



# 2020

Annual Report  
Urban Development Bureau,  
Tainan City Government

A Taste of a New Future for Tainan



# CONTENTS

2020 Annual Report  
Urban Development Bureau,  
Tainan City Government

## 04



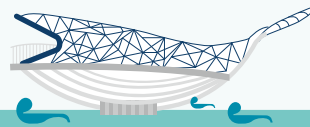
A Message from the Mayor

## 06

A Message from the  
Director-General



## 08

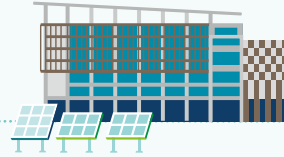


Special Reports

- 9 Tainan City Spatial Planning Promotes Development and Conservation in Future Planning Areas
- 11 Promoting Land Justice by Returning Usage Rights for Private Land Reserved for Public Facilities to the Landowner
- 16 Announcement and Implementation of 3 Major Urban Planning Areas in Sinying, Lioujiading (Yongkang), and the Yongkang Interchange
- 20 Cigu Urban Planning Promulgation to Spur Development of Coastal Areas
- 22 The Spring Wins Multiple Awards While Turning Tainan Into a More Hospitable Place to Live
- 26 Awards Roll In for the Yuejin Harbor Brightening Project of Sinying and Yanshuei as the Yuejin Harbor Park Becomes a New Attraction
- 30 Building a Livable City – Substantial Achievements for the 2020 Tainan Urban Design Review
- 33 Staying Safe During a Pandemic by Applying for Zoning Permits Online

# 34

## Topic



- 35 "Spatial Planning Act" Amended to Provide Reasonable Deadlines
- 36 Tainan Spatial Plan to Uphold the Existing Legal Rights and Interests of Landowners
- 37 Launch of the Public Exhibition for the Second Overall Review of the South District Urban Planning Detailed Plan
- 39 The Urban Planning Commission Reviews and Passes the Anping 5th Stage Detailed Plan
- 40 Implementation Announced for the First Stage of the Anping Harbor Historic Special District Main Plan
- 42 Launch of Urban Planning Modification Procedures for the Anping Harbor Bridge Construction Project
- 44 Launch of the Public Exhibition for the Second Overall Review of the Annan District Urban Planning Detailed Plan
- 46 Removing Restrictions on Comprehensive Development in the Guanzhiling Hotel Area
- 48 Following Merger of the Guantian Erjhen Urban Planning Zone, Stage 1 Implementation Begins on Oct. 22nd, 2020
- 50 Impressive Projects on Display at the 2020 Tainan Corner Landscape Design Contest Exhibition, with Mayor Huang Wei-che Joining as an Awards Presenter
- 53 Annual Inspections of the Tainan Heart of the Township Project Yield Excellent Results
- 55 Tainan Corner Landscape Brings New Life to a Village in Houbi's Dingchang
- 57 Extension of the Sinying Chianan Irrigation Canal Pathway Turns a New Page for a Popular Waterfront Belt
- 59 Amendment to Rules Governing Reconstruction of Unsafe and Old Buildings Extends Schedule Incentives and Eases Restrictions on Land Mergers to Accelerate Rebuilding Projects
- 62 29 Planning Projects Passed Under the City Government's Autonomous Renewal Policies
- 65 Successful Solicitation in Jingzhong 2nd Village and Er Kong New Village Leads to Regional Development and Creates a Win-Win Situation for Public Departments and Investors
- 68 Community Planners Use Green Empowerment to Generate New Local Strengths
- 72 Green Garden Corners – Sharing Environmental Joys
- 75 Procedures for Classifying Laneways in Tainan Urban Planning Areas
- 80 New Urban Planning Building Capacity Transfer Regulations Launched on Sept. 1, 2020
- 81 Exaction Regulations and Processing Methods for the 'Application and Exaction Rules to Convert Residential Zones to Commercial Zones Under the Original Master Plan for the Tainan Urban Planning Project'
- 84 Using the Urban Planning Documentation (Zoning) Inquiry System to Inquire About Urban Planning Land Use

# 91

## Organization Structure



# 95

## Statistics



# A Message from the Mayor

Mayor

*Huang Wei-che*



In 2020, the COVID-19 pandemic affected people from all walks of life across the world. My administration pre-emptively responded by deploying disease prevention measures that successfully launched a new model of disease prevention life in the city. This enabled our historic sites and scenic spots to achieve record revenues. Over the second half of 2020, our tourist visits and the number of new travel and lodging operators achieved record highs and ranked best among the six special municipalities. We continue to use 5G technology, green energy, intelligence and execution to speed up development. Our aim is to build a new economic era custom-made for Tainan together with a new hometown brand that resonates with residents while making us the first choice of people traveling to southern Taiwan.

As Tainan prepares to commemorate its 400<sup>th</sup> year, it is recognized as a microcosm of economic development in Taiwan. Tainan City Government is actively building a high-quality economic environment that will accelerate transformation of the city. Besides developing industrial zones, it helps private organizations to register for industrial zones. Replanning of urban land and zone expropriation has released more than 400 ha of industrial-use land, solving a land deficiency problem. We are also planning the Tainan Science Park Special District development block, building comprehensive industrial and lifestyle circles, and continuing to invest construction funds into the Shalun Smart Green Energy Science City Plan and the science park. These initiatives demonstrate our full commitment to promoting intelligent industries and green energy.

In August 2020, 1111 Job Bank announced results of a survey on interest towards coming to Tainan to work. Results suggested that close to 40% of people had positive feelings towards Tainan and some had already begun planning to move to the city. To raise economic activity among Tainan's youth, the city government continues to promote a series

of youth targeted plans to generate diverse employment opportunities while supporting homemaking and housing subsidies, entrepreneurial planning and regional revitalization, and pilot social housing subleasing and management.

As urban development takes place, the city government continues to implement plans for making Tainan more hospitable. Housing justice plans include rental subsidies and allowances that lower the burden on people who rent homes. The city acts as a match maker for subleasing and management programs that have already connected more than 900 landlords and tenants. At the same time, we are working towards a goal of building 2,000 social housing units, with groundbreaking on many of the units taking place in 2021.

In 2020, the Tainan Bureau of Urban Development promoted a number of important construction projects. Among them, revitalization of the Tainan Canal and Xin-Zhan area won a 2020 Yuan Ye Award in the Public Construction and Landscape category and a 2020 FIABCI-Taiwan Real Estate Excellence Award. The Heart of the Township – “Yuejin Harbor Brightening Project of Sinying and Yanshuei” won a landscaping design award of excellence from the International Federation of Landscape Architects and 2019/2020 Taiwan Landscape Awards for planning & design and excellence in parks and green spaces. Through a combination of spatial planning announcements and urban planning project and reviews, Tainan is creating a new development blueprint that is recognized by residents of the city.

Besides construction on the hardware of the city, Tainan engages in smart city development. Projects are underway in smart public transportation AI, smart driving, smart parking, smart public security, smart agriculture, smart medicine, smart disaster prevention, and smart commercial districts (expansion of mobile payments). Development of a 5G vertical industrial zone that supports application technology and testing is turning Tainan into a model for integrating 5G techniques into public spaces.

Tainan is a hospitable city conducive to building dreams. For the city government, construction and urban development never cease. Considering the needs of residents as a starting point, the mayor’s team diligently plans and implements an urban vision that improves both the city and people’s lifestyles. As this charming cultural capital of Taiwan advances towards becoming a technological smart city, it is becoming an ideal place for people to move and prosper.



# A Message from the Director-General

Director-General

*Chuang, Te-Liang*



Urban planning considers the overall context of a city's development then and uses its findings as a reference to reconstruct the city's appearance. Items that demand close attention include living spaces and how they sustain life's memories while interweaving the emotions of the city. To preserve these elements, the Bureau of Urban Development adheres to sustainability concepts while striving to build a livable city for southern Taiwan.

In 2020, the Bureau won numerous awards and honors. The Construction and Planning Agency, Ministry of the Interior featured the "Yuejin Harbor Brightening Project of Sinying and Yanshuei" as a model example of new landscape appearances when it held the "20 Years of Urban and Countryside Boundless Charm activity". The Tainan Corner Landscape Design Contest leveraged the talents of more than 90 young scholars as a creative way of spurring placemaking initiatives and community participation while also blending in support from industry, government and academia to jointly transform local environments. The Heart of the Township development links aquatic and green corridors. By blending the culture of Yuejin Harbor and the landscape texture of the local sugar factory, the project gives local residents a new space to explore. The Spring, meanwhile, uses a lagoon environment as inspiration for creating a waterfront square beloved by people both young and old. Besides winning a 2020 FIABCI-Taiwan Real Estate Excellence Award, amid other honors, a critic for the British newspaper The Guardian called it one of the five best architectures in the world in 2020. The Spring quickly became a model of waterfront construction in Tainan and the greatest achievement of the city's urban renewal. A total of 29 planning cases to rebuild unsafe old buildings or



carry out urban renewal already received approval. Their implementation will reshape urban amenities, improve the urban landscape and environment, and raise regional development capacity. Residents recognize these achievements and take great pride in them.

As part of the process to create the blueprint for reconstructing Greater Tainan, the Tainan Spatial Plan was submitted to the Ministry of the Interior on December 30<sup>th</sup>, 2020, for approval with implementation set to be announced before April 30<sup>th</sup>, 2021. Concurrent aims include protecting farmland and conserving national territory while building new urban planning and governance milestones for city and countryside development. At the same time, we are conducting overall reviews of public facilities in each urban planning area and urban planning projects. As conditions change, we revise control standards. For example, in order to maintain the residents' rights, we seek to correct the compulsory acquisition problems associated with the long-lasting reservation land for public facilities.

In 2020, as the pandemic transformed lifestyle pattern, public departments responded with innovative new ideas. The Bureau coordinated with Mayor Huang Wei Cher's disease prevention policies by introducing mechanisms to apply online for land use zoning certificates, so that people could avoid entering enclosed spaces and limit their visits to public spaces. Reduced exposure to crowds meant greater safety. Our hope is that the pandemic quickly ends, so that more visitors can return to Tainan to learn about the city and experience the relaxed pace of life that residents now enjoy.

CHAPTER

1

special



SPECIAL  
REPORTS

Urban Development Bureau,  
Tainan City Government



## Tainan City Spatial Planning Promotes Development and Conservation in Future Planning Areas

The “Tainan City Spatial Plan” (draft) launched public display procedures on August 15<sup>th</sup> 2019. In the period that followed, the city government convened four task forces and three spatial planning committees before submitting the plan to the Ministry of the Interior for review on March 11<sup>th</sup>, 2020. Following review by the ministry’s spatial planning committee, the Bureau completed revisions and then resubmitted the plan to the ministry for approval on December 30<sup>th</sup>, 2020. The plan was announced and implemented on April 30<sup>th</sup>, 2021.

Tainan is part of the Chianan Plain, an important breadbasket region. Following a review of farmland resources by the city government’s Agriculture Bureau, the city decided to preserve around 93 thousand ha of farmland and prioritize the agricultural resources into an agricultural development zone. The high-quality farming environment this plan creates will raise earnings for farmers. For land conservation, the city designated some sensitive areas as environmental conservation zones. Type 1 areas, which have especially strict regulations, typically contain public forests. Next are water resource protected areas that are sources of drinking water and are primarily located on the east side of the city. The general public often inquires about reservoir catchment areas and designated soil and water conservation areas, but these are not taken into account when designating environmental conservation zones.

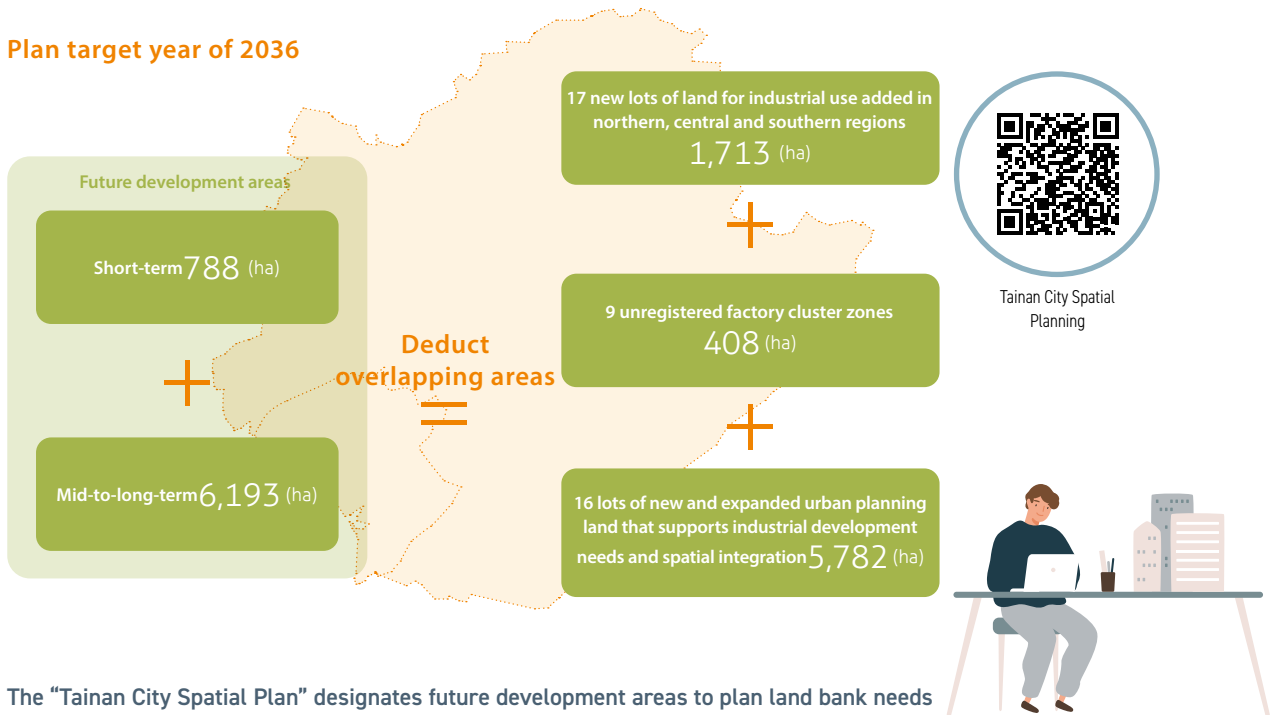
Besides specifying standards for managing farmland resources and land conservation, the “Tainan City Spatial Plan” identifies development areas of 788 ha over the short-term and 6,193 ha over the mid-to-long term to be developed by the target year of 2036. Included are 17 new industrial land zones spread across 1,713 ha of area in the northern, central and southern regions of the city and 408 ha of unregistered factory cluster zones in nine zones. Development will be carried out in conjunction with 16 lots of new and expanded urban planning land covering 5,782 ha, to be developed to support industrial development needs and overall spatial integration planning for urban areas. After deducting overlapping areas, the plan requires a land bank totaling 6,981 ha for future development. Compared to the current “Regional Plan Act,” it will lead to greater spatial development functions.

The “Spatial Planning Act” emphasizes sequential development. Land already designated for development under urban planning and countryside or industrial zones demarcated following the “Regional Plan Act” shall be prioritized. Next comes urban planning farmland followed by non-urban land. Tainan’s spatial plan identifies future short-term (fewer than five years) and mid-to-long-term (up to 20 years) development areas. Based on development priority, the Bureau shall propose new or expanded urban planning and land use permits for short-term development areas. For opening or use of mid-to-long-term development regions, the Bureau shall also follow this principle while following development order. In accordance with the “Spatial Planning Act,” the Bureau shall create a mechanism to revise the

spatial plan every five years. Appropriate modifications to future development regions and demarcation of functional zones shall satisfy urban and countryside development needs.

At the end of 2017, the Bureau launched spatial planning draft procedures. From research and planning to the legal review stage, central government departments and municipal agencies heeded needs relevant to spatial planning. Following communication and negotiation, the “Tainan City Spatial Plan” took shape. The plan balances farmland protection, land conservation, and development of urban and countryside regions while guiding future urban spatial development. It was announced and implemented following review and approval by the Ministry of the Interior. The Tainan Bureau of Land Administration will manage drafting maps showing the demarcation of functional zones. After these maps are completed and announced, the spatial planning system officially begins. Relevant plan drafts, review records, and responses to public opinions will be available for review by the general public on the Tainan City Spatial Planning website (<https://spatial-planning.tainan.gov.tw/default?lang=e#>).

### Plan target year of 2036



## Promoting Land Justice by Returning Usage Rights for Private Land Reserved for Public Facilities to the Landowner

To ensure that the city we live in has an excellent living environment, urban planning must be determined according to the population, land use, transportation systems, and future development trends. Land suited to infrastructure needs shall be planned and allocated to satisfy the needs of residents and provide for a high quality of life. In a nationwide survey, the Ministry of the Interior found more than 20,000 ha of public and private land that was reserved for public facilities but not yet acquired, including 3,000 ha in Tainan, 1,800 of which is privately held. Due to the high land acquisition costs, much of this land has been reserved for many years without being expropriated or developed. This not only restricts usage rights of the landowner and affects the value of land, but also prevents investments in infrastructure that were planned to raise the quality of life of residents.

### Policy Review Origin

Central and local governments proposed a number of response policies to handle problems related to land reserved for public facilities, such as revoking reservations when the public facilities are not needed, reviewing legal restrictions on use, examining whether comprehensive development methods are suitable for supporting the acquisition, establishing transfer of development rights systems to prioritize bulk space transfers, promoting urban renewal or incentivizing citizens to donate land or invest in public facilities, establishing benefit exaction funds to be prioritized for use in acquiring and developing land for public facilities, and making diverse self-liquidation programs. In recent years, due to the ageing population and low birth rate, the Ministry of the Interior revised the implementation measures for regular comprehensive review of urban planning. Its aim was to solve problems that plague the reservation of land for public facilities in order to promote more efficient use of land resources.

In 2001, to solve long-term problems associated with reserving land for public facilities but then lacking sufficient resources to acquire the land, the Ministry of the Interior proposed a plan to the Executive Yuan. The ministry revised the proposal in 2010 to promote self-liquidation methods that could support land acquisition by local governments then later issued an additional motion to review and modify land zoning. In 2013, the ministry announced additional principles to review and modify land reserved for public facilities, which now are foundational to local urban planning efforts.

In response to demographic structural changes and the social transformations they bring, Tainan City Government used the ministry's principles to review and modify land reserved for public facilities as a basis for introducing its own principles for comprehensive review of land for public facilities. When private land was reserved for unneeded parks,

green spaces, schools, markets, parking lots, or institutions, the city government conducts a review and introduces mechanisms to remove or modify the usage restrictions. By promoting reasonable use of limited land resources, the city improves efficiency and reduces public grievances. In many cases, landowners gain usage rights to a portion of their land while the government can acquire land for developing public facilities without paying any acquisition costs.

## Candidates and Considerations for Removing or Modifying Public Facilities

### ● Candidates for Review

Tainan has more than 9,300 ha of land for public facilities, 3,000 ha of which have not been acquired by the government authority in charge of the industry concerned, including 1,850 ha that are privately held. At this time, however, not all land reserved for public facilities qualifies for review. This comprehensive review prioritized land that is complementary or easily substituted for other land, such as land for parks, green spaces, or children's play facilities. Other prioritized candidates included land reserved for schools that are no longer needed due to Taiwan's low birth rate, land reserved for markets that are no longer needed due to lifestyle changes, and land reserved for agencies that no longer require the additional space.

Land that was not part of this review scope includes private land that is part of a natural or artificial system or public thoroughfare (such as land for roads), land for public facilities that were already developed using investment incentives or multi-purpose methods, land owned by enterprises or organizations, a comprehensive development with conditional regulations or land that was voluntarily donated, land that has already been budgeted as part of a government plan, and land for other government policies or projects.

### ● Review Considerations

The basis of any review of removing restrictions on land reserved for public facilities shall be on maintaining a high quality of public services. Due to declining birth rates, population growth projections were revisited. Lifestyle model changes also affected public facility needs, and led to the following types of reviews:

#### **Land for Parks, Green Spaces, or Children's Play Facilities**

Using lifestyle model service scope as a basis of review, the Bureau estimates that reservations on more than 300 spots of land can be removed. At the same time, the city government plans to acquire land for redevelopment across district lines and use it to develop approximately 50 ha of parks and green spaces. This will significantly improve the living environment and quality of life in the city.

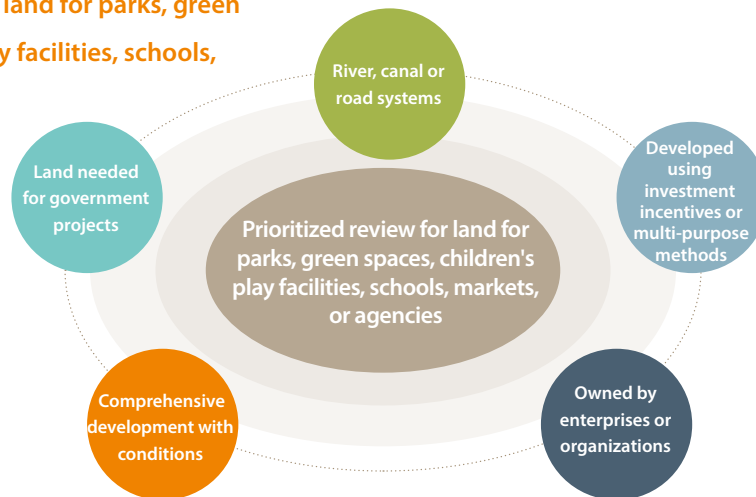
### Land for Parking Lots

First the Bureau encourages landowners to apply using incentives for private construction of off-road public parking lots in Tainan. Other land for parking lots is reviewed to consider removing the reservations, and land can be acquired and redeveloped for parking in line with local development needs. Using this method, the Bureau estimates that it added about 7 ha of land for parking lots that will increase parking spaces in the city.

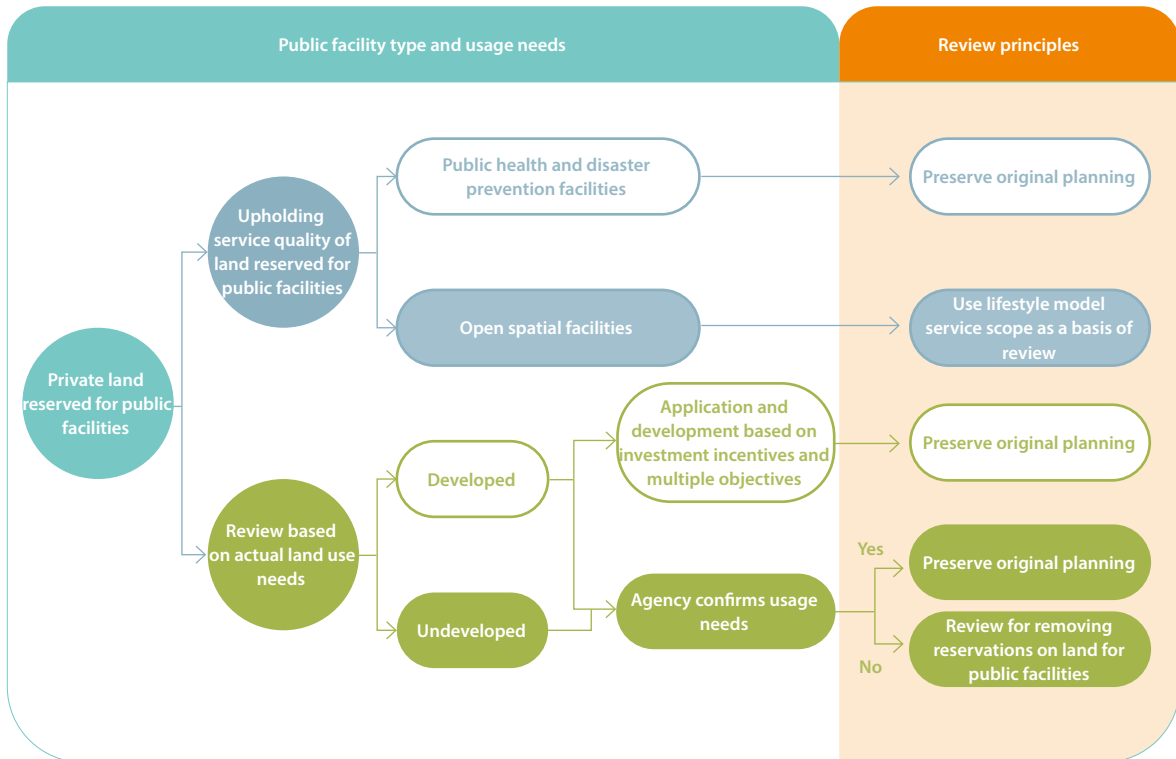
### Land for Schools

The government authority in charge of education reviews land requirements for schools based on the population of school-aged children. Where there is low need or no need for land, reservations can be removed or modified. The Bureau estimates that it can remove or modify reservations on 30 sections of land fully or partially reserved for schools, with a total area of 90 ha. It will also acquire and redevelop 7 ha of land for schools that is suitable for future development.

### Prioritized review for land for parks, green spaces, children's play facilities, schools, markets, or agencies



### Prioritized review for removing or modifying reservations on land for public facilities



Review process for removing or modifying reservations on land for public facilities

## Review Progress and Preliminary Results

Since taking office, Mayor Huang Wei Cher has been fully committed to solving problems associated with private land reserved for public facilities and to reviewing public facilities. In all planning areas, the city government conducts regular and special project comprehensive reviews. It modifies reservations on land reserved for public facilities that are not needed while using comprehensive development mechanisms to acquire and develop other land for needed parking lots, parks, and green areas that can improve the living environment. By the end of December 2020, the city had held public exhibitions for 44 urban planning areas subject to special comprehensive review and had started follow-up assessment procedures. The city's Urban Planning Commission approved 10 planning areas, including those in Yanshuei, Lioujia, and Xiaying, and these areas are now being reviewed by the Urban Planning Commission, Ministry of the Interior.

The ministry's Urban Planning Commission continues to examine and implement regular comprehensive reviews on 22 urban planning areas, including those at the Anping Harbor historic park special district, the special district around Yongkang Interchange, Guantian (including the Longtian area), Yongkang Lioujiading, the North District detailed plan, Shanhua, and Sinying.



Data compiled in December 2020

### Review progress for removing or modifying reservations on land for public facilities

The Bureau estimates that it will remove or modify the usage restrictions on 500 ha of land reserved for parks, green spaces, or other public facilities, which benefit more than 10,000 landowners while saving the city NT\$150 billion in land acquisition costs. To support replanning mechanisms used for comprehensive urban development, the city government may acquire and develop approximately 117 ha of land for public facilities, including 50 ha for parks and green spaces, 7 ha for parking lots, and 7 ha for schools. These plans will raise the standard of public facilities in urban planning areas.

### Summary

Review of land reserved for public facilities compares landowner rights and interests to urban development needs, with the end objective of improving the quality of living environments. Based on the development situation of each area, suitable plans are proposed to handle the land in ways that balance benefiting the landowner while reducing land acquisition costs for the city. Overall development is considered when developing new land that is needed for public facilities, in order to use land more efficiently, improve environmental quality, and achieve a win-win situation for the public and private sectors.

## Announcement and Implementation of 3 Major Urban Planning Areas in Sinying, Lioujiading (Yongkang), and the Yongkang Interchange

Before Tainan city and county merged, Sinying and Yongkang were the two most populated areas in the county. Their area included four urban planning areas: Sinying, Lioujiading (Yongkang), the Yongkang Interchange Special District, and the Sinying Interchange Special District. Review and modification began on the first three of these planning areas following the merger, with implementation beginning in 2019 and 2020.

### Sinying Urban Planning

Implementation of the third comprehensive review (first stage) of the Sinying Urban planning was announced on April 24<sup>th</sup>, 2020. Mayor Huang Wei-che said that since the planning upholds the rights and interests of landowners, the key points of the review included reproduction of the urban planning maps, review whether to remove or modify restrictions on land reserved for public facilities, coordinating with major construction planning by the city government, using existing lanes and alleys as a substitute for planned roads, and reviewing whether changes were needed based on business unit needs.



Coordinated with Sinying Art Park, the project created land for a park path and a combination park path and canal

The original planning maps were drafted in 1984. Topographical and structural changes in the subsequent period could potentially make execution of the plan both difficult and controversial. Reproduction of the old base maps therefore not only enhanced precision but also reflected the current development situation, in order to improve plan management.

To solve a longstanding problem of land reserved for public facilities not being acquired even after many years of being reserved, following the third comprehensive review of Sinying, the government removed restrictions on seven areas reserved for public facilities that were no longer needed. The change opened up 2.43 ha of total land area. Replanning added 0.66 ha of residential zone, 0.36 ha of commercial zone, and land was acquired for a parking lot and a park/children's play facility. The changes upheld the rights and interests of landowners, developed public facilities in surrounding areas, and improved the quality of life for residents, creating a winning situation for all parties. In addition, a portion of unacquired private land reserved for a market on Gongzheng St. and for use by Sinying District Office was changed to a residential zone. In return, the landowners donated a portion of their land free of charge for public facility use. Landowners who benefitted thus shouldered the cost of land acquisition.

The review was carried out in conjunction with a major construction project in Sinying Art Park that aims to turn the Chianan Irrigation system along Minzhi Rd. and Nanzhi St. as well as land for roads lining the irrigation system into land for a park path and a combination park path and canal. Changing the Sinying Drainage Ditch into a combination road and canal improved a dangerous scooter ramp and car crossing at Sinying Interchange. Alleys and lanes lining Changqian St. were modified to avoid dismantling or moving legal structures. Land was added for the Taiwan Water Corporation to build a needed worker training park. Following announcement of the planned changes, the city published the maps on the city government website under the “announcements” section as well as the “latest announcements” section of the Bureau's website.

## Lioujiading (Yongkang) Urban Planning

To end development restrictions on land reserved for public facilities and implement Mayor Huang Wei-che's administrative philosophy of land justice, on August 17<sup>th</sup>, 2020, the city government announced that it modified the main plan of the Yongkang Liou-Jia-Ding urban planning (first comprehensive review) (first stage). The primary scope of this review included areas along Zhonghua Rd. in Yongkang District, and the total area of the plan was 354 ha.

Results of this comprehensive review included widening Zhongxiao Rd. to 20 m, increasing the size of the Shengli Elementary School campus (by 0.01 ha), planning land for a square and parking lot on the west side of Zhonghua Rd. (1.79 ha), and planning to turn Chaitou Harbor Riverside land into a sports park (0.54 ha). These modifications, which closely align with people's lifestyles, were included in this round of first stage planning.

Also, in response to the low birth rate and planned moving of Erwang Public Cemetery, this comprehensive review approved three comprehensive development zones on school land beside Chi Mei Hospital, land beside Wu Wang

Elementary School, and farmland beside Erwang Public Cemetery. These areas were rezoned as residential districts and a medical treatment zone, ending longstanding restrictions on private land that was reserved for public facilities. Redevelopment opened up land for three parks in Lioujiading (1.25 ha), one children's play area (0.2 ha.), two parking lots (0.12 ha), three squares (0.14 ha), and one square and parking lot (0.20 ha), as well as planned roads (2.06 ha). The facilities will improve public service standards and the quality of life in surrounding areas.

## Yongkang Interchange Special District Planning

To carry out Mayor Huang Wei-che's administrative philosophy of land justice and end development restrictions on land reserved for public facilities, on October 28th, 2020, the city government announced and implemented Modified Special District Planning Project near Yongkang Interchange (fourth comprehensive review) (second stage). The



Development scope of the Lioujiading (Yongkang) school land

primary scope of this regular review included most areas in the Yongkang administrative zone, and the total area of the plan was 2,591 ha.

This modification plan contained 28 modification items. Key parts included demarcation of land for the Yongkang Zhongxiao Sports Park (5.42 ha), demarcation of land for a square on the east side of Yongda Rd. to accommodate a Yongkang rain sewer system (1.8 km), cancelling reservation of land for freeways that is not needed (3.31 ha), and land for a new parking lot in Guangfu Village (0.13 ha). In addition, in consideration of long-term transportation and transit needs in Yongkang, a number roads were included in urban planning in the area between the west side of Kunshan Elementary School and the freeway side lane as well as the section between Ziqiang and Fuqiang roads. These modifications, which closely align with people's lifestyles, were included in this round of planning.



After the completion of urban planning modifications to Yongkang Zhongxiao Sports Park, people will have a more convenient place to relax and exercise

Also, in response to the low birth rate and to remove or modify restrictions on land reserved for public facilities, this comprehensive review approved redevelopment of land reserved for public facilities that officials determined were no longer needed in 13 areas: the area around Erwang Public Cemetery, six pieces of land for use by schools, and six pieces of land for use by agencies or markets. The decision ended longstanding restrictions on private land that was reserved for public facilities. The review also approved modifications to change a Type A industrial zone on the north side of Yongkang Train Station into a specific purpose industrial zone. Through comprehensive redevelopment, Niaosong 2nd St. will be widened to 20 m and more than 1,700 ping of land to the north of Yongkang Train Station will be converted into a large square and parking lot. These changes will improve transportation in the area around the station, facilitate the transformation of traditional industries, and reduce disturbances to local residents by existing manufacturers.

For more information on plans made following comprehensive review of Lioujiading (Yongkang) and the Yongkang Interchange Special District, visit the Bureau or the Yongkang District Office to view relevant announcements, plans, and maps. You can also visit the city government announcement page at <https://www.tainan.gov.tw/en/> or the Bureau website at <https://udweb.tainan.gov.tw/en/> to download relevant plans or maps.



Tainan City Government



Bureau of Urban Development

## Cigu Urban Planning Promulgation to Spur Development of Coastal Areas



Cigu urban planning area includes Dacheng Village, where the district office resides, and neighboring Yucheng and Cigu villages

Cigu District, which is well-known for its salt attractions, saw rapid development in Dacheng Village, which is home to the district office, and neighboring Cigu and Yucheng villages. Each of these areas has reached a relatively large scale, but since the development did not follow urban planning principles, it tends to be scattered. To better plan comprehensive public facilities, the Bureau therefore drafted and promulgated Cigu area urban planning on August 12<sup>th</sup>, 2020, and Cigu area detailed planning of land use allocation restrictions guidelines on August 13<sup>th</sup>, 2020. Urban planning will expand planning zones along the Tainan coast and reserve hinterland for the future Cigu industrial zone and other major construction projects to boost local development.

The planning zone contains traditional communities and has a system of meandering lanes and alleys that makes access difficult. To improve external road links for both emergency vehicles and regular access, 14.08 ha of land for a new road system was added. Based on current use and development concepts, the plan allocates land for general use and land for public facilities in developed areas (152.09 ha) and on land for future developments (19.95 ha).

The planning area contains a large, approximately 16.6-hectare section of land for Taiwan Sugar forestation that features an excellent natural landscape and ecological environment. By designating it as an agricultural zone, the land can still be forested. In its land use regulation leisure facilities are permitted. Therefore it serves as both an open space and a leisure area.

In response to future residential needs, a 42.25-hectare area of Type 3 agricultural land was reserved to act as an urban development hinterland. Comprehensive development in the future will support the acquisition and development of land required for public facilities, creating a hospitable living environment. Since Type 3 agricultural zones are often progressively acquired and developed in line with urban development planning, follow-up modifications require additional rounds of urban planning public displays and various stages of review under urban planning laws.



Cigu urban planning zone land use allocation map

## The Spring Wins Multiple Awards While Turning Tainan Into a More Hospitable Place to Live

The Spring, a major landmark in downtown Tainan, was once a segment of the Tainan Canal and a major distribution point for the local fisheries industry. As its use as a water transit facility diminished, in 1997 the canal was drained and became the site of the China-Town Mall, a former bustling shopping center in the city.

Today The Spring still preserves memories of the crowds that filled China-Town during its heyday in the 70s, when this mall was a symbol of the city and a fountainhead of local fashion. As times changed and the mall fell out of favor, the city government launched an urban renewal plan that turned the site into a waterfront square. Pieces of China-Town's structure were integrated into the project so that people could still experience the history of this beautiful location while remembering the area's former glory and decline. Simple lights that line The Spring reveal the rich and



Mayor Huang Wei Cher invited the public to join a spring event at The Spring



A modern light and dance show on the water is a fantastical sight to behold

varied space while creating a distinct nighttime atmosphere. Reborn as a new urban landmark, this historic space was successfully transformed into a rare and treasured downtown waterfront square.

2020 was a bumper year for The Spring as it became a must-visit, Instagram worthy site for visitors to Tainan from the first day that it opened. The facility provides a dreamy, fantastical photo backdrop during both day and night. It already garnered a number of honors, including a 2020 FIABCI-Taiwan Real Estate Excellence Award, a Yuan Ye Award, a Taiwan Environment Lighting Award, a Taiwan Landscape Award, and a Golden Pin Design Award. A critic for the British newspaper The Guardian called it one of the five best architectures in the world in 2020. These praises are the result of hard work and thought put in by the city government team, the Netherlands-based architecture and urban design practice MVRDV, the Urbanists Collaborative, and LLJ Architects. The Spring has turned into the pride



"The Spring - Time Stream" is a fixed exhibition



Family academy



The Spring Theater offers an opportunity to soak in the water while watching a film

of Tainan, a symbol of the city's commitment to public infrastructure development, and a taste of new projects to come.

Searching for innovative possibilities for using The Spring, the Bureau planned a series of six activities and artistic performances: "The Spring of time - canal story exhibition," "The Spring of Life — Contemporary dancing drama show on the water", "The Spring of Kids — family academy", "The Spring of Listening — soft music show", and "The Spring of Sunshine — summer waterfront theater". Whether basking in stunning sound and light performances or immersed in tranquil artistic exhibitions, the events offered something for everybody. Notably, The Spring Theater provided a chance for people to sit in the grass or soak in the water while watching a film, making this Tainan's only outdoor movie spot and Taiwan's first waterfront theater.

Mayor Huang Wei Cher said that the city has longed worked toward providing a high-quality living environment and raising the quality of public amenities. Awards given to The Spring are an important form of recognition for the city government team. In the future, Tainan will undertake even more urban development projects and will not take its foot off the gas. Hoping that the city can earn even more praise from a wider audience, the mayor wholeheartedly invites everyone to visit and get a deeper taste of everything that Tainan has to offer.



President Tsai plays with local children in the water while visiting The Spring



President Tsai welcomes recipients of the FIABCI-Taiwan Real Estate Excellence Award and the FIABCI World Prix d'Excellence Award

Taiwanese writer Yeh Shih-tao said: “Tainan is well suited to dreaming, to work, to romance, to marriage, and to the leisurely life.” Tourists are encouraged to visit and experience this charming city. Transformation brought by The Spring reinforces Tainan as a place for families to play together and create new joyful memories. Our vision is for Tainan to go beyond its reputation as the cultural and food capital of Taiwan by growing into a more competitive city that people yearn for when they think of hospitable places to live.



The Spring won a 2020 a Taiwan Environment Lighting Award

## Awards Roll in for the Yuejin Harbor Brightening Project of Sinying and Yanshuei as the Yuejin Harbor Park Becomes a New Attraction



People are encouraged to visit the box bridge over the river at Yanshuei's Yuejin Harbor and see the magic of the water in person

As the supervisory agency of the “Yuejin Harbor Brightening Project of Sinying and Yanshuei,” the Bureau sought and acquired central government funds to invest in the local landscape. Ongoing progress includes rebuilding the Railway Landscape Park, the Sugar Railways bikeway, and Yuejin Harbor waterfront. Widespread praise for each of these sub-projects is highlighted by six awards garnered in a variety of government and non-governmental competitions, showing that both the public and private sectors are pleased with the landscape transformation.



“Yuejin Harbor Brightening Project of Sinying and Yanshuei” has been entered into and won a number of awards



A bridge beside Zhongxing Station of the Sugar Railways provides a wonderful vantage point for admiring the 25 sets of tracks and grassy field

The “Sinying Railway Landscape Park and the Sugar Railways Bicycle Path Connection Project” won landscaping design awards of excellence from the International Federation of Landscape Architects and the Taiwan Institute of Landscape Architects, as well as a Public Construction Golden Quality Award, which is known as the Oscars of the construction industry. At the end of 2020, the “Brightening Project” received further publicity when its railway tracks and green elements were featured in the 20 Years of Urban and Countryside Boundless Charm activity, hosted by the Construction and Planning Agency, Ministry of the Interior. Years of hard work were affirmed when the judging panel described the project as a model of a new urban-countryside building style.

Waterfront construction at Yuejin Harbor in Yanshuei built a



Bricks arranged to depict meandering tracks symbolize endless sweet lines



Intermingling of the old trees, concrete barriers and twisted roots creates an unusual scene



The Tianmi Cycling Path leads to Xinying Train Station



The evening light design uses a pair of complementary color temperatures that provide sufficient illumination and enhance the atmosphere



The old train tracks in front of the warehouse ingeniously blend with the old and new railway ties to create an interesting scene

charming ecological waterfront environmental space. Improvements the Bureau made to Lantern Festival display areas at Park 1 and 17 won the Taiwan Landscape Awards in the environmental facility category. While construction was underway, the general public was especially interested in the waterfront walkway at Park 18-3 and 18-5 of Yuejin Harbor. Following completion, these facilities received widespread praise and won a Taiwan Rivers Network Golden Apple Award.

In addition, after more than a year of work, at the beginning of 2021 the Irrigation Agency completed an irrigation channel connecting the Park 18-1 and 18-4 waterfront farmlands in Yuejin, creating a new waterfront park highlight. Several years before this project, the Bureau cooperated with the Irrigation Agency to open a box bridge over the river to the general public. The renovated bridge, featuring partitioned fencing, enables pedestrian passage without impeding the flow of water underneath. Its steel truss framework reduces disturbances to the surrounding environment by eliminating pier columns, which ensures sufficient area for water to pass while further reducing



Yuejin Harbor Waterfront Park (Park 1, 17 water area): The continuous ecological corridor featuring water and vegetative areas creates a harmonious environmental space



Yuejin Harbor Waterfront Park (Park 1, 17 water area): The tree-lined plankway offers a wonderful view of the riverbank

ecological impact. The structural design ingeniously achieves balance with an extended cantilever design that attaches the irrigation box girder to the walkway. Designed to accommodate passage by both people and water, the bridge provides the ultimate vantage point for visitors to admire the Yuejin Harbor atmosphere, making it a new visitor attraction in this wonderful waterfront landscape.

## Building a Livable City – Substantial Achievements for the 2020 Tainan Urban Design Review

When Tainan City and Tainan County merged at the end of 2010, the newly formed Tainan had a population of 1.88 million people in a jurisdiction covering 2,191.6531 km<sup>2</sup>. To improve the urban landscape, for 19 years, since the year 2000, Tainan has conducted an urban design review. Today, the basis of that review is urban planning detailed planning. Priority is given to specific urban development areas, and urban planning and management are carried out in a gradual, point-by-point manner. The Urban Design Review Principles (Standards & Regulations) are used to monitor the urban landscape in urban design implementation areas.

In 2020, Tainan urban design review officials held 24 commission meetings and nine officers' meetings. The commission approved 129 cases (including 15 design modification cases) and the officers approved 28 cases (including three design modification cases), and together the groups jointly approved 157 cases.

Among the districts, Annan, Anping and Yongkang had the most cases submitted. The six districts that composed Tainan City before the merger submitted 99 cases, accounting for 63% of total cases. Eight other districts: Yongkang, Rende, Gueiren, Sinying, Shanhua, Sinshih, Yanshuei, and Sinhua, submitted 58 cases, accounting for 37% of the total. These data show that more than six in 10 of all cases still come from districts that were downtown of Tainan City before the jurisdictions merged.

**Table 1 2020 Urban Design Review Cases by Administrative District**

Unit: Cases

District	West Central	East	South	North	Anping	Annan	Yongkang	Rende	Gueiren	Sinying	Shanhua	Sinshih	Yanshuei	Sinhua
Commission Meetings	6	13	8	13	17	26	20	4	9	6	2	4	1	1
Officers' Meetings	—	—	3	—	5	8	2	—	—	—	7	4	—	—
Total	6	13	11	13	22	34	22	4	9	6	9	8	1	1

(Note 1) There were two cases spread across more than one district. They were included in the statistics of each district.

Among the types of cases approved in 2020, for private buildings the majority of cases were for residences (48 cases in total) or for residential/commercial/office mixed-use buildings (44 cases). Other cases included commercial or joint use (13), cultural or educational facilities (5), factories or warehouses (19), or other (4), for a total of 133 cases. Among infrastructure and public buildings there were public buildings (10 cases), schools (12 cases), landscape constructions (1 case), and other public constructions (1 case), for a total of 24 cases. In general, residential and commercial/residential mixed-use buildings were the majority, accounting for 69%. Infrastructure and public buildings were next at 15%.

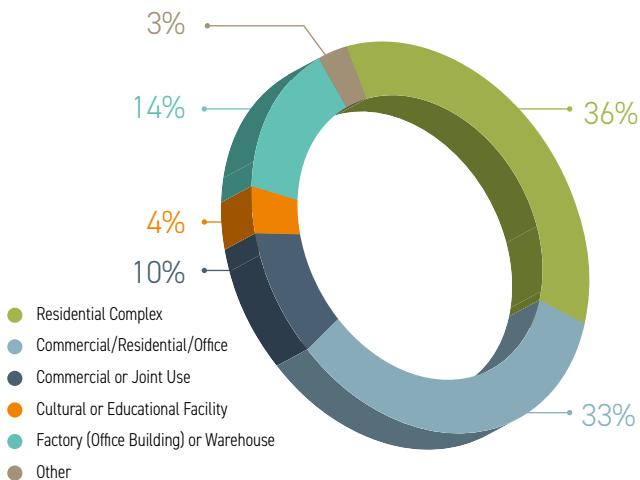
Besides bulk transfer cases, approved private investment cases that passed review in 2020 included the Argo Yacht Club Anping Commercial Port area leisure hotel new construction (first and second stages). For public construction, besides approval of transportation facilities, including ground floor work on the Tainan Train Station underground relocation project, Heshun transfer station, and the East District Qingnian Road E8 multipurpose parking facility, the Bureau's Siaodong Rd. north side public housing project and Stage 2 of the Public Works Bureau's Tainan Asia-Pacific International Baseball Stadiums and Training Centers project passed urban design review.

**Table 2 2020 Urban Design Review Cases by Type**

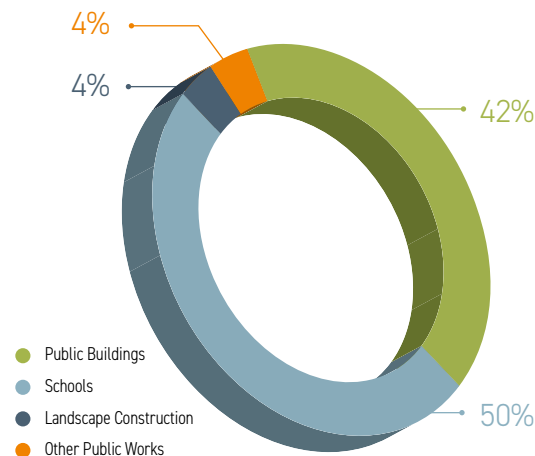
Unit: Cases

Type	Private Buildings						Infrastructure and Public Buildings			
	Residential Complex	Commercial/Residential/Office	Commercial or Joint Use	Cultural or Educational Facility	Factory (Office Building) or Warehouse	Other	Public Buildings	Schools	Landscape Construction	Other Public Works
Commission Meetings	40	40	12	3	8	3	10	12	1	0
Officers' Meetings	8	4	1	2	11	1	0	0	0	1
<b>Total</b>	<b>48</b>	<b>44</b>	<b>13</b>	<b>5</b>	<b>19</b>	<b>4</b>	<b>10</b>	<b>12</b>	<b>1</b>	<b>1</b>

Urban Design Review Cases Private Buildings



Urban Design Review Cases Infrastructure and Public Buildings



**2020 Proportion of Urban Design Review Cases by Type**

From a statistical analysis of locations and types of submissions, it is evident that a relatively high number of cases are based in urbanized areas. A majority are residential and residential/commercial buildings. The number of factories is rising, indicating that Tainan's real estate market has been growing steadily. In coordination with industrial zone development and construction, the Bureau encouraged faster building of factories. These advances are expected to improve the living environment for local residents while promoting industrial and economic development in the city.

In 2020, there were 87 cases approved. As for the implementation outcome (not including design modification cases), submitters plan to add 414,678 m<sup>2</sup> of green surface, 8,243 trees, 399,097 m<sup>2</sup> of permeable pavement, 46,163 m of pedestrian paths, and 21 garden corners. Additionally, since urban design review principles now encourage more green surfaces on rooftops and balcony facades, the volume of vertical green surface in submissions was increased. Rooftop green surfaces rose by 8,190 m<sup>2</sup> while vertical green surfaces on balconies increased by 1,343 m<sup>2</sup>.



Siao Dong Rd. north side public housing project includes a courtyard that connects green belts in Tainan Park, park paths that are part of the railway underground relocation project, and National Cheng Kung University.

**Table 3 2020 Urban Design Review Results Data (Cases Approved by the End of December 2020)**

	Green Surface Area (m <sup>2</sup> )	Number of Trees	Permeable Pavement Area (m <sup>2</sup> )	Pedestrian Path Length (m)	Rooftop Green Surfaces (m <sup>2</sup> )	Vertical Green Surfaces on Balconies (m <sup>2</sup> )	Garden Corners (Total)	Solar Power Facilities (kW)
Commission Meetings	44,777	7,289	343,831	343,905	7,958	1,329	20	3,051
Officers' Meetings	1,386	954	70,847	55,192	232	14	1	0

Urban design review mechanisms are conducted in urban planning areas based on regulations described in technical manuals and are an essential part of Tainan's urban planning system. Review mechanisms provide insights into land use effectiveness and future development prospects, which aim to enhance the urban texture and connections between open spaces while beautifying the city. This raises the city's overall competitiveness and the quality of the urban environment. Quantifying urban planning shows the degree in which plans affect urban design, management and development. The results become a basis for adjusting plans to raise quality, effectiveness, or development, and the reviews serve as a powerful reference for suggesting future policies that will turn Tainan into a hospitable, low carbon, ecological, environmental, and sustainable home.

## Staying Safe During a Pandemic by Applying for Zoning Permits Online

During the coronavirus pandemic, people were able to apply for city government services from the comfort of their home, reducing the risk of infection. Mayor Huang Wei Che urged people applying for zoning permits to use online channels, in order to avoid enclosed spaces and public facilities. By lowering time spent in crowded spaces, people could better protect their health.

According to the Bureau, people can use the Tainan City Government one-stop service (<https://onestop.tainan.gov.tw/>) to apply for an urban planning zoning permit. By going online, they can apply, pay, and receive documents with ease. The service supports the idea that during a pandemic, the safest, most convenient option is to stay at home.

The Bureau estimates that the proportion of people who use these online services has steadily grown since inception. By December 2020, approximately 30% of applications were made online and 60% of document receipts were done online. These numbers show that already more than half of applicants use the online service to make the application process more convenient.

The one-stop service's convenience means that people can stay at home during a pandemic while still completing needed applications. The city government will continue offering these types of services to support the general public during these difficult times.



The Tainan City Government one-stop service website



The Tainan City Government  
one-stop service

CHAPTER

# 2

TOPIC



# TOPIC

Urban Development Bureau,  
Tainan City Government



## “Spatial Planning Act” Amended to Provide Reasonable Deadlines

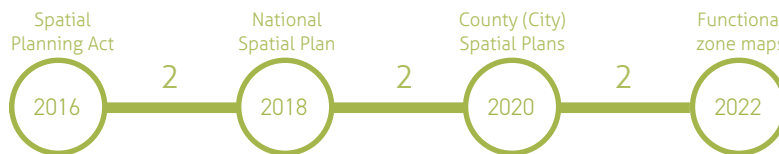
The “Spatial Planning Act” was amended by presidential order on April 21<sup>st</sup>, 2020. The primary change was to extend the period of time for spatial planning to take place. In the amended act, special municipalities and counties (cities) shall complete their spatial planning within 3 years and produce corresponding functional zone maps within 4 years. The amendment also called for all special municipalities and counties (cities) to promulgate their spatial plan by April 30<sup>th</sup>, 2021, and to follow later by announcing their corresponding functional zone maps by April 30<sup>th</sup>, 2025. After completion, the “Spatial Planning Act” would be in full force.

In coordination with the amendment to the “Spatial Planning Act,” the Ministry of the Interior extended plan announcement deadlines to make them more reasonable. It urged local governments to engage in prudent planning by holding multiple consultative meetings and convening spatial plan review meeting task forces and a general assembly meeting. After achieving a common understanding, the spatial plans (drafts) from each city and county would be sent to the assembly for review.

Recognizing that the spatial plans of each special municipality and county (city) should be inspected and discussed using a regional perspective, in the future the Ministry of the Interior will conduct reviews in batches based on region or by grouping neighboring cities and counties. Simpler cases will generally be handled first. In this round of cases sent to the assembly for review, Tainan’s case was in the third batch and passed review in August 2020. In accordance with the law, review of spatial plans from all municipalities and counties (cities) will be completed by April 30<sup>th</sup>, 2021.

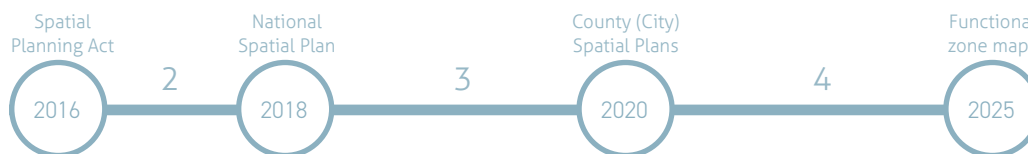
For more information on the amendment, see the “Spatial Planning Act” section of the Construction and Planning Agency, Ministry of the Interior website.

### Original Schedule



section of the Construction and Planning Agency, Ministry of the Interior

### Amended Schedule



“Spatial Planning Act” Schedule, before and after the Amendment

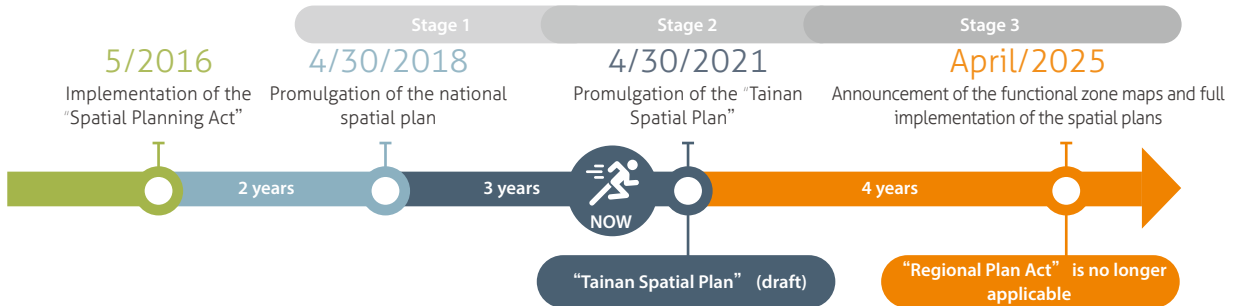
## Tainan Spatial Plan to Uphold the Existing Legal Rights and Interests of Landowners

The April 21<sup>st</sup>, 2020, amendment of the “Spatial Planning Act” extended the deadline for special municipalities and counties (cities) to complete their spatial planning by three years and to complete the corresponding functional zone maps by four years. The new deadlines meant that the spatial planning had to be finished by April 30<sup>th</sup>, 2021, and the corresponding functional zone maps had to be finished by April 30<sup>th</sup>, 2025. At this date, the “Spatial Planning Act” would be in full force and the “Regional Plan Act” would no longer be applicable.

The “Tainan Spatial Plan” designated four main functional zones based on land resources characteristics, environmental limitations, and future development needs. Since it was the first time the spatial plan was demarcated, to ensure that it was completed smoothly and upheld the legal rights and interests of landowners, no constructible land in the city was converted to non-constructible land.

With full implementation of the “Spatial Planning Act” expected to take place in April 2025, some members of the general public are concerned that their rights or interests will be affected. To ease their anxiety, the Bureau emphasizes that urban planning and national park area will still be managed based on the “Urban Planning Law” and the “National Park Law.” The new system includes changes to the names, controls, and development method modifications of non-urban zoning and land use, but it generally guaranteed that existing rights and interests would be upheld for legal land and building use. In the future, permitted use items will remain the same for non-urban land that is overseen under spatial planning land usage restrictions and rules. Existing legal uses will remain intact, which ensures that people will generally be able to preserve their existing land use rights and interests.

The functional zone maps that correspond to the “Tainan Spatial Plan” serve as planning schematics and designate flexible adjustment mechanisms to the demarcation of agricultural development areas and environmental conservation zones. After announcing implementation of the “Tainan Spatial Plan,” responsibility for completing the functional zone maps within the next four years was assigned to the Tainan Bureau of Land Administration.



Spatial plan implementation schedule

## Launch of the Public Exhibition for the Second Overall Review of the South District Urban Planning Detailed Plan

Due to expiration of the “Modification of the Tainan South District urban planning (detailed plan) overall review,” the Bureau launched the second overall review procedures in accordance with regulations.

According to Bureau Director-General Chuang Te-Liang, key parts of the planning included (1) Redevelopment after a review showed that the north side of Erren River (Wu 14) was not needed for a water resource center development project. The redevelopment supported local industrial development trends and took advantage of location advantages combined with key industrial modifications to rezone the land as an industrial use district and land for neighborhood facilities. (2) Review of urban planning maps and incomplete supplementary conditional projects to improve the accuracy and implementation management efficiency of planning map data. (3) Review of land use restriction key points and the standards of urban design review in response to implementation of the “Tainan Enforcement Rules of the Urban Planning Law.”

Public exhibition of the plan documents and maps for the second overall review of the South District detailed plan took place starting on September 18<sup>th</sup>, 2020. Information meetings were held on September 30<sup>th</sup>, 2020, in the 4<sup>th</sup> floor assembly hall of the South District Office and on October 6<sup>th</sup>, 2020, in the 1st floor assembly hall of the Wanli Activity Center. Related presentations and videos can be downloaded from the Bureau website (Tainan Bureau of Urban Development/multimedia/videos and recordings/public exhibition and information meeting videos and recordings).

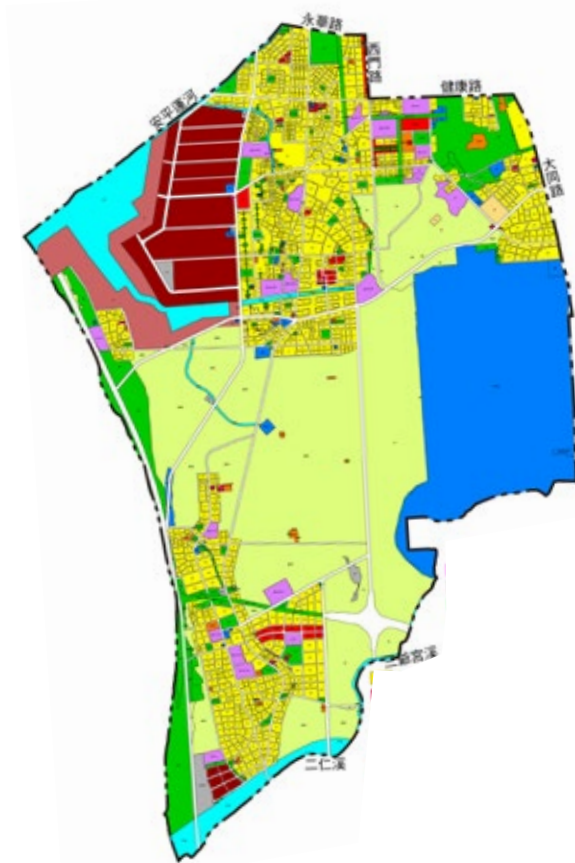
This plan was under review by the Tainan Urban Planning Commission. To follow progress, search the commission meeting items on the review committee section of the Bureau website (<https://udweb.tainan.gov.tw/en/>).



Enthusiastic participation at the public exhibition information meeting (South District Office)



Bureau of Urban  
Development



Scope of the South District detailed plan



Public exhibition information meeting (Wanli Activity Center)



## The Urban Planning Commission Reviews and Passes the Anping 5th Stage Detailed Plan

Following the 2010 announcement of the overall review of urban planning for the Anping urban planning area, which includes the Anping 5th Stage redevelopment zone as a core development, residential and market development flourished and the population increased. In addition, as tourism increased in recent years, the area around the south side of Anping Port has seen a number of new developments crop up in the redevelopment area, transforming the area's appearance. Considering that the previous overall review approached expiration and implementation of the corresponding guidance plan, the "master plan for the Tainan Urban Planning Project (fifth overall review)," was announced in 2019, the city government therefore decided to launch overall review procedures for the Anping area detailed plan. Regular reviews of urban planning reveal land use impediments, providing opportunities to adjust land use and urban design control content, which creates better conditions for building a beautiful urban landscape in the area around Yonghua Civic Center.

The Anping detailed plan covers an area of 602 ha, a majority of which is for the Anping 5th Stage redevelopment zone. It has diverse land areas designated for public facilities and comprehensive construction. Since it is part of the Yonghua Civic Center area, new developments will spur on further development in the commercial and residential markets. This latest overall review is to examine public facility needs and transformation of local environmental development trends. Its urban planning review items are coordinated with the Tainan master plan. Key points include reviews of land for public facility use, land use restrictions, and urban design standards.

First, since Jianping 8th St. (Guoping Rd. to Yuping Rd. section) is narrower than other nearby roads, which leads to traffic bottlenecks, the review urged agencies holding public land to release undeveloped land to expand the width of the road from 8 to 10 m. Second, transformation of people's consumption patterns meant that land designated for a market that was no longer needed was instead rezoned as land for a parking lot, in order to satisfy urban activity usage needs. Third, in response to development in recent years for the Anping 5th Stage zone, the Bureau conducted a new review of land use restrictions and urban design standards, which included the merger of urban planning restrictions content, fairness of exaction for similar types of industry, restricting new capacity on a section of Guangzhou Rd., and simplification of urban design review procedures. These changes will support appropriate landscape appearances while advancing urban administrative management efficiency.

After a public exhibition of the urban planning draft took place in February 2020, the Tainan Urban Planning Commission reviewed, revised and passed the plan at the commission's 92nd meeting on August 21<sup>st</sup>, 2020. Since parts of the plan must be adjusted to coordinate with the master plan, the city government submitted the plan to the Ministry of the Interior for review in December 2020. The plan was under review by the ministry's Urban Planning Commission, with promulgation expected to take place in 2021.



Jianping 8th St. (Guoping Rd. to Yuping Rd. section) will be expanded from 8 m to 10 m in width

## Implementation Announced for the First Stage of the Anping Harbor Historic Special District Main Plan

The Anping Harbor historic special district is located on the west side of Anping District, Tainan. In recent years, as local tourism flourished, infrastructure development gathered steam and the Taiwan International Ports Corp. created new opportunities with development of the port area. In accordance with the “Urban Planning Law,” the city government launched procedures for the second overall review of the special district planning in 2017. After urban planning commissions at each level reviewed and passed the plan, the city government followed a resolution from the Urban Planning Commission, Ministry of the Interior (MOI) to report the case to the MOI in stages for approval. On November 5th, 2020, the city then announced implementation of the “Modification of the Anping Harbor historic special district planning (main plan) second overall review (first stage).”

The “Modification of the Anping Harbor historic special district planning” has an area of 468 ha. Special district urban planning followed passage of the “Doubling Tourist Arrivals Plan,” a subitem of the “Challenge 2008 National Development Plan.” In 2012, the city completed the first overall review procedures for the special district. As national awareness of Anping Harbor grew in response to flourishing local tourism and holding of the Yuguang Island Art Festival, the focus of the main plan’s second overall review became improvements to the public environment. After review of urban planning land use restrictions and impediments, in the first stage a total of 35 modification cases were announced. Key points included:

1. Based on land use position in the Anping Harbor Plan and coordinated with adjustments to the urban planning allocation for modifications to the area surrounding the sampan harbor on the north side of Yuguang Island. Area of 1.31 ha.
2. Modified the public facility land use type based on agency needs and actual land use, in adherence with the principle of matching management with use. Modification area of 5.08 ha.
3. In response to tourism development needs on Yuguang Island in recent years and to improve recreational safety features at big and little crescent bays, land was added for surrounding public facilities and road use. Area of 0.82 ha.
4. Urban planning was modified to create a historic site conservation zone, based on the historic site scope announced by the Tainan Cultural Affairs Bureau. Area of 0.21 ha.

5. In accordance with central government policy to seek to remove restrictions placed on land reserved for public facilities, the Bureau removed restrictions on three areas of private land reserved for park use in the old village of Anping and restored the original zone. The restrictions were lifted in part because the land had legal buildings and removal of the restrictions would not affect overall integrity of the land reserved for park use. Area of 0.1 ha.

Long-term goals of urban planning review include improvements to people's living environments, solving land development impediments, and enhancing public amenities. These were considered with implementation of the "Modification of the Anping Harbor historic special district planning (main plan) second overall review (first stage)," which will enhance land use and the public environment.



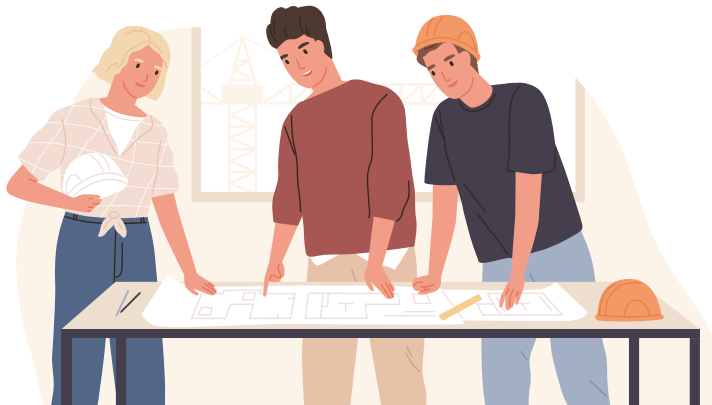
Post-modification urban planning

## Launch of Urban Planning Modification Procedures for the Anping Harbor Bridge Construction Project

In recent years, the National Anping Harbor Historic Park has undergone a period of flourishing tourist development. Due to narrow roads and limited external access roads in this old city district, however, the development has been accompanied by a severe increase in traffic. Tainan City Government has therefore worked to build a circular road network that can relieve pressure from the added tourism vehicles and solve local traffic problems. Completion of the Anping Harbor yacht marina BOT solicitation development project will further raise demand for transportation and tourism development, which increases the need for a comprehensive district transportation network that can spur on development of the historic park area.

A centerpiece of solving traffic problems in the Anping old urban area and harbor district was the Anping Harbor Bridge, to be planned and built by Tainan City Government. After the Ministry of the Interior included the bridge in its 2015 – 2022 living circle road transportation system construction plan and approved subsidies, the Bureau launched urban planning modifications.

The Anping Harbor Bridge construction project was designed to extend from Chengping Rd. eastward to Yonghua Rd on publicly held land. The total route was 1,010 m long, 3.23 ha in area, and featured a 20-meter-wide bridge, with the remaining road area to be used for curb lanes and access channels. Urban planning modifications on land for the bridge construction (2.83 ha) included changing land designated for port use, land for water use, and land for park use into 32-meter-wide land for road use. To reduce impact on the existing shipyard, including the need to demolish and relocate buildings, the width of the land for roads on the east side of the bridge was reduced to between 25 and 28 m (0.28 ha). In consideration of future comprehensive land use, neighboring fragmented land for port use was converted to land for road use then provided for building a public square (0.12 ha).



Public exhibition of the public planning took place in June 2020. Following review and passage at the 92nd meeting of the Tainan Urban Planning Commission in August 2020 and the 981st meeting of the Ministry of the Interior's Urban Planning Commission, the plan was formally announced and the Tainan Public Works Bureau took over bridge construction. In the future, the west end of the bridge will extend to Sicao Bridge and connect to Luermen Blvd. and Expressway No. 61, which will divert traffic from Provincial Highway No. 17 and improve external access to Anping Harbor. These developments will improve transport of commercial goods delivered via the harbor and spur development of the yachting, fishery, cultural, and tourism industries. They put the finishing touches on Tainan's "three latitudinal and three longitudinal" transit network.



圖	特定商業專用區	港埠專用區	保護區	文中(職)用地	道路用地
例	特定住宅專用區	加油站專用區	機關用地	公園用地	都市計畫範圍線
	特定文化專用區	古蹟保存區	水域用地	公園遊樂地	變更範圍

Scope of the Anping Harbor Bridge urban planning modifications

## Launch of the Public Exhibition for the Second Overall Review of the Annan District Urban Planning Detailed Plan

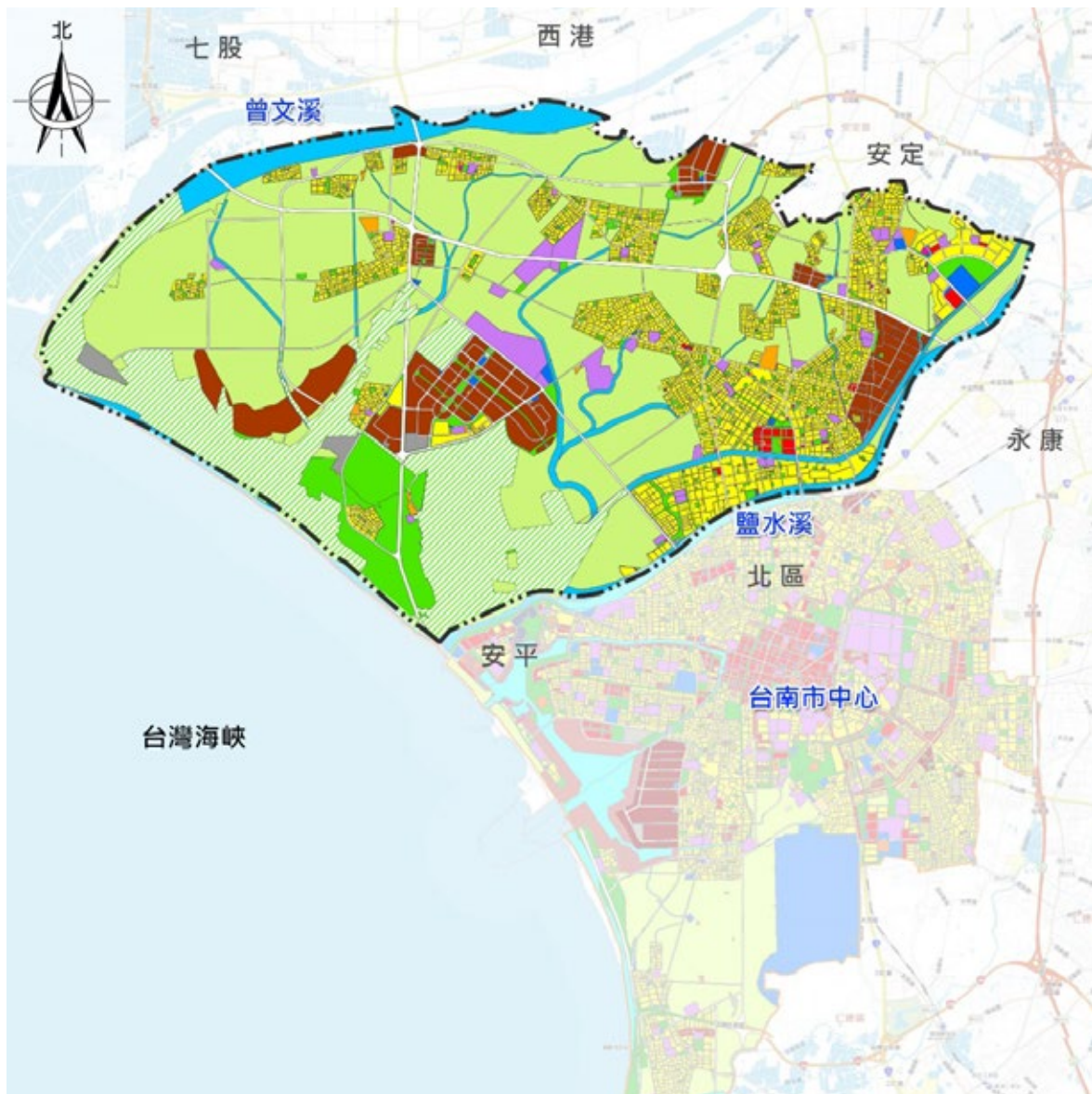
Annan is a vast district with an urban planning area of 11,300 ha that included 32 detailed plans. Since announcing implementation of the “Modification of the Tainan Annan District urban planning (detailed plan) overall review” in October 2013, the first overall review approached expiration so we launched a second overall review in accordance with regulations. On August 7th, 2020, we began 30 days of public exhibition then began undergoing review by the Tainan Urban Planning Commission.

There were a number of key points for this latest round of overall review planning, including designating 10-meter areas facing residential and industrial zones for detailed plan roads, after narrowing of Taijiang Blvd and in consideration of designated building line needs next to building bases; merging of land use distribution control guidelines and urban design standards for 32 detailed plans to unify control regulations and simplify urban review content and levels; adjusting planned roads based on public opinions when the changes did not impact the overall road system or affect people’s land rights; reviewing of supplementary conditional land where project implementation was not completed in order to support implementation, and canceling 6-meter width restrictions on building bases for some urban redevelopment areas and scale restrictions on land for shared encumbrance public facilities. These changes made urban planning more in line with expectations and supported execution flexibility.

Another overall review considered lifting restrictions on land reserved for public facilities other than roads. Adjustments to the scope of redevelopment zone on urban land will be reviewed in a different review when the Tainan Bureau of Land Administration determines the redevelopment schedule.

The public exhibition of the draft documents and figures for the second overall review of the Annan District detailed plan began on August 7th, 2020. While this detailed plan overall review is underway, members of the general public, agencies, or other institutions are welcome to petition the city government in writing to express opinions on the draft documents or contents of the Annan District detailed plan.





Scope of the Annan District detailed plan

## Removing Restrictions on Comprehensive Development in the Guanzihling Hotel Area

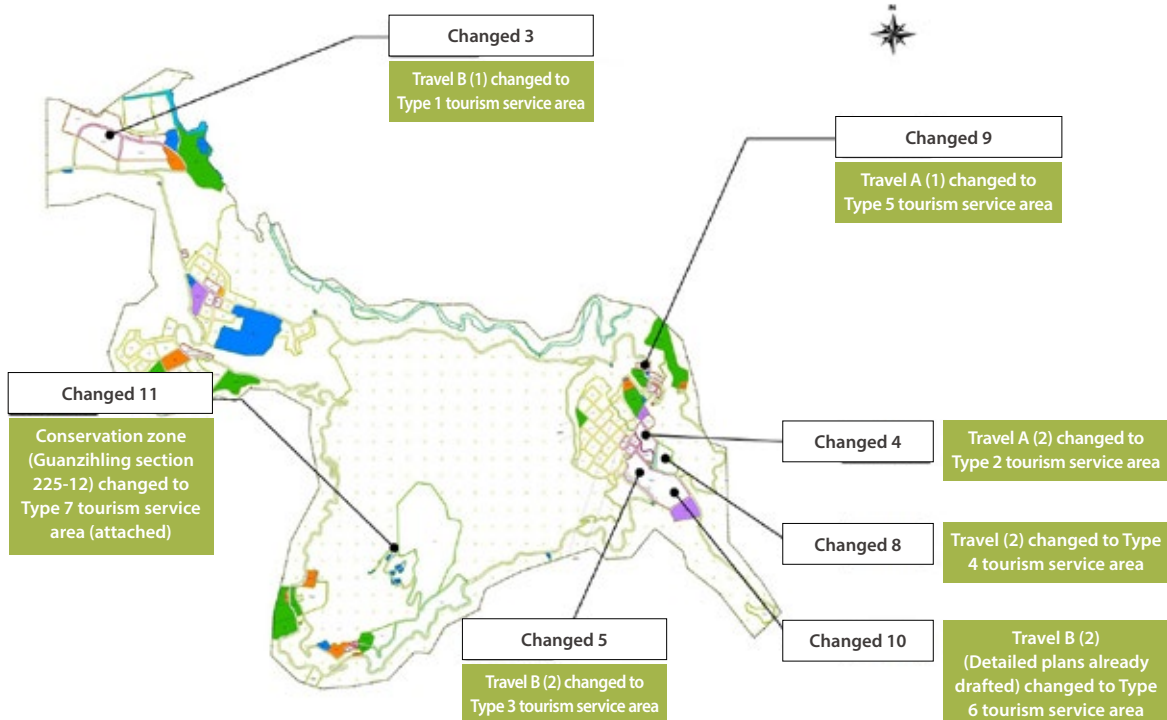
Guanzihling, which is located in Baihe District of Tainan, saw its fame grow following the discovery of mud hot springs during the Japanese colonial period, even rising to become one of Taiwan's four main hot spring areas. Tourists are also drawn to the area's historic sites and scenic spots, such as Siraya National Scenic Area, Baihe Reservoir, the water and fire cave, Hongye Park, Biyun Temple, and Dasian Temple. To leverage Guanzihling's natural resources and tourism facilities, so that the area could reach its full potential as a tourist destination, on January 23rd, 1981, the government approved the Guanzihling special district plan. With more than a decade having passed since the second overall review of the plan, third overall review procedures were launched. This review was approved by the Ministry of the Interior's City Planning Commission during the commission's 963rd meeting on February 25th, 2020.

The review examined land use and public facility needs based on development status. It focused on the inability to effectively use land around Baihe Reservoir, opting to convert the land to a Type 1 tourism service area that can be used for tourism service centers, public transit transfer facilities, agricultural goods exhibition centers, sporting service facilities, sporting goods leasing businesses, retail shops, general services, food and beverage shops, and hotels. In the hot springs area, Travel A (1) and Travel B (2) sections had long remained undeveloped due to restrictions. Following the review, they were therefore changed to Type 2, Type 3, and Type 4 tourism service areas that can be used for hot springs public facilities (such as feet soaking pools and public baths), waterfront facilities, travel service centers, cultural facilities, community teaching facilities, community recreation facilities, bicycle rental facilities, agricultural goods exhibition centers, retail shops, general services, food and beverage shops, and hotels. For simplification and unification purposes, Travel A (1) areas and a portion of Travel B (2) areas were changed to Type 5 and Type 6 tourism service areas while preserving the original usage intensity and permit use items.

**Table 1 Modifications to the Tourism Service Areas Schedule**

Location	Original Plan		New Plan	Notes
	Name	Development Method	Name	
Baihe Reservoir Area	Travel B (1)	-	Type 1 tourism service area	Changed 3 cases
Guanzihling Hot Springs Area	Travel A (2)	Overall development	Type 2 tourism service area	Changed 4 cases
	Travel B (2)	Overall development	Type 3 tourism service area	Changed 5 cases
	Travel (2)	-	Type 4 tourism service area	Changed 8 cases
	Travel A (1)	-	Type 5 tourism service area	Changed 9 cases
	Travel B (2) (Detailed plans already drafted)	Overall development	Type 6 tourism service area	Changed 10 cases
Jhentou Mountain Area	Conservation zone (Guanzihling section 225-12)	-	Type 7 tourism service area (attached)	Changed 11 cases

The presence of hikers and the 2015 construction of an observation deck at Jhentou Mountain led to greater commercial and recreational tourism development needs in the area. Guanzihling section 225-12 was therefore changed to a Type 7 tourism service area. Guanzihling section 225-13, which benefitted from voluntary donation and was already used for the observation deck, was changed to land for a public square with permitted usage items of a 1st floor travel service and consultation office, recreational facilities, small-scale retail shops, restrooms, and covered areas. The aim of the zoning adjustments is to promote mixed land use that can support joint development with surrounding tourism and recreational attractions, remove development restrictions, and advance tourism development.



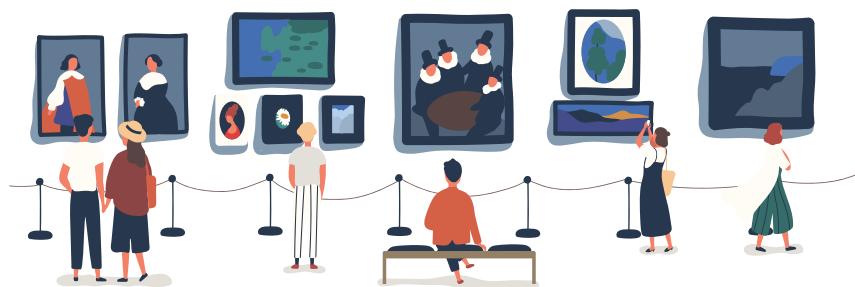
Tourism service area modifications

## Following Merger of the Guantian Erjhen Urban Planning Zone, Stage 1 Implementation Begins on Oct. 22nd, 2020

In the period following announcement of the original Guantian urban planning and the third overall review of urban planning in the Longtian area of Guantian, social and economic changes and the merging of Tainan City and Tainan County caused the planning to no longer fit the area's development needs. The city government therefore combined the two planning areas and carried out a fourth overall review. Key points included merger of the two planning areas, planning adjustments for the Guantian Erjhen redevelopment zone, demarcation of land for art and culture facilities, and decoupling the detailed planning. Following review and approval by urban planning commissions of all levels, first stage implementation was announced on October 22<sup>nd</sup>, 2020.

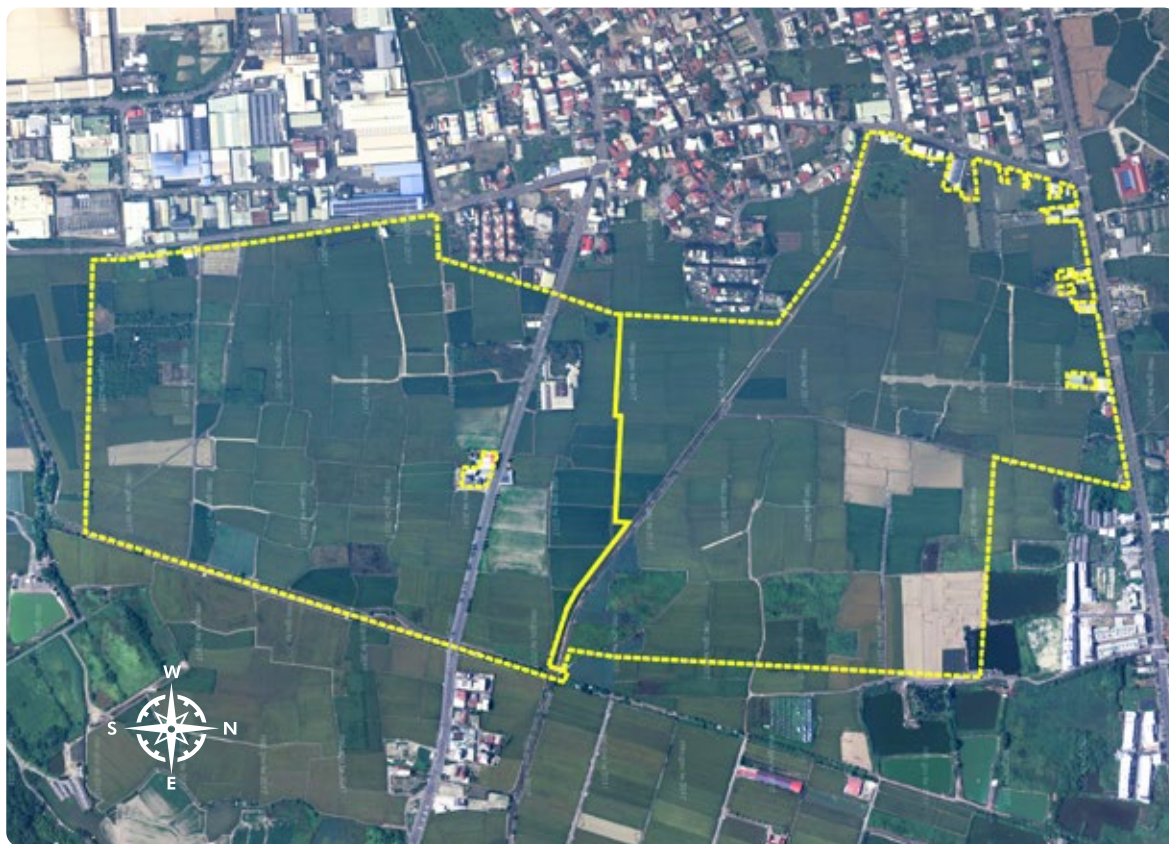
After the neighboring urban planning zones began to blend together following years of development and the deadlines for new reviews approached, city planners combined the two areas into an 1,827-hectare merged planning area that will facilitate future comprehensive planning and management. To support separation of management levels, the latest overall review decoupled land use zoning control guidelines and master planning, and then made them into detailed plans. This made the review process more efficient and supports local needs.

Demarcation of the 77-hectare Erjhen redevelopment zone was completed by 2000, but development has not yet begun. This new review examined the zone's scale, road system, and public facility types. The zone has three north-south and two east-west main thoroughfares that are 15-18 m wide. Several large parks are integrated into the zone's distinct canal network and elevated topography, to create open green and aquatic spaces. Due to Taiwan's low birth rate, three sections of land for schools were modified and blended into one. To accelerate overall development of the area, unacquired land reserved for parks, parking lots and markets outside the original redevelopment zone was integrated into the new redevelopment zone.



Following review, the size of the redevelopment increased to 89 ha. Restrictions on five sections of land for markets, two sections of land for schools, interior roads, four parking lot areas, and 10 sections of land for parks were ended. These areas will instead be opened using redevelopment methods.

Since some of the Taiwan Sugar warehouses located beside Longtian Train Station were listed as historic buildings, this review merged public land areas and converted them to land for art and culture facilities. This will support overall planning and use by members of the arts, culture, leisure, entertainment, retail, food, and beverage industries. Besides finding uses for idle spaces, the plan will spark commercial activities in the area around the train station.



Current state of the Guantian Erjhen redevelopment zone

## Impressive Projects on Display at the 2020 Tainan Corner Landscape Design Contest Exhibition, with Mayor Huang Wei-che Joining as an Awards Presenter



Daofeng Neihai History Workshop residency project - "Tree Castle"  
(Sinying Railway Scenic Park)



Yanping Community, Jiali District Tainan Corner Project - "Continue"

An exhibition was held on November 1<sup>st</sup>, 2020, to show results of the 10th Tainan Corner Landscape Design Contest. Tainan Mayor Huang Wei-che personally attended to praise and encourage team members, and the sponsoring agency, the Construction and Planning Agency, Ministry of the Interior, was represented by the agency Director General Wu Hsin-Hsou, who presented the award for best corner design. The gold medal winner this year was the "Man-man-man" experiential leisure park project, which was a joint effort by the Syuejia Simple Lifestyle Association and students from Ming Chuan University. The silver medal winner was "Shenke," a canal project from Kanding Community, Houbi District and Kao Yuan University. The bronze medal winner was

“Zhuanshu,” an old home courtyard project from Jhupu Community, Yanshuei District and National Yunlin University of Science and Technology.

Tainan is an excellent stage for designers to demonstrate their soft skills, which are crucial to the city's future. Tainan is grateful to the communities, youths, and teachers who worked hard to contribute towards this project. Youths are encouraged to remain in the city to develop their careers and become the foundation of placemaking initiatives. Bureau Director General Chuang Te-Liang said that with the quality of submissions improving each year, it is becoming harder to choose the winners. As the gap between projects narrows, design and creative capabilities are progressing.

For the exhibition, each builder made a display to explain their construction process and experts analyzed the projects. Jin Liu, the manager of Yidian Creative Co., Ltd., and Wu Yi-Yen, the editor-in-chief of the Lion Group's Xin Archi magazine evaluated the projects and shared their own experiences in two presentations: 1. Community building and building revitalization in Keelung, and 2. Architectural perspectives.



Tainan Mayor Huang Wei-che personally attended the 2020 Tainan Corner Landscape Design Contest exhibition to praise communities and creative team members who worked hard to improve their living environments



Construction and Planning Agency Director General Wu Hsin-Hsuo and Mayor Huang Wei-che joined Bureau Director General Chuang Te-Liang in a group photo with the winning community teams from the 2020 Tainan Corner Landscape Design Contest



Syuejia Simple Lifestyle Association won a 2020 gold medal in the 2020 Tainan Corner Landscape Design Contest for a project that included a wooden platform meandering through a wooded area, showing users the delights of climbing



Kanding Community, Houbi District won a Tainan Corner silver medal for a project that intertwined green areas and waterways beside a major community road, creating a new highlight for the area



Jhupu Community, Yanshuei District won a Tainan Corner bronze medal for a project that renovated an old building and front courtyard, providing a wonderful new space for community members to enjoy



Corner Gold Medal Winner: "Man-man-man," which was a collaboration between the Syuejia Simple Lifestyle Association and Ming Chuan University



Corner Silver Medal Winner: "Shenke," which was a collaboration between Kanding Community, Houbi District and Kao Yuan University

More than 90 students from Mingdao University, Cheng Shiu University, Tainan University of Technology, Kun Shan University, Chaoyang University of Technology, Nanhua University, National Cheng Kung University, Da-Yeh University, and Chinese Culture University participated in this year's contest, together with community groups from Houbi's Sindong, Jiali's Yanping, Yujing's Jhuwei, Sinying's Guye and Ditougang. Another 15 advanced residency projects with impressive results included Tainan Wonderful Life, Mountaintop Historic Development Workshop, Shinmin-Culture Arts and Humanities Studio, Huwei Construction History Workshop, Daqi Agricultural Arts History Workshop, Daofeng Neihai History Workshop, and West Central District's Yintong Community. Over the course of just two months during summer vacation, participating youths from outside the city felt Tainan's unique warmth and elegance.

Through the Tainan Corner Landscape Design Contest, the city hopes that local spatial transformation can inspire greater connections between industry and local features. This exhibition raised awareness of the project meaning, which will hopefully encourage even more people to join next year in transforming the urban environment.

## Annual Inspections of the Tainan Heart of the Township Project Yield Excellent Results



Committee members evaluate the "Yuejin Harbor Lantern Festival Display Area Improvement Project"

When the Construction and Planning Agency, Ministry of the Interior, came to Tainan to conduct annual inspections on the Heart of the Township project, a number of committee members joined, including Lin Jheng-gang, Hsiao Jia-hsing, Lee Yong-jhan, Lai Guang-bang, Wang Hsiao-lin, and Lai Mei-rong. Among the most impressive projects they saw was the "Yuejin Harbor Brightening Project of Sinying and Yanshuei," which turned a NT\$440 million subsidy into a brilliant public construction achievement. Committee members had especially high praise for monitoring of the construction quality and distribution of project funds.

The project is one of several plans and construction works the city government implemented in recent years in the Sinying area.



Committee members evaluate the "Sinying, Yanshuei Sugar Railways Bicycle Path Connection Project"

Besides connecting green and aquatic corridors in Sinying and Yanshuei districts as well as the cultural zones of Yuejin Harbor and the local sugar factory, it underscores the earlier construction achievements of the two districts, adding to the charm of a cultural and artistic landscape that blends new and old characteristics while giving local residents a new space to explore.

Project inspection included Park 1 and 17 restoration in the Yuejin Lantern Festival exhibition area in Yanshuei, construction of a downstream waterfront park, second stage work on the Railway Scenic Park in the Sinying Sugar Factory area, and the “Sugar Railways Bicycle Path Connection Project.” Inspection criteria included policy implications of the projects and maintenance of earlier projects, such as renovation of the Jhu River riverbank and sports park zone, a green community empowerment plan – Liouying Rendezvous Square, the Tainan Corner project in Sinying’s Taizih Community, and first stage work on the Railway Scenic Park. Extending from north to south of the city, these projects are critical, exciting developments that constitute some of the best landscapes in the city.

Committee members were deeply impressed by ecological work methods to protect slopes, concrete-free construction on Yuejin Harbor Waterfront Park, renovation of the historic Yanshuei Train Station, and warehouse tree houses. Meanwhile, linking the Taizih Community Corner Project to the Sugar Railways Bicycle Path Project reconnected the old Taizih Temple Train Station with its railway platform. Inspectors said it was a rare opportunity to blend old railway stories with a construction project supported by the participation of local residents.

Landscaping around the Jhu River riverbank and sports park zone combined with water treatment plant construction rebuilt the riverside green corridor beside the Tainan Martyrs Shrine, creating a distinct urban zone that combines a lush green environment, natural ecological features, and cultural and historic elements. The green and aquatic belt serves as a buffer between nature and developed areas of the city, providing a cozy leisure zone with an excellent ecology. Upon witnessing these advances, committee members said they looked forward to excellent project results continuing in Tainan.



Results of second stage work on the Sinying Railway Scenic Park



Results of Yuejin Harbor Park 18-3 and 18-5 waterfront path construction

## Tainan Corner Landscape Brings New Life to a Village in Houbi's Dingchang



Students and teachers from Cheng Kung University joined in turning an old warehouse into a community activity platform and bar. The distinct aesthetic made the site into a popular visual attraction and a new community activity center.

During the past decade, the Tainan Corner Landscape Design Contest project has attracted many youths to the community building space. Strong support from locals enabled projects to advance from landscape changes to deeper community transformations. For example, Dingchang Community in Houbi joined a Tainan Corner project that brought joy back to a farming village, and in the process restored life to a pastoral community while achieving sustainable operations.

In 2017, the director-general of the Dingchang Community Development Association, Hsiao Guo-ru, the association secretary-general, Chang Mei-hsue, and others joined in restarting community building projects. The association proposed a Tainan Corner project that brought students from the Department of Architecture at Kao Yuan University into the community to join locals in renovating Jiangshueibo's Garden, which is a local site for holding community meals, classes, and other activities for seniors. Their efforts culminated in winning a Best Corner Project award.



Students from the Department of Architecture at Chung Yuan Christian University used Bozhan Park as a theme to renovate the landscape around the Chen family ancestral home. For their efforts they won second place in the 2018 Corner Project awards and created a popular new community activity site that features a leisure platform, a low-lying scenic pond, and an ancient stove.



Professor Heng Zhang of National Cheng Kung University led Huweiyang Historic Workshop in proposing the “Hear the Breath of Changduanshu” project. Using the site’s ancient name, which meant “pharmacy entrance” as inspiration, the group planned a kind of pastoral healing center.



Dingchang Community used the Tainan Corner project as inspiration for improving local facilities, and then used those facilities to hold complementary events. Interested visitors to the community come to see the changes, generating enthusiastic responses from government agencies and other observers.



Students from the Department of Architecture at Kao Yuan University joined locals in renovating Jiangshueibo’s Garden, which is known as a local care base. Residents gather in the garden to share meals, make rice dumplings, and build community spirit.

In 2018, students from the Department of Architecture at Chung Yuan Christian University used Bozhan Park as a theme to renovate the landscape around the Chen family ancestral home. For their efforts they won second place in the 2018 Corner Project awards and created a popular new community activity site that features a leisure platform, a low-lying scenic pond, and an ancient stove.

In 2020, Professor Heng Zhang of the Department of Architecture at National Cheng Kung University led Huweiyang Historic Workshop in proposing the “Hear the Breath of Changduanshu” project. Using the site’s ancient name, which meant “pharmacy entrance” as a theme, the group planned a kind of pastoral healing center. Renovations included turning an old warehouse into a community activity platform and bar and remodeling an old building overgrown with trees to create a new arts display room. Industry, academia and the community joined together to make the project a wonderful example of cross-sector cooperation.

Dingchang Community used the Tainan Corner project as inspiration for improving local facilities, and then used those facilities to hold complementary events. From the student contributors who lived onsite to outsiders who visited to survey local resources, experience farm life, get a taste of the countryside, or simply travel, the projects generated enthusiastic responses. Participants praised their experiences and encouraged others to take part.

## Extension of the Sinying Chianan Irrigation Canal Pathway Turns a New Page for a Popular Waterfront Belt



The design was based on art park planning concepts to create a consistent theme

A broad examination of human development shows the inseparable relationship between water and the shape that a city takes. This phenomenon is clear in the west of Tainan, where the Chianan irrigation canal is a vital water source for local farms. Since the Chianan irrigation canal runs through Sinying, it has served as an important plains township dating back to the early days when Tainan became an agrarian society. In recent years, as urban patterns changed, various departments cooperated to turn the canal and surrounding land into a scenic system. Plans were implemented to build an east-west canal pathway and a north-south Sugar Railways bikeway with Xinying Cultural Center at the core. The area has already become an indispensable place of leisure and transit corridor for the people of Sinying. In addition, in recent years the Sinying Art Park and art installations have become important local tourist attractions.



A row of rain trees with lush, elegant crowns line the east side of the pathway

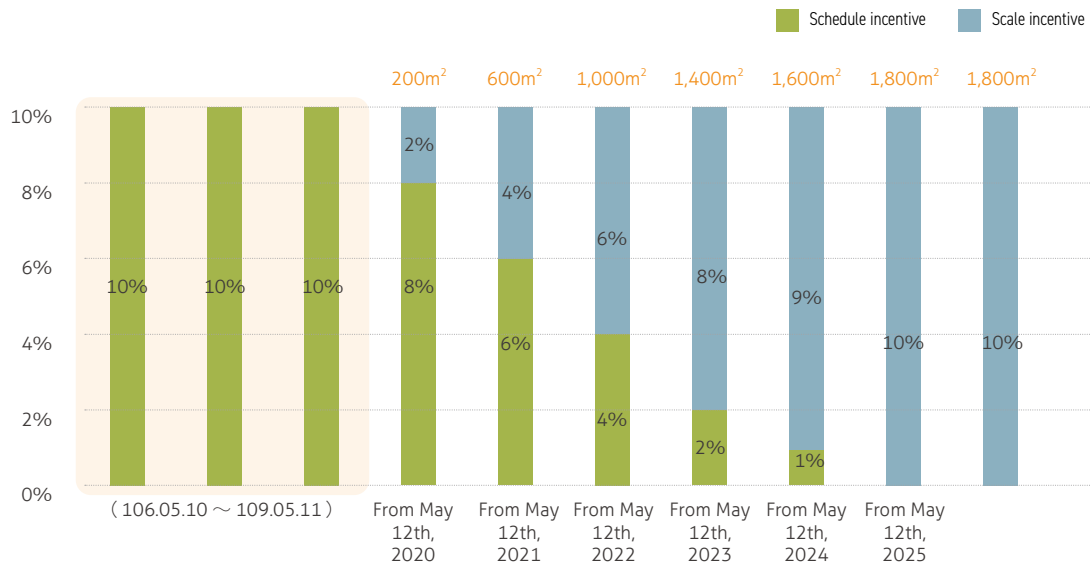
To increase leisure spaces available to the general public and plan a recreational belt along the canal embankment that takes into account the distinct shape of the canal, the Bureau decided to renovate the landscape on a 400-meter-long stretch on the north side of the canal along Section 2, Gongyuan Rd., in Minrong Village, Sinying. Initially, the canal and neighboring Japanese-style park had barrier railings. To make this popular site more accessible, where land use permitted, the barriers were torn down, leaving only those found along the side of the canal. The design was based on the planning of the art park to create a consistent theme. The new waterfront path and beautification of the surrounding green environment better integrated the canal into the daily landscape. On the east side of the pathway is a row of rain trees with lush, elegant crowns that provide welcome shade. As people walk along the green banks of the canal, they are cooled by the gentle breeze and calmed by the water gently flowing. Benches along the path offer the chance to enjoy a brief respite, and light fixtures at night add to the romantic ambience. After the work day ends, a favorite pastime of local residents is to gather here to enjoy a relaxing stroll.

In order to increase usership of the green pathway, the Bureau sought to attract people from relatively distant urban center districts. It therefore gradually extended concepts from the Sinying Art Park and Chianan irrigation canal green belt westward to Nanjhih Community. Idle space located beside the canal transformed into a high-usage urban green and blue belt, redefining urban boundaries. By building a modern waterfront path, the city government turned the canal from solely a channel for supplying water into an integral part of life in the city. The people benefited from gaining a better place to relax.

## Amendment to Rules Governing Reconstruction of Unsafe and Old Buildings Extends Schedule Incentives and Eases Restrictions on Land Mergers to Accelerate Rebuilding Projects

On May 8<sup>th</sup>, 2017, the government promulgated the “Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings,” which provided fast and effective channels, together with clear incentives, to support reconstruction efforts. As the central government’s original incentive offer of up to 10% of the base floor space within three years of submitting applications for plans to rebuild unsafe old buildings expired on May 11<sup>th</sup>, 2020, considering ongoing demand, the government announced an amendment on May 6<sup>th</sup>, 2020, that relaxed the thresholds for incentives and extended the validity of the incentives.

The amendment primarily relaxed thresholds on two items. The first included extending the incentive period and increasing the reconstruction base scale incentives, with the combined upper limit of the incentives remaining at 10% of the base floor space. The validity of the incentive gradually decreases until it ends in the ninth year (May 2025). The scale incentives offer a 2% base capacity incentive for the first 200 m<sup>2</sup> of the reconstruction base followed by a 0.5% incentive for each additional 100 m<sup>2</sup>, as shown in the following table:



Description of the amended schedule validity incentive and scale incentive

The second item eased upper limits on merging neighboring land into reconstruction projects for old, unsafe buildings. This change solved problems associated with fragmented land, scattered ownership or boundaries, design challenges on small land areas, and poor urban landscapes that could arise from the original statute. In consideration of fairness, when the merged land exceeded the original unsafe base area or was larger than 1,000 m<sup>2</sup>, capacity incentives and tax reductions did not apply.

Prior to January 20<sup>th</sup>, 2021, Tainan had received 121 applications to rebuild unsafe and old buildings, demonstrating that demand remained high. To help people overcome hindrances and doubts associated with rebuilding unsafe or old buildings, the city government established a dedicated guidance team that offers legal and regulatory consultations, support with submitting applications, and help with arranging financing or loans. To reach the team, call Chang Jung Christian University at 06-2785239.

### Xidong Section, Annan District, Tainan

**District Location:**

Residential area 50% 120%

Before renovations: 3 aboveground floors

After renovations: Residential building with 4 aboveground floors

**The project received a building capacity award:**

No capacity award application for rebuilding unsafe and old buildings



3D schematic diagram

Date	Progress
2015.03.09	Based on building and disaster prevention regulations, the competent authorities provided notification that the building should be torn down within a designated period or it would face forcible demolition. To avoid demolition, the building owner had to improve or remove dangerous facilities.
2019.04.24	The Tainan Cultural Affairs Bureau determined that the building did not possess preservation value.
2019.05.13	Rebuilding project application.
108.05.30	Approval of the rebuilding project.

### Incentive plan for a project in Xidong Section, Annan District, Tainan

## Funong Section, Annan District, Tainan

### District Location:

Residential area (60% coverage ratio, floor area ratio of 210%)

### The project received a building capacity award:

1. Complied with conditions for a 10% incentive under paragraph 2, article 6 of the unsafe and old building incentive statute (schedule incentive)
2. Complied with conditions for a 6% incentive under subsection 3, paragraph 1, article 4 of the incentive statute (unsafe and old building)



Date	Progress
2019.01.30	Safety Assessment of the Completed Structure: Detailed assessment.
2019.05.07	The Tainan Cultural Affairs Bureau determined that the building did not possess preservation value.
2019.09.18	Rebuilding project application.
2019.09.23	Approval of the rebuilding project.

### Incentive plan for a project in Funong Section, East District, Tainan



## 29 Planning Projects Passed Under the City Government's Autonomous Renewal Policies

Are the tiles on the walls of the building you live in falling off? Are you concerned about the building structure? Or are there other apparent problems? The Bureau promotes urban renewal, rehabilitation, and conservation projects by helping applicants to apply to the central government for subsidies to support planning and construction. Qualified applicants are legally established urban renewal associations or building management committees. Projects shall be for urban planning area developments that are at least 20 years old and consist of at least three villa-style homes or apartment buildings of at least four floors.

Planning subsidies, which are calculated based on the floor area of the building, have a starting bracket of approximately NT\$500,000. Construction subsidies are calculated based on the floor area of the building and shall not exceed 45% of the total construction cost. To support developments highlighted by the city, the Bureau prioritizes rehabilitation and conservation in surrounding areas by offering higher subsidy amounts. The extra incentive encourages joint development.

The Bureau continues to help community residents apply for subsidies from the Construction and Planning Agency. Currently it is supporting 29 planning subsidies and 12 construction subsidies. Several communities are still at the stage of consolidation or contracting. Projects underway or completed include the Ximen Finance Building in West Central District, the Culture Square Building and National Sinjing Building in East District, and the Jiayi Wanchao Building and Chinese Trade Building in Yongkang District. At the same time, the Bureau supports projects to solve leakages and falling tiles or bricks, as well as projects that renovate building appearances.

Considering that the public may not be familiar with relevant laws and regulations and that project proposals require the assistance of professionals, the Bureau established the Autonomous Urban Renewal Consulting Team to help review qualifications and produce subsidy application plans free of charge. Between 2014 and 2020, the team helped numerous communities successfully apply for subsidies.



Residents who are interested in applying or want to know more about urban renewal can contact the consulting team directly for more information by calling Ms. Zhou, of the Land and Environment Research Center, Chang Jung Christian University at 06-2785239.

Ximen Finance Building, West Central District



Culture Square Building, East District



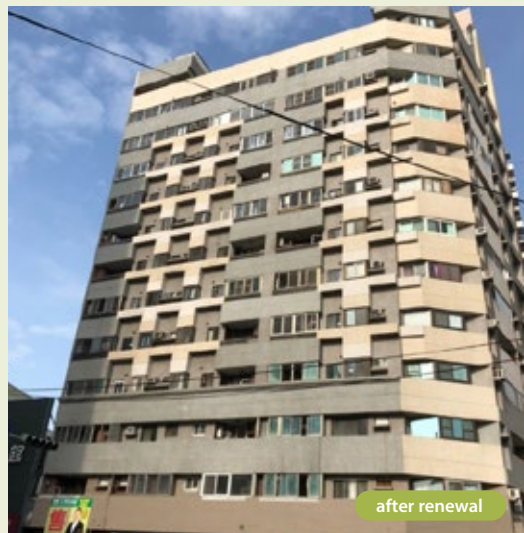
National Sinjing Building, East District



Jiayi Wanchao Building, Yongkang District



before renewal



after renewal

Chinese Trade Building, Yongkang District



before renewal



after renewal

## Successful Solicitation in Jingzhong 2nd Village and Er Kong New Village Leads to Regional Development and Creates a Win-Win Situation for Public Departments and Investors

As urban development and changes occur with time, early developments in the city, including old facilities and buildings, gradually become dated. Cities must therefore undergo renewal and regeneration to reconstruct urban spaces and landscapes, improve living quality, and inject new life. Promoting the planned redevelopment and reuse of urban land restores urban functions, improves quality of life, and advance public welfare.

Military dependents' villages are settlements that are unique to a time and place in Taiwan. Almost as quickly as these historic spaces began to emerge in 1949, however, the cities they were in modernized around them. Military dependents' villages that were located on the fringes of cities were overtaken as the urban fringes gradually evolved to become city centers. When this happened, the villages fell out of harmony with their surrounding environments.

In recent years, the Ministry of National Defense has actively promoted reactivation of land used for military dependents' villages. Using urban renewal ordinances and related regulations it has implemented urban renewal development plans.



Design concept for Jingzhong 2nd Village, Yongkang District



Geographical locations of the Jingzhong 2nd Village, Yongkang District and Er Kong New Village, Rende District (Section A) urban renewal solicitation projects

Through public investment, construction and redevelopment strategic plans, and in coordination with public welfare exaction mechanisms, it has integrated spatial functions and carried out related planning. These measures enhance the reconstruction of overall urban functions, improve the urban environment, and raise the potential of regional development. At the same time, they support social fairness and justice.

In 2020, the Bureau implemented land transformation and renewal projects on the military dependents' villages. It successfully solicited investments for Jingzhong 2nd Village in Yongkang District in February 2020 and Er Kong New Village in Rende District (Section A) in March of the same year. Considering that these were government-led urban renewal projects and land ownership rights were clear, besides helping the Ministry of National Defense to manage its land holdings by contributing to funds for transforming military dependents' villages, the Bureau sought to underscore the public welfare benefits of government-led urban renewal, including improving the living quality of urban environments, raising the contributions of renewal projects to public welfare, and building public facilities to spur urban renewal and development. At the same time, when considering these projects from the perspective of overall urban development, the Bureau established mechanisms for capacity reward limits that could place appropriate limits on renewal project scale. These limits prevent overdevelopment problems.

Jingzhong 2<sup>nd</sup> Village is located in Yongkang District, on the west side of Zhongxiao Rd. The land in the conditional deal had an area of 18,515.55 m<sup>2</sup>, consisting of 3,661.12 m<sup>2</sup> of commercial use land and 14,854.43 m<sup>2</sup> of residential land. The area is near the Tainan eastern metropolitan area, the Pingshih redevelopment zone, Dawan Interchange, and Yongren High School. It has a convenient transportation network and comprehensive lifestyle amenities. Meanwhile, Section A of Er Kong New Village is located in Rende District, to the north of Baoren Rd. The land has an area of 21,869.25 m<sup>2</sup> and was zoned for residential use. To the north of the development area is the South Tainan Station Fuduxin (in East District), and the surrounding land meets conditions to become an emerging core development zone.

Development sparked by these two urban renewal projects will enhance the overall environmental quality of these areas by providing roads, green spaces, and land for parking lot use that shall be built within one year of the developers signing the contracts. Within three years of groundbreaking (forecast for 2021), the two projects shall complete construction on 70 and 110 units of social housing, respectively. Development is expected to be completed within six years and is estimated to save the city government NT\$2.1 billion in costs.

The projects considered local development needs and social welfare when formulating a set of housing space requirements, standards for related facilities and building materials, and a list of equipment. Design will include green building planning and universal design concepts to enhance barrier-free facilities. A portion of floors will include barrier-free homes built in accordance with the “Regulations on Design Standards and Encouragement of Barrier-free Houses.” Accessible homes with highly adaptable designs will create high-quality residences suitable for people of all ages. Comprehensive planning will ensure that these residences are suitable for continuous use.

Tainan City Government provides a variety of housing measures in line with national policy. In the future, the city will continue to directly build housing and use bulk rewards as incentives to encourage outside developers to build more social housing. By increasing the supply of social housing in Tainan, we will achieve a more stable housing market with a good balance between supply and demand. By better fulfilling people's right to good housing, Tainan will become a more just city.



Design concept for Er Kong New Village, Rende District

## Community Planners Use Green Empowerment to Generate New Local Strengths



Houbi's Sindong community won a 2020 Yuan Ye Award for an environmental improvement project that built a new community care point

### Through Small Contributions, Community Planners Build Influence and Solidify Local Roots

While the world focuses on environmental topics, the Bureau promotes the Green Community Empowerment Program as part of its investment in the community, the local environment, and the cultivation of local talents. In 2017 and 2019, Tainan cultivated 117 new community planners and carried out 35 environmental improvement plans in local communities. These initiatives are gradually improving local lifestyles and living environment quality.

Community planners take professional classes that use environmental topics in Taiwan as a basis for deeper explorations of community issues and local appearances. On-site and practical training, which includes joining locals in supporting construction oversight and procurement for environmental improvement projects, gives planners the tools they need to solve local problems, enhance community solidarity, and encourage people to identify more closely with their community. With green empowerment serving as a foundation and supported by the influence of the training classes, community planners develop the skills needed to carry out community building and placemaking. Community planners are also expected to pass down local knowledge and build sustainable living environments suited to the modern era.

Green empowerment is a tool for churning out community planners who use local communities as a foundation for inspiring individual changes that can influence change in social groups and local organizations before spreading throughout communities and cities. Community planners should use their influence to show people new ways of connecting, so that more people can join in enacting change in the place and community they live in. At the same time, community planners should provide warmth, resources, and ongoing strength that support sustainable development of the local community at all levels.

## Affirmation from the Yuan Ye Awards Provides New Motivation to Community Environmental Transformation

The Yuan Ye Awards, which follow the spirit of sustainable innovation, use open, fair and just methods to carry out rigorous initial, intermediary, and final selections of award winners. The awards find projects that demonstrate professional, high-quality, abundant, and diverse aesthetic qualities, without regard to name recognition, then turn the projects into benchmarks for building aesthetics across all of Taiwan.



Rende's sesame oil leisure space project won a 2020 Yuan Ye Award and a green empowerment gold award



Liouying's community garden project won a 2020 Yuan Ye Award and a green empowerment silver award

The Bureau surveyed excellent achievements in community environment transformation undertaken during the 2019 Green Community Empowerment Program, then consulted and encouraged top communities to enter competitions. At the 2020 Yuan Ye Awards, these communities won a total of four awards in the community culture and landscape building category.

A number of Tainan-based projects won 2020 Yuan Ye Awards. In Liouying District, the Hsushan Village Rendezvous Square project brought youths back to the village. They used participatory design and green beautification to encourage young adults and seniors to show greater attention towards community public affairs, sparking inter-generational cooperation. Also in Liouying was a community garden project that combined agriculture and hen rearing to give urban residents a chance to get closer to the land, so they could gain a greater appreciation of the food they eat. Related educational tours offered greater insight into



Liouying's Rendezvous Square project won a 2020 Yuan Ye Award and a green empowerment bronze award

community life. Sindong community in Houbi District carried out an environmental improvement project that involved turning an abandoned pig house into a community care point, where seniors and youths were encouraged to share meals. Jhongjhou community in Rende District turned an abandoned farmhouse into a leisure space that drew inspiration from the local sesame oil industry. As a joint effort between local residents and professional manufacturers who carried out spatial planning and design, the project created the capacity for independent community building.

Through participatory green empowerment and the prestige of the Yuan Ye Award, these projects motivated people to continue to participate in community and environmental rebuilding. At the same time, they became symbols of how green empowerment can bring new vigor and attitude to a community. Each of the projects remains as a record of the emotional journey that community planners undertook as they rebuilt community environments. Through the power of rebuilding, they enhanced the living quality of the community environment while making communities stronger together.



Professional empowerment classes for community planners



On-site practical training for community planner



Community planners receive their official certification documents

## Green Garden Corners – Sharing Environmental Joys

As part of the Tainan City Government's Garden Corner Program, in 2020 the Bureau invited experts, scholars, and related agencies to join a review meeting in which 12 projects were approved. The projects can be broken down into two categories, consisting of six schoolyard landscape projects that focused on removing or reducing walls around the campuses, installing new paths, adding water permeable surfaces, and increasing green coverage; and six public and community landscape projects, that focused on improving local environments, revitalizing idle spaces, increasing green area, and adding more recreational spaces.

**Table 1 2020 Tainan Garden Corner Program, Newly Approved Projects**

	District	Applicant	Garden Corner Project Name
Schoolyard Landscapes	Madou	Gang Wei Elementary School	Gang Wei Elementary School Corner Project
	Jiali	Jiali Elementary School	Jiali Light Corridor II
	Baihe	Siancao Elementary School	Shuangyuan Green Movement
	Longci	Longci Elementary School	Longci Jhutsan Square
	Houbi	Sindong Elementary School	Sindong Siangyin
	Houbi	Houbi Elementary School	Houbi Japanese Dormitory II
Public and Community Landscapes	Xiaying	Xiaying District Office	Yingqian Garden Corner II
	Guantian	Guantian District Office	Erjhen Community Garden Corner
	Liouying	Liouying District Office	Liouying Shuanghe Corner Green Point
	Jiali	Jiali District Office	Nanshih Green Area
	Beimen	Beimen District Office	Wenshan River Diliao Garden Corner
	Jiangjun	Jiangjun District Office	Ouwang Garden Corner

Xiaying District Office: Yingqian Garden Corner II project increased multi-level planting areas and created a Sugar Railways-themed site



In recent years, Jiali Elementary School in Jiali District and Siancao Elementary School in Baihe District both applied to the Garden Corner Program. Gradually, they removed campus walls and added new pathways. Sindong Elementary School built a food agriculture educational center and installed spaces for people to relax or wait for vehicles. Both schools created new spaces that support positive interactions between the school and local community while creating higher quality campus environments.

At Xiaying District Office, the Yingqian Garden Corner II project is a continuation of the Yingqian Garden Corner I project. It aims to revisit Sugar Railways memories and revitalize local green belts and spaces. At Jiangjun District Office, the Ouwang Garden Corner turned an idle space into a popular spot for locals to visit for a stroll. In 2021, the district office applied for stage two of the project, which will further expand the environmental improvement area.

The Garden Corner projects are a result of long-term, joint efforts between district offices, schools, designers, and builders to rebuild forgotten local spots into new community highlights. Next time you pass through these areas consider stopping by for a welcome new experience.

Jiangjun District Office: Ouwang Garden Corner turned idle space into a popular spot for locals to walk and chat



Quantian District Office: Erihen Community Garden Corner reduced neglected land area and built a barrier-free pathway



Jiali Elementary School: Jiali Light Corridor II removed surrounding walls and increased pedestrian spaces



Siancao Elementary School (Baihe): Shuangyuan Green Movement reduced concrete areas and increased green spaces and permeable surface areas



Sindong Elementary School: Sindong Siangyin built a food agriculture educational center and installed spaces for people to relax or wait for vehicles



## Procedures for Classifying Laneways in Tainan Urban Planning Areas

Tainan City Government established urban planning enforcement guidelines for applying for designated building lines for land with classified laneways in October 2017 (these Guidelines). These Guidelines designate the general procedures used for classifying laneways in the city's urban planning areas. Since methods vary between different cities and counties and for urban or non-urban land, the actual procedures vary on a case-by-case basis in accordance with the law.

There are four key steps for classifying laneways: 1. Submit documents, 2. Confirm status, 3. Document confirmation, 4. Announcement procedures.

### 1. Submit Documents

To launch the process for confirming laneway classification, the applicant or a professional survey company commissioned by the applicant shall inspect and submit the building line application documents to the relevant agency (or agencies) for designation. The agency uses the documents to gain a preliminary understanding of the roads in the area and overlap of the cadaster and urban planning maps, in order to determine whether clarifying the status of surrounding roads is required.

### 2. Confirm Status

If the agency determines that the status of the roads should be clarified, the agency will review past building line index maps or building permits to determine the status of the roads. The typical range of results includes:

### No Previous Records

#### No Classified Laneways:

No Classified Laneways: If the review determines that the roads were not previously classified but the applicant requested classification and submitted necessary documents, the roads can be classified as laneways based on the Tainan City Government urban planning enforcement guidelines for applying for designated building lines for land with classified laneways. The agency in charge of the case can begin the document confirmation and announcement procedural steps.

### Previous Records

#### Approved Private Roads:

If the past building permit application listed the roads as “private,” the building site is not legally designated as vacant land, and the applicant wants to convert the status of the laneways, then based on subparagraphs 2 and 3, paragraph 1, Article 6 of the Tainan building management autonomous regulations the document confirmation and announcement procedural steps can begin.

#### Classified Laneways:

If the roads were previously classified as laneways and no application was made to scrap the laneways, then based on Article 3 of the Tainan building management autonomous regulations direct designation of the building lines can be made, without requiring announcement procedures.

## 3.Document Confirmation

#### No Classified Laneways:

According to paragraph 1, Article 2 of these Guidelines, laneways must satisfy two conditions to be officially classified:

1. The two sides of the laneway have at least two home addresses assigned for at least 20 years: The responsible agency shall inquire in writing to the household registration office.
2. Maintenance or management of the laneway is confirmed: The responsible agency shall inquire with relevant agencies.

After review and delivery of information and during the document confirmation, in accordance with Article 3 of these Guidelines the applicant can provide comprehensive figures and data (must be signed by a technician), the cadastral map transcription, the land registration transcription, and aerial images that are at least 20 years old.

#### **Approved Private Roads:**

According to subparagraphs 2 and 3, paragraph 1, Article 6 of the Tainan building management autonomous regulations, there are two methods for classifying private roads as official laneways:

1. The owner of the land issues a letter of consent agreeing to permit passage by the public.
2. The owner of the land donates land to be used for roads and completes land transfer and registration procedures in accordance with the law.

Note: Classified sections of laneway must meet regulations governing road width and truncated corners. Letters of consent and land donations must be approved by all landowners.

## 4. Announcement

#### **No Classified Laneways:**

If both of the above conditions are met, announcement procedures can be launched. The announcement procedures for classifying new laneways are relatively complicated and can be divided into three stages: solicitation of opposing views, submission to a review task force, and announcement of implementation.

#### **Solicitation of Opposing Views**

After review of the application documents, the responsible agency can begin solicitation of dissenting views. The solicitation period is 30 days and the announcement shall be published for at least three days. All owners of the land shall be notified.

### Submission to a Review Task Force

After collecting opinions and preparing relevant data, the responsible agency shall submit the case materials to the Tainan laneway review task force (land planning area division). The Bureau will arrange a schedule based on caseload and convene the task force. Task force members shall be made up of experts and scholars in related fields and members of the city government. The applicant, landowners, and people with dissenting views shall be invited to the meeting to express their opinions and requests. The task force will consider all views before deciding whether to grant classification and the classification method.

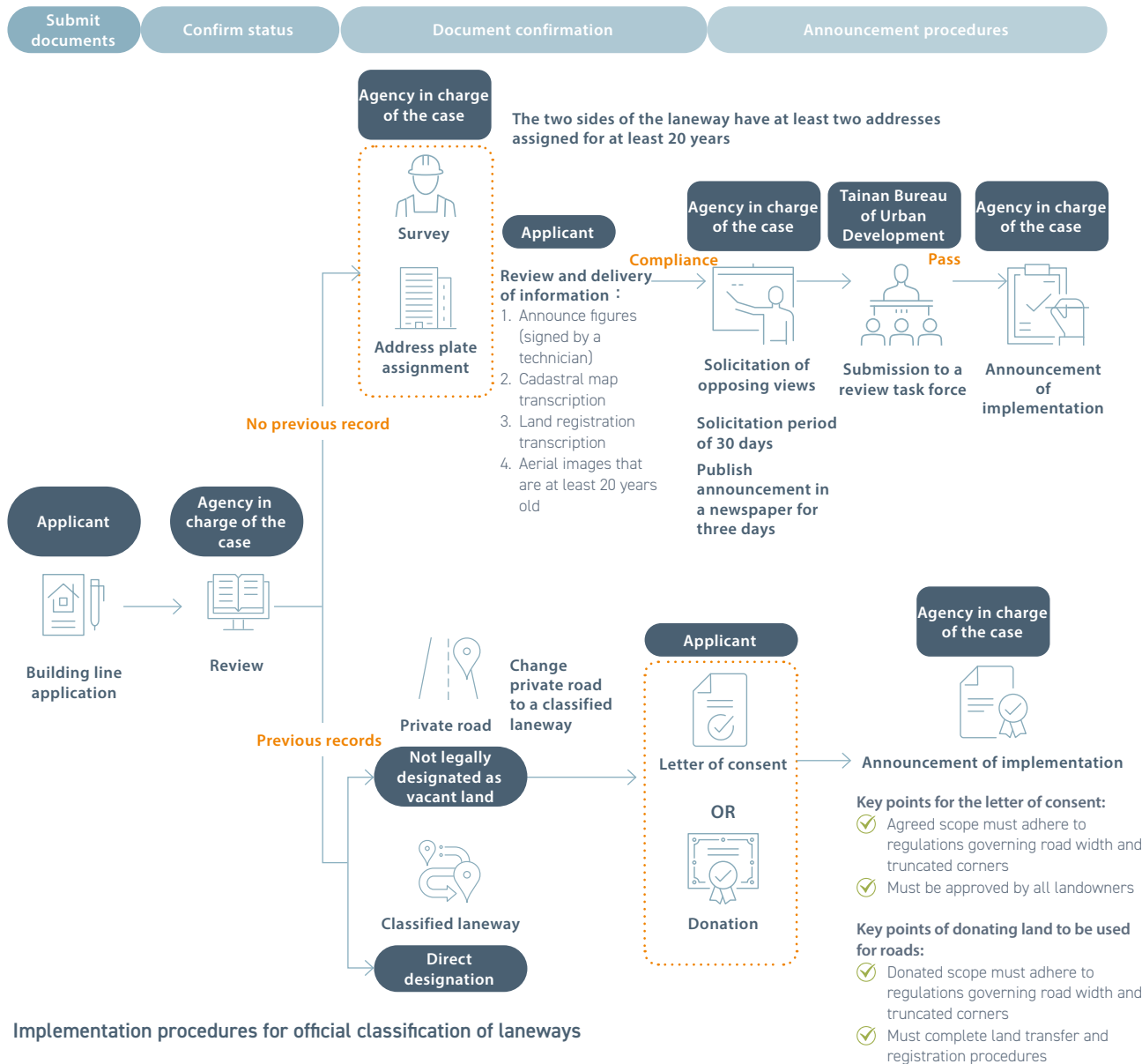
### Announcement of Implementation

If the case is approved by the review task force, the responsible agency can announce implementation based on results of the task force meeting and complete all announcement procedures.

#### Approved Private Roads:

Approved Private Roads: The responsible agency can directly announce implementation if the case meets one of the following conditions in subparagraphs 2 and 3, paragraph 1, Article 6 of the Tainan building management autonomous regulations: “the owner of the land issues a letter of consent agreeing to permit passage by the public” or “the owner of the land donates land to be used for roads and completes land transfer to the city government.”





Implementation procedures for official classification of laneways

## New Urban Planning Building Capacity Transfer Regulations Launched on Sept. 1, 2020

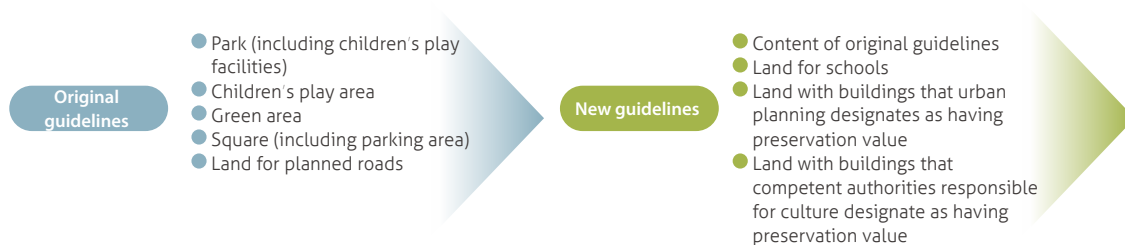
To accelerate acquisition of land reserved for public facilities and raise benefits of building capacity transfers, the city formulated the Tainan City Government review procedures for urban planning building capacity transfers. The procedures were announced on January 7<sup>th</sup>, 2013, and amended on September 1<sup>st</sup>, 2020.

The amendment added land for schools and land with buildings that have preservation value as types of land that can be exchanged for capacity transfers, in order to support efforts to acquire land for schools and to preserve and conserve historic buildings. It eased width requirements for planned roads and land for public squares (concurrently available for road use) adjacent to residential land to at least 8 m, and stated that land of at least 500 m<sup>2</sup> in size shall be accepted as a base. In addition, it combined the calculated area of building bases and perimeters when the acceptance bases cross at least two types of zoning areas. Applicants were able to choose whether to donate land for public facilities or reduce substitute fees for building capacity transfer. In the future, these substitute fees will help the government to develop public facilities.

The city uses floor space capacity transfer mechanisms to obtain land reserved for public facilities. In 2019, it carried out 34 such cases to obtain a total of 64,056 m<sup>2</sup> of land. In 2020, through the end of August it carried out 21 cases and obtained a total of 24,942 m<sup>2</sup> of land. The total declared land value was NT\$3.05 billion, underscoring how the program helped the city to solve financial difficulties while also solving long-term problems with acquiring land that was reserved for public facilities.

Building capacity transfers increase floor space available for development, which can affect the quality of the public environment, such as by adding to the load capacity of public facilities or increasing the number of tall buildings. Applicants for building capacity transfers must therefore still apply for review by the Urban Design Review Committee, in order to ensure that the quality of the urban environment and land use efficiency are upheld.

### Revised content explanation: #3 Area type and conditions



### Amended types of land that can be exchanged for building capacity transfers and related conditions

## Exaction Regulations and Processing Methods for the 'Application and Exaction Rules to Convert Residential Zones to Commercial Zones Under the Original Master Plan for the Tainan Urban Planning Project'

Tainan's original land conversion allowances regulations were defined in the "Tainan urban planning modification land allowances regulations and application standards for conversion to commercial district," as established by the "Modification of the master plan for the Tainan Urban Planning Project (fourth overall review)." The "Modified overall review of the main plan for Tainan City Urban Planning Project (fifth overall review) (Stage 2)," promulgated on August 15<sup>th</sup>, 2019, was changed to the "Application and allowances rules to convert residential zones to commercial zones under the original master plan for the Tainan Urban Planning Project" (these Rules) in response to allowances mechanisms that vary based on the development method. Below are the allowances mechanism regulations that are based on these Rules, related documents, and processing methods.

1. Required documentation (two copies), with attached 1/1,000 urban planning modification schematics
  - (1). Application to convert a Tainan residential zone to a commercial zone
  - (2). Allowances review and approval form for converting a Tainan residential zone to a commercial zone
  - (3). Application for building site cadastral map transcription
  - (4). Allowances site cadastral map transcription (allowances substitute payment not required)
  - (5). Application for building site registration (book) transcript and certificate
  - (6). Allowances site registration (book) transcript and certificate (allowances substitute payment not required)
  - (7). Conversion Allowances site consent form (allowances substitute payment not required)
  - (8). Allowances site urban planning cadastral drawings (allowances substitute payment not required)
  - (9). Allowances site calculation spreadsheet
  - (10). Application for building site zoning certificate
  - (11). Allowances site zoning certificate (allowances substitute payment not required)
  - (12). Other related documents
  - (13). The application shall explicitly state that following announcement and implementation, if the applicant



does not carry out development or construction in accordance with the approved development plan and schedule, or if prior to completion of allowances the land transfer is completed and only a portion of the allowances fee is paid, after the next overall review and announcement/implementation, if the applicant still does not carry out development or construction in accordance with the approved development plan and schedule, then, according to the “Urban Planning Law,” the land shall be converted back to a residential area, and allowances payments or land that were already handed over shall not be returned.

2. Public Facility Burden Principle: For various development methods there are corresponding allowances methods (see Table 1)

**Public Facility Burden Principle: For various development methods there are corresponding allowances methods (see Table 1)**

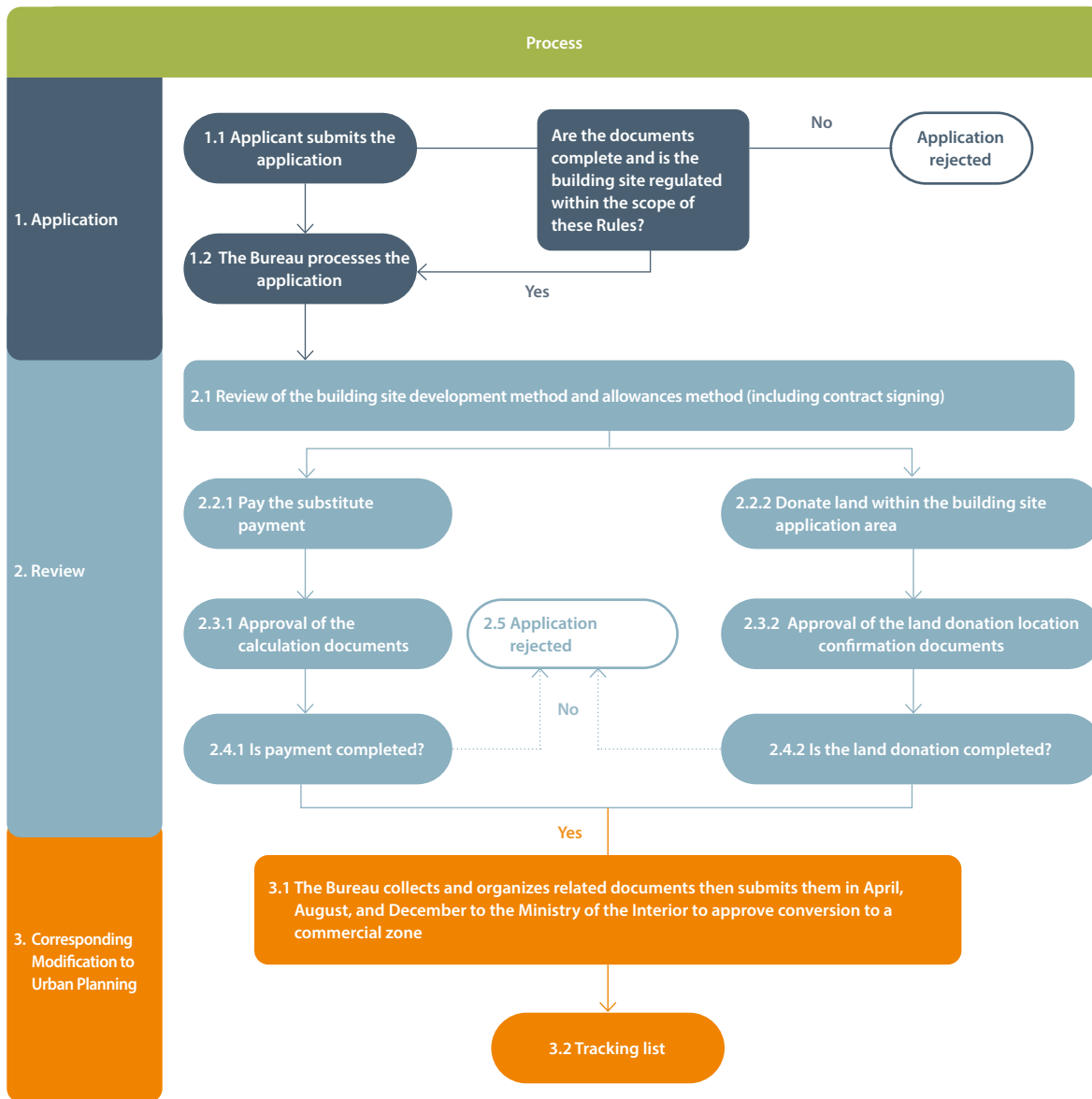
Development Method	allowances Method (Based on One-Time allowances)	Note (Public facility encumbrance ratio of 10%)
Building Use Modification	Only must pay the substitute payment	Calculation Method of the Allowances Substitute Payment: Applied building site area * public facility encumbrance ratio of 10% * current land value +40%
(二) New or Added Construction on the Building Site	1.Pay the substitute payment	
	2.Donate land within the building site application area	The donated commercial land and land encumbered for public facilities shall have an area of at least 300 m2 and face a planned road of at least 8 m wide.

3. Flow Chart of Operation Procedures ◦

Due to the relatively complex nature of these Rules, applicants who follow these Rules to apply for allowances should visit the “Laws and regulations”→“Tainan urban planning laws and regulations”→“Application and allowances rules to convert residential zones to commercial zones under the original master plan for the Tainan Urban Planning Project” on the Bureau’s home page\*1 for more information. Visitors to the Bureau home page can also inquire about and download related documents and tables from the “Useful Services” →“Application documents and tables download”→“Tainan urban planning modification allowances application form.” Additional inquiries can be made to the Bureau’s Urban Planning Management Section or the Planning Reviewing Section.



Bureau of Urban Development



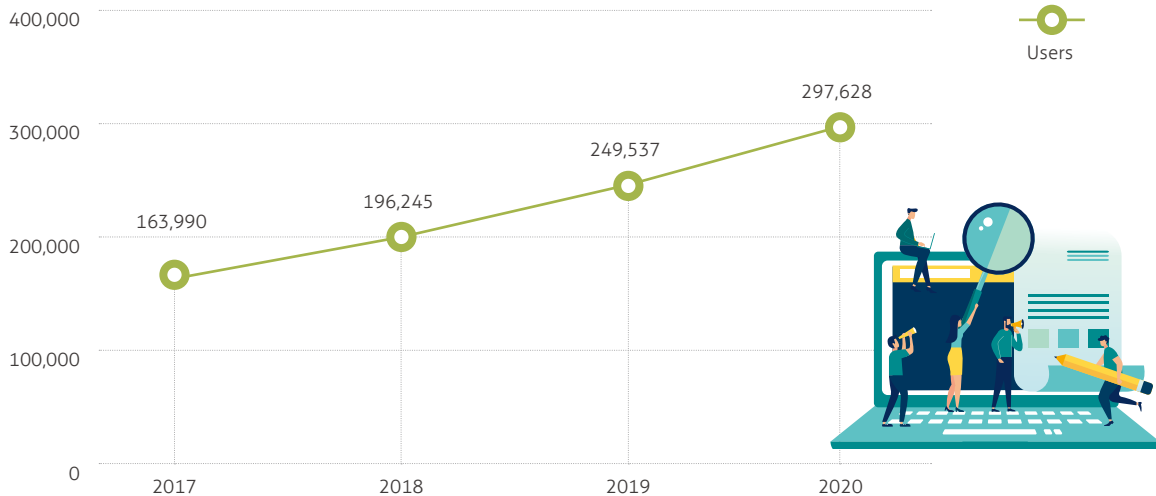
Application and allowances standard procedures to convert residential zones to commercial zones under the master plan for the Tainan Urban Planning Project

## Using the Urban Planning Documentation (Zoning) Inquiry System to Inquire About Urban Planning Land Use

The Bureau has observed in recent years that some people who apply for land use zoning certificates only want to understand the zoning status of their home or land they are interested in purchasing. They do not need to acquire a certificate. Bureau staff therefore show them how to use the urban planning documentation (zoning) inquiry system, so that they can find the information they need without paying unnecessary fees or having to wait for review results. We therefore plan to introduce this system and show illustrated examples so that readers understand how to operate the system.

More people are using the urban planning documentation (zoning) inquiry system (see Table 1). The system, which was designed to contain large figures and cadaster maps, has many features, including address plates, public facility numbers and other location tools that enable users to quickly identify zoning information. Inquiry steps are as follows:

**Table 1: Usage rates of the urban planning documentation (zoning) inquiry system, 2017 - 2020**



## Step 1

First, visit the home page of the Bureau of Urban Development, Tainan City Government (<https://udweb.tainan.gov.tw/en/>). From the “frequently used links” section at the bottom of the page, click “new zoning inquiry system.”



Bureau of Urban Development

Illustrated links are used to access different features of the new zoning inquiry system

## Step 2

After reading the system announcements, select “I understand, enter the system.” For an optimal experience, use Google Chrome.



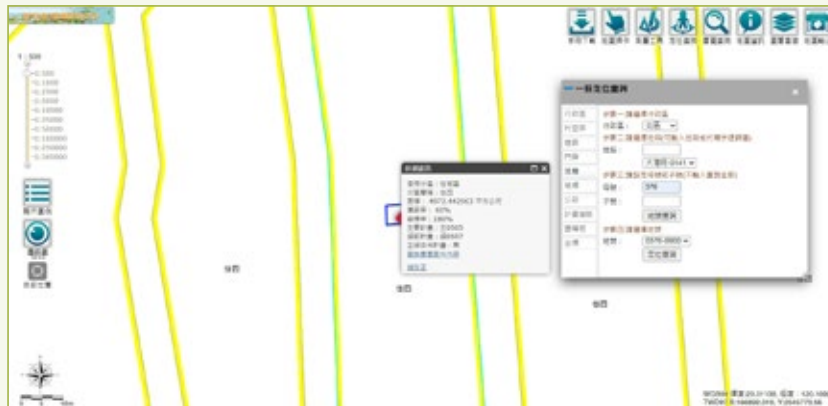
System announcements

## Step 3

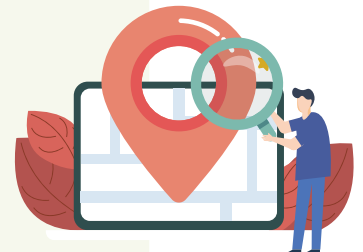
In the top corner, select “location inquiry.” The system offers 10 methods to find a specific location, with “cadaster record” the most popular choice among users. After selecting cadaster, complete steps 1 to 4 to obtain local zoning information. Advanced use features let you select locations within the blue frame to obtain zoning information (such as zoning use, building coverage ratio, floor area ratio, current plans, and plan info).



Search options



Search options



## Step 4

Select “documentation inquiry” in the upper right corner then on the “options” section put a check next to “floor area ratio” and “building coverage ratio” to display these data on the map.



Customize the map display by checking options

The urban planning documentation (zoning) inquiry system has many other useful functions. For example, on the top right select “map information” to access five base map modes: common use map, 1/5,000 basic topographic map, satellite image, orthophoto map, and blank map. Base maps can be overlapped to gain more information about the surrounding environment.



Common use e-map

Select “detailed information” to inquire about documentation for all urban planning cases for the selected land number. The Bureau also scanned in urban planning legal documents and figures for people to download and consult.



Inquire about documentation for urban planning cases

序號	案名	計畫種類	公告日期	實施日期	計畫狀態	小分區	使用分區	土地用途	公告日期	公告日期	公告日期	公告日期
0001	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0002	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0003	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0004	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0005	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0006	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0007	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0008	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0009	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0010	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0011	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0012	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0013	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0014	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15
0015	臺南市安平區(部分)公告	都市計畫, 都市計畫	2009-09-15	2010-09-15	計畫通過	住四區	住宅區	住宅區	2009-09-15	2010-09-15	2010-09-15	2010-09-15

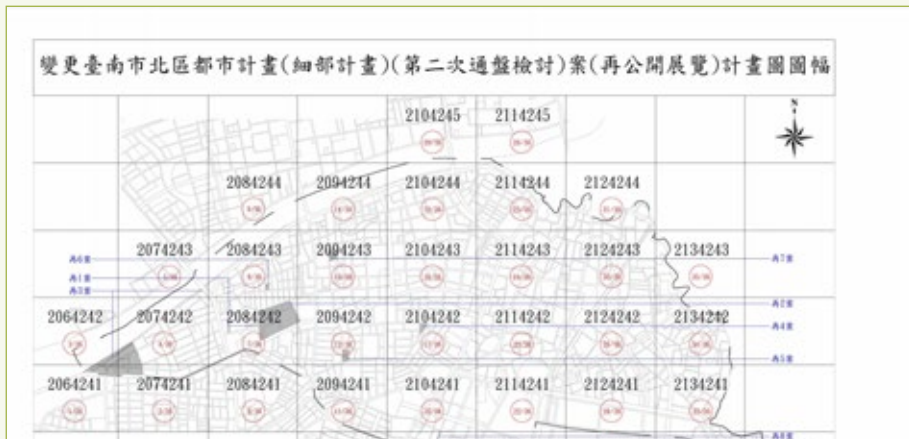
  

日期	處理過程	計畫書	計畫圖	明細表	土質
20-09-01	辦理過程	計畫書	—	明細表	土質
19-11-07	辦理過程	計畫書	計畫圖	明細表	土質
19-08-15	辦理過程	計畫書	計畫圖	明細表	—
13-09-10	辦理過程	計畫書	—	明細表	土質

Documentation list



Scanned documents of approved cases



Scanned figures for approved cases





CHAPTER

3

Organization

Structure

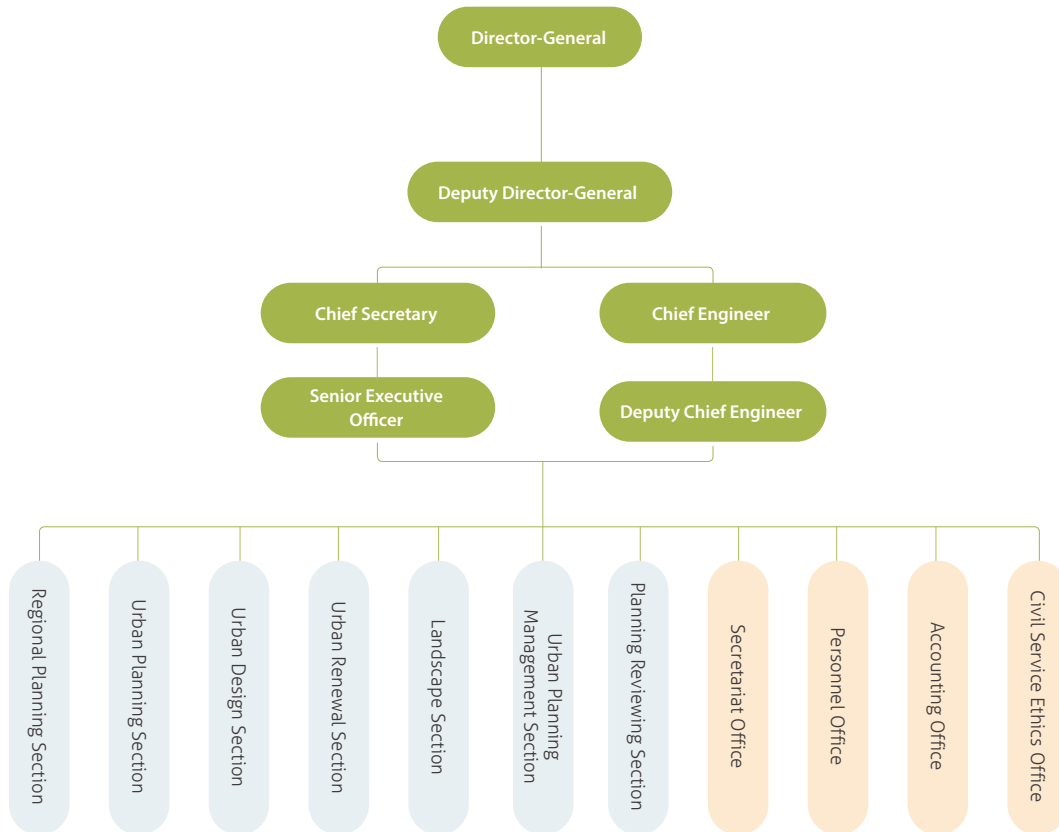
# ORGANIZATION STRUCTURE

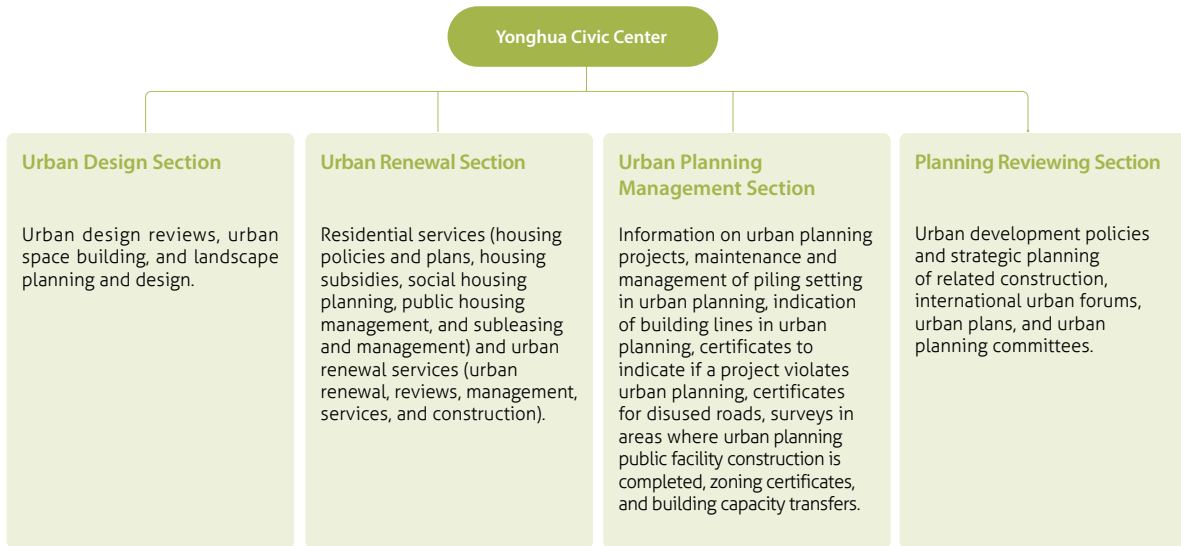
Urban Development Bureau,  
Tainan City Government



# Organization Structure

The merger of Tainan City and Tainan County on December 25<sup>th</sup>, 2010, turned Tainan into a special municipality. This Bureau was established as a first-level agency of the new municipality by integrating the Office of Urban Development of Tainan City with the Office of Urban and Rural Development of Tainan County. Staffing structural modifications that were implemented on June 19<sup>th</sup>, 2019, changed total Bureau staff to 92 (including two laborers). The Bureau's organization, which is spread across the Yonghua Civic Center and Minjhjh Civic Center, includes four offices and seven sections: the Planning Reviewing Section, Urban Planning Management Section, Urban Renewal Section, Urban Design Section, Regional Planning Section, Urban Planning Section, and Landscape Section.





## Contact Information

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

### Yonghua Civic Center / 9th Fl., No. 6, Sec. 2, Yonghua Rd., Anping Dist., Tainan

Director-General's Office	Phone: (06) 390-1422	Fax: (06) 295-3362
Deputy Director-General's Office	Phone: (06) 390-1071	Fax: (06) 295-3341
Chief Secretary's Office	Phone: (06) 390-1585	Fax: (06) 295-3341
Senior Executive Officer's	Phone: (06) 390-1421	Fax: (06) 295-3341
Deputy Chief Engineer's	Phone: (06) 390-1411	Fax: (06) 295-3341
Secretariat Office	Phone: (06) 390-1174	Fax: (06) 295-3341
Personnel Office	Phone: (06) 390-1414	Fax: (06) 299-1140
Accounting Office	Phone: (06) 390-1170	Fax: (06) 295-3341
Civil Service Ethics Office	Phone: (06) 390-1413	Fax: (06) 299-1440
Planning Reviewing Section	Phone: (06) 299111 ext.: 8574	Fax: (06) 298-2852
Urban Planning Management Section	Phone: (06) 390-1425	Fax: (06) 298-2963
Urban Design Section	Phone: (06) 390-1015	Fax: (06) 295-3342
Urban Renewal Section	Phone: (06) 390-1347	Fax: (06) 298-2834

### Minjih Civic Center / No. 36, Minjih Rd., Sinying Dist., Tainan

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

CHAPTER

4

Statistics



# STATISTICS

Urban Development Bureau,  
Tainan City Government



## Results of Urban Management Projects in 2020 (Assigned Building Line, Zoning Certificates and Cash in Lieu)

Year	2020
Number of cases	
Number of assigned building lines issued	773
Number of zoning certificates issued	62,316
Number of urban planning stakes used	3,257
Cash in lieu and land donated to the urban planning projects	
Donated cash in lieu (NT\$)	92,031,267
Donated land (m <sup>2</sup> )	1,200.2
Number of urban planning violation cases	
Number of cases fined	197
Number of compulsory execution cases due to overdue fines	70

## 2020 Implementation Results of the Heart of the Township Program

2020			Total Expenditures	Approved Subsidies	Local Budgetary Support	Greenification Area (m <sup>2</sup> )
1	A	2020 Tainan environmental landscape consultation project	3,000,000	2,400,000	600,000	
2	AB	2020 Tainan onsite community planning consultant plan - Tainan Corner Landscape Design Contest project	11,420,000	9,136,000	2,284,000	4,400
3	AB	Dalongtian landscape plan - Taiwan Sugar vacant land revitalization construction, Guantian District, Tainan	30,000,000	24,000,000	6,000,000	94,317
4	AB	Environmental transformation plan at the Sinying District for innovation and education	20,000,000	16,000,000	4,000,000	500
5	AB	2020 pedestrian space transformation plan at the J.M.W. School former site	7,500,000	6,000,000	1,500,000	100
Total			71,920,000	57,536,000	14,384,000	99,317

A : Design

AB : Design and Construction

## 2020 Urban Planning Announcement and Implementation

No.	Type	Announcement Date	Project	Section
1	Project Modification	2020.2.10	Modification of the master plan for the Tainan Urban Planning Project (convert partial agricultural land to land for roads, partial river areas to river areas & land for roads, and partial land for river course to land for river course & land for roads) (in coordination with the northern outer ring road stage 2 new construction project)	Planning Reviewing Section
2	Project Modification	2020.2.17	Modification of the special district planning project near Yongkang Interchange (convert partial agricultural land to land for roads & land for transmission tower, partial land for Type A industrial zone & land for parks to land for roads, partial land for roads to land for Type A industrial zone, agricultural land, and land for parks) (in coordination with the northern outer ring road stage 2 new construction project)	Urban Planning Section
3	Overall Review	2020.3.12	Modification of the Baihe urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
4	Overall Review	2020.3.12	Modification of the Jiali urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
5	Overall Review	2020.3.12	Modification of the Lioujia urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
6	Overall Review	2020.3.12	Modification of the Danei urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
7	Overall Review	2020.3.12	Modification of the Sigang urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
8	Overall Review	2020.3.12	Modification of the Jiangjun (Ouwang area) urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
9	Overall Review	2020.3.12	Modification of the Anding urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
10	Overall Review	2020.3.12	Modification of the Rende urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
11	Overall Review	2020.3.12	Modification of the Rende (Wensian area) urban planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
12	Overall Review	2020.3.13	Modification of the Baihe urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
13	Overall Review	2020.3.13	Modification of the Jiali urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section

No.	Type	Announcement Date	Project	Section
14	Overall Review	2020.3.13	Modification of the Lioujia urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
15	Overall Review	2020.3.13	Modification of the Danei urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
16	Overall Review	2020.3.13	Modification of the Sigang urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
17	Overall Review	2020.3.13	Modification of the Jiangjun (Ouwang area) urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
18	Overall Review	2020.3.13	Modification of the Anding urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
19	Overall Review	2020.3.13	Modification of the Rende urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
20	Overall Review	2020.3.13	Modification of the Rende (Wensian area) urban planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
21	Overall Review	2020.3.30	Modification of the Wushantou Reservoir Scenic Special District (overall review of decoupling the detailed plans) master plan	Urban Planning Section
22	Overall Review	2020.3.30	Modification of the Tainan High-speed Rail Station Special District planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
23	Overall Review	2020.3.30	Modification of the Hutoupi Special District planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
24	Overall Review	2020.3.30	Modification of the Tainan Science Park Special District planning (not including the science park section) (overall review of decoupling the detailed plans) master plan	Urban Planning Section
25	Overall Review	2020.3.30	Modification of the Nankunshen Special District planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
26	Overall Review	2020.3.31	Modification of the Wushantou Reservoir Scenic Special District (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
27	Overall Review	2020.3.31	Modification of the Tainan High-speed Rail Station Special District planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
28	Overall Review	2020.3.31	Modification of the Hutoupi Special District planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section

No.	Type	Announcement Date	Project	Section
29	Overall Review	2020.3.31	Modification of the Tainan Science Park Special District planning (not including the science park section) (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
30	Overall Review	2020.3.31	Modification of the Nankunshen Special District planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
31	Overall Review	2020.3.31	Modification of the Madou Interchange Special District planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
32	Overall Review	2020.3.31	Modification of the Tainan Metropolitan Park special district planning (overall review of decoupling the detailed plans) master plan	Urban Planning Section
33	Overall Review	2020.4.1	Modification of the Madou Interchange Special District planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
34	Overall Review	2020.4.1	Modification of the Tainan Metropolitan Park special district planning (overall review of decoupling the detailed plans) (zoning key points) detailed plan	Urban Planning Section
35	Overall Review	2020.4.24	Modification of the Sinying urban planning (third overall review) (including reproduction of schematic plans) (first stage)	Urban Planning Section
36	Overall Review	2020.5.7	Modification of the Sinying urban planning (zoning key points and urban design standards) (second overall review) (first stage) detailed plan	Urban Planning Section
37	Overall Review	2020.6.10	Modification of the Shanhua master plan (fourth overall review) (including reproduction of schematic plans) (first stage)	Planning Reviewing Section
38	Overall Review	2020.6.20	Modification of the detailed plan for Tainan East District (second overall review) (in coordination with modification of the master plan for the Tainan Urban Planning Project) (fifth overall review)	Planning Reviewing Section
39	Overall Review	2020.6.20	Modification of the detailed plan for Tainan West Central District (second overall review) (in coordination with modification of the master plan for the Tainan Urban Planning Project) (fifth overall review)	Planning Reviewing Section
40	Project Modification	2020.6.23	Modification of the detailed plan for Tainan West Central District (the China Town, Tainan Canal, and Sing-Zuan area Square 4 zoning key points)	Planning Reviewing Section
41	Overall Review	2020.7.31	Modification of the Tainan North District urban planning (detailed plan) (second overall review) (new public exhibition round for Zai 1 and Zai 8)	Planning Reviewing Section
42	Overall Review	2020.8.6	Modification of the Yujing urban planning (reproduction of urban planning schematic plans and overall review)	Urban Planning Section
43	New	2020.8.12	Formulation of the Cigu urban planning	Urban Planning Section

No.	Type	Announcement Date	Project	Section
44	Overall Review	2020.8.17	Modification of the Lioujiading (Yongkang) urban planning master plan (first overall review) (first stage)	Urban Planning Section
45	New	2020.8.13	Formulation of the Cigu urban planning (zoning key points) detailed plan	Urban Planning Section
46	Project Modification	2020.8.28	Modification of the Rende (Wensian area) urban planning (convert partial agricultural land to land for a water pump station)	Urban Planning Section
47	Overall Review	2020.9.1	Modification of the Tainan urban planning (five areas, including West Central District) detailed plan (in coordination with the fifth overall review of the master plan for the Tainan Urban Planning Project, to establish floor area ratio value ranges for modifying the scope of the review application) zoning key points overall review	Planning Reviewing Section
48	Project Modification	2020.9.21	Modification of the Shanhua urban planning (fourth overall review) (zoning key points) detailed plan	Planning Reviewing Section
49	Project Modification	2020.9.29	Modification of the Tainan High-speed Rail Station Special District (in coordination with additions and changes to the zoning key points of the Shalun Smart Green Energy Science City Plan) detailed plan	Urban Planning Section
50	Project Modification	2020.10.7	Modification of the master plan for the Tainan Urban Planning Project (fifth overall review) (second stage) (changes to the Nanmen section land numbers 1928 and 1929 of project No. 153) (conversion of a medium density residential zone (attached) to a Shang 1 (attached) commercial zone)	Planning Reviewing Section
51	Project Modification	2020.10.15	Modification of the detailed plan for Annan District (agricultural and fisheries areas in Sinliao, Sisinliao, Zongtouliao, and Shihсандian areas changed to residential zones) (self-redevelopment of urban land)	Planning Reviewing Section
52	Project Modification	2020.10.16	Modification of the Gueiren urban planning (convert partial land for athletic complexes to land for social and education purposes) (coordinated with refurbishment of the Gueiren Cultural Center)	Urban Planning Section
53	Overall Review	2020.10.22	Modification of the Guantian (including Longtian area) urban planning (fourth overall review) (first stage)	Urban Planning Section
54	Overall Review	2020.10.28	Modification of the special district planning project near Yongkang Interchange (fourth overall review) (second stage)	Urban Planning Section
55	Overall Review	2020.11.5	Modification of the Anping Harbor historic special district planning (main plan) second overall review (first stage)	Planning Reviewing Section
56	Overall Review	2020.11.6	Modification of the Sinshih urban planning (third overall review) (No. 3 case) (land numbers 832, 834, 842, and 842-1 in the Sinyi section of Sinshih District)	Planning Reviewing Section

No.	Type	Announcement Date	Project	Section
57	Overall Review	2020.11.13	Modification of the Guantian (including Longtian area) urban planning (fourth overall review) (zoning key points) detailed plan (first stage)	Urban Planning Section
58	Project Modification	2020.11.23	Modification of the Baihe urban planning (convert partial agricultural land and land for parks to river areas) (accommodates flood and disaster reduction construction on the right riverbank embankment of Jishuei River, downstream of Baihe Bridge)	Urban Planning Section
59	Overall Review	2020.12.4	Modification of the Lioujia urban planning (reproduction of urban planning schematic plans and overall review)	Urban Planning Section
60	Overall Review	2020.12.18	Modification of the special district planning project near Yongkang Interchange (fourth overall review) (zoning key points) (first stage)	Urban Planning Section
61	Overall Review	2020.12.18	Modification of the Lioujiading (Yongkang) urban planning detailed planning (first overall review) (first stage)	Urban Planning Section
62	Project Modification	2020.12.24	Modification of the Sinhua urban planning (convert partial agricultural land and irrigation facilities to river land, partial land for roads to land for roads and rivers) (coordinated with the Forward-looking Infrastructure Development Program - Hutou River drainage project)	Urban Planning Section
63	Overall Review	2020.12.28	Modification of the Guanmiao urban planning (fourth overall review) (first stage)	Urban Planning Section
64	Project Modification	2020.12.28	Modification of the Hutoupi Special District planning (convert partial agricultural land and land for parks to land for rivers, partial land for roads to land for roads and land for rivers, partial land for freeways to land for freeways and land for rivers) (coordinated with the Forward-looking Infrastructure Development Program - Hutou River drainage project)	Urban Planning Section
65	Overall Review	2020.12.29	Modification of the Guanmiao urban planning (fourth overall review) (zoning key points) detailed planning (first stage)	Urban Planning Section

## 2020 Urban Design Review Results

Item	Level	Commission Meetings	Officers' Meetings	Total
Green Surface Area (m <sup>2</sup> )		44,777	1,386	46,163
Permeable Surfaces (m <sup>2</sup> )		7,289	954	8,243
Number of Trees		343,831	70,847	414,678
Pedestrian Path Length (m)		343,905	55,192	399,097
Rooftop Green Surfaces (m <sup>2</sup> )		7,958	232	8,190
Vertical Green Surfaces on Balconies (m <sup>2</sup> )		1,329	14	1,343
Garden Corners (Total)		20	1	21
Solar Power Facilities (kW)		3,051	0	3,051

## 2020 Results of Recent Reviews of Development Permits on Non-Urban Land in Tainan

Time	Case Name	Status
Development permit issued in 2010	Army Artillery Missile School Relocation and Construction Project	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Wayao Farming Village Land Redevelopment Project	
	Typhoon Morakot Disaster Victims Relocation Site Development Plan	
Development permit issued in 2011	Liouying Technology and Industrial Zone, 3rd Modification Plan	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Jiangjun Fishing Harbor Modification Project	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Jiali Sewage Development Project	
	Fengde Natural Gas Power Station Modification Project	
Development permit issued in 2012	Kaitian Industrial Zone Development Project	
	Chang Jung Christian University Modification Project	
Development approval granted in 2012	Macauto Group Industrial Zone Development Project	

Time	Case Name	Status
Development permit issued in 2013	Aletheia University Madou Campus Modification Project	
	Eminent Luggage Industrial Park Development Project	
Development permit issued in 2014	Chi Mei Liouying Branch Modification Project	
Development permit issued in 2015	Tainan Sin Ji Industrial Park Modification Plan and New Detailed Plan	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Spring Profit Industrial Park Development Plan	
Development permit issued in 2017	Guanmiao Pizaitou Industrial Zone Development Project	
	Sinhua Fruit and Vegetable Market Relocation Development Plan	
	Eminent Luggage Industrial Park Expansion and Modification Development Plan	
Development permit issued in 2018	2nd Development Plan Modification Application, Quintain Steel Co., Ltd. Industrial Zone (Originally was the Chiayi Industrial Zone Project)	
	Cigu Technology and Industrial Zone, Zoning and Development Plan Modification and New Detailed Plan (2nd Stage)	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Nanhua Reservoir Anti-Siltation Tunnel Development Project and Detailed Plan	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Tainan Salt Fields Solar Energy Installation Planning	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
Development permit issued in 2019	Taiwan Shoufu University Modification Project	
	Tsengwen Water Treatment Plant Expansion Project and Development Plan	
	Dujia Industrial Zone Expansion and Modification Development Plan	
Development permit issued in 2020	Sin-jhong Solar Power Plant, Syuejia District	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Solar Power Facility Installations on Taiwan Sugar Land Unsuitable for Farming, Cigu District	Reviewed and approved by the Regional Planning Committee, Ministry of the Interior
	Chien Yao Technology Co. Guantian Solar Power Project	
	Cigu (II) Solar Power Project	
	Suntrip Corp. Beimen Solar Power Project	
	Gueiren Macaoto Industrial Zone Modification Project	
	QST International Industrial Zone Development Project	Review completed



Urban Development Bureau,  
Tainan City Government