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[ Living Well in Tainan ]

Urban Development Bureau,  
Tainan City Government Annual Report 2016

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An aerial photograph of Tainan City, Taiwan, showing a dense urban landscape with numerous high-rise apartment buildings and commercial structures. In the background, a range of mountains is visible under a clear sky. The city is situated near a body of water, with a river or canal winding through the lower part of the frame.

## Mayor's Letter

# Tainan City is Evolving, with Very Visible Progress

Ever since Tainan City was upgraded to a special municipality, the City Government has been devoted to thoroughly revolutionizing the City. With the City Government's four fundamental goals and the 45 major infrastructure plans under the New Ten Major Flagship Projects, the development of individual districts in Tainan City has evidently become more balanced. The City's infrastructure has been strengthened with further prospects for future urban development. Throughout the year of 2016, with overall reviews of urban planning projects of City land as well as the implementation of the Townscape Renaissance Project, the Tainan City Government has investigated the differences in development and has focused on local demands and unique features of each district. The City Government aims to highlight the unique features throughout the City and connect these dots with one another, forming lines of functions. Ultimately, the City Government plans to expand these lines into an entire dimension of City Governance. As a result, new momentum is brought into the City. The surrounding districts will prosper as well, and the charisma of Tainan City will be known to all.

As for the overall spatial planning for Greater Tainan, the City Government will first follow the guidance of the National Spatial Plans and initiate preliminary planning for the Spatial Plans of Tainan City. The City Government's objectives are ensuring both preservation of the national land as well as the competitiveness of the industries and the economy. Meanwhile, since 2015, the City Government has been conducting overall reviews for urban planning projects, collecting opinions and insights from experts and citizens, and reviewing the reserved land for public facilities. The administration then conducts multi-district land consolidation projects to solve the issues of idle land and the undermined interests of the citizens of Tainan City. The majority of the reviewing processes for the 10 Major Development Projects from the City Government's 45 major infrastructure plans have completed the

reviewing processes and are conducting replotting operations. These projects include: the zonal expropriation in Urban Renewal Project of the China-town and Canal Area, land replotting for Changsheng Camp, Jioufenzih Replotting Project as a low-carbon community, Yanhang Junior High School of Yongkang District zone expropriation project, Army Artillery and Missile School relocation project, Construction Project of Guanmiao District Campus, and Yongkang District logistics and transport area land readjustment project. The City Government is also drafting principles and regulations in steps with the development of Shalun Green Energy Science City, such as Regulations on Land Use Control and Urban Design Guidelines, in order to ensure the protection of the natural environment and R&D of technologies at the Shalun Science City. The development of Shalun Science City will definitely elevate the City's competitiveness.

The City Government aims to balance the development among various districts by revitalizing idle land with overall reviews. By doing so, the City could provide large public spaces for the residents. Also, the City plans to install detention ponds, gradually turning Tainan City into a safe and enjoyable city. On the fundamental level, where the focus is on community development, the City Government is promoting the resident project that brings college students into the communities. This project aims to bring momentum into local communities, connecting the progress of individual communities, and improve overall progress development. The City Government manages urban spaces through urban planning projects, urban planning management, Townscape Renaissance Projects, and community building. Such efforts aim to strengthen Tainan City's unique features and attract younger generations to move to Tainan City. The ultimate goals are to ensure balance among various districts and to bring prosperity to both urban and rural areas.

Nevertheless, issues often occur during the transition phase of urban development. For example, the Railway Underground Project has been a long-awaited project for residents of Tainan, and construction on the Rende Section has begun this March. Since the original rail track passes through densely populated areas in the city, the construction has affected many residents, and they have had to relocate. To protect the interests of the affected residents, the City Government has provided public housing for them and has ensured that the housing projects be completed before the construction of the underground railroads. After relentlessly seeking communication, the City Government has received consent from most of the affected residents, and the public housing project will be completed in 2017 as well.

The Government is also constantly promoting urban renewal and the planning of land for Veterans and Dependents, such as the Renewal Project of the Anping Second Phase Public Housing, Relocation Plan of Tainan Veterans' Home, Renewal Planning of Tainan Erkongsincun, and the investment project of renewal plans for Anping Camps of Tainan City. The City aims to vitalize public land, promote local development and provide access to public facilities. By evaluating the possibility of turning idle government-owned buildings into public housing projects, the City Government expects to fully utilize public property and ensure housing justice, and make Tainan a sustainable, livable city for all residents.



Mayor of Tainan City

Li Men-yen



Director-General's Letter

## Low Carbon, Green Energy, and Quality Living in Tainan

First of all, on behalf of the Urban Development Bureau, I would like to express my gratitude to the city residents and leaders from communities and industries for your helpful advice and assistance in our work. Tainan, with her long-standing heritage, is rich in culture and history. On the other hand, it is also an advanced city, a green city full of potential for technological and economic development. Since Tainan City became a special municipality, the Bureau has spared no effort in balancing the development in different districts and carrying out urban sewing policies. So far, 45 major constructions included in Mayor Lai's 10 New Ten Flagship Projects and four fundamental goals and policies of laying the foundation for urban development have achieved fruitful results. Moreover, the urban planning projects, such as the zonal expropriation in Urban Renewal Project of the China-town and Canal Area, land replotting for Changsheng Camp, Jioufenzih Replotting Project as a low-carbon community, Yanhang Junior High School of Yongkang District zone expropriation project, Yongkang Artillery and Missile School relocation project, Construction Project of Guanmiao District Campus and Yongkang District logistics and transport area land readjustment project, all have completed the required procedures and been taken over by the Land Administration Bureau.

While the new and traditional values collide, issues such as urban renewal and re-utilization of idle land have emerged. In response, the Bureau has contemplated ways to regenerate the city in hopes of reshaping urban space and landscape, improving the quality of life, and further optimizing the land use of Tainan City. The Landscape Transformation Project of the China Town and Haian Road is set into motion. It is witness to the change and development of the city as well as connects the old town and the



canal area. The vision is to recreate past glory of the downtown, provide brand new life experience and shape the built environment. We are excited and look forward to seeing tangible results in the future. Other than that, in recent years, the overall review of the use of public facilities land in Tainan City aims to reutilize unused land and puts people's rights and interests as the first concern. Unnecessary public facilities land is also in discussion. Concerning urban renewal, the Bureau still endeavors to get the funding from the central government for the Renewal Project of the Anping Second Phase Public Housing, hoping to assist the residents. As to the attention-getting project, the Tainan Urban District Railway Underground Project, the City government adopted an unprecedented approach, guaranteeing to complete the housing projects before land expropriation and evictions to ensure the residents' rights and interests. This method shows exactly how the administration conducts urban planning in a people-oriented manner.

Apart from the ongoing projects, urban landscape construction and balanced development of different districts are our primary focus as well. In order to drive the growth of Greater Sinying and the areas surrounding Sinying Sugar Factory, the project of Innovative Sinying has been planned out, including the construction of a railway park, creating spaces for art events and for people to slow down and enjoy life, and reutilizing disused buildings in the area. In the meantime, the City government will submit a budget proposal to strive for the funding from the Forward-looking Infrastructure Development Program put forth by the Executive Yuan and continue to promote urban landscape transformation and community building by incorporating projects like Corner Embellishment Project, Tainan Corner Landscape Design Contest Project, and Tainan Garden Corner Project.

We are hoping to optimize land use in Tainan by regional planning, urban planning, management and renewal, public space transformation projects and community building projects. Last, the preliminary planning of Tainan's spatial plan will begin this year under the guidelines of National Spatial Plan. The goal is to preserve our homeland and at the same time increase the edge on industrial and economic development. In the future, the quality of life and the competitive advantage of Tainan are expected to be further improved. Welcome to a "Livable, Enjoyable, Inviting" Tainan, a city of happiness.

Director-General of Urban Development Bureau,  
Tainan City Government

*Chuang Te-Liang*

# CHAPTER 1

## Special Reports



## Revolution of Urban Space and Design — A New Order for National Land Development

### The Establishment of the “National Land Use Planning Act”

In 1993, the Executive Yuan published and implemented the Economic Revitalization Program, in which instructed the Ministry of the Interior to revise the National Comprehensive Development Plan and draft the National Comprehensive Development Planning Act. Acting upon the Executive Yuan's instructions, the Ministry of the Interior drafted the Act. However, the draft was denied thrice by the Legislative Yuan. Afterwards, the Ministry of the Interior drew up the draft of National Land Use Planning Act after receiving recommendations from experts of different fields. The draft was approved by the Executive Yuan and sent to the Legislative Yuan in 2004 and 2009, but still failed to pass.

Considering that most articles within the draft were denied by the Legislative Yuan, and that MOI's Construction and Planning Agency has submitted suggestions based on relevant study findings collected in 2009, 2010, and 2011, the MOI held meetings and seminars discussing the changes to be made to the draft and submitted the adjusted draft to the Executive Yuan on November 5, 2012. The new draft was passed by the 3408<sup>th</sup> Executive Yuan Council on July 24, 2014, and was submitted to the Legislative Yuan on July 28. Consequently, the draft was passed by the Internal Administration Committee of the Legislative Yuan and the 21<sup>st</sup> Committee meetings. The third reading was passed on December 18, 2015 and promulgated on January 6, 2016, with its name changed to Spatial Planning Act.



## Key regulations of the Spatial Planning Act

The Spatial Planning Act, which concerns the sustainable development of our national land, was finally implemented on May 1, 2016, after being in the works for twenty some years. Serving as the highest principle for utilizing the national land, the Act rethinks the planning and usage of national land with a comprehensive vision, in order to optimize utilization of resources. The Act aims to strengthen integration and management of national land and establish a new order for national land development.

To secure the integrity of the national land, current management mechanisms for the planning of space and land use will undergo significant reform after the implementation of the Spatial Planning Act. In the future, relevant authorities will draft Development Plans, categorize national land into demarcation of environmental conservation zones, marine resource zones, agricultural development zones, and urban-rural development zones according to the functions of the national land, to replace the current categorization - 11 categories for non-urban land and 19 land uses. The new mechanism aims to clarify land use so that development could be conducted in a more orderly manner. In addition, the categorization could not be altered for individual development projects. All land uses must comply with the Act and relevant regulations.

Key Points of the Spatial Planning Act:

1. Establishing a two-tier development planning at the national level and the municipality and county (city) level.
2. Setting up the four major functional zones: demarcation of environmental conservation zones, marine resource zones, agricultural development zones and urban-rural development zones, and establishing a permit system for land utilization.
3. Establishing a transparent information sharing mechanism that incorporates public supervision.
4. Restoring and preserving environmentally sensitive and/or compromised areas by categorizing them as conservation zones, to restore national land and ensure sustainable development.
5. Securing people's existing rights and setting up compensation and aid mechanisms.

According to relevant regulations, within 2 years of implementation of the Spatial Planning Act, the Ministry of the Interior should publish and implement National Comprehensive Development Plans; within 4 years of implementation of the Act, the municipality and county (city) governments should publish and implement Municipality and County (City) Development Plans; within 6 years of implementation of the Act, the municipality and county (city) governments should publish the Functional Zones of National Land. In other words, by May 1, 2022, the Spatial Planning Act will be fully implemented, and the Regional Planning Law and relevant Regional Plans will be abolished. As for areas governed by Urban Plans and National Park Plans, these areas will still be regulated under the Urban Planning Act and the National Park Act; however, the planning details will be reviewed and revised according to the Spatial Planning Act.

To reduce the impact the new Act has on the public, in the future, buildings and facilities that do not comply with the Functional Zone regulations can retain their original use if they have already applied for installation (without augmentation or renovation) legally. Please refer to Article 32 of the Spatial Planning Act for further details. However, illegal buildings that have already violated the Regional Plan Act remain illegal and will be treated according to relevant regulations. In addition, the Government will set up a Sustainable Development Fund for National Land to adequately compensate the lands that were permitted for buildings and architecture and are categorized into functional zones.

The purposes of the Spatial Planning Act include: to adapt to climate change, secure national land, preserve the natural environment and cultural assets, promote reasonable utilization of resources, maintain balance between resource preservation and industry development, strengthen integration and management of national land, restore environmentally sensitive and/or compromised areas, and pursue sustainable development of national land. In the future, the Government has scheduled to establish National Comprehensive Development Plans, Municipality and County (City) Development Plans, and other relevant regulations. Relevant information is published on the Construction and Planning Agency website (<http://www.cpami.gov.tw>), marked under Spatial Planning Act Section in the Services sections. Please refer to the website and we welcome suggestions and ideas.

## Through Consultation and Gradual Management, Development of Non-Urban Land Has Shown Fruitful Results

The Bizihou Industrial Park is located in Guanmiao District (Land number: Bizihou section No. 658) and composed of 30 pieces of land, covering an area of 6.1722 hectares. The industrial park is developed by Chuan Lih Fa Machinery Works Co., Ltd. and MEI-I Plastics Ind. Co., Ltd. Chuan Lih Fa Machinery manufactures injection molding machines while MEI-I Plastics produces plastic products, such as PE or PE products. Due to increasing market demands, the two long-standing businesses have grown fast.

Under Paragraph 3 of Article 33 of the Factory Management Act, the whole area is zoned as a specific area by the Ministry of Economic Affairs. Most of the area is classified as farming and grazing lands in the common agricultural zone, while the rest are either Type A building lands or Traffic lands. The feasibility study report of the development project was approved in accordance with the Statute for Industrial Innovation on 19 April 2011. In the same year, according to Article 15-1 of the Regional Plan Act and Article 11 of the Regulations on Non-urban Land Use Control, the application for the change of land use was filed in May. After three review meetings and five ad hoc group meetings, on 2<sup>nd</sup> December 2016, the project passed the review at the 10<sup>th</sup> meeting of non-urban land alteration zoning and classification committee.

In the future, the city government will continue its effort to conform to the relevant laws and regulations for the land use and development in the hope of facilitating the sustainable development of Tainan City.







## Establishing a Nangan Regional Hub —

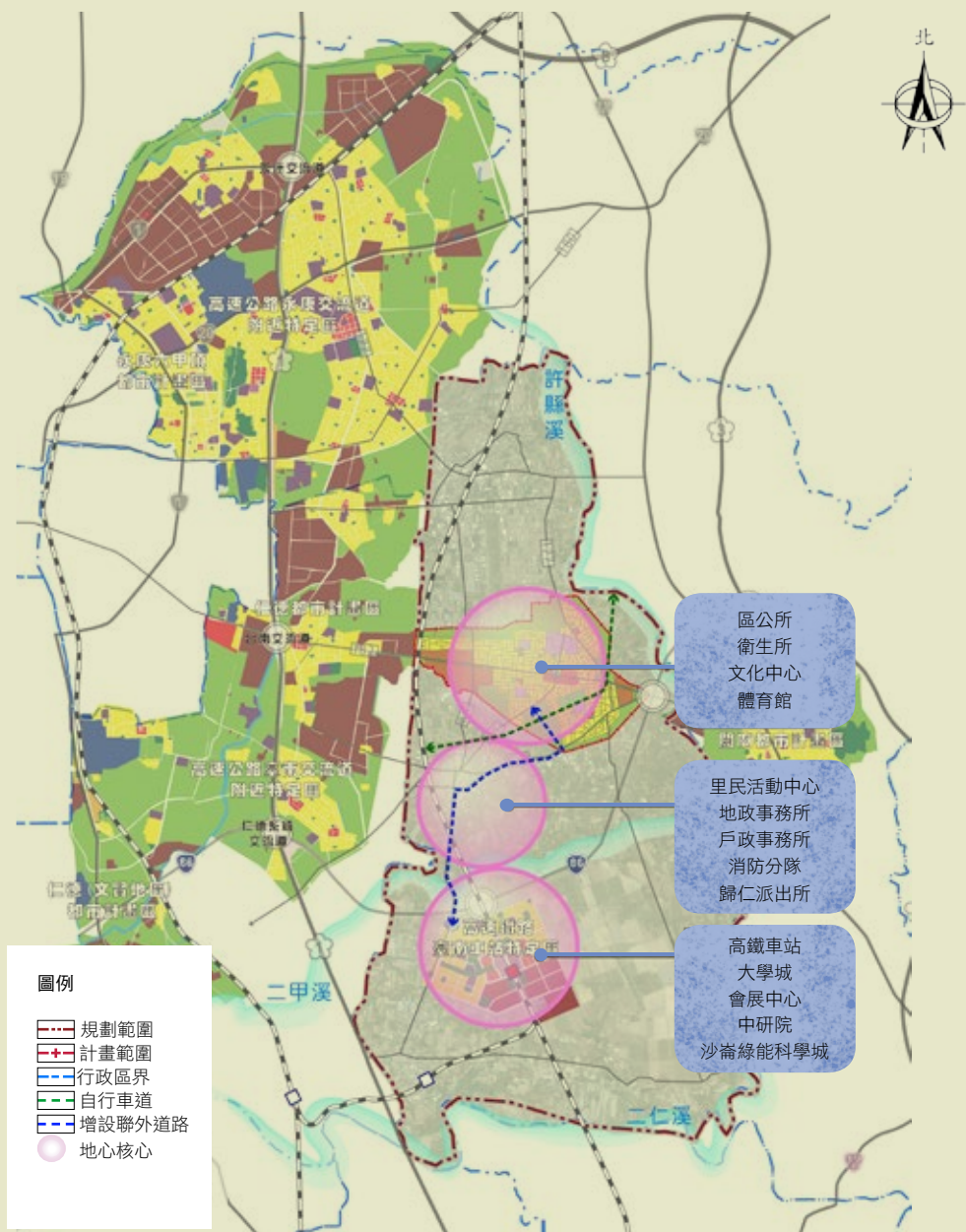
### A New Gueiren with Green Living as Its Essence and Art as Its Nature

There are five administrative divisions within the Nangan region: Gueiren, Yongkang, Rende, Guanmiao, and Longci Districts. Due to its geographical location, the area has always been inextricably linked with the larger Tainan region; but after the city-county consolidation and subsequent changes in spatial construct, adjustment of resources, and regional development, the earlier perception of Tainan City as the local hub has broadened to encompass the Nangan region. Doing away with existing administrative borders makes the reuniting of regions easier, and reorganizing the division of labor amongst regions can make for more distinct branding.

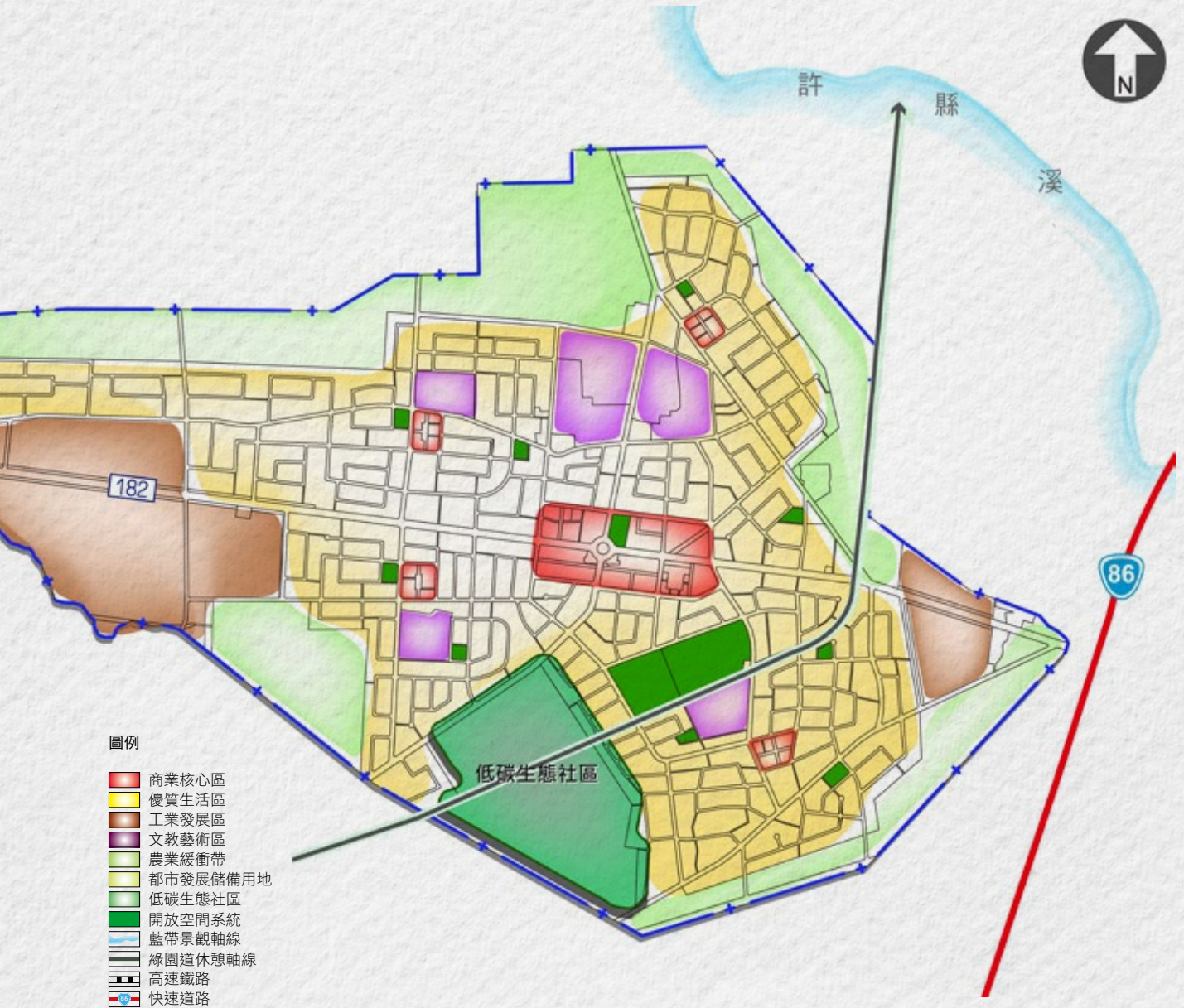
The urban development plan for Gueiren is more uniform: the residential, business, and industrial sectors are arranged in a concentric zone model. At the core is a central business district (CBD), followed by a second residential zone, an outer industrial circle, and an agricultural zone that also acts as a buffer sector. The district is centered around the intersection of County Road 182 (Jhongsan Road) and County Road 174 (Jhongjeng North and South Roads) north-south connecting routeway. In addition, in order to provide a complete and convenient living environment, plans have been made to establish four CBDs with adjoining neighborhoods. Local cultural characteristics have been incorporated, such as the old Taiwan Sugar Corporation train tracks which have been converted into bicycle paths that connect Tainan Municipal Stadium, Tainan Cultural Center, Hongwacuo Elementary School, and Syusian Creek to form an urban greenway. The combination of blue and green infrastructure will result in a space well-suited for recreation.

The project's good location and convenience of transportation—accessibility to the larger Tainan region has greatly increased after the opening of east-west Provincial Highway 86—combined with the increase in the linked functions between counties and cities after the city-county consolidation, has set the transformation of the area into motion, injecting it with a new vitality. By reviewing which unnecessary areas could be transformed into supporting industrial development sites according to future urban development needs, as well as redrawing and altering the use of unneeded lands reserved for public facilities in keeping with central government policy to solve the issue of too many lands being reserved for public facilities, the property can be returned to the citizens and some of the lands will be utilized to construct parks, playgrounds, plazas, or parking lots.

The agricultural zone in the south was chosen for urban development after considering its conditions. The area is planned to be a low-carbon eco-friendly model community that combines ecological, residential, cultural, educational, artistic, and business functions and extends the service scope of the central business zone, forming an urban form similar to a new East District. The project will shape Gueiren into a green-living and artistic new East District, focused around the concept of an Artistic Urban Green Corridor. The proposed developments will open up new opportunities for the development of the Nangan area, and the more forward-looking and creative urban environment will cement Gueiren's standing as a cornerstone in links with the greater Tainan urban area.



歸仁區發展示意圖



## Charm of Yuejin Reenters the Spotlight

The urban planning project of Yanshuei was passed in 1937 and revised in 1956. Yanshuei, as one of the oldest towns in the former Tainan County, remains a rustic and historic part of Greater Tainan. In recent years, the old town has become a major tourist attraction due to the popularity of Yanshuei Beehive Fireworks Festival and Yuejin Lantern Festival. Since the Self-governance Articles of Tainan City Historic District Revitalization came into effect, the City Government has begun the processes of identifying historic heritage, collecting important historic materials, and confirming the extent of historically significant areas. The City Government then announced the "Yanshuei Historic District," which includes historic blocks on Jhongjeng Road, Ciaonan Old Street, a part of Sanfu Road, Chaocin Road and Jhongshan Road, and this has been the first Historic District announced since the Articles were released. Therefore, the overall review aims to discuss development strategies for the natural environment, historic context, the charismatic old streets of Yanshuei area, the eight famous attractions of Yuejin, the cultural heritage and historic buildings, as well as tourism of the area. During the overall review, the City Government plans to adjust the original urban planning project to cater to the current situation and future trends.

The key points of the Third overall review include: abolishing the unconstructed planned roads within Yanshuei's old town to preserve the historic streets of Wangye Alley, Yiyin Alley and Liancheng Alley; modifying the usage of land of Yanshuei Fruits & Vegetables' Market to respond to current development; taking Yanshuei Diansin City and areas near Yongcheng Theater into account in overall review projects to preserve and re-utilize historic buildings, turning these areas into cultural districts; and replotting the land designated for public housing and parks near Niousyu area, since the original plans have become outdated.








The first phase of this project is approved for implementation by City Planning Commission of the Ministry of the Interior, excluding overall development and projects that require agreement contracts. The Ministry of the Interior approved this project in October 2016 and it will now be carried out according to relevant procedures.





Land near Yanshui's Diansin City and Yongcheng Theater are modified for use as cultural land



#### 變更圖例

-  變更住宅區為公園用地
-  變更住宅區為道路用地
-  變更公園用地為道路用地
-  變更綠地用地為公園用地
-  變更市場用地為藝文設施用地
-  變更停車場用地為公園用地
-  變更人行步道用地為道路用地



Land of Yanshui Fruits & Vegetables' Market is modified for use as market land

#### 變更圖例

-  變更住宅區為廣場兼停車場用地
-  變更住宅區為市場用地



## Open Decision — making Forum

### Sees High Civic Engagement

Recently, the City Government have promoted several “open decision-making” projects, among which “the Open Decision-making for the Location of the New Municipal Center” project gains most of the public’s attention. On 28 April 2015, the City Government held the press conference of the Open Decision-making for the Location of the New Municipal Center. At the news conference, Mayor Lai made an announcement of seven candidate sites for the new administrative center: the east side of Guantian Industrial Park, the area to the south of Madou Freeway Interchange, the north side of Backloun Boulevard in Shanhua, the periphery of ABC sections of Tainan Science Park, an area adjacent to Kan-see Farm in Sinshih, the surrounding area of No.8 Highway Anding Interchange, and the periphery of Huiyu and Jihiyi camps in Sinhua. The City government also stated that it would organize citizen forums to help formulate a plan for the new municipal center. Such method is hoped to engage citizens in discussion and participation to produce sensible and constructive advice for the use of the future planning.

The purpose of building a new municipal center is not to address the issue of lacking space or to increase administrative efficiency. Rather, it is in an effort to balance the development between northern and southern Tainan as well as to create a center of services, businesses, and life to facilitate the overall development of the Greater Tainan area.

The City Government made a lot of efforts, inviting experts and scholars from all fields, to form the Open Decision-making Committee. The committee discussed and prepared for the subject under the principle of deliberative democracy, and the project is executed successfully. On November 26 and 27, 2016, the First Open Decision Making Forum on the Location of New Municipal Center was convened. The 200 participating citizens were randomly selected out of 380 registrants via online registry following a careful and impartial procedure set up by the committee. A total of 190 selected participants attended the two-day event. After long discussions and exchanging insights, three most suitable sites were chosen: the periphery of ABC sections of Tainan Science Park; the north side of Backloun Boulevard in Shanhua; and an area adjacent to Kan-see Farm in Sinshih. While participating in the open decision-making forum, people generally agreed that citizen engagement helped to express and understand the opinions of different age groups or people from different places and occupations. It is educational and helps people to identify themselves with Tainan City. People are also more willing to pay attention to local issues.



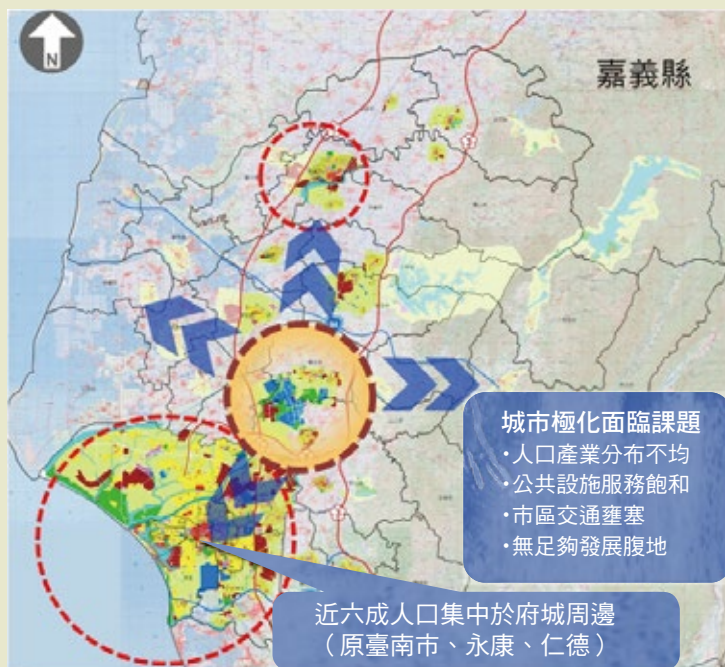
Following on from the results of the forum, later, on 19 December, the City government held a press conference to illustrate the background, results and future plans of the Open Decision-making for the Location of the New Municipal Center project to the public, and release responses to feedbacks and comments that forum participants had given.

During the press conference, the most concerned issue was why we needed a new municipal center. According to the Urban Development Bureau, the goal is to balance the development in different districts, prevent polarized development and reallocate resources for the future growth of Tainan. The city's future development will aim to build a smart city that is livable, full of business opportunities and with excellent administrative services by collaborating with businesses in the Southern Taiwan Science Park to attract young talents and introducing innovative ideas of urban development. Next, the City government is hoping to provide smart municipal services, encourage young talents to start their own businesses and develop innovative ideas and create an enjoyable environment for the residents. As to the redevelopment of the old downtown, the current municipal center will not be limited to administrative services. Instead, it can be used for different purposes and events; for instance, introducing local features, fostering local cultural businesses, or offering services at night.

The Research, Development and Evaluation Commission also pointed out that further steps will be taken in 2017 for the three selected locations, namely the preliminary planning process, including site inspection and investigation, the determination of operating functions, land planning, and financial feasibility assessment, etc. The results will serve as the reference for further decision-making as well as relevant operations.

Lastly, the City government emphasized that professional opinions and the people's voices were highly valued in this project and pointed out that there is still a long way to go before citizen forums are fully developed as an essential mechanism for reference of policy making. Hopefully, citizen empowerment will continue to grow. Step by step, it is believed that the goal of citizen engagement and the open decision will be achieved one day, demonstrating a real value of democracy.

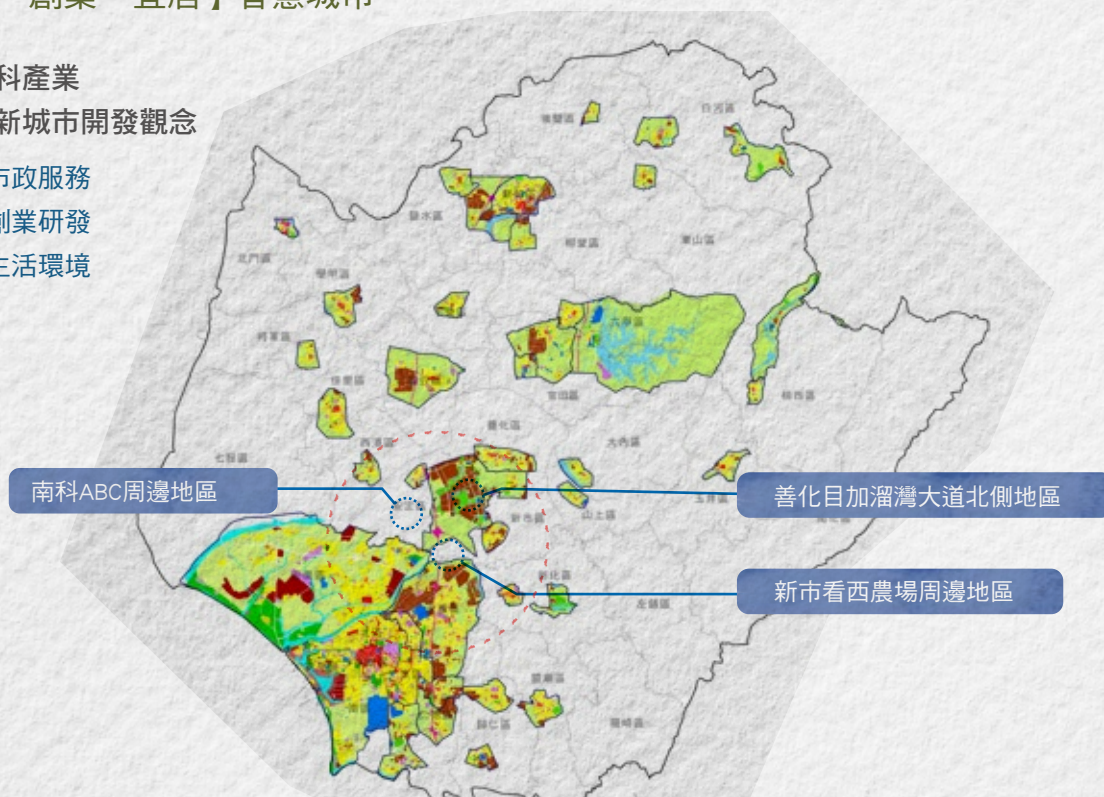
## 城市資源重新分配 引導臺南未來發展



## 【行政·創業·宜居】智慧城市

結合南科產業  
導入全新城市開發觀念

- 智慧市政服務
- 青年創業研發
- 宜居生活環境



### 範圍勘選

· 地形測量補測 · 範圍勘選界定

### 基地調查

· 人口、產業、交通、自然生態、歷史人文等  
· 環境敏感地區套疊（第1級及2級環境敏感地區、淹水潛勢、土壤液化、農地空間資源等）

### 機能定位

· 新市政中心功能定位 · 進駐機關空間需求調查及推估 · 既有民治及永華市政中心再利用構想

### 土地規劃

· 土地整體規劃構想 · 土地使用配置 · 交通及運輸系統

### 財務評估

· 區段徵收財務可行性評估

# Stitching Together the Hundred-year Divide,

## Enhancing Urban Development Effectiveness



### The Mission to Modernize Tainan City's Century-old Railway

Tainan station and the city's railways have always been a cornerstone of the city's urban development. Constructed during Japanese colonial rule, the system connects the lush Tainan Park, the vibrant Cultural and Creative Industrial Park, the lively downtown business district, the academically prestigious National Cheng Kung University, the elegant Old Tainan Magistrate Residence, and the warm and bustling residential area.

However, as the city expanded and grew increasingly denser, the century-old railway system that crisscrossed Tainan gradually hindered urban development and transportation progress. The surface railways split the road system and living space into two halves, and the noise and vibrations caused by passing cars, in addition to the air pollution and energy consumption, were seriously affecting the quality of the environment and landscape along the railway.

In addition, according to the Taiwan Railways Administration, over 50,000 passengers pass through Tainan Station each day, and in 2015 an average of 229 trains crossed Tainan daily. 53 of these trains run during the morning or afternoon rush hours, and the railroad crossings, which on average stopped traffic for two minutes every five minutes, caused congestion. 49 accidents occurred on crossings near Tainan Station from 2004 to 2015, resulting in 13 deaths and four injuries. It is thus even more apparent the urgency and public benefit to be gained by advocating the movement of the railway underground to protect the safety of drivers and pedestrians.

After striving for over two decades, the underground project was finally approved by the Executive Yuan in September 2009 with the intention to eliminate the various conditions caused by the railways cutting across the city center for many years, such as spatial barriers, land use limitations, traffic congestion, air pollution, and tarnished landscape. The project will measure about 8.23 kilometers in length, cost roughly 29.36 billion dollars, and will further encourage urban renewal and reconstruction as well as stimulate the uniting of the areas running alongside the tracks.



圖 例

- 平面段 隧道段 工程起點 平交道 現有車站  
引道段 車站站區 陸橋 地下道 增設通勤站

永康橋以南，約0.17公里處



Schematic Plan of the Tainan City Railway Underground Project



## Stitching Together the Hundred-year Divide, Enhancing Urban Development Effectiveness and Providing Public Efficiency

The sanctioned Railway Underground Project is the most suitable solution that takes into account railway operation safety, monument conservation, engineering technology, land acquisition, time schedules, funding, and minimum impact on traffic. Construction will be performed using the same cut-and-cover method employed in Taipei and Kaohsiung, which is safer and will not affect operations on the existing railways.

After the completion of the project, the safety of drivers and pedestrians will be ensured as the development will eliminate the traffic problems and casualties arising from the nine crossings, eight underpasses, two railway culverts, and three overpasses. The improvement of railway facilities and integration of the urban public transport system may also optimize mass transit service quality and capacity levels to provide more convenient transportation.

Given that the construction route and structural loads have already been established and keeping in mind the structural safety, railway-traffic safety, reconstruction of the surrounding areas, and alleviation of local traffic, the City Government has made plans to utilize the vacated space left behind by the railway system for an Urban Parks and Roads System (the surface level would be used for parks and roads and the underground level for the railroad).

The Parks and Roads System, which will measure 5 kilometers long and run 25 to 40 meters wide and be set up along with the Railway Underground Project, could be used for green belts, pedestrian or bike lanes, or roadways. This would effectively connect the various surrounding resources and space to improve the city landscape, evoking the concept of an urban green belt and ecologically diverse space. A common pipeline system could be built alongside the project to enhance the efficiency of the city's disaster relief system, and the continuous green strips may act as evacuation points during earthquakes and fires, temporary shelter space, or fire barriers.



The surface railways split the road system and living space into two halves

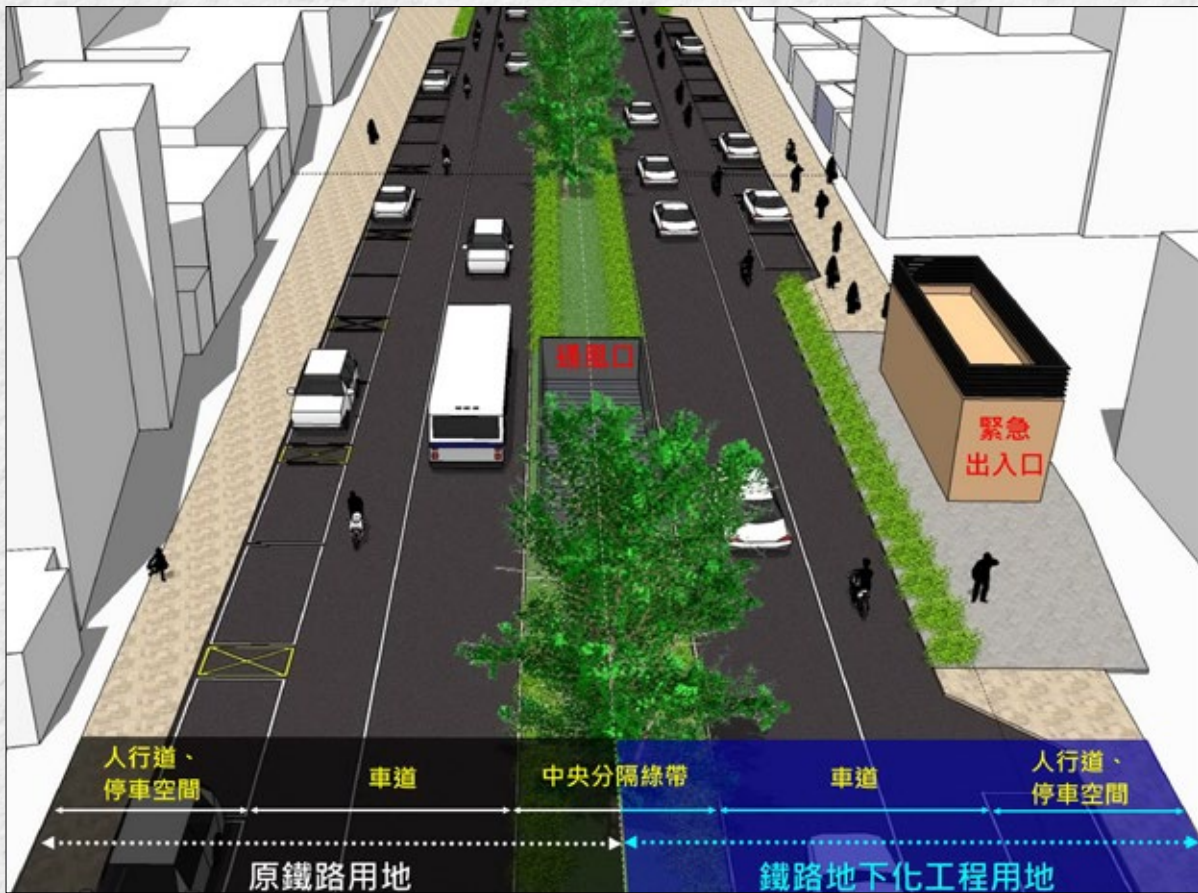


The newly constructed Parks and Roads System will alleviate the traffic congestion on surrounding roadways (such as Datong Road, Gongyuan Road, and Beimen Road) and provide better traffic flow for citizens, and selected areas will be designated as building land to accelerate the conversion of the contiguous environment and gradually blend together the roadway system and living space. The project also aims to further the fusion of the west-side downtown business district and the densely populated east region, reshaping the existing urban fabric by introducing new lifestyles and manufacturing methods to attract high-level manufacturers, service industries, and talent to settle in the area.

In the long run, the Underground Project will stitch together the city's hundred-year divide, adding infrastructure value and boosting urban development. It will also improve urban transportation efficiency, promote overall urban development and progress, and provide citizens with public infrastructure.



Many structures run over and underneath the tracks (from bottom to top: Kaiyuan Overpass, Dongfong Road Railroad Crossing, Siaodong Road Underpass)



Schematic of the Park and Roads Project (Note: The actual road design as built by the construction team shall prevail.)

# Prelude to the Transformation of Sinying Sugar Factory –

## the Northern Tainan Railway Park Construction Project Set in Action

Sinying Sugar Factory, a once prosperous industrial area, has stood idle for 15 years since it ceased operations and all the facilities were removed. Despite this, it is not forgotten by local people who still have high hopes for its transformation to bring a new energy to the Greater Sinying area.

At present, from the south of Sinying Station to the Jishuei River, a large piece of disused land, including Sinying Sugar Factory buildings and railways that were used to haul goods like sugar and salt, is about to have a new look. In 2015, following the Innovative Sinying project executed by the City Government, Urban Development Bureau applied for subsidies from the Construction and Planning Agency, Ministry of the Interior to draw up a plan for Northern Tainan Railway Park Construction project to improve the landscape of the area. In 2016, the Bureau applied for the funding from the central government again to begin construction. The transformation of Sinying Sugar Factory has been set in action.

The main focuses of the Railway Park Construction Project include green landscaping of the park and designing public spaces for businesses, art events, and other activities; for instance, the railway itself and the vacant buildings surrounding it could be reutilized for other purposes. In addition, the City Government and Taiwan Sugar Corporation (TSC) Tainan Office have reached a preliminary consensus.



Aerial image of the area from Sinying Station to Sinying Sugar Factory





The TSC tourist train currently running from Jhongsing Station to Baweng Dairy Farm is expected to extend its route northbound to TSC Sinying Station. It will be also integrated with Taiwan Railways Sinying Station. The Transportation Bureau and Sinying Station will discuss how to adjust the traffic flow around the parking lot and build a continuous route connecting the sugar factory and Sinying Station in order to meet the tourist demand for transportation after the factory is transformed into an anime park.

The location of the Railway Park is significant. In downtown Sinying, it forms a continuous promenade with Taiwan Sugar green bikeways in Sinying, the green paths along the Chianan irrigation system and bikeways alongside Taiwan Sugar Railway Annei line. In the Greater Sinying area, through Taiwan Sugar green bikeways Changduanshu line in the north, the park can connect the Swan Lake, Shihan Community in Houbi District and Jingliao Old Street. To the west, it can reach the Tai Zu Temple, Yanshuei Old Street, and Yuejin Harbor via bikeways alongside Taiwan Sugar Railway Annei line. In the future, the Railway Park will become the heart of green transportation, local businesses, and local cultures in Greater Sinying. Hopefully, the implementation of this project will improve Shining's urban functions and bring prosperity to the district and its neighboring towns.



Layout overview of the Northern Tainan Railway Park Construction Project



The Northern Tainan Railway Park Construction Project - TSC Sinying Station before and after the reconstruction.

## A Cool Forest Trail, Yuguang Island's New Hot Spot

People no longer have to head all the way into the mountains to enjoy a stroll in the forest because there is now a forest trail just outside the city in Anping's Yuguang Island! In keeping with Yuguang Island's development approaches for low-carbon tourism and beachfront recreation, the Urban Development Bureau expressly negotiated land use with the Chiayi Forest District Office of the Forestry Bureau and navigated various forest protection laws to develop a protective, multi-functional role for the Casuarina forest. The trail, measuring over 300 meters long and costing 5.5 million NTD to build, was completed in mid-June 2016. Visitors can experience the diverse forest ecosystem while making their way through the straightforward subtropical forest path. It is bound to become a new attraction for photography enthusiasts.

Yuguang Island is, in fact, the Sam-Khun-Sin off-shore bar in the Old Taijiang Inner Sea. Despite the area undergoing several urban expansion developments such as opening up a port, establishing an industrial zone, and the construction of public infrastructure, the village has maintained its peaceful simplicity, and the dense, natural windbreaks are an even rarer scene. The people and surroundings here have witnessed the changing history of Anping Port, which differs from the more commonly seen old streets and monuments. The island is only connected to the mainland by Yuguang Bridge that connects to Anping District. Cultural tourism has flourished in recent years, attracting large numbers of tourists, and the area has developed a unique atmosphere that differs from other Greater Tainan attractions. The island boasts a beautiful and unique crescent-shaped coastline. Protected by the levees of Anping Port, the wind and waves in the region are smaller and more suited for water activities, which have recently become popular here. The island's Casuarina forests, untouched fishing village, and the Anping sunset are all high-potential quality attractions.





The cool forest trail allows visitors to experience the diverse ecosystem within the protection forest



The original appearance of the protection forest trail has been maintained, an example of conservation and utilization



A wedding photographer has already arrived to take pictures after the trail was just finished



The bridge entrance underwent improvement, enhancing visual focus

In addition to the trail, environmental improvements on Yuguang Island have included the bridge entranceway and a few vital nodes on the island to enhance visual focus on the island. In the future, the Bureau will work together with the Cultural Affairs Bureau to organize an art installation event to increase Yuguang Island's bayside tourism visibility and appeal.

# Supervision Paving Way to a Beautiful, Sustainable Eco- City

To improve urban landscape, Tainan City has been conducting urban design review for 16 years since 2000. In 2016, the Urban Design Committee of the Tainan City Government held 18 urban design review commission meetings and 16 officers meetings, completing the review of 126 cases. At present, 92 cases have been approved by the urban design review commission and 34 cases have been approved by officers meetings.

Among the districts in which the cases are approved, Anping, Annan, West Central and East Districts had the most cases submitted. Former Tainan City submitted 92 cases (in 6 districts), accounting for 73% of total cases submitted; other districts, including Yongkang, Rende, Guantian, Sinying, Lioujia, Shanhua, Shanshang and Sinshih, submitted 34 cases (in 8 districts), accounting for 27% of total cases submitted. From the statistics, we can tell that over seven tenths of urban design submissions still came from the former Tainan City, which is now the central area of Tainan City.

District	West Central	East	South	North	Anping	Annan	Yongkang	Rende	Guantian	Sinying	Lioujia	Shanhua	Shanshang	Sinshih	Syuejia
Commission meeting	12	11	4	6	20	19	5	3	1	4	1	5	1	3	-
Officers meeting	1	-	1	4	4	12	-	-	-	-	-	8	-	3	1

(Note 1) Cases submitted in more than one district (2 cases) are included in the statistics of each district respectively.

If we look at submission types, for private buildings, there are residential house (33 cases), commercial/residential (18 cases), and factory (20 cases); hotel (6 cases), commercial (5 cases), commercial/office building (3 cases), commercial/restaurant/badminton court (1 case), market/hotel/office (1 case), karaoke/video/electronic game arcade (1 case), after-school center (1 case), long-term care center (1 case), which amount to 90 cases total; for public buildings and public works, there are public buildings (17 cases), replotting constructions (10 cases), school buildings (4 cases), and other public constructions (3 cases), which amount to 34 cases total. From the overall analysis, we can tell that residential and commercial/residential submissions are the most frequent, accounting for 40% of total submissions. In addition, public building submissions (including replotting constructions and school buildings) have been on the increase, accounting for 27% of total submissions.



Submission Type	Private buildings											Public buildings and constructions				Other
	Residential	Commercial/residential	Commercial	Commercial/office building	Commercial/restaurant/badminton court	Market/hotel/office	Karaoke/video/electronic game arcades	After-school center	Long-term care center	Hotel	Factory	Public building	School building	Other public constructions	Zone expropriation Replotting construction	Walls
Commission meeting	21	14	2	3	1	1	-	-	-	5	9	17	4	3	10	2
Officers meeting	12	4	3	-	-	-	1	1	1	1	11	-	-	-	-	-

(Note 2) Residential buildings include congregate housing; commercial buildings include retail, restaurants, and eateries; factory includes factory offices.

From the statistical analysis of locations and types of submissions in this year, we can tell that more cases are submitted from urbanized areas, and are mostly residential houses. On the other hand, public buildings, zone expropriation and replotting constructions are on the increase as well. This indicates that the real estate market of Tainan City has been growing steadily, and the City Government is also promoting infrastructure improvement as well. It is expected that the living environment will be improved for local residents.



Replotting construction that ensures both development as well as environmental protection (Sinying Changsheng Camp) Picture source: Land Administration Bureau



The square and entrance stairs are connected to the pedestrian walkway, creating an open urban space (West Central District Yonghua Civil Sports Center) Picture source: Department of Sports

In 2016, 87 cases were approved. As for the implementation outcome, at present, submitters plan to increase 541,894 square meters of green surface, 8,422 trees, 591,915 square meters of permeable pavement, 9,594 meters of sidewalks, 113,341 square meters of detention ponds and 546 square meters of leaf compost sites.

	Green surface (m <sup>2</sup> )	Number of trees	Permeable pavement (m <sup>2</sup> )	Length of sidewalks (m)	Detention ponds (m <sup>2</sup> )	Leaf compost sites (m <sup>2</sup> )
Commission meeting	483,164	7,024	538,871	8,902	113,247	546
Officers meeting	58,730	1,398	53,044	692	94	0

The urban design review mechanism applies to areas within urban planning but not to mountain areas, coastal areas or other areas outside of urban planning designation. Through the implementation of urban design review, the City can recognize the importance of valuing the urban fabric, connecting open spaces and improving the landscape. These features can improve the competitiveness of Tainan City, and also improve the quality of urban environment. This year, the cases approved by urban design review will significantly increase green space, permeable surfaces, and sidewalks. The City continues to head towards building an eco-friendly, environment-friendly, low-carbon, human-centered and sustainable home for city residents.



A green pedestrian space  
(Congregate housing on Linsen Road in East District)



Art installations are encouraged in public spaces  
(Congregate housing on Changrong Road in East District)

## The Driving Force of Environmental Green Landscaping

### Unremitting efforts to achieve sustainability

The Urban Development Bureau has promoted the Green Community Empowerment Program for several years. The core values of the program are the buildup of a sense of community and the manifestation of aesthetics and creativity of the community. In recent years, the sustainability of the environment has become an important issue around the world, and the best way to achieve sustainability is to engage the residents in the redevelopment of their communities and encourage their participation and enthusiasm. Such method can help create a sense of belonging and people can relate to their communities, resulting in the bottom-up involvement in community development. The three-stage courses, including training, hands-on practice, and evaluation, can unite the community, mobilize community members and enhance their capability for community building. The program will cultivate talents who are proactive, capable and visionary to build sustainable communities, improving the landscape of Greater Tainan.

The first prize in the competition among beginning-level communities - Shennong Community in Liouying District





The first prize in the contest among advanced-level communities - Houbo community in Houbi District

## The courses of community building

In an effort to promote community development, the program features the diverse environment and distinct local cultures in Tainan City, emphasizes on low-carbon life for environmental protection, adopts ecological engineering methods and focuses on landscaping and environmental planning. The Bureau expects to recruit more experts and professionals from various fields to provide assistance in community building in hopes of creating a healthy, friendly and safe environment and realizing the vision of a creative, sustainable and livable Tainan City. Since the city became a special municipality, 129 communities have finished the Green Community Empowerment training courses. The courses include the introduction of community building, the analysis of environmental survey research and proposal writing, eco-engineering, learning and practice of basic landscaping and gardening, building resilient communities through ecological design, the introduction of low-carbon cities, etc. Apart from the indoor classes, the training courses also organize field trips to visit other communities in different cities so that students can learn from others' successful experiences and improve their ability.



The 2015 community building promotional product – environmental-friendly tableware (outside look)



The 2015 community building promotional product – environmental-friendly tableware (inside)

## Fruitful results in 2015

The approach to implementing community development projects employs the concept of community members being the decision maker about how to execute the project by reusing local recycled materials. In 2015, 18 communities completed the community building projects. Shennong Community in Liouying District is one of the great examples. The residents recycled local bamboo and used it to build pavilions, tables, and chairs. They also constructed pavement made of crisscrossed red bricks and adobe bricks, and created an entrance image. It not only demonstrates the rural lifestyle but also provides a place for local people to socialize and spend their leisure time. Another example is Houbo community in Houbi District. On the theme of a traditional village decided by the community members, a lot of waste was reused and turned into an old cooking stove, a dustpan, an ecological toilet and swings that look like cradles. The design recreates the scene of the traditional way of life and the good old days in southern Taiwan. Both projects were highly praised and won the top prizes in the contests among beginning-level communities and advanced-level communities respectively after a series of discussions by judges.

## Producing products to promote community building

In 2013, the City Government drew a map of green communities to find out how many communities have completed the courses and become green since Tainan City merged with Tainan County. In 2015, the City Government used the results of the 18 green communities as inspiration and elements to design and produce environmental-friendly tableware wrapped by canvas. The tableware was used to promote the Green Community Empowerment Program by giving it away to people at wrap-up presentations or community building activities held by the City Government to attract more people to participate in the program and educate the public about environmental protection and sustainability. Step by step, Tainan City is believed to achieve its goal of becoming a green city and building sustainable communities.

(Advertisement of the Urban Development Bureau, Tainan City Government)

# Promoting the Military Base and Military Dependents' Village Sites Renewal Plan:

## Reviving Urban Functions and Injecting the City with Vitality



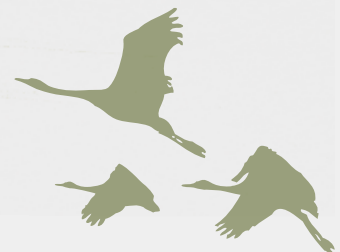
With the continued development of cities and the ever-changing times, a city's early developments and dated facilities and buildings are increasingly unable to meet the needs of its citizens. Cities thus need to undergo urban renewal and regeneration to reshape their landscape and living quality and to infuse themselves with new energy. This is also the main purpose of urban renewal: to promote the redevelopment and use of urban lands, revive urban functions, improve the quality of living, and to enhance public interest.

When compared to northern Taiwan, the civil initiative to request for urban renewal in the Tainan region has been lacking due to inadequate financial incentives, such as lower real estate prices and the relative ease in obtaining building land. They are more often inclined to search for new sites for construction and lack interest in local urban renewal and reconstruction projects. Consequently, the urban renewal project led by the administration will mainly focus on the government-led renewal of military base and military dependents' village sites while also conducting reconstructive maintenance on the exterior of existing buildings.

Military dependents' villages are a portion of community culture shaped by Taiwan's unique spatiotemporal background. They preserve the gradual urban modernization that began after 1949 when many of the villages which were located on the fringes of the city found themselves gradually becoming the city center. The villages and the surrounding urban landscape grew increasingly incongruous.

There are several ways to handle military base and military dependents' village sites. All disposal and sales were conducted according to "Regulations Governing Disposal and Sales through Open Tender of the Old Quarters for Military Dependents and National Land Not Fitting the Use of Military Camps." However, current land disposal is subject to the resolution reached in the 3165th Meeting of the Executive Yuan on October 8, 2009, which states that "unsold national land measuring over 1,652 square meters may undergo urban renewal, appoint superficies rights, or utilize other methods to increase income." This has resulted in military base and military dependents' village sites no longer just being sold. Through the implementation of an urban renewal strategy for state-owned non-public use land, these areas could be preserved as state-owned land assets and revitalized if the business plan and vision for these areas can take into account social equality and justice to propose a suitable mechanism in return.

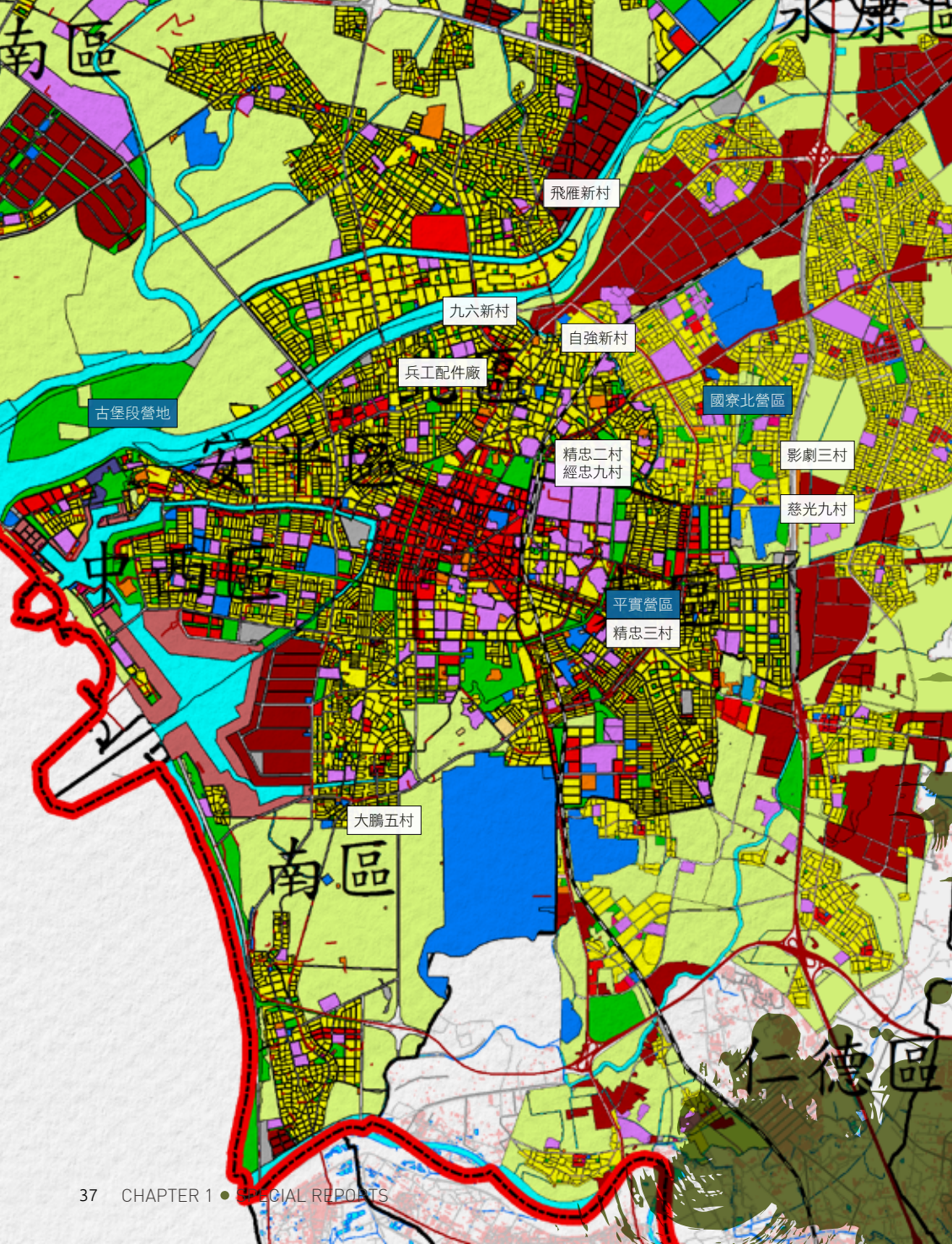
In recent years, the Political Warfare Bureau of the Ministry of Defense has actively supported the revitalization of old military base and military dependents' village sites. These urban renewal projects are executed in accordance with the Urban Renewal Act and other relevant regulations. The goal of these projects was to plot out and integrate the land and its uses to reshape the entire city's functions through the use of redevelopment strategies and public investments and construction efforts. These changes may improve the urban environment and increase local development potential.





Map of construction sites in Tainan City

Currently, ongoing urban renewal projects of military base and military dependents' village sites include: Feiyan New Village, Jing Zhong 2nd Village, Er-Kong New Village, Jing Zhong 3rd Village, Dapeng 5th Village, Zih Ciang New Village, Pingshieh Camp, Fort Zeelandia, and Military Arsenal Parts Factory. As these are all government-led urban renewal projects, land property rights are straightforward and, in addition to disposing military land to procure capital towards filling the gap in funding for the reconstruction of old villages for military personnel and their dependents, the projects will strengthen and emphasize the public welfare characteristic of government-led urban renewal. These plans will also improve or enhance the quality of life, contribute to the community and increase public interest, and support the opening up of public facilities to promote urban renewal and development. Also, from an overall urban development viewpoint, limits on building bulk ratio bonus will be put in these projects so as to prevent the issue of insufficient capacity of external public facilities from occurring.



Schematic drawing of urban project construction sites in Tainan City



## Relocation of Tainan Veterans Home —

### Improving Cultural Environment and Public Service

#### Background

Located on the busy block of Chongming Road in East District, the Tainan Veterans Home covers an area of 5.7 hectares and currently hosts 350 veterans and dependents.

The building structure of the Veterans Home is outdated, and some facilities have failed to meet regulation standards. Since the Veteran Affairs Commission is now promoting new policies that combine health care and residential care for veterans and the City Government is implementing urban development projects, both authorities have discussed and decided to relocate the Veterans Home and Veterans Office to the R7 Base of Pingshih Camp and Wangliabei Camp in Yongkang District. Current warehouses at Wangliabei Camp will relocate to the Army's Nabalín Camp in Sinhua.

The relocation project has gone under 4 ad hoc discussions held by the Executive Yuan, coordinating relevant authorities for the relocation process. Drafted by the Veteran Affairs Commission, the "Mid-term (2014-2021) Adjustment Project of Construction of Tainan and Yunlin Veterans Home Facilities" was submitted to the National Development Council and approved for implementation.

The Gate of Tainan Veterans Home





Layout Overview for Relocation of Tainan Veterans Home

## After Relocation of Tainan Veterans Home: Combining Health Care and Residential Care

The relocation project will provide green architecture, smart buildings and a barrier-free environment for veterans and dependents, and the project will serve as a blueprint for other long-term care projects such as residential care and nursing homes. In the future, the long-term care center will be located at the R7 Base within Pingshih Camp in East District; the nursing home will be at Wangliaobei Camp, which lies to the north of Pingshih Camp. Both facilities will be near the Tainan branch of Kaohsiung Veterans General Hospital, and the relocation project will improve the services and care that the veterans receive.

The design of the new Veterans Home will pay attention to aging care - guaranteeing personal safety, health maintenance, convenience and a pleasant atmosphere. The comforting environment will ensure dignity and proper, convenient medical care for the residents.

## Improve Public Services Near the Cultural Center

To foster the overall urban development of Tainan City, the land originally reserved for veteran service-related agencies (Agency Land no.35) in Tainan City will be converted to other uses, especially for public services that would improve the environment of the community. Such conversion will not only vitalize and fully utilize public land but also introduce investments from the private sector, increasing substantial economic value for local areas.

The land for veteran service-related agencies is categorized as Agency Land, and the City Government will conduct a review of the original plan, reserving the land for public facilities and larger street blocks, so that city residents can enjoy a more diverse and convenient urban space that serves multiple functions. The City Government plans to connect Chongsyue Road to the roads above the underground railway, connecting the east and west sides of East District; there will also be new parking space, improving traffic near the Cultural Center and becoming a part of the comprehensive plan of Linsen commuter rail station. In general, relevant projects are expected to improve the public services in East District and foster local development.

Relocation Layout Overview





臺南榮家現行都市計畫圖

## Expected Progress

The Relocation of Tainan Veterans Home has been highly anticipated by local residents for many years, and now the project is under review by the National Development Council. Relevant designs and urban renewal projects will be implemented after the project is approved. Construction of the new Veterans Home is expected to be completed in 2021, and relocation will be completed in 2022. Afterward, replotting and renewal projects will be conducted on the original site.



# CHAPTER 2

**Topic**



## A Regional Plan to Construct Spatial Order

After the city-county consolidation, the overall urban space changed structurally and was in urgent need for a long-term, comprehensive, goal and policy-oriented plan to guide the city towards a systematic development. The Spatial Planning Act, implemented on May 1, 2016, caused a major change in land planning; Tainan's National Spatial Plan, conducted under the guidance of the Act, will integrate the substantive spatial developments of the various departments, aid in the formulation of related sub-plans, and widely solicit opinions to gain a consensus concerning development to refer to when finalizing project decisions.

In addition, roughly three-quarters of the land in Tainan City is non-urban land. The city's National Spatial Plan can effectively act as a guide for non-urban land development permit cases to prevent unsystematic development while continuing to promote major construction projects such as the Yongkang Artillery School Relocation to Guanmiao Project, National Chiao Tung University Tainan Campus Project, Industrial Park Development Plan, and Sin Hua Fruit and Vegetable Wholesale Market Relocation and Development Project. The aim of the plan is to promote the adaptive development of both the urban and rural regions to construct a beautiful, livable city.





## Principles for Reserving Land for Country Safety and Protection —

### A Balance Between Preservation and Development

When examining development applications for non-urban land, we have seen many cases facing the dilemma of whether to reserve land for country safety and protection and public facilities or to allow development. We have also seen cases in whose applicants submit applications while being well aware that the land included in the development projects is categorized as class 1 environmentally sensitive, preserved for country safety and protection, or for public facilities. However, the purpose of reserving land for country safety and protection, or for public facilities, is to ensure the safety, environmental integrity and service functions of these development projects. Neglecting preservation may lead to various issues, including whether the environment could be maintained by the development project or the fairness and justice of such development projects. Therefore, the review of such projects requires extra caution. To improve the efficiency of the process and to avoid complications, the Ministry of the Interior has established overall principles for examining development projects. Such principles are based on previous experiences of examining similar cases and aim to serve as a reference for review meetings of MOI's Regional Planning Committee, the review committees of special municipalities and counties, as well as the applicants.

As for pattern analysis and examination principles, please refer to the records of the 380<sup>th</sup> meeting of the Regional Planning Committee, MOI. (Second discussion topic)

<http://www.cpami.gov.tw/chinese//filesys/file/chinese/committee/apc/apc380.pdf>

The various patterns and examination principles are as follows:

Examination Principles for Various Patterns of Development Projects Involving Land Reserved for Country Safety and Protection or for Public Facilities

Pattern		Examination Principle
Adjust the Development Project	Convert the Use of Land Reserved for Country Safety and Protection into Other Usages	<ol style="list-style-type: none"> <li>1. According to Article 19 of Directions for Examination Operations of Non-urban Land Development, land reserved for country safety and protection cannot be converted to another usage (including non-developmental areas and conservation areas).</li> <li>2. Land categorized as non-developmental areas due to disadvantages for development or safety concerns cannot be converted to another usage.</li> <li>3. If the rationale is presented and the original development plan can ensure implementation quality, land reserved for country safety and protection categorized as non-developmental can be converted to another usage, as long as other lands are converted to land reserved for country safety and protection to complement the conversion. That is, the total area of the land reserved within the development project should remain constant.</li> </ol>
	Convert the Use of Land Reserved for Public Facilities, Public Equipment or Necessary Service Facilities into Commercial Land	<p>To effectively foster utilization of land, guarantee the proper use of land, utilization of idle land, and avoid submitting new development projects, the conversion should comply with the following:</p> <ol style="list-style-type: none"> <li>1. If adjusting the development plan involves a decrease of total area for public facilities or necessary service facilities, the proportion should comply with regulations in Directions for Examination Operations of Non-urban Land Development, and be approved by relevant authorities.</li> <li>2. Public facilities and necessary service facilities must still be capable of meeting the demands of the population, traffic, industries, and level of land use within the development project.</li> </ol>
	When the total area reserved for public facilities or country safety and protection decreases because the land is expropriated, appropriated or purchased at a negotiated price	<p>For fairness, no land of other usages should be converted to compensate for the decrease.</p>

Pattern		Examination Principle
Submit New Development Projects	Principles applied when the applicant is aware or could foresee that the land within the development project could be announced as class 1 environmentally sensitive area	<ol style="list-style-type: none"> <li>1. During the examination process, it is suggested to exclude the land that could potentially be announced as class 1 environmentally sensitive area from the development project.</li> <li>2. If the applicant refuses to exclude the area because the announcement has not been official, it is suggested to categorize the potential area as land reserved for country safety and protection. If the development project is approved, there should be additional clauses in the approval letter that once the land is announced as class 1 environmentally sensitive area, the applicant should review whether the development project complies with Article 9 and Article 9.1 of Directions for Examination Operations of Non-urban Land Development. If not, the applicant should not only exclude the area announced as environmentally sensitive but also review the total area of land reserved for country safety and protection according to Article 17 and other relevant regulations.</li> <li>3. When the applicant excludes the environmentally sensitive area and begins reviewing other areas reserved for country safety and protection according to Article 17 of the Directions and other relevant regulations, it is possible to find that the completed project does not have enough land to compensate for the decreased area of land reserved for country safety and protection. To avoid this situation, the applicant must reserve a larger area for country safety and protection in total during the review, so that the remaining area could comply with relevant regulations after excluding certain areas from the development project, or be compensated for using other types of land.</li> </ol>
	Principles applied when the applicant is aware or could foresee that the land within the development project could be expropriated, appropriated or purchased at a negotiated price	<ol style="list-style-type: none"> <li>1. During the examination process, it is suggested to exclude the land that could potentially be expropriated, appropriated or purchased from the development project.</li> <li>2. If the applicant refuses to exclude the area because the expropriation (appropriation or purchase) has not been official and the development project is approved, there should be additional clauses in the approval letter that once the land is expropriated, appropriated or purchased, the applicant should review the total area of land reserved for country safety and protection or for public facilities according to relevant regulations within the Directions and find a way to compensated for the decrease.</li> <li>3. It is possible to find that the completed project does not have enough land to compensated for the decreased area of land reserved for country safety and protection or for public facilities. To avoid this situation, the applicant must reserve a larger area for country safety and protection in total during the review, so that the remaining area could comply with relevant regulations after excluding certain areas from the development project, or be compensated for using other types of land.</li> </ol>

# Enhance Efficacy and Management of Land Development —

## Diversify Land Use in Non-urban Areas



The Ministry of the Interior amended and promulgated the Regulations on Non-urban Land Use Control on November 28, 2016. According to the regulations, the development projects approved of development permits must obtain use permits or operation certificates from the industry competent authorities within ten years. Otherwise, the original development permit will become invalid. Also, to be in steps with the central government policies of providing green channels for select industries and promoting renewable energy, issues such as the procedure of zone change applications and an increase in areas of the water conservancy land allowed for the use of solar power facilities were reviewed.

The amendment to the Regulations on Non-urban Land Use Control has four significant changes:

**1. Adjust the application procedure for preparation and drainage works and water and soil conservation works to avoid the inconvenience of secondary construction:**

After developers obtain the development permit, they will be able to apply for other permits all at once, including permits to conduct preparation and drainage works and water and soil conservation works, miscellaneous licenses and construction licenses. This way, the overall planning of related works can be formulated, and the construction can proceed at once. In addition, to prevent developers from stalling the development for better profits after completing the zone change and undermining land utilization and management, the amendment stipulates that developers must obtain use permits or operation certificates from the industry competent authorities within ten years. Otherwise, the original development permit will become invalid. Under the new regulations, developers are expected to execute the development projects according to their plans.



**2 In terms of the abolition or invalidation of development plans that were previously permitted or approved, the follow-up procedures are stipulated as well:**

Non-urban areas that are granted development permits and complete the registration change of modification designation must be under the management and control of the authorities. However, if the original land use controls of development plans are abolished or become invalid later on, relevant regulations will no longer apply. To address this issue pragmatically and ensure the monitoring of land use, the authorities have stipulated the procedures dealing with the land use matters following the abolition or invalidation of development plans under different phases and conditions of the development projects.

**3. Increase areas of the water conservancy land allowed for the use of solar power facilities to promote electricity generation from renewable energy:**

To be in step with the national policy of nuclear-free homeland and promoting renewable energy, areas of the water conservancy land allowed for the use of solar power facilities will not be restricted to 660 square meters. However, all legal requirements and procedures must be followed to ensure the functions of water reservation, water supply, and flood control are not affected. After completing the required procedures, the lands used for water facilities, such as reservoirs or detention/retention facilities, can be utilized to develop solar power systems and increase power generation from renewable energy sources.

**4. Solar power facilities are not allowed to be set up within specific agricultural districts in order to protect and ensure quality agricultural environments:**

As solar power facilities can be installed on farming and grazing lands without restrictions of location, this could result in fragmentation of land and a loss of quality agricultural land. Therefore, solar power facilities are now not allowed to be installed in specific agricultural districts in order to protect the integrity of good environments for agricultural production.

The amendments made this time are good for the promotion of the efficiency and management of non-urban land development, and can increase various uses of non-urban areas, protect the integrity of quality farming lands and ensure the non-urban land development projects to be implemented properly under the supervision of the authorities after being granted development permits.

(Source: Construction and Planning Agency, Ministry of the Interior)



# One-stop Environmentally Sensitive Area Inquiry

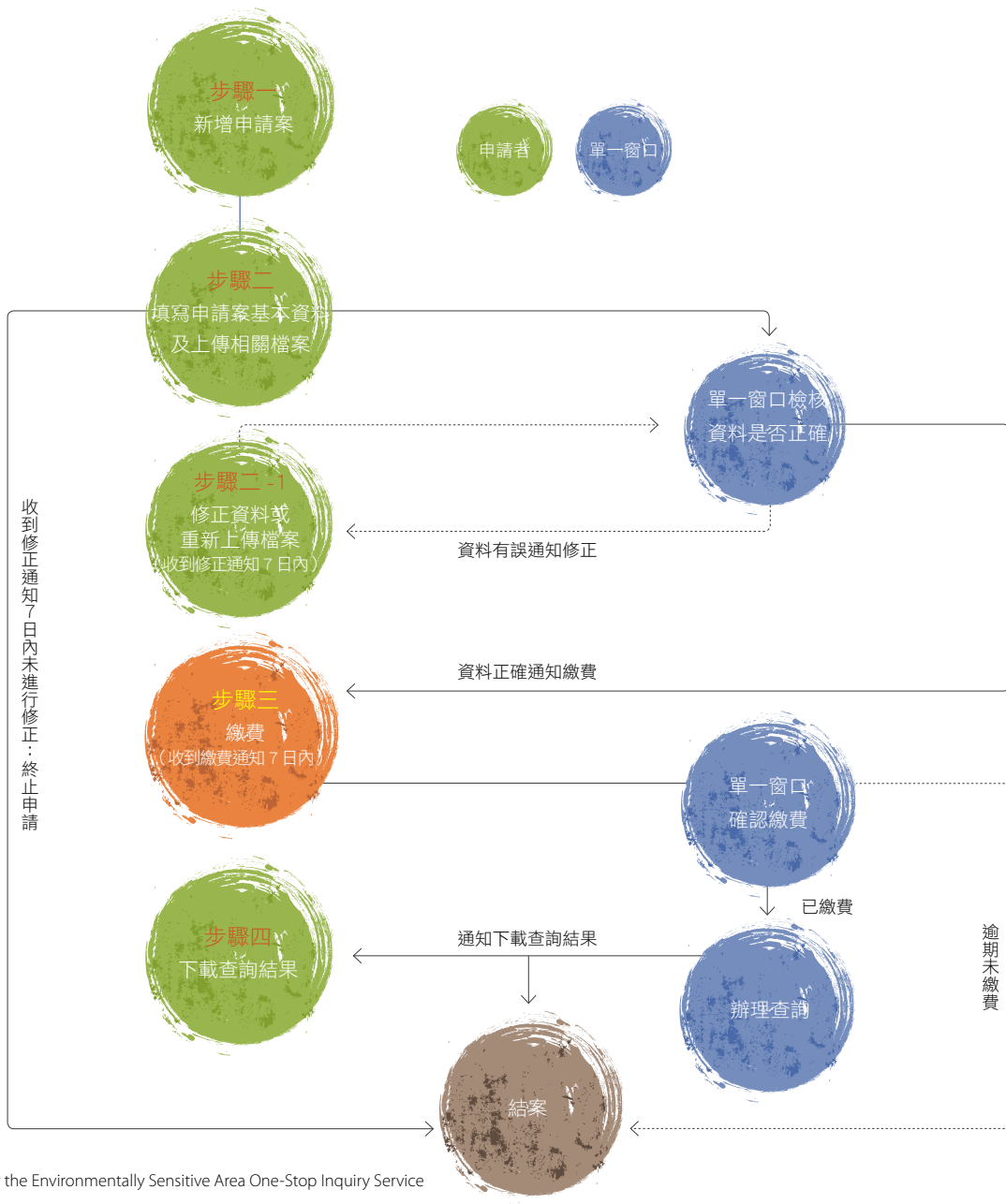
to Promote Efficient Development of Non-urban Land

In accordance with regulations, civilians looking to develop non-urban land must first make inquiries with the relevant authorities to ascertain whether their project site is located within an environmentally sensitive area. (There are currently 52 Level 1 and 2 environmentally sensitive areas.) The current, time-consuming process involves sending dozens of official inquiry requests to the pertinent authorities (the average process takes two to three months). To make the process more streamlined and laborsaving, the Construction and Planning Agency (CPA) of the Ministry of the Interior has established the "Environmentally sensitive area one-stop inquiry service (one-stop inquiry service)." During the first year (2016), the Bureau commissioned this service to the Chinese Society of Photogrammetry and Remote Sensing, and the website was officially launched on January 25. As of the end of November, a total of 249 environmentally sensitive area inquiries had been filed, 229 of which had been closed.

To use the one-stop inquiry service, applicants only need to upload documentation—including the application form, cadastral inventory for the proposed site, cadastral maps, and a site map for the proposed site—to the one-stop inquiry service e-platform (<http://60.248.163.236/>) and pay NTD 5,500 for each case in addition to obligatory handling fees to complete the application process.

The single contact window will require the competent authorities to respond within 10 days whether the proposed site is located within an environmentally sensitive area. After gathering and consolidating their responses, the contact window will issue a notification to the applicant informing them of the results. Not only can this simplify the process and increase efficiency amongst the various authorities, but the digitalization of the process also reduces paper waste and conserves postal resources, and can also accelerate the pace at which applicants can begin land development, providing civilians with more convenient administrative services.



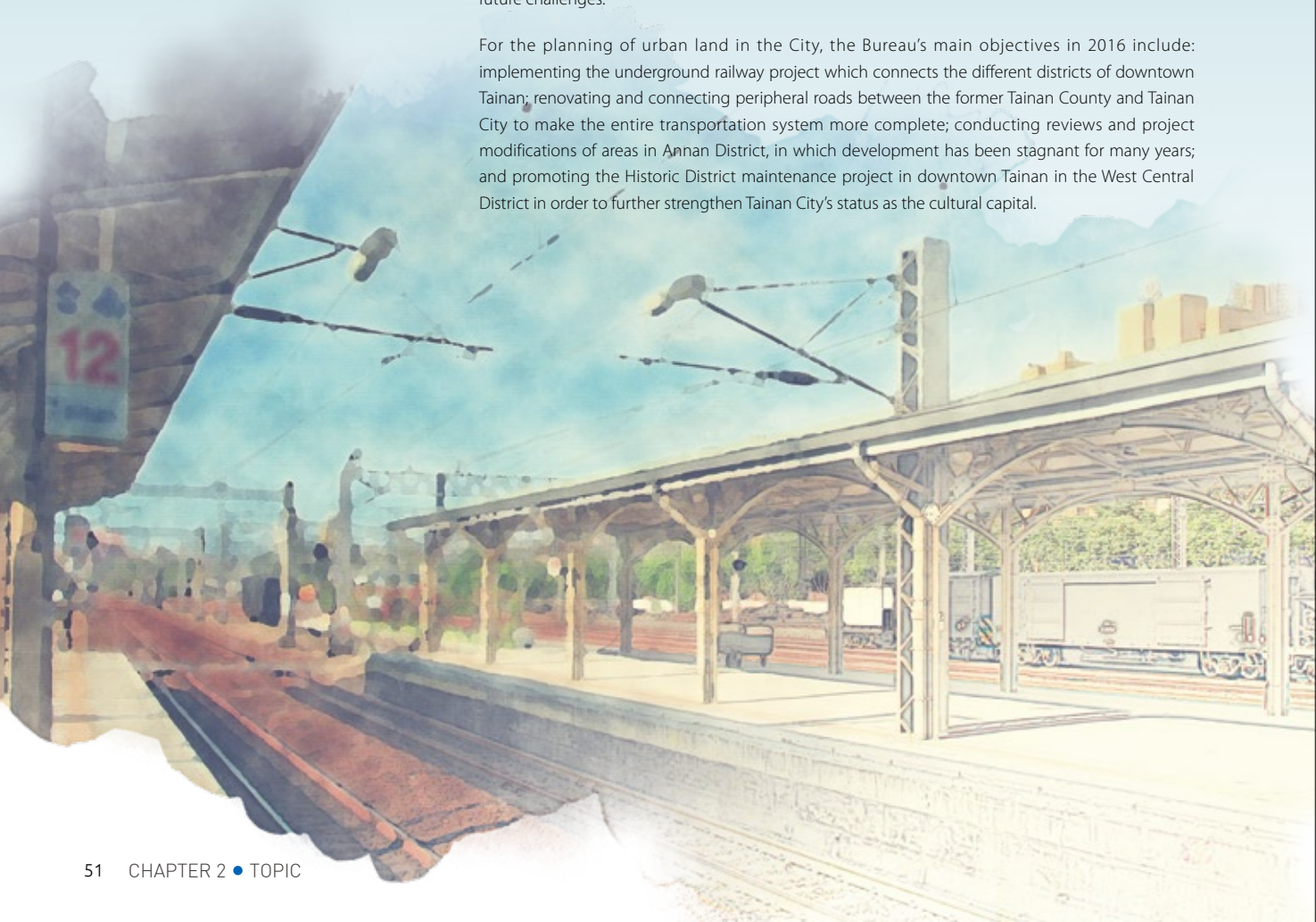


Flow chart for the Environmentally Sensitive Area One-Stop Inquiry Service

## Planning & Reviewing Section: Orchestrator of the City's Future

Since the merger of the former Tainan County and Tainan City, The Urban Development Bureau has been devoted to building a new development structure for the urban space in Greater Tainan. Other than conducting overall reviews, which are a major focus for Mayor Lai, the Bureau has also been conducting project modifications to meet the developmental goals. The Bureau aims to ensure more comprehensive and balanced development of Greater Tainan and remain competitive while facing future challenges.

For the planning of urban land in the City, the Bureau's main objectives in 2016 include: implementing the underground railway project which connects the different districts of downtown Tainan; renovating and connecting peripheral roads between the former Tainan County and Tainan City to make the entire transportation system more complete; conducting reviews and project modifications of areas in Annan District, in which development has been stagnant for many years; and promoting the Historic District maintenance project in downtown Tainan in the West Central District in order to further strengthen Tainan City's status as the cultural capital.



# “Stitching” Roads in Adjacent Districts

## to Build the Urban Transportation Network



Several neighboring administrative districts, such as North District, Yongkang District, East District and Rende District, have been critical regions of urban development and densely populated even before Tainan City merged with Tainan County. However, before the merger, as the government agencies responsible for administration and urban planning were different, there were some inconsistencies in standards and objectives between the districts. What's more, in the past, the land use planning authorities of the city and the county were separate, so it was hard to have an overall discussion on issues such as urban spatial structure or proper management, resulting in some disputes. Although some projects were talked over and adjusted individually, the discussion about overall spatial planning was still pending. After merging with Tainan County, the former Tainan City has become Greater Tainan. All the bordering districts now are integrated and under the same administration, which provides a great opportunity for an in-depth discussion on “stitching” urban space and address the issue for the benefit of the city and urban development.

The City Government has held the fifth overall review of the Modified Tainan City Master Planning Project to stitch the original Tainan districts and the neighboring districts that were formerly part of Tainan County, such as Annan District and Sigang District or Annan District and Yongkang District, linking major roads of these areas. In the meantime, the fourth overall review of the Yongkang Interchange Project was also held so that the two projects could be examined and revised together.



Layout of the new city boundary

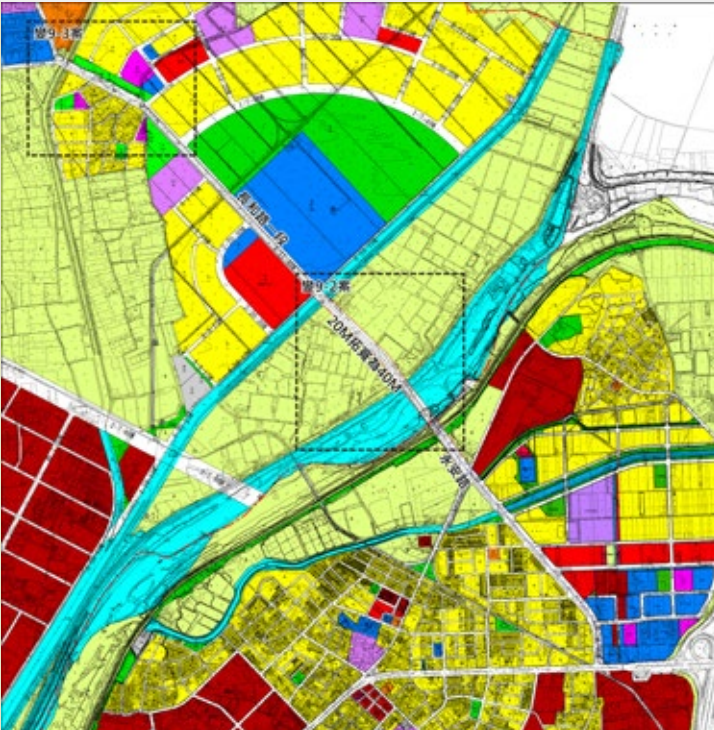
Source: The specification of the Modified Tainan City Master Planning Project (Fifth overall review) (Draft), April 2014, Tainan City Government

## Widening the road of Section 1, Jhanghe Road in Annan District and linking it with Yongan Road in Yongkang District (zone expropriation from the National Museum of Taiwan History to Da Ciao Junior High School)

Jhanghe Road is the road in front of the National Museum of Taiwan History in Annan District. Across Yanshuei River, the same road becomes Yongan Road in Yongkang District. As a part of the integrated development plan, certain sections of the road have been widened to 40 meters during the process of zone expropriation of the Heshunliao Farm. In Yongkang District, the road widening project of Yongan Road was included in the zone expropriation plan of Da Ciao Junior High School. Yongan Road (from Yanshuei River to Jhongjheng N. Road) has been widened to 40 meters as well. This development helps relieve traffic congestion from Yongkang Interchange to downtown Jhongjheng N. Road, and it will be more convenient in the future going from Yongkang Interchange to downtown Tainan, the National Museum of Taiwan History or to the Tainan Asia-Pacific Baseball Stadium & Training Centers. Certain sections of the road are still 20 meters in width and will be widened through this project.

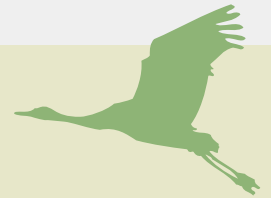
The long-term goal is to extend the path to the Meat Market, Tainan Municipal Annan Hospital and The Affiliated School for Students with Hearing Impairments of the National University of Tainan along with the relocation of the Meat Market and widen the whole section of the road to 40 meters

This project has applied for the funding from the Region-based Road System Construction Plan, and it is essential to speed up the process. Currently, the City Planning Commission of the Ministry of the Interior has reviewed and approved the project, which is estimated to be launched and implemented in July 2017 to facilitate the process of land acquisition and development.



Layout of widening the road of Section 1, Jhanghe Road in Annan District and stitching it with Yongan Road in Yongkang District

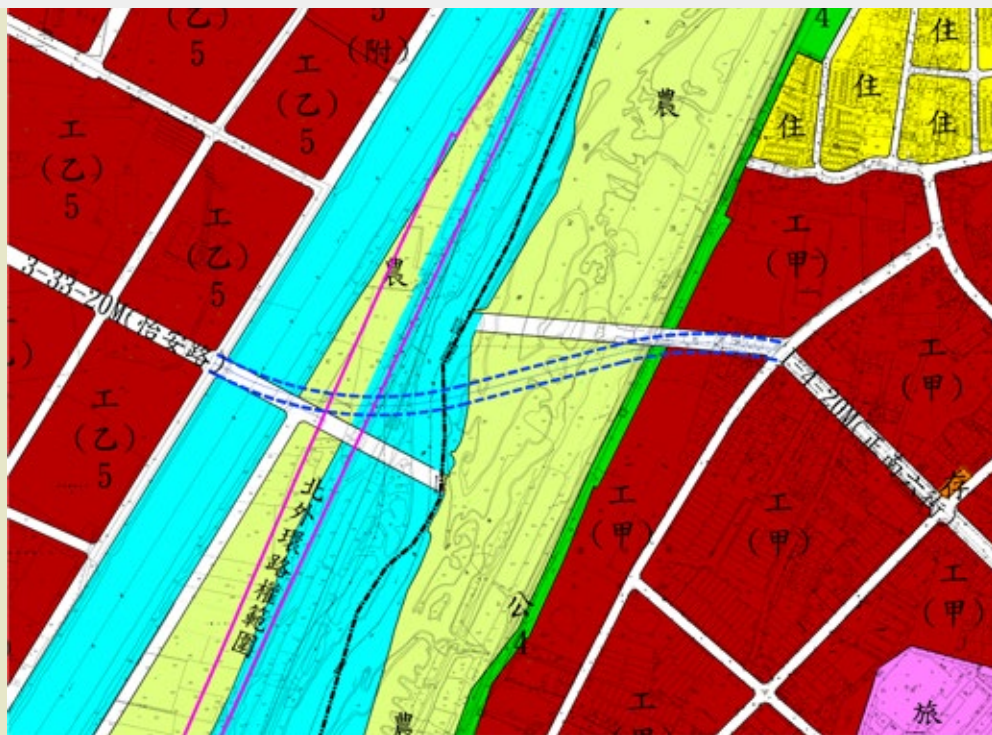
Source: this report



## Opening up Yian Road in Annan District and linking it with Jhengnan 6<sup>th</sup> Street and Jhengnan 3<sup>rd</sup> Road in Yongkang District (from the National Museum of Taiwan History to Yongkang Industrial Park)

Annan District is located between Southern Taiwan Science Park and Yongkang District and is one of the important industrial clusters in the Greater Tainan area. Because of its significant position in the industrial supply chain, there has been a high amount of traffic between Annan District and Yongkang District. Currently, the bridges at the both sides of Yanshuei River are more convenient for going to the North District. Almost every kilometer there is a bridge to go through. However, apart from Yongan Bridge, another main route connecting Yongkang District and Annan District is Taiping Bridge, the section that has been struggling with traffic congestion during rush hour and created a traffic nightmare. To address the issue, the plan is to stitch and connect the current Yian Road and Jhengnan 3<sup>rd</sup> Road and build a new bridge.

In the long term, once the planned route is established, it could link the planned roads within the major integrated development areas in Yongkang and Rende District (e.g. the Yongkang Artillery School Development area, the expropriated area of Erwang Cemetery in Yongkang District), and further reach Rende Transit Station and other important hubs of the city, providing convenience for residents in Annan District to go downtown to the East District. At the current stage, due to some engineering and technical issues of connecting Tainan City North Circumferential Road, the Modified Tainan City Master Planning Project (Fifth overall review) has cancelled the old planned route. The new route was noted down but has not been included in the items of the modified master planning project. Once solutions are found, and the new route is confirmed, the following urban planning procedures shall proceed.



Layout of Yian Road in Annan District linking to Jhengnan 6<sup>th</sup> Street in Yongkang District  
Source: this report



## Extending Section 4, Haidian Road in Annan District to the north linking to Township Way 40 in Sigang District (Shengli Road)

In response to the Development Project of Tainan City Cigu Technology Industrial Park and the Development Project of Sinji Industrial Park, a new access road will be built to connect Township Way 40 in Sigang District (Shengli Road) according to the plan made by Tainan City Government Public Works Bureau. The new access road will provide more commute routes between Annan District and Sigang District or Anding District. Regarding the land use of the access road mentioned above, the land will be converted to land used for urban roads. The Tainan City Planning Commission has agreed in principle about the demarcation of the new access road but required consideration of the location of the current roads and even distribution of the roads. The project has been scheduled for the second phase review by the City Planning Commission of the Ministry of the Interior.



Layout of extending Section 4, Haidian Road in Annan District linking to Township Way 40 in Sigang District

Source: The Specification of the Modified Tainan City Master Planning Project (Fifth overall review) (the draft submitted to the Ministry of the Interior), May 2015, Tainan City Government

## Integrated Development of Annan District, Sculpting an Urban Shangri-la

After Tainan's city-county consolidation, the Annan District shifted from a peripheral position to a central location. To satisfy needs for public facilities and ensure residents' rights to use them, a review of areas undergoing Integrated Development that are a part of urban planning projects has been launched by the City Government. The City Government has taken the initiative to assist residents in solving planning and development-related problems. As of October 2013, the Annan District has worked alongside the local government to complete the review of the consolidated plans of its administrative districts. The government has currently finished reviewing the Integrated Development of Sinliao, Sisinliao, Zongtouliao, Shihshandian, and Gongcinliao, whereas the review of Benyuanliao, Shihzih Road and Haiweiliao, Heshun, Siaanshun, and the eastern side of Shih'erdian are still ongoing. In addition to overall reviews conducted by the government, as adjustments to residential space size and arrangement are necessary over time, the Administration assists city residents in handling land consolidation and replotting cases. In 2014, the City Government announced the modified urban plan of the Wukuailiao area and its implementation, and the review procedure for the two modified urban planning projects for the Sidong was completed in 2015. The detailed plans for Annan's sub-city center "Business 60" business district have been approved after review by the City Planning Commission, and the Tainan City Land Administration Bureau will supervise the redevelopment operations.

The aims of an Integrated Development project are to construct a good living environment and acquire land for public facilities while adhering to the impartiality that urban projects should exhibit. When an area is converted from a lower-value use to a higher-value use or non-building land modified to allow construction, their project plans would need to include conditional clauses for feedback reports or Integrated Development. Regardless of the land being for the construction of buildings or public facilities, the project leaders need to fairly share the costs of public facility-use land, construction, and any other related costs to receive their building land. The Annan District has been included in urban planning since 1979, and 720 hectares of land was designated for development under land consolidation or replotting. However, more than 360 hectares are still undeveloped today, due to several reasons: the areas left for replotting were scattered too far apart which made them difficult to integrate, or there were permitted buildings built upon the land already, or the areas were too remote or undervalued in the real estate market. These issues have affected landowners' land use rights for a long period, causing the land and surrounding environment to fall into disarray and fostering illegal construction. Following the city-county consolidation and introduction of public facilities, some of these areas have gained value on the market once more. Therefore, by adjusting urban planning projects, the government can facilitate the development of public facilities and bordering locations to positively influence the image of the area, and consequently sculpt an urban Shangri-la through Integrated Development.

### Supporting the Development of Sinji Industrial Park and Conducting a Review of the Detailed Gongcinliao Area Plan to Promote Redevelopment

Gongcinliao is an area bordering the Anding and Annan Districts. It was a peripheral area which was converted from an agricultural and fishery zone to a residential area in 1983. Detailed development plans were made in 2003, designating 7.28 hectares of land for Integrated Development. The Sinji Industrial Park connects to Gongcinliao via Gongsyue Road's Alley 124. The Park is estimated to provide more than 9,000 additional job opportunities in the area. Rental and real estate listings for the Park area have already begun to appear, and the area is set to gradually develop into a new industrial support settlement. The administration has taken this

opportunity to re-examine the district's urban plan and adjusting the zones slated for redevelopment according to fairness and purpose. Through land consolidation, Section 1 of Gongsyue Road, a major road for the community, was constructed, and unnecessary public facilities were cancelled. The government has also made an effort to increase the floor area ratio of replotted areas to raise the feasibility for land consolidation. This plan was announced on May 30, 2016, and will be implemented by the Department of Land Administration.



#### 圖例

- 住一 第一種住宅區
- 住五 第五種住宅區
- 農 農業區
- 河 河川區
- 綠 綠地
- 公 公園兼兒童遊樂場用地
- 廣 廣場用地
- + 計畫範圍
- + 重劃範圍
- 變 變更編號

#### 變更圖例

- 住一 變更低密度住宅區為第一種住宅區
- 住五 變更低密度住宅區為第五種住宅區
- 綠 變更低密度住宅區為綠地
- 廣 變更低密度住宅區為廣場用地
- 路 變更低密度住宅區為道路用地
- 住一 變更第四種住宅區為第一種住宅區
- 住五 變更第四種住宅區為第五種住宅區
- 廣 變更第四種住宅區為廣場間道路用地
- 路 變更第四種住宅區為道路用地
- 綠 變更公園兼兒童遊樂場用地為第五種住宅區
- 路 變更公園兼兒童遊樂場用地為道路用地
- 綠 變更綠地為道路用地
- 住五 變更道路用地為第五種住宅區
- 廣 變更道路用地為廣場用地

註：除標示變更者外，均以現行計畫為準。

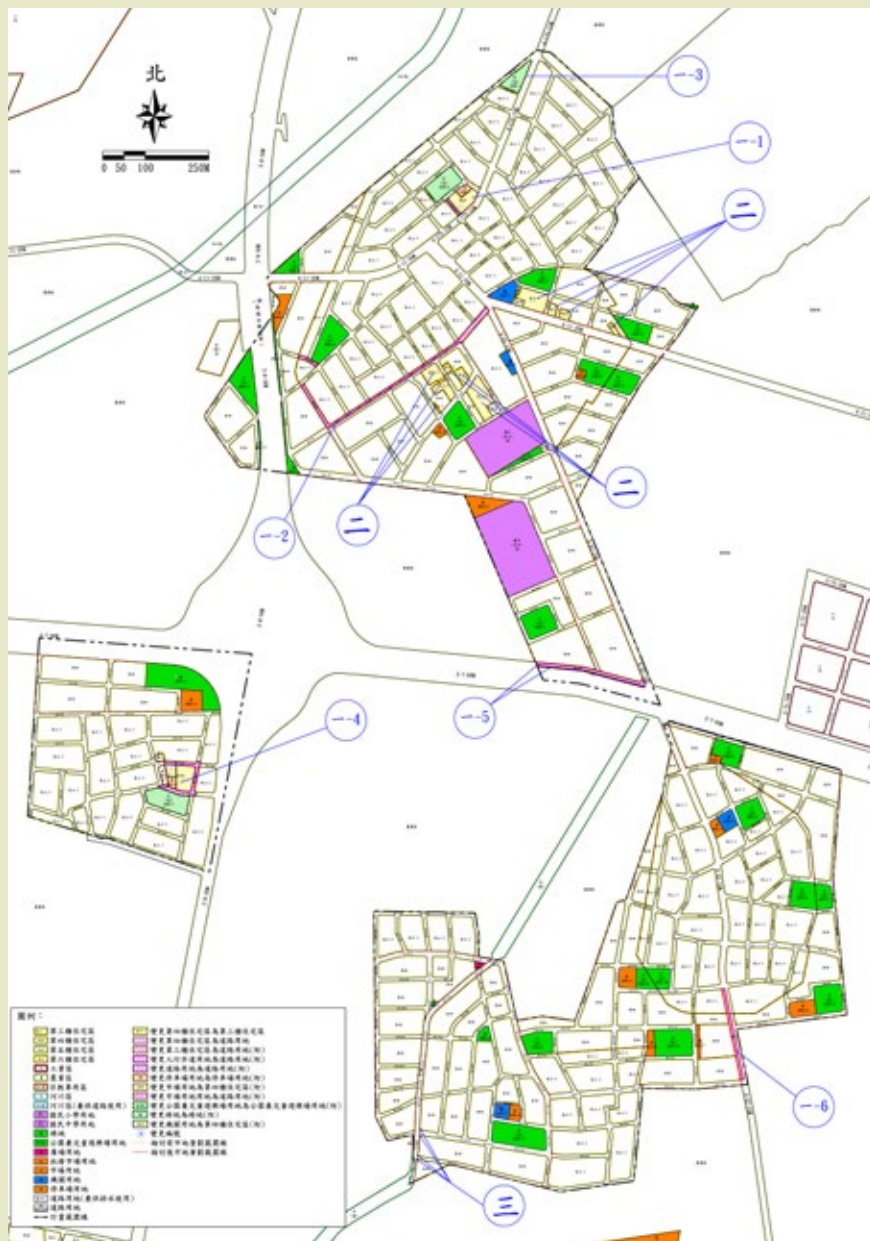
Layout Overview of Overall Review of Detailed Gongcinliao Project

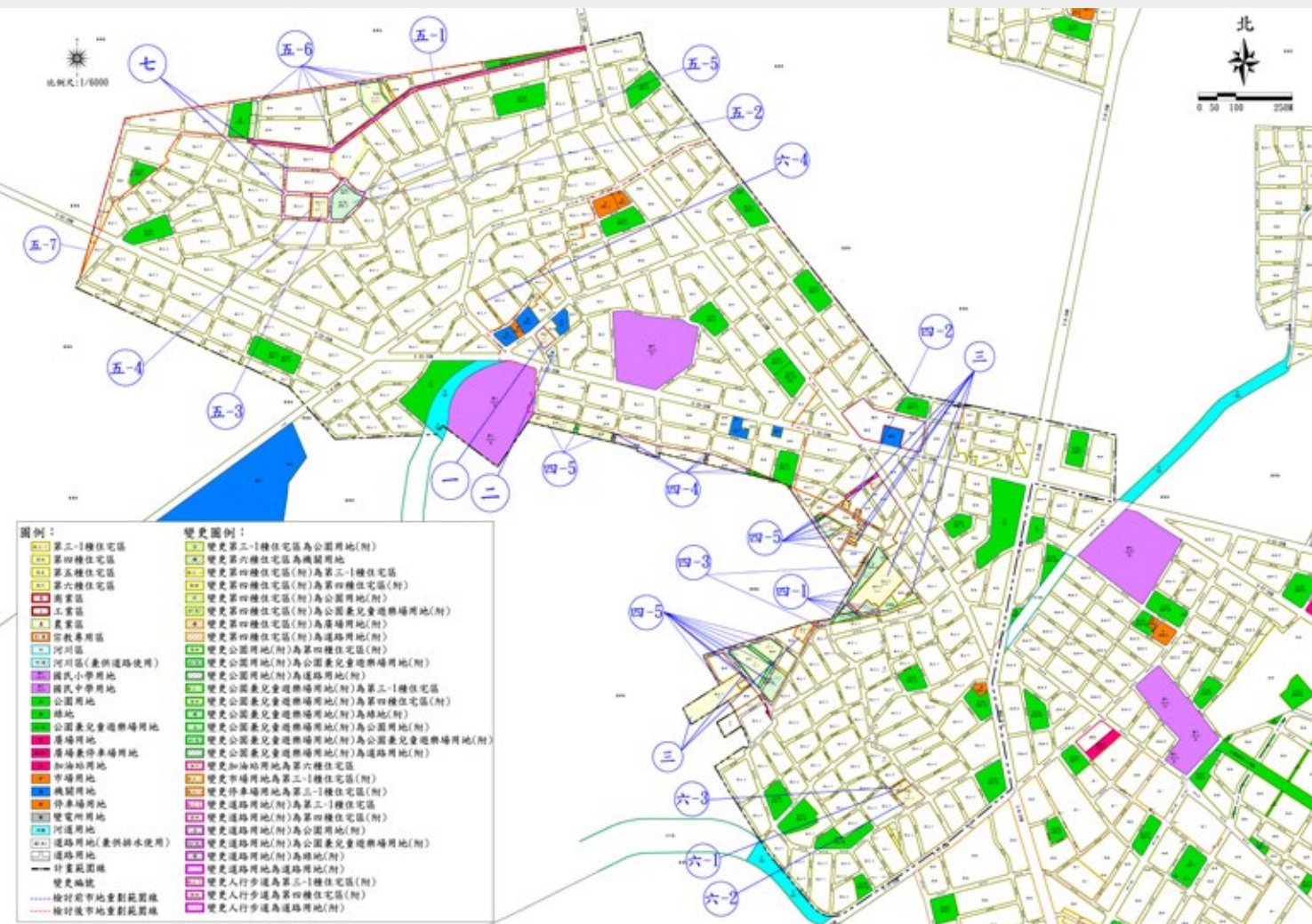
Source: Diagram plans from the "Overall Review for Modified Detailed Plans of Annan District, Tainan City (Approved Version), May 2016, Tainan City Government.

## Overall Reviews of Consolidation of Sinliao, Benyuanliao, and Haiweiliao Areas Conducted to Facilitate Development

The Benyuanliao, Shihzih Road, Haiweiliao, Sinliao, Sisinliao, Zongtouliao, and Shihsandian areas were all scheduled to undergo replotting within the Detailed Plans, but after several phases and effort from both the government and private sectors, there are still areas that have yet to be developed, either due to a surplus of existing buildings or dissent amongst land owners. The population in Annan District has been increasing every year, and there is a growing demand for residential space. To resolve the issue of delayed development and to build more roads connecting to other areas, the Bureau has begun modifying the consolidation scope and allocation of public facilities for the aforementioned areas. The City Government has also chosen to add in, within a reasonable threshold, land originally reserved for roads connecting to other areas and neighboring plots reserved for public facilities which were not within replotted areas to increase consolidation feasibility and solve issues concerning land that has been difficult to expropriate. The Overall Reviews of the Sinliao, Sisinliao, Zongtouliao, and Shihsandian areas was promulgated on October 6, 2014; the Overall Review of the Benyuanliao, Shihzih Road, and Haiweiliao areas is still awaiting approval by the Tainan City Planning Commission, with an estimated review and promulgation completion date in 2017; the Integrated Development of the Heshun, Siaanshun, and eastern side of Shih'eridian areas will begin Overall Review or planning in 2017.

Layout Overview of Overall Review of Sinliao, Sisinliao, Zongtouliao, and Shihsandian Areas  
 Source: Description from the "Overall Review for Modified Detailed Plans of Annan District, Tainan City (Conversion of Sinliao, Sisinliao, Zongtouliao, Shihsandian, and original agricultural and fishing areas to residential zones)" (Approved Version), October 2014, Tainan City Government.





Layout Overview of Overall Review of Benyuanliao, Shihzih Road, and Haiweilliao Areas

Source: Description from the "Overall Review for Modified Detailed Plans of Annan District, Tainan City (Conversion of Benyuanliao, Shihzih Road, Haiweilliao, and original agricultural and fishing areas to residential zones)" (Draft), August 2015, Tainan City Government.

## Adjustments Made to Urban Planning Projects to Fulfill Residents' Needs, Improving Public Facilities and Environmental Quality

Oftentimes, self-implemented consolidation would be stalled due to various circumstances. As a result, the land is left idle and the abandoned bodies of water harbor mosquitoes and other insects, affecting surrounding neighborhoods. According to Article 24 of the Urban Planning Law, to facilitate replotting and consolidation, rightful land owners can still apply for modifications to urban planning projects even while the projects are not under overall review. To expedite development, the Bureau will assist residents or committees in modifying urban planning projects, conducting reviews, and adjusting plan details to ensure that public facilities within replotted areas meet the needs of the people and land owners may fully utilize their land. Relevant results include: the "Modified Detailed Plans (In Accordance with the Replotting of the Wukuailiao Area Initiated by Locals) for Jhongjhoulia, Annan District, Tainan City (Including 3<sup>rd</sup> and 4<sup>th</sup> Phase Developments)" which was promulgated on September 2014; the "Modified Detailed Plans (In Accordance with the Replotting of the Eastern Side of Section 1, Haidian Road Initiated by Local Residents of Sidong) for the Annan District (Partial Conversion of Residential Area to Roads) which was promulgated on January 2016; and the "Modified Detailed Plans (In Accordance with the Self-replotting (1) of the Eastern Side of Section 1, Haidian Road) for the Annan District which was promulgated on April 2016. Land consolidation successfully commenced after modifications were made to the projects, improving local infrastructure and quality of life.



Layout Overview of Applied Changes Made to Urban Plans for Self-replotting of Sidong (1)

Source: Description of the "Modified Detailed Plans of Annan District, Tainan City (In Accordance with the Self-replotting (1) of the Eastern Side of Section 1, Haidian Road)" (Approved Version), April 2016, Tainan City Government.



圖例

- 住一 第一種住宅區
- 住四 第四種住宅區
- 住四-1 第四-1種住宅區
- 商 商業區
- 公 公園用地
- 公園間兒童遊樂場用地
- 綠地
- 廣場兼停車場用地
- 廣場用地
- 公用事業用地
- 國小 國小學校用地
- 國中 國中學校用地
- 停車場用地
- 公園道用地
- 河道用地
- 道路用地
- 計畫範圍

Layout Overview of Detailed Plans for “Business 60”

Source: Development of Detailed Plans for Caohuliao Area, Annan District, Tainan City (Business 60) (Draft), June 2016, Tainan City Government.

## Development of Detailed Plans for Annan’s “Business 60” to Establish a New Business Sub-City Center

The “Business 60” business district is located at the intersection of Section 5, Antong Road and Section 2 of Beian Road, north of the Chianan Irrigation System. At 37.17 hectares, it is the largest commercial district within the Annan District. Under the guidance of the 2011 “Overall Review for Modified Detailed Plans of Annan District, Tainan City (Master Plan),” the Business 60 has been positioned as a commercial sub-city center to increase business service levels and strengthen core functions. The consolidation will be a government-led project with the aim to propel the overall development of the Annan District. Land use plans for the Business 60 project incorporates commercial district development strategies, such as increasing land reserved for public facilities, or establishing land use restrictions and urban design regulations suitable for business zones. Plans for a large detention basin park within the area have been made as an incentive for corporations to station themselves or invest in the region, as well as to regulate environmental quality and prevent urban disasters. The introduction of diversified commercial facilities, combined with the above, can shape the development of the commercial sub-city center, drive the development of the Annan District, and improve business service levels

The detailed plans for this project had already been approved by the Tainan City Planning Commission on December 9, 2016, but due to the master plan being affected by the altered provisional conditions within the “Modified Master Plan of Tainan City (5th Overall Review),” the detailed plans need to wait until the master plan has been approved and promulgated by the Construction and Planning Agency of the Ministry of the Interior before it can be sanctioned once more and promulgated.

## Re-planning Roads in the Historic District

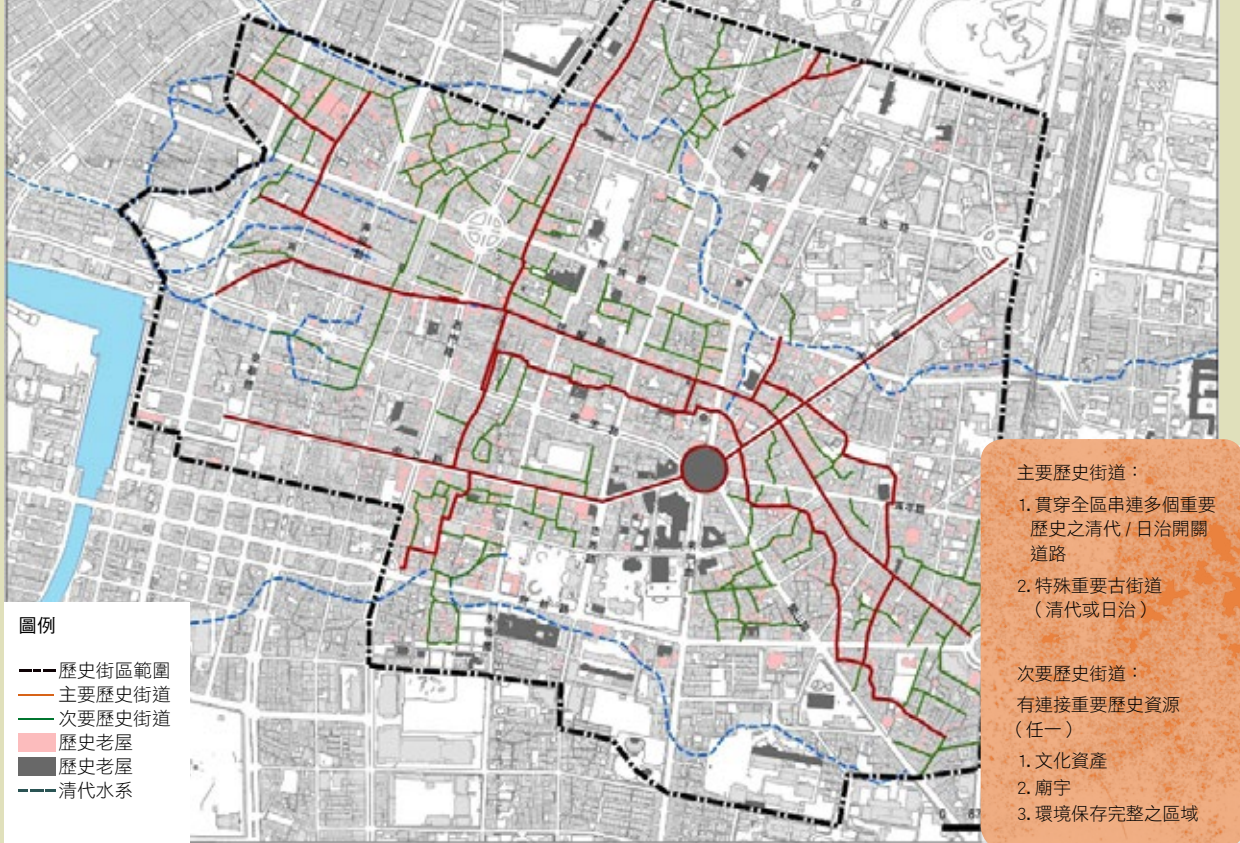
### to Preserve Old Town Charm in West Central District

The West Central District was developed in early periods and has been well known for its richness in cultures and art and long-standing history. From the Dutch Colonial Period onwards, streets and roads started to be built in Anping and Chihkan. Later, the district further expanded and covered areas that were central districts during the rule of the Qing Dynasty and Japanese colonial period. Thus, plenty of historical monuments, historical sites, and cultural attractions are in this area, which has laid the foundation for shaping the district into the cultural capital. The West Central District is undeniably a gem of culture and history in Tainan City.

In July 2012, Tainan City implemented the unprecedented Self-governance Articles of Tainan City Historic District Revitalization. Since then, the relevant authorities have been investigating the historic and cultural heritage in West Central District and North District, and has announced "Tainan Historic District Project" in early March, 2017, whose objectives are to preserve the historic street blocks, revitalize the cultural space and boost the development of cultural industries of the local community (as shown in Figure 1). While preserving the historic street blocks, the relevant authorities refer to old maps and current street maps, investigate the distribution of cultural heritage and historic buildings, and determine the primary and secondary historic streets (as shown in Figure 2). Afterward, the authorities then draft recommendations for restrictions on street planning and new buildings. The goal is to preserve the old town charm - the historic texture of this area.



Layout overview of Tainan Historic District Project (Source: Public hearing on Tainan Historic District Project in West Central District on December 22, 2016)



Layout overview of the historic streets (Source: Public hearing on Tainan Historic District Project in West Central District on December 22, 2016)

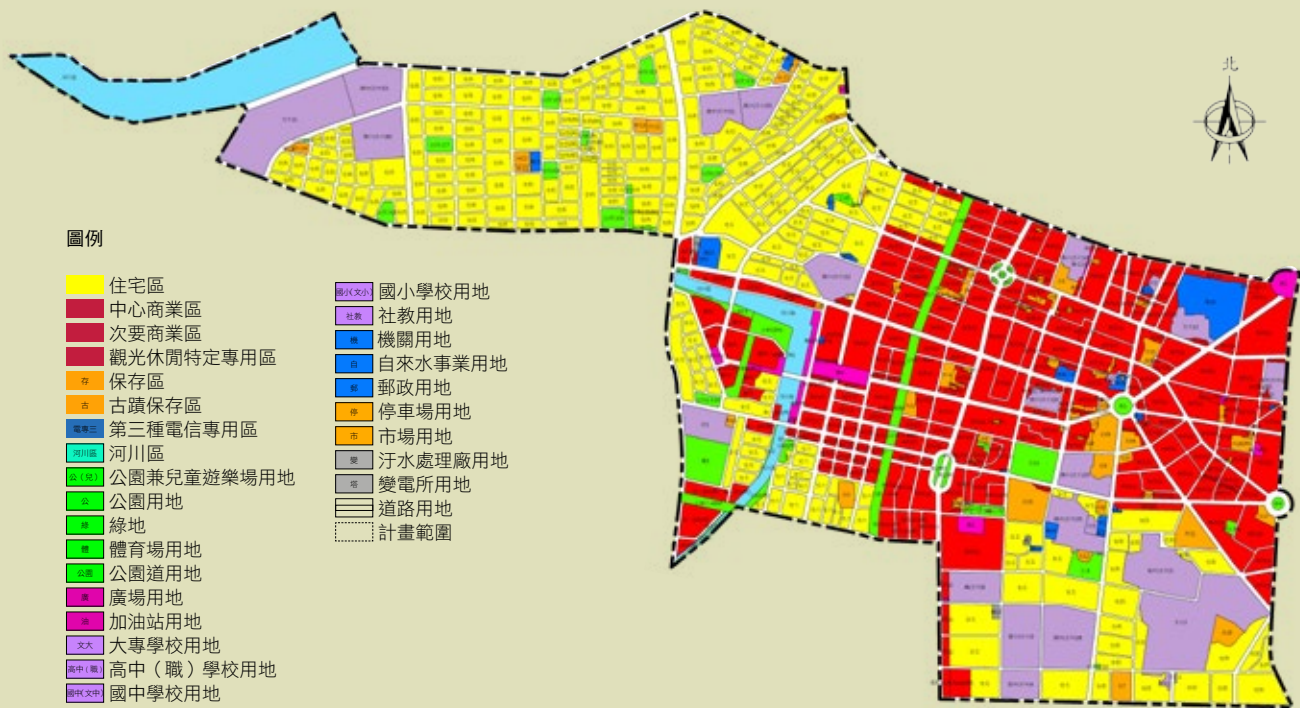
The urban detail planning project of West Central District has gone under overall review in 2009 and 2010. To make the project more coherent to local development and review regulations, the City Government has conducted the second overall review in July 2015, publicly requesting for opinions or suggestions. The goal is to meet the development goals of West Central District, and the public exhibition of the modified draft plan has been released in early March 2017:

### 1. Bring a new life to the city and create a dynamic special area

The Special Area will be reviewed and discussed considering the level of urban development as well as the potential prospects of local communities. The aim is to promote the development of the commercial district and bring the population back in the city center.

### 2. Shape urban axes and build scenic corridors of life

Together with other major constructions, it is hoped that the project will shape the axes of the green and blue belts and build scenic corridors through urban design.



The map of the current plan of West Central District (Source: The Overall Review of the Modified Urban Plan for the West Central District (detailed plan) (Re-exhibition in public), 2000.7, the Bureau of Urban Development, Tainan City Government.)

### 3. Preserve the historical streets and create the cultural capital

It is planned to preserve abundant cultural resources in the district, formulate and amend laws and regulations on land use and zoning to promote the historical features in the area.

The overall review coordinated with the Tainan Historic District Project to review planned roads that have not yet been built and are not suited to current needs. There are three basic principles of modifying the planned street/road system:

1. Discuss whether to abolish or adjust planned roads while ensuring the integrity of the overall transportation system, the connection with peripheral roads, and the interests of the landowners of land on the sides of the planned roads.
2. Whether to abolish the planned roads or not, it should depend on local demands. The goal is to not undermine the access and interests of current residents and to comply with regulations on minimum width, base area, and building line assignments.



The vision of the urban development of West Central District (Source: the Final Report of the Second Overall Review of the Modified Urban Plan for the West Central District (detailed plan), Tainan City, 2014.6, the Bureau of Urban Development, Tainan City Government.)

3. Abolished planned roads that are seeing an adjustment from lower value land use to higher value require proper contributions that comply with relevant regulations, except in the case of legal existing buildings on site.

Considering the recommendations of the Tainan Historic District Project, after the planned roads are abolished, future buildings should be built along the boundaries of the existing historic buildings. Therefore, in the overall review, it is planned to draft regulations exempting historic alleys and streets from complying with current regulations on the retrieved building lines, so that the historic texture could be fully preserved.



Shennong Street was named Beishih Street in ancient times and was the main street in the Five Channels area in Taiwan Prefecture under the rule of Qing Dynasty. It was built during the last years of the reign of Emperor Kangxi, near Beishih and Fotou Harbors. Many traditional shop houses are still well preserved on the street to this day.



## Building the City's Values Through Urban Planning

Land and people are closely related. In order to build a livable, people-centered city, the overall planning of each planned area has been conducted by reviewing the use of urban space and making adjustments for the future development. In the meantime, the cultural distinctness and advice from local authorities, organizations, and residents are taken into account aiming to meet the actual needs of local development, properly utilize urban lands and further facilitate the transformation to become a livable city.

Article Titles of Our Section:

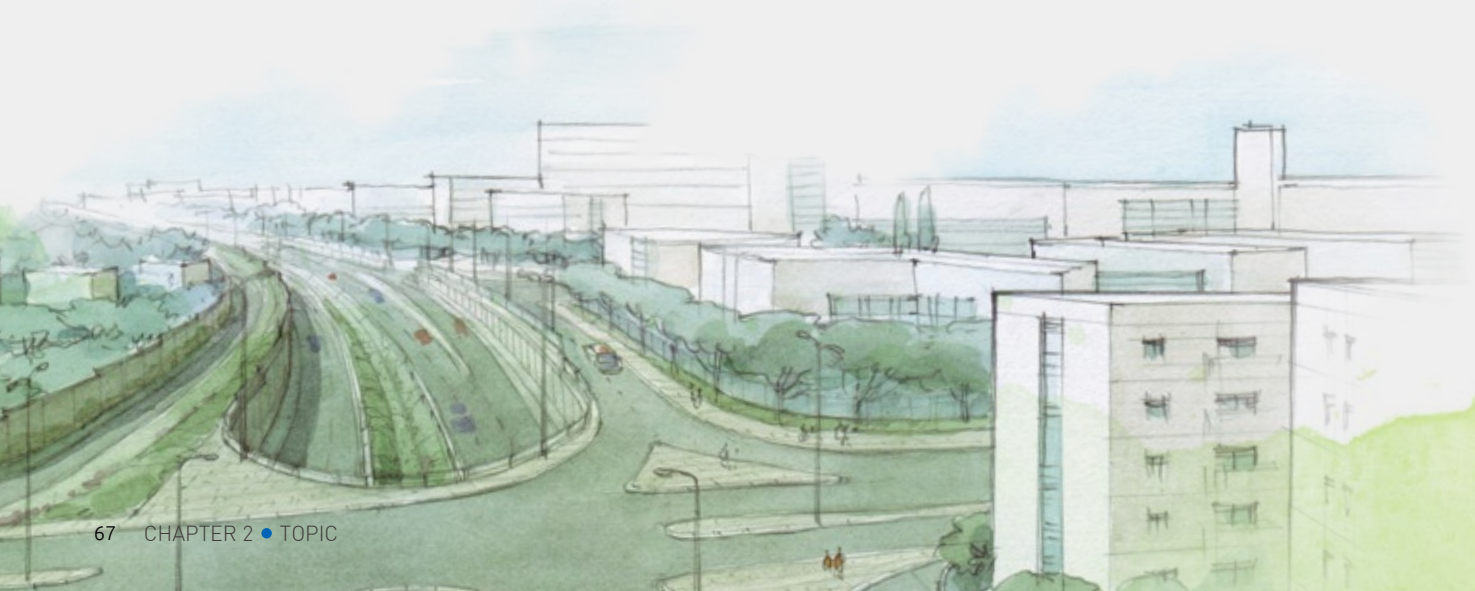
1. Completing the Transportation Network - Modification of the Project on Rende Bus Station is Completed
2. Revitalizing Sinhua Old Streets - Initiation of Overall Reviews on Urban Planning Projects
3. Charm of Yuejin Reenters the Spotlight
4. An Important Coastal Hub-Beimen Becomes a Tourist Hotspot
5. Establishing a Nanguan Regional Hub—A New Gueiren with Green Living as its Essence and Art as its Nature

# Completing the Transportation Network — Modification of the Project on Rende Bus Station is Completed

At the end of 2010, the former Tainan County and Tainan City merged and were upgraded to a special municipality. Since then, one of the City Government's imminent tasks is to orchestrate a comprehensive plan of the transportation network. To boost the development of peripheral satellite cities and transform the current spatial structure, the City Government had to establish and implement new policies on the transportation network. To meet the City's goal of sustainable development, at present, the City's policies on public transportation focus on providing rapid transport services. Along with the implementation of the development project of bus stations, the City plans to construct a multi-center public transportation system to cater to the transportation needs of popular locations within the City and other development projects, encouraging people to use public transport.

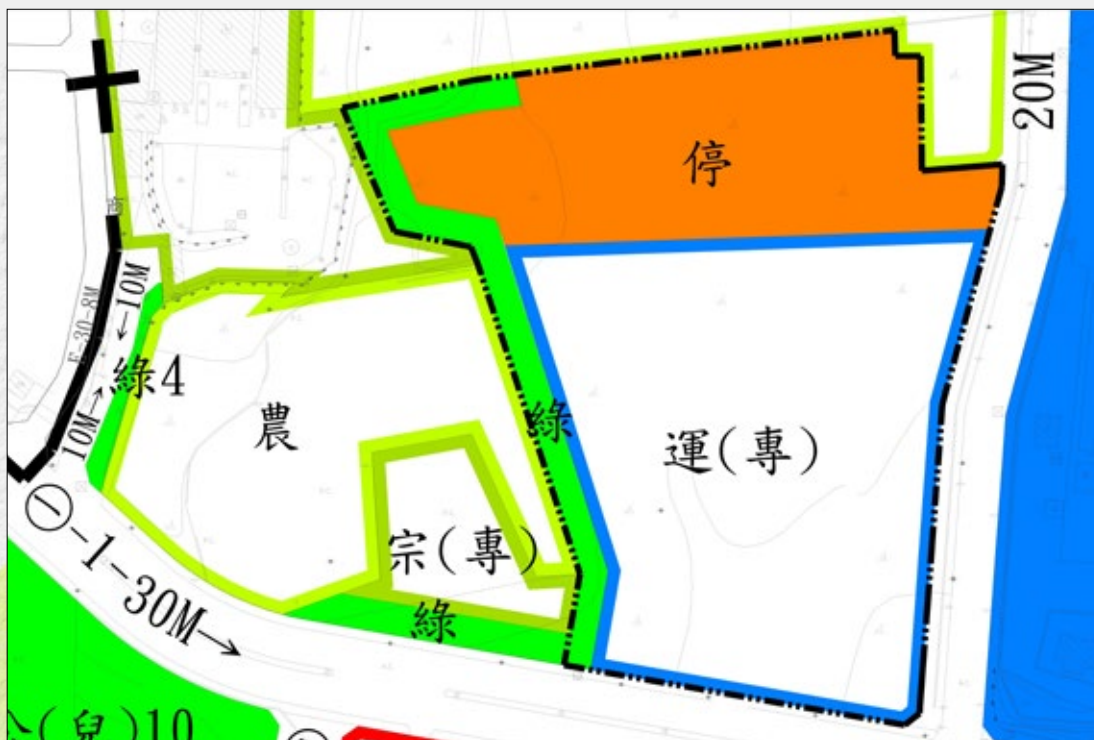
Depending on the characteristics, there are two types of bus stations in Tainan City: regular transfer stations connecting to main roads and transfers to other bus lines; and composite transfer stations that provide connections to highway shuttle buses, city bus lines and other means of public transportation of the future. Rende bus station, which is located in the former Renmei night market, belongs to the latter. One of the purposes of the Rende bus station is to disperse the traffic flow of highway buses. In the past, passengers getting off buses often cause traffic jams near the Rende Interchange. A transfer station will ensure smoother traffic flow as well as road safety. Another purpose of the station is to complete a wider transportation network. Along with other composite transfer stations, the Rende bus station is expected to bridge the geographic barriers between urban and rural areas and shape a comprehensive and convenient transportation system.

Looking back before the merger, when relevant authorities were conducting the second overall review of the urban planning project of Rende District, it was decided to convert the land formerly reserved for social welfare services to a transfer and tourist area. The decision was approved by the 703th meeting of the City Planning Commission of the Ministry of the Interior on March 24, 2009. After the merger, the City Government continued to deliberate on relevant plans and draft the detailed plan.



Concerning land use, the City Government has planned a transfer and tourist area which spans 1.64 hectares. The area will provide room for highway bus transfers, tourist services, hotels and shops of local farm goods and other local specialty products. The land employed for other subsidiary uses (other than lodging residences) has to comply with Regulations on "Items of Subsidiaries Permitted for Encouraging Private Sector Participation in Transportation Infrastructure Development" by the Ministry of Transportation and Communications. Meanwhile, considering the needs for tourist services and vehicle transfers, the City has also planned a 0.89-hectare parking area and 0.19 hectares of green space. In addition, to better maintain the overall architecture style and urban landscape, the City has also established Urban Design Guidelines that cover the greening of public open space, installation of environmental art and street furniture, and route designs for transfer stations.

The detailed plan of this project was approved by the Tainan City Planning Commission on September 22, 2015. The original main plan - "Modified Rende Urban Planning Project (2nd Overall Review) (1st Appeal Submitted to the Ministry of the Interior) (Transfer and Tourist Area)" was approved by the MOI, and the master plan and the detailed plan were announced and implemented on February 3 and 4, 2016 respectively. Currently, the Transportation Bureau is recruiting vendors.



Layout overview of land use in the detailed plan



## Revitalizing Sinhua Old Streets —

### Initiation of Overall Reviews on Urban Planning Projects

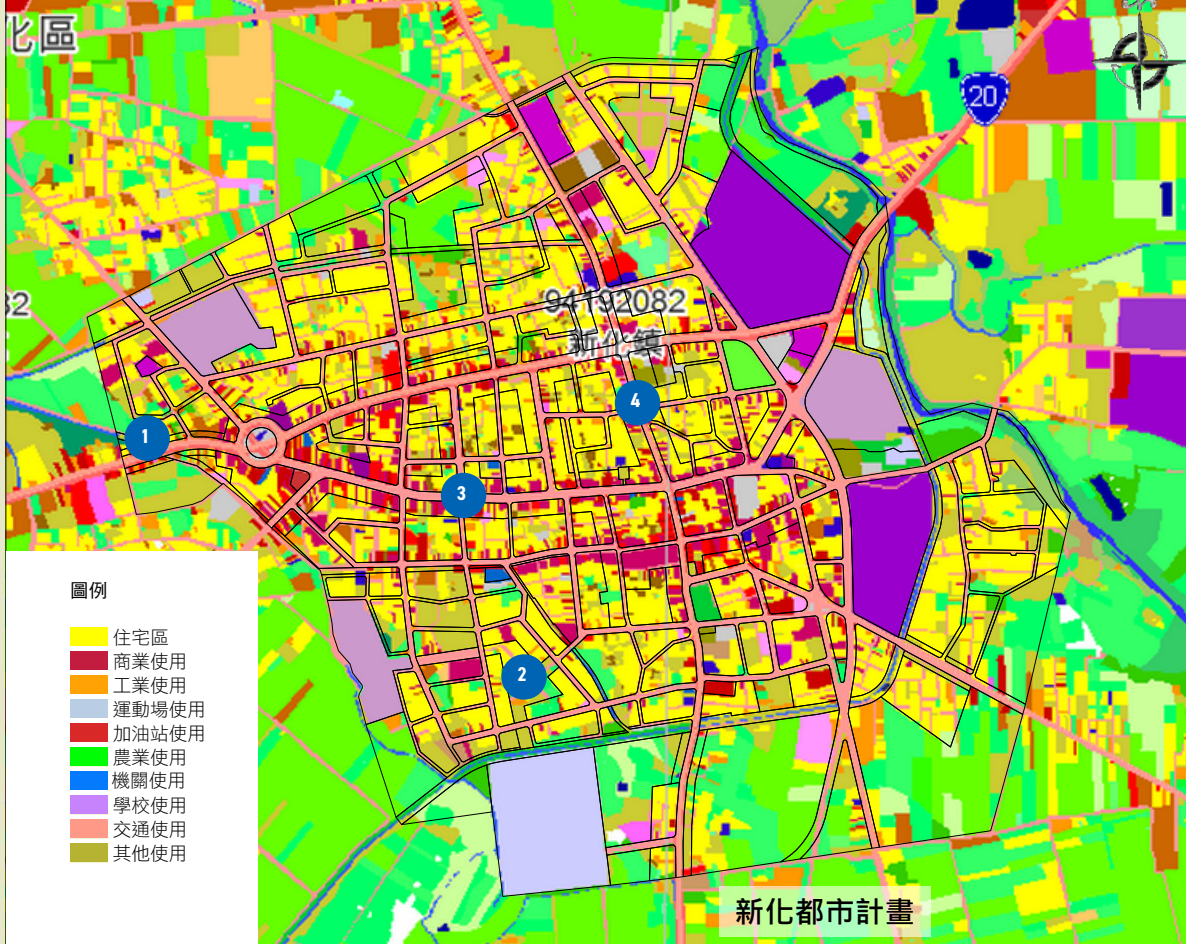
The Sinhua urban planning project (the 3rd overall review) has been drafted and was released for public exhibition on July 8, 2016. The overall review focuses on reproducing the schematic plans, reviewing the land reserved for public facilities, and farming zone section expropriation for overall development.

The scheme plans used today were released in 1986. Throughout the past 30 years, the physical environment, landscape, and buildings have gone through drastic changes. As a result, implementing urban planning projects according to outdated schematics often raises issues and misunderstandings. Therefore, to fundamentally resolve such issues and retire the current schematics that are outdated, unclear and imprecise, the City Government has begun reproducing the schematics using the aerial digital topographic maps made by the former Tainan County Government in 2010.

While reviewing the land reserved for public facilities, this overall review has converted three pieces of land that were not used by any agency to parks and parking space. This way, the idled land is fully utilized, and the local community can enjoy more green space and parking space. In addition, the Modified Sinhua Urban Planning Project (1st Overall Review) in 1986 converted a part of residential use lands to planned roads; however, the expropriation has not started yet, and there are already legal buildings erected on site. So as not to affect the interests of the owners of the land by the planned roads, the City Government has converted the land use back to residential.

As for the overall development of the farming zone, considering that the current residential area and commercial area are no longer sufficient for future development, the City Government plans to expropriate some of the farming zone and the public land originally designated as Gong 4 (which belongs to residential areas under certain unfulfilled conditions) for overall development and release as much as 25 hectares of land for urban development. The conversion will also supplement the 1990's Phase 1 Overall Reviews on public facilities, in which the land reserved for parks was converted to other uses. The converted land will connect to the pedestrian walkways on the south side of the Chianan Irrigation System and the surrounding green and blue belts. There will also be a large-scale flood detention area as well as sports facilities. This area for leisure and recreation will span to the upstream of the Chianan Irrigation System, and the local community will be low-carbon and eco-friendly, providing a quality living environment for local residents.

The public exhibition of the draft is posted on the bulletin boards of the Urban Planning Management Section in the Tainan City Yonghua Civic Center and Urban Planning Section in Minjih Civic Center and also on the bulletin boards of the Sinhua District Office. Moreover, the draft is also available on the "City Bulletin" page of the Tainan City Government homepage and on the "Latest News" page of Tainan City's Urban Development Bureau for public review. The City welcomes comments and recommendations for future reference. This project has been submitted to the ad hoc group meeting of the Tainan City Planning Commission for review.



There is not enough residential space for future demands



## An Important Coastal Hub – Beimen Becomes a Tourist Hotspot



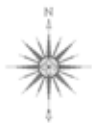
Industrial activities in Beimen District have always been mainly comprised of fishing and salt production, due to its natural environment. During Japanese occupation, Beimen became the most important settlement along Tainan's coastal region, attributable to the convenience of the port and the large-scale development of the salt industry. However, the local population began to emigrate because of economic developments and port congestion. The Executive Yuan approved the establishment of the Southwest Coast National Scenic Area in November 2003 to bring new momentum to the long-stalled development of the Beimen area by combining tourist activities with local industries, religion, and the natural environment. The former Beimen District Office took the initiative to propose the New Beimen Urban Planning Project to maintain the momentum of development for the area, hoping to effectively plan usage of the land and to complete basic local public facilities so that the seeds of the project can take root.

The Beimen Urban Planning Project will encompass the location of Beimen District Office as well as its surroundings. The project site reaches Provincial Highway 17 on the east, Provincial Highway 61 on the west, the completed road running in front of Jinling Temple to the south, and roughly 240 meters north of Yonglong Channel to the north. The project area is estimated to be 52.08 hectares, making it the city's smallest-scale urban planning project.

After the city-county consolidation, the seeds of the new plan successfully sprouted on June 15, 2015, with the completion and public display of the master plan, and the plan was approved by the Tainan City Planning Commission on September 30, 2016. The old town district, which has been in development for over 300 years, is surrounded by salt fields and has complicated land ownership records, making it difficult for young individuals to move into the area. There have also been issues with narrow roads and insufficient public facilities. Consequently, the approved plan incorporates nearby public land into the development zone and will provide 4.78 hectares of new, residential area to resolve the issue of insufficient local building land. To the west of Provincial Highway 17, 2.23 hectares and 2.02 hectares of land will be allocated for industrial and tourism service use, respectively, which may attract future investments for a fishing tourism factory or such recreational and leisure facilities as hotels to promote local development. Land was also earmarked for traffic use to solve the problem of insufficient parking space and transportation transit, which will be used to build four parking lots totaling 1.74 hectares and a bus terminal. The existing town will be maintained to preserve its developmental fabric.

Yonglung Temple is one of the most important religious centers of the Beimen area, and the town square in front of the temple and its surroundings are where the market and religious activities are held. This plan has preserved this region as a business district and has set aside space for corner squares to connect such attractions as Yonglung Temple, the market, the Black-foot Disease Socio-medical Service Memorial House, and the Money Coming Grocery Shop together to stimulate local tourism development. Vegetation and permeable sidewalks were laid down in the areas previously occupied by buildings removed after the implementation of land zoning restrictions, to connect important spots in the region. The Urban Planning Commission, Ministry of the Interior, will continue to review additional portions of the project.





圖例

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|---|--|
| <span style="border: 1px solid black; background-color: yellow; padding: 2px;">住一</span> 第一種住宅區           | <span style="border: 1px solid black; background-color: blue; padding: 2px;">行</span> 行政區            |
| <span style="border: 1px solid black; background-color: yellow; padding: 2px;">住1(附)</span> 第一種住宅區 (附帶條件) | <span style="border: 1px solid black; background-color: red; padding: 2px;">產(附)</span> 產業專用區 (附帶條件) |
| <span style="border: 1px solid black; background-color: yellow; padding: 2px;">住2(附)</span> 第二種住宅區 (附帶條件) | <span style="border: 1px solid black; background-color: blue; padding: 2px;">農(專)</span> 農會專用區       |
| <span style="border: 1px solid black; background-color: red; padding: 2px;">商(附一)</span> 商業區 (附帶條件一)      | <span style="border: 1px solid black; background-color: blue; padding: 2px;">漁(專)</span> 漁業專用區       |
| <span style="border: 1px solid black; background-color: red; padding: 2px;">商(附二)</span> 商業區 (附帶條件二)      | <span style="border: 1px solid black; background-color: green; padding: 2px;">農</span> 農業區           |
| <span style="border: 1px solid black; background-color: green; padding: 2px;">宗(專)</span> 宗教專用區 (附帶條件)    | <span style="border: 1px solid black; background-color: cyan; padding: 2px;">河</span> 河川區            |
| <span style="border: 1px solid black; background-color: blue; padding: 2px;">旅(專)</span> 旅遊服務專用區 (附帶條件)   | <span style="border: 1px solid black; background-color: blue; padding: 2px;">機</span> 機關用地           |
| <span style="border: 1px solid black; background-color: blue; padding: 2px;">電(專)</span> 電信專用區            | <span style="border: 1px solid black; background-color: magenta; padding: 2px;">學</span> 學校用地        |
| <span style="border: 1px solid black; background-color: blue; padding: 2px;">郵(專)</span> 郵政專用區            | <span style="border: 1px solid black; background-color: green; padding: 2px;">公</span> 公園用地          |
| <span style="border: 1px solid black; background-color: cyan; padding: 2px;">溝</span> 溝渠用地                | <span style="border: 1px solid black; background-color: blue; padding: 2px;">交</span> 交通用地           |
| <span style="border: 1px solid black; background-color: cyan; padding: 2px;">抽</span> 抽水站用地               | <span style="border: 1px solid black; background-color: magenta; padding: 2px;">廣(兼)</span> 廣場兼停車場用地 |
| <span style="border: 1px solid black; background-color: green; padding: 2px;">綠</span> 綠地                 | <span style="border: 1px solid black; background-color: magenta; padding: 2px;">廣</span> 廣場用地        |
| <span style="border: 1px solid black; background-color: orange; padding: 2px;">停</span> 停車場用地             | <span style="border: 1px solid black; background-color: white; padding: 2px;">道</span> 道路用地          |
| <span style="border: 1px solid black; background-color: green; padding: 2px;">公(滯)</span> 公園用地 (兼滯洪池使用)   | <span style="border: 1px solid black; background-color: white; padding: 2px;">北</span> 北側整體開發區範圍線    |
| <span style="border: 1px solid black; background-color: green; padding: 2px;">綠(兼)</span> 綠地兼人行步道用地       | <span style="border: 1px solid black; background-color: white; padding: 2px;">都</span> 都市計畫範圍線       |

Land use allocation diagram for the Beimen Urban Planning Project (Approved during the 54<sup>th</sup> meeting of the Tainan City Planning Commission)

## Urban Planning Management: Implementing Zoning and Strengthening Information Services

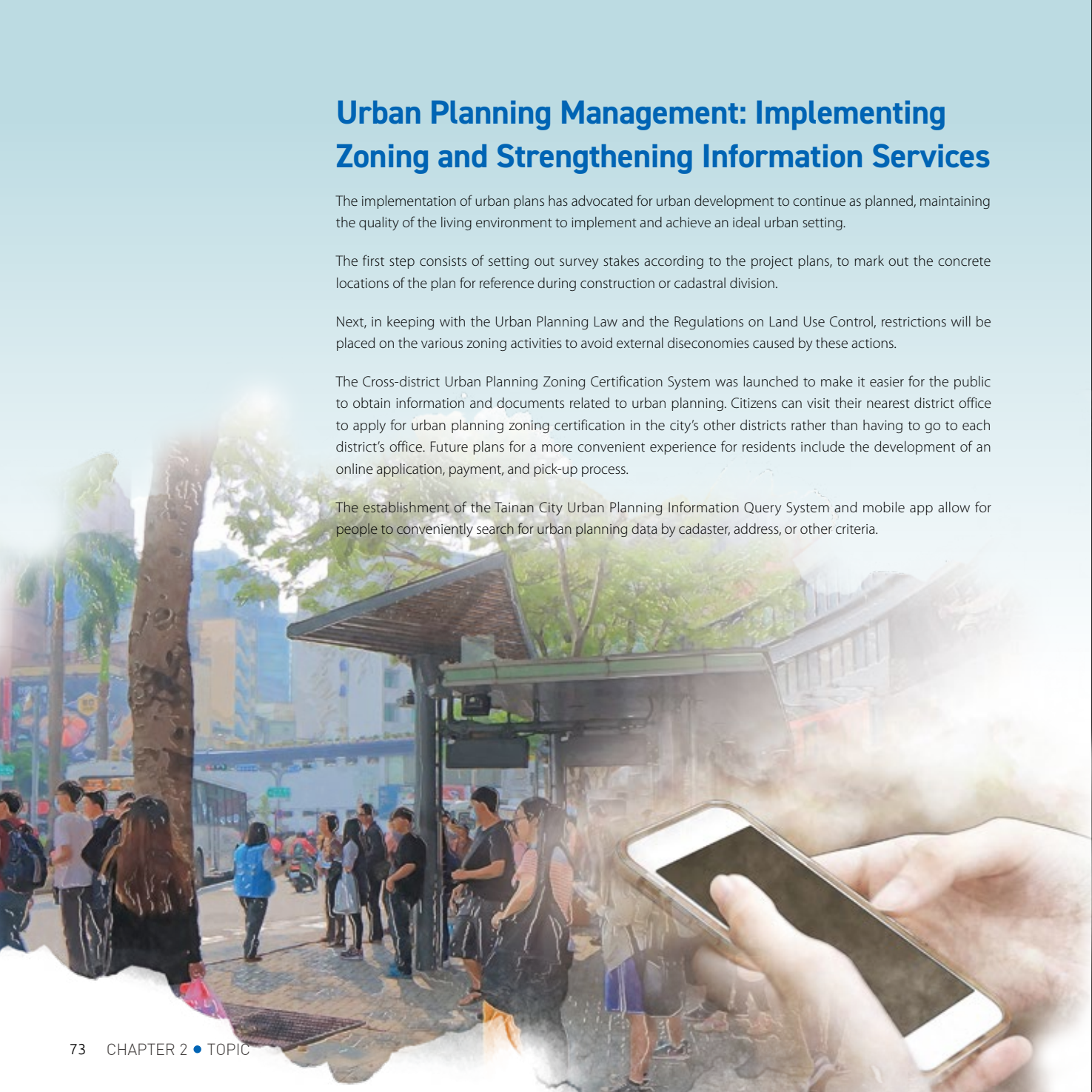
The implementation of urban plans has advocated for urban development to continue as planned, maintaining the quality of the living environment to implement and achieve an ideal urban setting.

The first step consists of setting out survey stakes according to the project plans, to mark out the concrete locations of the plan for reference during construction or cadastral division.

Next, in keeping with the Urban Planning Law and the Regulations on Land Use Control, restrictions will be placed on the various zoning activities to avoid external diseconomies caused by these actions.

The Cross-district Urban Planning Zoning Certification System was launched to make it easier for the public to obtain information and documents related to urban planning. Citizens can visit their nearest district office to apply for urban planning zoning certification in the city's other districts rather than having to go to each district's office. Future plans for a more convenient experience for residents include the development of an online application, payment, and pick-up process.

The establishment of the Tainan City Urban Planning Information Query System and mobile app allow for people to conveniently search for urban planning data by cadaster, address, or other criteria.



# From Applications of Land Use Zoning Certificates

## to See Trends in the Real Estate Market

The land registration transcription of sites in urban planning areas usually does not show the information about the zone of land use. To obtain relevant information, people have to apply for land use zoning certificates from local urban planning agencies. Apart from revealing the information of urban planning, the document serves other purposes as well. It can be utilized in tax affairs concerning real estates or for property transfer. Since the merger of Tainan City and Tainan County, the Bureau has been promoting the issuance of the land use zoning certificate filed from other districts. In the past, to apply for the certificate, the applicant had to go to the area where the development site was situated. Now, thanks to the integration of document formats and digitalized data, people can file applications and obtain certificates from different districts. In this report, we examined the figures and statistics of requests for land use zoning certification across all districts in 2016 to understand the current trends.

To observe changes in trends in each district, we separated local applications within the same district from the applications filed from other districts, and compare the results. The quarterly figures are shown to avoid monthly volatility. Table 1 is the raw data.

Table 1 The number of applications in each district

Application received by	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts
	105-Q1		105-Q2		105-Q3		105-Q4	
Sinying District	264	89	281	81	301	144	296	114
Yanshuei District	71	44	62	50	59	50	61	54
Baihe District	100	8	124	4	122	15	143	9
Liouying District	104	6	90	12	79	9	68	7
Houbi District	0	1	0	2	0	0	0	2
Dongshan District	0	0	0	1	0	0	0	0
Madou District	259	44	314	48	238	66	247	91
Siaying District	66	3	65	3	58	4	42	7
Lioujia District	108	36	120	42	97	30	129	32

Application received by	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts	Local applications	Applications filed from other districts
Guantian District	171	8	167	11	164	14	172	13
Danei District	22	1	46	2	31	1	29	2
Jiali District	161	65	188	78	156	86	206	84
Syuejia District	90	8	95	16	74	15	63	12
Sigang District	49	20	54	23	38	20	45	12
Jiangjyun District	56	10	52	9	48	7	29	5
Beimen District	10	0	3	0	3	0	1	0
Sinhua District	70	56	83	59	91	50	94	47
Shanhua District	178	109	266	116	208	85	251	99
Sinshih District	106	19	145	41	106	20	101	20
Anding District	70	44	48	58	46	42	81	62
Shanshang District	18	5	37	7	21	1	27	9
Yujing District	0	11	1	1	1	1	0	6
Nansi District	0	2	0	0	0	1	1	2
Rende District	469	185	448	242	359	242	437	198
Gueiren District	101	59	125	79	147	55	157	78
Guanmiao District	75	3	90	8	91	2	90	2
Yongkang District	843	488	932	615	1011	633	1131	593
The Bureau of Urban Development	4116	1657	4713	1945	4404	1865	4920	1969
Total	7577	2981	8549	3553	7953	3458	8821	3529

\* "Local applications" refer to applications filed in the same district of the development site; "Applications filed from other districts" indicates that the development site is not in the area where the application is filed. The Bureau of Urban Development here refers to the office in Yonghua Municipal Center.

As there was a wide variation in the total number of applications between districts, we calculated the ratio of applications filed from other districts to all requests in a district to assess the proportion of applications filed from other districts. Then, we used an average of 100 cases per quarter as a base number and divided the districts into two for comparison. Moreover, we also compared the figures with that in the corresponding period in 2015 (annual growth rate) to assess the long-term trends and draw the stats tables. Please refer to Table 2 for the proportion and annual growth rate of applications filed from other districts (less than 100 cases) and to Table 3 for the percentage and annual growth rate of applications filed from other districts (more than 100 cases)

Table 2 The proportion and annual growth rate of applications across districts (1)

Application received by	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate
	105-Q1		105-Q2		105-Q3		105-Q4	
Yanshuei District	38.26%	-18.86%	44.64%	33.09%	45.87%	22.97%	46.96%	23.03%
Liouying District	5.45%	-80.74%	11.76%	-52.51%	10.23%	-23.60%	9.33%	-23.00%
Siaying District	4.35%	-66.30%	4.41%	-25.00%	6.45%	-56.27%	14.29%	142.86%
Lioujia District	25.00%	-8.82%	25.93%	-4.68%	23.62%	-19.29%	19.88%	-34.16%
Danei District	4.35%	-59.42%	4.17%	-41.67%	3.13%	-76.04%	6.45%	0.00%
Syuejia District	8.16%	-21.51%	14.41%	8.11%	16.85%	93.82%	16.00%	88.44%
Sigang District	28.99%	84.78%	29.87%	12.01%	34.48%	-13.79%	21.05%	-35.96%
Jiangjyun District	15.15%	132.32%	14.75%	-11.48%	12.73%	30.45%	14.71%	-9.93%
Sinhua District	44.44%	23.86%	41.55%	9.34%	35.46%	-11.35%	33.33%	-28.27%
Anding District	38.60%	-12.70%	54.72%	10.24%	47.73%	49.55%	43.36%	-12.45%
Shanshang District	21.74%	15.94%	15.91%	130.68%	4.55%	-22.73%	25.00%	337.50%
Guanmiao District	3.85%	-57.69%	8.16%	17.01%	2.15%	-46.24%	2.17%	-69.57%

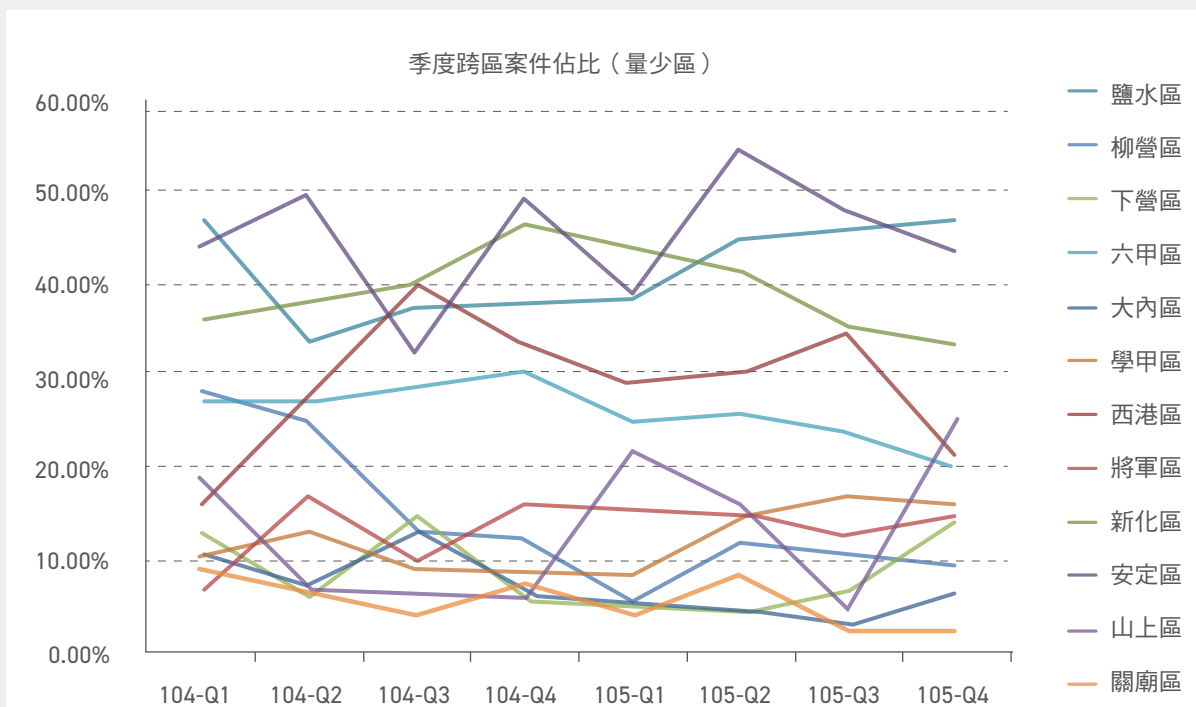
Table 3 The percentage and annual growth rate of applications filed from other districts (2)

Application received by	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate
	105-Q1		105-Q2		105-Q3		105-Q4	
Sinying District	25.21%	46.78%	22.38%	22.23%	32.36%	57.35%	27.80%	24.98%
Baihe District	7.41%	-25.25%	3.13%	-27.23%	10.95%	14.96%	5.92%	-44.43%
Madou District	14.52%	42.87%	13.26%	44.38%	21.71%	44.91%	26.92%	104.95%
Guantian District	4.47%	257.54%	6.18%	105.48%	7.87%	403.37%	7.03%	9.24%
Jiali District	28.76%	2.17%	29.32%	-4.28%	35.54%	-0.89%	28.97%	-8.22%
Shanhua District	37.98%	48.23%	30.37%	24.34%	29.01%	2.65%	28.29%	2.83%
Sinshih District	15.20%	-37.03%	22.04%	2.30%	15.87%	-54.53%	16.53%	-31.22%
Rende District	28.29%	-16.48%	35.07%	13.95%	40.27%	21.83%	31.18%	2.68%
Gueiren District	36.88%	6.31%	38.73%	40.70%	27.23%	-18.32%	33.19%	-21.32%

Application received by	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate	percentage	Annual growth rate
Yongkang District	36.66%	-4.99%	39.75%	-7.14%	38.50%	-4.66%	34.40%	-10.00%
The Bureau of Urban Development	28.70%	4.25%	29.21%	5.07%	29.75%	0.50%	28.58%	-3.23%

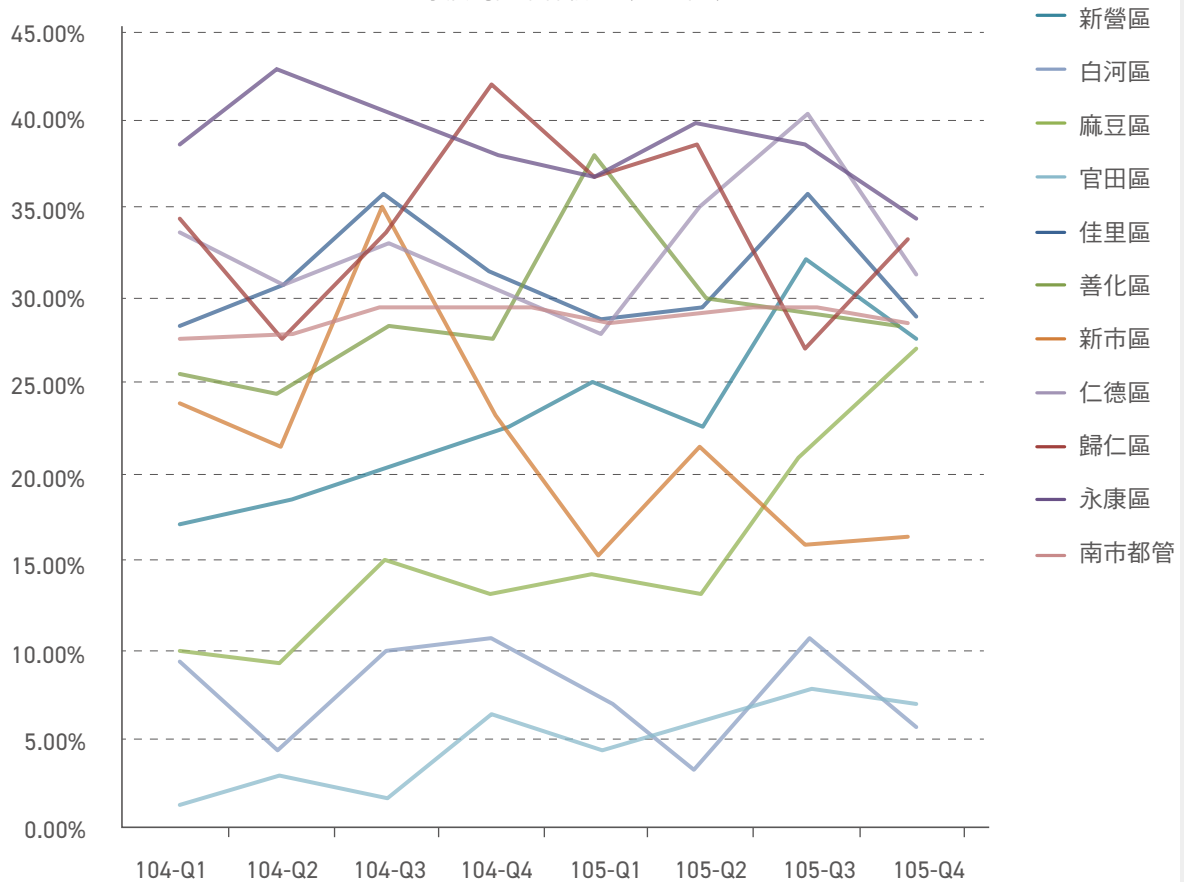
If we look at the results, in the districts with more applications, around 20-30% of cases are filed from other districts. For example, about 30.37% of applications in Shanhua District in the second quarter of last year were filed outside the district. Compared to the corresponding period in the last year, the rate has increased by 24.34%.

We also drew up line graphs to show the quarterly rate of applications filed by other districts in each area in 2015 and 2016 (Graph 1 and 2). From the line graphs, we can see a gradual decrease in some districts, like Liouying District, Lioujia District and Guanmiao District (judging by the trend line of linear regression), while most areas show a gradually upward trend, such as Sinying District, Guantian District, Shanhua District and Rende District.



Graph 1 Quarterly rate of applications filed from other districts (1)

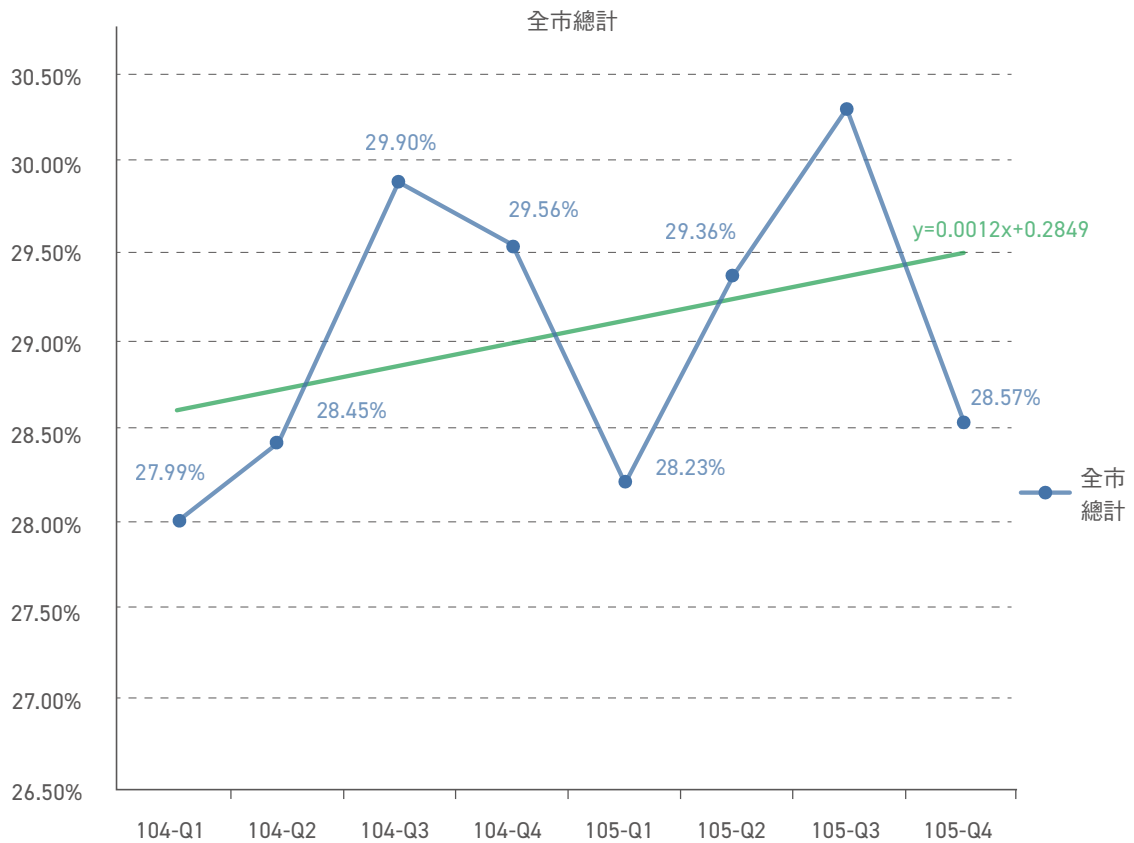
季度跨區案件佔比（量大區）



Graph 2 Quarterly rate of applications filed from other districts (2)

Many factors could influence the results; for instance, convenient services, economic cycles in the real estate market, high seasons and low seasons of business, the size of urban planning areas and population, etc. If we only look at the total number of applications in Tainan City and analyze the figures in 2015 and 2016, excluding the difference between districts, we can see from Graph 3 that the proportion of applications filed from other districts has been kept around 30%. Nevertheless, the line of linear regression in eight quarters suggests a slow and steady increase.

The results mentioned above indicate that since the service was provided in July 2013, people have been using it frequently. It also suggests a trend of increase in the utilization of the service. Last year, the total number of certificates issued in the fourth quarter was 12350, 3529 across-district cases and 8821 local applications (Please see Table 1). The percentage of applications filed from other districts was 28.57%. The Bureau will continue to keep track of the figures and offer more convenient public services. In the future, people will be able to do everything online, including application, payments and getting certificates, without the trouble of going to district offices or the city hall.



Graph 3 The proportion of applications filed from other districts in two years

## The Beauty and Sorrow of Building Capacity

The main legal basis for Tainan City's current implementation of Building Capacity Transfer (BCT) is the "Guidelines for Reviewal of Permission for Urban Transfer of Building Capacity for Tainan City" (hereafter "the Guidelines"). The Guidelines were defined in accordance with Paragraph 1, Article 4 and Paragraph 2, Article 6 of the Regulations of Urban Building Capacity Transfer, and were promulgated on April 3, 2009. Considering the growth in urban development density, the overall level of development, defined standards for public facilities, and developmental priorities in recent years, the administration has reviewed and updated the conditions for permission reviewal, types of sending areas, processes, related content for substantial examination, and required attached documentation. The Guidelines were revised on January 7, 2013, making them more complete<sup>1</sup>.

Article 3 of the Guidelines clearly states that sending areas may only be limited to seven types of land, including park land, playground land, park and playground land, green space, town square land, town square and parking lot land, and land reserved for planned roads. Article 4 specifies the basic conditions for BCT receiving areas (see Figure 1 below), also stating that receiving areas may not contain non-urban development land located within agricultural, river, scenic or protected areas. They also may not house a historical monument or be located near or facing a historic monument. Article 6 states that current BCT applications should be submitted to the Urban Design Review Commission for approval.

In addition to the above basic conditions and relevant restrictions concerning sending and receiving areas, Article 2 of the Guidelines states that all BCT applications should be handled according to the Guidelines unless otherwise defined in the Regulations of Urban Building Capacity Transfer, urban plan, or other relevant laws and regulations. As stated in Article 2, it is clear that if there are auxiliary stipulations within the urban plans of each district, then they must take precedence. Therefore, please view the urban plans of each administrative district<sup>2</sup> to distinguish the prohibited sending and receiving areas as well as other pertinent restrictions. Consequently, if a person wishes to apply for BCT, they should first personally confirm the condition of their lot and its location and number to accelerate the initial screening process.

The BCT application process is a relatively complex procedure due to its involvement with urban plans, the Guidelines, and relevant submitted documents. The public can refer to the Bureau of Urban Development, Tainan City Government's website<sup>3</sup>, where one can download relevant documents and forms by clicking on "Downloads" → "Application Form Downloads" → "Tainan City Urban Transfer of Building Capacity Application Process and Form." If you still have questions, feel free to contact the Urban Planning Management Section of the Bureau of Urban Development.

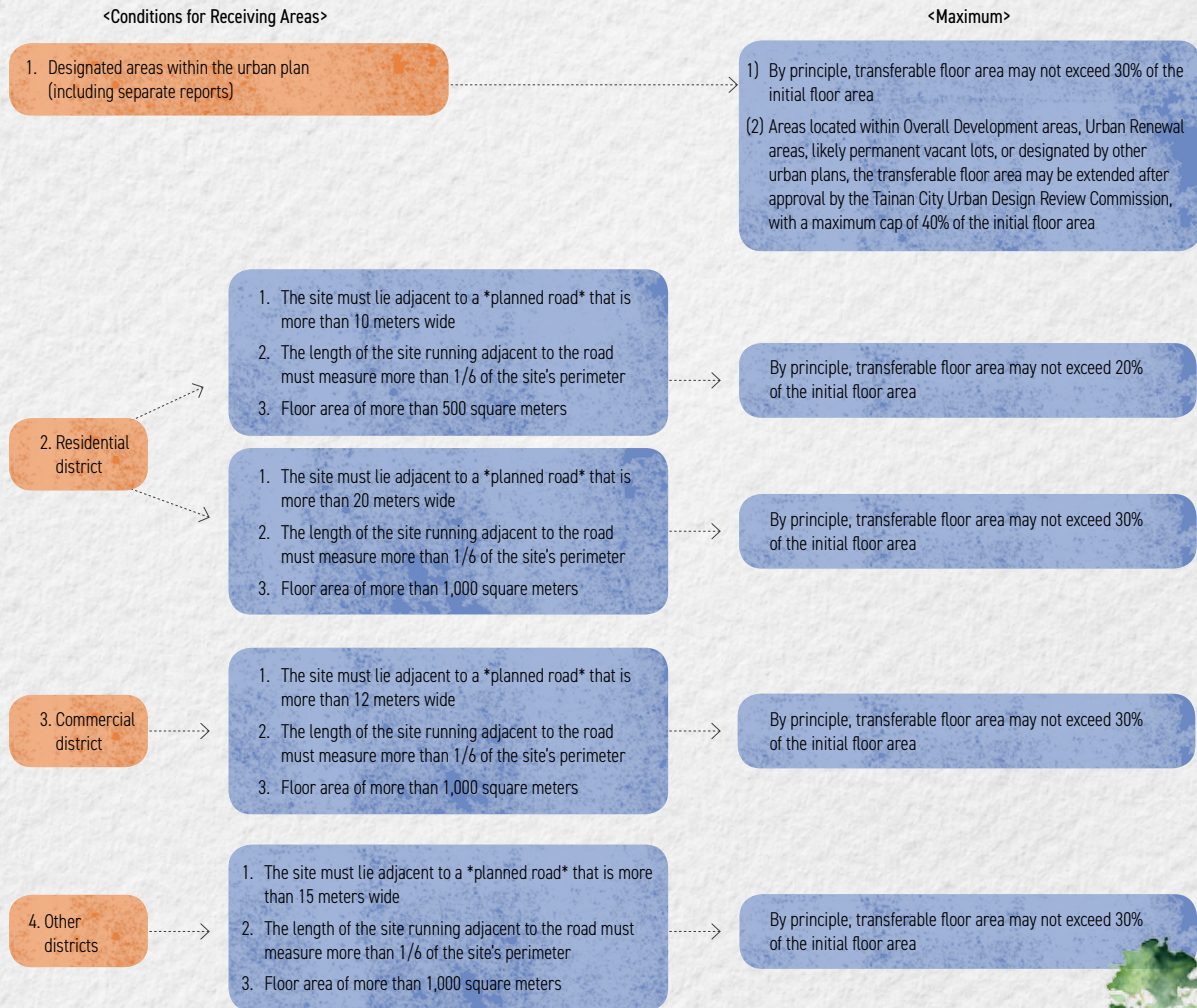
<sup>1</sup> [http://bud.tainan.gov.tw/doc/Law\\_2.aspx](http://bud.tainan.gov.tw/doc/Law_2.aspx) Guidelines for Reviewal of Permission for Urban Transfer of Building Capacity for Tainan City

<sup>2</sup> [http://bud.tainan.gov.tw/doc/bud\\_index.html](http://bud.tainan.gov.tw/doc/bud_index.html) Tainan City Urban Development/Planning Information Query System

<sup>3</sup> <http://bud.tainan.gov.tw/doc/ConService.aspx> Tainan City Urban Transfer of Building Capacity Application Process and Form



## Reviewal of Permission for Urban Transfer of Development Rights in Tainan City Conditions for Receiving Areas



\* If there are more than two planned roads, choose the width of one for vetting \*



# Understanding Urban Planning Piles

## Could Safeguard Individual Interests

### Background

The “Regulations on Urban Planning Piles (Monuments) and Surveys” (as “the Regulations” hereafter) were announced and implemented in 1974. Although the Regulations have been revised five times, the latest revision was implemented 15 years ago. Due to changes over time, improvement of surveying technologies and the establishment of relevant regulations, the Ministry of the Interior has taken the opportunity of the overall review to revise the Regulations. The revised version was released and implemented on April 12, 2016. The key revisions that may affect the interests of the people are as follows:

### Urban Planning Piles on the Roads Will Be Changed to Steel Piles

In the past, piles on the roads have been made with concrete piles with metal (iron) covers. Such a design is vulnerable to traffic flows and renovations of the asphalt pavement, and the metal covers may fall off or break apart (as shown in Figure 1), raising safety issues and are difficult to repair and manage.



- 1 Urban planning piles made with concrete piles and metal covers are vulnerable to constant traffic. The covers often fall off, and the frames are often damaged, raising safety issues.
- 2 New piles will be made with steel nails (diameter 15mm, length 75mm) and steel pads (diameter 45mm).



3 The new design is much safer compared to current utility hole covers.

According to Articles 26 and 31 of the revised Regulations, while surveying pile position or adjusting urban planning piles, the surveying agency is permitted to determine whether to repair the original pile (Article 31) or to replace the pile with a more suitable design depending on the environment. (Article 26). Therefore, in the future, piles on the roads could be replaced using steel nails and steel pads (as shown in Figure 2). The replacement design suits the purposes better, reduces costs, and could reduce safety risks (as shown in Figure 3).

## Abolishing Regulations on Repeating Surveys

Surveying technologies are far more advanced now, and both the surveying personnel and results are under clear supervision. In the past, if interested parties of the land objected to the surveying results, the surveying agency must repeat the surveys; if the interested parties still object to the results, they could file for administrative remedy according to the relevant laws. To avoid obstructing the people's rights to safeguarding their interests, during the latest revision, the regulation to repeat the survey (former Article 10) has been deleted.

## Conclusion

The urban planning piles (monuments) of Tainan City are managed and maintained by the Bureau. If relevant authorities or non-government organizations require the movement, removal, or covering of any pile positions, or notice any damage to the piles on the roads, please contact the Bureau's Urban Planning Management Section (06-2991111#8260).

# Mastering the Urban Planning Query System on the First Try

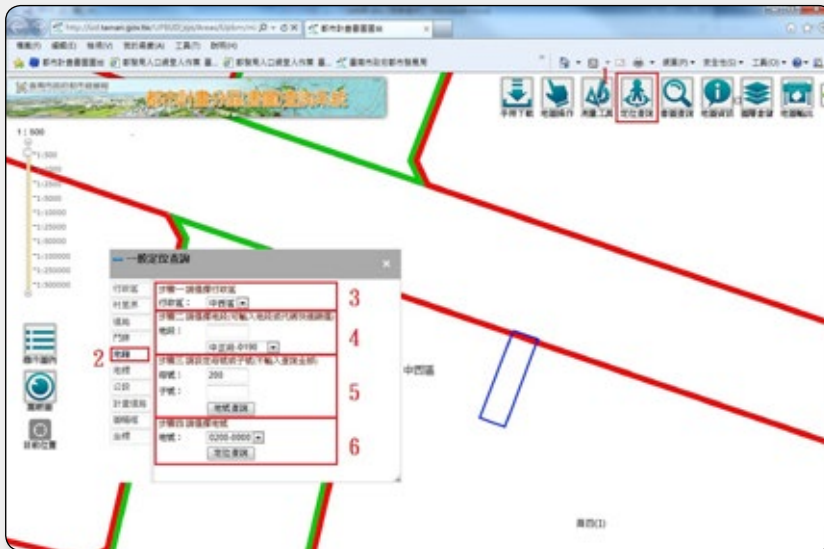
People wishing to know more about zoning or related urban planning information are welcome to utilize the Bureau's Urban Planning Zoning Information Query System.

## INFO

1. Urban Planning Zoning Information Query System of the Bureau of Urban Development, Tainan City Government: [http://ud.tainan.gov.tw/UPBUD\\_sys/Areas/Upbm/mapDefault](http://ud.tainan.gov.tw/UPBUD_sys/Areas/Upbm/mapDefault)
2. Bureau of Urban Development, Tainan City Government Website: <http://ud.tainan.gov.tw/>「常用功能連結」→「分區查詢」

The main features of the Urban Planning Zoning Information Query System are as follows:





### 1. Zoning query:

Search using ten different kinds of positioning criteria including “administrative district,” “village,” “road,” “house number,” “cadaster,” “landmark,” “public facilities,” “planned road,” “map sheet,” or “coordinates.” For example, using cadaster as the query criteria, please follow steps 1 to 6 in Picture 1:

Picture 1

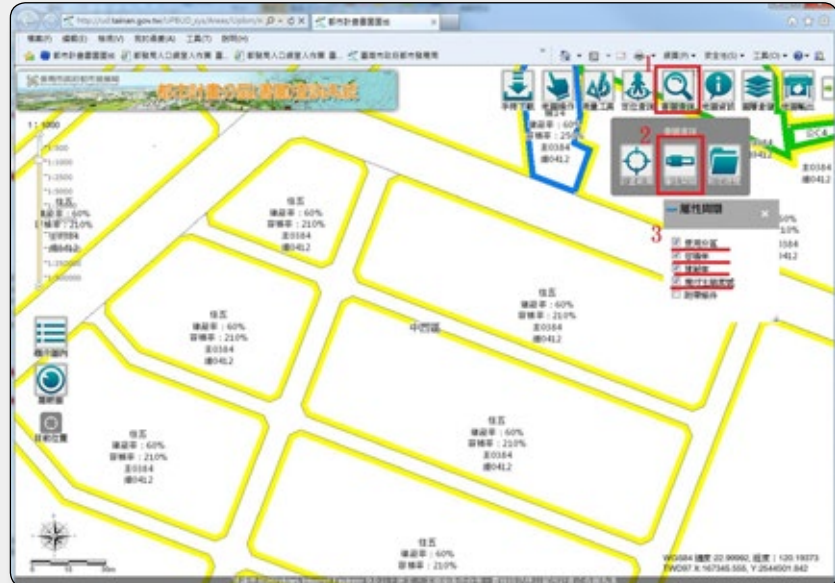
### 2. Building coverage ratio/ floor area ratio:

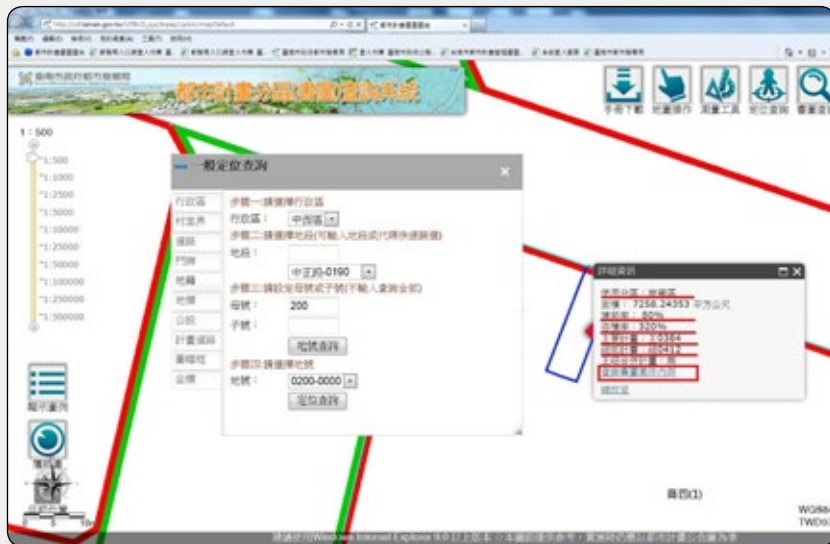
Please follow steps 1 to 3 in Picture 2 (select “Information Query” → “Attribute Toggle” → check the information you wish to know, such as floor area ratio) to have the selected information appear on the page.

### 3. Development overview:

Follow step 1 in Picture 2 (“Information Query” → “Development Overview”) to display the complete developmental processes of all urban plans.

Picture 2





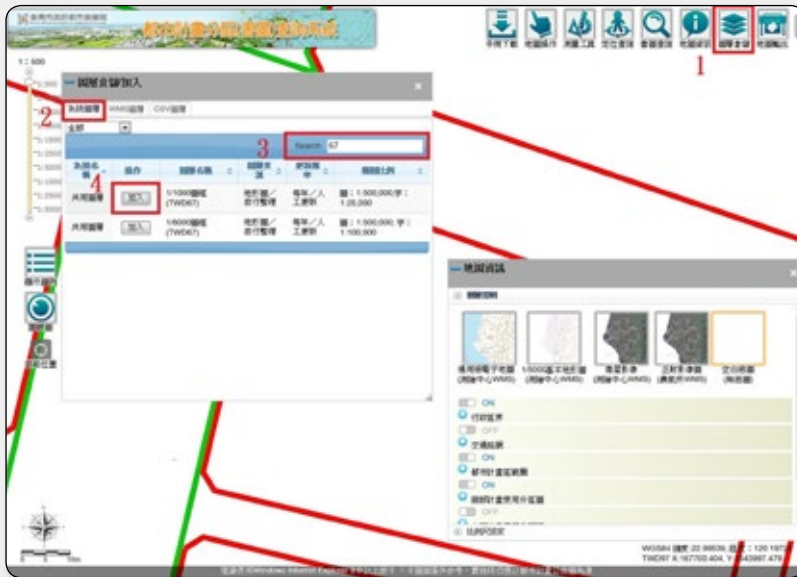
#### 4. Related details for location query results:

Please click on the query results page which should display a small window for "Detailed Information" including building coverage ratio, floor area ratio, the master plan, and detailed plan. Click on "Case Information Query" to retrieve the relevant project content and graphics, as shown in Pictures 3 and 4.

Picture 3

計畫案序號	計畫名稱	計畫類型	公告日期	實施日期	計畫區 (林文敏)	計畫圖 (林文敏)	案件內
900-9111	臺南市新區計畫(9091022000號) 臺南市海山區區段計畫(總區計畫)通盤檢討(補正開發案)	總計通盤檢討	2009-07-27	2010-07-28	計畫區	計畫圖	核結案
900-9100	臺南市新區計畫(9091018400號) 臺南市海山區區段計畫(上區段住宅區開發案)開發案(第一階段開發案)區段計畫	總計專案通檢	2008-05-07	2010-05-10	計畫區	計畫圖	核結案
900-9109	臺南市新區計畫(9091016700號) 臺南市海山區區段計畫(總區計畫)通盤檢討	總計通盤檢討	2009-12-07	2009-12-07	計畫區	計畫圖	核結案
900-9104	臺南市新區計畫(9091014900號) 臺南市海山區區段計畫(上區段住宅區開發案)區段計畫(通盤檢討)	主計專案通檢	2009-11-09	2009-11-04	計畫區	計畫圖	核結案
900-9106	臺南市新區計畫(9091012600號) 臺南市海山區區段計畫(上區段住宅區開發案)區段計畫(通盤檢討)開發案(第一階段開發案)區段計畫	總計專案通檢	2009-07-22	2009-07-23	計畫區	計畫圖	核結案
900-9108	臺南市新區計畫(9091011600號) 臺南市海山區區段計畫(第一階段開發案)區段計畫	主計專案通檢	2009-01-14	2009-01-16	計畫區	計畫圖	核結案
900-9103	臺南市新區計畫(9091010000號) 臺南市海山區區段計畫(第一階段開發案)區段計畫	主計專案通檢	1999-06-23	1999-06-23	計畫區	計畫圖	核結案
900-9118	臺南市新區計畫(9091008000號) 臺南市海山區區段計畫(第一階段開發案)區段計畫	主計專案通檢	1999-06-14	1999-06-13	計畫區	計畫圖	核結案
900-9110	臺南市新區計畫(9091006000號) 臺南市海山區區段計畫(工業區通盤檢討)案	主計專案通檢	1999-01-29	1999-02-01	計畫區	計畫圖	核結案
900-9111	臺南市新區計畫(9091004000號) 臺南市海山區區段計畫(第一階段開發案)區段計畫	主計專案通檢	1999-07-18	1999-07-20	計畫區	計畫圖	核結案
900-9109	臺南市新區計畫(9091002000號) 臺南市海山區區段計畫(第一階段開發案)區段計畫	總計專案通檢	1999-07-12	1999-07-14	計畫區	計畫圖	核結案
900-9082	臺南市新區計畫(9091000000號) 臺南市海山區區段計畫(通盤檢討)案	主計專案通檢	1993-03-05	1993-03-06	計畫區	計畫圖	核結案
900-9084	臺南市新區計畫(9091000000號) 臺南市海山區區段計畫(通盤檢討)案	專案開發計畫	1993-02-25	1993-02-26	計畫區	計畫圖	核結案
900-9082	臺南市新區計畫(9091000000號) 臺南市海山區區段計畫(通盤檢討)案	專案開發計畫	1979-03-23	1979-03-23	計畫區	計畫圖	核結案
900-9083	臺南市新區計畫(9091000000號) 臺南市海山區區段計畫(通盤檢討)案	開發計畫	1976-03-18	1976-03-18	--	計畫圖	核結案
900-9081	臺南市新區計畫(9091000000號) 臺南市海山區區段計畫(通盤檢討)案	開發計畫	1969-12-30	1969-12-30	--	核結案	

Picture 4

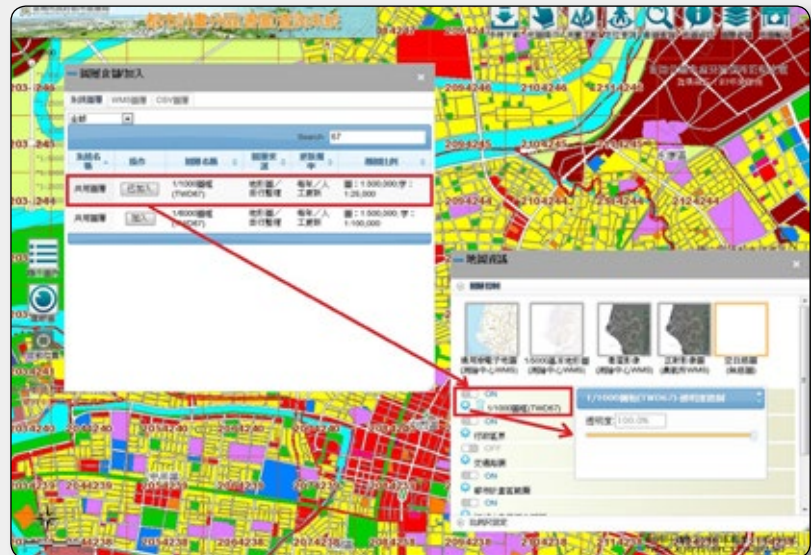


##### 5. Layers collection:

Please follow steps 1 to 4 in Picture 5 ("Layers Collection" → "System Layers" → use keywords to search for the desired layer → press "add") to add a layer to "map information." This graphic shows a "1/1000 map sheet (TWD67)" layer successfully added.

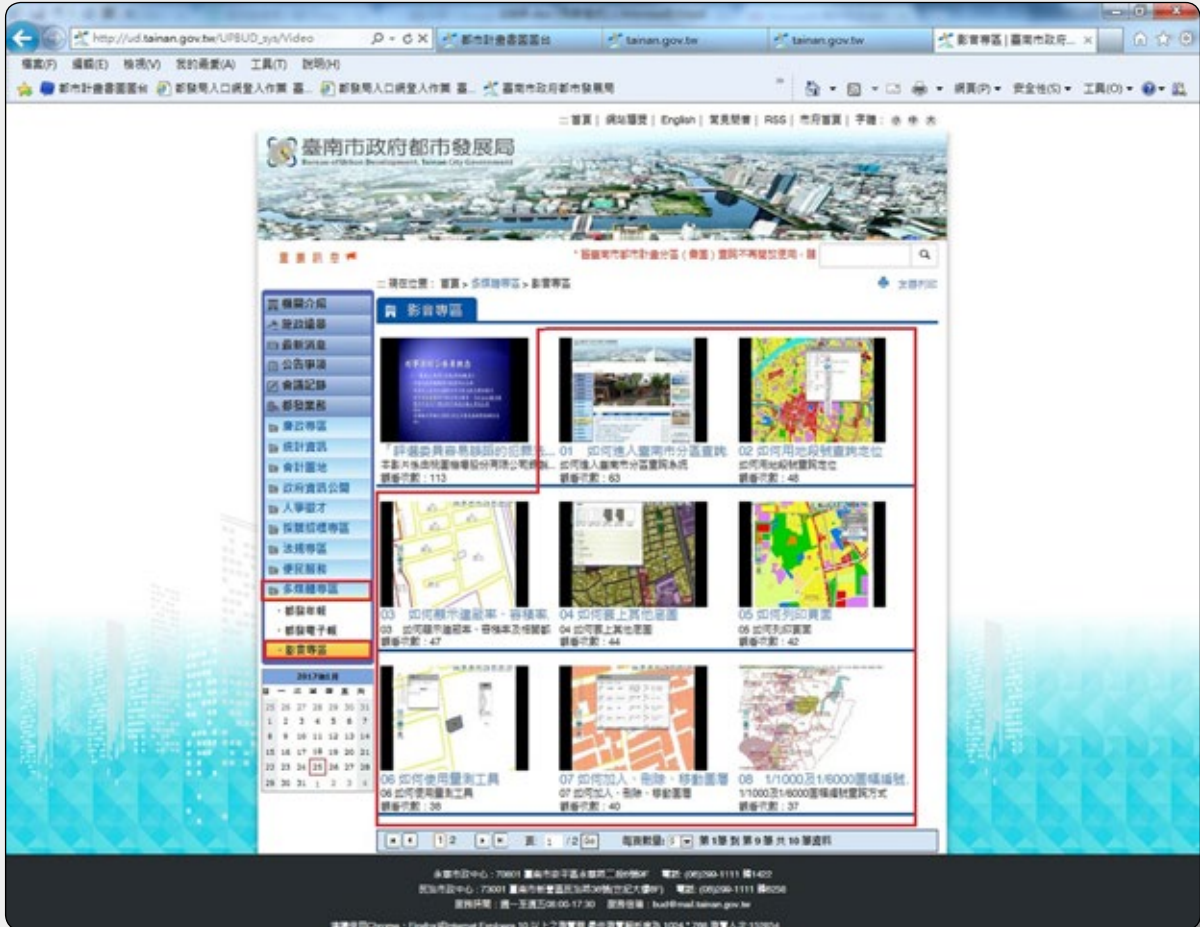
Picture 5

After adding the layer, please make sure that it is toggled ON. You can drag layers to adjust their display order or set the transparency of each layer. The results of adding a "1/1000 map sheet (TWD67)" layer is shown in Picture 6.



Picture 6

For related instructional videos, please visit the Bureau's website → "Multimedia" → "Videos" → Videos 01-08



Picture 7

## Improved Urban Design Reviewing Process Guarantees a Beautiful City

The objectives of the urban design are to create an appealing urban landscape, present the unique characteristics of the City and to deepen the cultures of the City, to boost competitiveness, industrial development, and tourism of the City.

Through the Urban Design Reviewing process, the City Government could connect and improve open spaces according to the existing urban fabric, expand green fields and permeable surface in the urban area, and promote a human-centered living environment. The City aims to improve the quality of life for local residents and make Tainan City an environment-friendly, low-carbon, human-centered and sustainable city.

The City Government first focuses on the “Garden Corner” project, which aims to transform deformed lands and idle corners into green corners, improving the urban landscape. Then, the City is devoted to green landscaping projects of roads and streets, such as the “Haian Road Art Street” plan, to connect these spaces, establishing “lines” of planned spaces throughout the City. Lastly, the City Government will further expand the scope of community building projects, encouraging local residents to participate in improving community environment. By doing so, the City has transformed the entire urban space, creating an ideal and unique living environment for City residents.

The comprehensive, overall planning, combined with diverse policies, has guaranteed Tainan City a better urban landscape and living environment.



## Passing Down Historic Heritage —

### Transformation of the City

Haian Road is located in the Five Channels area in Tainan City, which was one of two major commercial centers. In 1992, the City Government planned to encourage commercial development by constructing an underground shopping street. The City Government had widened the road from 10 m to 40 m, 816m length-wise (from Fucian Road to Minzu Road), and built a structure two stories below ground to act as a shopping space and parking space that could contain 1,000 cars. However, the contracted companies had handed over the project to other companies many times due to financial troubles, and the construction schedule was constantly delayed. The street level of the construction was finally completed in 2003. Afterward, the City Government initiated the first phase of the Rejuvenation project for the Five Channels area in 2010. In 2012, 308 parking spaces were opened to the public; in 2014, all parking spaces - 932 of them - were completed via an ROT contract (refurbish-operate-transfer).

Construction on Haian Road started in 1992 and was finally completed in 2013. For 11 years, the road had become a giant gap cutting the east and the west side of Tainan City apart. The traffic was blocked, and the prosperity of the area was hindered. Consequently, commerce in the West District was directly affected, with tremendous loss. After the completion of the underground parking space, ventilation towers, stairs and elevators appeared on the surface. The landscape did not fit the City Government's vision of a green landscape.

To improve the cityscape and restore Haian Road to its prosperity, the City Government held the International Landscape Competition for Tainan Axis Landscape Transformation in 2015. The first prize went to a team proposal by famous Dutch architect team MVRDV, Taiwanese company The Urbanists Collaborative, and LLJ Architects, which removes the unnecessary underground structures visible at street level, organizes the public facilities, and transforms the overall environment. Having an international perspective, the creative proposal has infused the urban space surrounding Haian Road with energy and excitement.



Layout Overview of Green Landscaping of Haian Road as the Center Axis



Bird's-eye View of the Landscape of Haian Road as the Center Axis



The First Resident Workshop in April 2016



Simulation of the Outdoor Seating Area of Hai'an Road Sidewalk

The main design of the project was completed in August 2016, and the proposal was submitted for Urban Design Review in November. In the meantime, the City Government was not only holding meetings with local groups and organizations but also held two presentations in April and October 2016, gathering the opinions from local shop owners and residents. Also, to promote local-specific commercial activities and to eliminate current situations where people occupy and damage seating areas, Deputy Mayor Tsung-Jung Wu has led a visit to Hai'an Road and helped local shops to organize the new layout of the outdoor seating area in August 2016. The Bureau went on a second visit in January 2017, ensuring that the outdoor seating area is well-maintained.

At present, the project is conducting a review of the detailed plan and drafting contracting documents. It is expected to be contracted on the Internet in 2017, and the project is expected to be completed before June 2018. The construction will be divided into different phases to minimize the impact on traffic, and the construction dates will be arranged to avoid affecting the activities of local shops.

By transforming the landscape of the street level and pedestrian space, issues of the current environment (including underground structures, parking space, visual design and the public space for holding activities) are resolved. Through structuring a green, artistic cityscape, the entire Hai'an area is transformed, revitalizing the entire West Central District. In the future, the City Government will also conduct landscaping on the ventilation towers of the underground parking space. Hopefully, with artistic installations, the landscape can be improved, and the Hai'an area will prosper again.

## Corner Aesthetics, Stunning Garden Corners

The Tainan City Government commenced the Garden Corner program since 2004 with the goal to improve the city's environment and landscape, gradually transforming the urban environment through renovations of vacant lots, roads corners, or important landscape spots. Garden Corners fall into three categories according to their location characteristics: schoolyard landscape, public landscape, or community landscape. There have been several corner squares and open spaces established because of the program's run over the years, helping to improve the overall quality of life and the environment. To date, the program has inspired the creation of over 240 Garden Corners.

### Creative Thinking in the Public and Private Sectors

Beginning in 2012, relevant funding from the budgets for Tainan City's Public Works Bureau, Bureau of Civil Affairs, Bureau of Education, Environmental Protection Bureau, and the Bureau of Urban Development has been consolidated, with the Bureau of Urban Development acting as the single window for subsidy applications. Projects are reviewed to ensure the quality of their plans and design. Newly constructed Garden Corners showcase a reduction in facilities, simple green landscaping, ecological engineering, clean design, and low energy consumption, should pay attention to practicality and durability, and should take into consideration future management and maintenance.

### Forming Urban Aesthetics

15 Garden Corners were approved in 2016 and will be completed by the end of 2017. The focus of the program is not only to innovate and transform the environment but also in follow-up management and maintenance. The Bureau continues to supervise the maintenance of completed Garden Corners and strengthen the quality of their maintenance efforts through the Annual Management and Maintenance Assessment.



## “2015 Annual Garden Corner Subsidy” Completion Assessment

**First place:** Liouying District Taikang Elementary School “Youjing Greenway”

**Second place:** Jiali District Office “Pleasant Ansi Community Garden Corner”

**Third place:** Liouying District Guoyi Elementary School “Gucihou Reflective Quiet Path,” Syuejia District Jhaigang Elementary School “Jhaigang Breeze”

**Honorable mentions:** Dongshan District Dongyuan Elementary School “2015 Annual Garden Corner Project,” Sinying District Office “Glimmery Street,” Beimen District Office “Erjhonggang Settlement Garden Corner”



Liouying District Taikang Elementary School “Youjing Greenway”



Jiali District Office “Pleasant Ansi Community Garden Corner”



Liouying District Guoyi Elementary School “Gucihou Reflective Quiet Path,”



Syuejia District Jhaigang Elementary School “Jhaigang Breeze”



Schoolyard Landscape Category, Second Place Award "Free and Happy Campus"

## 2016 Annual Garden Corner Management and Maintenance Assessment

### Schoolyard Landscape Category

**First place:** South District Rihsin Elementary School "The Warmth of Teachers at Rihsin"

**Second place:** South District Shenggong Elementary School "Free and Happy Campus"

**Third place:** Cigu District Hougang Elementary School "Renovation Project on the Northern Side of the Gate Entrance"

**Honorable mentions:** Gueiren District Hongwacuo Elementary School "Tunnel through Time – Memories of Sugarcane Revisited"

North District Gongyuan Elementary School "Green Elves Concerto No. 1 and 2"



Schoolyard Landscape Category, First Place Award "The Warmth of Teachers at Rihsin"



Community Landscape Category, First Place Award "Champion Garden"



Community Landscape Category, Second Place Award "Slow Living Green Porch"



Public Landscape Category, First Place Award "Colorful New Horizons"

## Community Landscape Category

- First place:** Jointly managed by the South District Office and Sabei Village Office "Champion Garden"
- Second place:** Anding District Office and Anjia Village Office "Slow Living Green Porch"
- Third place:** South District Office and Yongning Village Office "Yongning Green Garden Corner"

## Public Landscape Category

- First place:** East District Office and Longshan Village Office "Colorful New Horizons"
- Second place:** Anping District Office and Shihmen Village Office "Riverside Inn"
- Third place:** Jhongsia District Office "Green Banks," Tainan City Public Health Bureau "Healthy Art Park"



## Public and Private Sector Work Together

### to Support the Underprivileged Families Affected by the Earthquake

On Feb 6, 2016, a strong earthquake hit Tainan City. Several houses of low-income, low and middle income, and underprivileged families were affected. Their safety became at stake. These families are the minority group with financial difficulties and could not afford to repair the damages to their houses. Therefore, the City Government decided to provide assistance for the affected families to have their homes repaired as soon as possible and help them to return to normal life. Thus, the Bureau of Urban Development took the initiative in assisting the affected households and was responsible for liaison with the private sector. The Real Estate Development Association of Tainan and The Real Estate Development Association of Greater Tainan contributed money. Instead of donating money, other organizations aided in repair work, including Tainan City Cement Workers Union, Tainan Carpenter Trade Unions, Tainan City Electrical Decoration Workers Union, Tainan City Painting Workers Union, Tainan City Metal Structure and Architectural Components Manufacturing Workers Union and Tainan Food and Beverage Industry Trade Union.

First, the Bureau screened the information about affected houses of low-income families and verified it with district offices. Once cases were selected, the Bureau would invite the Labor Affairs Bureau of Tainan City Government, workers unions, architects, and district offices to examine the damaged houses on site together. After several site inspections, three affected houses were confirmed in need of help, including two in Guanmiao District and one in Longqi District. Next, the timetable and methods of home repair work were decided and confirmed. During the process, the City Government had been to the sites to check on the work progress. The house renovation projects were completed in April 2016. More information is as follows:

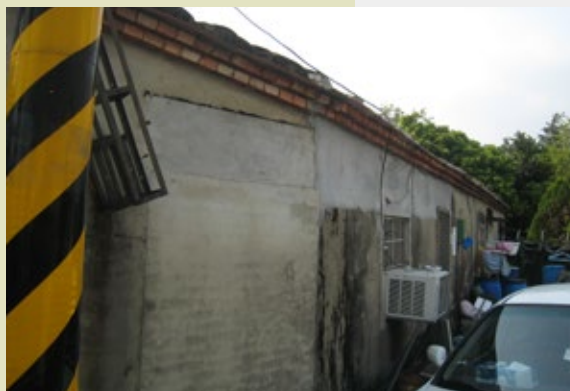


## 1. The low-income household on Wanglai Road in Guanmiao District

Due to the earthquake, there were many horizontal cracks on the top of the external brick walls of the building and bulging walls. The house structure was examined and classified under the level of yellow slips (structural damage with the main structure unaffected) with safety concerns. The brick walls with cracks needed to be knocked down and rebuilt. To protect the roof from being damaged, part of the ceiling was removed, and steel posts were used to support the roof. In addition to rebuilding the brick walls and part of the ceiling that had been removed, the walls inside the house were repainted too. Now the indoor space has taken on a new look and functions of the house have been restored.



Horizontal cracks on the top of the external brick wall and bulging walls (Before repair)



The exterior wall (After repair)



Horizontal cracks on the upper part of the wall inside the house (Before repair)



The new ceiling and walls (After repair and repainted)



Installing the new ceiling (under construction)



The new ceiling and the repainted walls (after repair)



The damaged rooftop (before repair)



Light Gauge Steel Roof (after construction)

## 2. The underprivileged family on Dongsing Road in Guanmiao District

This house is a rammed earth building roofed in old tiles. The living environment was in bad condition. Because of the earthquake, the rooftop collapsed and was damaged, causing a severe leaking problem on rainy days. The residents were unable to live inside, and their lives were affected. After examining the building on the site, the City Government, in consultation with the architect and relevant workers unions, decided to remove the original rooftop and build a lightweight steel roof truss considering that the bamboo roof truss was rotten and beyond repair. Due to safety concerns, the residents were asked to move out temporarily. Apart from the new lightweight steel rooftop, wooden boards were installed to fix up the rammed earth walls inside, and polished concrete was used for floor coverings. Also, the new steel ceiling was installed. After repair, the indoor space revived and the living environment has become better. The house owner was grateful for the help of the City Government and the involved associations.



Inside the rammed earth house (before repair)



The walls were plastered and repainted



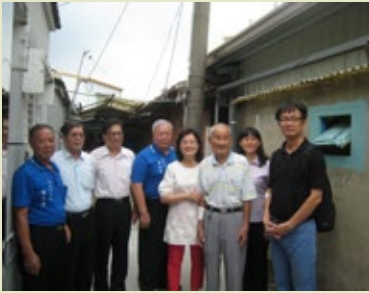
The walls in the bathroom was under construction



After construction, the walls in the bathroom was plastered and repainted, and a sink and a mirror were installed

### 3. The low-income family in Daping Village, Longci District

This house was a rammed earth building in poor condition. Affected by the earthquake, the paint on the walls inside the house had come off. The gutter of the steel roof was seriously damaged, resulting in water leaking into the house. After the examination, the City Government, the architect and the district office decided to repair the damaged gutter, and repaint and waterproof the walls considering that the steel roof was still usable. The peeling walls were plastered cement mortar and repainted; the walls in the bathroom were plastered cement mortar and tiled; the floor was finished with polished concrete. After the work was done, the house was freshened up, and the quality of life has been improved significantly, providing a more comfortable environment for the physically challenged resident.



On completion and acceptance of the repair work on Dongsing Road, Guanmiao District



On completion and acceptance of the repair work on Wanglai Road in Guanmiao District

The entire project was completed and accepted on 20 May 2016. On the day of completion and acceptance, the affected families, the house owners, the two biggest real estate development associations, all the involved unions, the Labor Affairs Bureau and the district offices were invited to witness the great achievement. Through this opportunity, the City Government was able to engage and involve private sectors in helping the underprivileged, setting an excellent example of public-private collaboration.



On completion and acceptance of the repair work in Daping Village, Longci District

## Redesign the Fabric of Urban and Rural Spaces

The main focus of our work is to provide a quality environment for the residents by constructing an urban landscape that reflects the terrain features of Greater Tainan as well as the urban and rural lifestyles in the area.

The major results and direction of the Landscape Architecture Projects in 2015 are shown by reshaping landscapes in urban and rural villages, including the Redesign of the Entrance and the Forest Area in Yuguang Village in Anping District, the Entrance Revamp Project of the Siraya Cultural and Ecological Park in Sinhua District, the Revamp Project of the front square and surrounding space of Linfengying Station in Lioujia District and an ongoing project, the Northern Tainan Railway Park Construction Project in Sinying District.

In addition, the Urban Development Bureau has continued its effort to promote Corner Embellishment Projects and Tainan Corner Landscape Design Contest Projects in small communities and villages. In 2016, Tainan Corner Landscape Design Contest Projects set a record for the highest participation. Competition among communities and students was intense and achieved fruitful results.



## New Look of Doorway to Indigenous Tribes —

### Renovation of the Entrance of Siraya Park of Culture and Biodiversity

The Bureau's "Renovation of the Entrance of Siraya Park of Culture and Biodiversity" in Sinhua, granted by the CPA, was completed in August 2016. This project focuses on the Siraya Koupi Tribe, integrating the open space near the Koupi Elementary School and the Tai Zu Temple, hoping to pass on the cultural and historic legacy of the Suraya People, as well as create an area that preserves natural ecosystems. The City Government aims to build a "garden in the mountain town" that preserves the forest in Tainan City.

During this landscape transformation, the design incorporates the plants that naturally grow in the Siraya area to construct an aboriginal landscape doorway along the No. 168 City Road, and installs a pottery wall made with traditional pottery techniques to highlight the heritage of the Aboriginal culture. With tribal design depicting Ring-necked Pheasants, rabbits, wild berries, bamboos, and trees, as well as drawings of Siraya family, the pottery wall presents the legacy of Siraya culture and welcomes visitors with a beautiful view. The open space of the Elementary School not only provides local residents with another place to roam and enjoy but also improves the pedestrian environment, so that the space is enjoyed by the entire local community. The annotation system also presents the Siraya cultural heritage by explaining how the people lived in the past, the memory of their ancestors, their beliefs as well as how their history is preserved in the lives of local residents.



The art installation at the gate of Koupi Elementary School is constructed with local elements

The tribe in Sinhua District is iconic among Siraya tribes in Taiwan. With diverse resources and natural landscape, the remote tribe is a treasure of traditional art and culture. The City Government expects this project to benefit local students, allowing school children to experience both the rich nature and traditional culture. In addition, the project also aims to show the cultural and historic legacy to the visitors of the local Siraya tribe.



The welcoming wall shows an authentic aboriginal style



Old mango trees are incorporated to the campus landscape



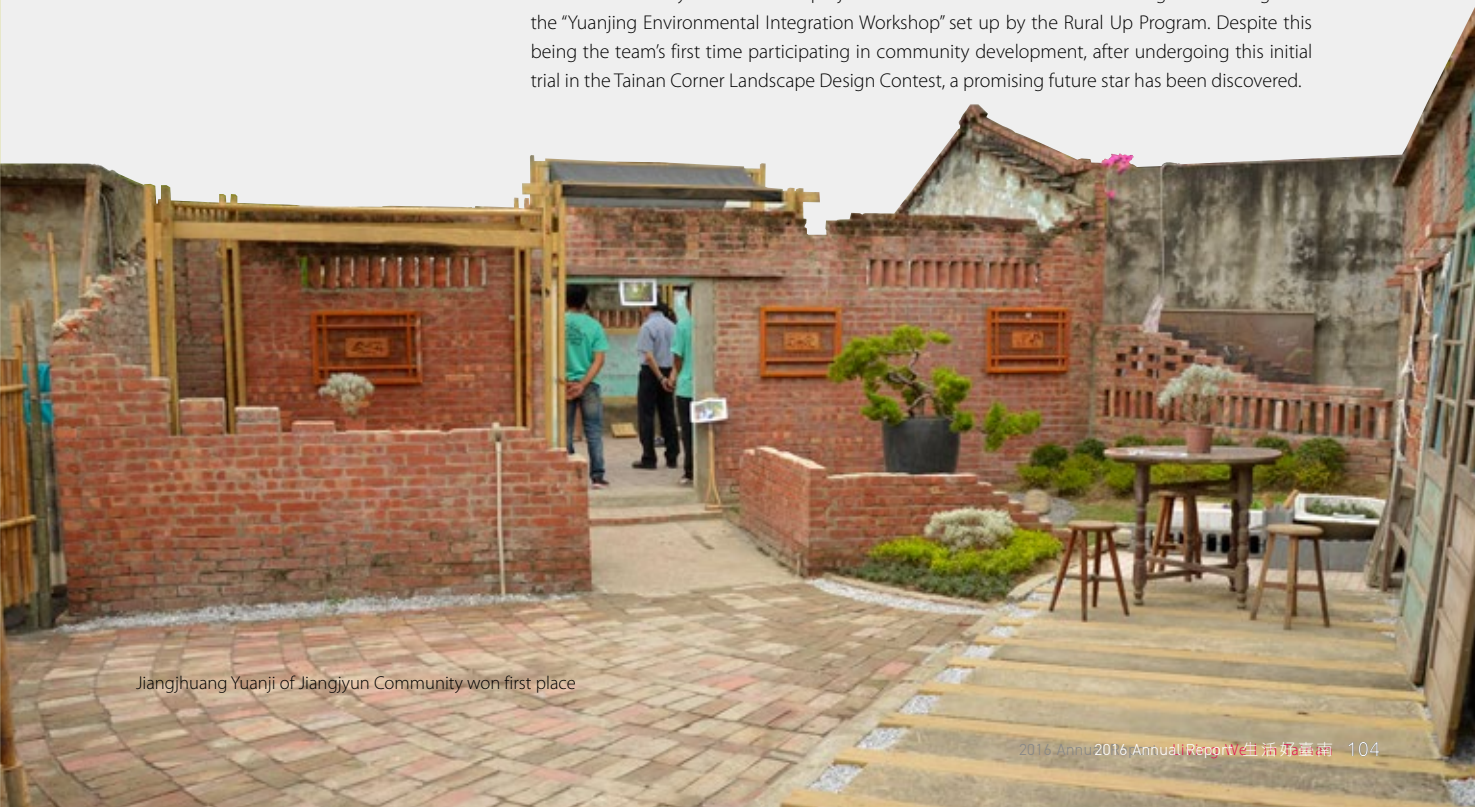
Tai Zu Temple is integrated into the natural environment

## Tainan Corner Landscape Design Contest—

### Winners of the 6<sup>th</sup> Annual Contest Have Been Announced

The 2016 6<sup>th</sup> Annual Tainan Corner Landscape Design Contest held its preliminary rounds in August 2016, with an unprecedented 49 teams signing up for the competition. A total of 14 youth teams from Nanhua University, National Chiayi University, Tainan University of Technology, Cheng Shiu University, National Cheng Kung University, Kun Shan University, and the National University of Kaohsiung were selected to compete alongside community partners. The 14 teams completed their creations before the end of August 2016, and judges were invited to partake in on-site surveys and indoor presentations to choose the top three “Best Corners,” which are located in Jiangjyun Community, Sinying’s Sindong Village, and Dongshan’s Dongyuan Community.

The first-place award went to Jiangjyun Community in Jiangjyun District who worked together with students Kuan-Cheng Chen, Wei-Chen Hsu, Tieh-Cheng Pan, Chang-Hui Li, Tzu-Chuan Lin, and Chieh-Ju Wu from the Department of Architecture and Interior Design, Cheng Shiu University to form the “Craftsmen and Poets” team. The site was located in an irregular alleyway sandwiched between a courtyard house and old shops, facing Jinsing Temple. It was a difficult design effort that combines the walls and temporary buildings of various eras. The team boldly tore down the layers upon layers of old materials, giving the removed bricks new life by utilizing them once more, keeping the traditional space balanced just right. The community’s mobilization force came from community activities that called upon nearby elementary and middle school students, as well as community residents. The project has had an even better centralizing effect along with the “Yuanjing Environmental Integration Workshop” set up by the Rural Up Program. Despite this being the team’s first time participating in community development, after undergoing this initial trial in the Tainan Corner Landscape Design Contest, a promising future star has been discovered.



Jiangjhuang Yuanji of Jiangjyun Community won first place



Sindong Village combined old memories with alleyway space to form a recreational corner for residents



An old pesticide warehouse was transformed into the living room of the Dongyuan community

Sinying's Sindong Local Life Association won second place, cooperating with Nanhua University Department of Architecture and Landscape Design students Ho-Chien Li, Ming-Che Hung, Ya-Ting Yang, Yu-Chieh Lin, Yu-Chen Wu, and Li-Shan Wu to form the team "Jhu Nan Ren." The project site was located across from Sindong Junior High School. Due to road widening and campus separation, a narrow corridor was formed, isolated next to the community entrance. The school was originally a research center for the prevention and treatment of infectious diseases during Japanese colonial rule; the team combined medicinal plants and remodeled a portion of the wall to replicate the memories residents had of the area, transforming the alleyway into a space where residents could rest or host small performances.

Dongshan District's Dongyuan Community has spent much focus on renovating Dongyuan Old Street this year, and their collaboration with the students from the Department of Architecture and Interior Design at Cheng Shiu University was in the same vein. Students Kuan-Lian Lin, Jou-Yin Chen, Sheng-Fu Yang, Pei-Hsuan Chi, Po-Hung Yeh, and Chen-Yu Chang teamed up with the community to form "Chieh Te Men." They utilized wood structures to transform an old Farmer's Association fertilizer warehouse into a community event and gathering spot, hosting events during Old Street festivities and nighttime community cinema showings. Their thoughtful and exquisite creation won the third-place award.

The Tainan Corner Landscape Design Contest not only requires the completion of the designs but also requires community participation during the process, so many teams hosted community briefings or activities, resulting in spaces that better fit the needs of community activities. Professor Hsien-Hsin Cheng from National Cheng Kung University, Professor Cheng-Kai Weng from MingDao University, and architect Ya-Yin Lin were invited to act as judges. Vice Mayor Chun-Tso Yen hosted the awards ceremony on the evening of August 31, where he spoke of his own experience participating in community medical services during college. He emphasized the importance of students participating in public affairs and praised the Bureau for organizing the nation's only spatial creation contest for college students, which has already become a brand name nationwide. Hsin-Hsiu Wu, Director-General of the Urban Development Bureau, also stated that the Tainan Corner Landscape Design Contest is an important policy for the Bureau, and he hoped that this harsh self-challenging experience would leave students with an unforgettable summer memory.

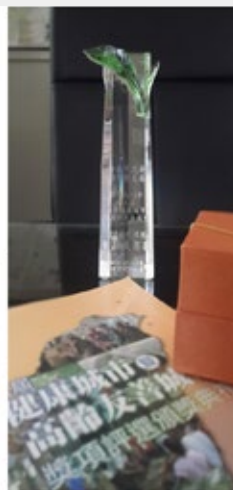
## A Train Station of Warmth and Happiness — the Landscape Improvement Program of Lioujia District Stands Out Among Competition

The surroundings of Linfongying Station – the outcome of the landscape improvement program

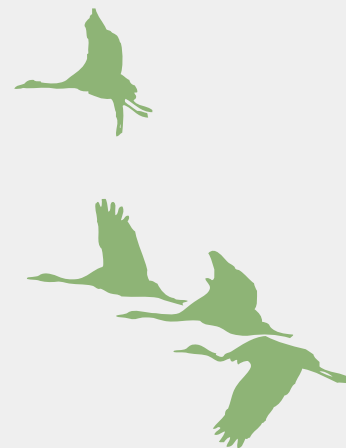
Organized by the Health Promotion Administration, Ministry of Health and Welfare, the 8th Taiwan Healthy City Award announced its award-winners. The awarding ceremony was held on November 11, 2016, in the Children's art center on the second floor of Taipei City Hall. Tainan City Government won the Innovative Performance Award for Environmental Reconstruction and the Poster Design Award with its project, A Train Station of Warmth and Happiness – the Landscape Improvement Program of Lioujia District. It was praised for realizing the idea of healthy cities by way of urban development. The Taiwan Healthy City Award is organized by the Health Promotion Administration, Ministry of Health and Welfare and held by the Alliance for Healthy Cities (AFHC). It aims to help local governments to promote healthy and age-friendly cities by organizing competitions related to the subject and showing the achievements of each city so that local authorities can learn from each other's successful experiences. This award is a good indicator to help local governments create a high-quality living environment. The competition is intense as a great number of projects or programs are submitted.

The goal of the Landscape Improvement Program of Lioujia District is to reshape the surroundings of Linfongying Station in Lioujia District and integrate the resources in the area. The award-winning project presents the idea of the passage to remarkable local cultures. In addition to building a healthy and accessible environment, it also shows the achievements of community building initiated by the residents in the area, which is why it stood out a mile from other participants in the competition. During the contest, the judges not only evaluated the outcome of public construction but also focused on people, so the project was highly acclaimed for creating an age-friendly space and promoting community involvement. In the future, the Bureau is planning to develop similar projects for other areas to achieve sustainable development.





The representative of "A Train Station of Warmth and Happiness – The Landscape Improvement Program of Lioujia District" received the Innovative Performance Award for Environmental Reconstruction



Furthermore, the project also promotes regional development. From Linfongying Station to its neighboring areas, the environmental quality has considerably increased. In 2012, the Bureau put forward the Landscape Improvement Program of Lioujia District to provide a framework for the development of Lioujia District. Later on, the Bureau applied for subsidies from the Townscape Renaissance Project by the Construction and Planning Agency (CPA), Ministry of the Interior, and received funding with a total of 160 million for the first and second phase of the Landscape Improvement Program of Linfongying Station and Its Surroundings. Other community building programs were also introduced, such as the Corner Embellishment Project and the Tainan Corner Landscape Design Contest Project. Furthermore, the Transportation Bureau, the Agriculture Bureau, and the district office have made efforts to apply for funds to further improve the program, facilitate the development across areas, engage local people and turn Linfongying Station into a transportation hub revealing historical culture legacies.

## Endorsing Urban Renewal to Stimulate City Regeneration

There have been fewer large-scale civil reconstruction urban renewal projects in Tainan due to comparatively lower housing prices and the relative ease of acquiring building land in southern Taiwan compared to the north. Taking into consideration that there are still many rarely-used military base and military dependents' village sites in Tainan, the Urban Development Bureau has actively implemented urban renewal projects to revitalize older areas of the city, including Pingshih military base, Fort Zeelandia, and Jing Jhong 2<sup>nd</sup> Village. Incentives to encourage landowners to offer their property to enhance the city's public interest, either for the construction of public facilities or to make existing private facilities available to the public, were made available to further the integration of various resources and promote the relocation of veteran's homes. The results of the renewal of the China-town and Canal Area, which has been ongoing for several years, have finally materialized in 2016; the demolition of the China-town walls and subsequent development of the town square will bring a breath of fresh air to the old city district. Also, in keeping with central government policy, the Bureau of Urban Development has been actively encouraging residents to apply for self-renewal compensation and has approved an impressive number of cases. It may not be easy to advance urban renewal in southern Taiwan, but Tainan City has gradually forged its own path.



## Tainan Axis Landscape Transformation

### Re-establish the Waterfront Connection

In 2015, the City government held the International Landscape Competition for Tainan Axis Landscape Transformation. Local firm the Urbanist Collaborative, together with local architects LLJ Architects and the Dutch firm MVRDV, won the competition. The concept of design is to build an urban lagoon and a city of nature. This project aims to transform the former site of the China-Town Mall in the West Central District into a new public square and provide a significant stimulus to the redevelopment of Tainan City.



The former China-Town Mall



The winner of the International Landscape Competition  
for Tainan Axis Landscape Transformation



Simulation of aerial photography of the new public square



The former China-Town Mall (the west side of Jinhua Road)



Completion of the demolition work (the west side of Jinhua Road)

The demolition work of the China-Town Mall took eight months and finished in October 2016. The City government had carried out the work efficiently and safely following the requirements of construction management and quality control and paying attention to the public safety surrounding the construction site. Also, to be in line with the sustainable design of the new public square, a part of the original structure of the China-Town Mall was preserved for the use of shades or viewpoint facilities in the future public square. Such approach is also conducive to waste reduction and recycling. In the next phase of landscape transformation, the City government will work with shops or stores in the commercial area and organize all sorts of events and activities promoting Tainan or innovative design to create a lively and vibrant vibe in the area and bring a breath of fresh air to the commercial area.



Simulation of the new public square



3D simulation of the urban lagoon

The Tainan Axis Landscape Transformation project now is in progress. During the process, several public presentations have been arranged, and local groups and residents have been invited for the exchange of thoughts and ideas. The surrounding features and the needs of people are also being taken into account to organize and adjust the construction plan and schedule accordingly. The following construction started in June 2017, which is estimated to take around ten months to finish it. The construction project is expected to be completed by April 2018, providing a new urban space for the residents in the city.

## Promoting Tourism Development by Tourist Hotel Investment Bidding

This 1.11-hectare project is located within Tainan's Anping Harbor National Historical Park at No. 2004, Gubao Section, Jhouping Road, Anping District, between Wangcheng Road and Lane 370 of Beian Road. This new urban renewal project to transform the Ministry of Defense's military camp land was approved for subsidies from the Construction and Planning Agency of the Ministry of the Interior and was carried out in keeping with the Armaments Bureau's recent efforts to revitalize the vacant camp land property. The project was formulated in accordance with the Urban Renewal Act and related urban renewal regulations and redevelopment strategies, and its goal was to plot out and integrate the land and its uses to reshape the entire city's functions through the use of redevelopment strategies and public investments and construction efforts. These changes may improve the urban environment and increase local development potential, and thus possibly accelerate the development of Anping's tourism industry.

In recent years, the Anping historical settlement has seen gradual revival and has combined resources with adjacent recreational areas to form a complete tourism system. Despite there being several famous historic and cultural sites close by, the Anping area was still lacking lodging for non-local visitors. Assessments indicated that there was still a demand for accommodations during the weekdays and weekends. Taking into account the rapid development of the tourism market and the rise of the cultural and creative industries, this project aims to provide a diverse artistic space that combines "art and cultural creativity and development."

The project underwent prudent pre-planning by the city government and will eventually begin accepting bids for superficies rights to develop a tourist hotel with at least a 4-star rating combined with the Historic Waterview Park and is to be branded as an amalgamation of "accommodations and the cultural and creative industries." By establishing a design or waterfront hotel, the administration hopes to increase the value of tourism within the Anping area as well



Layout Overview of Investment Location



Simulation 1 of Investment Site



Simulation 2 of Investment Site

as promote and enhance local tourism services and the quality of hotel lodgings. Through urban renewal planning and implementation, the government hopes to integrate the surrounding tourism resources and, through good use of urban design and construction techniques, also hopes to increase open and green space in the region to reshape the area's image. At the same time, the project will also incorporate public interest functions such as parking space, in the hopes to become a center for tourism and to lead the development of tourism in the Anping district. The documents are currently under development, and online bidding information will be announced in 2017.

# 2016 Renewal Mentor Corps Training Program — Results of Renovations near Tainan Confucian Temple

## 1. Planning

“Draft Urban Renewal Project Near Tainan Confucian Temple” was announced and implemented in December 2011. At that time, a newly established Community Studio went to visit local residents and assist them in applying for Autonomous Urban Renewal. Two applications were submitted in June and September 2012 respectively, and the CPA granted funding on October 24, 2012. Since the targeted buildings for renewal were scattered throughout the neighborhood, and to foster a renewal of such a culturally significant area, the City released a call for tenders on behalf of the land owners. The architect was selected on May 8, 2013, and the renewal project was drafted since then. The drafted plans and quotations for the respective owners and residents were put together and submitted for approval on October 4, 2013. Application for funding from the central government was submitted on the same date. After holding public exhibitions, hearings, and officer meetings, the draft project was approved by the City Planning Commission on December 18, 2015.

## 2. Construction

Contractors for the constructions were recruited via a call for tenders on June 2, 2016. The constructions of two buildings were scheduled from July 8 to December 1, 2016, for a total of 105 days. One is the No. 52 of You-Ai Street project, in which billboards, barred windows and metal frames on the facade were removed, unused windows were sealed with white pebble finish, and arcade columns were concealed by grid metal frames. Another is the No. 19, Lane 98 of Fujhong Street project, which includes only rooftop and terrace renovations due to the owner's budget limitations. Also, the owner also re-painted the facade wall and changed their front door. Such efforts have helped make the result of the renewal projects more evident.



Before



After

### 3. Results

The project on No. 52 You-Ai Street happens to be near the now-under-construction Tainan Museum of Fine Arts. With a renovated facade, the project could further compliment the iconic Museum and the Confucian Temple cultural park and strengthen Tainan's status as the cultural capital.

The project in Fujhong Street shows the benefits of urban renewal from the perspectives of local residents. Partial renewal of the city improves the quality of the living environment of the local community. As Fujhong Street is located in an area frequented by tourists, the project not only helps renovates a historic private residence but allows tourists passing by to have a beautiful surprise.

### 4. Future Prospects

The City Government has applied for funding from the Ministry of the Interior to establish a Renewal Mentor Corps Training Program in November 2016. The program will continue to help local residents who are interested in autonomous renewal projects. Through autonomous renewal projects, the City can gradually renew older buildings, improve the cityscape, revitalize city functions and improve the quality of life of local residents.



Before



After



# CHAPTER 3

## Organization Structure



# Organization Structure

As a result of the merger between former Tainan City and County, Tainan City became a special municipality on December 25, 2010. The Urban Development Bureau (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 in the former Tainan County, and became a first-level agency of the Tainan City Government. Since April 1, 2016, there have been 91 employees (including two janitors) and seven sections and four offices in the Bureau.



## Organization and job description

The Bureau's offices are located in both Yonghua and Minjihh Civic Centers. There are 7 sections: Planning Reviewing Section, Urban Planning Management Section, Urban Renewal Section, Urban Design Section, Regional Section, Urban Planning Section, and Landscape Section. The job description of each section is as follows.



## Contact information

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

### Yonghua Civic Center / 9F, No. 6, Sec. 2, Yonghua Rd., Anping Dist., Tainan City 70801, Taiwan

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Deputy Director-General's office	TEL: (06) 390-1071; FAX: (06) 298-2808
Chief Secretary's office	TEL: (06) 390-1585; FAX: (06) 295-3341
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
Secretariat Office	TEL: (06) 390-1174; FAX: (06) 295-3341
Personnel Office	TEL: (06) 390-1414; FAX: (06) 299-1140
Accounting Office	TEL: (06) 390-1170; FAX: (06) 295-3341
Civil Service Ethics Office	TEL: (06) 390-1413; FAX: (06) 299-1440
Planning Reviewing Section	TEL: (06) 299111 ext: 8574; FAX: (06) 295-1440
Urban Planning Management Section	TEL: (06) 390-1425; FAX: (06) 298-2963
Urban Design Section	TEL: (06) 390-1015; FAX: (06) 295-3342
Urban Renewal Section	TEL: (06) 390-1347; FAX: (06) 298-2834

### Minjihh Civic Center / 6F., No.36, Minjihh Rd., Sinying Dist., Tainan City 73001, Taiwan

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Urban Planning Section	TEL: (06) 633-1248, 633-1251; FAX: (06) 632-5430
Landscape Section	TEL: (06) 637-7245; FAX: (06) 637-8183
Urban Planning Management Section	TEL: (06) 632-3294; FAX: (06) 632-5430



# CHAPTER 4

## Statistics

## Approved Urban Development Projects in 2016

No.	Approved date	Name of project
1	13-Jan-15	Modification of the Detailed Plan of Annan District (convert partial residential area to roads) (in coordination with the Sidong Land Replotting Project in the east area of the Haidian Road Development Area)
2	30-Jan-15	Modified the West Central District Urban Plan (detailed plan) (amended the Directions for the Control of Land Used for Stadiums and the Directions for Examination Operations of Urban Design) (in coordination with the Construction Project of Yonghua Civil Sports Center)
3	3-Feb-15	Modified Rende Urban Planning Project (second overall review) (the first appeal case to the Ministry of the Interior) (special district for transport and tourist services)
4	4-Feb-15	Formulated a detailed plan for Rende Urban Planning Project (special district for transport and tourist services)
5	5-Feb-15	Modified Guanmiao Urban Planning Project (Convert partial land used for protected areas, residential areas and parking lots to school land)
6	29-Mar-15	Modification of the Detailed Plan of Annan District (the Zone Ordinance of Land Used for Markets) (in coordination with the Improvement Project of the Tucheng Market)
7	14-Apr-15	Modified Tainan City Master Planning Project (Conversion of land reserved for government agencies to land for urban roads)
8	18-Apr-15	Modification of the Detailed Plan of Annan District (convert partial residential area to roads) (in coordination with the Sidong Land Replotting Project in the east area of the Haidian Road Development)
9	6-May-15	Modified the special district planning project near Yongkang interchange (convert partial land used for urban roads to land reserved for public squares or government agencies)
10	19-May-15	Modified the North District Urban Planning Project (detailed plan) (the Old Arsenal Factory area and Zih Chang New Village) (in coordination with the Redevelopment Project of Land Used for Military Dependents' Villages in Tainan)
11	26-May-15	Modification of the West Central District Redevelopment Plan (the China-Town Mall and Canal Area)

No.	Approved date	Name of project
12	30-May-15	The overall review of modifying the Detailed Plan of Annan District (Gongcinliao area)
13	11-Jul-15	The floor area ratio of two pieces of land reserved for ports (Longgang section 29-8 and 76-2) in North District were regulated to be 100%
14	26-Jul-15	Modified Gueiren Urban Planning Project (covert partial land used for squares and conditional commercial areas to land used for markets under conditions) (amended the conditions of the commercial area)
15	16-Aug-15	The building coverage ratio and the floor area ratio of the land for garbage disposal plants in Anna District was stipulated to be no more than 50%
16	26-Aug-15	The floor area ratio of the land used for ports in Anping urban planning district was stipulated to be 155%
17	1-Sep-15	Modified Sinying Urban Planning Project (in coordination with the Integrated Development Project of Changsheng Camp and Gong Shih Park)
18	8-Sep-15	Drew up the detailed plan of Sinying Urban Planning Project (in coordination with the Integrated Development Project of Changsheng Camp and Gong Shih Park)
19	21-Sep-15	Modified Tainan City Master Planning Project (in coordination with the Tainan Urban District Railway Underground Project) (convert partial land used for railways and residential areas to land used for parkways)
20	21-Sep-15	Modified Tainan City Master Planning Project (in coordination with the Tainan Urban District Railway Underground Project)
21	26-Sep-15	Modified Nankunshen Special District Planning Project (convert partial land used for squares or parking to land for government agencies)
22	27-Oct-15	Modified the special district planning project near Yongkang interchange (convert partial agricultural and park land to land used for water pumping stations)
23	9-Nov-15	Detail planning of the West Central District Redevelopment Plan (the China-Town Mall and Canal Area)
24	28-Nov-15	Modification of Baihe Urban Plan (second overall review) (the first appeal case to the Ministry of the Interior) (reserved)
25	1-Dec-15	Modified the North District Urban Plan (detailed plan) (in coordination with the Tainan Urban District Railway Underground Project)

No.	Approved date	Name of project
26	1-Dec-15	Modified the East District Urban Plan (detailed plan) (in coordination with the Tainan Urban District Railway Underground Project)
27	1-Dec-15	Modified the detailed plan of the North District Urban Plan (in coordination with the Tainan Urban District Railway Underground Project) (convert partial land used for railways to land for parkways)
28	1-Dec-15	Modified the detailed plan of the East District Urban Plan (in coordination with the Tainan Urban District Railway Underground Project) (convert partial land used for railways, urban roads, and residential areas to land for parkways)
29	30-Dec-15	Modified Tainan City Master Planning Project (convert partial farming land to land for urban roads; partial river zones can be used for urban road as well, if applicable; land reserved for waterways can be used for urban roads as well) (in coordination with the phase two and three construction project of Tainan City North Circumferential Road )

## Results of Urban Design Projects Reviewed in 2016

Level	Result	Committee	Working Group	Total
Green Surface (square meter)		483,164	58,730	541,894
Permeable Pavement (square meter)		538,871	53,044	591,915
Number of Trees		7,024	1,398	8,422
Lengths of Sidewalk (meter)		8,902	692	9,594
Detention Ponds (square meter)		113,247	94	113,341
Leaf Compost Sites (square meter)		546	0	546

## Results of Landscape Architecture Projects in 2016

Item Number	Category	Project Name	Total Budget	Subsidies from the Central Government (NTD)	Local Government Matching Grant (NTD)	Greening area (m <sup>2</sup> )
<b>105-1</b>						
1	A	The 2016 Chief Landscape Consultants Program in Tainan City	2,300,000	1,748,000	552,000	
2	A+B	The 2016 Tainan Community-Planner-in-Residence Project - Tainan Corner Landscape Design Contest Project	12,000,000	9,120,000	2,880,000	2,800.00
3	B	The Northern Tainan Railway Park Construction Project (Phase 1)	35,000,000	26,600,000	8,400,000	18,000.00
4	B	The Landscape Improvement Project of the Surrounding Areas along the Jhu River- The Half-moon Eco Lake Construction Project	7,000,000	5,320,000	1,680,000	
5	A	The Children's Art Space Construction Plan in the Soulangh Cultural Park	600,000	456,000	144,000	
Total			56,900,000	43,244,000	13,656,000	20,800.00
<b>105-2</b>						
1	B	The Landscape Improvement Project of the Surrounding Areas along the Jhu River- The Eco Lake Construction Project	50,000,000	38,000,000	12,000,000	6,741.0
<b>105-3</b>						
1	B	The Sinying-Yanshuei Green Bikeway (linked to downtown Yanshuei ) Construction Project	24,000,000	18,240,000	5,760,000	8,000.00
2	B	The Guantian Environmental Park Improvement Project	27,000,000	20,520,000	6,480,000	13,972.00
Total			101,000,000	76,760,000	24,240,000	21,972.00

## Results of Urban Management Projects in 2016 (assigned building line, zoning certificates and cash in lieu payment)

Year	2016
Number of cases	
Number of assigned building line issued	689
Number of zoning certificates issued	46,421
Number of survey pegs used	3,020
Cash in lieu payment and land donated to the urban planning projects	
Donated cash in lieu payment (NTD)	129,235,985
Donated land (M <sup>2</sup> )	
Number of cases violating the urban planning	
Number of cases fined	380
Number of cases into compulsory execution due to overdue fines	40

## Results of Housing Compensation in 2016

Category	Number of executed households	Number of applied households	Approved in 2 <sup>nd</sup> review	Rejected in 1 <sup>st</sup> review	Rejected in 2 <sup>nd</sup> review	Number of recalled cases	Number of approved households	Number of denied households
Rental compensation	3,760	4,102	3,760	18	223	94	3,760	0
Compensation for housing loan interest	321	341	247	27	63	4	246	0
Compensation for house restoration loan interest	255	73	40	13	20	0	40	0
Total	4,336	4,516	4,047	58	306	98	4,046	0

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