on December 5, 2014, all approved households were accompanied on December 23, 2014 to the National Property Administration, Ministry of Finance, for the signing procedure on the land lease contract, and to the I-Kuan Tao Headquarters for the resettlement housings handover, so that these households could settle in joyfully before the Chinese New Year, and start rebuilding their homeland.

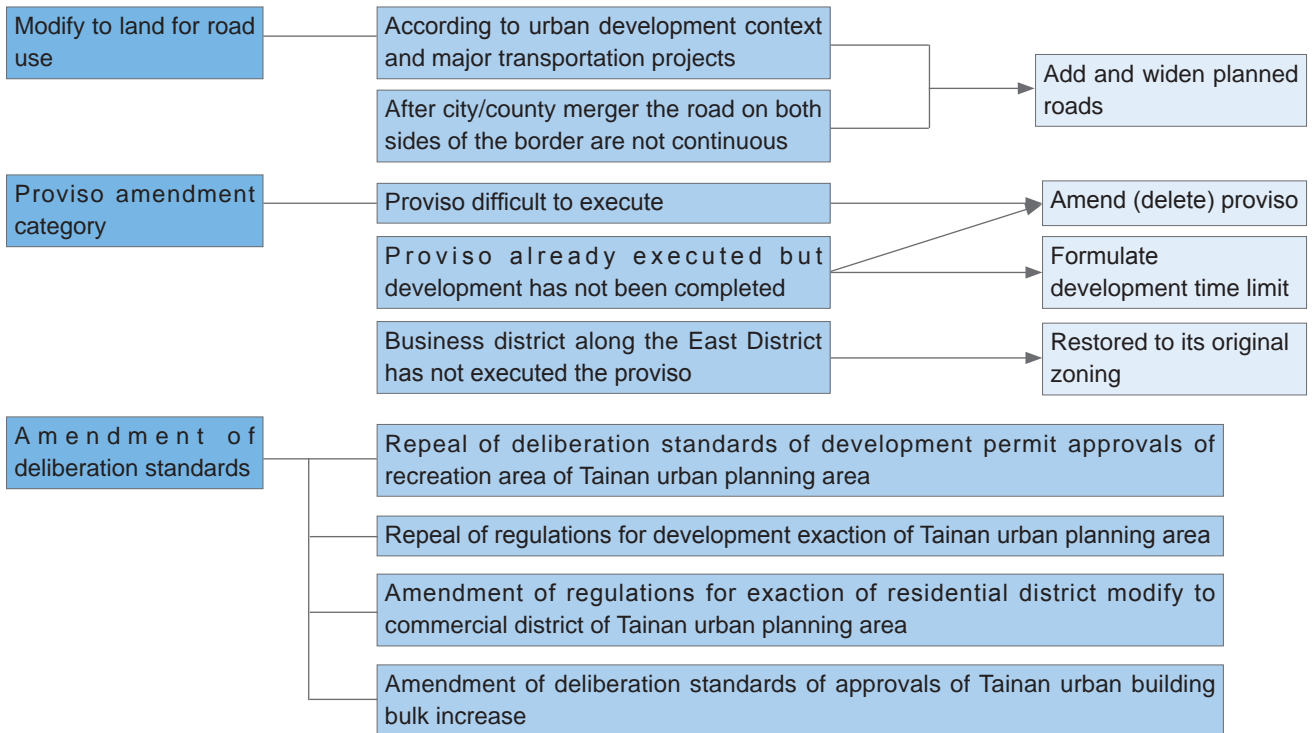
## Public display of overall review of The Fifth Tainan City Master Urban plan has been completed. The plan is under examination operations by City Planning commission

Author/ Lu, Kuo-Lung Pictures/Planning Section

In response to the city/county merger and upgrade, the City Government since 2013 has started the overall review operations of old Tainan City master plan, hoping that, using a more macroscopic greater Tainan perspective, to promote efficient use of urban lands. After much discussion, the public display operation for the "Modified Tainan master plan (5<sup>th</sup> overall review)" started from April 30, 2014, and subsequently it will be submitted to the Tainan City Planning Commission for review. The project team has already been set up, and the project is outlined as below:

1. Project scope and area: the projects range includes Tainan City North, East, Annan, South, Central West and part of the Anping Districts (not including the "Tainan Anping historic style park special area" range), with a total area of 17,524.93 hectares.
2. Project Origin: In view of the previous overall review program expiring soon, the 4<sup>th</sup> overall review, since being promulgated in 2003 and implemented so far, has gone through the city/county merger and upgrade, population aging and low fertility trends, amendments to the "Measures for period implementation of overall review of urban planning" and other political, economic, regulatory and environmental changes. In light of this, according to the greater Tainan perspective following the merger, overall thinking was conducted on the original Tainan City and Tainan County adjacent Districts, and this comprehensive review was conducted.
3. Legal basis: Article 26 of the Urban Planning Act, Regulations for the periodical overall review of urban planning.
4. Project Essence
  - (1) Project term: 2015
  - (2) Project population: 1.18 million
  - (3) Key review





(4) Outline of modification contents

The modification projects in this overall review include 146 cases, excluding project area, adding and amending of review regulations, actual modification cases are in total 139.

Change Category		Change Case No.	Total number of cases
1	Project area and scope of adjustment	Change I-1 to I-3	3
2	Modify to residential	Change II-1 to II-12	12
3	Modify to agricultural district	Change III-1 to III-4	4
4	Modify of culture and education district	Change IV-1 to IV-14	14
5	Modify to the gas station special district	Change V-1 to V-30	30
6	Modify religious special district	Change VI-1 to VI-2	2
7	Modify to another district	Change VII-1 to VII-4	4
8	Modify to public facilities	Change VIII-1 to VIII-16	16
9	Modify to land used for roads	Change IX-1 to IX-6	6
10	Drawing discrepancies or plan misuse	Change X-1 to X-11	11
11	Master-detail plan tiering	Change XI-1 to XI-6	6
12	Project number adjustment	Change XII-1 to XII-12	12
13	Proviso amendment	Change XIII-1 to XIII-22	22
14	Add, amend review regulations	Change XIV-1 to XIV-3	3
15	Modification implementation progress and funding	Change XV-1	1
Total			146

5. Spatial Development Framework

(1) Spatial Development Framework - one city hub, five development sub-core.

Using the urban area’s dimensions to rethink the spatial development framework of the old Tainan City, the old Central West District downtown area and the East District University City combine into one development hub. In combination with the surrounding Fuduxing and double harbor zones of the North, Anping, Annan and South Districts, the multiple merging forming a multi-core development.

(2) New transportation system structure - the city inner ring, central ring, outer ring.

In the future, the City’ s Green Garden Roads (Hai’an Rd., Chienkang Rd., Linsen Rd., Kongyuan Rd., etc.) will be the inner ring of the project area, the original outer ring (Zhonghua East, West South and North Rd.) will become the central ring, while the new outer ring will be built (Provincial Highway 39 access road under High Speed train bridge, north outer ring, 2-7 Taijiang Avenue, Provincial Highway 61 Western Coast Expressway, Provincial Highway 86 East-West Expressway), will constitute the structure and dimensions of urban area development.

(3) Policy area large investments - a key engine of urban development.

The major public construction will continue to be promoted (such as photos), as urban development engine, to achieve their goals through urban planning to create jobs, create attractive urban stronghold.

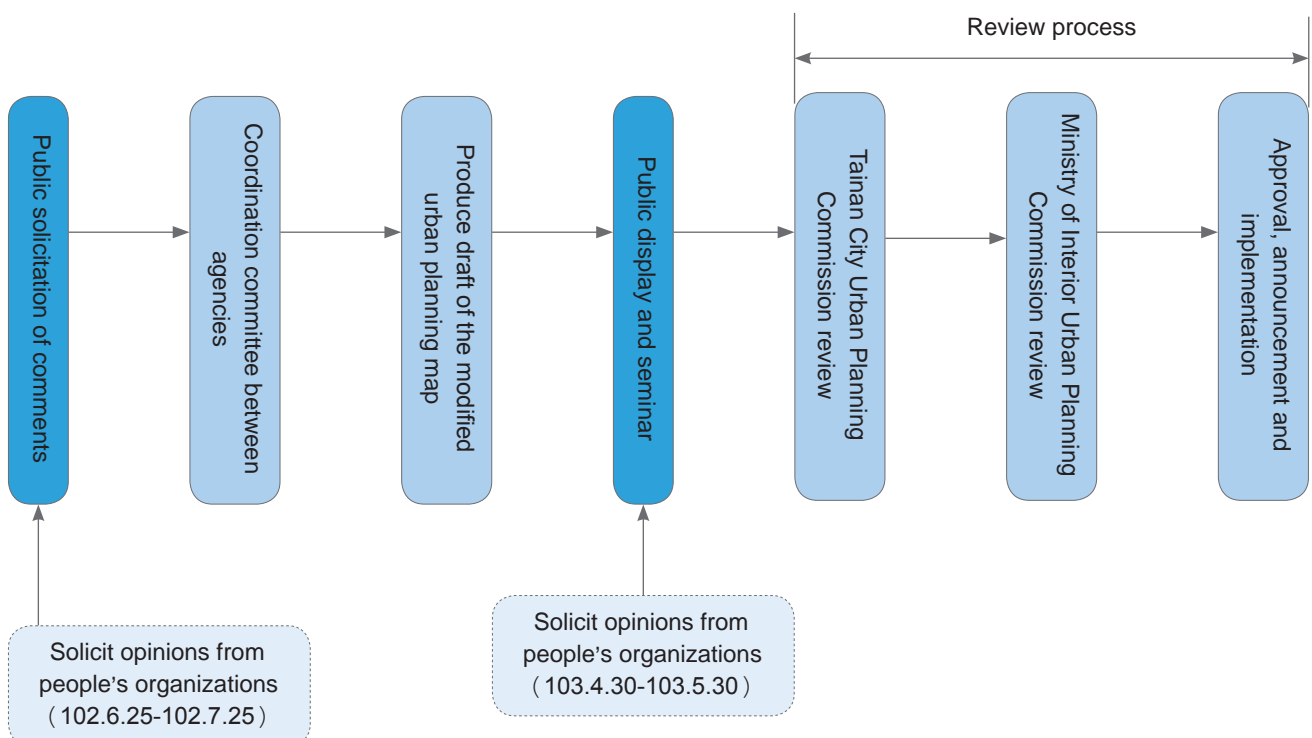
(4) Directions for the industry development concepts.

A. Industrial use: regarding review concepts for urban industrial zones, the direction should go toward strategically industry relaxation and floor area ratio adjustment.

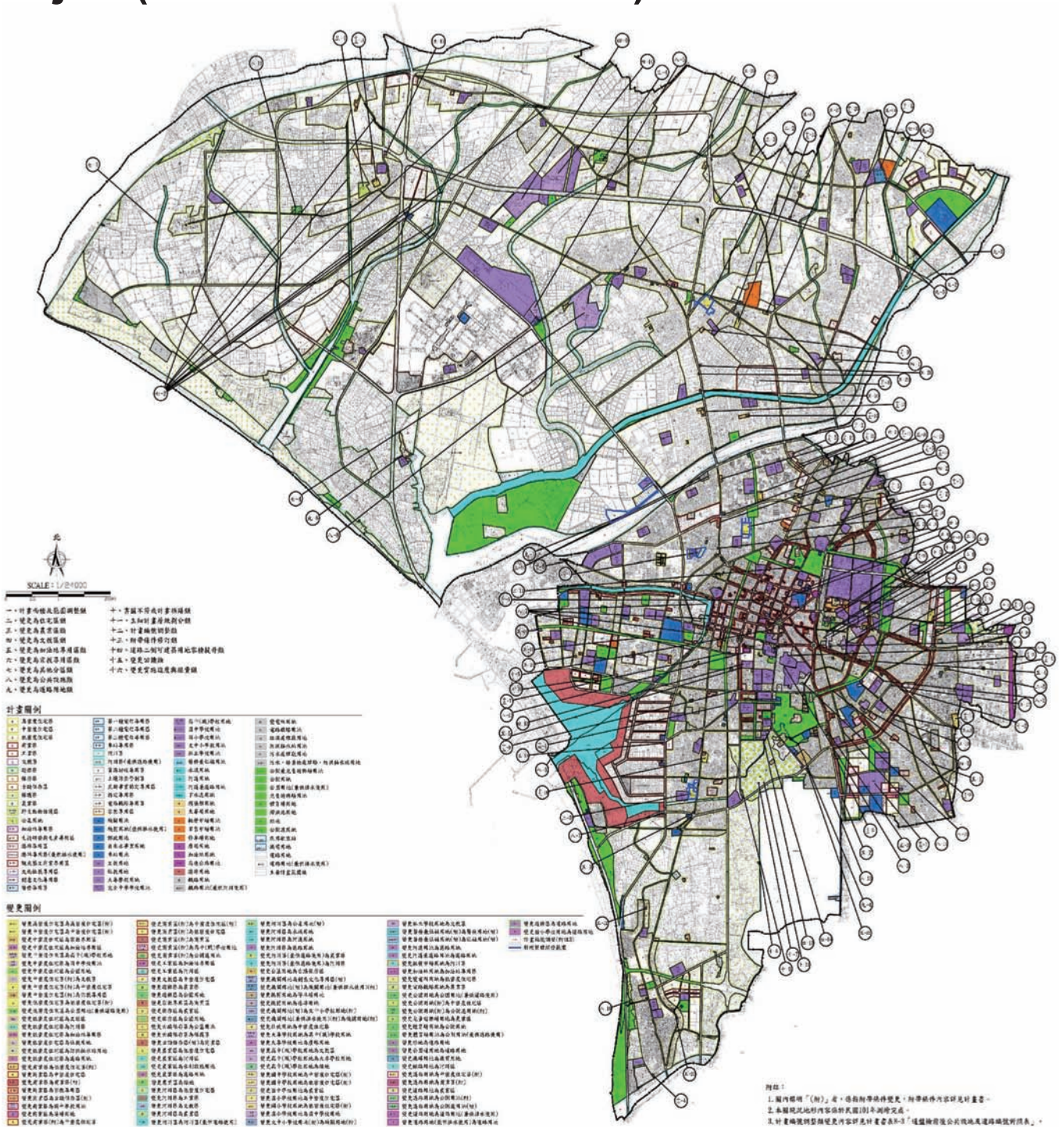
B. Commercial use: the downtown area, in coordination with advanced public transportation construction blocks and modification mechanisms for floor area ratio intervals, increase the re-development incentives for downtown businesses, in the hopes of promoting the downtown population reflux.

C. Agricultural use: located in the surrounding areas of transportation nodes, special area announced according to the Factory Counseling Registration Procedures, agricultural areas surrounding major constructions, are priority reservations as hinterland for urban development expansion. The remaining agricultural areas are maintained for agricultural use, and as a buffer and adjustment space for urban development.

6. Handling process



# Changing the plan diagram of Tainan City Planning Project(the fifth overall review)



# Overall reviewing the land of control of urban planning in Jiufenzi, Annan district —Creating a low-carbon communities

Author/Chen, Ya-Ting Pictures/Planning Section

## Preface

On August 4 2011, Tainan City was awarded the a low-carbon model city in southern Taiwan promoted by the Environmental Protection Administration, Executive Yuan, which coincided with the development time of Jiufenzi area; as this area has a rich ecological appearance, it was chosen as the first low-carbon demonstration area. In order to achieve the goals of low-carbon vision, to achieve quality and livable ecological environment, according to the "Tainan Regulations on the exercise of autonomy on low-carbon city" framework contexts, review again the existing land use control provisions and urban design specifications, and through the management of building development activities, the series of open space systems, encourage the use of green energy and strengthen urban infrastructures and other measures, merge into the existing urban planning control specification, as the first step in implementing low-carbon demonstration area vision.

## Project scope



With the Jiufenzi replotting district as basis, the borders are Jun'an Rd. on the south side of the Chia Nan Irrigation system in the north, in the east is the east side of public highway AN14-2 until the borders of the residential district(4-1),

in the west is the east side of Anming Rd. Sec.1, in the south is Fu'an Rd. on the north side of the Yianshui river, with a planned area of 101.77 hectares.

## Project concept

- (1) Linking blue and green resource corridors, building a sustainable ecological environment.
- (2) Creating a "Livable, Permanent" living environment.
- (3) Creating Tainan's model ecological community.

## Handling schedule

The whole project coordinates with the re-planning project schedule of Tainan Land Administration Department, urban planning review operations are handled in parallel, and it has been announcement and implementation in July, 2015.



Urban Planning Map



Aerial Photograph of the Urban Planning Districts



Diagrammatic Sketch of the Landscape

Excerpts of urban planning key achievements

Reviewing minimum building site development scale

▶ Focusing on the development feasibility

■ Ecological community demonstration area

The strategic development of block



◎ Diagrammatic Sketch of the Strategic Streets



◎ Diagrammatic Sketch of the Smallest Architecture Foundation

1. In order to shape the landscape image of the core area, part of the designated blocks' can be payment for purchase of more Floor Area.
2. Minimum floor area of 5,000 square meters, green building plan with a Gold level or above, and subject to urban design review and approval.

Green Building Margin System

In order to avoid taking into account volume purchase, design a margin system for green buildings, if the developer receive Gold level green building mark according to the limits, the deposit will be refunded without interest.

■ Humanistic Green Transportation Design



Building lot setback provisions



◎ Diagrammatic Sketch of the recession of the Architecture Foundation

Bicycle parking-setting mechanism

Newly added legal motorcycle parking spaces have to have bicycle parking alternative mechanisms, in order to encourage the use of green transportation.

■ Construction of ecological infrastructures



Lot water conservation specification

To strengthen the lot water conservation functions, regulate that the construction base of 300 square meters or more, should be set up for flood control or rainwater storing facilities in accordance with relevant regulations.

Solar photovoltaic facility specification

In order to develop solar photovoltaic renewable energy, it should be regulated that all newly-built buildings shall be equipped with solar photovoltaic facilities

Candidate system for ecological communities

When residential site exceeds one hectare or more, the site shall obtain the green building rating system, before obtaining the building occupation permit – the community category candidate certificate is reviewed together with the building occupation permit.

Induced floor area incentive items

- To enhance this community's environment quality and landscape style, five floor area incentives suitable for the planned area are as specified:
1. Set a pitched roof
  2. Photovoltaic facilities
  3. Increase green cover, and reduce building coverage ratio
  4. Overall development for the entire block
  5. Adjacent buildings and adjacent blocks spacing.

## Overall Development of F、G areas in Tainan Science Industry Park (TSIP) Special District Plan

Author/ Huang, Pei-Jing Pictures/Planning Section

### Project Origin

In response to the rapid growth of the Tainan Science Park, in 2002 on the periphery of the park plans to develop a special area were drawn, planned area included 15 developable zones from A~O, for a total area of approximately 890 hectares, to provide complete life service functions to the park staff and meet their needs. In 2004 development operations for the first phase (L & M zones) were started, currently residential application for building area has exceed 50%, and it is estimated that it will become saturated within the next 5 years. At present, in response and to relieve the pressure of the yearly increase of about ten thousand employed population at the TSIP Special District and the Tree Valley Special District, after considering market supply and demand, location conditions, financial evaluations and other comprehensive matters, F and G zones were chosen for the second phase development operations.

### Project objectives

1. Shaping the urban images of the new urban construction areas
2. Satisfying the life functions derivative of the TSIP Special District
3. Building necessary public facilities for preparing the disaster prevention system of Special District
4. Moving toward the environmental concept of ecological communities and developing exemplary residential and commercial living environment

### Project Content

The area for this project (new community development areas development blocks F and G) is located in the northeastern part of TSIP Special District, divided into four patches, mainly located between the west of the Taiwan Railway Western Line and the east of the high-speed railway, belong to Shanhua and Xinshi Districts , with a total planned area of 114.99 hectares; its main project contents are as follows:



◎ Development simulation schematic 1 of the “Developing TSIP Special District Plan (not including Park sections) (new community development area F and G) detail plans”



◎ Development simulation schematic 2 of the “Developing TSIP Special District Plan (not including Park sections) (new community development area F and G) detail plans”

1. Livable new community on South 133 County Road

To accelerate the provision of the service functions needed by employed staff in Special District, and to link the Special District and the development axis of Shanhua District, and through overall development continue the traffic function of Backloun Boulevard, as continuation of the development momentum of the L and M zones, so the blocks on both sides of the South 133 County Road should have meeting the necessities of life as their starting point, and provide residential services as their axis, and at the intersection between South 133 County Road and 15-25M Road, is an advantageous region for traffic areas, with the introduction of business services function, and providing financial, insurance , catering, retail, services, fitness and leisure activities, a comprehensive employment and living services function will be established.

2. Portal image community on Siraya Boulevard

The block located at the intersection of Siraya Boulevard with Provincial Highway 19, near the Taiwan Railway Nanke Station, and Siraya Boulevard is the main route into the Special District, with conditions for advantageous traffic location and for creating regional images, therefore through a complete combined development of street blocks, promote the development of the residential communities in the surrounding areas, and in coordination with the traffic transport function, establish a portal image.

3. Yiminliao Settlement: a fusion of old and new

Yiminliao is an existing rural type settlement, and it should maintain its existing residential function, and through overall development opportunities gradually promote the re-development of already developed areas.



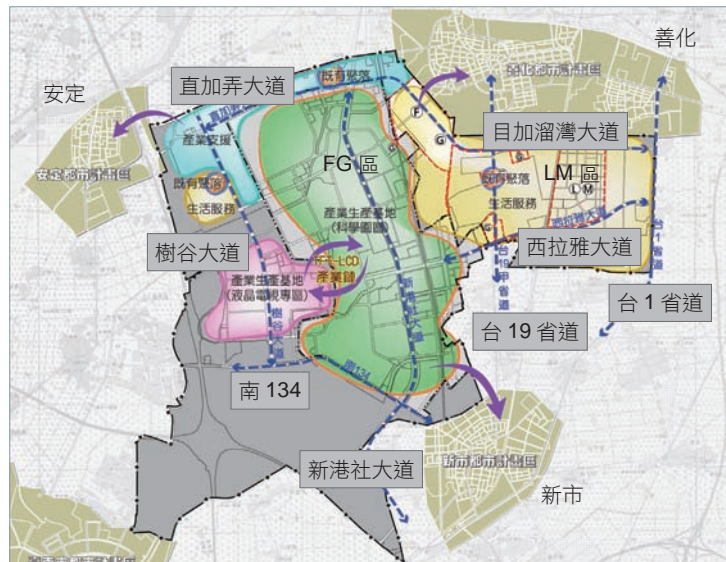
◎ Chart of the “Developing TSIP Special District Plan (not including Park sections) (new community development area F and G) detail plans” (draft)

**Achievements and Benefits**

After this project is developed, in the future it is estimated to introduce a project population of 15,000 persons, provide about 55 hectares of residential zone, 9 hectares of commercial land and through the designation of public facilities and integration of the surrounding rings of the green and the blue systems, build flood controlling, ecological, low-carbon communities; after Backloun Boulevard (Provincial Highway 19A to South 133 County Road segment), which is located within the project range will be able to alleviate the traffic impact of the Science Park and Shanhua area and improve transportation convenience; also, in coordination with the MRT-type Taiwan Railway, the establishment of the Tainan bus system and bike paths system, combined with the transit-oriented development (TOD) concept, there is consideration to designate a transfer station at the intersection of the Provincial Highway 19A with Siraya Boulevard, in order to build a more complete transportation system.

**Estimated handling schedule**

The Urban planning is expected to be completed before the end of 2016, with a follow-up handling of zone expropriation for overall development operations, a good future can be expected.



◎ Development schematics of the TSIP Special District Plan

## Overall plan for land reservation for public facilities of urban planning in Tainan

Author/Tsai, Chung-Ling Pictures/Planning Section

According to the Ministry of Interior inventory on not acquired lands reserved for public infrastructures all over Taiwan, there are a total of approximately 20 thousand hectares between public and private lands; Tainan City has approximately 4 thousand hectares. Since urban planning land reservation for public facilities that had been designated long time ago but never been expropriated or developed limit the use from landowners and affect their income, this also deeply affected land value, but the required expropriation costs are also a major financial burden for the Municipal finances.

Regarding the issue of land reservation for public facilities that have never been expropriated, over the years the Construction and Planning Agency, Ministry of Interior, has proposed the "Management Guidelines for the issue of urban planning land reservation for public facilities" to review how to relax the limitations of urban planning laws regarding the use of land reservation for public facilities, review the use of overall development to acquire these lands, establish the development rights transfer system with priority in promoting the transfer of development rights to acquire these lands, promote urban renewal or encourage private lands donations or investments to develop public facilities, establish benefit feedback funds with priority use for acquiring lands for public facilities, construction and diversified self-liquidating programs and other countermeasures; also the Municipal Government, through periodic review of the urban planning will in turn conduct an overall review of modifications for unnecessary land reservation for public facilities, and in coordination with promoting Central Government policies and related regulations, accelerate the acquisition of never expropriated or developed lands for public facilities.

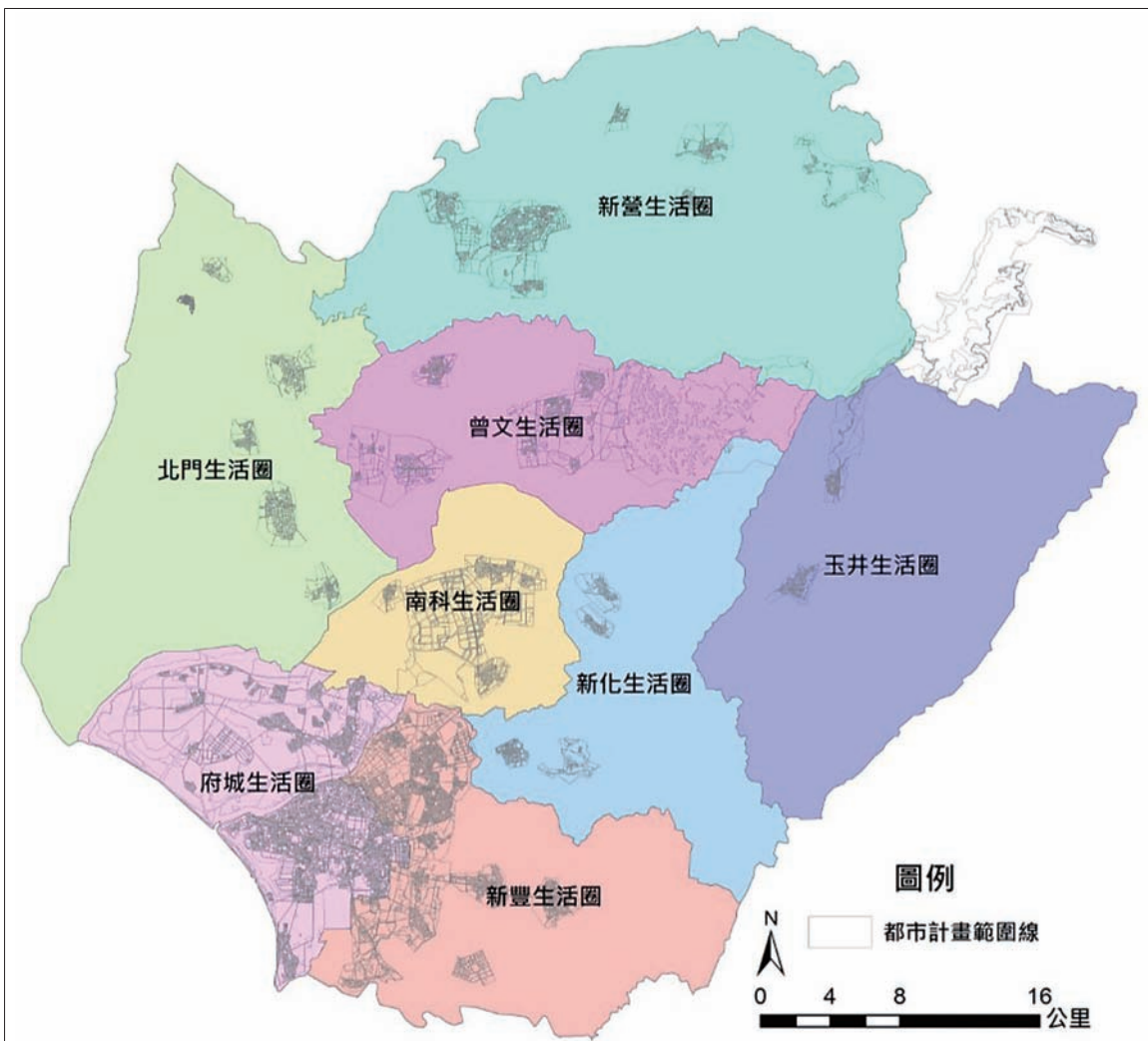
Also in response to the recent population aging - low fertility trends, the Ministry of the Interior has amended the review standards for land reservation for public facilities "Regulations for the periodical overall review of urban planning", and in 2013 has issued the order "Review modification guidelines for land reservation for public facilities in Urban planning" to set appropriate review standards. In order to maintain



◎ The map of Kung 32 parkland in Annan District (Reserved land for public facilities)

the quality of public facilities and services, in response to development needs of an aging and less fertile society, verify and review the needs of total population growth, use the living area mode to review and modify unnecessary lands reserved for public facilities. It is expected that acquiring the still needed land reservation for public facilities through state-run overall development methods, rational use of the limited land resources will be promoted, quality of the living environment of urban residents will be improved, public grievances will be reduced and the government's financial burden in the acquisition of lands reserved for public facilities will be also reduced.

In order to put and end to the grievances brought by longtime use limitation to the landlords of the land reservation for public facilities, and to safeguard private interests, Tainan City Government, in addition to actively organize periodic overall review of urban planning, will also organize project overall review for public facilities reserved lands in urban planning with the subsidies from the Construction and Planning Agency. Considering Greater Tainan City's vast territory, and the difference in the city's development textures, this time, according to urban planning development status the city will be divided into the three living areas of Tainan City, Beimen –Tainan Science Park - Xinfeng, Xinyin - Zengwen - Yujing – Xinhua, for the handling of the comprehensive planning and review of land reservation for public facilities. All relevant operations started at the end of 2014, taking into consideration land ownership, current use situation, development trends and feasibility of joint development with surrounding public facilities, and evaluating the necessity of retaining their designation or of releasing, public facilities reserved lands without development requirements can be modified into suitable land use zoning through modifying the urban planning legal procedures, using state-run urban land consolidation as overall development method, and return the land to the people. The entire project planning is expected to complete in 2016, and the urban planning legal procedures are expected to be completed in 2018.



◎ Diagrammatic Sketch of Eight Living Areas

## Soil and water conservation works of the Artillery School Guanmiao Campus has begun

Author/Huang, Yen-Kuan Pictures/Regional Section

A specific committee was established on April 8, 2011 for the Relocation Project of the Army and Artillery School, which was to be moved from Yongkang to Guanmiao District. Ever since then, the Tainan City Government has been actively cooperating with the Ministry of National Defense to discuss relevant events. On September 12 of 2012, the Mayor of Tainan City, Mr. Lai Qing-De, and the former minister of National Defense signed up a Memorandum of Cooperation, and officially commissioned the Engineering Group and the Land Acquisition and Development Group to manage investigations and assessments tasks related to the constructions and lands acquisitions. Thanks to the efforts and coordination of the working groups of the committee, the government actively promoted development plans in both YongKang and Guanmiao District.

The development permit of the selected land for the Army and Artillery School Guanmiao campus was approved and issued by the Construction and Planning Agency of the Ministry of Interior on Feb 22, 2010, later the Requirement Plan was approved by the Executive Yuan on May 23, 2012. After that, the Land acquisition group of the committee has been working aggressively to manage relative tasks to expropriate and appropriate lands for Guanmiao campus. With these efforts, the land acquisition process was finally accomplished in mid-December 2013.

The essential planning of the Soil and water conservation works in Guanmiao campus was approved by the Public Construction Commission of the Executive Yuan on September 26, 2013, and the detailed designs were accomplished in late 2013. On April 1, 2014, the groundbreaking ceremony for Guanmiao Soil and water conservation works was held, and the construction was then started. The 1<sup>st</sup> phase was accomplished in September 2014, and the 2<sup>nd</sup> to 4<sup>th</sup> phases will be executed successively.

When the construction of the Guanmiao campus is fished, it will offer a place for military training, practices and centralized military education. The campus can accommodate nearly 3,000 officers and students, should be able to activate the industry growth and land developments of Guanmiao District and its surrounding areas, and benefit the Tainan City Government, the Military and local citizens.

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© The groundbreaking ceremony for Guanmiao Soil and water conservation works

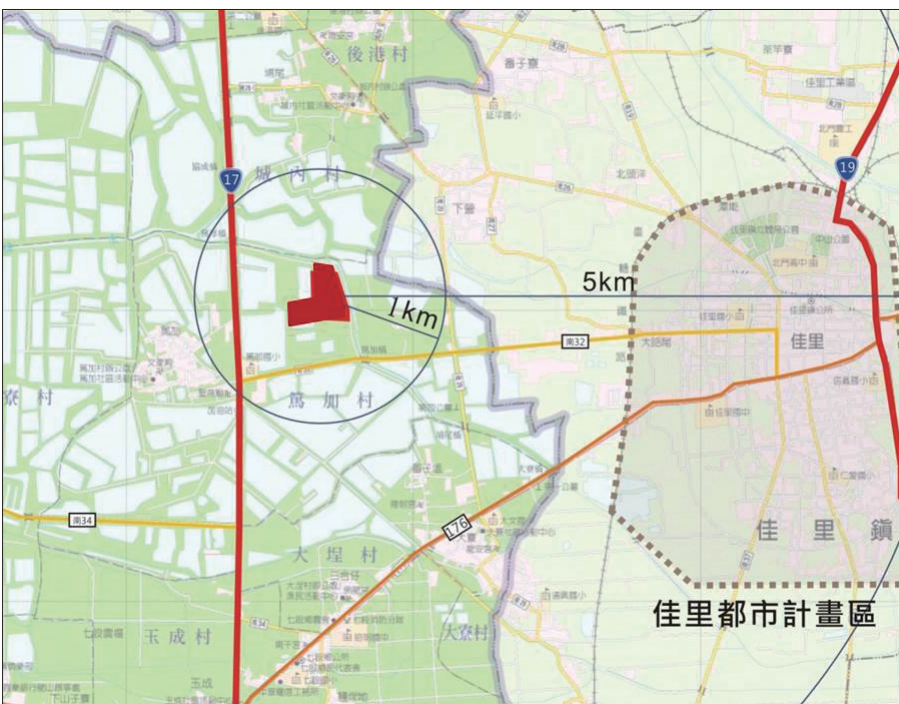
## The land alteration classification in non-urban area for the Kaitien Industrial Park in Qigu district has empowered the development of local industries

Author/Lin, Yen-Hsin Pictures/Regional Section

The plant that Kaitien Enterprise Co., Ltd possesses in Qigu District is nearly 7.5 hectares in area. In view of the high land-use saturation of the site, also in consideration of its industry upgrading and its ambition to benefit the development of the region, the applicant therefore decided to exploit a new land located in the northern side of Kai Suh Suh Industrial Park. The land, which the applicant has selected was classified as a fishery land in regular farming zone, and the size is more than 5 hectares, therefore a land zoning and converting arrangement is required according to Article 15-1 of the present land zoning regulations before this land should be developed legally. The applicant will invest and exploit this land gradually in the coming years, and the total investment amount reaches NTD1.95 billion. Kaitien Enterprise Co., Ltd was established in 1982 as a small-sized local electronics components manufacturer, through years of growth, is now a major supplier of cable ties and wiring ducts in industrial and consuming market in the world and in Asia. When the new industrial park is finished, it will be contributed to the production of Kaitien's current major products. To reply the increasing demands of the whole market, also in view of the marketing strategy to Mainland China, the enterprise will set its R&D center and production lines in Taiwan, and distribute its products all over the world and in China, and practically keep its core technology in Taiwan.

This case was examined and approved by a specific team of Non-urban Land Alteration Zoning and Classification Committee of the Tainan City Government on June 2012, and the development permit was issued officially by the end of December 2012. The certificates of the rights of lands and buildings were received by the end of November 2013, and the Land Administration Agent has approved the land use zoning and land converting classification in January 2014.

Qigu District, located in the littoral area, has been suffering serious emigration problems. We have accomplished this development project with quality and efficiency, and planed to develop this area step by step. We are confident that it will help to create job opportunities in local area, and improve the development and growth of local industries and economy. Tainan Non-urban Land Alteration Zoning and Classification Committee will call on meetings from time to time in the future to achieve the goals of local development and environment protection through project examination mechanism, in order to create a durable development for the Greater Tainan City.



◎ The plan of Kaitien Industrial Park

## The Construction of Eminent Industrial Park Project: First Overseas Taiwanese Enterprise Returning to Home Base for Investment. Tainan City Government Supports the Company with Efficiency and Effectiveness

Author/Lin, Yen-Hsin Pictures/Regional Section

The groundbreaking ceremony of the Eminent Industrial Park was held at 10:00 on December 22, 2013. Eminent Luggage Corporation was established in 1979 in Tainan, after more than 30 years of growth, it is now a well-renowned company and the only public company in luggage manufacturing industry in Taiwan. The company designs, produces and distributes all kinds of luggage, and offers service to its customers all over the world, is a world-famous brand company. This industrial park was established according to the Statutes for Industrial Innovation. The company has chosen Guiren district, where its parent company is located as its new headquarters and production base. By doing this, the company expects to increase the value of their brand name and reinforce its competitiveness, hoping to improve the industrial development in the whole Tainan city. As a pioneer of overseas Taiwanese enterprise returning home for investment, the company looks forward to stimulating the cluster effect among relative industries.



◎ Groundbreaking ceremony of the Eminent Industrial Park (photo by the Department of Information and International Relations, Tainan City Government)



◎ The 4<sup>th</sup> meeting of Tainan Non-Urban Land Zoning and Converting Committee

and Classification Committee by the end of December 2012, and was sent to the Construction and Planning Agency in March 2013 for review and examination. The development permit issuance process was started after this project was approved, and the permit was issued officially by the end of April 2013.

The reason why this project could be examined with quality and efficiency is that there are few restrictions of the land itself, and also the developer quickly replied the requirements in conformity with the regulations concerning the designs and planning. Besides, the Tainan City government agencies actively offered necessary support to returning home overseas enterprises, and managed to control the efficiency of project examination, thus benefited the enterprise and the local area.

The lands the developer has selected is located in Guiren District, a farming and grazing lands in regular agricultural district, and the size exceeds 5 hectares, therefore the Tainan Non-urban Land Alteration Zoning and Classification Committee is required according the Article 15-1 of the Regional Planning Code before it should be applied legally. Besides the plants and offices, the site also includes a tourism factory so that visitors could have a brief understanding of the production process of luggage, making this company a spot light of local industry.

This project was examined and approved by Tainan Non-urban Land Alteration Zoning

## Central Government delegates acclaimed Tainan City Government after inspecting the sites of three trans-regional township reform projects

Author/Wu, Han-Ping Pictures/Landscape Planning Section

In 2013, the Bureau of Urban Development and the Water Resource Agency asked for the financial support from the Construction and Planning Agency of the Ministry of Interior for three trans-regional township reform projects, which geographically cover Sikunshen, Yuguang Island, the coastal area along the Zhu River, and the Siraya National Scenic Area. Since the integrated projects are part of 2015-2016 major construction projects of the Central Government, the Construction and Building Agency invited the examination



© Mayor Lai and the delegates listened to the presentation of Zhu river plan

committee to visit Tainan on June 11, 2014 to inspect the site of each project and have a comprehensive understanding of the relative planning. Tainan City was the first local government which organized on-site inspection for integrated planning, and Mayor Lai received and accompanied the delegates to listen to the project presentation, and had discussions with them over the orientation of these projects.

Previously, the Central Government made adjustment to certain policies, and the township recreation plans were transformed into trans-regional integrated ones. In 2013, each and every county and city government proposed trans-regional and trans-departmental value-added plans so that relative Central Government agencies could coordinate resources and allocate budgets instead of dispersing small funds in various sites. Once the proposition is examined and approved by the Central Government, subsidies around 100 million NTD will be issued in the future, and thus Mayor Lai highly regards this event.

The renovation along Zhu River bank is a key element of Tainan City trans-regional township recreation projects. In the past, the recreation plans only focused on drainage, making the scene of Zhu River very stiff and unnatural, and the water quality did not improve. Currently the Water Resource Agency has finished the



© Deputy Mayor Xu accompanied Central delegates to inspect the trans-regional integrated plan site in Sikunshen

landscape planning, flood prevention planning, and the installation of wastewater treatment plant in order to improve the water quality with various methods, recreate a new landscape along the bank, and make Zhu River, the only river flows through downtown Tainan, more accessible. Furthermore, the agency has made plans for the parks, meadows and historical sites near the stadium, which will be connected with paths to form a strolling area. Also, the development proposals of Nan-Shan public cemetery situated on the midstream and downstream of the Zhu River is almost

accomplished. After the river course renovation and the graveyard resettlement are finished, we will relocate the funeral and interment facilities and relative industries on Zhonghua South Road and Guoming Road to an appropriate area to improve the landscape of this district.

Other projects such as the Sikunshen Village, the fantastic scenes of Yuguang Island and the characteristics of Siraya aborigines all profoundly impressed the delegates that they all recognized the concepts to practically integrate these sites across different regions. Mayor Lai expects that the Central Government agencies could offer more financial support to Tainan City to create a brand new urban landscape.



◎ Central delegates inspected the site of Yuguang island trans-regional integrated plan



◎ Central delegates inspected the site of the Zhu river trans-regional integrated plan



◎ Central delegates inspected the site of Siraya trans-regional integrated plan

## Initiation of Taiwan Sugar green bicycle runways project. Establishment of a blue and green cross transportation network

Author/Lin, Bo-Zhao Pictures/Landscape Planning Section



⊙ After the abandoned railways are transformed into green bicycle trails, the urban blue and green cross network will be built up

The Chianan Irrigation system Xinying branch and the abandoned Taiwan Sugar railways both go through the major areas of Xinying district. The irrigation system green paths consist of the green alleys on the southern side of Nan-Xin Junior High School and Xinying Industrial Vocational High School, which were gradually accomplished respectively by the Bureau of Urban Development and the Cultural Affairs Bureau from end of 2012. Citizens can now stroll along the canal to Nan-Zhi community from Ta-Tong road in front of Xinying railway station. The total length of this path is about 3 KM. Local citizens highly appreciate the result of this project.

Besides the east westward irrigation system green paths, the south northward ancient Taiwan Sugar railways system is also a key part of the urban area. The Bureau of Urban Development has continually received the approval of the



⊙ The green path along the irrigation channel to the south of the Cultural Center

Agency of Construction and Building of the Minister of Interior from 2013 to 2014 to support the first and second phase of reconstruction works financially. The construction of the first phase was accomplished in May 2014, and the second phase will be finished in early 2015.

The series of ancient Taiwan Sugar railway reform plans will transform the abandoned Taiwan Sugar railways into green bicycle commuting trails for citizens to go to school and office, and also make them wonderful places for strolling. The starting point of the first phase is Xinying railway station, leading north to Sanmin road, Minzhi road and Changrong road. In the second phase, the construction works will extend further north through the east side of Swan Lake and stop at the intersection with the N. 74 Road, and the total length is 3.6 KM. Besides the bicycle trails along the both sides of the sugar rails, squares and pocket parks will be set up at road intersections and in sites adjoining existing parks to serve the demand of residents for commuting and recreation, and integrate with the green paths along the irrigation system into the major green network in Xinying.



◎ The green path along the irrigation channel to the south of Nan-Xin Junior High School



◎ Since the abandoned Taiwan Sugar rails were transformed into green bicycle trails, the community recreation sites have been connected into one single network, making the green paths more appropriate for commuting and exercise

## Lioujia District possesses a brand-new entry view with the plaza in front of Linfongying railway station being open to the public

Author/Chen, Yu-Yian Pictures/Landscape Planning Section

Tainan City Government endeavored to gain financial support from the Agency of Construction and Building, and received a fund of 12 million NTD for Linfongying Station Plaza and Surrounding Area Improvement Project. The project was completed in mid March 2014, after the Bureau of Urban Development had hitherto finished the front station plaza landscape renewal projects of Xinying, Hobi, Yongkang and Xinshi railway station. The landscape of the front plaza and the surrounding area of Linfongying station has been successfully improved under the direction of the Bureau and with the financial support of the Agency of Construction and Building. The inauguration ceremony was held by Mayor Lai on April 8, 2014, along with chiefs of relevant agencies and district offices, councilors, and village heads. Through this project a green space measuring around 7,000 M<sup>2</sup> is open to the public, revitalizing the once obscure train station with elements of local tales and other features. This project was another successful case of cooperation with the Taiwan Railway Administration.

The landscape improvement project included the plaza in front of the station, the wastelands to the north and south of the station, and the circle surrounding the banyan. This area has been transformed into a cultural plaza and a Japanese garden, more or less aiding the sustainable development of the district. Localization and origination were the key concepts of this project, aiming to improve the quality of the living environment, enhance the utilization of these places, draw on local cultural and ecological resources, cater to the characters of the community, and interact with local industries. Speaking of Linfongying, the most impressive image might be fresh milk. In fact, Linfongying railway station is the entrance of Lioujia district and an important access from Chianan plain to the Wusanto Reservoir and the Siraya National Scenic Area, and should be regarded as the starting point of the journey to dairy farms, the Yoich Hatta memorial park, the irrigation systems, the brick culture sites, and the sites of many religious activities.

The Taiwan Railway Administration set up a station here in 1933, and many citizens in the early days took trains here to commute to other cities for study and work afterwards, filling this place with old memories. An ancient railway ambience has been prevailing in the station and the surrounding area since then. The Japanese brick buildings with cement roof tiles have been abandoned for many years, one of which is even ruined and occupied by an old tree, becoming a real "tree house". Since a Japanese cultural aura emanates from the



◎ The location of Linfongying railway station



◎ The mayor hosted the ribbon-cutting ceremony for the finished work



◎ The plaza in front of Linfongying railway station

brick buildings and surrounds the field, a Japanese garden and a cultural plaza become the two elements of the design and planning concepts.

In order to increase the living quality of Tainan City, since the merger of Tainan City with the former Tainan County, the Tainan City government has been devoted to improving corner landscapes of the city in ways that suit the citizens' needs. With a view to further improving the landscape of the front station plaza, the Bureau of Urban Development attained a subsidy of 4 million NTD for the 2nd phase of construction from the Central Government in 2014, aiming to activate the development of Liujia District through the landscaping of this obscure place.



◎ The plaza to the south of the station



◎ The plaza to the north of Linfongying station

## A new place to listen to the history of Yanshui - the Yuejing Story House

Author/Tsai, Yuejing-Story Pictures/Landscape Planning Section

In order to represent the prosperous and busy streets of Yuejing Township, the Bureau of Urban Development of the Tainan City Government developed a project to renew streets of this village - Yanshui Historic Quarter and Landscape Improvement Project, which were completed on November 8, 2014. The sites selected were on Zhongshan road, and the key events included the restoration of the Yuejing Township History and Culture Workshop and the Baide Pavilion. Besides extending and deepening the development of the blue and green zone network and its surrounding areas, and reconstructing the living environment of the old streets, this project aimed to create a nostalgic ambiance among the narrow alleys, regaining the charms of this historic village.

Yuejing Township History and Culture Workshop was established by local cultural and historical workers to preserve local historical patrimony. It also assists in local art and cultural activities and tour guide trainings to promote the community development, so that visitors may be inspired by the cultural aura of the ancient Yanshui village and thereby the culture and history of this village can be passed down.



◎ Yuejing Story House after the renovation works (1)



◎ Yuejing Story House after the renovation works (2)



◎ The Baide pavilion is open to the public (1)

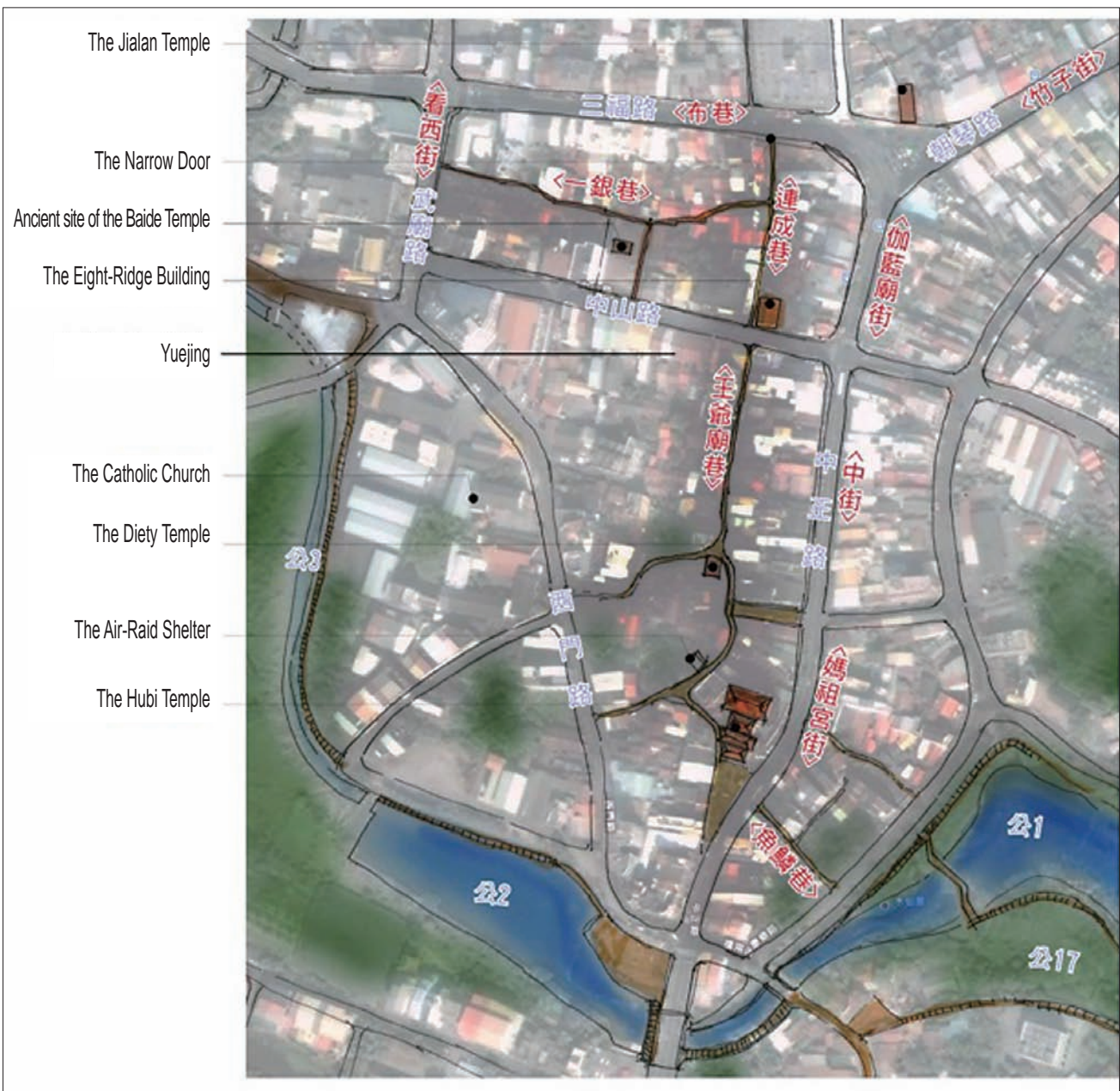


◎ The Baide pavilion is open to the public (2)

After this project was accomplished, the Yuejing Township History and Culture Workshop was officially renamed as “Yuejing Story House”, and has been continuing telling stories about this village since then.. An exhibition space is in the rear of the building, making art events more accessible to the public. Furthermore, to preserve the history and culture of Yuejing township, the bamboo-woven walls with clay plaster and the clay brick walls in the house were reserved. A specific exhibition area was established to demonstrate and explain these special construction techniques. We also restored the structure of the ancient exposed walls with the Douziqui techniques so that visitors could have a more complete understanding of its original structure. We hope to lead visitors to go back to the ancient time through this restored wooden building, and to recall the collective memory of the elderly citizens. As to the Baide Pavilion, we imitated the original forms of the ridges of roofs, vertical ridges, gables and the beams of the pavilion, and restored the ancient well nearby, to reproduce the original beauty of this building..

This project exactly recreated the historical atmosphere of the blocks, and practically connected the alleys nearby (such as the Diety-Temple alley, First-Bank alley, Lian-Cheng alley and the Cloth street), to reshape the living environment and the tracks of the history, and pass down the beliefs and memories of the ancient days of Yanshui citizens to future generations. In the future, we hope to extend the scale of this project, in combination with activities such as Yuejing lantern festival, to offer a more profound ancient township aura to visitors.

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© Map of the Yuejing Story House and the Baide Pavilion

## 2014 Tainan Corner Landscape Design Contest Project Awarding Ceremony - Mei-Le Music Art Association won the top prize

Author/Lin, Yu-Ru Pictures/Landscape Planning Section

Working hard in the scorching summer days and heavy raining days, students from various universities and colleges worked in groups with communities to compete with one another in Tainan Corner Landscape Design Contest Project. After the initial examination and evaluation, the 4<sup>th</sup> Tainan Corner Landscape Design Contest Project result presentation and awarding ceremony was finally held at the Nanying Hall of the Minzhi Civic Center on August 31, 2014. Mayor Lai attended the event to award prizes to the winners. Mei-Le Music Art Association and “A seed that falls on the ground” Team from Ming Chuan University won the top prize, and were awarded grants of 20,000 and 50,000 NTD respectively. Besides the top three prizes, Best Street Furniture Design Award was also granted to the team with the most innovative street furniture design.

Ever since the very beginning of this project, the number of participants has been increasing, and the performance was really outstanding. Even delegations from other governments and universities in northern Taiwan came to visit and learn from our experience, among whom were officials of the Urban Redevelopment Office of the Taipei City Government, partners ever participating in community building projects, and students and professors of Shih Chien University, Huafan University, Chung Yuan University and Ming Chuan University. Following the theme of last year, also the 3<sup>rd</sup> year of the project- “Stories of the Communities” and “Furniture on the street”, this year the students were required to search for characters, events, ancient buildings and attractions themselves, and bring out their own conception in space design and street furniture creation. We not only evaluated the works of the participants, but also offered them subsidies, and 12 groups overcame all challenges throughout the competition until the final round. The works were displayed at the venue of the final competition, including chairs, lamps, chariots...etc. These innovative works have made the constructed sites more attractive.

Tainan Corner Landscape Design Contest Project has been reforming both the culture and the landscapes in Tainan, creating more and more attractive sites in the communities. It has also been introducing new blood to live in and discover the beauty of the city, and showing our unique experiences to community building groups in other counties.



◎ Mayor Lai came and awarded the prizes



◎ Winner of the Top Award - Leave you, yet come to you



◎ Winner of the Best Street Furniture Award - The Chariot

## Integration and establishment of Tainan City's geographic information system

Author/Wu, Rui-Wen Pictures/Urban Planning Management Section

### Preface

With the increasing utilization rate and page views by Tainan citizens, along with the consideration of the demands of the new Tainan city emerged with the former Tainan County and the ambition to amplify the efficiency of resources, the Bureau of Urban Development of Tainan City Government has started to integrate and manage the information systems and data bases of the former Tainan County and Tainan City since 2013. Apart from a brand new web page design, the government also added to the system some supplementary functions, upgraded both in software and hardware, and developed web pages for mobile devices to make the urban plan information more transparent and clear to the public, so that the administration and construction works of the Tainan City Government shall move on smoothly, and the agencies could serve Tainan citizens more efficiently and effectively.

### Contents of the redesigned information system

#### 1. Establish a virtual environment

Before the virtual environment of our information system is established, all information systems were installed on physical servers, and divided into several modules due to different operation processes. It not only occupied the cabinet space in the control rooms but also consumed a lot of energy and required numerous switches and cables, making the relative management and maintenance costs a heavy burden.

At this stage, we plan to integrate and install all systems in a virtual environment and create a “system back-up” mechanism in future when system extension should be required. By doing this, we can reduce cost, simply management process, save energy and reduce carbon emission.

#### 2. Information formats unification

In this progress, we will integrate and merge all data, layer information and system information stored in the current database. The design concept of the future database and layer information inclines to a common data warehouse. After this information system is accomplished, the Bureau of Urban Development will announce the definition of its spatial database, and provide information distribution for all application systems and Apps to connect and use.

After the information formats are integrated and unified, besides preserving current information completely, we will redesign normalization to increase the possibility to reuse upcoming data, and offer more flexibility for the development of the Decision Support System in future.

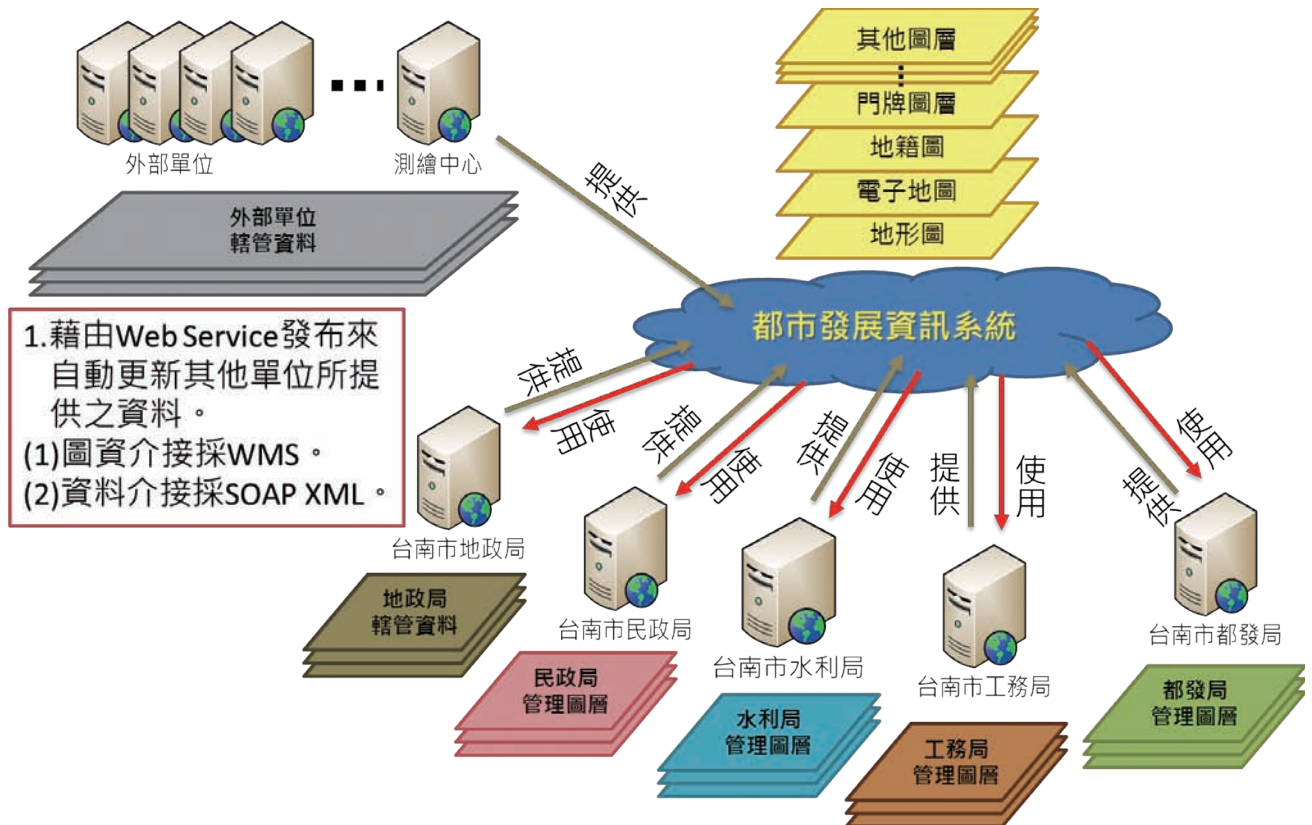
#### 3. Integration and merger of the map platform

At this stage, we will integrate and merge all functions of current layers and map platform to provide service interface for all application systems and Apps to connect and use. Besides, if other offices need to interface with our information system, we can provide service through service interfacing mechanism, to save the effort in data duplication and avoid the problems caused by different information versions in order to enhance the system's performance.

In addition, the graphics on our map platform will be presented in big size, to provide a clearer vision for users to search for information in our system. The integrated layers will include the Urban Development Zoning Map (the Bureau of Urban Development), the Cadastral Map (the Department of Land Administration), the Door Plate (the Civil Affair Bureau), the Landform Features for Urban Planning ( the Bureau of Urban Development) and the Traffic Network Map ( the Institute of Transportation of the Ministry of Transportation and Communications), in combination with the popular map and street view functions provided by Google, hoping to increase the efficiency and effectiveness of the system.

#### 4. Use our service through mobile devices

To become an E-government, we apply the latest software of GIS server and the cutting-edge technology in this project, to improve the graphic demonstration speed, making it more appropriate and convenient for users to browse and look for information on our web site through mobile devices.



### Benefits of this project

The agency continues to promote urban development E-service, make our service more transparent to the public, and create an open and convenient web site to provide information. We establish and maintain this platform, so that the citizens can receive the latest news about the urban development of Tainan city through the Internet. The integrated geographic information center of Tainan City should be able to:

1. Completely preserve the graphics and documents concerning urban development events of Tainan City.
2. Develop appropriate and comprehensive basic information for future civilian service.
3. Share useful information on-line.
4. Provide a useful service platform with abundant information.
5. Provide information searching service by keying-in road section number or house number.
6. Provides information distribution through map platform for all application systems to connect and reduce duplication of data establishment.
7. Provide integrated smart urban development plans to Tainan government.
8. Offer urban development information to Tainan citizens.

## Making application of Urban Planning Zoning Certifications much easier

AuHor/Lin, Tz-Hau Pictures/Urban Planning Management Section

It has been the goal of the Bureau of Urban Development of Tainan City Government to facilitate and simply the application process of the Zoning Certificates ever since the Tainan city and the Tainan County were merged. We have already integrated and merged the Zoning Issuance System in July 2013, through which each and every district office in Tainan city are then combined into a whole and articulate with the dues system of the Finance Department of Tainan City Government, to establish the application documents and the examination and approval result in the system. The applicants only have to go to the nearest district office, which is in charge of the relative urban planning, and the certificate application process will then be accomplished. It helps citizens save time and effort of applicants, formalize the system, unify the charging rules and scandalize the formats, which can greatly improve the local government's efficiency and effectiveness. Currently, the number of trans-district application keeps on increasing, representing nearly 26% of total cases (refer to below table), means a brilliant performance.

### Analysis of Zoning Certificate applications from July 1, 2013 to December 31, 2014.

District	2013 ( Jul 1 to Dec 31)			2014 ( Jan 1 to Dec 31)		
	Trans-district case (A)	Total (B)	Trans-district case (%)	Trans-district case (A)	Total (B)	Trans-district case (%)
Xinying	38	804	5%	236	1769	13%
Yanshui	72	171	42%	195	506	39%
Baihe	6	272	2%	54	592	9%
Liuying	2	7	29%	52	182	29%
Houbi	5	5	100%	10	10	100%
Dongshan	3	3	100%	1	1	100%
Madou	36	621	6%	129	1265	10%
Xiaying	0	103	0%	17	243	7%
Liujia	40	245	16%	90	488	18%
Guantian	4	340	1%	24	647	4%
Danei	5	74	7%	12	155	8%
Chiali	148	533	28%	525	1241	42%
Xuejia	8	240	3%	45	500	9%
Hsikang	4	18	22%	64	273	23%
Qigu	(Not included in Urban Planning area)					
jiangjun	4	103	4%	15	187	8%
Beimen	0	0	0%	1	24	4%
Xinhua	46	298	15%	232	602	39%
Shanhua	86	785	11%	401	1640	24%
Xinshi	56	425	13%	162	765	21%
Anding	106	246	43%	235	515	46%
Shanshang	1	59	2%	4	138	3%
Yujing	1	1	100%	8	9	89%
Nanxi	0	0	0%	0	0	0%

District	2013 ( Jul 1 to Dec 31)			2014 ( Jan 1 to Dec 31)		
	Trans-district case (A)	Total (B)	Trans-district case (%)	Trans-district case (A)	Total (B)	Trans-district case (%)
Nanhua	(Not included in Urban Planning area)					
Zuozhen	(Not included in Urban Planning area)					
Rende	229	1598	14%	873	2866	30%
Guiren	120	599	20%	341	1045	33%
Guanmiao	8	69	12%	26	338	8%
Longqi	(Not included in Urban Planning area)					
Yongkang	593	3743	16%	1889	6700	28%
Tainan City	2790	15381	18%	8568	32177	27%
Total	4411	26743	16%	14209	54878	26%

Currently, there are two methods to apply for the zoning certificates: 1. Come to our office to submit your application and pay the relative fees. 2. Apply by courier and pay the relative fees (include the fees and a self-addressed stamped envelope together with your application form). The applicants can download forms from our web site: <http://bud.tainan.gov.tw/doc/main.aspx>. If the status shows “certificate is printed”, the applicants can then go to the nearest district office or to the office of the Bureau of Urban Development to take the certificate. The entire process is as follows:



○ Applicants come to the office of the Bureau of Urban Development of Tainan City Government to submit their applications.



○ Applicants come to the office of the Bureau of Urban Development of Tainan City Government to submit their applications.

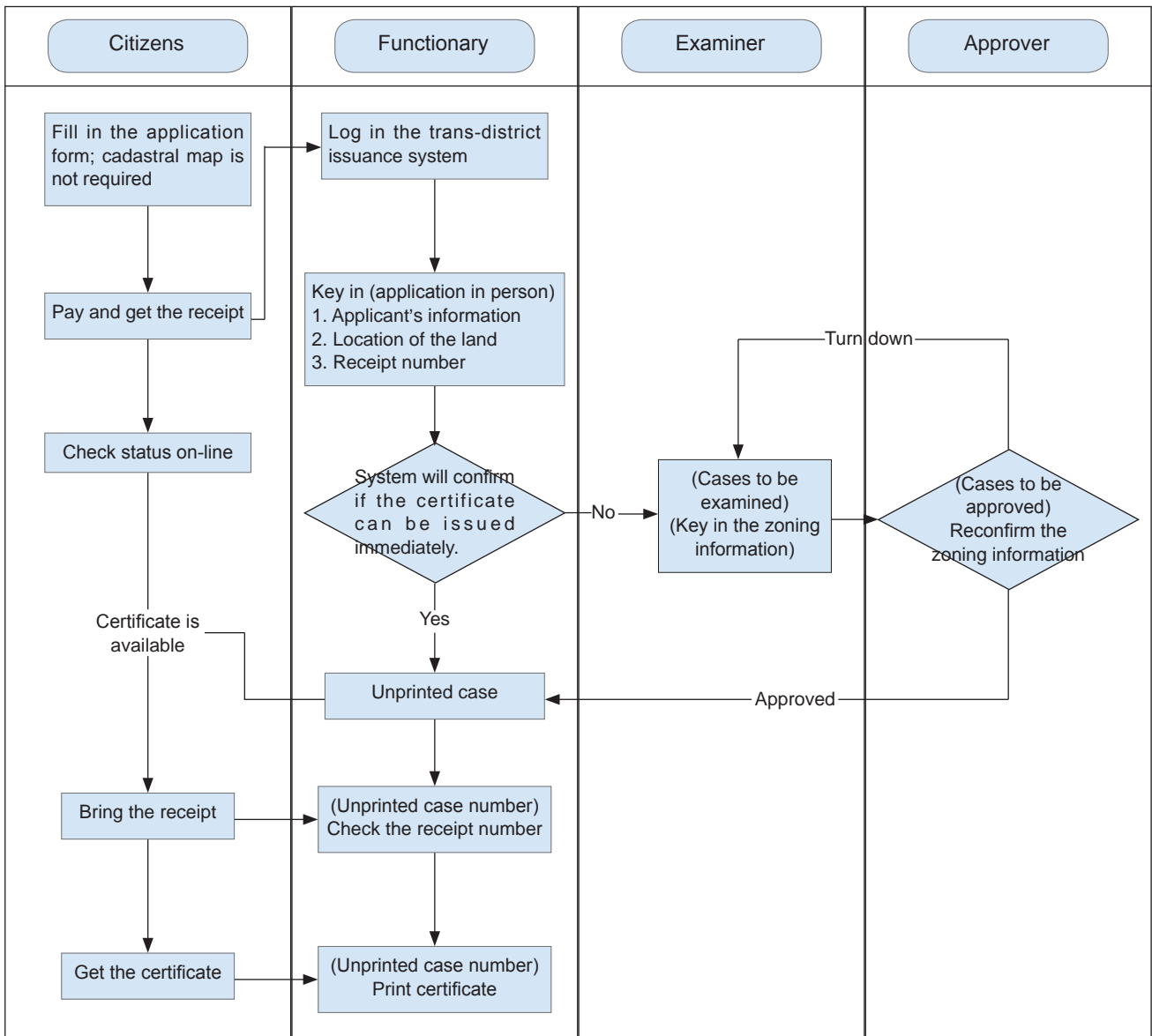


○ Applicants come to the Xuejia District Office to submit their applications.



○ Applicants come to the Yongkang District Office to submit their applications.

Zoning Certificate application process flow chart



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◎ Applicants come to the Madou District Office to submit their applications.



◎ Applicants come to the Guiren District Office to submit their applications.

An aerial photograph of a residential neighborhood. A large, dark green pond is the central feature, surrounded by houses with various colored roofs (red, yellow, grey). To the left of the pond, there is a school building with a green field. The background shows a hazy, mountainous landscape under a bright sky.

III Amendments and additions  
to laws and regulations

## 2014 List of amendments and additions to the important laws and regulations for the Tainan City Government Bureau of Urban Development

Item	Law contents	Implementation date	Remarks
1	Amended the "Operation Directions for Purchase Application in Relocatees Caring Housing Project of the Tainan Railway Underground Project " Article 2	April 15, 2014	No. 1030310853A Order
2	Enforcement Rules in Tainan City for the Urban Planning Law	April 17, 2014	No. 1030351787A Order
3	Operation Directions for Organizing Urban Renewal Hearing Procedure by the Tainan City Government	June 27, 2014	No. 1030603482B Orderr
4	Amended the "Operation Directions for Purchase Application in Relocatees Caring Housing Project of the Tainan Railway Underground Project" Article 4	July 31, 2014	No. 1030702474B Order
5	Amended "Examination Operation Highlights in the Tainan City Plan for Application from Industrial Areas Category A and Category B for Setting Up Public Service Facilities, Public Utilities and General Commercial Facilities Density Control" to " Examination Operation Highlights for the Development Density Control in the Application for Setting Up Public Service Facilities and Public Utilities in Tainan City Plan for Category A and Category B"	August 1, 2014	No. 1030586815B Order
6	List of Tainan urban plannings suitable for Article 37 additional building bulk cumulative limit in the "Enforcement Rules in Tainan City for the Urban Planning Law"	August 1, 2014	No. 1030730530 Order
7	Amended "Directions for Land Use Review in Protected Area and Agricultural Area in the Tainan Urban Planning" Article 2, 3, 7, 8 and Annex 2, 3	February 16, 2015	No. 1040125129A Order

Note: All the above law provisions and announcement can be downloaded from the Bureau's website: [http://bud.tainan.gov.tw/doc/Law\\_2.aspx](http://bud.tainan.gov.tw/doc/Law_2.aspx)

### 1. Amended the "Operation Directions for Purchase Application in Relocatees Caring Housing Project of the Tainan Railway Underground Project " Article 2.

#### (1) Amending grounds

The Tainan Railway Underground Project is to take care of the relocatees. After visiting each household and collecting their comments and opinions, the original household register established regulations on relocation has been deleted because their household register will not be established at the site owing to the educations, employments and other factors.

#### (2) Correction highlights

The current Operation Directions have eight articles, this amendment involves one and focuses on that the original household register for relocatees qualifying regulation has been deleted. (Amended article 2)

### 2. Enforcement Rules in Tainan City for the Urban Planning Law

#### (1) Amending grounds

Article 85 of the Urban planning law (hereinafter referred to the Regulations) states: "This Enforcement Rules in the municipalities is set by the Municipal Government, at first send to the Ministry of the Interior to be approved, then sent to the Executive Yuan for record filing; in provinces it sent to the Ministry of the Interior, then sent to the Executive Yuan for record filing.", and its main reference are the contents of the Taiwan Province's Enforcement Rules of Urban Planning Law, with the reference also to the Autonomous Regulations in Taipei City Urban Planning Execution and the Enforcement Rules in Kaohsiung City of The Urban Planning Law, as well as including the actual needs of Tainan City Administrative organization merging, urban planning review and land use control operations for development, the Regulations are divided into five chapters with total 44 articles.

(2) Correction highlights

I General Provision (Article 1 to 2)

Legislative basis and definitions of terms (Article 1 to 2)

II. Elaboration of urban planning, modification, and promulgation (Article 3 to 11)

- (1) Procedures for handling the public display of the main project handled by the Tainan City Government (hereinafter referred to as the Government). (Article 3)
- (2) The deadline for accepting submissions from the public during the main project handled by this Government. (Article 4)
- (3) The documentation that should be submitted by land rights interested parties who are elaborating by themselves or applying for modifications to the detailed plans, and the agreed number of people in the consent document and the land proportion submitted by urban land consolidation developers should conform to the relevant provisions of urban land consolidation. (Article 5)
- (4) Modification procedure for land rights interested parties who are elaborating by themselves or applying for modifications to the detailed plans according to the provisions in Article 24 or 61 of the Regulations, and the scope of applying for elaborating the detailed plans. (Article 6 and 7)
- (5) When elaborating or modifying the urban planning, for proposal accessory that are handled as land consolidation or area expropriation, the feasibility assessment recognized by the competent authority should be included. (Article 8)
- (6) When elaborating or modifying the detailed plan, procedures for handling request from land rights interested parties to the central urban planning authority. (Article 9)
- (7) When elaborating or modifying the urban planning, the Government can send personnel into the private and public land to implement prospecting and measurement operations. (Article 10)
- (8) The indemnity escrow situation according to the Article 29 and 41 of the Regulations. (Article 11)

III. Zoning (Articles 12 to Article 38)

- (1) Provisions of detailed plan's instructions regarding setting zoning guidelines and urban design matters. (Article 12)
- (2) Urban planning delineate various usage areas and restrict its use, basing on the actual development situation. (Article 13)
- (3) Land use control regulations on the urban planning of residential, commercial, Category B industrial area, Category A industrial area, special industrial zones, sporadic industrial zones. (Article 14 to Article 20)
- (4) Land use restrictions of industrial area scheduled for development according to original incentive investment regulations, original Statute for Upgrading Industries or industry innovation regulations. (Article 21)
- (5) Land use control regulations for administrative, cultural and educational, preservation areas and others in the urban planning. (Article 22 to Article 24)
- (6) The Government has to make the necessary provision about the use conditions, managements and maintenance issues and development obligations for land use control regulations for preservation areas in urban planning and facilities according to the Article 1 Point 1 to 13. (Article 25)

- (7) Prohibited acts in urban planning protected areas. (Article 26)
- (8) The Government must make the necessary provisions for use condition, relevant management and maintenance issue and development obligations about urban planning land use control regulations for Agricultural Area and approved setting of all facilities. (Article 27 to Article 28)
- (9) Building sites adjacent to Agricultural Area, after reviews and approval, can use the developed land in Agricultural Area as the private road for connecting building lines. (Article 29)
- (10) Provisions for land use control of building land in Agricultural Area that prior to the urban planning issue were already listed as building category, available for residential use of building land, or the legal constructions that have already been built for residential use. (Article 30)
- (11) Provisions for land use control in telecom special areas in urban planning. (Article 31)
- (12) Provisions and use restrictions of buildings that do not meet zoning regulations after the urban planning is issued and implemented. (Article 32)
- (13) Building coverage ratio related provisions for various land use zoning in urban planning. (Article 33)
- (14) The building coverage ratio of those who establish renewable energy generation facilities and its transmission and distribution facilities within the urban planning area, shall not be limited by the restrictions of building coverage ratio provisions. (Article 34)
- (15) Relevant provisions on density control and floor area ratio in each zoning set for the urban planning area. (Article 35 to Article 36)
- (16) Cumulative limit of additional building bulk to statutory bulk in each zoning in addition to the transferable building bulk according to Regulation's Article 83-1. (Article 37)

#### IV. Public facilities (Article 38 to Article 39)

Relevant provisions on building coverage ratio and floor area ratio of Public Facilities Land in Urban Planning Area. (Article 38 to Article 39)

#### V. Annex (Article 40 to Article 44)

- (1) Provisions on reconstructed application for legal buildings damage due to natural disasters and other force majeure events. (Article 40)
- (2) When applying for the reconstruction for the approved public works demolition of Executive Yuan project or legal buildings damaged due to the earthquake, the related Buildings' location zone and mass provisions has been amended. (Article 41)
- (3) Relevant provisions on building control for surplus remaining in legal buildings after demolition of public facilities built by the Government, when applying for renovation at the same site. (Article 42)
- (4) Bulk award provisions for high chloride reinforced concrete buildings approved for demolition and reconstruction projects by the Government. (Article 43)
- (5) Effective Date. (Article 44)

### 3. Operation Directions for Organizing Urban Renewal Hearing Process by the Tainan City Government

#### (1) Amending grounds

In response to the Judicial Yuan Shi Zi 709 Interpretation, enforcement rules for urban renewal have been amended on April 25, 2014, adding provisions in Article XI-1 that hearings should be held before the approval of urban renewal business plan and rights transformation plans. Therefore, for the benefit of the city's urban renewal hearings handling procedures and as the basis for the operations, these Operation Directions were set.

#### (2) Correction highlights

1. The purpose for setting the Operation Directions. (Article I)
2. Announcement method and items regarding the hearing holding. (Article II)
3. Defining the scope of the parties to the hearing. (Article III)
4. Personnel that should be invited to attend the hearing. (Article IV)

5. Attendance precaution for the parties and the interested parties. (Article V)
6. Submission method of written comments from the parties and the interested parties. (Article VI)
7. Scope of issues presented in the hearing and arguments. (Article VII)
8. Hearings in principle shall be held in public. (Article VIII)
9. Hearing programs and methods of making the statements, questioning and answering. (Article IX)
10. Regulation that should be observed at the hearing venue. (Article X)
11. Hearing moderator should be neutral, and may not express opinions or judgments regarding the case. (Article XI)
12. The reasons for suspending the hearing. (Article XII)
13. The situation when the hearing is terminated. (Article XIII)

#### 4. Amended the "Operation Directions for Purchase Application in Relocates Caring Housing Project of the Tainan Railway Underground Project" Article 4

##### (1) Correction grounds

Originally Article 4 of these Operation Directions set that purchase qualifications for shop-type relocates was "The relocates' expropriated and demolished buildings for commercial use, and the area affected by the demolition has exceeded more than fifty percent of the original area and the remaining land is less than fifteen ping, the owner has applied for expropriation for both land and improvements," in which recognized standards for commercial use has not been clearly defined, this time the standard was specially added. Also, in consideration of practical implementation, relocates apply for purchase the expropriation operation may not have been executed, the expropriation for both land and improvements can not be applied for in advance. Therefore, recognizance from shop-type relocates and handling procedures in case of the recognizances are not being executed.

##### (2) Correction highlights

Add provisions for determining commercial use, add recognizance from shop-type relocates and handling procedures in case of the recognizances are not being executed. (Revised Article 4)

#### 5. Amended "Examination Operation Highlights in the Tainan City Plan for Application from Industrial Areas Category A and Category B for Setting Up Public Service Facilities, Public Utilities and General Commercial Facilities Density Control" to " Examination Operation Highlights for the Development Density Control in the Application for Setting Up Public Service Facilities and Public Utilities in Tainan City Plan for Category A and Category B"

##### (1) Correction grounds

Adjustments were implemented in coordination with the Detailed Regulations in Tainan City of the Urban Planning Law, and after checking that for all facility cases approved for use in reviews of urban planning Category A and Category B industrial zones, originally the Municipal Government had set the "Examination Operation Highlights in the Tainan City Plan for Application from Industrial Areas Category A and Category B for Setting Up Public Service Facilities, Public Utilities and General Commercial Facilities Density Control" according to No. 1020317080A Order on April 15, 2013 which became effective since December 25, 2012, and then the Municipal Government has issued the "Detailed Regulations in Tainan City of the Urban Planning Law" according to No. 1030351787A on April 17, 2014, the original basis "Taiwan Province's Enforcement Rules of Urban Planning Law and approved projects should be changed.

##### (2) Correction highlights

1. Amended administrative rule name. (Amendment name)
2. Set purpose. (Amended Article 1 of the provision)
3. Basis for acceptance and review. (Amended Article 2 of the provision)
4. Authority-in-charge, usage breakdown and the application setup process of each facility. (Amended Article 3 of the provision)

5. Determination of industry attributes about each facility. (Amended Article 4 of the provision)
6. The documents should be submitted by the applicant. (Amended Article 5 of the provision)
7. The deadline for construction permit application and the consequence for failing to apply within the deadline. (Amended Article 6 of the provision)

## 6. List of Tainan urban plannings suitable for Article 37 additional building bulk cumulative limit in the "Enforcement Rules in Tainan City for the Urban Planning Law"

### (1) Amending grounds

In recent years, construction company overused bulk reward causing buildings to become higher and higher, which not only affects the environment's quality of life, but also lose the meaning of urban planning, so the Ministry of the Interior, in order to establish a mechanism for development density control in urban renewal, and a return to the urban planning system management, has required that when each municipality sets up Enforcement Rules (or Autonomous Regulations), to add a cumulative cap provision for cumulative total of bulk rewards. In accordance to this, when this Municipal government set up the "Detailed Regulations in Tainan City of the Urban Planning Law," has established that when the statutory bulk in Urban Renewal relaxes the cumulative total limit of building bulk, in the urban renewal area, this must not exceed 1.5 times the building site's statutory bulk (i.e. award maximum limit is 50%), in other area must not exceed 1.2 times the building site's statutory bulk (i.e. award maximum limit is 20%), the provisions were implemented on July 1, 2014.

### (2) Correction highlights

1. Whether listed provisions related to urban planning bulk reward are suitable for the "Enforcement Rules in Tainan City for the Urban Planning Law" Article 37 Bulk reward limit (Minzhi jurisdiction)
2. Whether listed provisions related to urban planning bulk reward are suitable for the "Enforcement Rules in Tainan City for the Urban Planning Law" Article 37 Bulk reward limit (Yonghua jurisdiction)

## 7. Amended "Directions for Land Use Review in Protected Area and Agricultural Area in the Tainan Urban Planning" Article 2, 3, 7, 8 and Annex 2, 3.

### (1) Amending grounds

This administrative provision is the review basis when reviewing applications for Protected Area and allowable facilities in Agricultural Area. When Tainan City Government announced the "Detailed Regulations in Tainan City of the Urban Planning Law" in 2014, land use in Protected Area and Agricultural Area had already had a new higher-level source of law. Except for revising an amendment in accordance with the administrative rules, Tainan City Government' administrative processes for application still had some controversial and less-than-clear part, after negotiating with the relevant authorities, these administrative rules were revised.

### (2) Correction highlights

1. Law source and application of this provision. (Amended provision Article 2)
2. Review contents of the road standards are mentioned in this provision. (Amended provision Article 3)
3. Documents should be submitted when applying for review. (Amended provision Article 7)
4. List of essential requirements in the review of land use in the protected area. (Amended part content of provision annex table 2)
5. List of essential requirements in the review of land use in Agricultural Area. (Amended part content of provision annex table 3)



IV

# Business Statistics

Appendix 1

Non-Urban Area Development Certificates Examination Result in recent years

	Name of Project	Status
Development Certificates issued in 2010	Relocation and Development of the new campus of the Artillery School	Approved by the District Committee of the Ministry of the Interior
	Land Reconsolidation of Wayao Community	
	Development of the relocation site of Typhoon Morakot victims	
Development Certificates issued in 2011	The 2 <sup>nd</sup> land converting of Liuying Scientific Park	Approved by the District Committee of the Ministry of the Interior
	Land Converting of Jiangjun Port	Approved by the District Committee of the Ministry of the Interior
	Sewage System construction in Jiali District	
	Land Converting for Fongde Natural Gas Power Plant	
Development Certificates issued in 2012	Development of Kaitien Industrial Park	
	Land converting of Chang Jung Christian University	
Development Applications approved on 2010	Development of Macauto Group industrial park	
Development Certificates issued on 2013	Land converting of Aletheia University Maodou Campus	
	Development of Eminent industrial park	
Development Certificates issued on 2014 Under examination (under process)	Land converting of Chimei hospital Liuying site	
	Development of Qigu Scientific park	Under examination (by the District Committee of the Ministry of the Interior)
	Development of Dream World park of Uni-President Enterprises Corporation	Under examination (by the District Committee of the Ministry of the Interior)
	Development of Xinji Industrial Park	Under examination (by the District Committee of the Ministry of the Interior)
	Land converting of Taiwan Shoufu University	Examined
	Development of Ruixian industrial park	Examined
	Development of Pizaitou industrial park in Guanmiao District	Under examination

## Appendix 2

## Achievement of approved Urban Development projects in 2014-total "21" projects

No	types	Approved date	Name of projects
1	Project Review	January 21, 2014	Modification of the special area in Tainan Scientific Park( lands of the Scientific Park only) ( 2nd thorough project review)
2	Project modification	January 28, 2014	Make detailed plans for Xinji Industrial Park, Tainan City (No. Gong 16) and modify key elements accordingly.
3	Making plans	January 29, 2014	Make detailed plans for the Xinji Industrial Park, Tainan City ( No. Gong 16)"
4	Project modification	February 10, 2014	Modify the plans for the specific area near Yongkang Intersection ( in coordination with the development of Yongkang Creativity and Design park)
5	Project Review	February 27, 2014	Modify plans for the special area in the Tainan Scientific Park( lands of the Scientific Park only) ( key management elements for Zoning and Urban Design Control)( 2 <sup>nd</sup> thorough project review)
6	Project modification	April 11, 2014	Modify the detailed plans of the Eastern District, Tainan City (Tainan South Railway Station and its surroundings) ( added management elements to Bulk Transference and Zoning)
7	Project modification	April 17, 2014	Modify the main development projects of Tainan City (in coordination with the drainage systems of the Sanye river and the western side of Tainan Airport)
8	Project modification	April 18, 2014	Modify the Eastern District development project, Tainan City ( the detailed plan) (in coordination with the drainage system of the Sanye river and the water side of Tainan Airport)
9	Project modification	May 1, 2014	Modify the specific area near Tainan Intersection (in coordination with the drainage systems of the Sanye river and the western side of Tainan Airport)
10	Project modification	May 20, 2014	Modify the West Central District Urban Development Plan, Tainan City (detailed plan) (modify the key management elements for park lands concerning the site No. Gong 11) ( In coordination with the establishment of the Tainan City Fine Arts Museum)
11	Project modification	June 6, 2014	the land reserved for road construction is classified as type B Industrial Park land)
12	Project modification	June 18, 2014	Modify plans for the specific area near the Yongkang Intersection ( in coordination with the development of Yongkang Creativity and Design park) ( Zoning control and management elements)
13	Project modification	July 16, 2014	Review the modified contents to the South District Urban Development project, Tainan City( detailed plans) (accomplished the public exhibition)
14	Project Review	August 4, 2014	Modify Jiali Urban Development project( the 4th thorough project review)(the 1 <sup>st</sup> phase)
15	Project Review	August 29, 2014	Modify the plans of the specific area near Yongkang Intersection ( thoroughly review the sidewalk land requirements)
16	Project modification	August 29, 2014	Modify the detailed plan of the West Central district Urban Development, Tainan City ( part of the lands for road construction is classified as commercial area; part of the commercial area is for road construction(see the appendix)( in coordination with the development of land No 207-1 of Jianxing section)
17	Project modification	September 2, 2014	Modify the detailed plan of Zhongzhouliao, Annan District, Tainan City(include the development area of the 3 <sup>rd</sup> and 4 <sup>th</sup> phase)(in coordination with the zoning initiated by the citizens in Wukuailiao)
18	Project Review	October 6, 2014	Thoroughly review the modifications to the detailed plan of West Central district Urban Development, Tainan City ( the lands in Xinliao, Xixinliao, Shisandian, and the farming and fishery were converted to residential use)
19	Project Review	October 24, 2014	Modify the Liujia Urban Development project (the 4 <sup>th</sup> thorough project review) (the 2nd phase) (Item No. 6 listed on the Project Examination List-Converting the market land No. Shi6 to residential and greening land)
20	Project Review	November 18, 2014	Thoroughly review the modifications of Annan District development plan, Tainan City (detailed plan) (temperately keep the No. 2-7 modification projects) (Change the land from No. Ji-AN08-1 to Gong 5)
21	Project modification	December 1, 2014	Modify the detailed plan of the West Central district Urban Development project, Tainan City (change part of the land from No. Guang C2 to She-C1)

Appendix 3

Analysis of 2014 space recreation projects — Proposals at the 1<sup>st</sup> phase

Item number	category	Agency in charge	Project name	Greening area	Subvention by the Central Government	Budget contributed by the local government	Total
				( M2 )	(K NTD)	(K NTD)	(K NTD)
1	B	Bureau of Urban Development	The 2 <sup>nd</sup> phase of the renovation project of Lingfongying Railway Station and its surroundings	2,000	3,120	880	4,000
2	B	Bureau of Urban Development	The innovative projects of “Tainan Recreation Projects”	3,500	4,680	1,320	6,000
3	A+B	Degao Elementary School	New landscape recreation project-Degao Elementary School Green Path project	426	1,794	506	2,300
4	A+B	Gangdong Elementary School	The countryside landscape recreation project-Gangdong Elementary School countryside Green Path project	131.4	1,872	528	2,400
5	A+B	Bureau of Urban Development of Tainan City	2013 Tainan City Community Greening and Revival projects	5,586	3,634	966	4,600
Total				11,643.4	15,100	4,200	19,300

Analysis of 2014 space recreation projects — Proposals at the 2<sup>st</sup> phase

Item number	category	Agency in charge	Project name	Greening area	Subvention by the Central Government	Budget contributed by the local government	Total
				( M2 )	(K NTD)	(K NTD)	(K NTD)
1	A	Bureau of Urban Development	2013 the General Consultant to Tainan City Landscape Planning	0	1,794	506	2,300
2	A+B	Bureau of Urban Development	The innovation project to the central commercial area, Xinying District	1,800	2,340	660	3,000
3	A+B	Bureau of Urban Development	Representation of the beauty of Yuejing Port- extensive project of Yanshui Gong-18 river path project	2,560	3,510	990	4,500
4	A+B	Renai Elementary School	2014 Accessible Green Fence project of Renai Elementary School, Jiali District	300	832.26	234.74	1,067
5	A+B	Dongyang Elementary School	The Green Energy project-2014 Dongyang Elementary School and the nearby communities recreation project	522	1,560	440	2,000
6	A+B	Liuying District Office	The renovation project of Chamuying railway front station landscape and the plaza in front of the Activity Center	478	3,510	990	4,500
Total				5,660	13,546.26	3,820.74	17,367

## Appendix 4

## Appendix 4-Analysis of the result of 2014 Urban Design Projects

	result	level	Committee	Working group	total
	2014 Analysis of the Examination Result of Tainan City Design Projects	Number of Ecological ponds		3	1
	Surface of Ecological ponds ( m <sup>2</sup> )		2,614	2,495	5,109
	Number of dead leaves composting sites		28	1	29
	Surface of dead leaves composting sites ( m <sup>2</sup> )		42,632	20	42,652
	Greening surface( m <sup>2</sup> )		387,567	129,809	517,376
	Number of trees		8,332	1,469	9,801
	Number of sidewalks		106	19	125
	Length of sidewalks		15,799	387	16,186
	Number of pervious pavements		503	76	579
	Surface of pervious pavements ( m <sup>2</sup> )		1,157,643	56,726	1,214,369
	Number of Garden Corners		42	2	44

## Appendix 5

## Appendix 5- Analysis of 2014 Urban Management projects (boundary of construction, zoning certificates and cash in lieu of volume transference)

Year	2008	2009	2010	2011	2012	2013	2014
Number of case							
Number of case issued boundary of construction	373	388	526	574	633	806	817
Number of case issued zoning certificate	15,831	15,203	16,520	11,283	18,608	23,778	23,556
Number of measuring post used	1,785	1,915	1,500	1,650	1,508	892	1,603
Cash in lieu of volume transference and lands donated concerning the Urban Development projects							
Donated cash in lieu of volume transference (NTD)	92,971	0	34,095,163	3,654,875	3,720,435	24,441,323	25,752,073
Donated land(M2)	4,689.00	1,098.33	2,282.39	0.00	0.00	1,210.26	1230.01
Number of cases violated the Urban Development regulations							
fined	63	38	47	47	87	308	235
Fine unpaid, and executed by order	22	68	21	29	39	102	96

## Appendix 6

## Appendix 6-analysis of 2014 housing compensation

Category	Number of executed household	Number of applied household	Approved in 2 <sup>nd</sup> examination	Rejected in 1 <sup>st</sup> examination	Rejected in 2 <sup>nd</sup> examination	Number of recalled case	Number of approved household	Number of disapproved household
Rental compensation	2100	4758	4310	79	0	22	2100	2210
Compensation for housing loan interest	381	529	320	26	0	2	320	0
Compensation for house restoration loan interest	246	153	78	13	0	1	78	0
total	2727	5440	4708	118	0	25	2497	2210

Appendix 7

Zoning space of each district concerning Tainan Urban Development Plans

Till the end of 2014

Unit: Hectare

Name of District	total	Urban Development Area									Non-Urban Development Area					
		Sub-total	Residential area	Commercial area	Industrial area	Administration area	Education area	Public facilities	Specific area	others	Sub-total	Farming area	Protection area	Scenic area	River area	others
Tainan City	51,146.59	24,210.38	8,147.62	825.62	3,666.09	6.61	119.91	9,875.84	755.19	813.5	26,936.21	16,050.38	7,200.66	—	2,979.51	705.66
Xinying	1,123.77	948.23	339.21	55.6	173.68	—	4.78	366.17	8.79	—	175.54	131.94	—	—	43.6	—
Specific area near Xinying Intersection	1,089.77	338.01	65.81	2.99	117.89	—	1.81	133.19	16.2	0.12	751.76	646.56	—	—	105.2	—
Yanshui	430.34	211.45	96.02	9.46	5.97	—	4.45	93.12	1.59	0.84	218.89	218.89	—	—	—	—
Baihe	591.48	204.2	98.53	9.08	17.02	0.05	—	77.46	2.06	—	387.28	366.45	—	—	20.83	—
Specific area near Madou Intersection ( including Madou township)	1,748.37	716.73	245.4	12.34	212.88	—	4.3	219.1	6.44	16.27	1,031.64	1,031.64	—	—	—	—
Jiali	737.32	393.38	204.82	22.3	23.31	—	—	141.23	1.11	0.61	343.94	343.94	—	—	—	—
Xinhua	201.09	168.82	85.4	20.2	—	0.16	—	62.86	0.2	—	32.27	23.89	—	—	1.71	6.67
Shanhua	710.46	367.7	149.31	21.47	79.25	0.12	—	115.46	2.09	—	342.76	342.76	—	—	—	—
Xuejia	586.39	323.74	122.7	17.87	71.99	—	2.36	107.59	0.54	0.69	262.65	248.01	—	—	14.64	—
Liuying	397.44	171.15	77.86	2.79	46.19	—	—	42.79	1.07	0.45	226.29	216.91	—	—	9.38	—
Houbi	149.45	83.83	42.77	1.49	8.17	—	—	31.4	—	—	65.62	65.62	—	—	—	—
Dongshan	268.26	117.31	65.26	4.11	10.06	—	—	37.58	—	0.3	150.95	150.95	—	—	—	—
Xiaying	327	198.51	119.1	4.21	8.91	—	—	65.55	0.74	—	128.49	128.49	—	—	—	—
Liujiia	332.71	196.96	128.15	9.35	11.47	—	—	47.01	0.35	0.63	135.75	135.75	—	—	—	—
Guantian (Longtian area)	283.62	131.62	37.45	2.61	18.87	4.19	—	64.87	0.16	3.47	152	152	—	—	—	—
Guantian	1,544.29	552.12	161.48	9.28	177.24	—	5.76	198.36	—	—	992.17	992.17	—	—	—	—
Danei	361.64	94.32	53.34	3.15	5.25	—	—	32.58	—	—	267.32	169.9	—	—	97.42	—
Hsikang	355	159.46	67.22	4.13	36.59	0.16	3.4	45.31	2.21	0.44	195.54	194.08	—	—	1.46	—
Jiangjun (Ouwang area)	302.6	127.68	78.78	4.3	4.2	—	0.2	39.72	0.48	—	174.92	174.92	—	—	—	—
Xinshi	311.6	234.88	94.57	8.61	52.7	1.86	—	73.53	1.03	2.58	76.72	76.72	—	—	—	—
Anding	194.95	90.22	35.07	1.9	11.14	—	6.61	32.28	1.05	2.16	104.73	104.73	—	—	—	—
Shanshang	240.37	97.47	48.64	4	—	—	—	44.35	0.41	0.07	142.9	118.22	2.7	—	21.98	—

Name of District	total	Urban Development Area									Non-Urban Development Area					
		Sub-total	Residential area	Commercial area	Industrial area	Administration area	Education area	Public facilities	Specific area	others	Sub-total	Farming area	Protection area	Scenic area	River area	others
Yujing	366.73	205.87	94.74	9.68	13.99	0.04	—	85.4	—	2.02	160.86	146.42	14.44	—	—	—
Nanxi	204.04	112.19	58.61	3.87	3.25	—	—	44.44	2.02	—	91.85	91.85	—	—	—	—
Rende	922.19	618.06	150.41	17.16	275.64	—	0.75	169.67	4.43	—	304.13	292.29	0.12	—	7.48	4.24
Rende( Wenxian area)	817.92	384	108.36	4.46	55.8	—	11.43	196.09	7.86	—	433.92	377.83	—	—	49.38	6.71
Guiren	551.03	399.05	214.57	9.84	56.82	—	—	113.86	3.96	—	151.98	151.98	—	—	—	—
Guanmiao	543.67	338.83	175.85	11.69	36.24	0.03	—	114.69	0.33	—	204.84	155.42	48.96	—	—	0.46
Specific area near Yongkang Intersection	3,544.60	2,549.49	812.79	34.98	823.38	—	39.09	764.75	59.73	14.77	995.11	925.4	12.04	—	57.61	0.06
Liujiading, Yongkang District	354.04	340.08	193.37	4.26	13.77	—	6.58	120.92	1.18	—	13.96	9.59	—	—	4.37	—
Specific area near Tainan Intersection	760.15	339.83	101.04	4.69	114.29	—	7.58	111.9	0.33	—	420.32	407.77	—	—	12.55	—
Zengwen Dam specific area	1,140.24	97.55	8.63	—	—	—	—	59.47	—	29.45	1,042.69	324.02	533.32	—	—	185.35
Guanziling specific area( including the surrounding area of Mont Zhentou)	868.92	192.58	42.44	4.82	—	—	—	98.84	—	46.48	676.34	108.49	519.4	—	10.01	38.44
Nankunshen specific area	175.08	122.3	15.55	1.24	—	—	—	73.29	0.3	31.92	52.78	14.84	—	—	24.98	12.96
Hutoupi specific area	424.16	188.64	2.92	1.83	—	—	—	116.3	45.03	22.56	235.52	203.59	—	—	0.36	31.56
Wusanto reservoir specific area	7,433.03	354.89	24.22	—	1.54	—	—	205.24	106.58	17.31	7,078.14	583.46	5,146.17	—	1,348.51	—
High-Speed Rail Tainan Station	299.38	299.38	83	10.87	—	—	—	139.39	66.12	—	—	—	—	—	—	—
Tainan Science Park specific area project	2,244.25	1,177.12	8.61	—	265.93	—	—	313.45	121.62	467.51	1,067.13	1,067.13	—	—	—	—
Tainan Urban Park specific area project	362.7	205.13	62.92	8.05	20.95	—	—	72.23	40.98	—	157.57	138.98	—	—	18.59	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	17,378.68	9,949.61	3,572.69	466.94	891.71	—	15.75	4,720.67	156.33	125.52	7,429.07	5,016.78	875.85	—	1,127.10	409.34
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	467.86	407.99	—	—	—	—	5.06	283.73	91.87	27.33	59.87	—	47.66	—	2.35	9.86

Acquired space for Public Facilities concerning Tainan City Urban Development Plans

Till the end of 2014

Unit: Hectare

Name of District	Total	Park	Green area	Plaza	playground	Stadium	roads and sidewalks	Parking lot	Gas Station	Market	Schools	Social education centers
Tainan City	5,898.99	442.58	29.34	16.4	43.21	78.01	2,361.02	27.5	15.01	32.32	1,067.51	6.85
Xinying	295.61	7.12	6.21	—	2	17.57	139.67	1.15	—	2.76	59.51	—
Specific area near Xinying Intersection	83.85	—	0.75	—	—	—	72.27	—	—	0.19	1.86	—
Yanshui	80.02	8.28	0.77	0.09	—	—	45.44	—	0.06	0.64	9.9	—
Baihe	59.89	2.57	1	0.37	0.67	1.41	37.24	0.21	—	0.5	14.51	—
Specific area near Madou Intersection( including Madou township)	119.47	3	0.07	0.24	0.44	2.15	67.35	—	0.17	1.82	34.45	—
Jiali	69.5	2.3	—	—	—	4	38.06	—	0.14	1.26	21.81	—
Xinhua	57.66	—	0.06	2.28	—	6.01	26.82	—	—	1.85	18.66	—
Shanhua	83	3.14	—	0.62	0.37	0.11	49.9	0.4	0.1	0.35	15.1	0.93
Xuejia	74.76	1.18	0.12	—	0.4	—	59	0.41	—	0.69	11.23	—
Liuying	43.28	0.74	—	0.47	—	—	28.83	0.05	—	0.5	2.08	—
Houbi	13.77	—	—	0.21	—	—	13.51	0.05	—	—	—	—
Dongshan	27.42	2.97	—	—	—	—	14.54	0.78	0.12	0.15	7.63	—
Xiaying	48.53	2.76	2.32	0.9	0.98	—	24.14	0.43	—	0.14	12.19	—
Liuja	25.14	3.54	—	0.06	—	—	14.17	0.27	0.06	0.39	6.01	—
Guantian (Longtian area)	40.35	—	—	—	—	3.57	16.7	0.3	0.14	0.23	7.43	—
Guantian	78.77	4.88	—	—	—	—	25.75	—	0.41	—	2.28	—
Danei	17.32	—	—	—	—	—	10.81	—	0.12	0.62	4.83	—
Hsikang	25.58	1.98	—	—	—	—	12.99	0.22	0.14	0.39	5.04	—
Jiangjun (Ouwang area)	19.51	2.01	—	—	—	—	9.25	—	—	—	7.83	—
Xinshi	43.84	3.06	—	—	0.43	—	21.13	1.08	—	0.26	7.82	—
Anding	31.71	—	0.39	0.05	—	—	27.31	0.16	0.2	—	3.15	—
Shanshang	17.25	0.21	—	—	—	—	11.89	—	—	0.09	4.21	—
Yujing	54.59	4.06	—	0.59	1.88	—	30.69	0.6	—	0.9	10.37	—
Nanxi	16.3	1.54	—	—	0.36	—	7.69	0.38	—	0.24	5.45	—
Rende	94.95	3.73	—	0.71	0.27	3.13	51.16	2.12	0.12	0.4	4.62	—
Rende( Wenxian area)	152.71	0.22	3.04	—	—	—	46.37	1.46	—	0.21	17.79	—
Guiren	74.19	—	—	1.84	—	4.17	43.93	0.35	—	—	23.31	—
Guanmiao	61.61	4.36	—	0.28	—	—	43.52	0.06	0.09	0.88	9.27	—
Specific area near Yongkang Intersection	556.65	46.42	0.26	—	14.92	—	160	2.18	—	1.4	95.2	0.78
Liujiading, Yongkang District	71.94	0.84	0.61	—	0.48	—	31.36	0.16	—	0.69	31.13	—
Specific area near Tainan Intersection	66.99	—	—	—	—	—	41.31	—	—	0.67	6.39	—
Zengwen Dam specific area	—	—	—	—	—	—	—	—	—	—	—	—
Guanziling specific area( including the surrounding area of Mont Zhentou)	53.54	12.55	—	—	—	—	24	0.9	—	—	3.8	—
Nankunshen specific area	44.95	2.37	—	1.02	—	—	15.19	—	—	0.25	0.9	—
Hutoupi specific area	1.77	—	—	—	—	—	1.77	—	—	—	—	—
Wusanto reservoir specific area	156.18	10.8	—	—	—	—	42.95	3.12	—	—	59.76	—
High-Speed Rail Tainan Station	139.12	13.26	—	0.72	6.05	3	70.47	1.77	—	—	11.58	—
Tainan Science Park specific area project	176.85	66.54	0.67	—	—	—	25.75	—	0.15	—	4.32	—
Tainan Urban Park specific area project	23.11	0.3	—	0.26	—	—	12.72	—	—	—	1.16	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	2,684.04	205.19	12.69	4.88	13.82	32.89	924.66	8.42	12.29	13.84	516.01	5.14
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	113.27	20.66	0.38	0.81	0.14	—	20.71	0.47	0.7	0.01	8.92	—

Name of District	Medical organizations	Administration	Cemetery	Power stations and energy facilities	Post and Telecommunication	Civil airports and airports	River courses and canals	Ports	MRT, transport and railway stations	Environment protection facilities	others
Tainan City	13.92	446.76	128.71	26.93	10.61	400.52	136.53	177.02	336.64	55.29	46.32
Xinying	2.52	11.28	—	4.72	—	—	8.27	—	18.32	—	14.51
Specific area near Xinying Intersection	—	0.09	1.64	0.25	—	—	3.5	—	2.56	—	0.74
Yanshui	—	0.86	5.01	—	—	—	4.22	—	4.02	0.73	—
Baihe	—	1.18	—	0.17	0.06	—	—	—	—	—	—
Specific area near Madou Intersection( including Madou township)	—	6.1	—	—	0.06	—	3.26	—	—	—	0.36
Jiali	—	1.93	—	—	—	—	—	—	—	—	—
Xinhua	—	1.99	—	—	—	—	—	—	—	—	—
Shanhua	—	0.76	1.26	0.2	—	—	—	—	9.63	—	0.13
Xuejia	—	1.17	—	0.08	0.1	—	—	—	—	—	0.38
Liuying	—	3	—	—	—	—	1.78	—	2.2	—	3.63
Houbi	—	—	—	—	—	—	—	—	—	—	—
Dongshan	—	1.23	—	—	—	—	—	—	—	—	—
Xiaying	—	0.27	—	—	0.08	—	1.95	—	2.37	—	—
Liuja	—	0.43	—	0.08	0.13	—	—	—	—	—	—
Guantian (Longtian area)	—	2.81	—	0.44	0.17	—	—	—	8.56	—	—
Guantian	—	27.47	3.02	—	—	—	—	—	9.87	—	5.09
Danei	—	0.81	—	0.13	—	—	—	—	—	—	—
Hsikang	—	0.71	—	0.12	0.14	—	3.85	—	—	—	—
Jiangjun (Ouwang area)	—	0.42	—	—	—	—	—	—	—	—	—
Xinshi	—	1.04	—	—	—	—	—	—	9.02	—	—
Anding	—	0.45	—	—	—	—	—	—	—	—	—
Shanshang	—	0.85	—	—	—	—	—	—	—	—	—
Yujing	—	1.59	3.15	—	0.07	—	—	—	0.69	—	—
Nanxi	—	0.64	—	—	—	—	—	—	—	—	—
Rende	5.25	0.97	—	—	0.36	—	0.13	—	21.98	—	—
Rende( Wenxian area)	—	70.36	—	—	—	—	2.6	—	10.35	—	0.31
Guiren	—	0.47	—	—	0.12	—	—	—	—	—	—
Guanmiao	—	0.29	2.68	—	0.18	—	—	—	—	—	—
Specific area near Yongkang Intersection	—	119.38	12.94	3.02	—	—	—	—	80.3	19.85	—
Liujiading, Yongkang District	—	2.08	—	0.45	—	—	1.29	—	2.85	—	—
Specific area near Tainan Intersection	—	0.2	—	0.06	—	—	—	—	18.36	—	—
Zengwen Dam specific area	—	—	—	—	—	—	—	—	—	—	—
Guanziling specific area( including the surrounding area of Mont Zhentou)	—	12.29	—	—	—	—	—	—	—	—	—
Nankunshen specific area	—	—	—	0.19	—	—	24.89	—	0.14	—	—
Hutoupi specific area	—	—	—	—	—	—	—	—	—	—	—
Wusanto reservoir specific area	—	25.3	14.08	0.17	—	—	—	—	—	—	—
High-Speed Rail Tainan Station	—	1.09	—	1.88	0.18	—	—	—	25.13	3.99	—
Tainan Science Park specific area project	—	1.01	—	—	—	—	0.34	—	78.07	—	—
Tainan Urban Park specific area project	—	—	—	—	—	—	—	—	3.61	5.06	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	6.15	144.65	84.01	14.97	8.91	400.52	80.45	129.32	25.47	25.36	14.4
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	—	1.59	0.92	—	0.05	—	—	47.7	3.14	0.3	6.77

Developed Public Facilities Space concerning Tainan Urban Development Plans

Till the end of 2014

Unit: Hectare

Name of District	Total	Park	Green area	Plaza	playground	Stadium	roads and sidewalks	Parking lot	Gas Station	Market	Schools	Social education centers
Tainan City	5,944.79	401.34	29.11	13.6	41.16	73.53	2,594.76	21.22	15.1	25.82	976.18	6.81
Xinying	300.25	7.11	6.21	0.2	2	17.57	144.12	1.15	—	2.76	59.51	—
Specific area near Xinying Intersection	87.13	—	0.75	—	—	—	76.62	—	—	0.21	1.23	—
Yanshui	68.2	8.28	0.77	0.09	—	—	34.29	—	0.06	0.64	9.9	—
Baihe	59.89	2.57	1	0.37	0.67	1.41	37.24	0.21	—	0.5	14.51	—
Specific area near Madou Intersection( including Madou township)	116.34	3.49	0.07	0.24	0.44	2.15	67.35	—	0.17	1.82	34.45	—
Jiali	97.88	2.9	0.98	—	—	4	66.97	0.04	0.14	1.78	19.08	—
Xinhua	8.47	—	—	—	—	5.83	0.35	0.71	—	—	—	—
Shanhua	86.67	3.14	—	0.62	0.19	—	54.37	0.32	0.1	0.22	15.1	0.93
Xuejia	83.25	1.18	0.12	—	0.4	—	62.6	0.41	—	0.53	11.23	—
Liuying	36.33	0.54	—	0.47	—	—	24.74	0.13	—	0.08	2.08	—
Houbi	13.77	—	—	0.21	—	—	13.51	0.05	—	—	—	—
Dongshan	26.03	2.97	—	—	—	—	14.54	0.18	0.12	0.15	6.84	—
Xiaying	43.61	2.76	2.32	0.9	0.98	—	24.14	0.2	—	0.14	9.53	—
Liuja	24.96	3.54	—	0.06	—	—	14.17	0.09	0.06	0.39	6.01	—
Guantian (Longtian area)	39.38	—	—	—	—	3.57	16.7	0.3	0.14	0.23	7.43	—
Guantian	78.77	4.88	—	—	—	—	25.75	—	0.41	—	2.28	—
Danei	17.3	—	—	—	—	—	10.81	—	0.12	0.62	4.83	—
Hsikang	25.78	1.98	—	—	—	—	12.99	0.22	0.14	0.39	5.04	—
Jiangjun (Ouwang area)	19.51	2.01	—	—	—	—	9.25	—	—	—	7.83	—
Xinshi	43.84	3.06	—	—	0.43	—	21.13	1.08	—	0.26	7.82	—
Anding	31.71	—	0.39	0.05	—	—	27.31	0.16	0.2	—	3.15	—
Shanshang	17.25	0.21	—	—	—	—	11.89	—	—	0.09	4.21	—
Yujing	54.3	5.94	—	0.32	—	—	30.69	0.41	0.09	0.9	10.37	—
Nanxi	16.3	1.54	—	—	0.36	—	7.69	0.38	—	0.24	5.45	—
Rende	94.95	3.73	—	0.71	0.27	3.13	51.16	2.12	0.12	0.4	4.62	—
Rende( Wenxian area)	152.71	0.22	3.04	—	—	—	46.37	1.46	—	0.21	17.79	—
Guiren	74.36	—	—	1.84	—	4.17	43.93	0.35	—	—	23.31	—
Guanmiao	61.55	4.36	—	0.28	—	—	43.52	—	0.09	0.88	9.27	—
Specific area near Yongkang Intersection	515.2	20.88	—	—	14.92	—	159.94	0.17	—	1.4	82.67	0.78
Liujiading, Yongkang District	71.94	0.84	0.61	—	0.48	—	31.36	0.16	—	0.69	31.13	—
Specific area near Tainan Intersection	66.99	—	—	—	—	—	41.31	—	—	0.67	6.39	—
Zengwen Dam specific area	—	—	—	—	—	—	—	—	—	—	—	—
Guanziling specific area( including the surrounding area of Mont Zhentou)	53.34	12.35	—	—	—	—	24	0.9	—	—	3.8	—
Nankunshen specific area	44.95	2.37	—	1.02	—	—	15.19	—	—	0.25	0.9	—
Hutoupi specific area	0.35	—	—	—	—	—	0.35	—	—	—	—	—
Wusanto reservoir specific area	156.01	10.8	—	—	—	—	42.95	3.12	—	—	59.76	—
High-Speed Rail Tainan Station	103.61	13.26	—	0.72	6.05	—	70.47	1.77	—	—	5.18	—
Tainan Science Park specific area project	176.85	66.54	0.67	—	—	—	25.75	—	0.15	—	4.32	—
Tainan Urban Park specific area project	23.11	0.3	—	0.26	—	—	12.72	—	—	—	1.16	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	2,834.05	187.48	11.8	4.76	13.82	31.7	1,149.58	4.93	12.29	9.36	469.91	5.1
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	117.9	20.11	0.38	0.48	0.15	—	26.94	0.2	0.7	0.01	8.09	—

Name of District	Medical organizations	Administration	Cemetery	Power stations and energy facilities	Post and Telecommunication	Civil airports and airports	River courses and canals	Ports	MRT, transport and railway stations	Environment protection facilities	others
Tainan City	13.92	426.42	160.06	25.83	10.4	400.52	137.78	177.02	315.69	36.81	41.71
Xinying	2.52	11.28	—	4.72	—	—	8.27	—	18.32	—	14.51
Specific area near Xinying Intersection	—	0.08	1.64	0.25	—	—	3.05	—	2.56	—	0.74
Yanshui	—	0.86	5.01	—	—	—	4.38	—	3.92	—	—
Baihe	—	1.18	—	0.17	0.06	—	—	—	—	—	—
Specific area near Madou Intersection( including Madou township)	—	6.1	—	—	0.06	—	—	—	—	—	—
Jiali	—	1.99	—	—	—	—	—	—	—	—	—
Xinhua	—	1.58	—	—	—	—	—	—	—	—	—
Shanhua	—	0.76	0.96	0.2	—	—	—	—	9.63	—	0.13
Xuejia	—	1.02	—	0.08	0.1	—	5.2	—	—	—	0.38
Liuying	—	2.76	—	—	—	—	3.33	—	2.2	—	—
Houbi	—	—	—	—	—	—	—	—	—	—	—
Dongshan	—	1.23	—	—	—	—	—	—	—	—	—
Xiaying	—	0.27	—	—	—	—	—	—	2.37	—	—
Liujia	—	0.43	—	0.08	0.13	—	—	—	—	—	—
Guantian (Longtian area)	—	1.84	—	0.44	0.17	—	—	—	8.56	—	—
Guantian	—	27.47	3.02	—	—	—	—	—	9.87	—	5.09
Danei	—	0.81	—	0.11	—	—	—	—	—	—	—
Hsikang	—	0.91	—	0.12	0.14	—	3.85	—	—	—	—
Jiangjun (Ouwang area)	—	0.42	—	—	—	—	—	—	—	—	—
Xinshi	—	1.04	—	—	—	—	—	—	9.02	—	—
Anding	—	0.45	—	—	—	—	—	—	—	—	—
Shanshang	—	0.85	—	—	—	—	—	—	—	—	—
Yujing	—	1.74	3.15	—	—	—	—	—	0.69	—	—
Nanxi	—	0.64	—	—	—	—	—	—	—	—	—
Rende	5.25	0.97	—	—	0.36	—	0.13	—	21.98	—	—
Rende( Wenxian area)	—	70.36	—	—	—	—	2.6	—	10.35	—	0.31
Guiren	—	0.47	—	—	0.29	—	—	—	—	—	—
Guanmiao	—	0.29	2.68	—	0.18	—	—	—	—	—	—
Specific area near Yongkang Intersection	—	118.43	12.79	3.02	—	—	—	—	80.3	19.9	—
Liujading, Yongkang District	—	2.08	—	0.45	—	—	1.29	—	2.85	—	—
Specific area near Tainan Intersection	—	0.2	—	0.06	—	—	—	—	18.36	—	—
Zengwen Dam specific area	—	—	—	—	—	—	—	—	—	—	—
Guanziling specific area( including the surrounding area of Mont Zhentou)	—	12.29	—	—	—	—	—	—	—	—	—
Nankunshen specific area	—	—	—	0.19	—	—	24.89	—	0.14	—	—
Hutoupi specific area	—	—	—	—	—	—	—	—	—	—	—
Wusanto reservoir specific area	—	25.3	14.08	—	—	—	—	—	—	—	—
High-Speed Rail Tainan Station	—	—	—	1.88	—	—	—	—	4.28	—	—
Tainan Science Park specific area project	—	1.01	—	—	—	—	0.34	—	78.07	—	—
Tainan Urban Park specific area project	—	—	—	—	—	—	—	—	3.61	5.06	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	6.15	127.9	114.9	14.06	8.86	400.52	80.45	129.32	25.47	11.71	13.98
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	—	1.41	1.83	—	0.05	—	—	47.7	3.14	0.14	6.57

Public Facility Space concerning Tainan City Urban Development Plans

Till the end of 2014

Unit: Hectare

Name of District	Total	Park	Green area	Plaza	playground	Stadium	roads and sidewalks	Parking lot	Gas Station	Market	Schools	Social education centers
Tainan City	9,875.84	1,175.70	176.76	84.23	151.21	115.91	4,328.48	84.93	8.17	86.47	1,248.61	10.41
Xinying	366.17	10.06	19.87	0.41	4.58	17.57	186.42	1.46	0.23	4.96	45.33	—
Specific area near Xinying Intersection	133.19	2.78	3.34	1.03	2.96	—	93.62	0.13	—	0.36	2.83	—
Yanshui	93.12	19.71	0.77	0.19	0.1	—	45.44	0.65	0.06	2.08	9.9	—
Baihe	77.46	2.57	3.8	0.37	1.47	1.41	46.28	0.81	—	1.23	17.07	—
Specific area near Madou Intersection( including Madou township)	219.1	8.6	1.08	0.49	0.65	2.15	108.02	—	0.17	2.33	37.51	—
Jiali	141.23	16.97	0.98	0.31	—	4	84.67	1.18	0.15	2.29	21.8	—
Xinhua	62.86	—	0.06	2.41	—	6.01	31.89	—	—	1.85	18.66	—
Shanhua	115.46	4.58	0.03	0.62	2.21	4.12	70.55	1.2	0.1	1.54	18.71	0.93
Xuejia	107.59	6.15	0.31	0.43	1.8	—	73.53	1.57	—	0.94	16.32	—
Liuying	42.79	0.74	—	0.47	—	—	28.35	0.05	—	0.5	2.08	—
Houbi	31.4	—	1.57	0.21	0.68	—	18.45	0.14	0.16	0.18	2.14	—
Dongshan	37.58	2.97	0.89	—	0.75	—	21.94	0.78	0.12	0.61	7.63	—
Xiaying	65.55	7.98	5.02	1.4	1.24	—	33.95	0.43	—	0.74	12.19	—
Liujiia	47.01	3.72	0.03	0.06	1.34	—	31.5	0.35	—	1.17	8.33	—
Guantian (Longtian area)	64.87	—	0.01	—	0.75	3.57	26.18	1.79	0.14	0.25	7.43	—
Guantian	198.36	8.37	3.8	—	2.11	3.23	116.29	1.02	0.41	1.59	11.29	—
Danei	32.58	1.92	0.05	0.28	1.23	—	20.09	0.22	0.12	2.17	4.83	—
Hsikang	45.31	2.7	0.28	—	1.24	—	30.38	0.6	—	0.39	5.04	—
Jiangjun (Ouwang area)	39.72	2.01	0.76	—	0.94	—	24.79	0.28	—	0.49	7.83	—
Xinshi	73.53	4.26	0.9	0.19	1.68	—	45.2	1.31	0.82	0.26	7.82	—
Anding	32.28	—	0.39	0.21	0.49	—	11.77	—	0.2	0.35	6.61	—
Shanshang	44.35	0.65	0.08	—	—	—	16.73	1.27	—	0.47	8.24	—
Yujing	85.4	4.57	0.92	0.67	2	—	48.94	0.6	—	2.96	15.27	—
Nanxi	44.44	3.34	0.11	—	1.34	—	24.36	0.38	—	0.44	11.61	—
Rende	169.67	6.18	2.75	1.4	0.71	3.06	89.81	2.66	—	0.54	10.8	—
Rende( Wenxian area)	196.09	4.82	3.04	0.56	0.16	—	62.1	1.46	—	0.73	21.21	—
Guiren	113.86	3.68	0.56	6.13	2.4	4.17	69.12	0.52	—	0.68	23.31	—
Guanmiao	114.69	26.47	0.54	0.52	2.74	—	57.69	1.15	0.09	2.08	16.92	—
Specific area near Yongkang Intersection	764.75	67.42	8.22	21.86	1.59	9.44	356.5	7.3	—	4.27	89.73	1.01
Liujiading, Yongkang District	120.92	10.52	1.04	—	2.72	—	62.11	1.44	—	1.7	35.78	0.25
Specific area near Tainan Intersection	111.9	2.24	—	0.17	1.63	—	77.46	0.13	—	0.67	6.49	—
Zengwen Dam specific area	59.47	—	12.24	—	—	—	27.6	1.74	0.19	—	—	—
Guanziling specific area( including the surrounding area of Mont Zhentou)	98.84	23.04	—	—	0.54	—	46.62	5.78	—	0.22	3.86	0.47
Nankunshen specific area	73.29	20.49	1.01	20.49	—	—	19.78	5.93	—	0.26	1.72	—
Hutoupi specific area	116.3	67.49	0.31	1.49	0.22	—	22.33	3.25	—	—	1.06	—
Wusanto reservoir specific area	205.24	10.8	—	—	—	—	78.59	5.82	0.23	0.27	59.76	—
High-Speed Rail Tainan Station	139.39	13.26	—	0.72	6.05	3	70.47	1.77	—	—	11.58	—
Tainan Science Park specific area project	313.45	79.59	5.08	0.8	0.47	10.48	126.7	—	—	—	8.82	—
Tainan Urban Park specific area project	72.23	4.71	0.91	2.74	—	—	37.9	—	—	—	3.7	—
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	4,720.67	642.85	91.73	14.95	102.42	43.7	1,841.48	27.92	4.7	44.73	636.31	7.68
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	283.73	77.49	4.27	2.66	—	—	42.88	1.84	0.28	0.17	11.09	0.07

Name of District	Medical organizations	Administration	Cemetery	Power stations and energy facilities	Post and Telecommunication	Civil airports and airports	River courses and canals	Ports	MRT, transport and railway stations	Environment protection facilities	others
Tainan City	12.31	449.48	170.09	27.28	6.91	398.76	174.06	348.64	360.53	122.04	334.88
Xinying	2.52	22.32	—	4.83	—	—	8.27	—	22.83	—	14.51
Specific area near Xinying Intersection	—	0.38	3.13	0.24	—	—	3.05	—	2.39	—	16.95
Yanshui	—	0.97	5.01	—	—	—	4.22	—	4.02	—	—
Baihe	—	1.31	—	0.17	0.06	—	0.05	—	—	—	0.86
Specific area near Madou Intersection( including Madou township)	—	6.69	—	—	0.06	—	14.14	—	—	—	37.21
Jiali	—	2.37	1.96	—	—	—	4.55	—	—	—	—
Xinhua	—	1.99	—	—	—	—	—	—	—	—	—
Shanhua	—	1.21	1.26	0.2	—	—	—	—	8.04	—	0.16
Xuejia	—	1.5	—	0.08	0.1	—	2.22	—	—	—	2.64
Liuying	—	3	—	—	—	—	1.78	—	2.2	—	3.62
Houbi	—	0.86	—	0.07	—	—	1.79	—	5.15	—	—
Dongshan	—	1.23	—	—	—	—	—	—	0.66	—	—
Xiaying	—	0.54	—	0.07	—	—	1.95	—	0.04	—	—
Liujia	—	0.43	—	0.08	—	—	—	—	—	—	—
Guantian (Longtian area)	—	13.67	—	0.44	0.17	—	1.91	—	8.56	—	—
Guantian	—	27.81	3.02	—	—	—	4.39	—	9.94	—	5.09
Danei	—	0.81	—	0.13	—	—	0.65	—	—	—	0.08
Hsikang	—	0.71	—	0.12	—	—	3.85	—	—	—	—
Jiangjun (Ouwang area)	—	0.46	—	—	—	—	2.16	—	—	—	—
Xinshi	—	1.62	—	—	0.21	—	—	—	9.26	—	—
Anding	—	0.45	—	—	0.18	—	—	—	—	—	11.63
Shanshang	—	15.14	—	—	—	—	1.77	—	—	—	—
Yujing	—	2.27	3.15	—	0.07	—	3.21	—	0.69	—	0.08
Nanxi	—	0.64	—	—	—	—	2.22	—	—	—	—
Rende	5.67	1.44	—	0.2	0.16	—	—	—	20.97	—	23.32
Rende( Wenxian area)	—	70.96	—	—	—	—	12.25	—	18.22	—	0.58
Guiren	—	1.15	—	—	0.12	—	0.99	—	1.03	—	—
Guanmiao	—	0.29	2.68	—	0.18	—	0.85	—	—	—	2.49
Specific area near Yongkang Intersection	—	39.57	12.79	1.32	0.17	—	15.1	—	90.85	22.6	15.01
Liujading, Yongkang District	—	2.22	—	0.14	0.3	—	—	—	2.7	—	—
Specific area near Tainan Intersection	—	0.2	—	0.06	—	—	1.34	—	18.36	—	3.15
Zengwen Dam specific area	—	17.07	—	—	—	—	—	—	—	—	0.63
Guanziling specific area( including the surrounding area of Mont Zhentou)	—	14.05	—	0.01	—	—	—	—	—	—	4.25
Nankunshen specific area	—	0.3	—	0.19	—	—	—	—	—	—	3.12
Hutoupi specific area	—	2.26	—	—	—	—	—	—	—	—	17.9
Wusanto reservoir specific area	—	30.72	14.08	0.17	—	—	—	—	0.28	4.52	—
High-Speed Rail Tainan Station	—	1.09	—	1.88	0.45	—	—	—	25.13	3.99	—
Tainan Science Park specific area project	—	1.32	—	1.4	—	—	0.72	—	78.07	—	—
Tainan Urban Park specific area project	—	0.51	—	0.52	—	—	—	—	4.18	5.06	12
Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—	—	—	—
Tainan City Urban Plans	4.12	155.78	121.02	14.45	4.61	398.76	80.63	300.94	21.55	84.46	75.88
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	—	2.17	1.99	0.51	0.07	—	—	47.7	5.41	1.41	83.72

Types of Tainan City Urban Development Plans

Till the end of 2014

Unit: Hectare

Name of District	Total		Plans to City and Township		Plans to Village and Blocks		Plans to Specific Areas	
	Number of Site	Space	Number of Site	Space	Number of Site	Space	Number of Site	Space
Tainan City	41	51,146.58	9	22,113.57	19	8,474.51	13	20,558.51
Xinying	1	1,123.77	1		—	—	—	—
Specific area near Xinying Intersection	1	1,089.77	—	—	—	—	1	1,089.77
Yanshui	1	430.34	1	430.34	—	—	—	—
Baihe	1	591.48	1	591.48	—	—	—	—
Specific area near Madou Intersection( including Madou township)	1	1,748.37	—	—	—	—	1	1,748.37
Jiali	1	737.32	1	737.32	—	—	—	—
Xinhua	1	201.09	1		—	—	—	—
Shanhua	1	710.46	1	710.46	—	—	—	—
Xuejia	1	586.39	1	586.39	—	—	—	—
Liuying	1	397.44	—		1	397.44	—	—
Houbi	1	149.45	—	—	1	149.45	—	—
Dongshan	1	268.26	—		1	268.26	—	—
Xiaying	1	327	—	—	1	327	—	—
Liujia	1	332.71	—	—	1	332.71	—	—
Guantian (Longtian area)	1	283.62	—	—	1	283.62	—	—
Guantian	1	1,544.29	—		1	1,544.29	—	—
Danei	1	361.64	—	—	1	361.64	—	—
Hsikang	1	355	—		1	355	—	—
Jiangjun (Ouwang area)	1	302.6	—	—	1	302.6	—	—
Xinshi	1	311.6	—	—	1	311.6	—	—
Anding	1	194.95	—		1	194.95	—	—
Shanshang	1	240.37	—	—	1	240.37	—	—
Yujing	1	366.73	—		1	366.73	—	—
Nanxi	1	204.04	—	—	1	204.04	—	—
Rende	1	922.19	—	—	1	922.19	—	—
Rende( Wenxian area)	1	817.92	—		1	817.92	—	—
Guiren	1	551.03	—	—	1	551.03	—	—
Guanmiao	1	543.67	—		1	543.67	—	—
Specific area near Yongkang Intersection	1	3,544.60	—	—	—	—	1	3,544.60
Liujiating, Yongkang District	1	354.04	1	354.04	—	—	—	—
Specific area near Tainan Intersection	1	760.15	—	—	—	—	1	760.15
Zengwen Dam specific area	1	1,140.24	—		—	—	1	1,140.24
Guanziling specific area( including the surrounding area of Mont Zhentou)	1	868.92	—	—	—	—	1	868.92
Nankunshen specific area	1	175.08	—	—	—	—	1	175.08
Hutoupi specific area	1	424.16	—	—	—	—	1	424.16
Wusanto reservoir specific area	1	7,433.03	—	—	—	—	1	7,433.03
High-Speed Rail Tainan Station	1	299.38	—		—	—	1	299.38
Tainan Science Park specific area project	1	2,244.25	—	—	—	—	1	2,244.25
Tainan Urban Park specific area project	1	362.7	—	—	—	—	1	362.7
Tainan main projects	—	—	—		—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—	—	—	—
Tainan City Urban Plans	1	17,378.68	1		—	—	—	—
Tainan(Zhusongcuo)	—	—	—	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—	—	—	—
Anping Port historic Park, Tainan City	1	467.86	—	—	—	—	1	467.86

## Space and population covered by Tainan City Urban Development plans

Year: 2014

Unit: km<sup>2</sup>

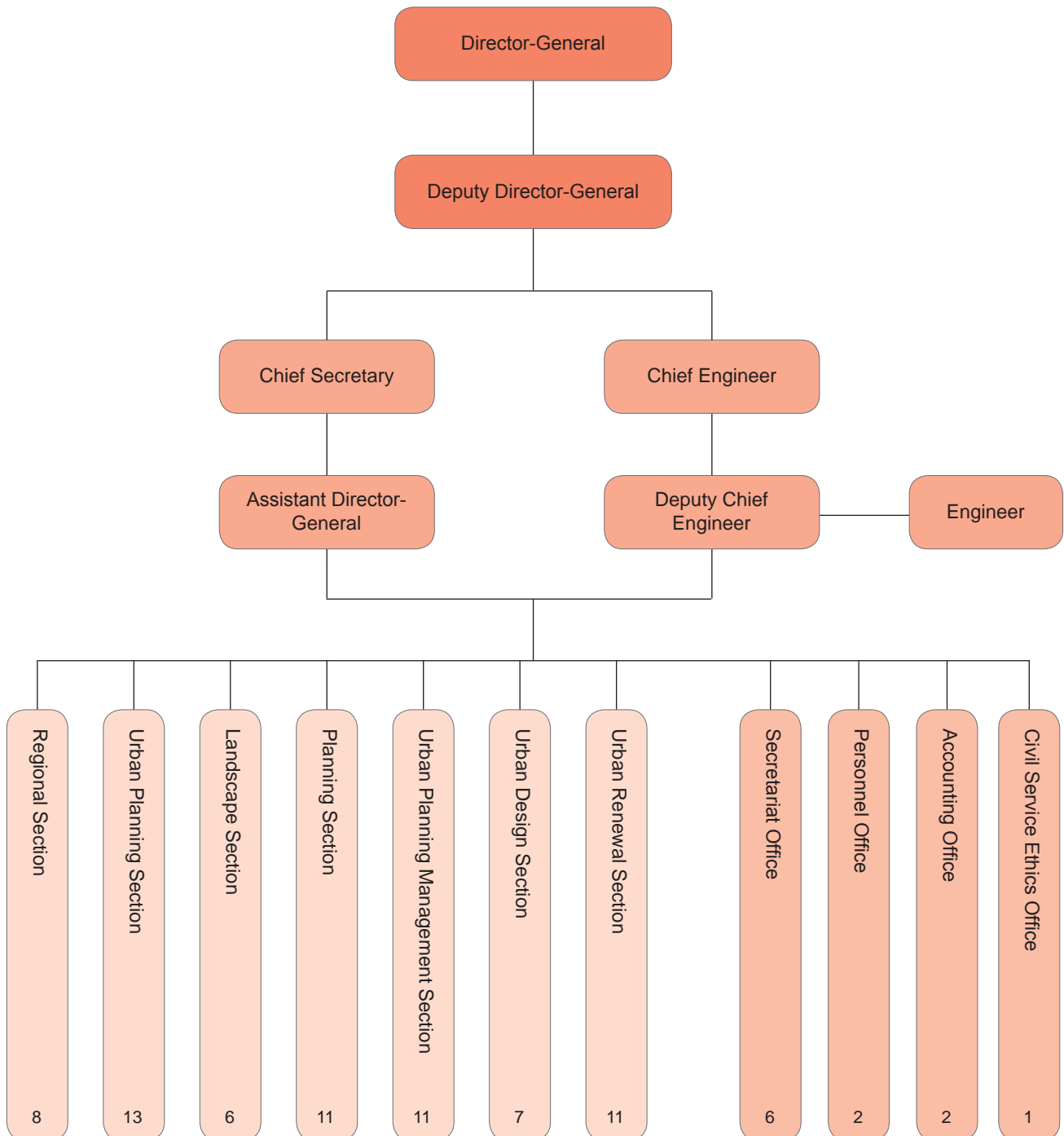
Districts and areas covered by Urban Plans	Covered space (km <sup>2</sup> )	Covered population (persons)		Population density ( persons/ km <sup>2</sup> )	
		Planned population	Actual population	Planned population density	Actual population density
Tainan City	511.47	2,265,200	1,601,537	4,428.84	3,131.27
Xinying	11.24	66,000	63,607	5,873.09	5,660.14
Specific area near Xinying Intersection	10.9	11,500	8,314	1,055.27	762.91
Yanshui	4.3	25,000	15,797	5,809.36	3,670.82
Baihe	5.91	18,000	10,876	3,043.21	1,838.78
Specific area near Madou Intersection( including Madou township)	17.48	44,000	34,634	2,516.63	1,980.93
Jiali	7.37	46,000	40,452	6,238.81	5,486.36
Xinhua	2.01	25,000	24,004	12,432.24	11,936.94
Shanhua	7.1	25,000	23,146	3,518.85	3,257.89
Xuejia	5.86	30,000	15,620	5,116.05	2,663.76
Liuying	3.97	16,000	10,620	4,030.23	2,675.06
Houbi	1.49	8,500	3,700	5,687.52	2,475.74
Dongshan	2.68	16,500	6,422	6,150.75	2,393.95
Xiaying	3.27	20,000	14,765	6,116.21	4,515.29
Liuja	3.33	30,000	17,506	9,016.86	5,261.64
Guantian (Longtian area)	2.84	9,000	6,062	3,173.26	2,137.37
Guantian	15.44	42,000	8,318	2,719.70	538.63
Danei	3.62	11,000	7,580	3,041.70	2,096.01
Hsikang	3.55	18,000	9,978	5,070.42	2,810.70
Jiangjun (Ouwang area)	3.03	12,000	6,584	3,965.63	2,175.81
Xinshi	3.12	12,000	15,731	3,851.09	5,048.46
Anding	1.95	6,500	4,257	3,334.19	2,183.64
Shanshang	2.4	8,000	5,018	3,328.20	2,087.61
Yujing	3.67	24,000	8,633	6,544.32	2,354.05
Nanxi	2.04	12,000	4,860	5,881.20	2,381.89
Rende	9.22	38,500	28,632	4,174.84	3,104.78
Rende( Wenxian area)	8.18	28,900	15,540	3,533.35	1,899.94
Guiren	5.51	50,000	44,269	9,073.92	8,033.86
Guanmiao	5.44	47,000	27,318	8,644.95	5,024.74
Specific area near Yongkang Intersection	35.45	180,000	177,954	5,078.15	5,020.43
Liujading, Yongkang District	3.54	59,500	50,693	16,806.01	14,318.44
Specific area near Tainan Intersection	7.6	23,000	20,748	3,025.72	2,729.46
Zengwen Dam specific area	11.4	7,000	4,242	613.91	372.03
Guanziling specific area( including the surrounding area of Mont Zhentou)	8.69	9,100	3,013	1,047.28	346.75
Nankunshen specific area	1.75	3,600	2,490	2,056.20	1,422.21
Hutoupi specific area	4.24	600	376	141.46	88.65
Wusanto reservoir specific area	74.33	11,000	3,630	147.99	48.84
High-Speed Rail Tainan Station	2.99	32,000	2,094	10,688.76	699.45
Tainan Science Park specific area project	22.44	77,000	74,779	3,430.99	3,332.03
Tainan Urban Park specific area project	3.63	36,000	210	9,925.56	57.9
Tainan main projects	—	—	—	—	—
Modifications and Extensions of Tainan main projects	—	—	—	—	—
Tainan City Urban Plans	173.79	1,101,000	765,500	6,335.23	4,404.74
Tainan(Zhusongcuo)	—	—	—	—	—
Tainan(Anping and Xinshi District)	—	—	—	—	—
Anping Port historic Park, Tainan City	4.68	25,000	13,565	5,341.88	2,898.50



V Organization Structure  
and Business Division

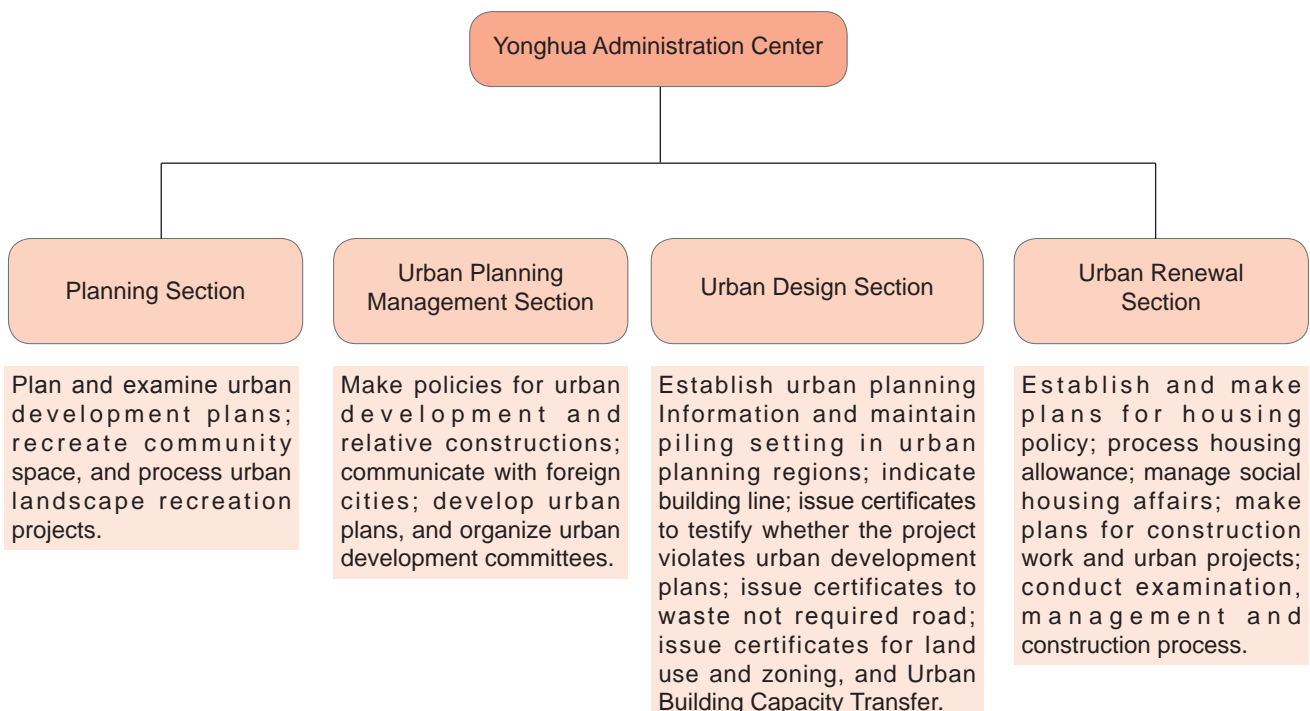
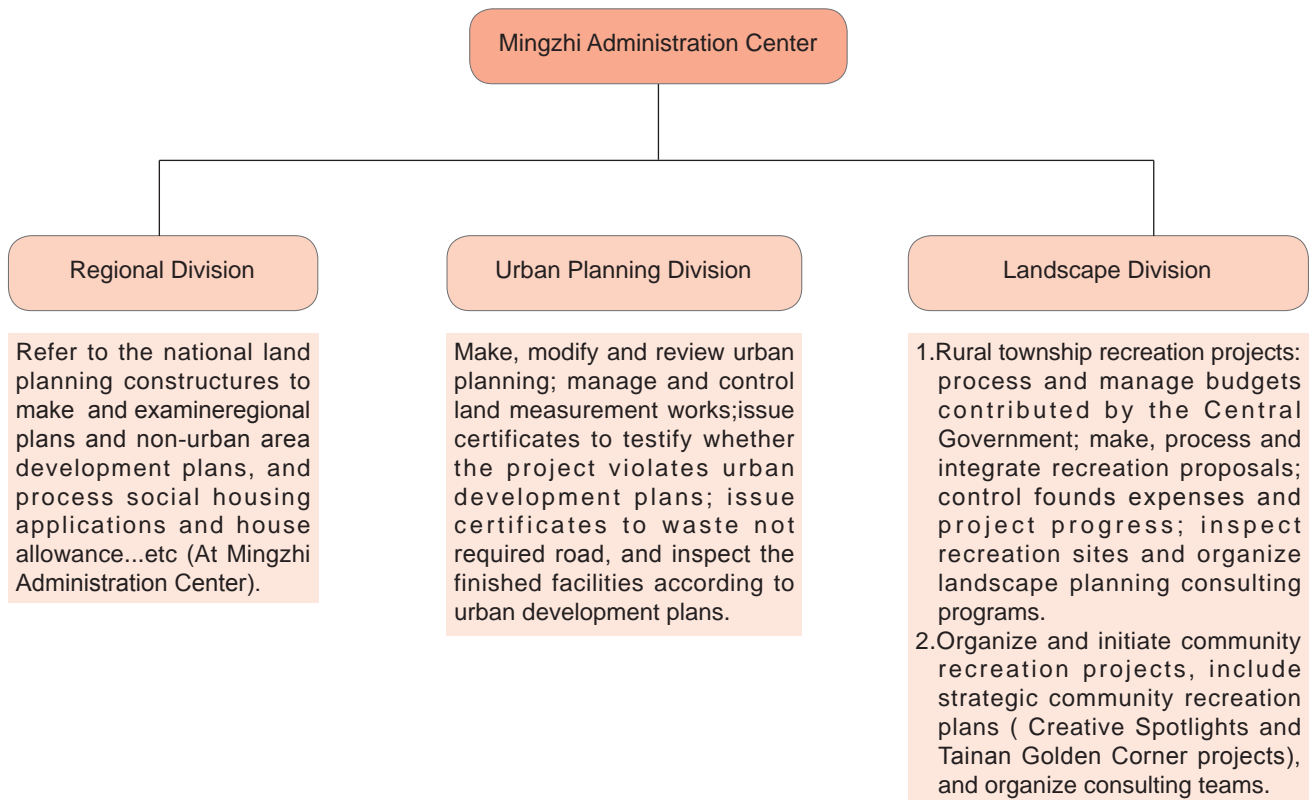
## Organization Chart

In response to the merger with the former Tainan County and the upgrading of the former Tainan City to a direct-controlled municipality started on December 25, 2010, the Bureau of Urban Development (the Bureau) of the Tainan City Government was established after the integration of the Office of Urban Development of the former Tainan City with the Office of Urban and Rural Development of the former Tainan County, and became a level-1 local government agency. The number of personnel then became eighty-seven (including two workmen) from May 16, 2013, and the Bureau now governs seven sections and four offices.



## Organization and job description

The Bureau is under the direction of Yonghua and Mingzhi Administration Center. The Regional Section, Urban Planning Section and Landscape Planning Section are in Mingzhi Administration Center, while the other Sections or offers services to citizens in Yonghua Administration Center. The job descriptions of each agency are as below::



## contact information

Director-General's mailbox: [bud@mail.tainan.gov.tw](mailto:bud@mail.tainan.gov.tw)

**Yonghua Administration Center** 9F., No.6, Sec. 2, Yonghua Rd., Anping Dist., Tainan City  
70801, Taiwan (R.O.C.)

Director-General's office	TEL : (06)390-1422 ; FAX : (06)295-3362
Deputy Director-General's office	TEL : (06)390-1299 ; FAX : (06)298-2808
Chief Secretary's office	TEL : (06)390-1585 ; FAX : (06)298-2808
Assistant Director-General's office	TEL : (06)390-1421 ; FAX : (06)295-3341
Deputy Chief Engineer's office	TEL : (06)390-1411 ; FAX : (06)295-3341
Planning Section	TEL : (06)299111ext:8574 ; FAX : (06)298-2852
Urban Planning Management Section	TEL : (06)390-1425 ; FAX : (06)298-2963
Urban Design Section	TEL : (06)390-1412 ; FAX : (06)295-3342
Urban Renewal Section	TEL : (06)390-1347 ; FAX : (06)298-2834
Secretariat Office	TEL : (06)390-1174 ; FAX : (06)295-3341
Personnel Office	TEL : (06)390-1414 ; FAX : (06)299-1440
Accounting Office	TEL : (06)390-1170 ; FAX : (06)295-3341
Civil Service Ethics Office	TEL : (06)390-1413 ; FAX : (06)299-1440

**Mingzhi Administration Center** 6F., No.36, Minjih Rd., Sinying Dist., Tainan City 730, Taiwan  
(R.O.C.)

Director-General's office	TEL : (06)657-5093 ; FAX : (06)637-0507
Chief Engineer's office	TEL : (06)657-5210 ; FAX : (06)637-0507
Regional Section	TEL : (06)633-4251 ; FAX : (06)632-7835
Urban Planning Section	TEL : (06)633-1248 \ 633-1251 ; FAX : (06)632-5430
Landscape Section	TEL : (06)637-7245 ; FAX : (06)637-8183



VI 2014 Chronicle of Events

## 2014 Chronicle of Events

January 01, 2014	Hai-An Cool Future New Year's Party.
January 08, 2014	Announcement case of abolishing part of the existing roadways in the Land No. 538, Jian-Sing section, Middle-West District in Tainan City. (as the announcement figure)
January 11, 2014	Observation of the Green Community Empowerment Project.
January 17, 2014	The authorities' review meeting of Tainan City's regional planning draft figure.
January 20, 2014	The midterm review meeting of the assessment of the old house renewal.
January 23, 2014	2014 the first urban design commission.
January 23, 2014	The second-round administrative coordination of the modified urban planning of Yuan Lu Lang (railway land) Railway underground project.
February 06, 2014	The ad hoc group meeting of urban design review.
February 06, 2014	The sixth ad hoc group meeting of Hai-An road ground floor overall planning.
February 11, 2014	The ad hoc group meeting of urban design review.
February 11, 2014	The administrative coordination meeting of the surrounding areas of Taijiang National Park project.
February 13, 2014	2014 the second urban design review commission.
February 19, 2014	Briefing Hai-An road's spectacle overall planning project to mayor.
February 24, 2014	The promote team's second meeting of China Town's renewal planning project.
February 24, 2014	The first assessment group meeting of Tainan City's existing roadways.
February 27, 2014	2014 the third urban design review commission.
March 02, 2014	Hai-An Spring Arts Live flaneur's guided tour.
March 03, 2014	The 30th joint commission of Tainan City's Urban Planning Committee.
March 04, 2014	The conference of the residential settlement application in the eighth neighborhood in Yan-Tian.
March 05, 2014	2013 The selection of Tainan City's Green Community Empowerment Project.
March 05, 2014	Hai-An Spring Art-- Flaneur Lectures.
March 06, 2014	Hai-An Spring Art-- Generous Gifts Lectures.
March 06, 2014	The ad hoc group of Tainan City Urban Planning Committee-- part of the specific area of Tainan interchange changed from agricultural area to industrial area.
March 10, 2014	2014 the Army Artillery and Missile School relocation tracking progress meeting.
March 11, 2014	The public explanation session of Hai-An Road overall planning.
March 13, 2014	2014 the fourth urban design review commission.
March 14, 2014	The second conference of discussing the residential settlement application in the eighth neighborhood in Yan-Tian.
March 17, 2014	The overall review of Gongqinliao urban planning, the second meeting of Commercial district(60) preparation of detailed counting record.
March 20, 2014	The third conference of the residential settlement application in the eighth neighborhood in Yan-Tian.

- March 21, 2014 The negotiation conference of Yongkang Sankandian and Taisugar.
- March 24, 2014 Site survey of Jhujiao community in Tainan.
- March 26, 2014 The work plan review meeting of the advance planning of disaster type urban renewal.
- March 27, 2014 2014 the fifth urban design review commission.
- March 28, 2014 The third-round review meeting of Hai-An road overall planning and design.
- March 28, 2014 Assessment of Garden Corner.
- March 31, 2014 The fifth officers meeting of urban design review.
- April 07, 2014 Three public explanation sessions about the following cases: " The main planning of the modification of Tainan City (conforming to Tainan City's Railway Underground Project) (part of railway lands, residential areas modified into park roads)," "The detailed planning of the modification of the North district of Tainan City (conforming to Tainan City's Railway Underground Project) (Part of railway land modified into park roads)," "The detailed planning of the modification of the East District of Tainan City (conforming to Tainan City's Railway Underground Project) (part of railway land, residential areas modified into park roads)".
- April 08, 2014 The giving-thank-to-land ceremony of the construction of the spectacles around Linfongying train station project.
- April 09, 2014 Three public explanation sessions about the following cases: " The main planning of the modification of Tainan City (conforming to Tainan City's Railway Underground Project) (part of railway lands, residential areas modified into park roads)," "The detailed planning of the modification of the North district of Tainan City (conforming to Tainan City's Railway Underground Project) (Part of railway land modified into park roads)," "The detailed planning of the modification of the East District of Tainan City (conforming to Tainan City's Railway Underground Project) (part of railway land, residential areas modified into park roads)".
- April 09, 2014 The second review panel meeting of Tainan City's existing roadways.
- April 10, 2014 2014 the sixth urban city design review commission.
- April 10, 2014 The public explanation sessions of "Modification of Sinying urban planning (the third overall review) (the reproduction of the scheme plan included)" and "modification of Sinying urban planning (the land use zoning highlights) (the highlights of urban design control included) (the second overall review)".
- April 11, 2014 The redistricting of the surrounding areas of Yanshuei Nioucyu subsequent processing coordination meeting.
- April 12, 2014 Tainan Jhujiao matchmaking meeting.
- April 14, 2014 2014 The second-round Urban and rural landscape proposal review meeting.
- April 14, 2014 The tenth work meeting of urban design project Taijiang National Park the tenth work meeting of Taijiang National Park peripheral urban design project inspection.
- April 16, 2014 The twelfth work meeting of Tainan City Hai-An road landscape reformation and environmental art overall planning design.
- April 17, 2014 The 31st Tainan City urban design commission.
- April 17, 2014 Tainan City regional planning (draft) review meeting.

- April 18, 2014 "Industry-university exchange of climate change adaptation building, urban planning, and industrial design" seminar.
- April 21, 2014 The second Yongkang Feiyan village urban renewal coordination meeting.
- April 22, 2014 April 22, 2014: 2013 Tainan City conforming to regional development urban planning and proposal -- Gongqinliao, Commercial district(60), Wanli wetlands urban planning midterm review meeting.
- April 24, 2014 The greening and beautifying project coordination meeting of the science industry section 168-1, 168-2 on the east side of the houses rebuilt in accordance with "the Permanent Re-housing Plan after Typhoon Morakot-Welcome home, Yentian, Annan district".
- April 24, 2014 2014 the seventh urban design review commission.
- April 24, 2014 The fifth construction meeting of Yenshui old street region architecture and spectacle improvement project.
- April 25, 2014 The second ad hoc group meeting of Rueisian Industrial Park development project.
- April 28, 2014 The first improvement review at the end of the guarantee period of the Historical Settlement and Culture Landscape Conservation Development Plan of Beimen district.
- April 28, 2014 The second ad hoc group meeting of Tainan City urban design-- the original public 38 detailed planning of Sinying urban planning.
- April 28, 2014 The second administrative coordination meeting of Wusanto project review.
- April 30, 2014 The review meeting of ATV's detailed assessment report on Anping second-zone public housing.
- May 02, 2014 Management and review meeting of the urban and rural landscapes in April.
- May 02, 2014 Linfengying train station dormitory follow-up operation meeting.
- May 02, 2014 Assessment of the Completion of Garden Corner.
- May 05, 2014 Yuguang Island and Longgan Village overall planning midterm report review meeting.
- May 12, 2014 Residential care fundamental design and sales planning review meeting.
- May 12, 2014 West central district detailed-Plan Individual Rezoning public explanation session.
- May 13, 2014 The 17<sup>th</sup> secretary group meeting of Army Artillery and Missile School relocation and development.
- May 13, 2014 The public explanation session of "The main planning of modification of Tainan City (the 5th overall review)"—Anping District.
- May 14, 2014 The public explanation session of "The main planning of modification of Tainan City (the 5th overall review)"—South District.
- May 15, 2014 2014 the 8th urban design review commission.
- May 15, 2014 The negotiation meeting of the proposal of Urban rural landscapes the large Sinying District cross-region integration.
- May 16, 2014 The public explanation session of "The main planning of modification of Tainan City (the 5th overall review)"—Annan District.
- May 17, 2014 The first-round Tainan Jhujiao proposal review meeting.

- May 20, 2014 The public explanation session of “The main planning of modification of Tainan City (the 5th overall review)”—Central West District.
- May 20, 2014 Garden Corner subsidy review meeting.
- May 21, 2014 The public explanation session of “The main planning of modification of Tainan City (the 5th overall review)”—North District.
- May 22, 2014 The public explanation session of “The main planning of modification of Tainan City (the 5th overall review)”—East District.
- May 22, 2014 Hometown takeoff— the final-term report review meeting of Siraya Ecology Park highlight planning.
- May 22, 2014 The execution meeting of the four overall planning of urban and rural landscapes formation.
- May 22, 2014 May 22, 2014: “The planning of modification of the specific area around Yongkang freeway interchange (the 4th overall review),” “The planning of modification of the specific area around Yongkang freeway interchange (the 4th overall review) (Land use zoning highlights),” “The main planning of modification of Yongkang Liojiading urban planning (the 2nd overall review),” and the public explanation session of “The detailed planning of Yongkang Lioujiading urban planning (the 2nd overall review)—the first session.
- May 23, 2014 The public explanation session of “The detailed planning of modification of Tainan City’s Annan District (the west area of Haidian Road) (Redistricting the land in Jioufenzhi) (the overall review of land use zoning highlights and urban design regulation”.
- May 26, 2014 The 32nd Tainan City urban design meeting.
- May 28, 2014 The public explanation session of “Modification of the specific area of HSR Tainan Train Station planning (the overall review of land used zoning highlights)”.
- May 30, 2014 Urban and rural landscapes management and examination meeting in May.
- June 03, 2014 The public hearing of the urban renewal business planning of the development of the land 1500-2 of Degao section in East District.
- June 05, 2014 2014 the 9th urban design review commission.
- June 09, 2014 The proposal review meeting of the renewal of the castle section.
- June 10, 2014 The second assessment group meeting of the existing roadways in Tainan City.
- June 11, 2014 The overall planning of Taiwan railway network (II) vision and the principles of developing the railway network: the negotiation meeting with the government, the meeting in the Southern Taiwan.
- June 11, 2014 The negotiation meeting of the modification of the plan and excess volume of the development of residential area in accordance with Hillside Development Construction Management Measures.
- June 12, 2014 The 4th round achievement review meeting of the overall planning and design of Hai-An Road.
- June 12, 2014 The government negotiation meeting of the land problem in the Siraya Culture Park.
- June 13, 2014 The consultation meeting of the advance planning of the first review of Taijiang National Park planning.

June 16, 2014	2014 the tracking progress meeting of the Artillery and Missile School relocation planning.
June 17, 2014	Hosting the joint review meeting of the work plan of urban renewal entrusted technology service project- Tainan City Anping District Lyufeng East Village, Zhongyi New Village, Yongkang District Jingjhong Nine Village, and Yingjiyu Three Village.
June 17, 2014	2013 the final-term review meeting of self-renewal supervising group and the professional training planning.
June 18, 2014	The 2nd public hearing of the second-term opening the way of Wenming street in Siaying District.
June 19, 2014	2014 the review meeting of the 1st season housing information statistics report.
June 19, 2014	The 33rd Tainan City urban design committee meeting.
June 20, 2014	Holding 2014 the first meeting of the Minjih Building energy-saving group in Tainan City.
June 23, 2014	The integration and negotiation meeting of the urban renewal of Tainan City's Lyufongdong village and Zhongyisin village in Anping District, and the land renewal and investment planning of Kubaoduan.
June 23, 2014	The early-term review meeting of Disaster-type renewal report.
June 24, 2014	The 8th administrative meeting of urban design review.
June 24, 2014	The ad hoc group of the urban planning—the ad hoc group meeting of Taiwan High Speed Rail urban planning committee.
June 25, 2014	The first construction meeting of the 2nd term improvement project of the front and surrounding of Linfongying train station.
June 26, 2014	The planning of the specific area of Anping harbor historical landscape park (the 2nd draft project achievement review meeting of part of the second kind of specific cultural area as the first-used land).
June 26, 2014	2014 the 10th urban design review commission.
June 27, 2014	The final-term review of the renewal assessment project of Tainan City's old residential houses.
June 27, 2014	The integrated proposal review meeting of urban and rural landscapes.
June 30, 2014	The selection committee of the community renewal of Green Community project.
July 03, 2014	The ad hoc group of urban planning committee—the first meeting of the main plane of modification of Tainan City (the 5th overall review) project.
July 08, 2014	The 4 <sup>th</sup> assessment group meeting of the existing roadways.
July 10, 2014	The second-round community clever distribution review meeting.
July 11, 2014	Tainan City urban planning committee hosted the first ad hoc group meeting of “Modification of Sinying urban planning project (the 3rd overall review) (reproduction of scheme plan included)” and “Modification of Sinying urban planning project (land use zoning highlights) (urban design control highlights included) (the 2nd overall review)”.
July 17, 2014	2014 the 11th urban design review commission.
July 21, 2014	The 34th Tainan City urban planning commission.
July 21, 2014	2013 the review meeting of the spectacles general counsel final report.

- July 24, 2014 Hosting the final report review meeting of “Hometown takeoff—Tainan City’s Siraya cultural, economic, and ecological multiplicity park highlight project”.
- July 24, 2014 The administrative negotiation meeting of the additional construction of 10 m planned roadways in Syuejia city 3 and on the east and the west sides of the industrial area individually.
- July 28, 2014 The 8<sup>th</sup> review group meeting of Tainan City’s non-land-use zoning and modification of the land use.
- July 29, 2014 The urban planning committee—the second meeting of the modification of Tainan City’s main plan project (the 5<sup>th</sup> overall review) .
- July 31, 2014 The first ad hoc group meeting hosted by the Tainan City’s urban planning committee about “modification of the specific area near Yongkang freeway interchange project (the 4<sup>th</sup> overall review” (land use zoning highlights),” “the main planning of modification of Yongkang Lioujiading urban planning project (the first overall review),” and “the detailed planning of modification of Yongkang Lioujiading urban planning project (the first overall review”).
- August 7, 2014 The ballot and signing an agreement of the residential houses after Maorak typhoon.
- August 7, 2014 2014 the 12<sup>th</sup> urban design review commission.
- August 8, 2014 The first construction meeting of the second term construction of Taisugar railway’s bicycle riding green gallery in Sinying district.
- August 14, 2014 The review meeting of the early planning of Pingshih Camp and Cihkuanjiou village.
- August 14, 2014 The review meeting of the early planning of Wangliaobei village and Jingjhonger village.
- August 21, 2014 2014 the 13<sup>th</sup> urban design review commission.
- August 26, 2014 The review meeting of the execution program of the entrustment, management, and inspection of residential care project.
- August 27, 2014 The ad hoc group of urban planning—the third meeting of the main planning of modification of Tainan City project (the 5<sup>th</sup> overall review).
- August 27, 2014 Auction of Dadao kindergarten.
- August 28, 2014 2014 the 14<sup>th</sup> urban design review commission.
- August 28, 2014 The public explanation session of the individual modification of Siraya in Guantian.
- August 28, 2014 The 18<sup>th</sup> meeting of the secretary group of the Artillery and Missile school relocation and development project.
- August 29, 2014 2014 the first time urban renewal commission.
- August 29, 2014 The group meeting of the controversial existing roadways.
- August 30, 2014 2014 the site survey of the final contest of Tainan Jhujiao creativity making project.
- August 31, 2014 2014 the briefing and awards ceremony of the final contest of Tainan Jhujiao creativity making project.
- September 01, 2014 The ad hoc group meeting of land acquisition of Artillery and Missile School relocation and development project and the 10<sup>th</sup> meeting of the development group.
- September 01, 2014 The public hearing of Feiyen New Village renewal business project.
- September 01, 2014 The public explanation session of the detailed account of Feiyan new village.
- September 02, 2014 The ad hoc group meeting of Ministry of the Interior about the modification of the land of Gueitian hotel in Yongkang.

- September 03, 2014 2014 the Renewal mentor corps' working plan review.
- September 03, 2014 The public explanation session of Rende commercial district land overall review.
- September 04, 2014 The 35th meeting of Tainan City urban planning commission.
- September 05, 2014 Urban planning ad hoc group meeting—the urban planning ad hoc group meeting of the case modification of Shanshang Miaopu.
- September 10, 2014 The public explanation session of the detailed account of modification of Sinji Industrial district.
- September 11, 2014 2014 the 15th urban design review commission.
- September 12, 2014 The site survey of the finished building and spectacle improvement project in Yanshuei old street district.
- September 13, 2014 The first planning conference of the industrial creative action forum.
- September 16, 2014 Tainan City Planning Committee meeting—the 3rd ad hoc meeting of Sinying 3rd overall review.
- September 18, 2014 The first midterm review meeting of the early planning of disaster-type urban renewal.
- September 18, 2014 The final review meeting of the overall planning of modification of Liouying 3rd overall review.
- September 18, 2014 The ad hoc group meeting of Tainan City urban design committee.
- September 19, 2014 The final review commission of Tainan Jhujiao counseling program.
- September 19, 2014 The ad hoc group meeting of urban planning committee-- The second group meeting of Yongkang passing inspection project.
- September 22, 2014 2014 the progression tracking meeting of the Artillery and Missile School relocation project.
- September 23, 2014 The work plan review meeting of Tainan City housing policy and housing plan.
- September 25, 2014 2014 the 16th urban design review commission.
- September 29, 2014 The ad hoc group of urban planning committee—the 4<sup>th</sup> meeting of the main plan of modification of Tainan City (the 5th overall review).
- September 29, 2014 The negotiation meeting of expanding Nansi urban planning.
- September 29, 2014 The administrative meeting of the detailed account of the passing inspection of the East District.
- October 06, 2014 The 36th meeting of Tainan City urban planning commission.
- November 04, 2014 The 8<sup>th</sup> ad hoc group meeting of the Artillery and Missile School relocation project.
- November 04, 2014 The construction campus tour ceremony and the cannel star diamond press conference of the relocation of Sinnan elementary school.
- November 05, 2014 The ad hoc group meeting of urban planning committee—the 3rd group meeting of Yongkang overall review.
- November 06, 2014 The work plan review meeting of the central-west district detailed account of overall review.
- November 08, 2014 The night music concert of the opening of Square of BaiDe Pavilion and Yuejin story museum.
- November 10, 2014 The ad hoc group meeting of urban planning committee—the 2nd meeting of modification of Dacheng Stainless steel corp. project.

- November 13, 2014** 2014 the 19th urban design review commission.
- November 14, 2014** The Cross-bureau consulting meeting of the park road planning and design around the Dream Mall Center.
- November 17, 2014** Hometown takeoff—the final report of Siraya cultural-ecological park project.
- November 17, 2014** The joint press conference of the important highlights construction planning --- “Living comfortably in Taina— a city of dream which realizes the dream of starting up an enterprise, living safely, and travelling happily”.
- November 17, 2014** “Yukuan Island and Longkan Village overall planning” final report review meeting.
- November 18, 2014** 2013 information project, the second-round review meeting.
- November 18, 2014** The ad hoc group of urban planning committee—the 6<sup>th</sup> meeting of the main plan of modification of Tainan City (the 5th overall review) project.
- November 20, 2014** The conference of discussing the passing inspection of the Wushanto reservoir specific scenic area planning.
- November 27, 2014** 2014 the 20th urban design review commission.
- November 30, 2014** The hearing of Feiyensin Village urban renewal project.
- December 08, 2014** The 37th meeting of Tainan City urban planning committee.





## 2014 Tainan City Urban Development Annual Report

Distributor	Hsin-Hsiu Wu
General Editor	Te-Liang Chuang
Editing Committee	Yung-Kun Yen, Wen-Chuan Hsieh, Ming-Hsien Ko, Chien-Fu Chen, Pei-Ju Hou, Ti-Nan Huang, Chia-Ming Yang, Hui-Chen Lin, Kuo-Ching Mei, Meng-Ju Tsai, Shou-Li Liu, Yi-Chun Cheng
Editing Group	Kuo-Hsiu Hsieh, Yen-Chen Tseng, Hsin-I Chen, Chien-Wen Lo, Chao-Ying Tseng, Pai-Hsiu Kuo, Tz-Hau Lin
Publisher	Tainan City Government, Bureau of Urban Development
Telephone number	MinJhih Civic Center      06-6322231 Yonghua Civic Center      06-2991111
Address	73001 6F., No. 36 MinJhih Road, Sinying District, Tainan City (R.O.C.) 70801 9F., No. 6 Yonghua Road, Sec. 2, Anping District, Tainan City (R.O.C.)
Website	<a href="http://bud.tainan.gov.tw">http://bud.tainan.gov.tw</a>
Publishing Date	October, 2015
Design and Printing	Treasure Design Advertisement <a href="http://www.ts-design.com.tw">http://www.ts-design.com.tw</a>
Telephone Number	07-3821710

# 2014

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### **Bureau of Urban Development, Tainan City Government**

Yonghua Civic Center:

70801 9F., No. 6 Yonghua Road, Sec. 2, Anping District, Tainan City

MinJih Civic Center:

73001 6F., No. 36 MinJih Road, Sinying District, Tainan City

<http://bud.tainan.gov.tw/>