

# Good Days Good Life

好臺南

2018 臺南都市發展年報

2018 Annual Report  
Urban Development Bureau,  
Tainan City Government





# Good Days Good Life

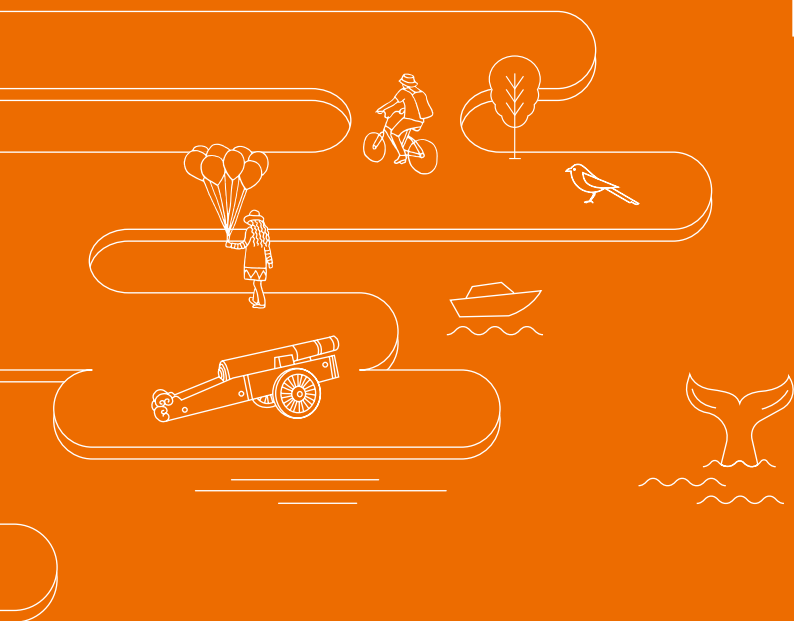
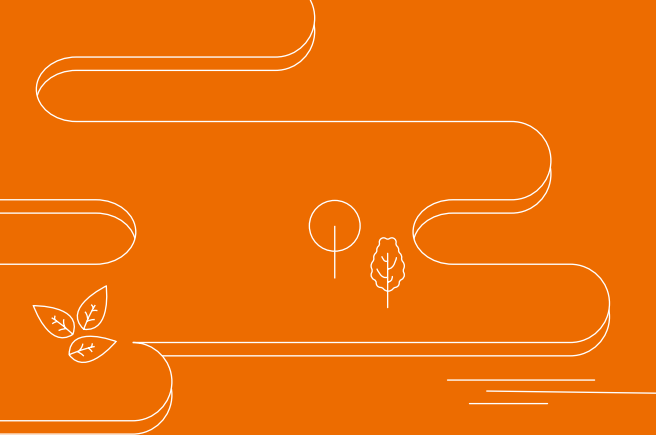
好臺南

2018 臺南都市發展年報

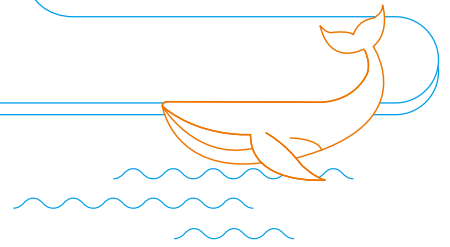
2018 Annual Report

Urban Development Bureau,

Tainan City Government



# CONTENTS



## 04

Mayor's Letter

## 06

Director-General's Letter

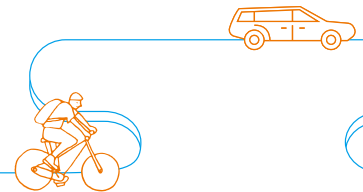
## 08

Special Reports

- 09 The City Government Launched the Tainan City Spatial Plan Promotional Task Force to Pool Efforts in Establishing a New Order for Urban Planning
- 10 Yuejin Harbor Brightening Project Received a Grant of NT\$362.5 Million, Aiming to Weave the Landscape of Sinying and Yanshuei Together
- 12 The Landscape of Hai'an Road and Zhongzheng Road Transformed into the Street Museum of Art
- 15 The First Case of Developing Land for Public Facilities in the Madou Industrial Zone by Urban Land Readjustment
- 17 Reutilization of the Original Site of Tainan Veterans Home Creates New Look for the City
- 19 Tainan City Proceeds with the Reconstruction of Urban Unsafe and Old Buildings at Full Throttle
- 21 The Implication of "Existing Laneways": from the Implementation Guidelines of Urban Planning for Tainan City Government on the Existing Roads' Application for Designated Building Lines

## 24

Topic



- 25 Eleven Forums on Tainan's Spatial Plan Were Held Before Plan Formulation
- 26 Ministry of the Interior Commissions Local Governments to Approve the Applications for Installing Solar Power Facility (Less Than 30 Hectares) in Areas of Serious Land Subsidence
- 28 The City Government Took Over to Replot the Conditional Residential Areas Near Arterial Road 3-1 in Yongkang District
- 30 Yanshuei Urban Planning Regulations Preserve the Historical District's Original Charm
- 31 Lioujia West Circumferential Road Newly Added as Access Road to National Freeway No. 3 to Build Convenient Living Circle Network
- 32 The Expansion of Rende Water Resources Recycling Center to Handle Wastewater from Tainan High-Speed Rail Station Special District
- 34 A New Development Mechanism for Sicao Recreation Park in Annan District
- 36 The Third Overall Review of the Tainan Science Park Special District Project (Science Park) Was Set into Motion to Construct a Quality Environment for Industry Growth
- 39 Promoting the 2<sup>nd</sup> Overall Review of the North District Detail Plan, Improving Regional Development Functions
- 42 Detailed Plan for Sinshi Urban Planning Project (Conditional Agricultural Area Included) Launched
- 46 Resident Projects Bring Artisanship into Communities
- 49 Sinying Railway Park Awarded 2018 Yuan Ye Award
- 51 The Yuguang Island Coastal Forest Trail Links to the Old Qiu Mao Orchard

- 53 "Greater Sinying Moving Forward" - Building a Tourist Belt of the Cultural Towns across North of Zengwun River
- 56 New Corner Aesthetics, Stunning Garden Corners
- 59 Paving Way to a Sustainable Eco-City - the 2018 Urban Design Review Yielded Fruitful Results
- 61 Completed Tainan Autonomous Urban Renewal Projects Became New City Highlights
- 64 Public-led Urban Renewal
- 69 The Result of the First Test Run of the Subletting and Management Project for Social Housing
- 71 Highlights of Urban Planning Management
- 76 Urban Planning Zoning Information Query System- Introduction to the Overview Function
- 78 Introduction to Urban Planning Statistics

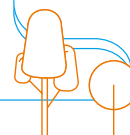
# 79

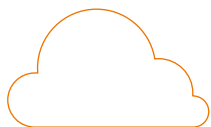
Organization Structure



# 83

Statistics





## Mayor's Preface

# Tainan City: a Livable City Enjoying Great Convenience

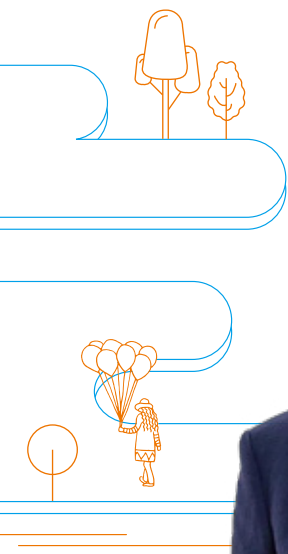
This year marks the ninth year since Tainan City's upgrade to a municipality. Step by step, the city government has established systems and mechanisms, drafted visions, solved lingering problems, and constructed major infrastructure in different districts to balance regional development. The city government "thinks globally and acts locally" and pushes forward the urban development of Tainan, shapes the overall urban landscape, and builds communities to increase citizens' quality of life. Tainan City positions itself as a sustainable city that values culture, ecology, and technology. The city government works to build Tainan into a culture capital, an industrial and economic hub, a smart new town, a community developer, and a hopeful hometown, and is dedicated to turning Tainan into a vibrant and prosperous city.

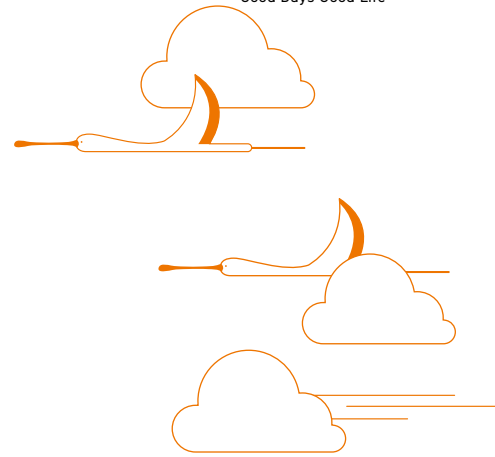
Drafting the national spatial plan is our current priority. In order to accelerate the drafting of the city's spatial plan, the city government established the "Tainan City Spatial Plan Steering Group" in May of 2019, and has invited relevant agencies to conduct focused topic-based discussion to build a new order in spatial planning. Under this new order, in order to achieve balanced development between urban and rural areas, the Ministry of the Interior reviewed and approved the city's "Yuejin Harbor Brightening Project of Sinying and Yanshuei" of the Forward-looking Infrastructure Development Program in July to construct the region north of Zengwun River. The project is one of the demonstration projects that has great potential. In addition, last year, Madou Industrial Park readjusted its land and constructed relevant infrastructure to improve its environment. Such measure, along with registered land management and land use control, is expected to turn the



Mayor of Tainan City

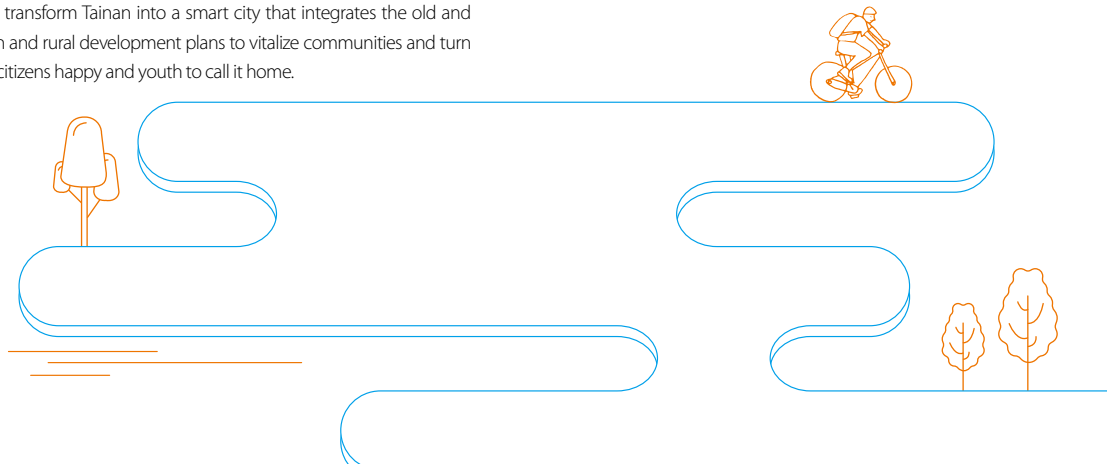
*Huang Wei Cher*





Industrial Park into a hot spot for domestic investment. As a culture capital, Tainan strives to improve its landscape; for instance, Haian Road and Zhongzheng Road have been significantly transformed with proposals from internationally well-known teams. With the transformation, the two roads not only are beautified but also provide ample leisure space for pedestrians. Aside from infrastructure, the city also makes progress in software. The land information system is digitalized and the percentage of online application is steadily growing. This shows the improvement of quality and efficiency of the city government's service and our determination in realizing the goal of smart governance. In order to assist citizens in reconstructing unsafe and old buildings and in cooperation with the government policy, the city government has established the Tainan Unsafe and Old Building Counseling Team, providing one-stop service to assist citizens. The city government also actively promotes urban renewal concepts and assists citizens in their process of autonomous renewal. While reconstructing buildings, the city government collaborates with Veterans Affairs Council and relevant agencies to plan the relocation of Tainan Veterans Home. In the future, the original site will be revitalized for use and more public space will be included in the planning.

Going forward, the city government will continue to strengthen infrastructure and cultivate culture, and will gradually create an investment-friendly green energy environment to attract more industrial and economic development. The city government will also introduce technologies and talent and transform Tainan into a smart city that integrates the old and the new while realizing urban and rural development plans to vitalize communities and turn Tainan into a city that makes citizens happy and youth to call it home.



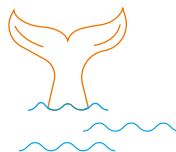
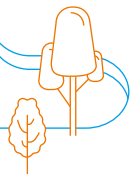
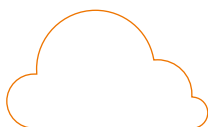
## Director's Preface

# Livable. Welcoming.

## A Marvelous City to Call Home

In the past year, we have been forging ahead in building Tainan into a “livable city” and responding to suggestions provided by experts and citizens. I'd like to take this opportunity and thank all of you for your kind suggestions and support. Tainan has its unique lifestyle owing to its deep cultural root; and this is a value that we deeply appreciate and cherish.

In respond to the national spatial plan, the Bureau has organized 11 pre-planning touring forums to collect opinions and suggestions from citizens and experts. During the past year, the Bureau has launched a variety of projects such as the Artists-in-Residence Program that rejuvenates the vitality of old streets and old communities and Xinying Railroad Culture Park that successfully transforms and reuses the land of old sugar factories. Railroad Culture Park was awarded the 2018 Yuan Ye Award and I was very honored to be received by the President because of the award. Also, in order to realize government policies, the Bureau has established a counseling team for autonomous renewal and actively assisted citizens in drafting proposals for applying subsidies. In addition, in line with highlight construction, the Bureau has announced prioritized areas of maintenance and construction in the peripheral area of highlight construction to get more subsidies for autonomous renewal in these areas and to facilitate joint development of surrounding regions. The Bureau has launched the rental management program to encourage multiple home-owners to rent out their empty houses and assist the economically and socially less-advantaged group in



renting houses. Urban renewal plans regarding Jinzhong 2nd Village in Yonhkang District, Er Kong New Village in Rende District, Pingshi Camp in East District, and Anping Camp in Anping District have added public facilities such as parks, roads, and parking lots to make these places more livable. The plans have also introduced low-carbon and eco-friendly approaches to build the city into a friendly and high-quality environment while promoting the overall urban development. According to the cases approved last year, urban design cases have significantly increased urban green space, permeable areas and human-centric traffic space. In order to comprehensively improve the city's landscape, the Bureau continues to promote the Good-Looking Corner Program and so far, ten proposals have been reviewed and approved while management and inspections are strictly realized. In addition, after the overall reviews of Tainan Technology Industrial Park, North District, and Yangshui detailed plans, the Bureau formulated the Sicao Amusement Park development mechanism, constructed access roads connecting West Liuja Ring and National Freeway No. 3, drafted a detailed plan for conditional agricultural zones in Xinshi to make regional development more comprehensive and build a better industrial environment. The access road between Yuguang Island and Chiumao Park also strengthens the development of Yuguang Island in terms of tourism.

This year, with Mayor Huang's leadership, the Bureau will continue its passion of serving the citizens and passing on Tainan's history and build a sustainable Tainan with you.

Urban Development Bureau,  
Tainan City Government Director-General

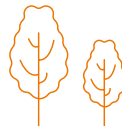
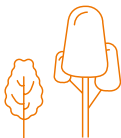
*Mr. Chuang Jo-Liang*



1

# Special Reports

## CHAPTER 1



## The City Government Launched the Tainan City Spatial Plan Promotional Task Force to Pool Efforts in Establishing a New Order for Urban Planning

*Spatial Planning Act* came into effect on May 1<sup>st</sup>, 2016. Taiwan's national spatial plan came into effect on April 30<sup>th</sup>, 2018; afterward, Ministry of Interior has been formulating 21 subsequent regulations, assisting municipalities and county (city) governments formulating spatial plans, as well as drafting functional zoning maps. In the future, the national spatial plan will replace current regional plans, while the functional zoning and usage will replace the existing 11 zones and 19 land uses of non-urban land. Additionally, within four years of the implementation of *Spatial Planning Act* (i.e., before May 1<sup>st</sup>, 2020) municipalities and county (city) governments must publish and implement Municipality, County (City) Government Spatial Plans; within six years (i.e., before May 1<sup>st</sup>, 2022) municipalities and county (city) governments must publish functional zoning maps while the *Spatial Planning Act* becomes fully implemented.

Tainan City Spatial Plan specifies the spatial planning and land use in the City; the usage of space or land concerning other categories, such as industries, transportation, and public facilities, adhere to the regulations of the *Spatial Planning Act*. Since the *Spatial Planning Act* and the plans of relevant agencies are closely connected, Tainan City government formed the Tainan City Spatial Plan Promotional Task Force on May 25<sup>th</sup>, 2018, to ensure that the City completes the City's spatial plan by the end of May 1<sup>st</sup>, 2020, as the laws require. Tainan City Spatial Plan Promotional Task Force held the first meeting on June 28<sup>th</sup>, 2018, to communicate the key points of the *Spatial Planning Act* and the tasks at hand for the City government after the national spatial plan is published and implemented to all City agencies.

Furthermore, members of the Bureau invited relevant agencies - representatives from the central government, too, when necessary - to participate in thematic "group meetings," in which they discussed a variety of topics concerning the formulation of Tainan City spatial plan. The Tainan City Spatial Plan Promotional Task Force will also be responsible for coordinating and verifying major issues discussed in the group meetings. The City government aims to expedite the formulation of Tainan City spatial plan through efficient lateral communication.



▶ Group meeting of oceanic resources (September 21<sup>st</sup>, 2018)

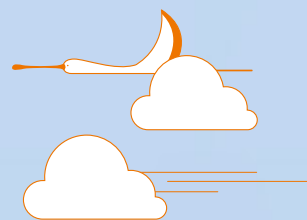


▶ Group meeting of urban and rural development (February 19<sup>th</sup>, 2019)

## Yuejin Harbor Brightening Project Received a Grant of NT\$362.5 Million, Aiming to Weave the Landscape of Sinying and Yanshuei Together

Selected as one of the 22 promising demonstration plans across Taiwan, Yuejin Harbor Brightening Project of Sinying and Yanshuei was approved by Ministry of the Interior approved on July 5<sup>th</sup>, 2018. The project received a total budget of NT\$362.5 million from the Heart of the Township Construction Plan (competitive category), a part of Forward-looking Infrastructure Development Program.

The City government aims to balance the development in northern and southern Tainan, and therefore integrate the efforts in Sinying and Yanshuei in this Project; while Yanshuei focuses on Restoring Yuejin's Past Glory 2.0, Sinying furthers the District's existing development plans. The Project contains 14 sub-projects that strive to revamp the two major areas - Sinying and Yanshuei - north of Zengwun River; accompanying the efforts in Fucheng (the old capital city) of Anping District in Southern Tainan, the City aims to balance the development in urban and rural areas in Tainan.



- ▶ Sinying Railway Landscape Park is the first venture of transforming the former Taisugar Factory





▶ The bridge at the Yuejin Harbor Park will be renovated



▶ Yanshuei Train Station and the warehouse tree houses are expected to be transformed into a new landscape park

The Yuejin Lantern Festival in Yanshuei has become a unique event in recent years, attracting as many as 800,000 visitors this year. The festival's popularity shows great potential for economic benefits. The administration, after multiple discussions and much planning, has listed a variety of plans working on the historical streets and alleys of the Yuejin harbor, landscape greening, artistic presentation, and flood prevention. The City government has attained subsidies for upcoming projects as well, including the renovation project for Yanshuei Train Station, infrastructure improvement for the Lantern Festival, renovation of the bridge over Chianan Irrigation Canal, and the extension of the Green Bikeways after dredging the waterfront (Park 18).

Sinying District won the Whole City Award in 2012; and after transforming the sugar factory railway into a green bikeway, the District tirelessly sought funding to complete the 18-kilometer lane that connects Yanshuei and Houbi. Furthermore, another venture of transforming the former sugar factory, Sinying Railway Landscape Park, has completed the first phase of constructions. Therefore, the second phase construction of the Landscape Park is included in this Brightening Project. Along with other plans, from the integration of the traffic network in the City to the projects by the Cultural Affairs Bureau such as landscape greening along the Canal and renovation of Sinying cultural center, the goal is to build on top of the previous accomplishments and make further improvements.

The Heart of the Township Construction Plan (competitive category) will proceed in accordance with other projects under the Forward-looking Infrastructure Development Program to improve the environment and quality of roads, establish Sinying as the central tourist attraction in northern Tainan, facilitate the development of the Nanying Arts and Creativity Village, and enhance the momentum and benefit of Yuejin Lantern Festival. The ultimate goal of the City government is to foster long-term prosperity in areas north of Zengwun River, including Houbi, Baihe, Dongshan, and Liouying.



▶ The bikeway converted from Taisugar railway connects the greater Sinying and has become a popular destination for leisure and exercise

## The Landscape of Haian Road and Zhongzheng Road Transformed into the Street Museum of Art



► Haian Road before landscape transformation



► The nighttime of Haian Road after landscape transformation and greening

Haian Road was one of the Old Five Channels ports in the old days and one of the two most important centers of commerce in Tainan City. In 1992, the City government planned to regenerate business development of the area through the construction of underground cities, expanded Haian Road into a street of 40m in width (the original width was slightly over 10m) and 816m in length (from Fuqian Road to Minzu Road), and built a two-story underground mall and parking lot. However, during the construction period, contractors changed one after another due to financial problems, and the construction delayed. Pavement resurfacing was eventually completed in 2003 and was open to traffic. Tainan City government launched the first phase of the Old Five Channels Redevelopment Project in 2010, and in 2012, 308 parking spaces were made available for the public; in 2014, the area was outsourced via ROT and 932 parking spaces are now available.

The construction of Haian Road took 11 years in total from 1992 to 2003. During the period, Haian Road became a giant gap for north-south traffic, blocking the east-west traffic of the downtown area, which impacted not only the old five channel region but also business activities in the peripheral region because of traffic block, causing great loss to Tainan City. After Haian Road was open to traffic, the subsequent series of art projects transformed the desolate street into a romantic art street. In 2015, through the International Comprtition of Tainan Axial Landscape Transformation Competition, the City government received creative and innovative landscape transformation proposals from around the globe and was able to bring new vitality to the urban space of Haian Road.

The overall planning began with the connection of the Haian Road Emerald Necklace Green Belt, emphasizing the concept of Design by Subtraction. The road was restored into a green and artistic road so that people can regain green space. Diverse plants were planted on Haian Road, and through the arrangement of large, medium, and small trees, and shrubs and ground covers, the city became more distinctive and ecological as if a tropical jungle. Walkways ran through the whole green space, making the area a comfortable and vibrant leisure space while reducing the urban heat island effect.



The construction of Haian Road land transformation faced many problems since the commencement of the project on August 21<sup>st</sup>, 2017. For instance, the opening and access of stores and households on street sides were impacted by the construction; the road was closed due to construction which impacted adjacent traffic and prevented new year activities held by the center of commerce. With continuous communication with the center of commerce and store owners, the construction was finally completed in August 2018. The total length of the construction was approximately 800m, and in order to reduce the impact on the area, the project was divided into three phases. The project improved the street landscape, created walking space, and integrated underground parking lot with parking spaces, visual landscape, and activity venues. After transformation, Haian Road became greener and wider and had more public space across the belt. At nighttime, Haian Road became a leisure and walking space for the public, and the overall space was also transformed fundamentally.

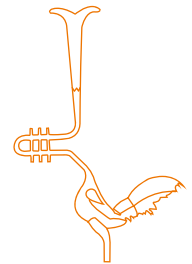
At the same time as the Haian Road Landscape Transformation Project was launched, in order to increase humanistic and artistic depth and to connect nearby commercial activities, the Suehirocho Street Art Project and Haian Art Street Project were launched simultaneously. Under the curatorial themes "Runway of the City" and "Sounds of the City," artists turned ventilation towers on the street into pieces of public artworks featuring local life and culture. Modern technologies were also utilized to make the artworks



into city chronophers through changes in sounds, colors, lights, and movements.

A city is composed of streets, architectures, and people. Human activities at nighttime light up the city and lights change along with the activities. Changes in lighting fuse the old and the new and create a fun-filled space. Zhongzheng Road of Suehirocho is now designed to be a cultural and creative avenue with art combining with industries to build a Tainan-only walking street. Artworks installed along the sidewalks, under the overhangs of historic sites, and in the outdoor spaces are created based on four themes: boutique clothing, jewelry, youth and fashion, and playgrounds. With visual effects and interactive technologies, shopping can be as graceful as visiting an art museum. The project also reminds people that Zhongzheng Road used to be a busy business boulevard and intends to restore the road its past glory and charm.

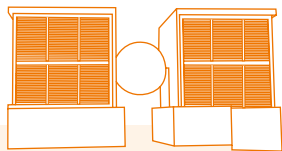
► Haian Road after landscape transformation and greening



On August 18<sup>th</sup>, 2018, the gigantic and tall ventilation towers on Haian Road were transformed. Along with the performance of the Wanted Vocal Band, Catwalk models and Scarecrow Contemporary Dance Company turned the road into a runway making art a part of life. People were invited to walk into the beautiful Street Museum of Art and danced with electronic monsters on the street in electronic music. The exciting event announced the official debut of Street Museum of Art +.

Every art piece on the ventilation tower integrated local stories and elements, including canals, city changes, history of the old five channels, river ports, light towers, officer archway, temple cultures, Shuixian Temple, and the fish market. Tides Wax and Wane on the intersection of Minsheng Road, created by artist Tao Ya-Lun, is composed of aluminum tubes and waves like tides every hour. In the middle of Zhengxing Road is the work of artist Tsai Kuen-Lin, Haian Wutiao. Tourists can hear a variety of sounds of the old five ports via the tubes and see the changing kaleidoscopes.

“Sounds of the City” built Haian Road into a giant city clock. Artists took local elements and collected sounds that people are familiar with. Every day from noon to eleven in the evening, the 11 art ventilation towers tell time on the hour through sounds, lighting, colors, and movements. Artworks on the ventilation towers not only change lighting and sounds with the time, but can also interact with tourists. The whole area, along with the green hallway and square, became a beautiful performance venue, and fundamentally changed people’s impression of ventilation towers.



▶ Opening ceremony of Street Museum of Art +



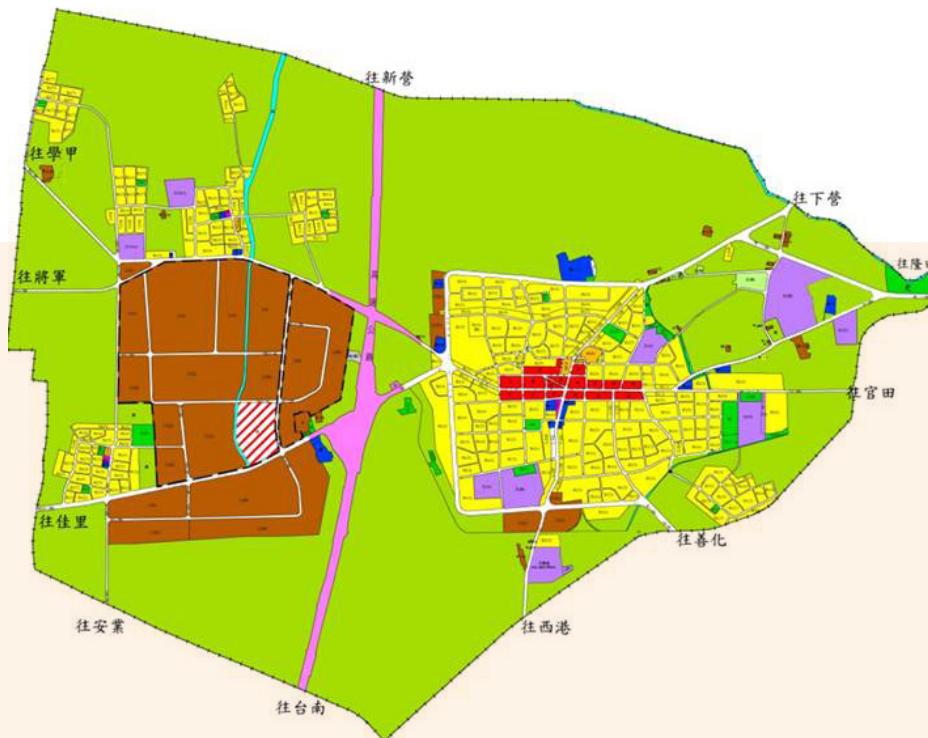
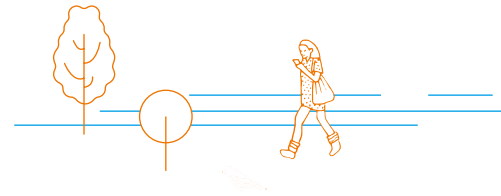
▶ People taking photos with artwork O.S. of Love from Street Museum of Art



▶ Runway of the City- Cloudy Beauty

## The First Case of Developing Land for Public Facilities in the Madou Industrial Zone by Urban Land Readjustment

The Master Plan for the Modification of the Special District near the Madou Interchange (in coordination with the overall development of the Madou Industrial Park) and the Detail Plan for the Special District near the Madou Interchange (north of Majia Road in the Madou Industrial Park) were respectively announced and implemented at 00:00 on January 17<sup>th</sup> and 18<sup>th</sup>, 2018. Madou Industrial Park will be the first industrial zone in Tainan City to establish public facilities within its zone by means of land readjustment. In addition to



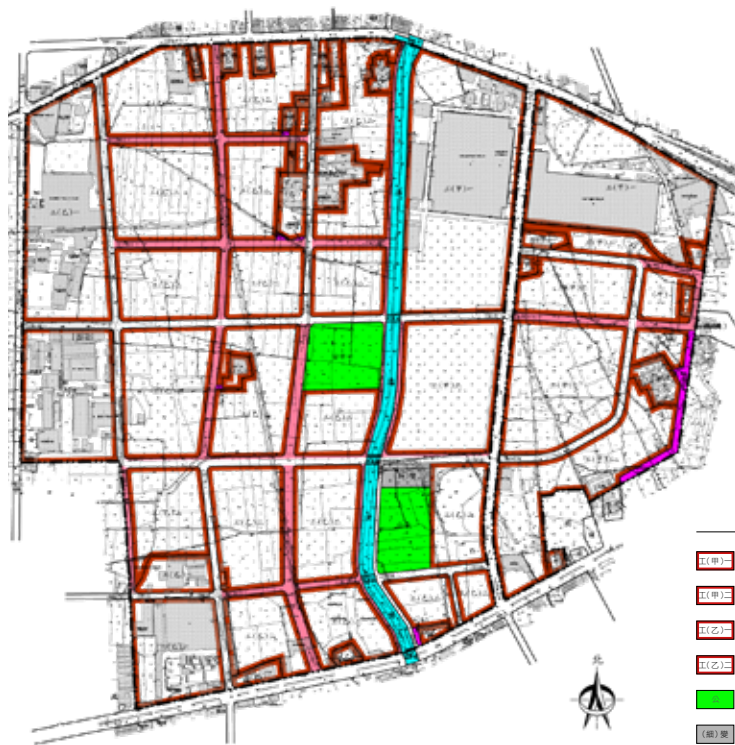
► Schematic diagram of the project location

improving the environment through land readjustment, disorderly and fragmented plots of land within the zone can be converted into regularly-shaped, roadside properties ready for immediate factory construction. This area is certain to become a hot zone for domestic manufacturers to invest in.

The Madou Industrial Zone is located on the west side of the Madou Interchange and north of Majia Road, covering an area of 165 hectares. Despite having been zoned in 1977, the vastness of the area and its proximity to the freeway and interchange meant that most of the roads within the region were left undeveloped. The land was therefore unable to be effectively used,

which made companies hesitant to situate themselves in the area, resulting in the development of the region to come to a standstill. Also taking into consideration the sufficient labor population in the Sibe region and that the neighboring Guantian and Sinying Industrial Zones are already almost filled to capacity, promoting the development of the Madou Industrial Zone has become a pressing issue if the Government wishes to increase employment opportunities in the Sibe region.

In order to speed up construction within the zone, the government will promote comprehensive development through land readjustment with the aim to resolve the issues of land acquisition and construction of public facilities in the area. In the future, roughly 90 hectares of land could be reallocated for industrial use, whereas more than 4 hectares of green space could be set aside for parks. These parks can beautify the area, act as detention basins, and also greatly reduce future flooding in the Madou Industrial Zone. Furthermore, the government is providing better incentives to encourage companies to participate in readjustment by increasing the floor area ratio to 270% when reviewing urban plans. As an additional incentive for the development of the industrial zone and to promote industrial diversification, they will also loosen constrictions for some areas to allow them to be used for retail, food, or hotel establishments under a certain floor area.



► Schematic diagram of the Detail Plan

圖 例

[紅(甲)] 第一種甲種工業區	[藍] 溝渠用地
[紅(甲)上] 第二種甲種工業區	[藍(細)] 溝渠用地兼供道路使用
[紅(乙)] 第一種乙種工業區	[紫] 廣場用地
[紅(乙)上] 第二種乙種工業區	[白] 道路用地
[綠] 公園用地	[紅(細)] 細部計畫道路用地
[灰] 變電所用地	[黑(細)] 細部計畫範圍線

註：圖面標示「細」者為細部計畫劃設之公共設施用地。

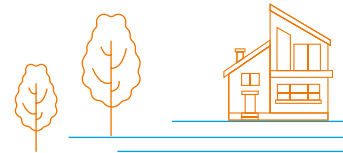
## Reutilization of the Original Site of Tainan Veterans Home Creates New Look for the City

Located on the busy block of Chongming Road in East District, Tainan Veterans Home holds an excellent geographic position. According to the plan formulated by the City government and the Veteran Affairs Commission, it will relocate to a new site next to Kaohsiung Veterans General Hospital Tainan Branch. The original site will be redeveloped and reused for parking space or parks provided for neighboring areas.

Tainan Veterans Home was established in 1953. Its plan for comprehensive environmental development was submitted to the Executive Yuan in 2014 due to outmoded buildings and infrastructure. After interdepartmental consultation and evaluation - including that of by the City government, the Veteran Affairs Commission, the Ministry of National Defense, and the National Property Administration - Tainan

Veterans Home was decided to move to a new site next to the Tainan Branch of Kaohsiung Veterans General Hospital (Wangliaobei Camp and Pingshih Camp) at the junction of Yongkang District and East District under the support of the Executive Yuan. The purpose of relocation is to build a home care environment that combines health care and residential care. Tainan Veterans Service Office will move to the new site as well, to integrate service platforms for veterans.

As for the current site in Chongming Road, which is categorized as Agency Land, the City government underwent a comprehensive evaluation considering the needs for local development in the future after the relocation. According to the plan approved by the Tainan City Planning Commission by the end of 2018, the land for public facilities accounted for approximately 43.75%



▶ Aerial image of current Tainan Veterans Home



► Relocation layout overview



► The detailed plan for the relocation of Tainan Veterans Home (approved by the Tainan City Planning Commission)

of the total area. The rest of the space is planned to be the residential section and business district (56.25% of the total area). By the time the plan is completed, more open spaces and better public facilities will be provided, further improving the overall living environment of the neighborhood:

1. Open space: 1.04 hectares of the existing thickly wooded land is designed to be parkland used as an open space for the local. By doing so, the trees and plants that are already there can be preserved and offer the general public a place for enjoyment and pastime.
2. Parking space: Shortly, when the Railway Underground Project is finished, the area near Linsen Station will be used for parking (around 0.46 hectares) provided for local people who transfer to the public transportation from self-driving.

3. Road systems: The current Rongguang Avenue in the district of Tainan Veterans Home will be converted to the main road running the south and the north. Through the road design, it is hoped to preserve local history and collective memory. Chongxue Road will be reserved as the east-west running road and will be opened up to connect the park path on the ground of the future underground railway.

The relocation project is now reviewed by the City planning commission of the Ministry of Interior. The review is planned to complete in 2019. By the end of 2021, when the new Tainan Veterans Home finishes construction, and relocation is carried out, the original site will undergo land readjustment. Apart from saving the cost of land expropriation used for public facilities, the project also can increase open space and provide great amenities in the downtown area as well as facilitate regional development.

## Tainan City Proceeds with the Reconstruction of Urban Unsafe and Old Buildings at Full Throttle

Construction and Planning Agency of Ministry of Interior published the *Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings* on May 10th, 2017, allowing citizens to apply for the reconstruction of old and unsafe buildings. Reconstruction applicants can receive a bulk reward of 1.3 times of the statutory floor area ratio or 1.15 times of the original floor area ratio, exemption/reduction of Land Value Tax, and 50% discount in House Tax for two years after the reconstruction is complete. If the ownership is not transferred in two years, the House Tax discount can be extended for ten more years - i.e., a twelve-year House Tax discount.

Citizens willing to apply for the reconstruction of unsafe and old buildings could first inquire with the City's Public Works Bureau to apply for structural assessment and subsidy program, determining whether the house qualifies as an unsafe and old building. Meanwhile, citizens could also request a certificate as a legal building having a historical, cultural, artistic, and monumental value from Tainan City Cultural Affairs Bureau. After acquiring consent forms from 100% of the building owner(s) and



► Layout overview of Guanyin Section in West Central District after reconstruction



► Layout overview of Dongsing Section in North District after reconstruction

preparing all necessary documents, applicants could commission a licensed architect to draw up reconstruction plans and submit to the City government for approval. Once the reconstruction plan is approved, the applicant could apply for the construction permit and carry out the reconstruction.

Tainan City government hopes to lessen the burden of applying for reconstruction and has secured funding from Ministry of the Interior to set up a Consulting Team for Urban Unsafe and Old Buildings of Tainan to assist citizens in the process. Specific services include: 1. assisting the applicant to evaluate whether the building qualifies as an unsafe and old building and to submit relevant documents for the application; 2. providing legal counsel on relevant regulations and redirection to appropriate agencies; 3. introducing qualified architects; 4. assisting the applicant in reviewing the required documents before submission; 5. assisting the applicant in negotiating with banks for financing.

The City government plans to hold at least twelve neighborhood presentations across the districts to help the citizens to familiarize with relevant policies. To offer wider access to such information, the administration is also available for holding on-site presentations upon request from the citizens or the village chiefs.

Additionally, the City government has also arranged training programs for professionals - including architects and city planners - on drafting reconstruction plans. The City government aims to foster a smoother reconstruction process by cultivating the professional capacity on the reconstruction of unsafe and old buildings.

Citizens could visit the official Facebook page of Tainan City Government and click on the exclusive page for Urban Unsafe and Old Buildings for further information, or inquire with local district offices and village chief offices. The most convenient solution is to contact the Consulting Team.

**Contact Information:**

Mr. Lu at Land and Environment Development Research Center,  
Chang Jung Christian University

**Phone Number:** 06-2785239



## The Implication of “Existing Laneways” : from the Implementation Guidelines of Urban Planning for Tainan City Government on the Existing Roads’ Application for Designated Building Lines

Recently, there have been several cases where landowner blocks the way of the road, resulting in road users complaining about their rights being violated or even bringing the case to court. While both parties appeal to the government for justice, whether the site of the incident is considered to be a “preexisting road,” “existing laneway,” or “has been granted public easement” has always been an issue. This article aims to clarify the definition of and the relations between the concepts mentioned above, and in specific, discuss the meaning of “existing laneways” in current practices.

The term “existing laneways” originates from the *Building Act*, which appears in the section of building borderlines. It borrows the definition stated in the Grand Justice Interpretation No. 400. According to the Interpretation, to determine if the owners of preexisting roads have

been burdened by public easement, the following criteria should be met: first, the road is for the unspecified public to use it as a crossing; second, owners did not stop the public from crossing when it began; and third, this status has remained uninterrupted for a long time. The question is that people seem to confuse the “preexisting roads” in Interpretation No. 400 with “existing laneways.”

The “existing laneways” is stipulated in the *Building Act*, and based on the principle of legal reservation, it has to comply with all the obligation and procedure of an administrative law (such as Article 100 of the *Administrative Procedure Act*, and the Ordinance of November 4<sup>th</sup>, 2008, Ying-Jian-Guan No. 0970808809 issued by the Construction and Planning Agency of the Ministry of the Interior). To set a unified standard for law enforcement regarding one of the criteria of existing



“Existing laneway” is defined in the *Building Act* to determine designated building lines. To manage construction, all local governments have included the definition of an existing laneway in *Regulation Governing Construction (or Self-Governance Ordinances)* of the city or county. All definitions include: “privately owned but agreed to be used by the public for transportation,” or based on the principle of legitimate expectation, “if designated building lines was established before the law was made, then that road continues to serve as existing laneway.” Generalized provision is included for the most controversial part in the definition: “other roads for easement and roads deemed to be used by the public for traffic.” (Picture from news archive; irrelevant to a specific subject.)

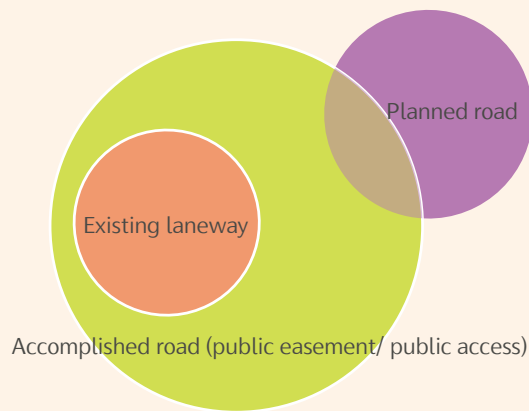
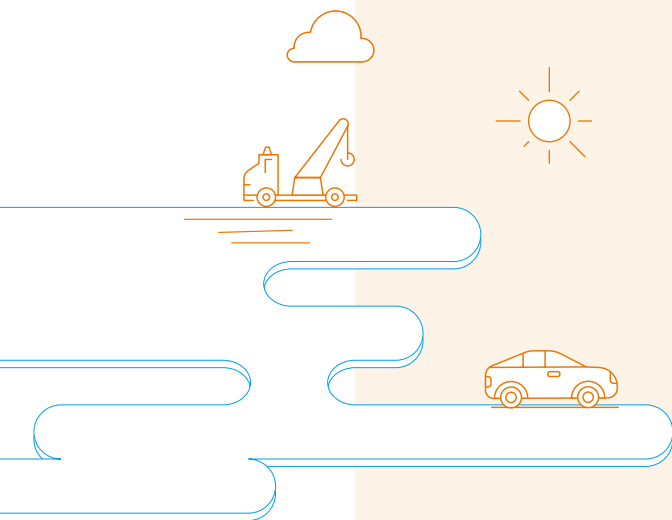


roads, "roads for easement and roads deemed to be used by the public", stated in the *Self-Governance Ordinances for Building Administration of Tainan City*, the Bureau formulated the *Implementation Guidelines of Urban Planning for Tainan City Government on the Existing Roads' Application for Designated Building Lines* (hereinafter referred to as "the Guideline") at the end of 2017. The Guideline stipulates that if the section of the road has been verified by the competent authority that there is a "necessity" for the public to pass through (similar to the nature of preexisting roads) (Article 2, Section 1, Item 2 of the Guideline), and more than two households have been using it for over 20 years (Article 2, Section 1, Item 1), then it met the requirements as existing laneways. However, the following process needs to be carried out before it officially becomes an existing laneway: public announcement according to the law (Article 5), the buildings constructed along the two sides retract evenly to allow the road meets the legal width according to the *Building Act* (4 or 6 meters), set up truncated corners and mark the area of the road, and complete the announcement process (Article 6, 7). Once it becomes existing laneway, it can be served

as a designated building line on both sides when the construction site applies for construction.

As stated in the judgement (Supreme Court 1999 Judgement Tai-Shang No. 250), "the public easement of the preexisting roads should be limited to only the section that is already being used by the public; its position and area cannot be randomly changed or expanded because of the necessity to be used by the public," the preexisting roads are limited to the area that is currently being used, whereas the existing laneways are confirmed only after legal procedure. This shows the difference between the two and can be further demonstrated in the Venn Diagram (Figure 1) below.

Figure 2 is an illustration of urban planning of a specific area, and it also shows the difference between existing laneways and preexisting roads. In many communities, there are pathways developed in the early days (marked in light green). According to previous judgments and administrative interpretations, it is "possible" that these pathways met the requirements of "preexisting roads." However, most buildings in old communities do not



► Figure 1 Scope of Existing Laneways



► Figure 2 Illustration for Existing Laneways

have building permits, and no designated building lines have been drawn. Under such circumstances, the nature of these laneways has not been defined, and without completing the required administrative procedure, they will not become “existing laneways.” In Figure 2, only one pathway is defined as existing laneway when applying for the building permit. Nevertheless, the current width of the lane is less than 6 meters (marked in light orange ①), which is the legal width for existing laneways stipulated in the Building Act. So once that pathway is identified as existing laneway, in the future, when buildings on the two sides apply for construction, both sides need to concede equally to form an existing laneway with the width of 6 meters. In fact, the part that counts as the preexisting road is only about 3 to 5 meters wide.

It is unnecessary and unlikely for pathway ② in Figure 2 to become “existing laneway”<sup>1</sup> because the buildings are already adjacent to planned roads. Pathway ③ has not been identified, but according to the Guideline issued last year, as long as it can be confirmed that the pathway will continue to be

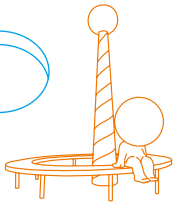
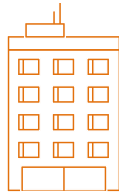
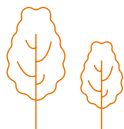
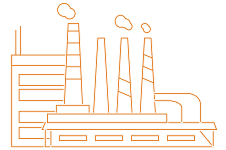
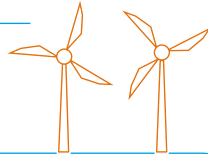
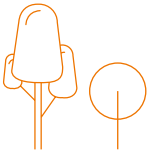
needed by the public for transportation, and there are households on both sides for over 20 years, then it is qualified for the application of identifying as “existing laneway.” As for private road ④, the situation is much more complicated. It is necessary to refer to the original construction plan and hence is beyond the scope of this article.

From the example above, it can be concluded that existing laneway borrows the practice of serving as a reference point for building lines from preexisting road. The purpose of this is that when building base facing existing roads applies for construction, certificates of land rights for the road is not required. The judgment has a great impact on private rights. Compared to preexisting roads, given the fact that the current width of laneways is often lower than the legal requirement, the existing laneways face more limitations. It is often seen that “roads” that have been used as pathway are suddenly blocked. Without records of designated building line or existing laneway, though it is not an existing laneway, it might still be a preexisting road. After all, the two each have a separate definition. Though the names seem to be similar, the meaning is completely different.

2

Topic

CHAPTER 2



## Eleven Forums on Tainan's Spatial Plan Were Held Before Plan Formulation

Spatial planning is a significant change in Taiwan's spatial development system. The strategy shifted from demand-oriented to blueprint planning and from development permit systems to land use permit systems. The Tainan City Spatial Plan aims to manage and improve the city's space and environment and serves as the utmost guidance of Tainan's spatial planning and land use.

The City government has been formulating Tainan's spatial plan by the Spatial Planning Act. The Tainan City Spatial Plan focusing on the overall spatial development of the Greater Tainan will be a long-term, comprehensive, goal-orientation, and policy-based program, with the development strategies put forward. The goal is to develop the city's space step by step, boost the industrial economy and optimize the ecological conservation by effective use of land and distribution of local resources, and respond to changes in global economy and development of multicultural society with flexibility. Since the planning was set in action, two forums between experts, scholars, and civic organizations have been organized on October 28<sup>th</sup>, 2017, hoping to integrate as many voices as possible for the formulation of the plan.

Information about the latest updates, introductions, content, progress, public engagement, review meetings, regulations, and resources is revealed on the official website of the Tainan City Spatial Plan, to make relevant details known to the public and engage local people. Tainan City government has held 11 forums in local communities since December 19<sup>th</sup>, 2017, welcoming the local to express their concerns and participate in formulating the spatial plan, so that Tainan's Spatial Plan can reflect the expectations of the general public. The information about each forum, registration, and other relevant details is shown on the "Public Participation/Upcoming Forum" on the official website (<http://spatial-planning.tainan.gov.tw/>).

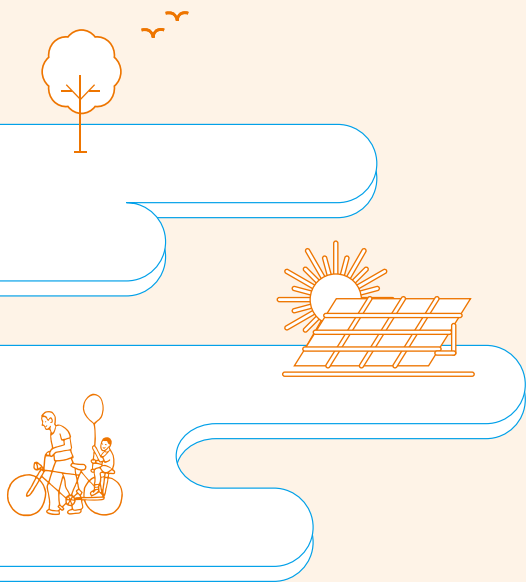
At the forum, the city's representatives presented the key points of Tainan City Spatial Plan, hosted panel discussions, and interacted with residents. The information and opinions gathered from the talks will be considered in formulating Tainan City Spatial Plan.



## Ministry of the Interior Commissions Local Governments to Approve the Applications for Installing Solar Power Facility (Less Than 30 Hectares) in Areas of Serious Land Subsidence

Previously, according to the Guidelines for Commissioning of Municipalities and County (City) Governments in Reviewing Applications of Non-urban Land Alteration Zoning and Classification (the Guidelines), the development of non-urban land required altering the zoning and classification. In principle, for cases of less than 30 hectares, local governments (municipalities, county and city governments) could be commissioned to review the applications except for the site's specific locations or unique characteristics (such as cross-county development, land reclamation, and areas of serious land subsidence), which remained dependent upon the approval of the competent authority of Regional plans.

After taking into account the adoption of energy transition initiative, the additional part of solar power facility in the new *Regulations for Examination Operations of Non-urban Development* on March 9<sup>th</sup>, 2017, and the changes of wording in the Coastal Zone Management Act, Ministry of the Interior decided to modify the legal framework for the application of ground-mounted solar power facility. Therefore, on August 17<sup>th</sup>, 2018, the MOI modified entry 6 of Item 1 and Item 2 of the 2<sup>nd</sup> article in the Guidelines, allowing municipalities, county, and city governments to approve the application of installing solar power facility (of less than 30 hectares) in an area of serious land subsidence, given that the application doesn't belong to other entries of Item 1 of the 2<sup>nd</sup> article. The modification aims to speed up the realization of the 2025 nuclear-free Homeland Vision.

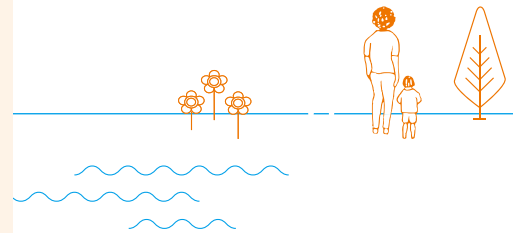


The modified guideline is as below:

※ According to Article 15-1 of the Regional Planning Law, the development of non-urban land that requires altering the zoning and classification shall be reviewed and approved by the competent authority of Regional plans; the review of applications for land less than 30 hectares is commissioned to municipalities, county and city governments, except for the cases stated in the following items:

- (1) The site is located on more than one municipality or county (city) jurisdiction.
- (2) Applications submitted by central government agencies that involve military facility, national infrastructure plan approved by the Executive Yuan, and facilities for emergency and natural disaster relief.
- (3) Land reclamation.
- (4) Applications submitted by a single entity for adjacent lands that exceed 30 hectares in total.
- (5) Applications submitted by the underlying municipality, county, or city government, for the land of more than 10 hectares.
- (6) Applications that involve specific locations of the coastal areas, the coastal areas where public exhibitions have yet taken place, areas of serious land subsidence, watershed area of a reservoir (household or public water supply) or specific agricultural areas (Arable & Pastoral Land, Forest Land, Fish Culture Land, Irrigation and Drainage Land, Ecological & Conservation Land, Protection & Conservation Land, and Undesignated Land), whose area exceeds 1 hectare or accounts for more than 50% of the total area.

Application of installing solar power facility (of less than 30 hectares) in an area of serious land subsidence, given that the application does not belong to any of the entries stated above, shall be commissioned to be reviewed by municipalities, county or city governments. (For further details on the Guidelines for Commissioning of Municipalities and County (City) Governments in Reviewing Applications of Non-urban Land Alteration Zoning and Classification, please go to the website of Construction and Planning Agency, Ministry of the Interior <https://www.cpami.gov.tw/public-information/laws-regulations.html>)



► Construction and Planning Agency, Ministry of the Interior

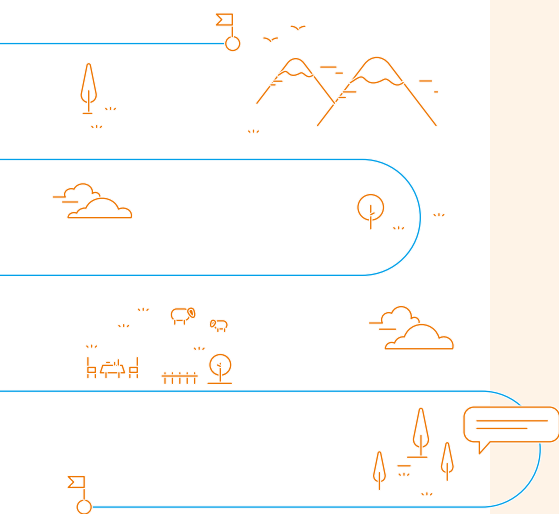
## The City Government Took Over to Replot the Conditional Residential Areas Near Arterial Road 3-1 in Yongkang District

The surrounding areas of Dawan and Kun Shan University in Yongkang District have always been the center of the traditional town as well as an essential shopping district. Along with the newly-constructed Arterial Road 3-1 (Kunda Road) and Dawan Interchange open to traffic since 2014, the convenience brought by communications drove the market boom. Now many large stores or restaurants alongside Kunda Road have been springing up like mushrooms. The economic development of Dawan in Yongkang is expected to flourish.

To construct the new Arterial Road 3-1, the former Tainan County Government plotted out an area of 4.33 hectares in the west of Yongda Road and the north of Kunda Road as the residential district, with additional conditions stipulating landowners should integrate and develop the overall area by themselves. Due to the restriction of the stipulated condition, no landowners were allowed to start construction by law. Given that, the Bureau undertook modification of the urban planning project from January 2016. By amending the additional conditions, the government took the initiative in replotting the area, facilitating the process of the overall development. The amendment relevant to the additional conditions were submitted to the City Planning Commission of the Ministry of Interior and approved in June 2018. The replotting project is expected to be taken over by Tainan's Bureau of Land Administration as of 2019.

According to the project approved by the Tainan City Planning Commission, considering the development needs and in respect for the wills of private landowners, the land next to the north of Kunda Road will be the residential area after the land replotting to provide for the use of legal development or construction. Also, private landowners will cover the cost of public facilities for the neighborhood (40% of the total area), including parks, plazas, parking space or roads, to satisfy local people's daily needs in and around the region. Given the existing irrigation and drainage system used for agriculture established by Taiwan Chia-Nan Irrigation Association, a dedicated area for irrigation facilities will be set up to meet the requirement for connecting the irrigation system outside the region.

The Bureau plans to organize a presentation in July to elaborate on the approved project to the landowners in the development area and neighboring residents. The Bureau will announce the date and venue of the event on the official website. Those who would like to know more about the future advancement of the area are welcome to participate in the presentation.

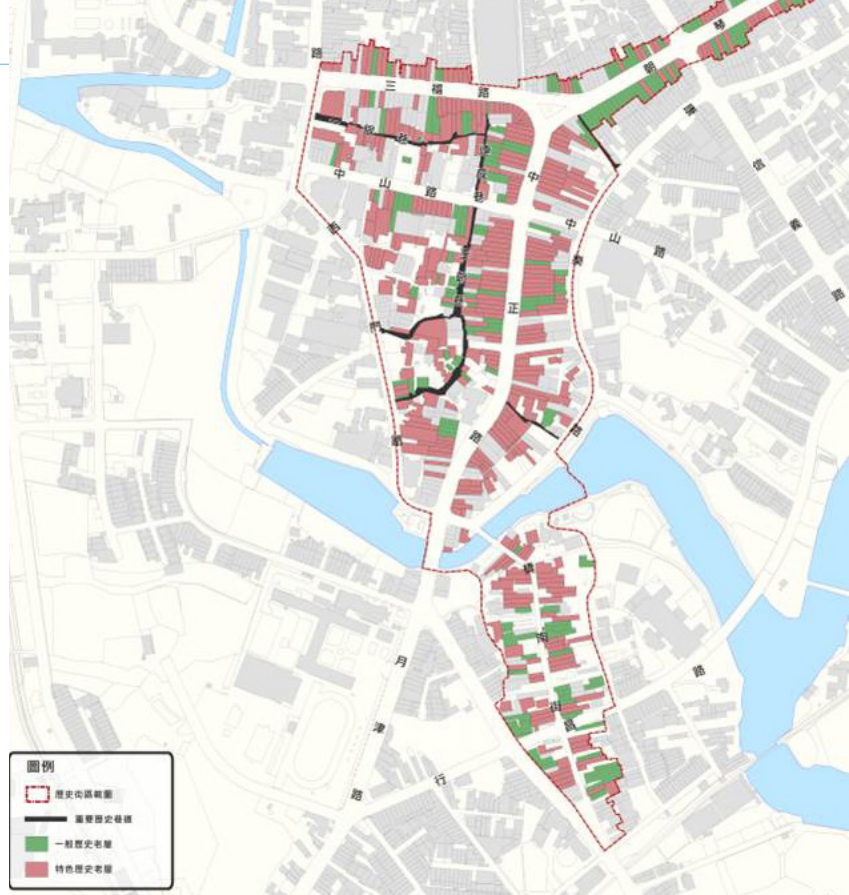




## Yanshuei Urban Planning Regulations Preserve the Historical District's Original Charm

The Tainan City Yanshuei District Historic District Project was announced in September 2015, becoming the city's first announced historic district project. Adjustments were made to the urban design guidelines of the Modified Detailed Plans for the Yanshuei Urban Planning Project (3<sup>rd</sup> overall review) (regulations on land use control) in order to standardize the overall appearance of the district and maintain its existing streetscape and characteristics.

After the announcement and implementation of the master plan for the Modified Yanshuei Urban Planning Project (3<sup>rd</sup> overall review) (1<sup>st</sup> phase), the Bureau immediately reviewed and revised the execution and the detailed plans for the historic district. These detailed planning provisions were approved during the 70th meeting of the Tainan Urban Planning Committee on May 15<sup>th</sup>, 2018. Regarding the announced scope of the historical district project, according to associated recommendations from the Tainan City Yanshuei District Historic District Project, setback rules for structural foundations were added to the urban planning guidelines for buildings near important historical alleys (Yiyin Alley, Lian Cheng Alley, and Wang Ye Alley). These important historical alleys have also been altered to become land for roads within the master plan. The Yiyin, Lian Cheng, and Wang Ye Alleys are all located around a historic site in Yanshuei City — the Octagonal Pavilion; therefore, modifying these alleyways into roads is advantageous to the preservation of important



► Schematic diagram of the urban planning evaluation scope of the historic district

historical roadways and the overall appearance of the areas surrounding this historic site may also be regulated through urban planning evaluation. Also, considering the need for consistency in rules pertaining to historical monuments (structural scope), preserved areas and their nearby or adjacent roads, and plots adjacent to permanent open spaces in various urban planning projects, developers should present an overall landscape visual simulation and analysis that includes building height restrictions, the exterior of setback buildings, appearance, color, road designs, and other design matters for urban planning evaluation.

## Lioujia West Circumferential Road Newly Added as Access Road to National Freeway No. 3 to Build Convenient Living Circle Network

Wushantou Interchange of National Freeway No. 3 is located at the junction of Lioujia District and Guantian District. In recent years, the traffic volume has increased, and City Highway 171 and 165 that connect the interchange have become traffic bottlenecks due to the development of Hushan Village. To solve this issue and to cooperate with the policy of 2015 where the Construction and Planning Agency of the Ministry of the Interior included Lioujia West Circumferential Road into the Living Circle Road Construction Project, the City government planned to add Lioujia West Circumferential Road as an access road to National Freeway No. 3, hoping to create a more convenient living circle network. Also, in order to gain support from residents for this project, the City government hosted three illustration meetings with residents at Hushan Village Community Center in 2017 to gather public opinions. Residents are all optimistic about the project.

A section of Lioujia West Circumferential Road is expected to be completed by the end of 2018. The section to the east connecting to City Highway 165 is contracted to planning and design. After the project is completed, Lioujia West Circumferential Road will be able to connect City Highway 174 and City Highway 165. Lioujia West Circumferential Road can not only solve the bottleneck issue but also avoid the excess traffic that enters Lioujia downtown area through Guantian Industrial Zone and Wushantou Interchange.

Newly-constructed road sections in this project are primarily located within the agricultural zone of urban planning. Relevant urban planning case alteration procedures are now under processing. The urban planning proposal was made public for review on February 13<sup>th</sup>, 2018, for thirty days, and on March 7<sup>th</sup>, illustration meetings were held at Guantian District Office and Lioujia District Office. The majority of the residents are positive about this project.

The alteration project was reviewed and approved by the city's urban planning commission on April 10<sup>th</sup>, 2018. It will be submitted to the Urban Planning Committee of the Ministry of the Interior for further review. Citizens may appeal directly to the Ministry of Internal Affairs for further suggestions on the project.



► Illustration of surrounding traffic systems

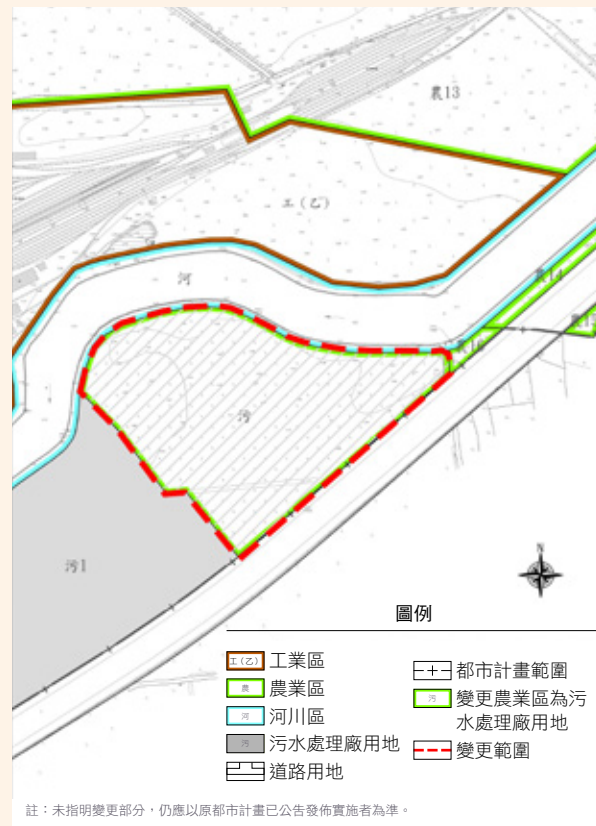
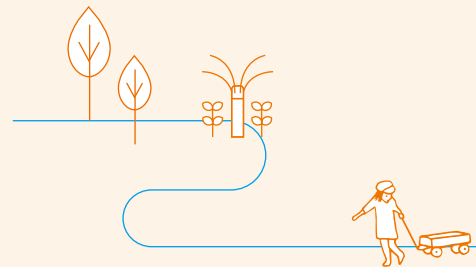
## The Expansion of Rende Water Resources Recycling Center to Handle Wastewater from Tainan High-Speed Rail Station Special District

To act by the construction schedule of Shalun Green Energy Science City and the implementation of the special budget of the Forward-Looking Infrastructure Development Program, the Executive Yuan issued the Tai-Lü-Neng No. 1060180157 Ordinance on July 6<sup>th</sup>, 2017, about the public infrastructure plan of low-carbon smart environment infrastructure of the Science City. The ordinance approved that the wastewater from the Tainan High-Speed Rail Station special district to be handled by Rende Water Resources Recycling Center.

Currently, Rende Water Resources Recycling Center still has spare capacity to treat wastewater from Tainan HSR station district. However, once the first-phase users connect to the sewer network, the center will be overloaded. As a result, to respond



▶ Explanatory meeting during the public exhibition



▶ Modified Tainan Metropolitan Park special district planning (the transformation of part of agricultural land into land for wastewater treatment plant); illustration for rezoning



to the enlargement of the area connected to the center, the increase of the quantity of input water, and the need to raise the overall operational efficiency of the center, it is necessary to allocate more land to it for expansion. The new construction will improve the sewage system under the Tainan HSR station special district, and reduce river pollution. At the same time, the efficiency of the center will increase, and the sustainability of water resources can be secured. Non-domestic users can reuse the treated wastewater. Given the above reasons, the request for alteration of land use was filed.

The alteration case started its public exhibition for 30 days according to the legal requirement on January 30<sup>th</sup>, 2018, and a public hearing was held on February 12<sup>th</sup> at Rende District Office. Once the exhibition is closed, the case will proceed to the urban planning committee for review. The petition can be made by the citizens during the review if there are still concerns about the expansion project.



圖例

- |           |               |
|-----------|---------------|
| 第一種住宅區    | 變電所用地         |
| 第二種住宅區    | 公園用地          |
| 商業區       | 綠地            |
| 乙種工業區     | 公園兼兒童遊樂場用地    |
| 農業區       | 滯洪池用地兼供公園使用   |
| 宗教專用區     | 文中小用地         |
| 都會公園特定專用區 | 廣場用地          |
| 河川區       | 廣場兼停車場用地      |
| 河川區兼供道路使用 | 道路用地          |
| 機關用地      | 道路用地兼供河川使用    |
| 鐵路用地      | 斷層帶兩側 50M 範圍線 |
| 污水處理廠用地   | 計畫範圍線         |

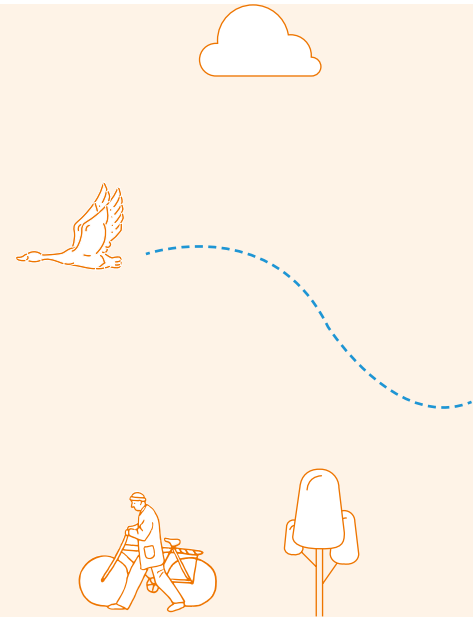
► Modified Tainan Metropolitan Park special district planning (the transformation of part of agricultural land into land for wastewater treatment plant): illustration for the project location

## A New Development Mechanism for Sicao Recreation Park in Annan District

The establishment of Sicao Recreation Park is to take advantage of the beautiful scenery of the area - fishing ponds, lakes, and the sea - to promote local tourism and provide a recreational space for the residents. Since Taijiang National Park was established in the same area, the City government incorporates the natural scenery of Taijiang into its efforts of promoting tourism. The administration adjusts the use of land in the overall review of urban planning projects, lowering the area limitation of development in Sicao Recreation Park so that development plans can revitalize the area. The City government takes the characteristics of the land into consideration while formulating relevant regulations for land development and protection. The mechanism not only balances development and environmental protection but also serves as a proper guide for the development of the Recreation Park and the surrounding environment. The main plan and the detailed plan have implemented respectively on June 28<sup>th</sup> and 29<sup>th</sup>, 2018. The new mechanism for issuing permits can foster the development of the local area, which had been idled for thirty years; by incorporating the resources of the national park, the Sicao Recreation Park could become a destination for the historical and cultural heritage with beautiful scenery.



► Location of Sicao Recreation Park in Annan District

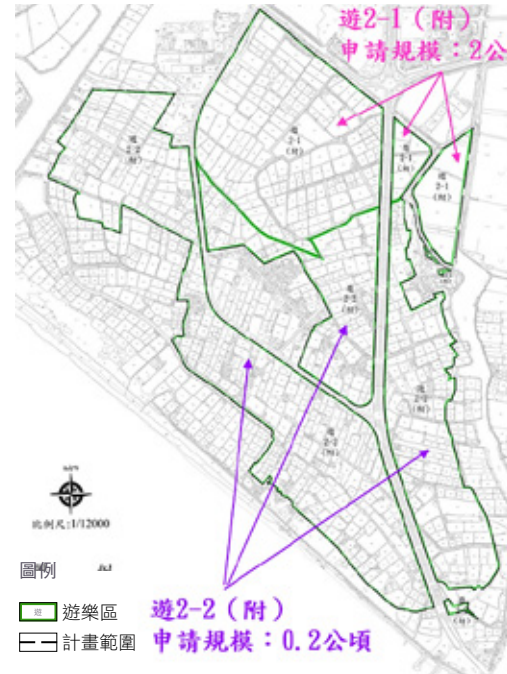


## 1. Incorporating the resources of Taijiang National Park and local features into the Recreation Park, serving both conservation and tourism

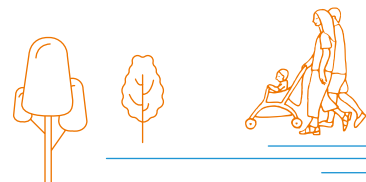
Since the purpose of establishing Taijiang National Park is protecting the integrity of cultural, historical, and ecological heritage, land development of the local area adheres to relatively stricter rules. Additionally, the government wanted to avoid private land as much as possible when plotting the area for the national park, the borders of the national park are winding, making it difficult to organize a comprehensive network of facilities. Therefore, the Sicao Recreation Park (Rec2 aux.), which is adjacent to Taijiang National Park, could play an auxiliary role in providing relevant services and facilities. Rec2 aux. Recreation Park aims to combine ecological resources and cultural heritage to develop local industries that show the unique characteristics of the Taijiang area. The City government encourages recreational and leisure industries of the area, waterside and outdoor recreational and sports facilities, museum exhibitions, the preservation of cultural and historical sites, as well as the commercial facilities such as hotels, restaurants, and shops. Such efforts help bring diversity into the Recreation Park that strengthens the functions and services for local tourism.

## 2. Lowering the limit and revitalizing the development mechanism to foster proper utilization of the land

Sicao Recreation Park (Rec 2 aux.) was planned in 1983; in 2003, the City government determined to adopt the permit-issuing mechanism, which stipulates that the development projects have to cover at least five hectares at minimum, during the fourth overall review of the main urban planning project of Tainan City. Nevertheless, as the actual development remains challenging, the development of the Recreation Park stalled throughout the past few decades. To facilitate the proper use of land in Rec 2 aux. Park, the City government, finds it necessary to review the zoning, challenges in reality, and the area limitation for development. As a result, the Rec 2 aux. was divided into two zones, Rec 2-1 aux. and Rec 2-2 aux. The larger piece of land on the northern side is Rec 2-1 aux. with a development limitation of at least two hectares, and the remaining piece is Rec 2-2 aux. with a development limitation of at least 0.2 hectares. Furthermore, the City government exempts development project of land less than 0.5 hectares from the review of issuing permits, allowing a streamlined process for owners of smaller pieces of land. The permit application will be reviewed by the City government, and the landowner is not obliged to development gain exaction. The building coverage ratio is 15%, and the buildings are limited to less than three floors (the eave height is limited to 10.5 meters). The buildings are permitted to be hotels (while the first floor permits shops and eating houses), sales (and exhibition) center of agricultural and fish products and local artifacts, education center, and camping facility. Buildings that serve exclusively as eating houses are permitted to one floor (the eave height is limited to 4.5 meters). Development of utilities, private residential buildings before urban planning projects, and small-scale development of the recreation area are also exempted from permit reviews. The City government has formulated separate Guidelines for reviewing to simplify the procedures.



► Scales of zonal development in Sicao Recreation Park



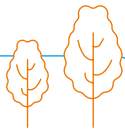
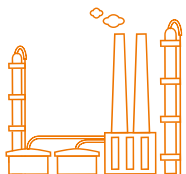
# The Third Overall Review of the Tainan Science Park Special District Project (Science Park) Was Set into Motion to Construct a Quality Environment for Industry Growth

## 1. Background

Southern Taiwan Science Park has developed rapidly over the years, attracting many high-tech companies in IC, photo-electricity, biotechnology, communications, precision machinery, and computer peripheral equipment industries. As of 2018, the science park had had 138 high-tech companies, with a total turnover of up to NT\$ 734.42 billion. Southern Taiwan Science Park is not only an important hub of industry clusters for the development of the high-tech industry but also a driving engine of Taiwan's economy. The Draft Tainan Science Park Special District Project, the urban plan related to Southern Taiwan Science Park, was first published and implemented in 2001. Later, the plan went through its first and second overall reviews respectively in October 2007 and in January 2014. Given the practical development needs for the science park at the current stage, preservation of archaeological sites, and environmental governance within the science park, the third overall review is considered needed to adjust the land use, planning and allocation of the park.

## 2. The Goals

- (1) Land use: To prevent the land of the science park from going idle, the zones within the park that are without the use demand are adjusted their usage to suit the land use planning of the special district. By enhancing the land use planning, it is hoped to answer to the practical development needs and increase the competitiveness of industries.
- (2) Public facilities: As for the undeveloped land for public facilities, the location and scale are reviewed and modified, taking functional needs into account. Also, given that the science park is situated in a hydrologically, ecologically, and archaeologically sensitive area, the structure of public facilities will remain to be an open system as previously planned. The overall planning is designed to shape science park-own landscape and ecosystem.
- (3) Traffic and transportation: On the premise of not affecting the entire traffic system, part of the road system will be altered according to the needs of the businesses in the special purpose district to keep the integrity of the district and increase the flexibility in land use.

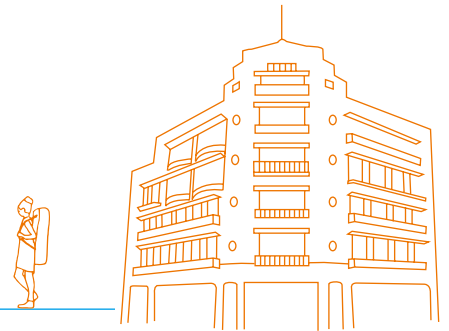


### 3. Highlights of The Third Overall Review

- (1) As the existing land for lease in the special purpose district cannot meet companies' needs for growth, the City government checked and reviewed the area in the special district that can be employed for development. The feasibility of undeveloped zones or land used for public facilities being converted into the special purpose district was assessed in the hope to provide enough space for TSMC's new advanced 3-nanometer chip factory.
- (2) Some special purpose districts cover archaeological sites. Therefore, the area where archaeological sites are will be reserved to be the permanent space or designated as the retreat space for green areas, to strike a balance between industry development and the preservation of cultural heritage.
- (3) After reviewed, the originally-planned residential section will be converted to other zonings incorporating with surrounding industrial land given insufficient market conditions and demands, to develop an industrial belt on the east of the North Road of Southern Taiwan Science Park and meet the need for the land for public facilities.
- (4) The usage of reserved land for the public utility was adjusted according to the industrial development need and the suggestions of business units. Demands for parking space in the science park have been internalized. After reviewed, parking areas whose service ranges overlap were altered as appropriate zones in keeping with the growth of surrounding areas.
- (5) As public land for detention ponds was converted to the special purpose district, the design of drainage and flood control works in the science park was reviewed to ensure the functionality of flood detention.

### 4. Project Status

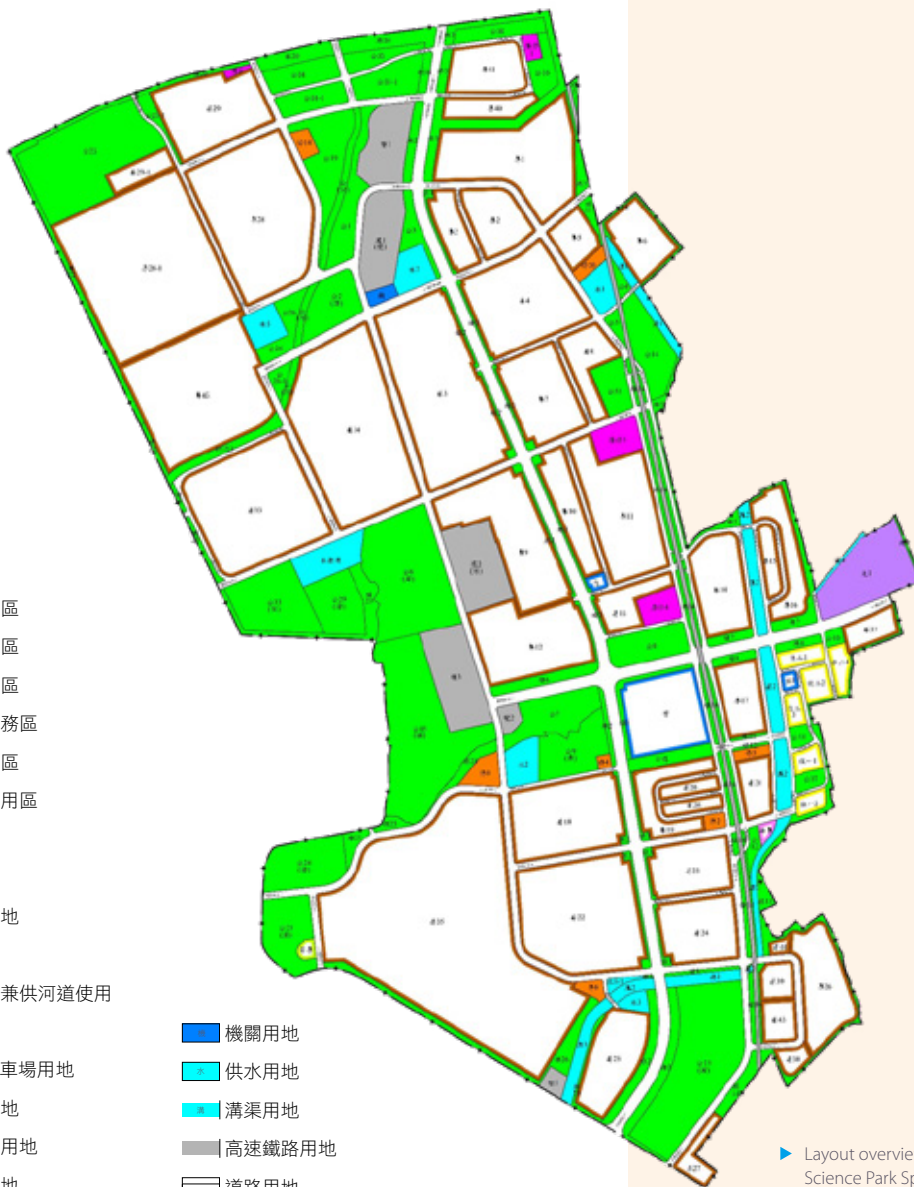
The project was approved in the 933<sup>rd</sup> meeting of the City Planning Commission of the Ministry of Interior on October 30<sup>th</sup>, 2018, and was put into effect in April 2019. In the future, it is hoped to provide a better and quality environment for the businesses in the science park.





圖例

- 住宅區
- 事業專用區
- 社區中心區
- 電信專用區
- 管理及服務區
- 宗教專用區
- 加油站專用區
- 學校用地
- 公園用地
- 公園道用地
- 綠地用地
- 公園用地兼供河道使用
- 廣場用地
- 廣場兼停車場用地
- 停車場用地
- 環保設施用地
- 變電所用地
- 供水兼環保設施用地
- 機關用地
- 供水用地
- 溝渠用地
- 高速鐵路用地
- 道路用地
- 計畫範圍線 (科學園區部分)



▶ Layout overview of the Tainan Science Park Special District Project (the science park) (the third overall review)

## Promoting the 2<sup>nd</sup> Overall Review of the North District Detail Plan, Improving Regional Development Functions

North District is situated on the southern banks of the Yanshui Stream and west of Chaitougang Stream, surrounded on each side by developmental centers: East District, Yongkang District, Annan District, and West Central District. It boasts the advantages of convenient transportation, active economic and social development, rich cultural assets, and abundant space which attract people to migrate there. The entire district falls within the scope of the urban planning project, covering an area of roughly 985 hectares.

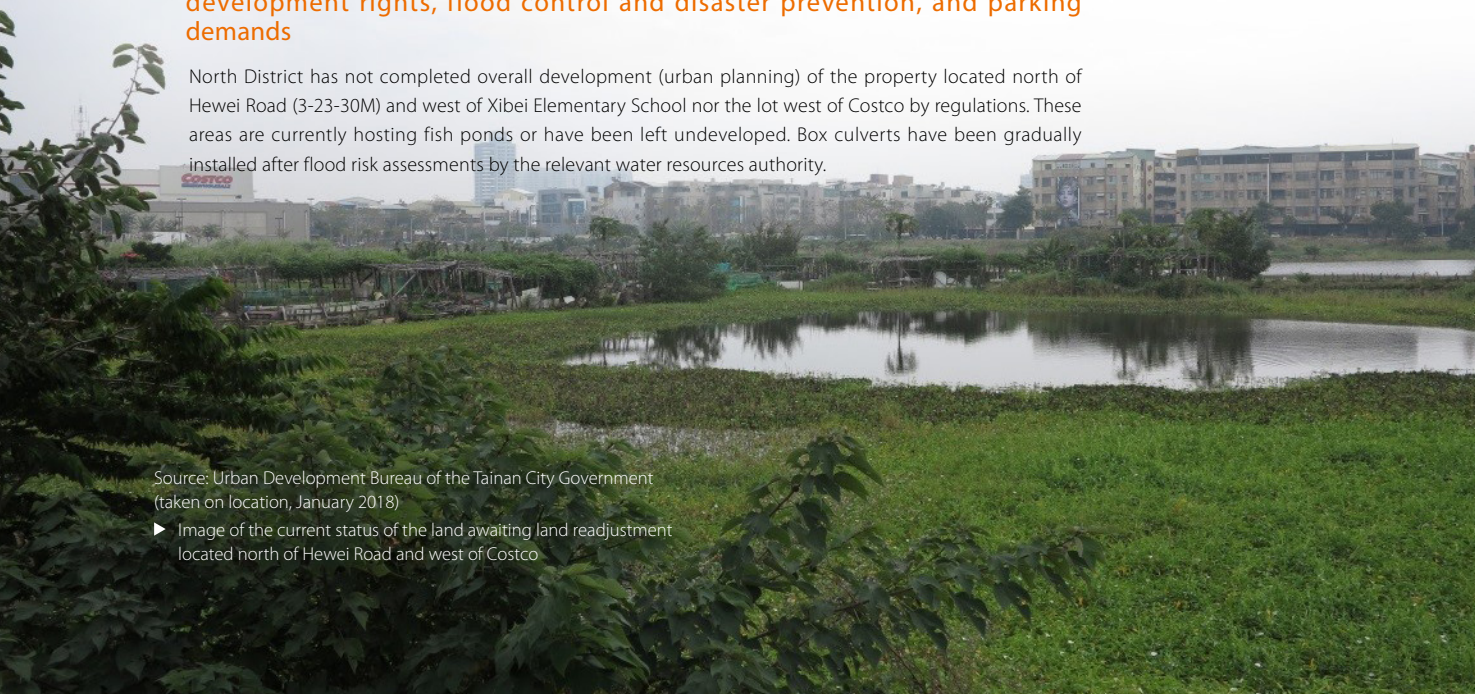
This overall review was conducted in response to the readjustment of the living circle after the Tainan County and City merger as well as to promote relevant major constructions. The substance of the review comprised of continued adjustments to the urban development structure and space control regulations. The case currently has been submitted to the Tainan City Urban Planning Committee for evaluation and is expected to be evaluated, announced, and implemented in the latter half of 2019. The relevant task priorities are as follows:

### 1. Review of current status of land replotting, while taking into account development rights, flood control and disaster prevention, and parking demands

North District has not completed overall development (urban planning) of the property located north of Hwei Road (3-23-30M) and west of Xibei Elementary School nor the lot west of Costco by regulations. These areas are currently hosting fish ponds or have been left undeveloped. Box culverts have been gradually installed after flood risk assessments by the relevant water resources authority.

Source: Urban Development Bureau of the Tainan City Government (taken on location, January 2018)

- ▶ Image of the current status of the land awaiting land readjustment located north of Hwei Road and west of Costco



After thorough consideration of landowner development rights, regional flood control and disaster prevention, and parking demands, this overall review will further adjust and consolidate the construction of public facilities in response to terrain elevation and the state of the surrounding drainage system with the purpose of facilitating the construction of flood control structures, water pumps, and parking lots. Additionally, the environmental landscape and quality of the area can be shaped through land use control regulations which oversee aspects such as building setbacks or minimum development scales.

## 2. Review and adjustment of the land reserved for public facilities, and return the land to the people

According to the *Principles Regulating the Review and Modification of Land Reserved for Public Facilities* under Urban Planning, after consulting with the relevant transportation and market administration authorities, public facilities deemed inefficient are to be evaluated and reallocated alongside other nearby land not yet acquired for public facilities into the overall development (urban planning) scope.

After the review, two market sites (City N2 and City N4), one government site (Government N3), and one parking lot (Parking N5) are projected to be dissolved and reallocated; it is anticipated that roughly 1.04 hectares of residential land can be returned to the people after the subsequent announcement and implementation of the urban planning project and completion of land readjustment.

## 3. Review the undeveloped roads within historical district projects, maintain the streetscape of ancient streets and exhibit the value of this cultural capital

In order to preserve the historical features of the historic capital and highlight its reputation as a cultural capital, the Tainan City government formulated the *Regulations on the Revitalization and Self-Government of the Historic District of Tainan City* by the Local Government Act in addition to announcing the Tainan City Historic District Project in March 2017. The project covers an estimated area of 315 hectares and includes the West Central and North Districts.



Source: Urban Development Bureau of the Tainan City Government (taken on location, June 2018)

- ▶ Image of the current status of the "Government N3" property located east of Section 1, Lixian Road and west of Yude 2<sup>nd</sup> Road

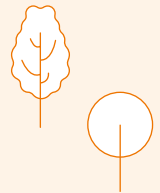


Urban Development Bureau of the Tainan City Government (taken on location, January 2018)

- ▶ Image of the current status of the historically important Ziqiang Street (NB-19-6M)

This overall review, in keeping with the scope of the announcement mentioned above, will deliberate the removal of two long-unacquired and undeveloped roads within the project with the understanding that this action will not affect the overall structure of the transportation system nor negatively affect the interests of the landowners on both sides. The roads will subsequently be re-designated into commercial land alongside other neighboring districts.

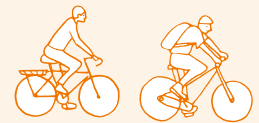
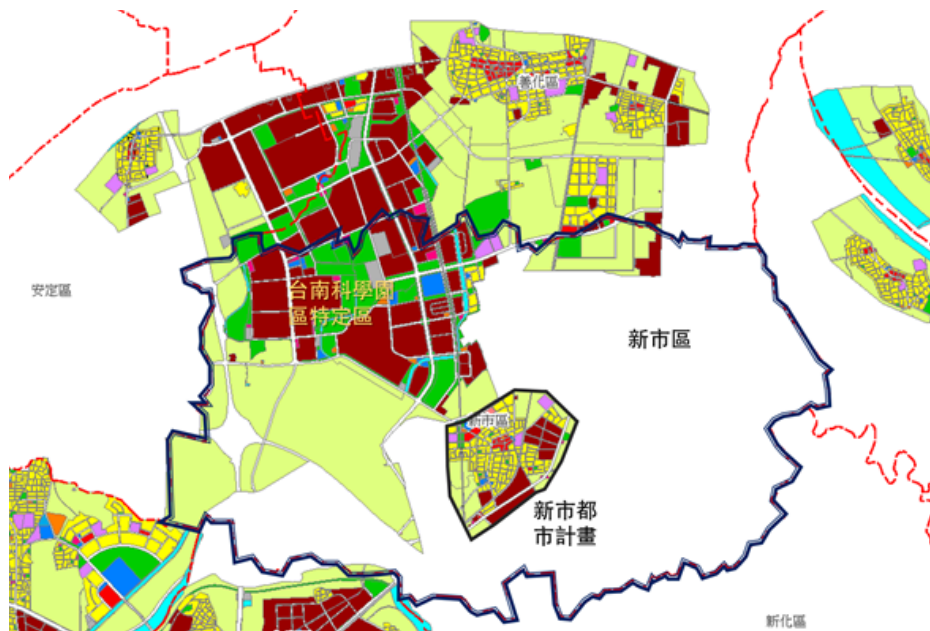
Furthermore, for significant historical streets (Chong'an Street, Ziqiang Street), it has been specified that buildings on both sides of the street are permitted to maintain their original width and are exempt from the setback. Any future construction-related activity involving the alteration of the facades of buildings on these streets should submit plans to the Urban Planning Committee for review to maintain the streetscape and quaint charm of these historic districts, as well as exhibit the soft value of the cultural capital.



▶ Schematic diagram of major construction locations in Tainan City's North District

## Detailed Plan for Sinshi Urban Planning Project (Conditional Agricultural Area Included) Launched

Sinshi Urban Planning Area is located at the center of Sinshi District and adjacent to Tainan Science Park Special Planning Area. The urban planning of Sinshi District was drafted as early as 1976, and its first and second overall review was conducted in 1985 and 2003, respectively. The current planning, Modified Sinshi Urban Planning (Third Overall Review), was released and implemented on July 20<sup>th</sup>, 2017, which is also the basis of this detailed plan.



► Location of Sinshi Urban Planning

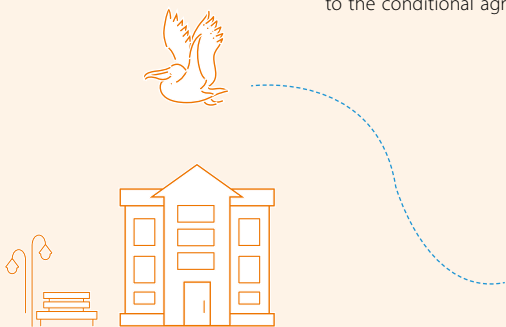
The project base of the Detailed Plan for Sinshi Urban Planning Project (Conditional Agricultural Area Included) is located between Sining Street and Mingchuan Street in Sinshi District, on the roadsides of the high-speed railway with a land area of approximately 12.72 hectares. In the past, considering the development potential of Sinshi District, the base was changed from "agricultural area" to "conditional residential area" in 2003 during the second overall review, and the review also regulated that "a separate detailed plan should be drafted and development should be facilitated through zone expropriation." Nevertheless, development has not been facilitated after all these years.

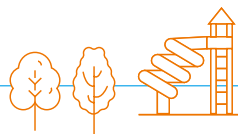
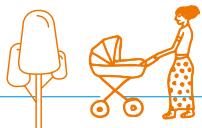
On the third overall review meeting, the urban planning commission of the Ministry of the Interior decided that "... the area already has several legally constructed buildings under construction, and it is adjacent to the train station, and therefore, is necessary for further development". The commission believed that the area still has the development demand for housing, and therefore, decided to keep the area as a base for the residential zone. The reason for modification stated that "considering that the living conditions (attached) are not yet comprehensively listed, which makes it easy to mix land uses, causing problems and inconvenience for implementation. Therefore, the zoning is now changed from the previous residential area (attached) to the conditional agricultural area (attached). Further

approval will be granted once the conditions are listed". In order to maintain a high-quality living environment, the conditions remain: "a detailed plan shall be separately drafted, and the land for public facilities shall not be less than 35%, and at least 15% should be parks or green areas. The development shall be facilitated through zone expropriation."

According to the conditions, the City government began to draft the detailed plan since August 2018. Since the area is adjacent to Southern Taiwan Science Park, it can support the development of the science park and satisfy the land required for city development; besides, since it is close to the downtown area and has diverse business activities and is convenient in transportation, the area is positioned as a high-quality residential zone. It is hoped that through comprehensive infrastructure and abundant green open space, the area can attract more people to settle in.

In order to realize the development goal of this area, the project not only protects the housing rights of residents but also takes into considerations the distribution of legal buildings and blocks. In terms of public facilities, 35% of land for public facilities is planned in accordance with the master project, which includes 15% of parking space, and a green belt the same as the design in northern Sinheshe region (to conform to the regulations for roads on the sides of





▶ Location of the project base



圖例

- |         |            |
|---------|------------|
| 住宅區     | 市場用地       |
| 商業區     | 停車場用地      |
| 旅館區     | 廣場用地       |
| 農業區     | 公園用地       |
| 乙種工業區   | 公園兼兒童遊樂場用地 |
| 零星工業區   | 綠地         |
| 倉庫區     | 人行廣場       |
| 電信事業專用區 | 鐵路用地       |
| 行政區     | 人行步道       |
| 加油站專用區  | 道路用地       |
| 機關用地    | 道路用地兼供鐵路使用 |
| 學校用地    | 附帶條件區      |
|         | 計畫範圍線      |

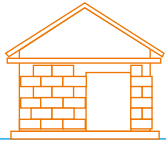
附註：  
計畫圖內標有「附」字者，其變更內容或其他規定所帶條件另見計畫書。

high-speed railroads and to improve future living environment). An approximately 1.8-hectare public (detention) area is designed for water drainage to prevent disaster and floods. In terms of the traffic system, in order to connect the area internally and externally, primary roads are designed to be 12m in width, secondary roads are designed to be 10m in width, and access roads are designed to be 8m in width. The north-south road space underneath the high-speed railroads is also fully utilized to improve the accessibility of the community. The remaining area is listed as "square/parking lot" to compensate the lacking of this type of public facilities in the surrounding area.

The public review was conducted on August 2<sup>nd</sup>, 2018, and has completed its thirty-day period. The project is now under the review of the urban planning commission, and after its review and approval, the project will be sent to the Ministry of the Interior for review along with the assessment on the public interest and necessity of zone expropriation.



► Illustration of the project after development



## Resident Projects Bring Artisanship into Communities

The Resident Project is the advancement of Tainan Corner Landscape Design Contest Project; it involves not only the transformation of the community environment but community development, operation, and awareness-raising. In certain cases, the Resident Project also involves a training program in particular disciplines. Compared to Tainan Corner Landscape Design Contest Projects, the budget granted for the Resident Project is higher, and the project duration is longer. Three projects received grants in 2018, which were Ciaonan Community in Yanshuei, Zongye Culture and Education Association in Madou, and Shihan Community in Houbi. In these projects, the resident youth in these communities had shown their creativity and artisanship in creating community landscape that serves functional purposes and facilitates community building.

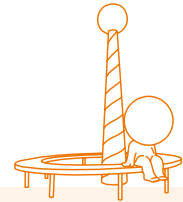
- ▶ The spatial transformation at Zongye Culture and Education Association incorporates artistic design and food-sharing services



Ciaonan Community collaborated with Mingdao University in building the community's environmental theatre. Deputy department head, Mr. Zheng-Kai Wong, who has taught in Yanshuei for many years, led the students of the Department of Landscape Architecture and Environmental Planning to Tainan and incorporated the curriculum of an entire semester for the resident project. The location of the theatre is a vacant land behind an old building, in an area known as the "Ciaonan back alley." Former chair of the community's development association, Mr. Hui-Ze Zheng, had worked tirelessly to gain the land owner's consent before collaborating on the Project with the Department. Mr. Wong and Mr. Zheng had collaborated once before in Tainan Corner Landscape Design Contest Project in the historic streets of Ciaonan, "windowed gazebo," which was well-received in the neighborhood. Their second collaboration naturally has brought about the sparks of creativity. The Bureau

had been deliberating on the comprehensive planning for the historical streets of Ciaonan since the Restoring Yuejin's Past Glory 1.0 project completed in 2008, hoping to boost visitor traffic in general rather than occasional tourists during the holidays. In the Resident Project, the participating students contributed to the actual construction of the theatre as well as the organization of a musical festival, "Yuejin Summer Rhapsody," for the community. The students have conjured up an operational plan that incorporates the hardware, software, and human resources to facilitate vitality and engagement of the historic streets. They will also focus on the designs of cultural and creative products and innovative selling carts.

Zongye Culture and Education Association in Madou proposed the "Zongye 81 Diner." Led by Mr. Jun-Yuan Wang of a local business, Youxiang Xuetang, the Diner incorporates meal delivery and care services for the

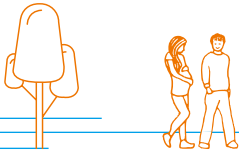


► Ciaonan back alley now has a new focus of operation thanks to the resident project



► Ciaonan Community in Yanshuei collaborates with Mingdao University faculty and students to create an innovative selling cart

elderly residents in the community. The Diner uses an unused, enclosed space attached to the buildings and combines food-sharing in the artistic designs; the transformed space not only serves as a green corner for the locals to enjoy, but it also encourages engagement and interaction among the residents. Shihan Community in Houbi resonates with food-sharing as well. The 2018 resident project, "Shihan Story House," centers on bonding and community building and renovated the pig farm and cowshed deserted for many years into a new attraction in the neighborhood. For many years, Mr. Chien-Hua Lin of Diverting Scenes Studio has been the driver of community building in Shihan, working on street and alley art, the food scenes, mobile creative houses, and network building. The Studio has also served as the training base for community building for the past four to five years, making it a stellar example for the Resident Project.



▶ A music event at Ciaonan Community after the transformation



▶ Resident Project facilitates community interaction and forming consensus beside spatial transformation



▶ The core value of "Shihan Story House" is bonding and community building

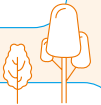
## Sinying Railway Park Awarded 2018 Yuan Ye Award

The Bureau received the 2018 Tainan Public Architecture and Landscape Yuan Ye Award for the Northern Tainan Railway Park Construction Project. The Kaohsiung Judicious Creative Architecture Association organizes the competition. With the scale getting larger and the competition getting more intense every year, it becomes more and more difficult to stand out and win. This year, President Tsai Ing-Wen met with award winners at the Presidential Office and Director General Chuang De-Liang attended the event. The grand award ceremony was held after the meeting with President Tsai at Taipei Palais de Chine Hotel.

In 2016, the Bureau applied for a total budget of NT\$35 million for the first-phase construction of the railway park. The project was the beginning of land transformation and use of Sinying Sugar Refinery and a key flagship project in Sinying District. The whole railway park is like a green museum and a time capsule, telling the stories of the rise and fall of the sugar industry, the abandonment of old facilities, and its regeneration to remember the past glory of the sugar and salt industries and north-south railroads.



▶ Winning the Yuan Ye Award is a recognition to the construction of the Railway Park



The parking area on the south side of the railway station was opened up and is now connected directly to the station. Tourists can take the train to get to the park. On holidays, the Taiwan Sugar Wu-Fen Cart also starts from the station and takes tourists to Balaoye Station in Liouying District, showing tourists the past and present of the sugar refinery. Along the railroad are material transportation railroads, cart parking warehouses, tree houses, 25 pairs of railway tracks, riverside fields, sugar cane fields, and farms, providing visitors a comprehensive and seamless experience.

Sinying Railway Park was built to tell the stories of Taiwan Sugar Railway and the project transformed park facilities on an area of over three hectares. The project built a cycling track, a stage, a walkway, and a railway-story square, and the park is now the only tourist site in Taiwan where Taiwan Railway, Taiwan Sugar Railway, and Salt Railway gather. Also, the newly-built cycling track spans three districts, Sinying, Yanshuei, and Houbi. The whole track is expected to open to traffic soon. Tourists can have a short trip that is both healthy and environmental-friendly. With the cooperation of district offices and city departments, the park will also serve as a cultural, activity, and performance space. Engaging art groups will continue to reinforce the art and cultural energies of Sinying and turn the Railway Park into a new landmark in Sinying.



- ▶ The Wu-fen Cart takes tourists to experience the past and present of the sugar refinery from the train station on holidays



- ▶ President Tsai Ing-Wen met with award winners, and Director Chuang De-Liang was invited



- ▶ The award ceremony was held at Taipei Palais de Chine Hotel, and the awards were given by Director of the Construction and Planning Agency



▶ Pavilions in the woods are carefully designed to blend in with the surroundings



▶ A stroll in the original site of the old Qiu Mao Orchard gives visitors a nice forest bath

## The Yuguang Island Coastal Forest Trail Links to the Old Qiu Mao Orchard

With the effort of the Bureau and the total investment of NT\$20 million, after the completion of the two-phase Low Carbon Yuguang Island- the Crescent Bay Beachfront Recreational Area Project, the 1-km forest trail now links to the Anping Harbor. On May 22<sup>nd</sup>, with the lead of Acting Mayor Men-yen, Li, councilors Kun-fu, Lu, Yu-zhu, Zhuang, and Mei-yan, Lin, and Chief of the village, inspected the completed trail and took a walk on it together. Accompanied by the introduction from relevant departments, everyone was satisfied with the result.

To achieve low carbon tourism in Yuguang Island and to promote coastal recreational activities, the Bureau has been negotiating with the Chiayi Forest District Office, Forestry Bureau for land since 2015. Under the regulatory restriction of "Protection Forest," multi-level plan of preservation and development was created. After several negotiations, the extended trail completed by the second phase of the construction runs through the old horse farm and Qiu Mao Orchard, introducing these forgotten spots to the public once again. The trail built in the second phase has a total length of 487 meters, and almost all of it is under the primeval forest. When walking along the simple routes, the visitors can experience an abundant variety of species and the different layers of plants in a plain forest. This green corridor is the perfect spot to observe the subtropical forest and has become the new favorite attraction for sports lovers and amateur photographers.

The original site of the old Qiu Mao Orchard is preserved with great forest physiognomy. A stroll inside gives visitors a nice, relaxing forest bath. Yuguang Island used to be a sandbank, or the third "Kun-shen," in the Taijiang inland sea. Despite that new harbor and industrial area have



- ▶ Director General Chuang of the Bureau explaining the Yuguang Island Beachfront Recreational Area Project



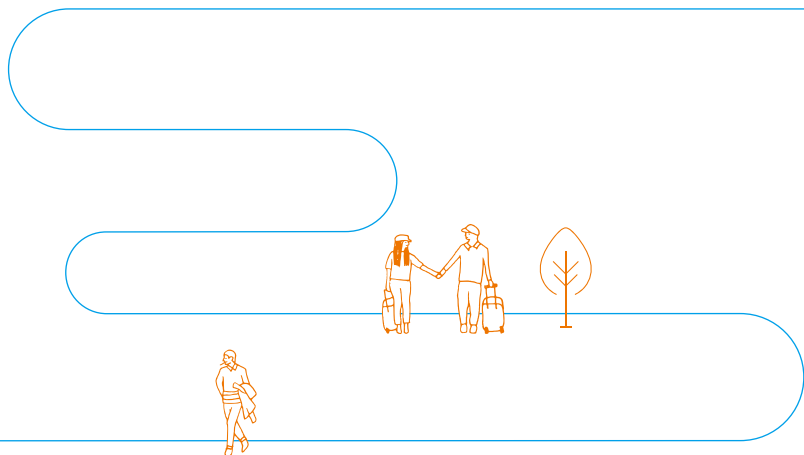
- ▶ The Mayor listened carefully to the presentation on the development plan of the surroundings of Yuguang Island



- ▶ The northern end of the trail links to the south dike of the fishing port, which is a great path for a walk around the harbor



- ▶ The Yuguang Island Green Trail allows visitors to observe the ecological diversity of the protected forest, and spend time in nature



been established around the island, and Tainan City has expanded with new developments and public infrastructure, life here in Yuguang Village stays the same: quiet and simple. It is also rare to see such lush windbreak forest in a city located in a plain area. Same as visiting an old street or a historical building, by visiting the island, visitors witness the historical and geographical transformation of Anping. Being surrounded by Anping Harbor and fishing port, the island has a unique crescent bay beach, which is suitable for coastal activities. In recent years, private associations of windsurfing and canoe have been active around this area, and various beach activities are now offered to tourists.

Currently, the island can only be accessed by the Yuguang Bridge. With the Taiwan International Ports Corporation planning to set up a free trade area and build the Anping harbor bridge, the developmental potential of Yuguang Island will be further exploited. The island has been drawing visitors because of its cultural assets and the activities it provides. The art festival last year particularly attracted large crowds and increased the visibility and appeal of Yuguang Island as a coastal recreational destination of Tainan. The completion of the new phase of construction is believed to boost local development further.

## "Greater Sinying Moving Forward" - Building a Tourist Belt of the Cultural Towns across North of Zengwun River

This year, the Tainan City government submitted the Yuejin Harbor Brightening Project of Sinying and Yanshuei for the central government's Forward-looking Infrastructure Development Program. The ultimate goal is to facilitate the prosperity of the two hubs north of Zengwun River, Sinying and Yanshuei, to balance the level of development in with Southern Tainan, which centers on Anping district. The City government has secured funding from multiple agencies in the central government, including the Heart of the Township Construction Plan and Road Improvement Plan from Construction



▶ Roaming north of Zengwun River on bicycles



▶ The Mayor is illustrating how to build a tourist belt of the cultural towns in Greater Sinying through infrastructure integration



▶ The press conference for the results of the Yuejin Harbor Brightening Project of Sinying and Yanshuei took place in front of the former residence of Liu Chi-Hsiang



► Yanshuei Train Station and the warehouse tree houses are new attractions for bikers to rest

and Planning Agency of Ministry of Interior, as well as the Water Environment Improvement Plan from Water Resources Agency, Ministry of Economic Affairs. On top of the central government funding, the City government allocated budget for the Annei Sugar Factory Movie/Television Studio and the Sinying highway bus transit center; as a result, the entire budget totals more than NT\$1 billion.

The Urban Development Bureau has been actively seeking funding for various projects in Sinying District, which include the walkway along Chianan irrigation canal in the Sinying Art Park, which connects to the 18-kilometer Taisugar green bikeway between Yanshuei and Houbi. Also, currently under construction are the 33-kilometer bikeway connecting Houbi and Baihe and ten new bike stations in the peripheral areas in Sinying. Future projects associate with various cultural and scenic attractions, such as Jingliao historic streets, Holy Cross Church in Houbi, and former residence of historical

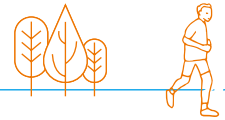
figures, including Sanpin Honda in Sinying, Wu Jin-Huai, and Liu Chi-Hsiang in Liouying (just completed). The City government is, step by step, building a tourist belt of the cultural towns in Greater Sinying.

The Brightening Project continues the transformation of Sinying Sugar Factory. Following the first phase of the transformation - the Railway Landscape Park, the second phase of the transformation revolves around the Railway Cultural Park currently run by Taisugar and Tangfu Printing Museum. The design theme for the next phase is to open the closed boundaries and de-construct current walls and fences to re-connect the routes within the park, restoring the 25 pairs of railway tracks in the park, and utilize the old warehouses of Taisugar factory. These measures would be a pivotal step in the transformation of the sugar factory in Sinying. Furthermore, the Taisugar green bikeway is only 2 kilometers away from being connected to the downtown area; the Bureau has negotiated with Taisugar and acquired consent to

connect the bikeway and become fully open to citizens in the upcoming phase of constructions.

For the consolidation and renovation of Yuejin Harbor in Yanshuei, including the Park 18-3 and Park 18-5 waterfront areas, the City government is currently expropriating land and conducting waterfront renovation (as a part of water environment infrastructure). Construction of the waterfront will adopt ecological engineering methods. There will be a bikeway on top of the embankment; the walkway surrounding the lake and connecting upstream and downstream will be more than six kilometers in length. For Park 1, Park 17, and Park 18-1, Park 18-2, Park 18-4, where the Lantern Festival takes place every year, the administration has put forth a facility improvement plan to comprehensively revamp the currently older, damaged venues and the embankment. The City government also plans to renovate an existing box bridge over the irrigation canal.

The downstream area of Yuejin Harbor, including Park 3, Park 4, and Park 16, remains undeveloped, the City government is planning the negotiations of purchasing privately owned land and build a waterfront walkway that connects to Dajhong Temple, Jyubo Pavillion, Jihshuei Road, and the Taisugar green bikeway. Moreover, the Ministry of Culture has already granted investment in Annei Sugar Factory to build a movie/television studio. In the current phase of Forward-looking Infrastructure Development Program, the administration will first proceed with the transformation of Taisugar's Train Station in Yanshuei and the front gate of the sugar factory. The main architecture, the warehouse tree houses, and the one-hectare railway area of the train station are particularly unique; after the transformation - whether as art/performance venues or story houses - these sites will be new attractions in Yanshuei District, offering a novel experience to visitors. The entire transformation project is expected to complete by the end of 2020.



▶ Forward-looking Infrastructure Development Program will give Yuejin Harbor Water Park a new face



▶ The newly-built Yuejin Harbor Park will connect the walkways of upstream and downstream areas

## New Corner Aesthetics, Stunning Garden Corners

The Garden Corner program is one of the sub-programs of the "New Elegance of Greater Tainan" program, which aims to improve the city's environment and landscape comprehensively. More than a hundred of projects under the Garden Corner program have been completed since the merger of the former Tainan County and Tainan City. The City government continued to promote the Garden Corner program in 2018. A total of 12 applications were received. Experts and relevant departments were invited by the Bureau to review the applicants and approved 10 Garden Corners in total.



▶ Rising Donshan – Dream of the Future (by Dongshan Elementary School)



▶ Green Elves Chapter One (by Gongyuan Elementary School)

### 1. Schoolyard Landscape (seven projects): the focus of the design is to remove or lower school walls, increase permeable pavement surfaces and green areas, and improve sidewalks and waiting areas.

- (1) Anna District Qingcao Elementary School - "Green Elves Chapter Three"
- (2) Qigu District Sangu Elementary School - "Enchanted Forest Garden Corner (II)"
- (3) Jiali District Jiali Elementary School - "Jiali's Olive Path" & "Jiali's Olive Path II"
- (4) Houbi District Houbi Elementary School - "Houbi's funhouse"
- (5) Dongshan District Dongshan Elementary School - "Rising Donshan – Dream of the Future"
- (6) Baihe District Siancao Elementary School - "The Entertaining Siancao, A Pleasing Melody"

### 2. Public and Community Landscape (three projects): the design aims to reduce dirty and disordered areas and reutilize idle land and increase green areas and recreational and leisure space.

- (1) Sinying District Office - "Vibrant Green of Sindong"
- (2) Sinshi District Office - "Breezy Grassland"
- (3) Houbi District Office - "Hola! Houbo"

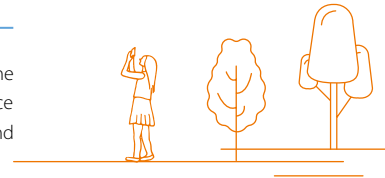
Also, in keeping with Garden Corner's goal of sustainable development, starting from 2017, the City government has allocated its budget for the Garden Corners that have completed and been supervised for more than five years. The maintenance units of each Garden Corner can apply for a small amount of funding from the Follow-up Management

and Maintenance Program of Completed Garden Corners to use for maintenance and improvement of their previously-built projects. In 2018, there were 18 applications, out of which 17 were approved. The review meeting was conducted on January 10<sup>th</sup> and 11<sup>th</sup>, 2019. The award-winners are as follow:

The award winners of the 2018 Improvement Assessment of Completed Garden Corners

Ranking	Award-winning Project	Winner
First place	Green Elves Chapter One & Green Elves Chapter Two	North District Gongyuan Elementary School
Second place	Jiankang Art Park	Public Health Bureau, Tainan City Government
Third place	The Garden Corner of Ningnan Building	Zhongshan Junior High School
Honorable mentions	Dongfeng Green Garden	North District Office

The program's run over the years. Its focus is not only to innovate and transform the environment, but also of the management and maintenance after the project is completed. Through the Annual Management and Maintenance Assessment, the Bureau continues its effort in supervising the maintenance units of completed Garden Corners and enhancing the quality of their maintenance works.



The City government conducted a completion assessment of the 2017 Garden Corners on April 23<sup>rd</sup> and 24<sup>th</sup>, 2018. The annual management and maintenance assessments of supervised Garden Corners were held on October 8<sup>th</sup>, 12<sup>th</sup> and 15<sup>th</sup> respectively. The results are as follow:



▶ Jiali's Olive Path (by Jiali Elementary School)



▶ Jiankang Art Park (by Tainan's Public Health Bureau)



► The Green Corner of Longtian Rail Station in Guantian (by Guantian District Office)



► The Woods, Old houses, And the Library (by Houbi District Office)



► Dream Walkway (by East District Shengli Elementary School)



► A Brand new Baixui (by South District Office)

#### The award-winners of the 2017 Annual Garden Corner Completion Assessment

Ranking	Award-winning Project	Winner
First place	The Green Corner of Longtian Rail Station in Guantian	Guantian District Office
Second place	The Garden Corner on the University Shopping Street in Erxing Village of Rende District	Rende District Office
	the Woods, Old houses, And the Library	Houbi District Office
Third place	Butterfly Corner in Anping	Anping District Anping Elementary School
Honorable mentions	Garden Corner of Dream	Sinying District Office
	Jiali's Garden Corner of Love	Jiali District Jiali Elementary School
	The Garden Corner in the Shulin Street in Sinchang Village	South District Office

#### The award winners of the 2018 Management and Maintenance Assessment of Completed Garden Corners

Category	Ranking	Award-winning Project	Winner
Schoolyard Landscape	First place	Dream Walkway	East District Shengli Elementary School
	Second place	Literary Plaza	Yongkang District Fuxing Elementary School
	Third place	Vibrant Xishu with Healthy Learning	South District Xishu Elementary School
	Honorable mentions	Green Light Theater	Guanmiao District Baodong Elementary School
		The Improvement Project of the Green Fence of the South Walls	Anna District Nanxing Elementary School
Public and Community Landscape	First place	A Brand New Baixui	South District Office, Baixui Village Office
	Second place	The Garden Corner of the Yiju Community in Anxi Village	Jiali District Office, Anxi Village Office
	Third place	Neighbor Plaza	Bureau of Social Affairs, Tainan City Government
	Fourth place	The Sacred Banyan Tree of the East Town	East District Office, Fuqiang Community Development Association
	Fifth place	Free Stroll	Houbi District Office, Shian Community Development Association
	Honorable mentions	Sinying's Sugar Railway Station Garden Corner	Sinying District Office
		The Green Corridor of the Expressway	Sinhua District Office, Sinhua Public Works Section of the Fifth Maintenance Office of the Directorate General of Highways of the MOTC

## Paving Way to a Sustainable Eco-City - the 2018 Urban Design Review Yielded Fruitful Results

To improve urban landscape, Tainan City has been conducting urban design review for 18 years since 2000. The 2018 annual Tainan Urban Design Review has held 24 urban design review commission meeting and 12 officers meetings, completing the review of 190 cases, which has increased compared to 2017. At present, 148 cases are approved by the urban design review commission, and officers meetings approve 42 cases.

Among the districts in which the cases are approved, Annan and Anping Districts had the most cases submitted. Former Tainan City submitted 139 cases (in 6 districts), accounting for 73% of total cases submitted; other districts, including Yongkang, Rende, Gueiren, Sinying, Shanhua, and Sinshih, have submitted 52 cases (in 6 districts), accounting for 27% of total cases submitted. From the stats analysis, it was evident that urban design submissions still come from the former Tainan City, which is now the central area of Tainan City.

District	West	East	South	North	Anping	Annan	Yongka	Rende	Gueiren	Sinying	Shanhua	Sinshih
Commission meeting	11	5	10	13	24	45	9	3	7	8	7	7
Officers meetings	1	-	4	2	4	20	-	-	-	-	4	7
<b>Total</b>	<b>12</b>	<b>5</b>	<b>14</b>	<b>15</b>	<b>28</b>	<b>65</b>	<b>9</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>11</b>	<b>14</b>

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

Among the types of cases approved this year, for private buildings (149 cases in total), factories and warehouses (51 cases), residential houses (39 cases), residential/commercial/office buildings (39 cases) were the majority, while several cases belonged to hotels and B&Bs (7 cases), kindergarten and cram schools (5 cases), commercial facility (5 cases), compound facility (2 cases) and temple (1 cases). Among public constructions and public buildings (41 cases in total), there were public buildings (14 cases), hospitals (7 cases), schools (6 cases), landscape constructions (4 cases), land replotting constructions (3 cases) and other public constructions (7 cases). In general, residential and residential/commercial/office buildings were the majority, accounting for 41%; factories came in second at 27% while public constructions and public buildings account for 22%. Also, the cases of residential, residential/commercial/office buildings, and factories mildly grew this year.

Type	Private building								Public building					
	Residential	Commercial/resi	Hotel and B&B	Kindergarten	Commercial	Complex facility	Temple	Factory (office building) and warehouse	Public building	School	Hospital	Landscape construction	Replotting construction	Other public constructions
Commission meeting	33	34	5	5	4	2	1	25	14	6	6	4	2	7
Officers meetings	6	5	2	-	1	-	-	26	-	-	1	-	1	-
Total	39	39	7	5	5	2	1	51	14	6	7	4	3	7

From the statistical analysis of locations and types of submissions in this year, it was evident that more cases are submitted from urbanized areas, and are mostly residential and residential/commercial buildings. On the other hand, factories are on the increase; this indicates that the real estate market of Tainan City has been growing steadily. The City government has also taken the initiative to encourage setting up factories as the industrial park is under development. It is expected that the living environment will be improved for local residents while the industries of the City welcome prosperity.

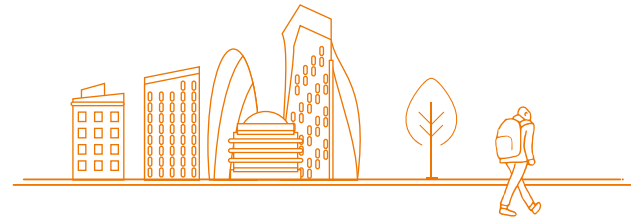
In 2018, there are 119 cases approved. As for the implementation outcome, at present, submitters plan to increase 849,761 square meters of green surface, 18,190 trees, 911,001 square meters of permeable pavement, 23,313 meters of the sidewalk, and 95 Garden Corners. Additionally, since the Urban Design Review principles now encourage citizens to increase the green surfaces on the rooftop and vertical surface of balconies, the volume of the vertical green surface has increased as well. Rooftop green surface increased by 8,073 square meters while the vertical green surface for balconies increased by 5,600 square meters.

	Green Surface (m <sup>2</sup> )	Number of Trees	Permeable pavement (m <sup>2</sup> )	Length of the sidewalk (m)	Rooftop Green Surface (m <sup>2</sup> )	Vertical Green Surface for Balconies (m <sup>2</sup> )	Garden Corners (number of locations)
Commission meeting	647,061	13,077	647,627	25,043	10,926	7,315	101
Officers meetings	258,474	6,311	322,417	1,147	18	22	0
Total	905,535	970,044	19,388	26,190	10,944	7,337	101

The urban design review mechanism applies to areas within urban planning, 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 texture of the city, connecting open spaces and improving the landscape. These features can improve the competitiveness of Tainan City, and also improve the quality of the urban environment. In 2018, the cases approved by urban design review will contribute to the growth of local industries and encourage tourism. The newly-added green space, permeable surfaces, and sidewalks will provide a better living environment for residents. The City continues to head towards building an Eco-friendly, environment-friendly, low-carbon, human-centered, and sustainable home for city residents.

## Completed Tainan Autonomous Urban Renewal Projects Became New City Highlights

Do you find the tiles on the walls of the building you live in falling off or messy and dirty? The Bureau is currently promoting urban renewal rehabilitation and conservation projects and assist applicants in applying for planning budgets and construction subsidies from the central government. Potential subjects are any urban renewal committees or building management committees established by regulations. Buildings that are located within the urban planning area,



- ▶ Zhonghua Shimao Building in Yongkang District (before renewal)
- ▶ Zhonghua Shimao Building in Yongkang District (after renewal)



- ▶ Ximen Jinrong Building in West Central District (before renewal)
- ▶ Ximen Jinrong Building in West Central District (after renewal)

over twenty years old and are terrace houses of more than three buildings or apartments of over four floors are qualified to apply.

The subsidized amount is calculated based on the floor area of the building, and the first bracket is approximately NT\$500,000. The construction subsidy is also calculated based on the floor area of the building and shall not exceed 45% of the total construction cost. With the many benefits of participating in urban renewal, the Bureau also announced prioritized rehabilitation and conservation areas, which are areas in the peripheral of the city's highlight constructions. In order to facilitate the development of highlight construction

peripheral areas, these prioritized areas have the potential of getting more subsidies.

The Bureau has assisted many community residents in applying for subsidies from the Construction and Planning Agency, and so far, 27 projects on planning and 12 projects on construction have secured subsidies. Several communities are still at the stage of consolidation or contracting. Among the projects, Ximen Jinrong Building in West Central District, Wenhua Guangchang Building and Guojia Sinjing Building in East District, and Jiayi Wanchao Building and Zhonghua Shimao Building in Yongkang District are already under construction, and some even completed the construction.

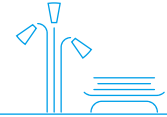


► Wenhua Guangchang Building in East District (before renewal)



► Wenhua Guangchang Building in East District (after renewal)

The Bureau understands that the public may not be familiar with relevant laws and regulations, and that project proposals require the assistance of professionals, and therefore, the Bureau has established an autonomous urban renewal consulting team to help to review qualifications and make project proposals for the public for free. Several communities have successfully received grants between 2014 and 2018. Citizens interested in applying or wanting to know more about urban renewal can contact the consulting team directly for relevant information.



**Contact information:**

Tainan Autonomous Urban Renewal Consulting Team: Land and Environment Research Center, Chang Jung Christian University  
Ms. Zhou: 06-2785239



▶ Jiaxi Wanchao Building in Yongkang District (before renewal)



▶ Jiaxi Wanchao Building in Yongkang District (after renewal)



▶ Guojia Sinjing Building in East District (before renewal)



▶ Guojia Sinjing Building in East District (under construction)

## Public-led Urban Renewal

### 1. Background

Urban renewal plans can be categorized into reconstruction, renovation, and maintenance. In Tainan, most renewal plans are of renovation and maintenance, whereas reconstruction is carried out mainly in public-led urban renewal plans.

The urban renewal cases led by the City government are mainly located on the land for Veterans and Dependents governed by the Ministry of National Defense, which scatter across Tainan City and have the potential to facilitate further development in the City. The City government believes that revitalizing larger public lands can be the driver for the functional transformation and environmental development in the region. By developing low-utilization-level public land owned by the Ministry of Defense, the City government aims to redistribute land functions and provide public infrastructure. Renewal plans for former military dependents' bases Jing Zhong 2<sup>nd</sup> Village in Yongkang District, Er-Kong New Village in Rende District, Pingshih military Base in East District, and Anping camps in Tainan City could serve multiple purposes: revitalize old military bases and camps by the policy of the Ministry of Defense, invest in public infrastructure, and introduce redevelopment strategies. The City government aims to integrate and organize spatial functions within Tainan City, improve the use for urban space, and increase the potential for regional development.



► Layout overview of former military dependents' bases in Tainan City



The City government modified the urban planning projects to improve the adequacy of zoning and public facility. The public-led urban renewal plans - being public-oriented - provide infrastructure for public space as well as incentives for installing public facilities. The City government not only assisted with the utilization of the funds of revamping former military dependents' bases from the Ministry of National Defense but also imposed a ceiling for the bulk reward. The purpose of these measures is to balance between public interest and appropriate development; the administration aims to increase the land for public facility and improve the city's urban environment through comprehensive and thorough planning.

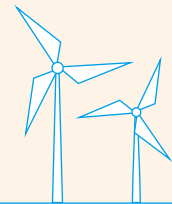
## 2. Renewal Plans

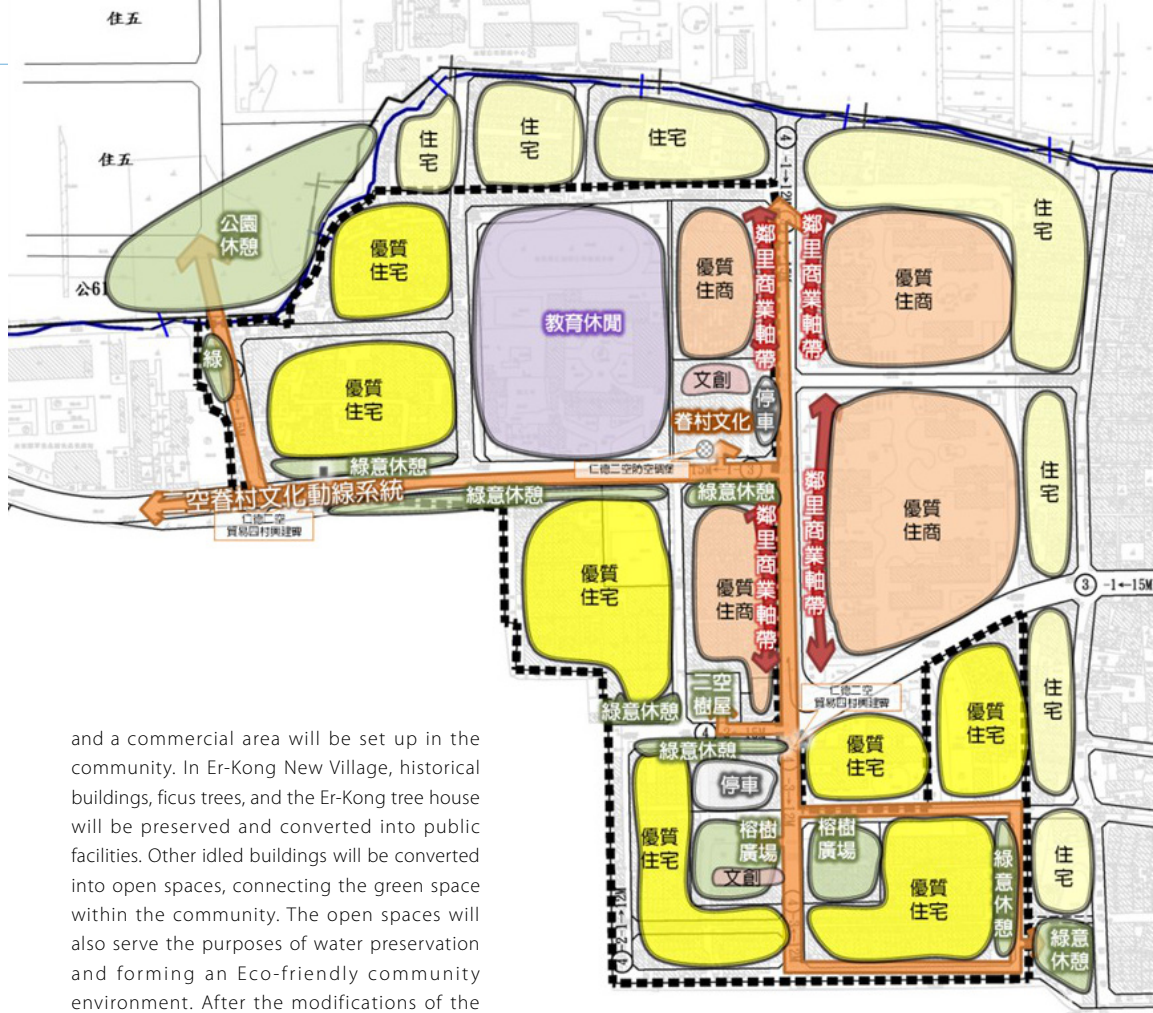
Currently, Jing Zhong 2<sup>nd</sup> Village lacks public infrastructure, the alleyways are too narrow, and the land use is unable to foster commercial activities or local prosperity. Also, high-density of old buildings may hinder disaster prevention and compromise quality of living. Anping camps and Er-Kong New Village, on the other hand, face challenges ranging from managing idled space, preserving the community culture of military dependents, and utilizing the scattered open space.

For Jing Zhong 2<sup>nd</sup> Village and Er-Kong New Village, to balance the value of land, the City government adopts capacity allocation while amending urban renewal plans. In doing so, the City government can increase public infrastructure, expand roads, and provide parking space. Consequently, the ratio of public infrastructure will increase,

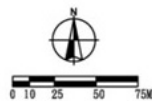






► Simulation of Jing Zhong 2<sup>nd</sup> Village after the renewal plan





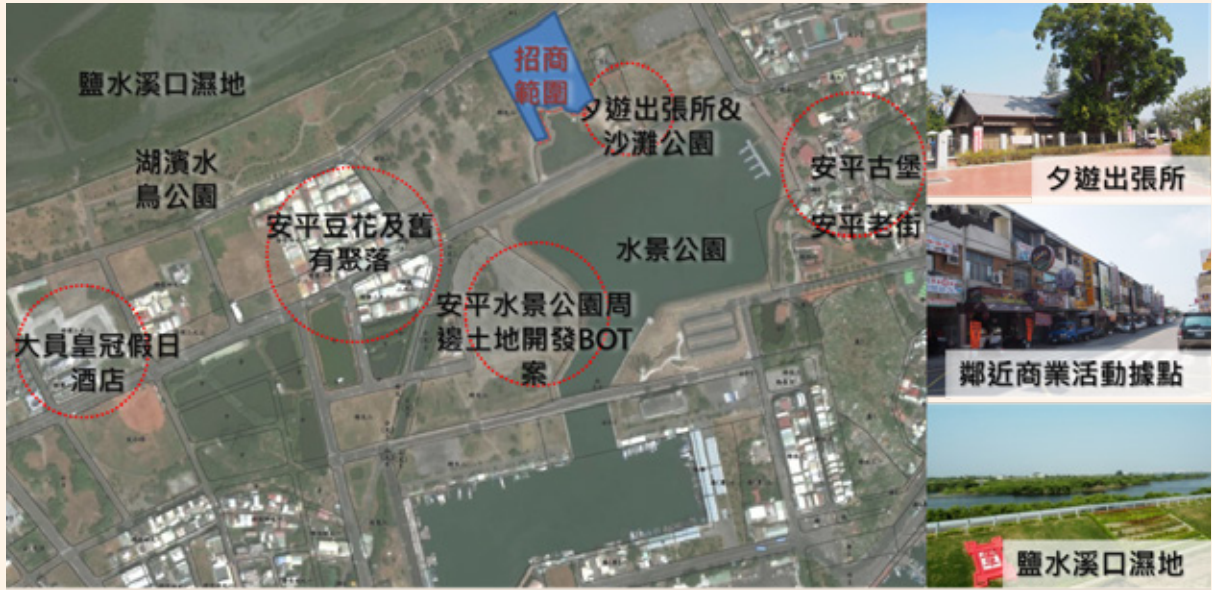
and a commercial area will be set up in the community. In Er-Kong New Village, historical buildings, ficus trees, and the Er-Kong tree house will be preserved and converted into public facilities. Other idled buildings will be converted into open spaces, connecting the green space within the community. The open spaces will also serve the purposes of water preservation and forming an Eco-friendly community environment. After the modifications of the urban planning project, the City government will have access - free of charge - to land for public facilities and infrastructure, and historic preservation. Through this project, there will be adequate public facilities, diversified residential buildings, from standalone homes to apartments and a continuous open space that follows the principles of urban design. This could further encourage proper development while maintaining the quality of living for residents.



-  分區地界線
-  計畫範圍
-  主要計畫範圍
-  主要計畫範圍 (「變更仁德(文賢地區)都市計畫(配合莫拉克颱風災後重建)都市計畫圖重製專業通盤檢討案」草案)

► Layout overview of renewal plan for Er-Kong New Village in Rende District





► The range of contractor recruitment in the Anping Camps

Anping camps are located in a district with multiple tourist attractions. Therefore, the City government hopes to improve the economic benefit of renewing the underlying public land and facilitating the development of tourism in Anping District. The administration also aims to speed up the revitalization and the renewal of urban space by setting surface rights for suitable industries.

Currently, replotting of Pingshih military Base has completed. Since it is located on the axis of the dual sub-city centers of creativity (Yongkang and East Tainan), the Base is suitable for the emerging industries - fashion and cultural tourism. Thus the area is positioned as Fashion Consumption and Recreation Belt. In the future, the area will incorporate residential, commercial, and public service areas to improve the quality of the urban space. Public-led urban renewal can expedite the revitalization of the land and the transformation of private assets. Furthermore, the public facilities added in the public-led renewal plans are beneficial to society.



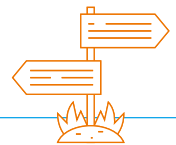
► Simulation of Pingshih military Base after the renewal plan

### 3. Execution

The City government has completed preliminary planning and modifications in urban planning projects for all public-led urban renewal cases and is now drafting calls for tenders for the urban renewal cases. The City government schedules to organize bids for contractors in later 2019.

### 4. Outlook

Through modifying the urban planning project and urban renewal, the City government aims to revitalize idled land, expand the space for parks, roads, and parking lots to fulfill demands of public infrastructure, build public houses and provide diversified residential forms, as well as improve the quality of living for residents. By adopting a low-carbon, Eco-friendly approach, the City can create better urban space and foster overall urban development.



## The Result of the First Test Run of the Subletting and Management Project for Social Housing

One of President Tsai's campaign promises is to create (build or sublease) 200 thousand social housing units in 8 years, and the Ministry of the Interior currently is carrying out this goal by managing and subletting 80 thousand housing units. The Ministry provides tax incentives and renovation subsidies to private owners to encourage them to form partnerships with local governments, to revitalize vacant houses and put them back on the market. Idle units are managed and subleased by the government to underprivileged families or young people who study or work in the local city. Through such professional management scheme, both tenants and house owners' rights are protected.

The Bureau has been promoting the subletting project since January 2018. Since then, the Bureau held explanatory meetings, set up booths during large events for promotion, and placed advertisements in the newspapers, on billboards, lightboxes at train stations, bus stations, and bus bodies. The Bureau also broadcasted relevant policies on the radio and distributed brochures. Moreover, the City government formulated self-governance articles on the reduction of land value tax and house tax to attract house owners.

Homeowners signed up to the project enjoy eight benefits, including zero commission and management fee, subsidies for renovation, notarization, and home insurance, and reduction on income tax, land value tax, and house tax. After the house owners are successfully matched up with government-subsidized real estate agents, all matters related to letting the house will be taken care of, and they can enjoy renovation subsidy and tax breaks for up to NT\$10 thousand per unit. Tax breaks include self-use residential tax rate applicable to house tax and land value tax; exemption for individual income tax up to NT\$10 thousand per month per household, and 60% deduction from the taxable income if it exceeds 10 thousand per month. The units managed by the project are provided with house insurance.



► Initiation Press Conference of the Project on January 21<sup>st</sup>, 2018














► Explanatory meeting held in July 2018

For tenants, they also enjoy the professional management services from the agents without having to pay the commission, and they can rent a house at cheaper rent- 10 to 20% off compared to the market price. The tenants of low- or medium-to-low-income households, raising over three underage children or are over 65 years old, persons with disabilities or indigenous people can receive additional subsidies on rent.

The project aims to encourage private owners to

put their idle houses on the market through several incentives such as tax reduction and subsidies, and assist economically or socially-underprivileged group to rent a home. Up to April 8<sup>th</sup>, 2019, there have already been 171 successful cases (rental brokerage: 135, subletting: 36). The City government expects more private house owners to join the project so that local governments do not need to build new buildings to fulfill the need of social housing in a short amount of time, which would be a win-win situation for everybody.



Tax benefits and subsidies of homeownership		Subsidy program for HR management					
The government rent houses for subletting	House tax, land value tax, and income tax deductions ↓	 Home insurance: Up to NTD 3,500 each house per year	 Notary fee: Up to NTD 3,000 each house per year	 Repairs: Up to NTD 10,000 each house per year	 Development and matchmaking service fee: up to 1.5 monthly rent	 Management fee: Up to 25% of rent	 Professional management
Landlords rent out their properties through house agencies or developers	House tax, land value tax, and income tax deductions ↓	×	 Notary fee: Up to NTD 3,000 each house per year	 Repairs: Up to NTD 10,000 each house per year	 Development and matchmaking service fee: up to 1 monthly rent	 Management fee: Up to 10-20% of rent	 Professional management
Landlords rent out their properties on their own	×	×	×	×	×	×	×

► Comparison of the benefits gained by house owners with or without joining the project

## Highlights of Urban Planning Management

When promoting urban construction, strengthening city development, and safeguarding the residents' quality of life, safety, and health, in addition to professional urban planning, urban management is also indispensable. The main tasks of the Urban Planning Management Section of the Bureau are listed as follows:

### 1. The Approval and Issue of Certificate of Urban Planning Zoning (or land for public facility)

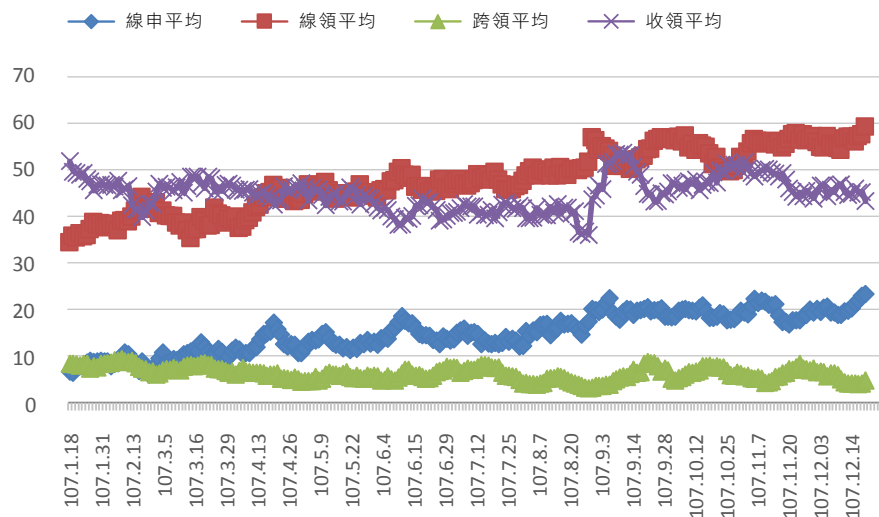
The certificate of urban planning zoning (or land for public facility) is an important document for the transaction of real estate property, tax reduction, and land development.

To streamline the application procedures, the Bureau first worked with district offices to launch the cross-district certificate application system in July 2013, enabling citizens to go to the nearest district office to apply for the urban planning zoning certificate for land located in all districts. Then, to offer online certificate collection service, the certificate was revised in December 2017, replacing agency seal with a verification code. After the service officially went online in January 2018, citizens filing their application at the counter of the district offices could download the certificates themselves from the Internet. Since 2015, the average number of certificates issued in the greater Tainan City is around 50 thousand. (Table 1)

Table 1: Number of Issued Certificate per year

Year	100	101	102	103	104	105	106	107
Number of issued certificate	11,283	18,608	23,778	23,556	50,011	46,421	50,628	50,513

Note: The cross-district certificate application system was launched in July 2013. Statistics above include the case numbers issued by district offices.



► Figure 1: Daily Percentage of Different Application and Collection Methods Throughout 2018

By looking at the daily percentage of cases using different application and collection methods, it is clear that after a gradual increase, online collection, accounting for over 60% of total applications, has already surpassed collection at the counter (cross-district collection/ collection at local district). Also, the usage rate of online application has been on a steady rise since its launch, which now takes up more than 20% of all cases.

## 2. Establish Urban Planning Zoning Information Query System

To make urban planning information more transparent, since 2013, information on 31 urban planning districts in the greater Tainan City has been integrated to create a query system that allows citizens to obtain first-hand information about the name of the zoning, building coverage ratio, floor area ratio, and complete urban plans and detailed plan maps.

Table 2 shows that on average, the click counts of the system is around 16 thousand per month. The system raises the efficiency of acquiring information and benefits both the general public and governmental officials.

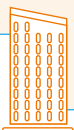
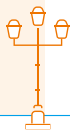
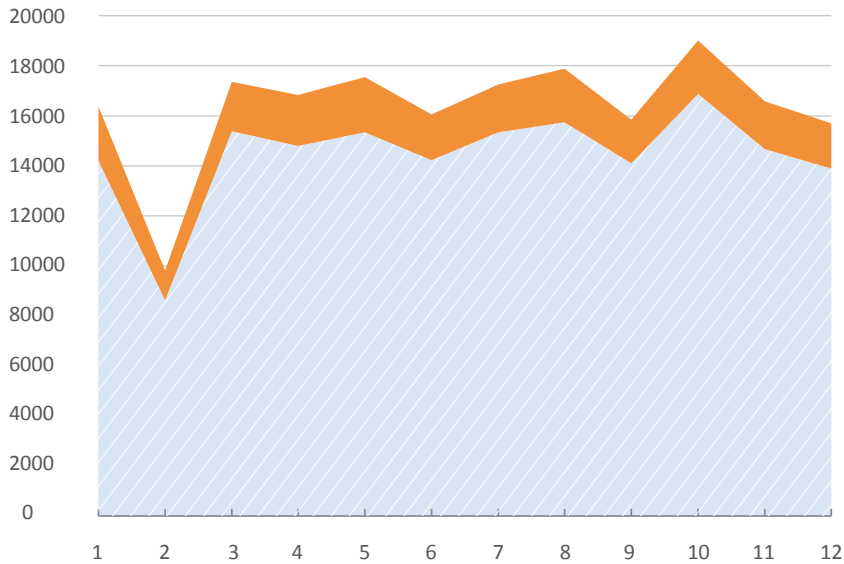


Table 2: 2018 Urban Planning Zoning Information Query System Click Counts

Month	1	2	3	4	5	6	7	8	9	10	11	12	Total
Used by the public	14,196	8,623	15,382	14,796	15,330	14,234	15,329	15,747	14,093	16,863	14,672	13,881	173,146
Used by public servants	2,178	1,186	1,968	2,041	2,224	1,821	1,920	2,134	1,760	2,146	1,904	1,817	23,099
Total	16,374	9,809	17,350	16,837	17,554	16,055	17,249	17,881	15,853	19,009	16,576	15,698	196,245

■ 公務使用    ■ 民眾使用



▶ Figure 2: 2018 Urban Planning Zoning Information Query System Click Counts



### 3. Urban Planning Stakes Survey

The purpose of the urban planning stakes survey is to check and measure the boundaries of different zones on the field according to the *Regulations on Urban Planning Stakes Survey and Management*. After the stakes survey is completed and the result is made public, the project is handed over to Land Office for the cadastral division. The importance of such procedure is to make sure the urban planning map is marked on the cadastral map, and different zones are precisely marked. It is a necessary measure to protect people's property and is conducive to appropriate management and reasonable use of lands, such as management of building and zoning, urban renewal, and the development of the public facility.

The results of urban planning stakes survey can be found on the Bureau's website: [http://ud.tainan.gov.tw/UPBUD\\_sys/Announcement?cid=830fc3e3-2c13-4c50-88cd-c6ce9d075a3a](http://ud.tainan.gov.tw/UPBUD_sys/Announcement?cid=830fc3e3-2c13-4c50-88cd-c6ce9d075a3a)

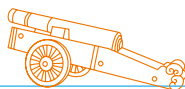
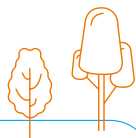
A total of 3,098 stakes were set up in 2018. Numbers for past years can be found in Table 3.

Table 3: Number of Stakes Established Per Year

Year	2011	2012	2013	2014	2015	2016	2017	2018
Number of Stakes	1,650	1,508	892	1,603	3,586	3,020	3,023	3,098

### 4. Designated Building Line in Urban Planning Districts

Designated building line is the first requirement for a piece of land to be developed. It is to make sure that after the construction is completed, the building is facing a road and is accessible. According to Article 3 of the *Self-Governance Ordinances for Building Administration of Tainan City*, citizens are required to prepare relevant documents and apply to the Bureau for designating the building lines. The total number of applications was 697 in 2018. Please refer to Table 4 for statistics of previous years.



To accelerate urban development, every year, the Bureau evaluates the overall status of development and identifies areas that designated building line is not required for the development. The map can be downloaded from the Bureau's website: [http://ud.tainan.gov.tw/UPBUD\\_sys/](http://ud.tainan.gov.tw/UPBUD_sys/)

Click "Open Data" → "Building- Line-Free Development Area."

Table 4: Number of Approved Cases for Designated Building Line

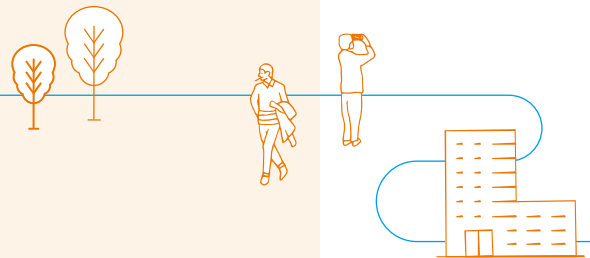
Year	2011	2012	2013	2014	2015	2016	2017	2018
Number of Approved Cases	574	633	806	817	634	689	697	697

## 5. Fine for Violation of Zoning

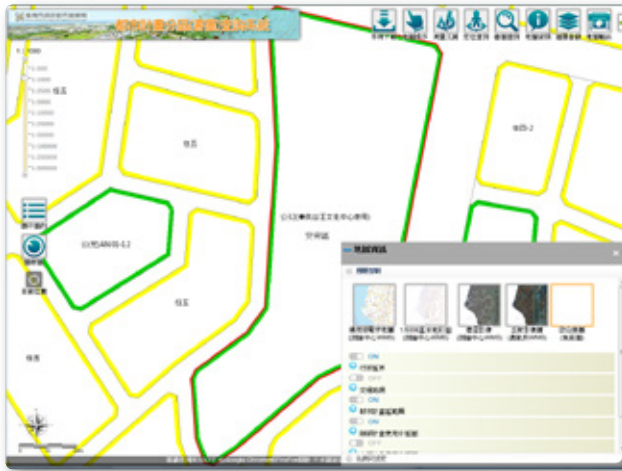
To implement the urban planning zoning, ensure the legal use of land and buildings, and protect citizens' living safety and environmental quality, the Bureau took the initiative to work in accordance with the City government to investigate and penalize violations regarding urban planning zoning (such as joint inspection during night time, factory inspection, and inspection on agricultural district). Offenders of *Regulations on Urban Planning Zoning* will be imposed administrative penalty according to Article 79 of *Urban Planning Law and the Standard of Fines for Violation of the Urban Planning Law of Tainan City*. The number of administrative fined cases of *Urban Planning Law* in previous years can be found in Table 5.

Table 5: Number of Fined Cases of *Urban Planning Law*

Year	2011	2012	2013	2014	2015	2016	2017	2018
Cases of administrative fines	47	87	308	235	326	380	325	292
overdue fine and referral for compulsory execution	29	39	102	96	141	40	131	111







▶ Figure 3

#### [Land Use Control]:

Clicking on "Land Use Control Summary" will display a summary of the Plan's land use control.

#### [Urban Design]:

Clicking on "Urban Design Summary" will display a summary of the project's urban design.

#### [Civil Investment and Financing]:

Clicking on "Development Summary" will display a summary of the project's developmental information.

#### [Scan]:

Click on "Map Scan" to display the project's scan on the map (Figure 4).



If you have any questions about the above operations, you may contact the Urban Planning Management Section, who will be happy to explain the process to you in detail.

#### [Project Serial Number]:

Clicking on a serial number will display the location and scope of the plan (Figure 3).

#### [Prospectus of the Plan]:

Clicking on a project name will display some basic project information (e.g. announcement date, implementation date, project area, etc.)

#### [Planning Specification]:

Clicking on an individual "Plan" will display a scanned copy of the specific plan.

#### [Plan Layout]:

Clicking on "Plan Layout" will display a scanned copy of the Plan layout.

#### [Modified Content]:

Clicking on "Detailed List" will display the project's modified content.



▶ Figure 4

## Introduction to Urban Planning Statistics

The purpose of zoning in urban planning is to properly plan and set limits after taking in considerations all aspects, including economy and environmental protection. Planning professionals determine every zone or public facility area after careful analysis. Comprehensive and reliable data are needed in order to make an accurate decision and planning. Urban planning statistics allow planning professionals to understand the proportion of each zone in an urban planning area, and to understand the current status of city development. Planning professionals can also identify changes in real life based on changes in statistics and to review and adjust future plans accordingly.

Statistics are mainly divided into six categories, Area of Land and Population, Zoning Categories, Area of Land in Each Zone, Area of Land for Public Facilities, Obtained Area of Land for Public Facilities, and Developed Area of Land for Public Facilities. In terms of planning, changes in land area, population, and zoning percentage offer information for planning professionals to understand the history of development in urban planning areas, to know about the changes in the overall environment, and to further analyze and predict future demand so that the most appropriate planning can be drafted. In terms of implementation, construction of public facilities shows the current development status of a city and a region's demand for public facilities. Statistics on public facilities obtained and developed allow planning professionals to know how many public facilities are yet to be completed in an urban planning area, and how to deal with the gap between planning and implementation in the future.

For instance, Tainan City has 41 urban planning areas in total, among which 28 belong to town-level plans, and 13 belong to special district-level plans. Impacted by the overall economic situation, the population in urban planning areas in recent years has not increased much; the planning also foresees that there may not be a big increase in population shortly, and therefore, the planning population has been adjusted accordingly to serve as a better basis for land planning. Nevertheless, powerful statistical data require assistance from all sides. Urban planning bears the responsibility of planning the development vision for a city, and its reference includes population, land, and development status of urban planning areas. The data required to cover a wide range and therefore, need to collect more accurately. A vital topic for urban planning statistics is to find a way to collect information through various resources and to improve the accuracy of the data via a variety of statistical methods.



3

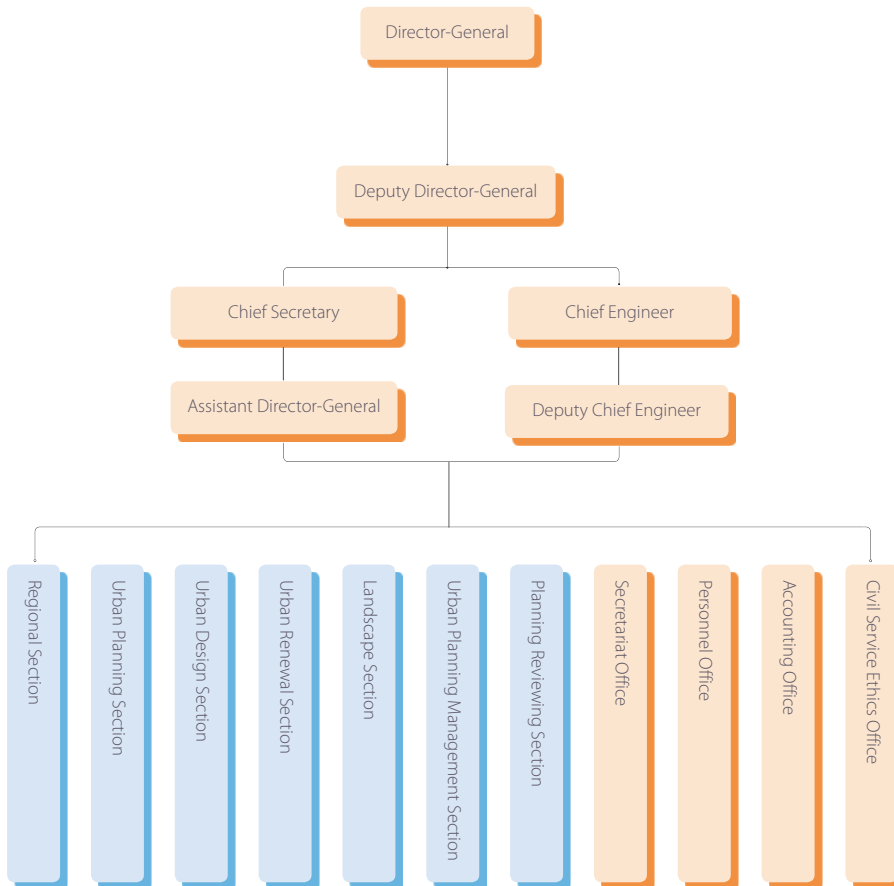
# Organization Structure

## CHAPTER 3

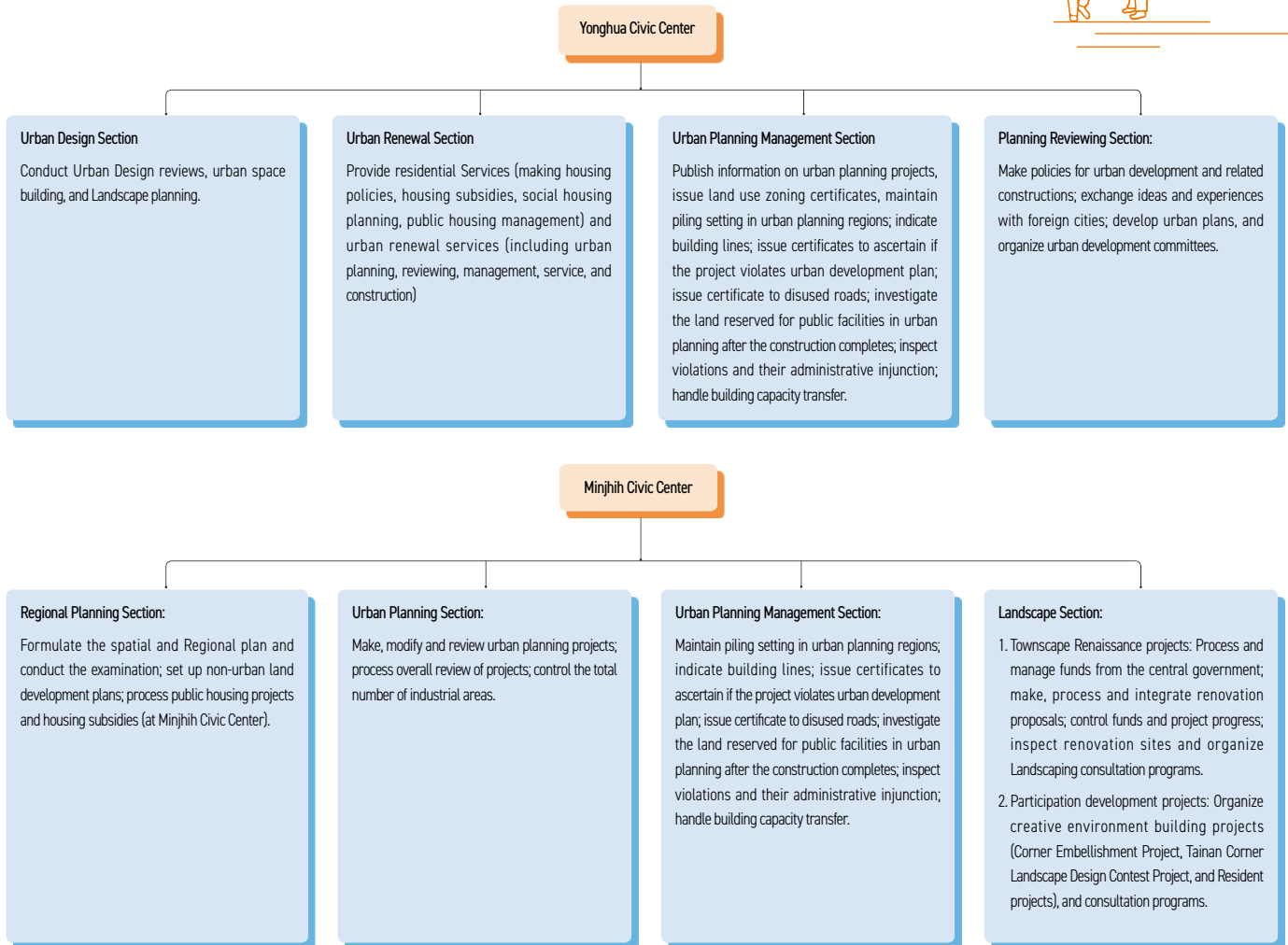


## Organization Structure

As a result of the merger between former Tainan City and County, Tainan City became a special municipality on December 25, 2010. The Bureau of Urban Development (the Bureau) of the Tainan City Government was established after the integration of the Office of Urban Development of the former Tainan City with the Office of Urban and Rural Development 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



## Contact information

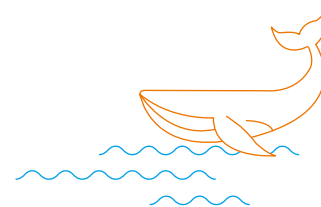
Director-General's email: bud@mail.tainan.gov.tw

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

Director-General's office	TEL: (06) 390-1422	FAX: (06) 295-3362
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) 298-2852
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

### 📍 No.36, Minjih Rd., Sinying Dist., Tainan City 73001, Taiwan

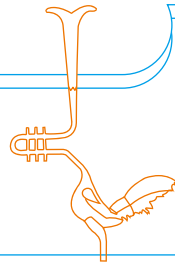
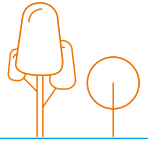
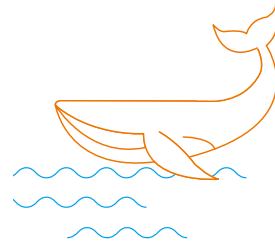
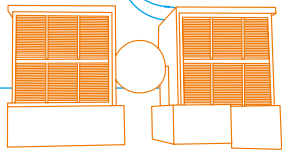
Director-General's office	TEL: (06) 657-5093	FAX: (06) 637-0507
Chief Engineer's office	TEL: (06) 657-5210	FAX: (06) 637-0507
Regional Section	TEL: (06) 633-4251	FAX: (06) 632-7835
Urban Planning Section	TEL: (06) 633-1248、633-1251	FAX: (06) 632-5430
Landscape Section	TEL: (06) 637-7245	FAX: (06) 637-8183
Urban Planning Management Section	TEL: (06) 632-3294	FAX: (06) 632-5430



4

Stat

# CHAPTER 4



## Townscape Renaissance Project Greening Indicators

			Project Funding	Granted Funding from Central Government	Funding by Local Government	Greening Surface(m <sup>2</sup> )
107						
1	A	2018 Chief consultant to urban landscape of Tainan City	3,000,000	2,400,000	600,000	
2	B	2018 Community planner resident project - Tainan Corner Landscape Design Contest Project	8,000,000	6,400,000	1,600,000	2,800
3	AB	Renovation of Shuepingwen Park	30,000,000	24,000,000	6,000,000	86,000
4	AB	Renovation of Tunghe and Tungsing Parks	15,000,000	12,000,000	3,000,000	1,000
5	AB	Reconstruction of Blue Shore Living Space	15,000,000	12,000,000	3,000,000	1,659
6	AB	Revitalization of Health Park in Shanhua and construction of flood prevention park	12,000,000	9,600,000	2,400,000	21,000
7	AB	Renovation of Minghe Park	14,000,000	11,200,000	2,800,000	31,000
8	AB	Renovation and greening for Taisugar land in Guantien District and construction of a leisure hallway east of Sanmin Road	15,000,000	12,000,000	3,000,000	2,500
9	B	Renovation of Chu River riverbank and the space near Health Park	46,000,000	36,800,000	9,200,000	36,160
10	B	Renovation of Rihhsin River riverbank	6,000,000	4,800,000	1,200,000	5,430
11	B	Renovation and greening of Lotus Park in BaiheDistrict	10,000,000	8,000,000	2,000,000	565
12	AB	Renovation of the entrance at Hsiaolung cultural park abd the avocado area	6,000,000	4,800,000	1,200,000	2,356
13	AB	Renovation of Park Avenue - Heart of Living	9,000,000	7,200,000	1,800,000	2,213
14	AB	Greening of Wangong Village, Sande Section in Sinying District	1,500,000	1,200,000	300,000	850
Total			190,500,000	152,400,000	38,100,000	193,533

## Urban Development Projects Announced and Implemented

No.	Type	Announcement date	Name of project	Section
1	Project modification	2018/01/17	Modified the special district planning project near Madou interchange (in coordination with Madou industrial park overall development) (main plan)	Urban Planning Section
2	Overall review	2018/01/17	Modified Rende Urban Planning Project (Wenhsien area) (third overall review) (stage 4)	Urban Planning Section
3	Project modification	2018/01/18	Formulated the special district planning project near Madou interchange (Madou industrial park - north of Majia Road) (detailed plan)	Urban Planning Section
4	Project modification	2018/01/19	Modified the special district planning project near Madou interchange (convert partial agricultural land to roads, and partial land for ditches to both roads and ditches) (in coordination with the widening construction of County Way 59)	Urban Planning Section
5	Overall review	2018/02/09	Corrected the description scale on the public announcement of Modified Yanshui Urban Planning Project (third overall review) (including reproduction of schematic plans) (stage 1)	Urban Planning Section
6	Project modification	2018/02/10	Modified the special district planning project near Yongkang interchange (in coordination with overall development of the new Yansing junior high school, renovation of Yongkang drainage, and widening construction of Yongan Road)	Urban Planning Section
7	Project modification	2018/02/11	Formulated the special district planning project near Yongkang interchange (in coordination with overall development of the new Yansing junior high school, renovation of Yongkang drainage, and widening construction of Yongan Road) (detailed plan)	Urban Planning Section
8	Project modification	2018/02/27	Modified the special district planning project near Tainan Station (convert park lands to roads, land for elementary school to park land, and land for junior high school to all schools) (in coordination with self-driving car area)	Urban Planning Section

No.	Type	Announcement date	Name of project	Section
9	Overall review	2018/03/08	Modified Yujing Urban Planning Project (fourth overall review) (stage 1)	Urban Planning Section
10	Project modification	2018/03/15	Formulated the detailed plan for Sinying Urban Planning Project (convert Gong 38 to residential area)	Urban Planning Section
11	Project modification	2018/03/28	Modified the special district planning project near Yongkang interchange (convert partial residential area and land for roads to hotel area, partial residential area to lands for plaza and roads, greening, and parking lot)	Urban Planning Section
12	Project modification	2018/04/18	Modified Guanmiao Urban Planning Project (convert partial reserved area and land for ditches to river area, partial land for roads to river area and for roads)	Urban Planning Section
13	Overall review	2018/04/30	Modified detailed plan for Yujing Urban Planning Project (fourth overall review) (Regulations on land use control)	Urban Planning Section
14	Project modification	2018/05/28	Modified the special district planning project near Hutoupi (convert partial agricultural land to road) (in coordination with the widening construction of County Way 172)	Urban Planning Section
15	Overall review	2018/06/20	Modified detailed plan for East District Urban Planning Project (second overall review)	Planning Reviewing Section
16	Overall review	2018/06/28	Modified the overall review of the main plan for Tainan City Urban Planning Project (west of Provincial Highway 17 in Annan district) (in coordination with Taijiang National Park)	Planning Reviewing Section
17	Overall review	2018/06/29	Formulated the detailed plan for Sicao Recreation Park (Rec 2 aux.) (in coordination with modified overall review of the main plan for Tainan City Urban Planning Project (west of Provincial Highway 17 in Annan district) (in coordination with Taijiang National Park)	Planning Reviewing Section
18	Project modification	2018/07/10	Modified Liuying Urban Planning Project (convert partial residential area to land for roads, and partial agricultural land to land for plaza and parking lot) (in coordination with the improvement project near Yinghua Community retention pool)	Urban Planning Section
19	Overall review	2018/07/23	Modified Urban Plan for the East District (detailed plan) (second overall review) in coordination with Modified main plan (former Renhe industrial park where replotting has not completed)	Planning Reviewing Section

No.	Type	Announcement date	Name of project	Section
20	Overall review	2018/07/24	Modified detailed plan for East District Urban Planning Project (second overall review) (the 1 <sup>st</sup> and 3 <sup>rd</sup> plans were kept)	Planning Reviewing Section
21	Overall review	2018/08/15	Modified the special district planning project near Tainan Science Park (science park) (Regulations on land use control and urban design) (third overall review) (stage 1 revision)	Planning Reviewing Section
22	Overall review	2018/08/15	Modified detailed plan for Yanshui Urban Planning Project (third overall review) (Regulations on land use control) (stage 1)	Urban Planning Section
23	Project modification	2018/08/21	Modified detailed plan for East District Urban Planning Project (in coordination with 126 <sup>th</sup> term Renhe (III) replotting of Tainan City)	Planning Reviewing Section
24	Project modification	2018/09/28	Modified Sinying Urban Planning Project (convert wengao 11 to government institution 18) (in coordination with Southern Branch of The National Central Library And National Repository Library)	Urban Planning Section
25	Project modification	2018/11/13	Modified the special district planning project near Tainan interchange (convert partial agricultural area to sporadic industrial park)	Urban Planning Section
26	Project modification	2018/11/15	Modified Urban Plan for the West Central District (detailed plan) (Ting 18 parking lot Regulations on land use control)	Planning Reviewing Section
27	Project modification	2018/11/16	Formulated the special district planning project near Tainan interchange (detailed plan) (partial agricultural area was formerly sporadic industrial park)	Urban Planning Section
28	Overall review	2018/11/20	Modified detailed plan for East District Urban Planning Project (second overall review) (the 1 <sup>st</sup> plan was kept) (Land number 39, 40, 41 of Funong Section)	Planning Reviewing Section
29	Project modification	2018/11/29	Modified the special district planning project near Tainan Science Park (areas other than the science park) (convert partial agricultural land to land for roads, partial land for highways to land for highways and roads) (in coordination with the new Shugu connecting road of the science park)	Planning Reviewing Section
30	Overall review	2018/11/29	Modified Anding Urban Planning Project (overall review of reproduction of schematic plans)	Planning Reviewing Section

No.	Type	Announcement date	Name of project	Section
31	Project modification	2018/11/30	Modified the detailed plan for Sinying Urban Planning Project (in coordination of overall planning of Changsheng Camp and Gong 10 park) (amended Article 4 of Regulations on land use control)	Urban Planning Section
32	Project modification	2018/12/10	Modified Guantien Urban Planning Project (convert partial agricultural area and residential area to land for roads) (in coordination with the outward connecting road construction west of Liujia)	Urban Planning Section
33	Project modification	2018/12/19	Modified the special district planning project near Sinying interchange (convert partial agricultural land to land for science park, and land for both roads and ditches) (in coordination with Golden Phoenix Fiberwebs industrial park)	Urban Planning Section
34	Overall review	2018/12/19	Modified Rende Urban Planning Project (Wenhsien area) (in coordination of reconstruction after Typhoon Morakot) (overall review of reproduction of schematic plans)	Urban Planning Section
35	Overall review	2018/12/20	Modified overall review of the main plan for Tainan City Urban Planning Project (fifth overall review) (stage2) (modified content list new 7-4 and submission to Ministry of Interior from the ad hoc group after the meetings )	Planning Reviewing Section
36	Overall review	2018/12/21	Modified the special district planning project near Tainan interchange (third overall review in coordination of reconstruction after Typhoon Morakot and overall review of reproduction of schematic plans)	Urban Planning Section
37	Overall review	2018/12/26	Modified overall review for the detailed plan for Annan District Urban Planning Project (Benyuanliao, Shihze Road, and Haiweiliao areas, and convert agricultural and fishing areas to residential area)	Planning Reviewing Section
38	Overall review	2018/12/28	Modified the detailed plan for the special district planning project near Tainan interchange (third overall review in coordination of reconstruction after Typhoon Morakot and overall review of reproduction of schematic plans) (Regulations on land use control)	Urban Planning Section

## Results of Urban Management Projects in 2018 (assigned building line, zoning certificates and cash in lieu payment)

Year	2018
<b>Number of cases</b>	
Number of assigned building lines issued	697
Number of zoning certificates issued	50,513
Number of urban planning monument surveyed	3,098
<b>Cash in lieu payment and land donated to the urban planning projects</b>	
Donated cash in lieu (NTD)	34,404,942
Donated land (M <sup>2</sup> )	0
<b>Number of urban planning violation cases</b>	
Number of cases fined	292
Number of compulsory execution cases due to overdue fines	111

## 2018 Urban Design Review Results

Result \ Level	Commission meeting	Officers meetings	Total
Green Surface (m <sup>2</sup> )	647,061	258,474	905,535
Permeable Surface (m <sup>2</sup> )	647,627	322,417	970,044
Number of Trees	13,077	6,311	19,388
Length of sidewalks (m)	25,043	1,147	26,190
Rooftop Green Surface (m <sup>2</sup> )	10,926	18	10,944
Vertical Green Surface for Balconies (m <sup>2</sup> )	7,315	22	7,337
Garden Corners	101	-	101



Urban Development Bureau,  
Tainan City Government

