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2022 Annual Report

Urban Development Bureau,
Tainan City Government

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2022

2022 Annual Report
Urban Development Bureau,
Tainan City Government

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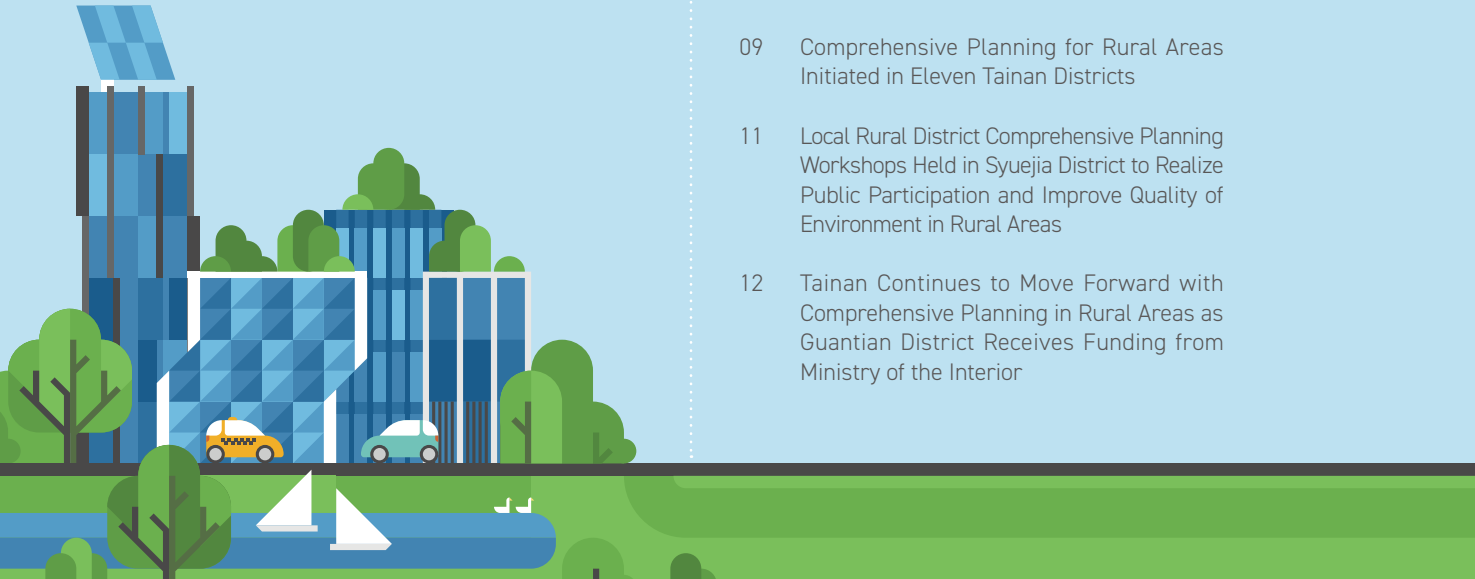

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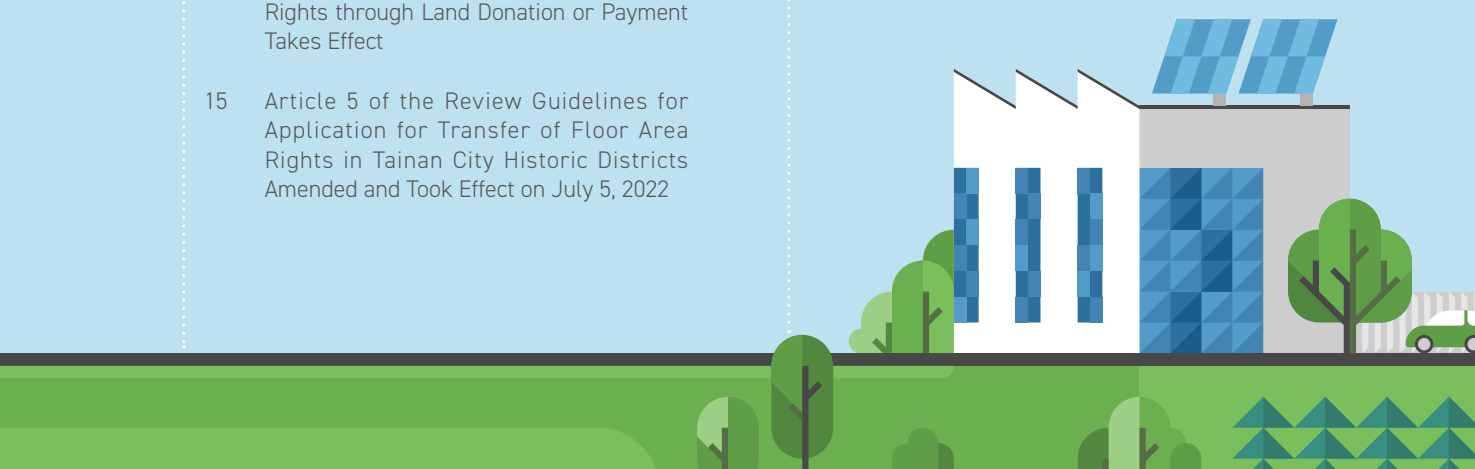

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A Message from the Mayor

Mayor
Huang Wei-che

Tainan, a historic city with a rich cultural heritage, will celebrate its 400th anniversary next year as "Tainan 400". With a solid administrative foundation in place, the city government has set five major policy goals: "Sustainable Tainan, Livable Capital", "Dynamic Tainan, Care for All Ages", "Cultural Tainan, International Focus", "Convenient Tainan, Regional Balance", and "Prosperous Tainan, Strengthening Taiwan". Aligned with these objectives, the city will push forward with ongoing projects and continue to cultivate Tainan, ensuring its prominence for another four hundred years.

With a commitment to leveraging Tainan's cultural advantages, my administration has outlined a plan for sustainable urban development in Tainan. Informed by our "global thinking, local action" approach, we continue to drive the city's urban development forward. The first step is to position development in each district through land-use planning and create a blueprint for urban land development. This is complemented by urban design review regulations and institutions that ensure ecological sustainability and maintaining high standards for urban infrastructure quality. We are also actively promoting urban renewal, revitalizing publicly owned land, and acquiring social housing to realize housing justice while creating multiple benefits for the community.

Meanwhile, we are conducting comprehensive assessments of developmental disparities in different parts of the city through overall land reviews, rural area planning, and townscape shaping. Our focus is on shaping the overall townscape while considering local development needs and unique characteristics. By promoting a balance between urban and rural areas, revitalizing local communities, and fostering community development, we aim to inject new vitality into urban and rural development and foster inclusive prosperity in the region. We are gradually achieving our objective of balanced regional development in Greater Tainan.

In order to address the needs of a new era and contribute to global sustainability efforts, the city government has developed specific indicators tailored to Tainan City, aligning them with the United Nations Sustainable Development Goals (SDGs). Under the leadership of the city government team, Tainan is poised to transform into a sustainable and livable city that blends its rich historical and cultural heritage with smart technology and green energy solutions.

01 Lite version

Urban Blueprint for Guiding Tainan Toward a New Vision with Sustainable Development as the Foundation

Comprehensive Planning for Rural Areas Initiated in Eleven Tainan Districts

Over the next few years, Tainan will roll out prioritized rural comprehensive plans for Xinying, Liouying, Syuejia, Yanshuei, Xiaying, Guantian, Shanhua, Anding, Sinshih, Cigu, and Zuojhen Districts to address the long-term lack of spatial planning guidance for non-urban areas. This process will include initiating public participatory mechanisms to verify real local needs and jointly draw up a vision blueprint for each rural area through proactive interaction.

» Creating a vision blueprint for co-prosperity in life and the economy by guiding orderly and sustainable development in rural areas

Eleven Priority Areas Identified by Tainan Spatial Plan

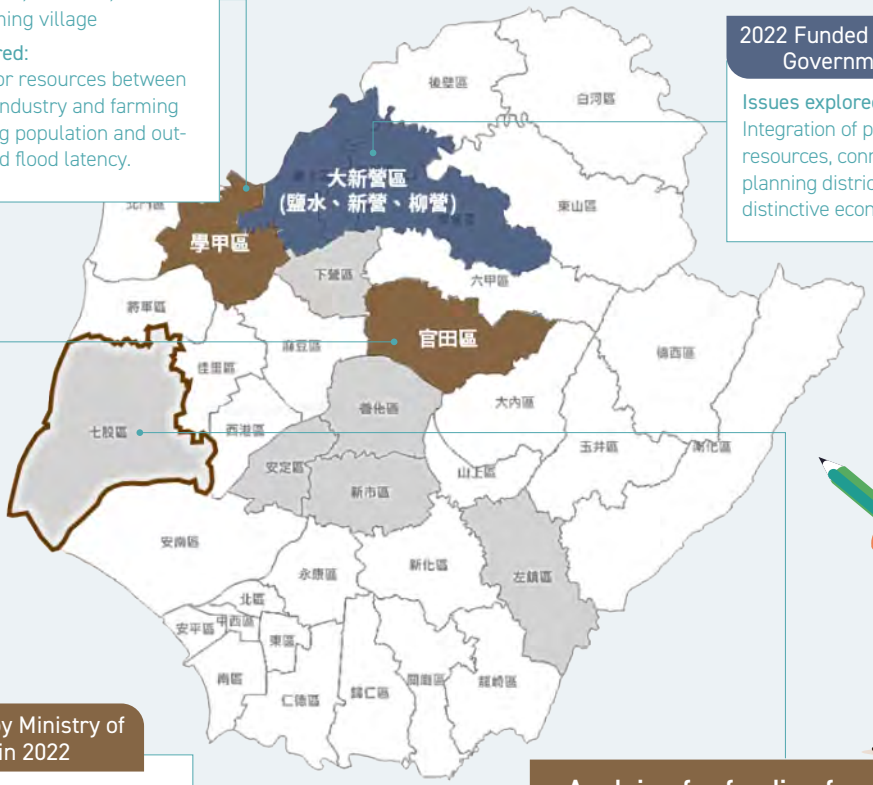
Funded by Ministry of Interior in 2021

Positioning:
The prosperous, beautiful, and renewed farming village

Issues explored:
Coopetition for resources between solar power industry and farming villages, aging population and out-migration, and flood latency.

2022 Funded by Tainan City Government in 2022

Issues explored:
Integration of public facility resources, connecting urban planning districts, support for distinctive economic activities



2022 Funded by Ministry of Interior in 2022

Issues explored:
preservation of distinctive economic activities, aging population and out-migration, impact of Southern Science Parks S Corridor and the Guantian Industrial Park on rural areas

Applying for funding from Central Government: Cigu District

Ongoing efforts to secure funding for other districts

» Priority areas identified in Tainan Spatial Plan

Lite version
Full version

Local Rural District Comprehensive Planning Workshops Held in Syuejia District to Realize Public Participation and Improve Quality of Environment in Rural Areas

Syuejia District is the first administrative district for which Tainan City initiated comprehensive rural planning. In July of 2022, the Tainan City Urban Development Bureau commenced a series of grassroots participatory planning activities. The planning team along with the Bureau systematically held interviews and engaged in dialogue with the District Office, village chiefs, local elected leaders, and community organizations. It also held workshops for members of the public. These activities enabled the Bureau to understand important local development issues and develop recommendations for addressing them. This approach facilitated the Bureau's efforts to realize the objective of 'planning implemented for real needs.'

» Rural district comprehensive planning workshop in Tainan City's Syuejia District

» Breakout groups at workshop discussing sustainable economy

Tainan Continues to Move Forward with Comprehensive Planning in Rural Areas as Guantian District Receives Funding from Ministry of the Interior

The city government is actively moving forward with comprehensive planning for rural areas to improve development of public facilities, housing, and economic activity. Following on comprehensive planning initiatives in Syuejia District and Greater Sinying District, the city obtained funding support in 2022 for its "Guantian District" proposal, making Guantian Tainan's fifth rural area comprehensive planning district. Going forward, the city government will gradually roll out comprehensive planning for each of the city's rural districts. The objective is to guide sustainable rural development in non-urban areas.

Ministry of Interior Amends Deadlines for Reviewing and Correction of Non-Urban Land Development Cases in Anticipation of National Spatial Plan Taking Effect in 2025

When a non-urban land development application reaches the size for a zoning change (typically two hectares), it is required to submit a development plan application to the regional planning body. Each review process has specific deadlines for corrections and a limited number of extensions. Effective from May 1, 2024, the correction periods and number of permitted extensions for all types of cases have been shortened or reduced in anticipation of the Land Planning Act taking effect on April 30 2025. Moreover, no extensions will be permitted for any type of case.

	2022.8.4 Amendments effective – Phase 1 – 2024.5.1	Phase 2 – 2025.5.1
Type 1 Case Document and Drawing Review	1 month with 1 extension permitted Administrative Procedure Project Team may be convened when necessary	1 month with no extensions permitted Administrative Procedure Project Team may be convened when necessary
Type 2 Case After Project Team Review	6 months with 2 extensions permitted	2 months with no extension permitted
Type 3 Case After Review By Regional Planning Committee or Dedicated Review Team	3 months with one extension permitted	1 month with no extension permitted

» Diagram of adjusted correction period deadlines and number of extensions

General Overview of Urban Planning Section Operations

In 2022, the Urban Planning Section completed overall reviews and deliberations for a total of nine plan areas, including the High-Speed Rail Special District (first overall review) with fruitful outcomes. Of these, the High-Speed Rail Special District (first overall review), the Sinhua (third overall review), and the Liouying (third overall review) plans have been issued and taken effect. In addition, the Section has reviewed or implemented a number of individual urban plan modification plans, including a plan to coordinate with the Sanye Creek drainage management project, the widening of the access road from Nanjhou Village to Dajuang Village in Shanshang District, construction of the Second Joint Activity Center in Jiali District, expansion of the Chia Nan University of Pharmacy and Science campus, upgrading of the Xinying Fuyuan Funeral Park Zone, and the construction of a joint activity center for Nansing Village and Minrong Village in Xinying District. These projects will aid the relevant agencies in carrying out and completing major construction projects and provide improved public facility service functionality for local communities.

General Overview of Planning Reviewing Section Operations

In 2022, the Bureau of Urban Development continued responding to the feedback and opinions from citizens, institutions, and organizations, actively cooperating with various major public construction projects, and devising optimized land use and control plans. The Bureau's main achievements in its work in 2022 were as follows:

In order to balance between quality and progress in regional development, the Bureau issued and implemented second overall reviews of the detailed plans for Annan District, South District, and other areas in stages. The Bureau also pragmatically relaxed certain restrictions on urban redevelopment, reasonably de-designated some reserved land for public facilities, and amended land management guidelines and urban design standards to enhance administrative efficiency and increase development flexibility.

To integrate growth momentum in the greater Southern Taiwan Science Park, the Bureau is simultaneously moving forward with overall development of Southern Taiwan Science Park Sections A, B, C, D, E, N, and O, the Southern Taiwan Science Park Phase 3 Expansion Plan, and comprehensive development planning for the transformation of school land in West Central District into the Tainan Special Technology Zone. These plains are aimed at constructing a high-tech industry corridor and a quality living environment in southern Taiwan.

Creating a Sustainable, Livable, and Resilient City— 2022 Tainan Urban Design Review Yields Fruitful Results

Tainan City has had an urban design review system in place since 2000. In 2022, Tainan 25 urban design commission meetings and six officers' meetings were held. The commission approved 131 cases while the officers approved eight cases for a combined total of 139 cases.

By the end of December, 2022, a total of 103 cases were reviewed, approved and finalized. Outcome statistics included adding 174,649.26 m^2 of green surface, 3,743 trees, 149,435.93 m^2 of permeable pavement, 12,583.84 meters of pedestrian paths, and seven garden corners. Rooftop green surfaces rose by 11,784.63 m^2 while vertical green surfaces on balcony facades increased by 12,090.02 m^2.

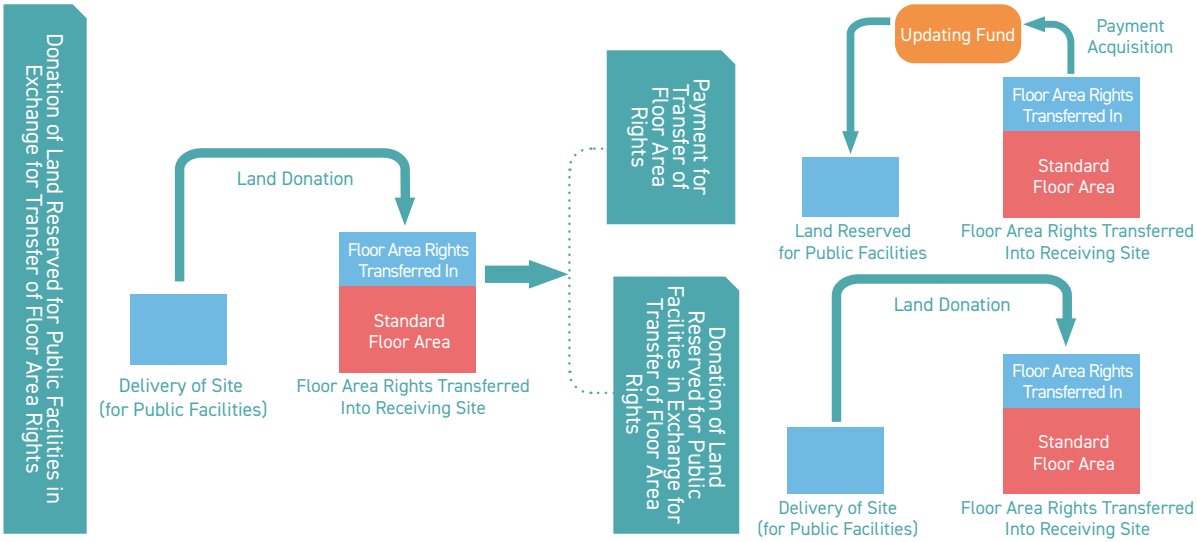
The urban design review mechanism is conducted in urban planning areas based on regulations described in technical manuals. Through the utilization of quantifiable indices to reflect the degree of urban design management and development, the results can serve as a reference for crafting future policies.

Dual-track system under Tainan City's Urban Plan for Transferring Floor Area Rights through Land Donation or Payment Takes Effect

To accelerate the acquisition reserved land for public facilities and enhance the effectiveness of Transfer of Floor Area Rights (TFAR) implementation, the Tainan City Government amended the "Guidelines for Review and Approval of Transfer of Floor Area Rights under Tainan City's Urban Plan" on January 22, 2022. The amendments added the calculation method, assessment method, and cost allocation for TFAR by payment. In addition, relevant facilitating measures were created and announced on July 25, 2022.

Applicants can choose the appropriate TFAR method that meets their needs based on the site environment. The available methods include donation of land reserved for public facilities or payment of TFAR fees. Both methods can be used concurrently. This dual-track system of land donation or payment of TFAR fees can expedite the acquisition of public facility reserved land for roads and parks, thereby enhancing the quality of the urban environment.

To enable full implementation of the TFAR payment system in Tainan's urban plan, the Urban Development Bureau has placed flowcharts, information about related facilitating measures, and documents for processing



TFAR payments on the Bureau's official website. Members of the public can go to the Bureau's website and download these materials by clicking through Services to TFAR Application Search. Relevant facilitating measures and documents include: application form, Flowchart for Processing TFAR Applications, reference fee scale for retaining a real estate appraiser and joint committee reviews of TFAR applications, roster of real estate appraisers in Tainan City who take on TFAR payment cases (this is a numbered roster, not a roster of sequential case rotation) an appraisal report template, and the scope of changes for application cases required to obtain re-appraisals.

Article 5 of the Review Guidelines for Application for Transfer of Floor Area Rights in Tainan City Historic Districts Amended and Took Effect on July 5, 2022

Pragmatic issues were encountered carrying out the "Review Guidelines for Application for Transfer of Floor Area Rights in Tainan City Historic Districts," which were published on September 26, 2019. This amendment of the Review Guidelines focused on revising the criteria for receiving sites in applications to transfer floor area rights in historic districts. The adjustments effected by the amendment referred to the Tainan City Government Urban Planning Guidelines on Transfer of Floor Area Rights Permit Reviews as amended and announced on January 22, 2022. The purpose of the amendment to the Review Guidelines for Application for Transfer of Floor Area Rights in Tainan City Historic Districts was to provide clear rules for future applicants to rely on and also to shorten the review period.

02 Lite version

Urban Transformation, Recovery of Functionality, Improving Quality of Living Environment and Safety in Urban Life

Lite version
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» Guojia Sinjing Building in East District (before renewal)

» Guojia Sinjing Building in East District (after renewal)

» Rebuilt Weiguan Building

Urban Renewal of Old and Unsafe Buildings Fully Initiated-Promoting Urban Regeneration

The Tainan City Urban Development Bureau promotes diverse urban renewal measures, including community driven urban renewal, rebuilding hazardous and old buildings, and government-led urban renewal. By offering many benefits, it reduces the financial burden of renewal on the people and advances planned planned redevelopment and utilization of urban space. It has also acquired public facilities and more than 7,000 units of public housing. These measures are advancing public interests and improving residential environments and landscapes as part of an all-out effort to regenerate Tainan. The results of urban development will be shared by all of the city's residents as housing justice is implemented.

» Project to rebuild a hazardous and old building (Sinhua District, Taiduan Section)

» Government-led urban renewal: the Er Kong New Village project

» Government-led urban renewal: Jingjhung 2nd Village Project

Tainan's Community Driven Urban Renewal Program Recognized: Weiguan Redevelopment Project Featured in Industry Publication and Receives Award

Taiwan Architect reported on the community driven urban renewal Weiguan Building redevelopment project in its September 2022 issue. The project also won a special jury award in *Wealth Magazine's* "2022 Taiwan Urban Renewal Hazardous and Old Building Rebuilding Team Awards." This recognition from industry shows approval of Tainan City's rapid completion of the Weiguan redevelopment project, which was guided by the principles of thorough communication, understanding of needs, project guidance, professional assistance, proceeding concurrently on multiple tracks, and streamlined processing. In recognition, the project was honored by winning the special jury award. Tainan City will redouble its efforts to promote urban redevelopment and rebuild old and hazardous buildings to enhance residential safety, quality of life, and the public interest as it seeks to create a livable city.

» Result of the Weiguan urban renewal

» Result of the Weiguan urban renewal (night view)

» Inauguration ceremony for hazardous and old building workstations, organized by the Tainan Architects Association, is well attended by distinguished guests

» Mayor Huang Wei-che, along with the Chairman of Tainan Architects Association, Victor Hsu, and architect representatives, jointly witness the establishment and certification of the hazardous and old building workstations

» Opening ceremony for workstations

Taiwan City Establishes 57 Hazardous and Old Building Workstations, Providing Citizens with Thoughtful Service

Tainan City formed the Rebuilding Assistance Team for Hazardous and Old Buildings in 2018 to promote the rebuilding of hazardous and old buildings. The Team, which is a joint effort of the Tainan Architects Association and Chang Jung University has established 57 workstations in various districts. These workstations provide convenient access for the public to seek legal consultations, apply for subsidies, and negotiate financing. These services are provided free of charge. The rebuilding program for hazardous and old buildings also provides structural evaluation subsidies, tax reductions and exemptions, relaxation of building coverage ratio, floor space incentives, credit assistance, low-interest loans, and rebuilding planning subsidies. These benefits incentivize rapid rebuilding and the construction of a safe and secure Tainan.

03 Lite version

Stitching the City into a Whole: Co-creating a Sustainable City with Regional Characteristics and Charm by Being People-oriented

» The Yuejin Harbor Brightening Project of Sinying and Yanshuei seamlessly connects and enhances the landscape of the two districts, improving the environmental aesthetics of the Sibei Creek region

» "Hear the Breath of Changduanshu," a community building project led by Professor Heng Zhang of the Department of Architecture at National Cheng Kung University, transforms an iron-sheet building located in Houbi District's Changduanshu Park

Tainan wins 11 awards at the 2021 Tribute to Urban and Rural Charm Awards Ceremony, Ranking First in the Nation

Tainan City actively seeks annual funding assistance from the Ministry of the Interior's the "Heart of Towns Program." These funds have been used to create iconic attractions and support community development projects, and the city received 11 major awards in the "2021 Tribute to Urban and Rural Charm Awards," achieving the highest number of awards nationwide. The awards included Outstanding Competitive Project, Outstanding Policy Project, and Commendable Community Development Project. "City and Rural Gold Awards" were also awarded to the city's urban/town appearance program for overall performance, the chief consultants for environmental landscapes for their achievements in guidance, and the community planning team for their output.

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» Located in the town center, Yujing Sports Park has received NT$20,000,000 in funding from the Ministry of the Interior's cityscape, townscape, and environmental placemaking construction program to be used to transform the landscape's visual appearance

Landscape Revitalization of Yujing Sports Park Initiated

NT$55,500,000 in funding for improvement of the Yujing District Hutoushan Sports Park and its surrounding area has been obtained by the city government's Bureau of Urban Development, the Public Works Bureau, and the Department of Sports from the Ministry of the Interior Construction and Planning and the Ministry of Education Sports Administration. The sports park is located in Yujing's town center and is close to educational institutions such as schools and libraries. As a result, the concept of urban green core will drive the landscape design and transformation process. The revitalization project encompasses vegetation management, the creation of a micro-detention grass lawn, refurbishment of the environment, the establishment of a forest trail and recreational area, and a re-imagined circular walking trail.

» Surrounded by lush greenery and a diverse ecology. Yujing District's Sports Park is an aging facility. Through landscape transformation, it will provide residents with a space for walking, leisure, recreation, and weekend popup markets.

Landscape Construction To Begin on Chianan Canal Green Belt in Sinhua Connecting Three Schools and Environs

The "Enchanting Sinhua Town and Cultural Water Green Belt" project will open up the embankment walkway system on the east side of the Hsin Hua Senior High School, Sinhua Elementary School, and Hsin Hua Junior High School campuses. Some of the existing embankment pathways will also undergo optimization and upgrades, with several nodes being created alongside the campus based on environmental conditions. After its full completion, this section will be transformed into a 1.2-kilometer-long water green belt for leisure. Funding of NT$75 million has been secured for this environmental transformation project and construction on the water green belt adjacent to three schools will be completed soon.

» Linkage between the Chianan Canal and campus spaces to be tightened after completion of transformative construction

» Existing facilities on the Chianan Canal Embankment Trail on the eastern side of Hsin Hua Senior High School are showing signs of age and deterioration. The project will optimize and upgrade them. In addition, the west side of the canal will be opened up by construction of a completely new water green pathway.

» It is currently difficult for members of the public to access the east side of the Chianan Canal adjacent to the Sinhua Junior High School. A new embankment pathway system will be developed to link up with campus spaces and learning environments.

» Following relocation of the fruit and vegetable market, the next phase of environmental transformation will focus on parking lot near Sinhua District Office and public land for children.

Lite version
Full version

Senior High school section before

Senior High school section after

Junior high school section before

Junior high school section after

Elementary school section before

Elementary school section after

» After construction work has been completed, the Chianan Canal water green belt from the senior high school to the elementary school and the junior high school will be 1.2 km long

Construction Begins on the Xinying and Yongkang Waterside Corridor and Green Spaces to Create a Desirable Locale of High Quality

The "Xinying District Green Canal Pathway Extension Project" and the "Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project" have been combined into the "Xinying District and Yongkang District Blue Ribbon System Landscape Improvement General Contracting Project." Construction started on April 26th, 2022. The "Xinying District Green Canal Pathway Extension Project" aims to upgrade the Chianan Canal's ecological landscape while prioritizing innovation, improving pedestrian walkways, establishing nodal plazas, and enhancing the quality of the ecological green corridor's quality. The "Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project" integrates Jiading Village Park and the adjacent green area on the south side of the park into land zoned for sports park use. Leisure corridors, multi-level flower terraces, and comfortable seating areas will also be added.

» The Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project seamlessly integrates Jiadingli Park's woodenball field and its south side green space into a complete sports park.

Xinying District Green Canal Pathway Extension Project

Building on the initial extension concept of a green canal pathway, this project aims to reconfigure the site's spatial functionality by incorporating the same design principles and elements. Nodal plazas will be strategically located at transitions between street corners and open spaces for additional space for recreational areas, greened spaces, and opportunities to interact with the water.

» The Xinying District Green Canal Pathway Extension Project seamlessly connects the Xinying Hospital and Nanying Green City Park with a canal corridor to create a high-quality urban living environment

» Current Situation: There is a significant elevation difference between Jiading Village Park and the undeveloped green space in Yongkang District. In the future, they will be integrated into a sports park.

» The pedestrian walkway and pavilion in Xinying District's canal have been damaged. They will be rebuilt to create a safe walking space and a water-interactive environment.

» Transformation of a local community's environment and space: Love Yanshuei - Jingshuei Port Ice Cream Forest

» Presentation of the 2021 Green Community Empowerment Program Results

» Transformation of a local community's environment and space: South District's Cikunshan Scrap Metal Story Lane

Tainan Green Community Empowerment Program Showcases the Responsibility and Impact of Community Planners in Building and Regenerating Local Communities

The Tainan Urban Development Bureau promotes green community empowerment by actively addressing public issues related to community environment and local development. Through participation in planning workshops and transformations of local environment spaces, it aims to coalesce and connect local communities and social forces to create highlights and value for both urban and rural areas. Community planners undergo systematic academy-style training to exert their influence and play a role in connecting people and relationships within local communities. By taking on responsibility, they contribute to impactful community building and regeneration.

Lite version
Full version

» Community planners in 2021 Green Community Empowerment Program receive certificates

» Transformation of a local community's environment and space: Danei District Second Creek Stargazing Park Project

» Community planners in 2021 Green Community Empowerment Program receive certificates

» Transformation of a local community's environment and space: Jhentou Mountain Brick Kiln in Baihe District

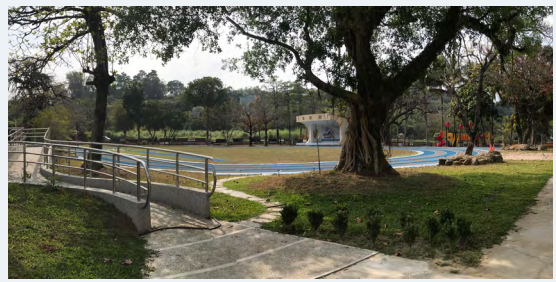
» Transformation of a local community's environment and space: Madou District Tribal Learning

Garden Corners for a Friendly Environment

The Tainan City Government actively promoted the "2022 Garden Corner Program". Following review meetings with experts, scholars, and relevant organizations convened by the Bureau of Urban Development, a total of 12 projects were approved. These projects include six campus landscape initiatives and six public and community landscape initiatives.

Campus Landscape Projects

» Rende District Elementary School: Removed walls, opened up corners of campus, and created views



» Siancao Experimental Elementary School Unexpected Harmony in Green Movement: Created accessible ramps and lush green spaces

Lite version
Full version

Public and Community Landscape Projects

» Jiali District Office Jiali-Ansi Green Corridor Phase 2: Improved idle spaces and connected recreational walking paths

» Xiaying District Office Yingcian View III: Created leisurely walking spaces and searched for memories of the sugarcane railway

In the school campus category, the main design focus was on removing or reducing fences to open up new perspectives at corners. It also involves creating pedestrian pathways for convenient access and enhancing friendly walking spaces. Additionally, the design approach includes removing hard pavement surfaces and increasing permeability or green areas. In the public category, the goal was to improve the surrounding environment or revitalize unused spaces by incorporating more greenery and providing recreational areas.

Through the collaborative efforts of the Tainan City Government Bureau of Urban Development, district offices, schools, design firms, and construction teams, these spaces have been transformed into new focal points.

Lite version

04

Urban Justice: Promoting Housing Justice by Safeguarding the Needs of Vulnerable Populations, Youth, and Residents

Tainan's Rende Er Kong New Village Public Redevelopment Project in Tainan Currently Under Construction and Receives "National Excellence in Construction Award" for Best Social Housing in Recognition of Its Achievements

Section A of the Er Kong Public Housing is a collaborative project between the Tainan City Government using state-owned land and urban renewal floor space incentives. It was awarded the "National Excellence in Construction Award" for Best Social Housing in 2022. This residential community adopts universal design and provides "age-friendly" spatial functions. It consists of 11 above-ground floors and 3 basement floors and is equipped with necessary equipment and furniture. It is expected to be completed in the year 114 and provide 75 units for citizens to apply for rental occupancy.

» Simulated representation of completed of Er Kong New Village Section A public housing

- Comfortable walking spaces
- Symbolic nodal plaza
- Open space connectivity
- Green beautification by planting and street furniture
- Spacious and open landscape space

Nodal plaza floor plan design

Nodal plaza

Building of plaza for memorial plaque

» Floor Plan Design for Section A of the Er Kong New Village public housing project

Catering to Housing Needs, City Government Collaborates with Central Government and Private Sector to Promote Tainan Social Housing through Diverse Approaches

To alleviate the financial burden of housing on residents and safeguard their right to housing, the city government is actively promoting rental-only Tainan Social Housing. To expedite the development of Tainan Social Housing, the department is employing diverse approaches such as public redevelopment givebacks, government-led construction, and incentivizing private construction. Collaborative efforts with central agencies are also being made to acquire Tainan Social Housing through various channels to accelerate the realization of the public housing blueprint. Currently,

Tainan City has confirmed the planning and construction of 7,445 units of Tainan Social Housing. Construction for 2,155 units had started by 2022, and subsequent completions will take place gradually from the 2025 onward.

» Simulated representation of Completed Er Kong New Village Section A

» Simulated representation of Siaodong public housing

» Simulated representation of Sindu Anjyu

» Simulated representation of Jingjhung 2nd Village urban renewal project

» Groundbreaking ceremony for Kainan Anjyu

» Simulated representation of Kainan Anjyu

» Groundbreaking ceremony for Xhishi Anjyu

» Simulated representation of Xhishi Anjyu

Lite version
Full version

Central Government NT$30 Billion Plan Expanding Rental Subsidies Relaxes Criteria, Increases Subsidies, and Alleviates Rent Burden on Public

To alleviate the financial burden of renting for the public, the Executive Yuan passed the "NT$30 Billion Central Expanded Rental Subsidy Plan" on March 31, 2022. Through "increasing the number of households" and "increasing the subsidy amount," the program aims to alleviate rent pressure on tenants. This program was open for applications from July 1, 2022, to October 31, 2022. There was a second round of applications for vulnerable households from December 5, 2022, to December 30, 2022. As of December 31, 2022, the city had received 26,085 applications. This program provides substantial assistance to newlywed families, families with minor children, vulnerable households, and young individuals entering the workforce who are in need of rental support.

» The Department of Urban Development creates bus body ads to publicize the NT$30 billion expanded rental subsidy plan

» Public awareness meeting to explain Central Government's NT$30 billion expanded rental subsidy program and the social housing leasing and management program

» Social housing leasing and management publicity event

» Fire Safety Awareness seminar for social housing leasing and management

» Public awareness meeting explaining social housing leasing and management

Social Housing Leasing and Management Policy Provides Multiple Incentives and Rent Subsidies to Revitalize Empty Residences and Meet Rental Needs

Since the implementation of the social housing rental management program in Tainan from 2018, the city has been offering tax incentives, repair subsidies, and rent management services to attract property owners of currently vacant properties to participate in the program and rent out their properties as social housing. The government has entrusted the management of these rental services to designated service providers who lease the properties to tenants with income below a certain threshold. Through effective lease management, we aim to support vulnerable groups and foster a healthy rental market. This approach also helps the government alleviate the financial strain of constructing social housing, resulting in a win-win situation.

As of the end of December 2022, a total of 4,048 matches have been made between property owners and tenants during three phases of the program in Taiwan. The Bureau of Urban Development continues to facilitate these matches and provides ongoing support.

Lite version
Full version

Results of Bidding on Leases and Sales of Displacement Residences from Railway Undergrounding Project: Six Commercial Properties and Four Surplus Houses

In 2022, the municipal government carried out public bidding for lease of unregistered commercial properties and public bidding for sale of brand new surplus houses in the displacement housing project for Tainan City's railway undergrounding project. The displacement housing project is located in the southern part of the East District's Secondary City Center near the future Tainan South Station with convenient transportation and favorable residential and commercial conditions. The results of the leasing and sale bidding conducted by the municipal government in 2022 are as follows: a total of six commercial properties and four surplus houses. The withdrawal rate for the surplus houses reached 100%. The proceeds from the sale of the houses will be used to repay the loans for the purchase of surplus houses in the displaced housing project to achieve financial self-sufficiency.

» Exterior of displacement homes building

» Interior of displacement home

» Map showing location of displacement homes

05 Lite version

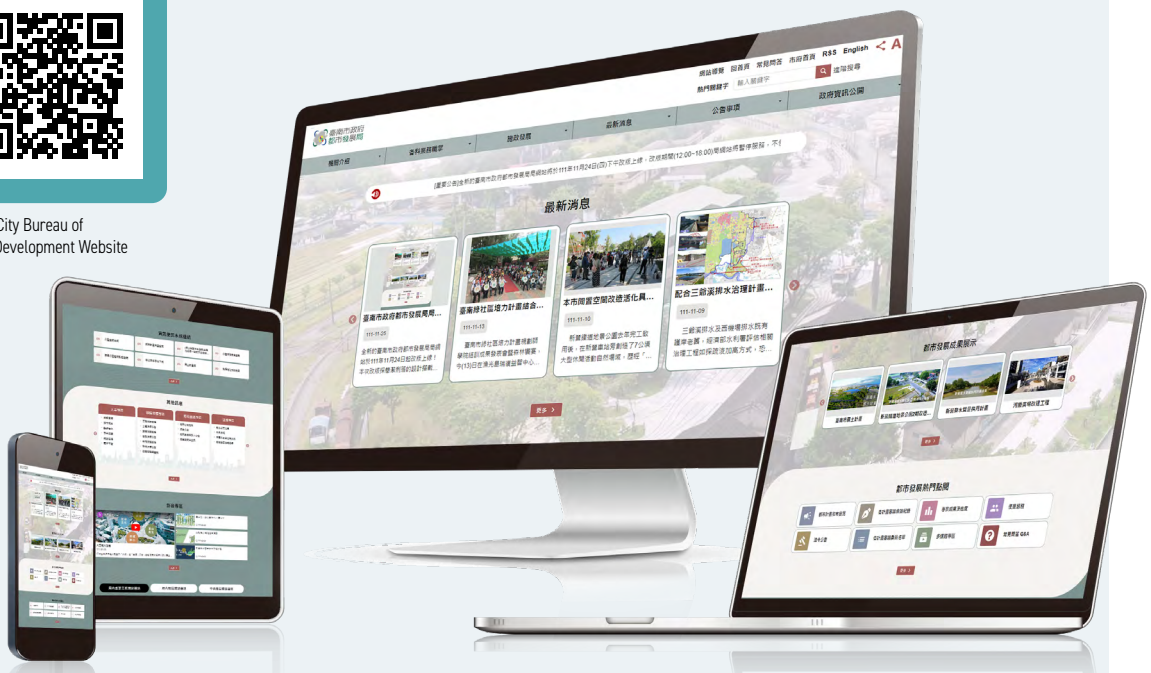
Smart City: User-Friendly Services Promoting the Value-added Application of Digital Data

Lite version
Full version

Tainan City Bureau of Urban Development Website Relaunched!

To provide the public with a more user-friendly, convenient, and secure website service, the Bureau of Urban Development has launched a brand new version of its website. The new web pages are designed using a responsive web design (RWD) approach, offering a reader-friendly interface that adapts seamlessly to various screen sizes, including personal computers, mobile phones, and tablets. The website employs a flexible framework that dynamically adjusts the presentation of information and showcases the bureau's accomplishments. In order to cater to users' familiarity and browsing habits, the website maintains its previous intuitive structure, allowing users to quickly locate the desired information. Moreover, the entire connection process is fully encrypted to provide a safer browsing experience. Everyone is encouraged to take full advantage of the new website.

» Tainan City Bureau of Urban Development Website



Apply for Aerial Topographic Map Available Online

To provide the public with a one-stop service where they can easily complete applications, payments, and document retrieval without leaving their homes, the "Urban Planning Digital Aerial Topographic Map" can now be applied for online through the city government's integrated service platform at https://onestop.tainan.gov.tw/.

The Bureau of Urban Development has always upheld the spirit of convenience in its services and continues to expand the range of online application services. Our aim is to replace physical travel with online platforms, saving people time and transportation costs. It's a cost-effective and time-saving solution. We encourage everyone to take full advantage of these services.

» Tainan City Bureau-One-Stop Service

» Online application for Urban Planning Digital Aerial Topographic Map is now available on the Integrated Service Platform - One-Stop Service

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2022 Annual Report

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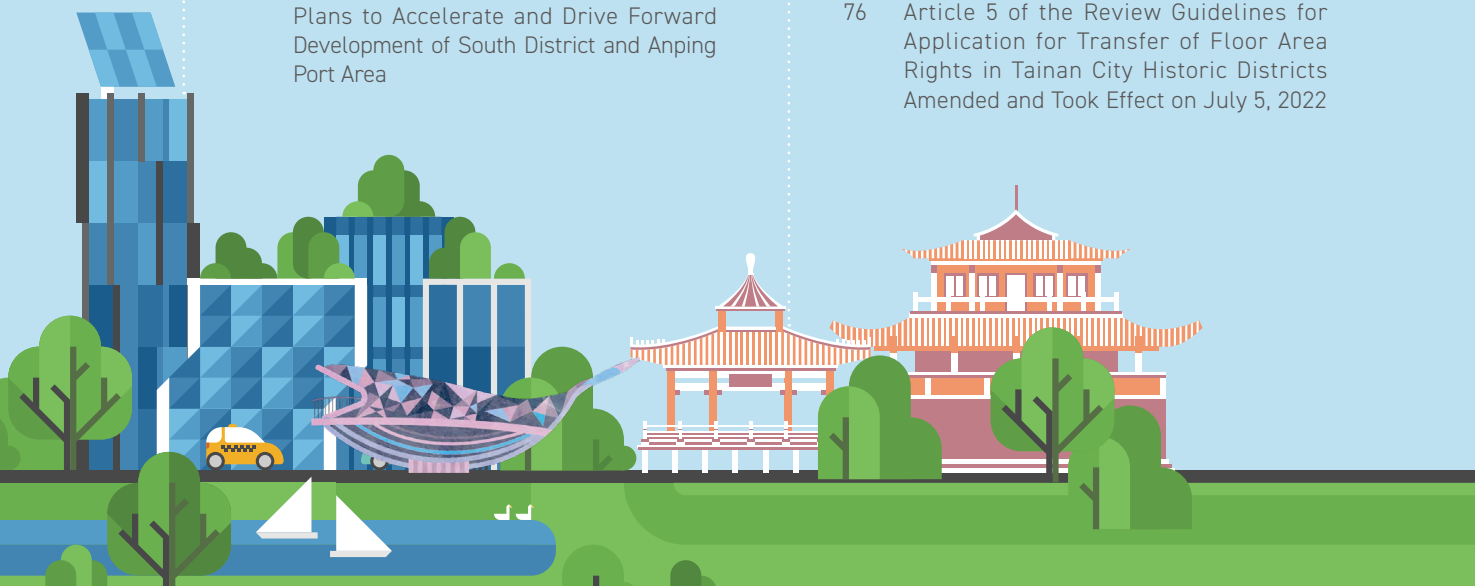

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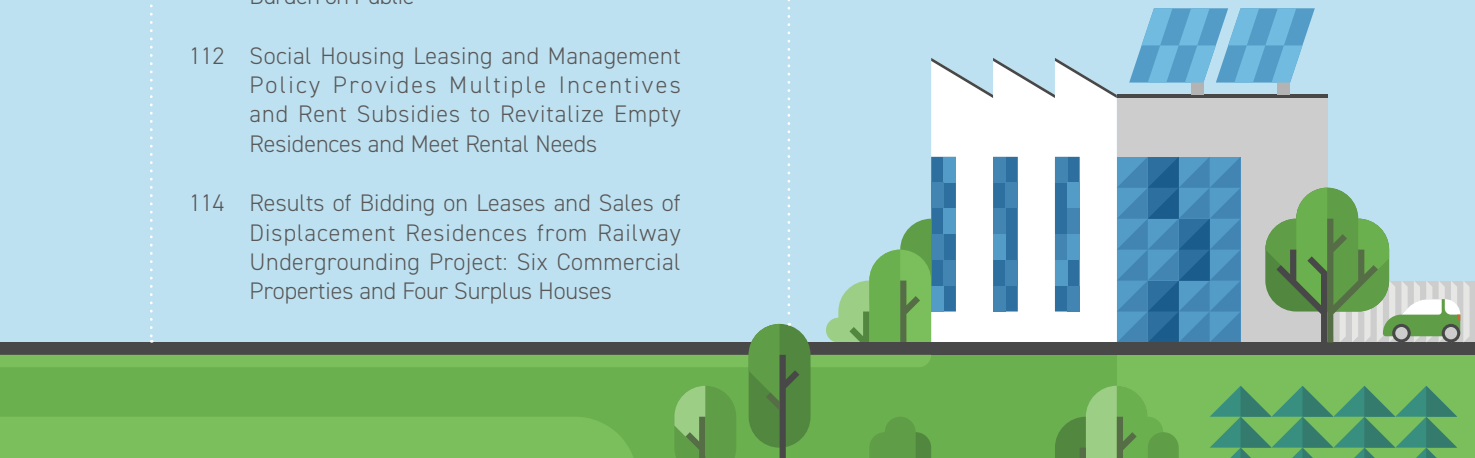


01 Full version

Urban Blueprint for Guiding Tainan Toward a New Vision with Sustainable Development as the Foundation

Comprehensive Planning for Rural Areas Initiated in Eleven Tainan Districts

The long-term lack of spatial planning in non-urban areas has caused development in rural areas to stall. To address development issues in rural areas including housing, economic activities, and public facilities, the Tainan Spatial Plan was announced and implemented on April 30, 2021. In 2021, Tainan also initiated comprehensive planning for rural areas to allocate resources equitably. Spatial planning in Tainan takes into account the needs of specific locales including agricultural production, climate change, environmental protection, cultural preservation, elder care, and local revitalization. It serves as a set of guidance principles for subsequent land use or spatial development. Assessments are based on factors such as population, land zoned for building, public facilities and services, susceptibility to natural disasters, and sustainable agricultural development. After research guided by the Tainan Spatial Plan, Xinying, Liouying, Syuejia, Yanshuei, Xiaying, Guantian, Shanhua, Anding, Sinshih, Cigu, and Zuojhen have been proposed as rural areas prioritized for comprehensive planning in Tainan.

Guided by Taiwan's National Spatial Plan, the city government immediately initiated comprehensive rural area planning for the Syuejia District as a model district. Current districts undergoing this process include the Greater Xinying District (Xinying, Liouying, and Yanshuei) as well as Guantian. Funding will be sought for comprehensive planning in other districts in coming years to complete comprehensive planning for the city's rural areas. The next two cases will not only include fundamental data analysis, but also initiate a mechanism for public participation. Public participation will be used to validate information obtained about the actual current developmental situation in the rural area to ensure that the comprehensive plan is responsive to real local needs. This is intended to shape a planning process that includes focused bottom-up discussions with the community and features rolling adjustments and revisions to the plan. By proactively interacting the city and the local community can foster a consensus about development and a sense of local identity. Ultimately, these efforts are intended to culminate in the creation of a vision blueprint for the rural area.

» Creating a vision blueprint for co-prosperity in life and the economy by guiding orderly and sustainable development in rural areas

Eleven Priority Areas Identified by Tainan Spatial Plan

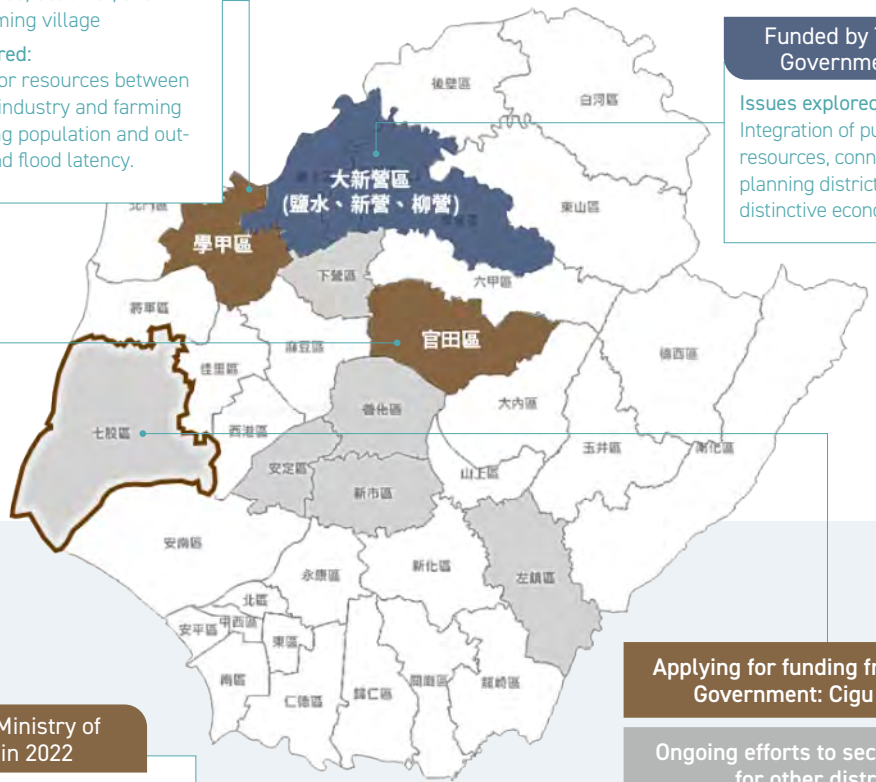
Funded by Ministry of Interior in 2021

Positioning:
The prosperous, beautiful, and renewed farming village

Issues explored:
Coopetition for resources between solar power industry and farming villages, aging population and out-migration, and flood latency.

Funded by Tainan City Government in 2022

Issues explored:
Integration of public facility resources, connecting urban planning districts, support for distinctive economic activities



Applying for funding from Central Government: Cigu District

Ongoing efforts to secure funding for other districts

Funded by Ministry of Interior in 2022

Issues explored:
preservation of distinctive economic activities, aging population and out-migration, impact of Southern Science Parks S Corridor and the Guantian Industrial Park on rural areas

» Priority areas identified in Tainan Spatial Plan

The core components of comprehensive rural planning are "real needs and validated planning." The city government will drive forward a series of participatory planning processes to discover identify local characteristics and actual needs. The objective is to guide orderly development and improve the quality of life in rural areas by using the tools of spatial planning, land use controls, and integration with plans by other agencies.

Local Rural District Comprehensive Planning Workshops Held in Syuejia District to Realize Public Participation and Improve Quality of Environment in Rural Areas

In July of 2022, the Tainan City Urban Development Bureau initiated a series of grassroots public participation events for comprehensive planning in rural areas. The first stop was in Syuejia District, which is Tainan's model planning district. The Urban Development Bureau brought its planning team to the area. There the team met with the District Office, village chiefs, elected leaders, and community development organizations for interviews and discussions. These meetings helped the Bureau understand important local development issues and enhance progress toward the objective of 'planning implemented for real needs'.

In the past, non-urban land was classified based on existing conditions without effective long-term spatial planning. These areas also commonly face challenging issues related to inadequate social welfare and public facilities as well as difficulties in maintaining their living and economic environment. In light of these factors, the Urban Development Bureau initiated its comprehensive planning program for rural areas under the guidance of the National Spatial Plan after the Tainan Spatial Plan was officially announced. Eleven administrative districts were designated as priority districts for comprehensive spatial planning in accordance with the National Spatial Plan. Of these, Syuejia District was selected as the first district for implementation of spatial planning.

Currently, comprehensive planning for rural areas prioritizes "issues-oriented planning." The process includes data collection, inventory of current land use, spatial development conditions, and a bottom-up understanding of local characteristics and actual needs. Through this process, key issues are selected for planning analysis and the formulation of responsive policies.

The first stop on the Urban Development Bureau's itinerary was the Syuejia District Office. There it explored Syuejia's issues and needs in greater depth. Partnering with the team at the District Office, the bureau deepened its understanding of different aspects of the issues that this locality faces through exchanges and discussion. Syuejia's challenges include the aging of the population, outward migration, utilization of the sugar cane railway corridor, economic interconnections to drive peripheral tourism, soil salinization that makes it difficult to plant crops, and the recent emergence of the solar power industry that is encroaching on appropriate sites for young people returning to the countryside to use for aquaculture. Through a series of public participation activities such as local visits and workshops, the Bureau received feedback on these issues that will be integrated in the deliberations and in-depth discussions leading into the comprehensive plans for rural areas.

» Rural district comprehensive planning workshop in Tainan City's Syuejia District

» Breakout groups at workshop discussing sustainable economy

Tainan Continues to Move Forward with Comprehensive Planning in Rural Areas as Guantian District Receives Funding from Ministry of the Interior

The city government is actively promoting comprehensive planning in rural areas to address development issues related to public facilities, housing, and the economy. In 2022, the city's proposal for "Comprehensive Planning for Rural Areas in Guantian District, Tainan City" received planning funding assistance from the Ministry of the Interior. Going forward, the city government will progressively move forward with comprehensive planning for each of the city's rural areas. The objective is to achieve robust sustainable development in rural areas.

In the past, non-urban land use controls were classified based on existing conditions without comprehensive planning. This adversely affected the quality of life in rural areas due to the impact of trends such as the aging population and declining birth rates, along with the lack of long-term spatial planning guidance. In light of these problems, Tainan City's Spatial Plan has proposed that the first phase of comprehensive planning for rural areas take place in 11 administrative districts: Xinying, Liouying, Yanshuei, Syuejia, Guantian, Xiaying, Shanhua, Anding, Sinshih, Cigu, and Zuojhen.

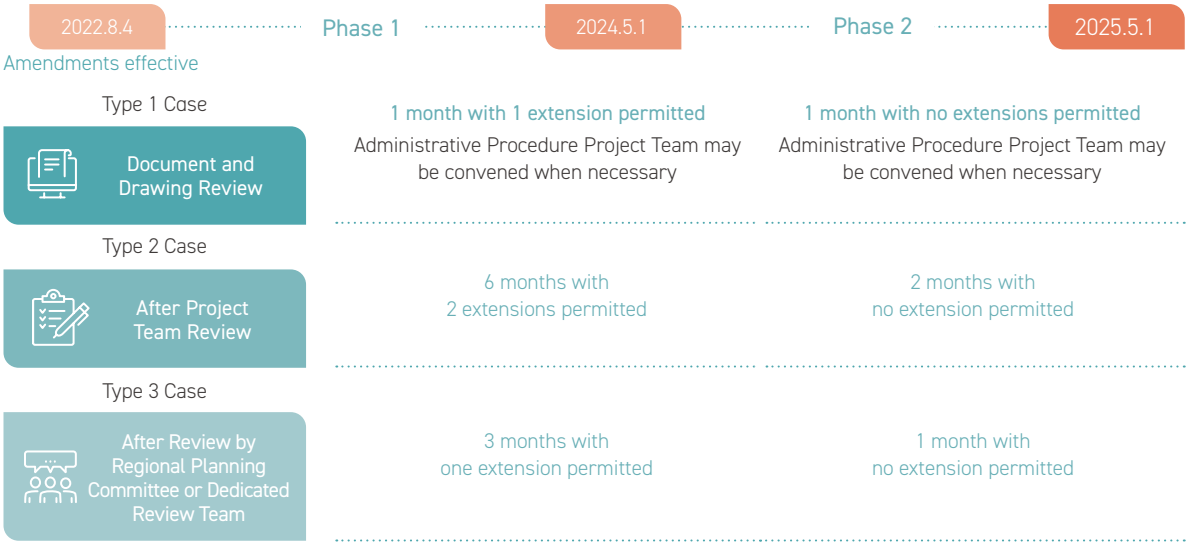
In 2021, the Tainan City government announced the "Tainan Spatial Plan" and shortly thereafter proactively initiated comprehensive planning in rural areas. The city's "Syuejia District" proposal received financial support from the Ministry of the Interior that same year to become a priority model area. Using its own funds, the city government also undertook comprehensive planning in 2022 for the "Greater Xinying District" (Xinying, Liouying, and Yanshuei). In May 2022, a "Guantian District" proposal was submitted pursuant to Ministry of the Interior regulations with funding support approved that August. This marked the fifth rural area designated for comprehensive planning in the city. In addition to these districts, funding will be sought in the subsequent years to gradually complete comprehensive planning for other rural areas.

"Rural Area Comprehensive Planning" not only involves analyzing fundamental data on population, housing, the economy, transportation, public facilities, and land utilization, but also leverages public participation to exchange ideas on spatial development planning with local communities and build consensus on development. The aim is to design a vision blueprint for rural areas. Moreover, it integrates existing policy resources from central government agencies to deploy them in public infrastructure according to local needs in ways that improve the environment, coordinate development requirements in the local economy, and preserves ecological landscapes. The goal is to mold the unique character and appearance of each rural area while driving its sustainable development.

Ministry of Interior Amends Deadlines for Reviewing and Correction of Non-Urban Land Development Cases in Anticipation of National Spatial Plan Taking Effect in 2025

After the National Land Plan takes effect, the current development permit system will shift from a development permit system to a use permit system for non-urban land development. As a result, the deadlines for correcting the various different types of non-urban land development permit cases as well as the number of extensions will be adjusted. Starting from May 1st, 2024, Type 2 cases will have a correction period of two months, while Type 3 cases will have a correction period of one month. Moreover, no extensions will be permitted for any type of case.

Additional steps are required for non-urban land development applications that fall into certain specified types of development or involve a cumulative area of at least two hectares. Besides applying for a business plan with the applicant's relevant competent authority, the applicant must submit a development plan application to the regional planning body. Once the application is accepted, deadlines for corrections and the number of extensions depend on which of the three types of cases the application is for.



» Diagram of adjusted correction period deadlines and number of extensions

The first type of case is the "Document and Drawing Type Elements Verification Stage." For this stage, the application must include the permit from the competent authority for the applicant's business. In addition, documents are required from institutions such as water, electricity, telecommunications, and waste disposal facilities that indicate willingness to cooperate. If any documents are missing, there is a one-month period for correction, with only one extension allowed.

The second type of case is the "Project Team Review Stage." After the project team members review the application, the applicant is required to provide additional information in response to the views of the team members within six months with a

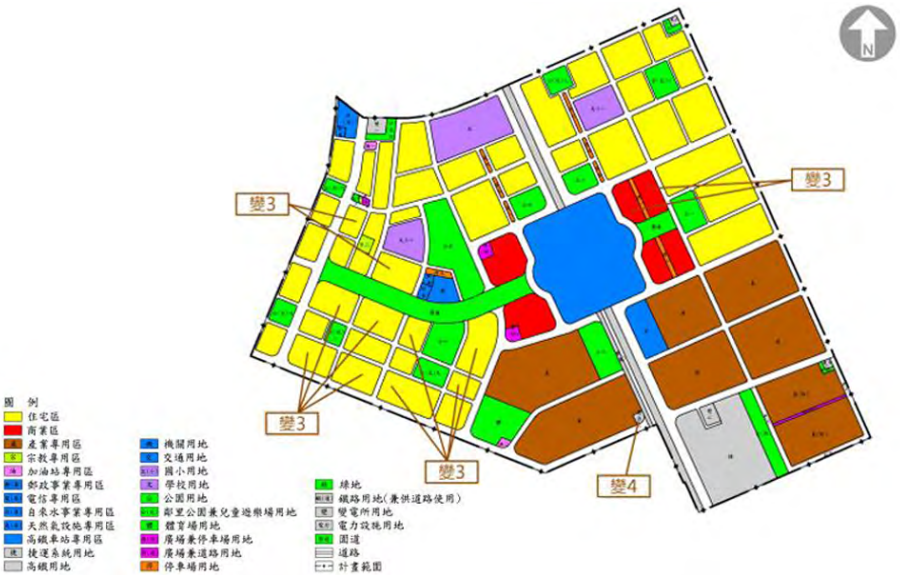
maximum of two extensions. This is in consideration of the fact that the applicant may need to supplement the application for this type of case with data collected on-site. Another reason is that there may be delays due to parallel environmental impact assessment review or because soil and water conservation plans cannot be finalized.

The third type is the "Regional Planning Committee Stage." Following review by the regional planning committee (or a dedicated review team established by the government of a special municipality, county, or city government), a three-month correction period is granted if the applicant is required to amend the plan documents and drawings based on the committee's decision. One extension is permitted.

In all three types of cases, the correction period must not extend past the date of the announcement of the functional zone maps as specified in Article 45 of the Land Spatial Planning Act (scheduled for May 1, 2025). Failure to make the required corrections within the given period will result in "rejection" of the application.

Modification of High-Speed Rail Tainan Station Special District Plan (First Overall Review) Implemented

To facilitate modification of land use for public utilities in the Shalun Smart Green Energy Science City and review of the Criteria for Land Use Control in the National Cheng Kung University Innovation Medical Park, the Tainan City government proactively carried out the first comprehensive master plan review of the Tainan Station Specific Zone Plan for the High Speed Rail Tainan Station Special District Plan. The main plan was implemented on August 19, 2022 while the detailed plan was implemented on September 21 of the same year.

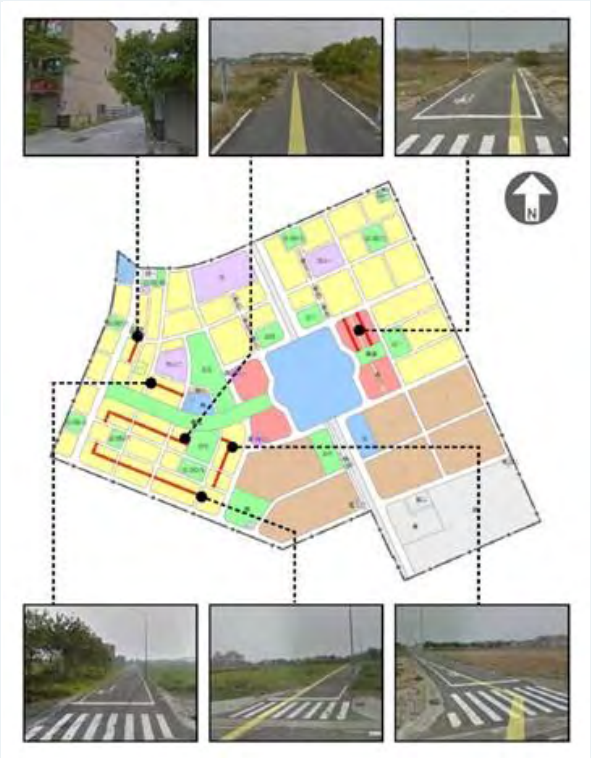


» Diagram showing positions of modifications to the High-Speed Rail Tainan Station Special District (first comprehensive review)

The review focused on aligning with the development of the Shalun Smart Green Energy Science City by modifying public utility land use and reviewing Land Use Control Criteria for Cheng Kung University Innovation Medical Park. This was a response to the involvement of both central and local authorities in plans for major construction projects related to the "Shalun Smart Green Energy Science City." Land for unneeded power facilities was rezoned into dedicated industrial zones to provide additional space for development of the green energy industry. Additionally, in anticipation of the Cheng Kung University Innovation Medical Park entering the Shalun Smart Green Energy Science City, a strategy was formulated to incentivize permitted use projects with floor space. These incentives not only encourage the establishment of general hospitals, but promote the wider development of clinical and preventive healthcare facilities and services in southern Taiwan to enhance efficiencies in the overall development of the healthcare industry and its international competitiveness. Furthermore, the review added permission to use parkland for some aspects of smart infrastructure to align with adjustments to the direction of green energy development. This will ensure allocation of space for green vehicle parking, make the Medical Park's land use control more flexible, and encourage the installation of green energy-related infrastructure.

» Adjustment and conversion of land for industry use for purpose of providing more space for development of green power industry

» Strategy to incentivize permitted use projects with floor space in anticipation of health care industry move in



» Rezoning existing built roads as land for road use to align urban planning with actual use

Modification of Liouying Urban Plan (Third Overall Review) (Stage 1) Implemented

The Liouying Urban Plan underwent its second overall review in 1997 and has been in effect since. Due to significant societal, economic, and developmental changes since then, there was a real need to review once more. As a result, the Tainan City Urban Development Bureau of the local government initiated a third comprehensive review.

The entire review project was reviewed and approved by the 977th meeting of the Ministry of the Interior's Urban Planning Commission on March 22nd, 2022. On November 29th, 2022, the Tainan City Government announced implementation of the master plan for the first stage of the review. The detailed plan for land use zoning regulations was implemented on November 30th, 2022.

The review's key points included revision of the urban planning map, evaluation of reserved land for public facilities, and the detachment of detailed plans. In the course of the review, four parcels of reserved land for public facilities that had been designated for markets and institutions were conditionally re-designated as residential and commercial zones. Three of these parcels were previously allocated for the "First Market" (partial), the "Second Market," and the "Third Market" while the fourth parcel was designated for use by "Institution One".

When the conditions for their development have been met, construction can directly proceed to foster the overall development of the planned area.

» Locations of the four parcels of land reserved for public facilities and their development conditions

Modification of Sinhua Urban Plan (Third Overall Review) (Stage 1) Implemented

In July 2016, the Tainan City government officially initiated the third overall review process for the Sinhua Urban Plan by staging a public exhibition. Mayor Huang Wei-che remarked that there will gradually be more development to spur accelerated local urban development. After review by the Tainan City Government and the Ministry of the Interior's Urban Planning Committee, the city announced implementation of 33 proposed rezoning cases on December 8th, 2022. These zoning changes involved the master plan for the Stage 1. In addition, the detailed plan for land use zoning regulations was implemented one day later on December 9th, 2022.

The review's key points included issues such as revision of the urban planning map, evaluation of land reserved for public facilities, and setting aside additional land for development. In light of the relocation of the Sinhua Police Precinct and the Sinhua Fire Brigade, land designated as "Institution 3" and "Institution 7" was rezoned for use as parks and plazas. This not only addresses the issue of unused land but also provides much-needed open spaces for the local community. There is also a plan to move the Sinhua Fruit and Vegetable Market to the Hujuying area to ameliorate the challenges created by its current location and to meet the requirements of its post-consolidation operations for storage, trading, and office space. The market's current site is near the central commercial district and has excellent transportation access. After evaluation of local needs by various agencies in the city government, the site is planned to become an administrative and educational district with the public health center and the kindergarten placed on the north side of the site. In addition, the land on the south side of the side has been rezoned for use as a park in light of the scarcity of parks and green spaces in Sinhua's built-up areas. The aim is to maximize the interests and well-being of local residents.

» Diagram showing rezoning of Sinhua Fruit and Vegetable Market

Modification Cases Including Second Joint Activity Center in Jiali and Shanshang Road Widening Implemented

2022 urban planning cases that underwent modification review or were implemented included a plan to coordinate with the Sanye Creek drainage management project, the widening of the access road from Nanjhou Village to Dajuang Village in Shanshang District, construction of the Second Joint Activity Center in Jiali District, expansion of the Chia Nan University of Pharmacy and Science campus, upgrading of the Xinying Fuyuan Funeral Park Zone, and the construction of a joint activity center for Nansing Village and Minrong Village in Xinying District. These projects will aid the relevant agencies in carrying out and completing major construction projects and provide improved public facility service functionality for local communities.

» Diagram showing positions of urban plan modifications to align with Sanye Creek drainage management project

I. Modification of Urban Plan to Coordinate with the Sanye Creek Drainage Management Project Implemented on October 28, 2022 and October 29, 2022

The existing embankments for the Sanye Creek and Sijichang drainages are aging. The Ministry of Economic Affairs Water Resources Agency assessed the related drainage management construction and found that there would be a risk of collapse if the dredging and raising method was used. Accordingly, the "Sanye Creek Drainage and Sijihang Drainage Management Plan" was revised. Based in this revision, it was proposed that it would be necessary to widen the canal section of approximately 13 kilometers from the Wensian drainage outlet to the Jitian Bridge and reconstruct its embankments. The Tainan City Bureau of Urban Development accordingly initiated the urban planning modification process and respectively announced and implemented the urban plan on October 28, 2022 and October 29, 2022.

The Bureau of Urban Development announced that it will collaborate with the Sixth River Management Bureau to carry out urban planning modifications. These modifications encompass four urban planning areas, including the Tainan City master plan, the detailed plan for Tainan City's East District, the Rende district (Wensian area) urban plan, and the Tainan Metropolitan Park special district plan. The modifications involved rezoning certain agricultural areas, Class B industrial zones, sewage treatment plant sites, and land for parks and playgrounds based on the announced drainage land scope. Moreover, the railway land where the Western Trunk railway intersects with the Sanye drainage has been rezoned as a river area (allowing railway use). The total area of the modified plan amounts to 1.41 hectares.

II. Urban Planning Modification Case for Project to Widen Access Road from Nanjhou Village to Dajuang Implemented on February 3, 2023

Responding to the need for an access road from Nanjhou Village in Shanshang District to Dajuang Village, the city government processed a zoning modification for the road widening project along this section. Located in "Shanshang Urban Plan", the planned scope of the project is the agricultural area on the southeast side. The planned area is approximately 0.0667 hectares. After approval by the Ministry of the Interior Urban Planning Commission at its 1021st meeting on October 25th, 2022, implementation of the urban plan was announced on February 3, 2023.

The city government's Bureau of Urban Development explained that this project involves an important access road connecting Nanjhou Village in Shanshang District to the Sinshih District. However, the urban plan originally called for the planned 13-10m project

» Diagram showing current road connection

» Diagram showing scope of modification

road to extend only to the agricultural zone without connecting to Tainan Route 175.

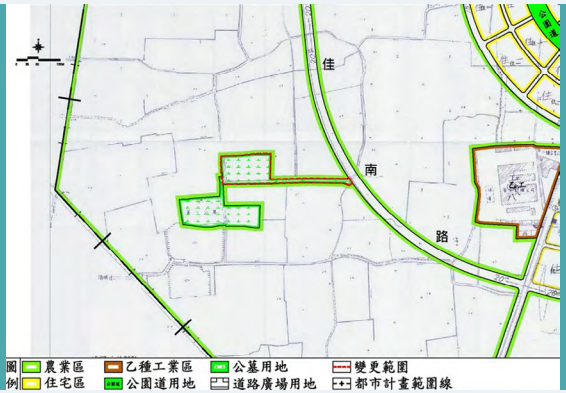
Furthermore, the narrow existing road leading to the non-urban plan zone was only about 5 to 6 meters in width. Places on the road where it suddenly narrowed created bottlenecks, resulting in traffic congestion, conflict over road space between cars and scooters, and increased risk when large vehicles traveling in opposite directions passed by each other. These circumstances posed a threat to the safety of road users and led to many traffic incidents and disputes.

Following an assessment by the competent authority for road management, it was determined that road improvement works were necessary to widen the road to a planned width of 10 meters. Upon completion, the project will effectively address the traffic safety concerns caused by insufficient road width and will safeguard the lives and property of people entering and exiting the area. It will also protect the rights and interests of private landowners along the existing roads and resolve future road maintenance and management issues.

III. Urban Plan Modification Case for Construction of Second Joint Activity Center in Jiali District Implemented on January 28, 2022

A new activity center will be constructed in Jiali after successful local advocacy for the recreational and leisure needs of Jiali District residents. The land use modification case for the Jiali District Second Joint Activity Center's construction was approved by the Ministry of the Interior and announced and implemented by the city government on January 28th, 2022. The modification allocated 0.7199 hectares for institutional use, 0.1894 hectares for road use, and 0.005 hectares for green space. As a result, the total planned area of the project amounts to approximately 0.9143 hectares.

The city government's Urban Development Bureau explained that the city has selected a site located on the western side of the Jiali Urban Planning Zone. The site was previously a portion of the original Jiali District First Cemetery. To align with the overall urban development plan, all graves on the site were successfully relocated from the cemetery site. The site will be repurposed as a joint activity center to enhance land utilization. Located in the eastern and western areas of the Jiali Urban Planning Zone respectively, the new activity center site and the Liouli Joint Activity Center will serve distinct population segments within their service areas and function as venues for village meetings, resident recreation, long-term care for the elderly, and social welfare programs. The project aims to create a high quality local multifunctional recreational and leisure space.



» Diagram showing scope of modification

» Site (rezoned as land for institution)

» Current road (modified to become planned road)

IV. Urban Plan Modification Case to Upgrade Xinying Fuyuan Funeral Park Zone Implemented on October 19, 2022

According to the Tainan City Mortuary Services Office, the promotion of a new funeral culture in recent years has yielded positive results, with many people increasingly choosing to hold funeral ceremonies at funeral halls. In particular, the number of people utilizing funeral halls has significantly increased in the past five years, resulting in insufficient capacity at facilities in the existing Xinying Funeral Park. This created a real need to rezone land for expansion. The city government's Bureau of Urban Development responded with an urban planning modification.

Located on the east side of the Xinying Interchange on the freeway, the Tainan City Xinying Fuyuan Funeral Park, which is just 1.4 kilometers from the interchange, consists of land for cemetery and agricultural use within the special district plan for the vicinity of the freeway. The park's service area not only includes, Xinying, Yanshuei, and Houbi, but also Yijhu Township in Chiayi County. Nevertheless, the current area zoned for funeral purposes is only 0.8 hectares, which limits the expansion of funeral facilities and the parking lot.

This urban plan modification case was intended to upgrade and update the funeral-related facilities in compliance with land zoning regulations while responding to the needs of the Mortuary Services Office. Accordingly, the cemetery and agricultural land was rezoned for use as a funeral hall and a crematorium with an increased area of 1.15 hectares. All of the land has been acquired except three parcels of land belonging to the local irrigation association, Following the modification, the total area designated for funeral purposes is 2 hectares. Future plans include adding multiple facilities such as funerary halls, memorial altars, rooms for accompanying the deceased, family rest areas, restrooms, and parking space. Additionally, pedestrian and vehicle traffic flow will be redesigned to enhance the efficiency of funerary services.

V. Urban Plan Modification Case to Construct New Joint Activity Center for Nansing Neighborhood and Minrong Neighborhood in Xinying District Implemented on December 20, 2022

The neighborhoods of Nansing and Minrong in Xinying District have a population of approximately 8,000 people. Currently, there are no activity centers or gathering places within these neighborhoods. Meanwhile, the need for public facilities for use by residents has been steadily increasing over the years. Accordingly, there was an urgent need to establish a joint activity center for Nansing and Minrong, catering to the activity needs of nearby residents for a place to gather and hold community activities.

In the context of the societal trends of aging and declining birth rates, it was crucial not only to meet the demand for community activity centers in these neighborhoods, but also to retain social welfare functions for elder and child care in the area. By doing so, the goal is to transform this area into a diverse, composite public service zone that caters to multiple needs.

This plan gathered input from relevant agencies and local elected representatives and developed a land use proposal. After holding discussions, and evaluating the proposal, the result adopted the recommendations of the relevant agencies and selected a site near the border between the two neighborhoods located on land owned by Tainan City that featured convenient transportation. Factors considered included accessibility from the two neighborhoods, transportation conditions and the difficulties in obtaining privately owned land in the city. Specifically, the site will be located on the west side of the Changsheng Camp parking lot.

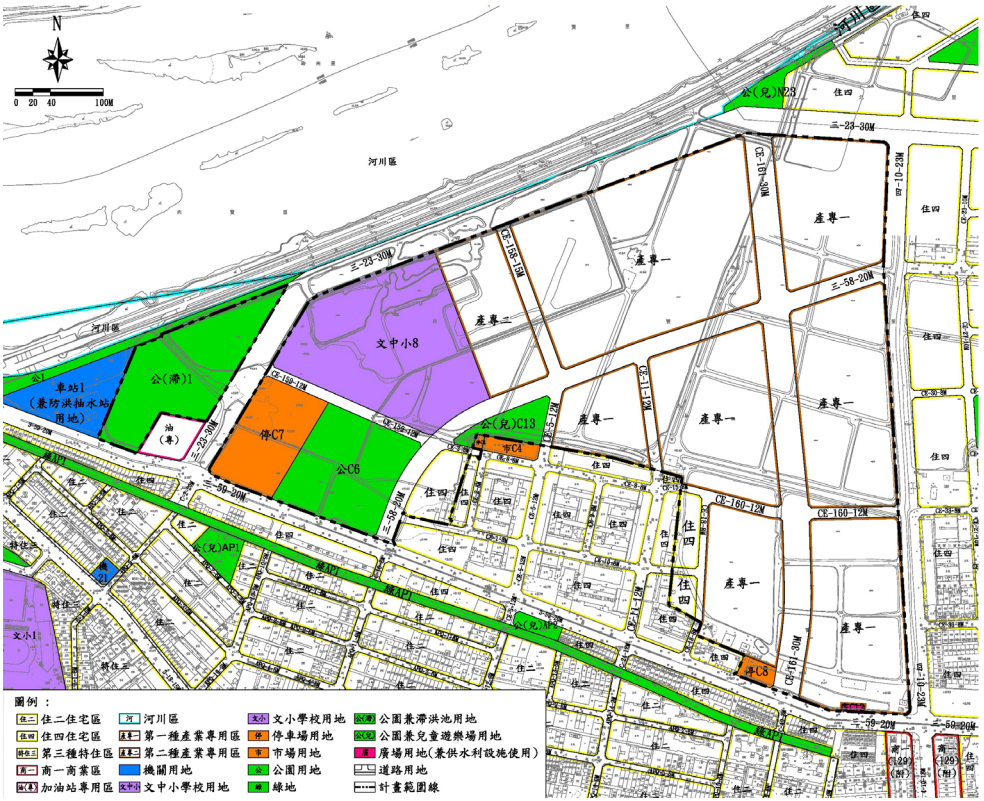
The changes to the urban plan involved rezoning the site for institutional land use. This part of the work was announced and implemented on December 20th 2022. The site, located on the border of the Nansing and Minrong neighborhoods, is approximately 0.3429 hectares in size. It is planned to be utilized as a joint activity center that will cater to village meetings and community activities. It will also be possible to apply for the establishment of facilities such as a daytime social welfare center, public childcare services, and a public kindergarten to enhance overall public service functionality.

Transformation of West Central District School Land into Tainan Special Technology Zone

The Ministry of Education owns land in the West Central District that was originally planned to be used primarily for public facilities such as the Taiwan Cultural University, a high school and an elementary school. Instead of being used for these purposes though, the land was leased out for use as fishponds for many years. Now the city government and the Ministry of Education are collaborating to transform this land into the Tainan Science and Technology Industrial Zone to revitalize land owned by the Educational Land Foundation and link the complete Tainan Science Park industrial chain. This repurposing will strengthen the integration of the industrial cluster and enhance utilization of land zoned for education more efficiently. Furthermore, this initiative will bolster the long-term sustainability of the Educational Land Foundation and improve the local environment.

Mayor Huang Wei-che expressed his strong commitment to supporting the revitalization of the land owned by the Educational Land Foundation to align with regional development. Revitalization of the land will generate more income for the Foundation, which can be used to benefit more students. To this end, the city government has already submitted the urban plan modification case to the Ministry of the Interior where it is being reviewed. Another aspect of the modification is to create an environment for high-quality industrial development in Tainan with the objective of ensuring that its citizens can enjoy a stable life while pursuing their livelihoods. As part of this effort, the city will pursue overall development while safeguarding the rights of 35 existing tenants. The repurposing of the educational land will attract urbanized research and development industries, making it a pivotal area for the science park. It will also serve as a catalyst for the development of a new look for the West Central District and Anping District. This is an important milestone in the repurposing of land owned by the Educational Land Foundation.

» Aerial view showing planned vision for repurposing Educational Foundation land into the Tainan Special Technology Zone



» Diagram showing detailed plan for repurposing Educational Foundation land into the Tainan Special Technology Zone

The area of the repurposed Educational Foundation land totals 30.23 hectares. It includes designated zones of 17.62 hectares for industrial purposes, 0.73 hectares for residential use, and 11.88 hectares for public facilities. The city intends to attract and encourage the establishment of diverse industries, such as semiconductor IC design, digital software services, smart manufacturing services, biotechnology, and emerging technologies. These industries, which possess research, innovation, and experimentation capabilities, encompass software, and lifestyle services, corporate headquarters, technical services, and conference center businesses.

To achieve this vision, specific sections of land will be acquired for integrated development of essential public facilities such as schools, parks, parking lots, and roads. The ultimate goal is to create a technology industrial zone within the city that offers complete living services and dynamic industrial functionality. This endeavors not only extend the benefits of the Tainan Science Park and provides more employment opportunities in the city but also ensures the protection of the rights of tenants who lease land under the 37.5% Arable Rent Reduction Act. The repurposing of the land will serves as a catalyst for the activation and utilization of educational land and foster a mutually beneficial environment for the central and local governments, industries, and tenants.

Integrating Growth Momentum in Tainan Southern Science Park by promoting Overall Development of Southern Science Park Sections A, B, C, D, E, N, and O and Phase 3 Expansion Plan

In recent years the lease rate of land for factory construction in the Southern Science Park has exceeded 99%. Development of the park's approximately 1,000 hectares is nearing saturation. To meet the high-tech industry's development needs and advance investment policies, the Executive Yuan approved the "Expansion Plan for the Tainan Park of Southern Taiwan Science Park" in 2020. This plan identified the ideal location for expansion as land owned by Taiwan Sugar Corporation (Kansi Farm) bordering the southwest side of the existing park. Accordingly, the National Science and Technology Commission's Southern Taiwan Science Park Bureau applied for modification of the urban plan. After review, the proposal was officially endorsed by the 1,023rd meeting of the Ministry of the Interior's Urban Planning Committee on November 22, 2022. Subsequently, the public exhibition phase commenced on January 13, 2023.

Phase 3 of the Southern Science Park's development is projected to attract various industries, including semiconductors, intelligent machinery, smart healthcare, information and communications technology, computer peripherals, and research and innovation centers. This development is expected to generate around 4,900 job opportunities and NT$39 billion in annual production value. The objectives of Phase 3 are to sustain the momentum of high-tech industries in the Southern Science Park, build out a high-tech industrial corridor in southern Taiwan, drive overall industrial development in the region, foster mutual prosperity and symbiosis between industries and the local community, and align with international standards. It is a further step toward laying a solid foundation for the sustainable development of our city as both a cultural capital and a technological hub.

To address the needs arising from the Tainan Science Park and the overall development of the Phase III expansion, the city government

» Diagram showing Phase 3 Expansion urban plan

initiated urban planning for seven areas: A,B, C, D, E, N, and O. The objective is to upgrade the convenience of living services in the area surrounding the Science Park and create incentives to attract new residents. The comprehensive plan was reviewed and approved by the Tainan City Urban Planning Committee on December 24, 2021. It was subsequently submitted for central government review on January 19, 2022. The urban plan is expected to be finalized in 2023, followed by zoned land expropriation in 2024.

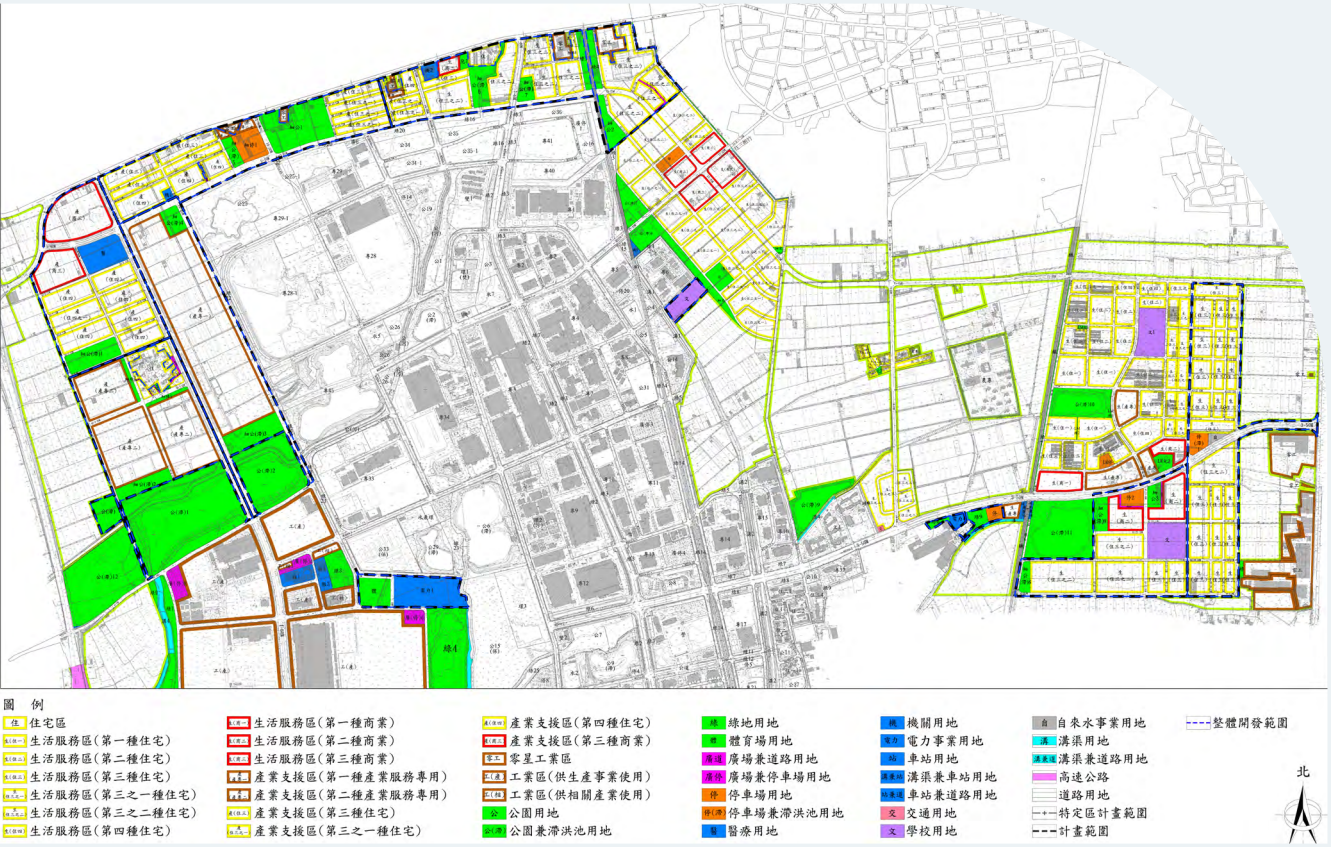
Mayor Huang Wei-che explained that the planned Sections A, B, C, D, E, N, and O cover approximately 431 hectares. These areas are divided by Wuqiao Middle Road. The western section, consisting of Sections A, B, C, D, and part of E, primarily focuses on providing industrial support services. The eastern section includes the remaining part of Section E, along with Sections N and O. These zones prioritize residential and convenience-of-living. It is expected that these zones will accelerate the development of a complete industrial and residential living environment and promote robust overall growth.

Director General Hsu Chung-Chang of the city's Bureau of Urban Development observed that the A, B, C, D, and E development sections, located adjacent to the northwest side of the Tainan Science Park, not only meet basic housing needs but also benefit from excellent transportation due to their proximity to the Anding Interchange. Specific areas have also been zoned for business to stimulate local commercial activities. Moreover, considering the future demand for medical services in the Greater Tainan Science Park area, proactive measures have been taken to reserve land for medical facilities. Anticipating the

» Source: Environmental Impact Assessment Report on the Development Plan for Phase 3 the Southern Science Park's Tainan Science Park (June 2022).

continued development of the Tainan Science Park, there is a foreseeable need for industrial land. In light of this, plans have been formulated to allocate land for industries and related support services. This land will serve as a development hub for downstream companies in the park and provide transportation, warehousing, and related technical services.

Sections N and O are adjacent to the developed LM Sections. They are primarily designated as residential and commercial areas. Connected by the Siraya Boulevard, these districts extend Sections L and M as well as Sections F and G. The main objective is to cater to the daily needs of residents and prioritize residential services. In anticipation of future educational requirements, land plots measuring 4.5 and 2.5 hectares have been reserved for schools. This plan aims to build a residential living environment with excellent convenience-of-living functionality.



» Diagram showing Land-Use Plan for Draft Detailed Plans for the Tainan Science Park Special District Plan (Excluding the Science Park Section) (Sinshih District Development Sections A, B, C, D, E, N, and O)"

Implementation of Second Overall Review of South District Detailed Plans to Accelerate and Drive Forward Development of South District and Anping Port Area

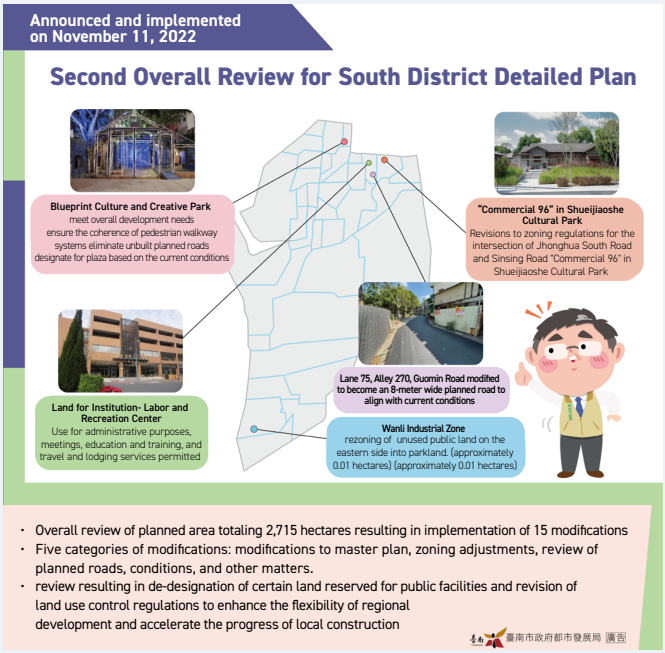
On November 11, 2022, implementation of the second comprehensive review for the South District detailed plan was announced. This review examined a total planned area of 2,715 hectares and resulted in the implementation of 15 modifications. These modifications can be categorized into five types: "modifications to align with the master plan, zoning adjustments, review of planned roads, conditional provisions, and other modifications." Additionally, the comprehensive review included the de-designation of certain land reserved for public facilities and the revision of specific land use control regulations. These actions were taken to enhance the flexibility of regional development and accelerate the progress of local construction.

In line with the administrative policy concept of land justice and to comply with the policy for de-designation of central public facility reserve lands, suggestions from local residents regarding the elimination or adjustment of planned roads that have not yet been acquired and developed were addressed. For instance, it was agreed or conditionally agreed to eliminate or make adjustments and changes to proposed roads such as "SE-127-8M" (located next to Tianyuan Temple) and "SB-107-6M" (at the intersection of Jinhua Road and Yancheng Road). These decisions were made while ensuring that the transportation needs of the area, the rights of existing residents to access and exit, and the designated building lines on both sides of the road were not compromised.

The results of this overall review can be explained by categorizing them into five key points. There was one case involving guidance for a road on the master plan. "Lane 75, Alley 270, Guomin Road" was modified to become an 8-meter wide planned road in alignment with current development needs. Three cases were categorized as zoning adjustments. These included the rezoning of approximately 0.01 hectares of unused public land on the eastern side of Wanli Industrial Zone into parkland.

Three other cases were categorized as planned road adjustments, including eliminating unbuilt planned roads within the Blueprint Culture and Creative Park to meet the Park's overall development needs and ensure the coherence of its pedestrian walkway systems. In line with this, approximately 0.30 hectares was designated for use as a plaza based on current conditions.

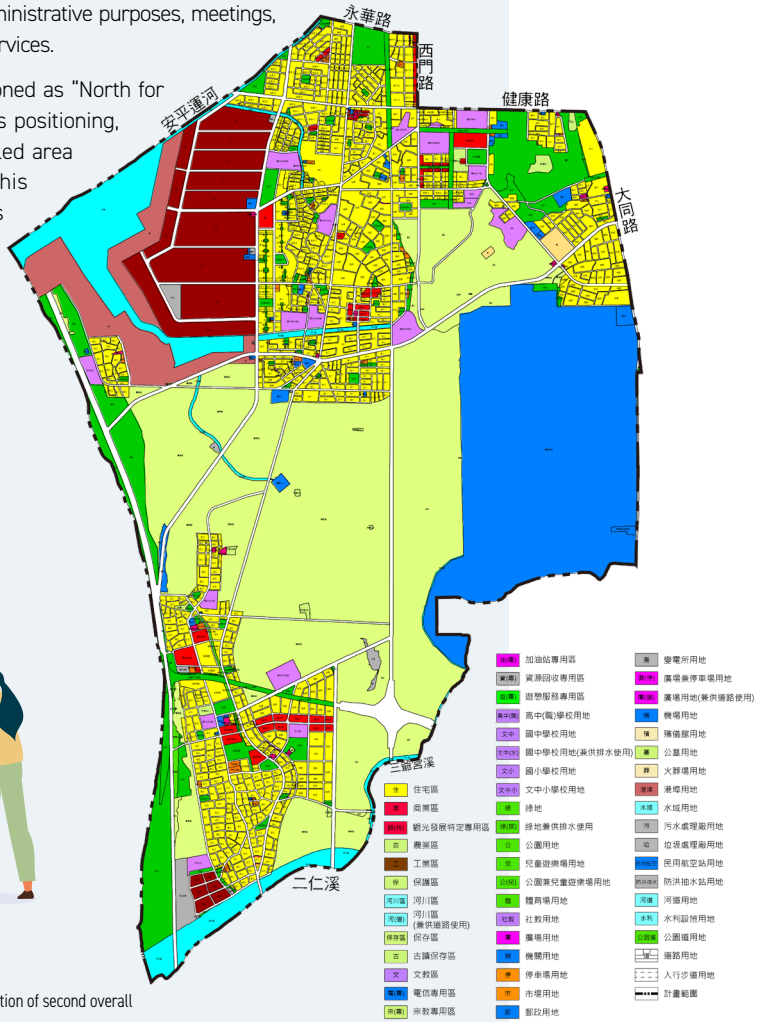
Eight cases were categorized as attached conditions and other matters. These primarily involved revisions to land use zoning regulations and urban design guidelines. For example, zoning regulations for the intersection of Jhonghua South Road and Sinsing Road (referred

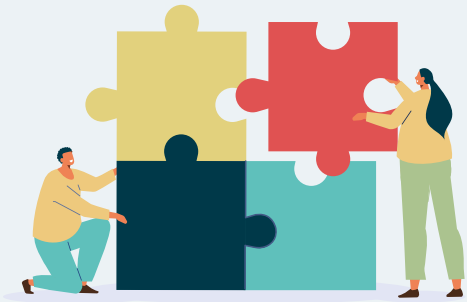


» Pamphlet explaining the categories of implemented modifications

to as "Commercial 8") and within the Shueijiaoshe Cultural Park (referred to as "Commercial 96") were revised to improve service functionality in large commercial areas and provide pedestrian-friendly spaces. New provisions were also added to the regulations for the "Institution 8" land zoned for institutional use (the Labor and Recreation Center) to permit its use for administrative purposes, meetings, education and training, and travel and lodging services.

The Anping Commercial Port has been positioned as "North for Tourism, South for Free Trade." In light of this positioning, the configuration of berths within the controlled area of the commercial port was reevaluated. This adjustment aims to meet cargo handling needs and promote the future development and construction of Anping Commercial Port.





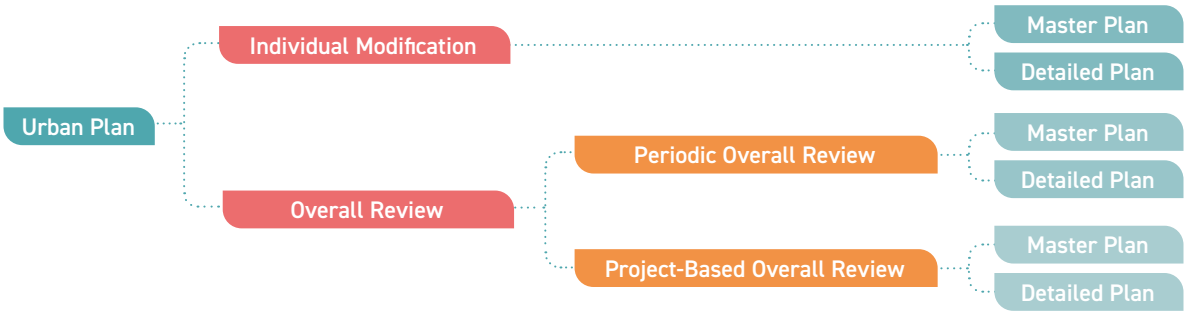
» Diagram showing urban plan land use sub-areas after implementation of second overall review of South District detailed plans

Stage 1 of Second Overall Review of Detailed Plan for Annan District Implemented to Pragmatically Relax Controls, Loosen Restrictions on Replotting, and Improve Administrative Efficiency

The Annan District has implemented an urban plan covering approximately 11,300 hectares. In October 2013, the city announced and implemented the "Overall Review of Tainan City Annan District Urban Plan (Detailed Plan) with Modifications." With the review period expiring, a second comprehensive review was initiated in November 2018 year by soliciting public comments. In August 2020, a draft was publicly exhibited. The Tainan City Urban Planning Committee then approved the review in December 2021. On October 17, 2022, implementation of the first phase was announced. It included 43 modifications.

These modifications can be categorized into several types: modifications to align with the master plan, review of land used for roads, zoning or public facility land modifications, modifications to development methods, adjustments to attached conditions, adjustments to business and financial plans, and integrating and amending land management and urban facilities.

The comprehensive review also made adjustments to some land reserved for public facilities and private lands and integrated and amended land use controls. The objectives were to enhance flexibility in development and accelerate local construction projects.

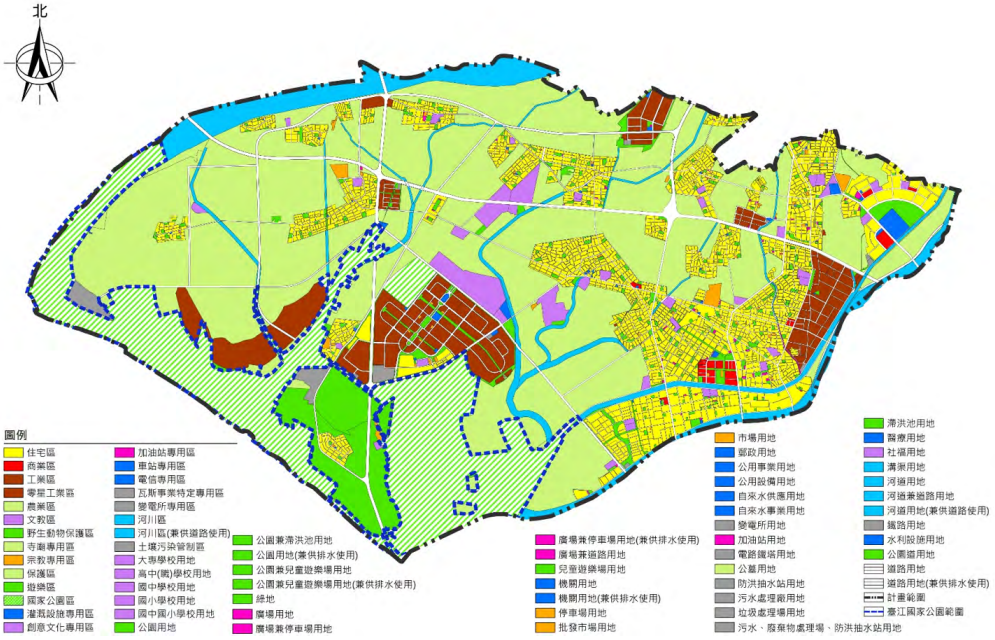


Stage 1 of the Annan District detailed plan overall review is aligned with modifications of the master plan and includes the following key points for implementation. The width of roads and green spaces on both sides of Taijiang Boulevard east of Anji Road has been increased from 8 meters to 10 meters. Additionally, Section 2 of Benyuan Street was designated as a 15-meter planned road.

The review of land used for roads adopted petitions and ideas from the public regarding road alignment. Since consent to the scope of the modification has been obtained, including consent from landowners on both sides of the roads, permission to proceed with these modifications has been granted first.

There were 16 cases involving adjustments to development methods. In these cases, petitions and ideas from the public were accepted following the principle of generality in project review to lift comprehensive development restrictions affecting land on which legal buildings were constructed before implementation of the detailed plan. This reversion to controls for urban built-up areas will allow hazardous and old residential buildings to be reconstructed sooner.

Modifications to public facility land were made to accommodate the needs of various city government departments. These involved changes to land use to facilitate road construction in Chengsi Ward area by the Tainan City Government's Public Works Bureau, parking lot management in the Heshunliao area by the Transportation Bureau, and construction of public facilities by the Police Bureau's Third Precinct. These modifications to public facility land aim to expedite public construction projects.



» Diagram of Detailed Plan for Annan District

The adjustments to business and financial plans were made to accelerate the overall redevelopment of Annan District. These adjustments include reviewing and removing the minimum proportion of public facility land required for redevelopment. Additionally, separate redevelopment plans will be allowed for different zones in the A22 area (including Syuedong, Shalun, and Cingcaolun comprehensive development zones).

The comprehensive review also integrated and amended zoning regulations and urban design guidelines. For example, the width restriction of 6 meters for residential redevelopment areas was lifted. Regulations were also drafted to revert industrial zones to their regulated uses pursuant to the Statute for Upgrading Industry and its associated regulations. Furthermore, the scope of urban design review was reduced and its review level lowered to streamline the application process for construction and improve administrative efficiency.

» Tainan Technology Industrial Park Reverts to Uses Regulated by the "Regulations Governing Use of Types of Land in Industrial Parks and Scope of Use".

» Comprehensive Development Restriction on Legally Constructed Old Residential Buildings Lifted to Facilitate Reconstruction (Yian Street)

Creating a Sustainable, Livable, and Resilient City— 2022 Tainan Urban Design Review Yields Fruitful Results

To improve the urban landscape, Tainan has implemented an urban design review in the 21 years since 2000. At the end of 2010, Tainan City and Tainan County merged to form the present-day Tainan, a city with a population of 1.86 million people and an area covering 2,191.6531 km^2.

The basis of the urban design review in the city is at the detailed planning level of urban 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 manage and shape the landscape in urban design implementation areas. In 2022, Tainan urban design review officials held 25 commission meetings and six officers' meetings. The commission approved 131 cases (including eight design modification cases). Meanwhile, the officers approved eight cases (including two design modification cases), for a combined total of 139 cases (including ten design modification cases).

Among the districts, Yongkang and Annan had the most cases submitted. The six districts that composed Tainan City before the merger submitted 85 cases, accounting for 61% of total cases. Nine other districts: Yongkang, Rende, Gueiren, Xinying, Shanhua, Sinshih, Sinhua, Lioujia, and Guantian submitted 54 cases, accounting for 39% of the total. Overall statistical analysis shows that the proportion of cases from districts that were part of Tainan City before the merger remained the same. In addition, development in the Southern Taiwan Science Park and the redevelopment of the South District have led to peripheral areas such as Lioujia and Guantian districts starting to have urban design review cases due to area transfers. This demonstrates that the development of Greater Tainan is no longer concentrated solely in the central area of the former Tainan City. To the contrary, the number of cases from Annan District decreased. Annan's 43 cases in 2021 decreased to 29 cases in 2022 for a year-on-year reduction of 14 cases.

2022 Urban Design Review Cases by Administrative District (Including Design Modification Cases)

Unit: Cases

District	West Central	East	South	North	Anping	Annan	Yongkang	Rende	Gueiren	Xinying	Shanhua	Sinshih	Sinhua	Lioujia	Guantian
Commission Meetings	8	13	13	7	14	25	21	3	7	6	7	3	2	1	1
Officer Meetings	0	0	1	0	0	4	0	0	1	0	0	2	0	0	0
Totals	8	13	14	7	14	29	21	3	8	6	7	5	2	1	1

» There was one case spreading across more than one district, which was included in the statistics of each district.

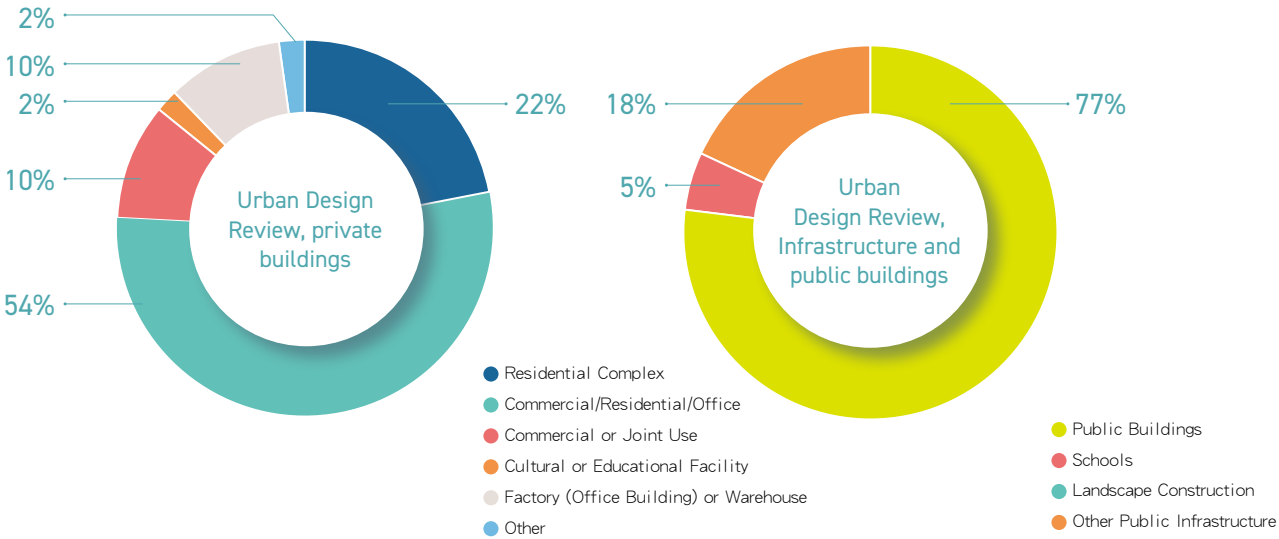
Lite version
Full version

Among the types of cases approved in 2022 (not including design modification cases), for private buildings the majority of cases were for residences (23 cases in total) or for residential/commercial/office mixed-use buildings (58 cases). Other cases included commercial or joint use (11 cases), cultural or educational facilities (2 cases), factories or warehouses (11 cases), or other (two cases), for a total of 107 cases. Among infrastructure and public buildings there were public buildings (17 cases), schools (1 case), and other public constructions (4 cases), for a total of 22 cases. There were no landscape construction cases. Overall statistical analysis shows that for private buildings, residential and commercial/residential mixed-use buildings were the majority, accounting for 62%. Infrastructure and public buildings were next at 16%.

2022 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 Infrastructure
Commission Meetings	22	57	11	2	7	2	17	1	0	4
Officer Meetings	1	1	0	0	4	0	0	0	0	0
Total	23	58	11	2	11	2	17	1	0	4



» 2022 Proportion of Urban Design Review Cases by Type

In 2022, in addition to cases involving floor area rights inward transfers, the review process approved the following private investment case: "Construction of commercial malls and restaurants (Phase 1 and Phase 2) on three parcels of land, including Parcel No. 3100 in the Tan Zuo Ma Li Yancheng section of the South District." This project will provide Tainan with more employment opportunities in the future.

Approved major public infrastructure urban design cases in Tainan include the construction of a new kindergarten at Rihsin Elementary School in Tainan City South District, the construction of the Shengan Community Activity Center in Tainan City North District, , the reconstruction of the Ciancao Ward Activity Center in Tainan City West Central District, the construction of the Anping branch of the Sixth Disaster Relief and Rescue Brigade in Tainan City Anping District, the construction of the Sidong Ward Activity Center in Tainan City Annan District, the construction of the Tainan City Bureau of Sports Annan District Sports Center, the construction of Sinmin Building at Tainan First Senior High School, the reconstruction and renovation of Tainan City Sports Enrichment tennis and basketball courts at the Tainan City Martyrs' Shrine Soft Tennis Court, the Tainan Track and Field Stadium optimization project, the construction of the Liantan Ward Activity Center and a public privately-operated childcare center in Tainan City Shanhua District, Tainan City; peripheral space engineering (North Building/South Building) around the Former Imperial Japanese Army Infantry Second Regiment Officer Dormitories, the construction of a new sports center in Tainan City Xinying District, the construction of the Wunnan Ward Activity Center in Tainan City South District, redevelopment construction as part of Tainan City's Phase 147 in the Hutoupi locally-funded urban redevelopment zone in Sinhua District, and the construction of a multi-story parking lot in Tainan City Yongkang District's Chenggong Ward.

A total of 103 cases were reviewed, approved and finalized by the end of December, 2022. Outcome statistics (not including design modification cases) include plans to add 174,649.26 m^2 of green surface, 3,743 trees, 149,435.93 m^2 of permeable pavement, 12,583.84 meters of pedestrian paths, and seven garden corners. Additionally, the volume of vertical green surface in reviewed cases increased because rooftop and facade balcony greening designs are encouraged in accordance with urban design review principles. Rooftop green surfaces rose by 11,784.63 m^2 while vertical green surfaces on balcony facades increased by 12,090.02 m^2.

2022 Urban Design Review Results (cases approved by the end of December 2022, including design modification cases)

	Green Surface Area (m^2)	Number of Trees)	Permeable Pavement Area (m^2)	Pedestrian Path Length (m)	Rooftop Green Surfaces (m^2)	Vertical balcony Greening (m^2)	Garden Corners (installations)	Solar Power Facilities (kW)
Commission Meetings	148,041.02	3,195	121,118.86	12,210.19	11,593.57	12,090.02	7	90,931.33
Officer Meetings	26,608.24	548	28,317.07	373.65	191.06	0	0	792.16

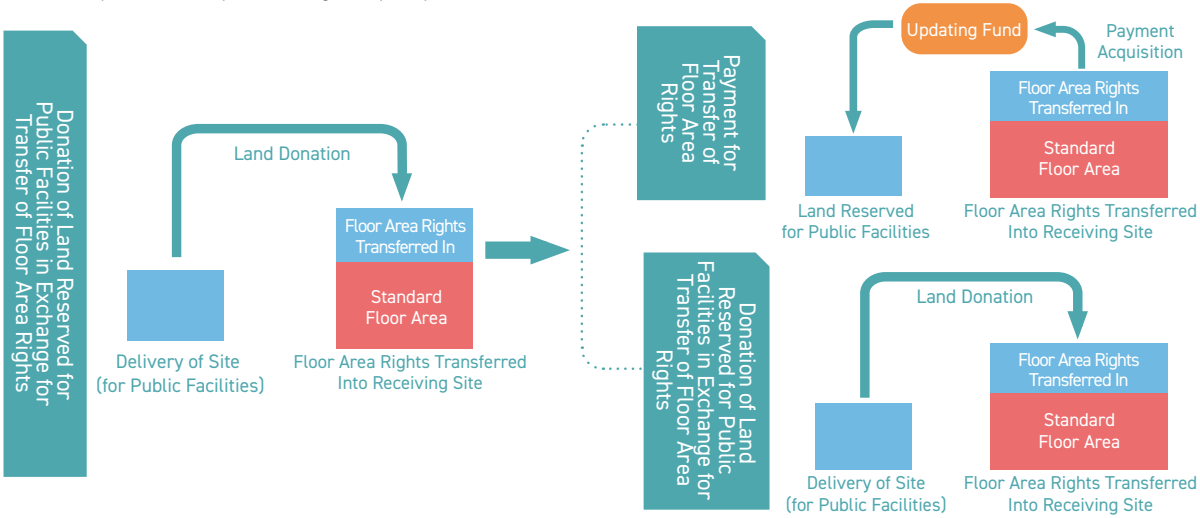
Urban design review mechanisms are conducted in urban planning areas based on regulations described in technical manuals and are an essential part of Tainan's urban planning system. In 2022, the Urban Review Commission also used the urban design review mechanism to research, deliberate, and approve a new rule that requires review of fire truck rescue access routes and emergency response spaces in buildings with six floors or more. By including public safety considerations in urban design, the Commission aims to enhance the efficiency of land use, align with the future overall development vision, strengthen urban texture, and connect and beautify open spaces. These efforts contribute to improving the overall competitiveness and urban environmental quality while adapting to extreme weather conditions in the broader environment to build up Greater Tainan as a resilient city.

Through the utilization of quantifiable indices to reflect the degree of urban design management and development, it may be possible for the results to serve as foundational data for calculating and evaluating the qualitative and quantitative distribution of urban growth in specific regions. In turn, this data can be used as reference material to support recommendations on the formulation of future policies, driving Tainan City forward towards its objectives of resilience, disaster prevention, human-centeredness, low-carbon impact, ecological preservation, environmental conservation, and becoming a sustainable home for its residents. Statistical analysis of the distribution and types of urban design review cases for the year reveals certain trends. These trends are influenced by the clustering effect resulting from the growth of the Tainan Science Park. This growth, in turn, stimulates anticipated demand in the surrounding areas. The majority of developments in these areas consist of residential and mixed-use residential-commercial types. The urban design review process protects the aesthetics of the city's appearance. Its goal is to provide citizens with a superior quality living environment while also fostering business and economic growth.

Dual-track system under Tainan City's Urban Plan for Transferring Floor Area Rights through Land Donation or Payment Takes Effect

To accelerate the acquisition of reserved land for public facilities and enhance the effectiveness of Transfer of Floor Area Rights (TFAR) implementation, the Tainan City Government amended the "Guidelines for Review and Approval of Transfer of Floor Area Rights under Tainan City's Urban Plan" on January 22, 2022. The amendments added the calculation method, assessment method, and cost allocation for TFAR by payment. In addition, relevant facilitating measures were created and announced on July 25, 2022.

Applicants can choose the appropriate TFAR method that meets their needs based on the site environment. The available methods include donation of land reserved for public facilities or payment of TFAR fees. Both methods can be used concurrently. This dual-track system of land donation or payment of TFAR fees can expedite the acquisition of public facility reserved land for roads and parks, thereby enhancing the quality of the urban environment.



To enable full implementation of the TFAR payment system in Tainan's urban plan, the Urban Development Bureau has placed flowcharts, information about related facilitating measures, and documents for processing TFAR payments on the Bureau's official website. Members of the public can go to the Bureau's website and download these materials by clicking through Services to TFAR Application Search. Relevant facilitating measures and documents include: application form, Flowchart for Processing TFAR Applications, reference fee scale for retaining a real estate appraiser and joint committee reviews of TFAR applications, roster of real estate appraisers in Tainan City who take on TFAR payment cases (this is a numbered roster, not a roster of sequential case rotation) an appraisal report template, and the scope of changes for application cases required to obtain re-appraisals.

Article 5 of the Review Guidelines for Application for Transfer of Floor Area Rights in Tainan City Historic Districts Amended and Took Effect on July 5, 2022

In order to properly preserve traditional architectural clusters and the appearance of their surrounding environment in historic districts, the Bureau of Urban Development permits designated areas to be used as sites for transfer of floor area rights within historic districts if the designated area is specified in the "Historic District Plan" published and announced in accordance with the "Tainan City Historic Districts Revitalization Ordinance," or otherwise specified in a publicly-announced urban plan.

The "Review Guidelines for Application for Transfer of Floor Area Rights in Tainan City Historic Districts" were published on September 26, 2019. Its amendment this year focused on revising the criteria for receiving sites, road criteria, and the maximum transferred floor area limits for applications to transfer floor area rights (TFAR) in historic districts applications that may have created inconsistent review standards when members of the public applied for TFARs or when the Bureau processed different types of TFAR applications. This discrepancy created challenges during the application process and review by the department. The amendment was thus intended to address practical problems that arose in the course of actual cases. The revisions to the criteria and area limits were based on the "Tainan City Government Urban Planning Guidelines on Transfer of Floor Area Rights Permit Reviews" issued on January 22, 2022. The purpose of this amendment was to provide clear rules for future applicants to rely on and also shorten the review period.

Amended Article

5. Receiving sites are limited to other parcels of land for construction buildings within the same Tainan City master planning zone (excluding designated historic district areas)

The provisions of Article 5 of the Tainan City Government Urban Planning Guidelines on Transfer of Floor Area Rights Permit Reviews shall apply mutatis mutandis to an application to become a receiving site. The provisions of Article 6 of the same Guidelines apply mutatis mutandis to the floor area rights transferred into the receiving site.

Urban design review shall be conducted for applications to transfer floor area rights.

02 Full version

Urban Transformation, Recovery of Functionality, Improving Quality of Living Environment and Safety in Urban Life

Urban Renewal of Old and Unsafe Buildings Fully Initiated-Promoting Urban Regeneration

The Tainan City Government Urban Development Bureau promotes diverse urban renewal measures to facilitate planned redevelopment and utilization of urban space. These measures are revitalizing urban functionality, improving residential environments and landscapes, and advancing public interests as part of the Bureau's commitment to promote urban regeneration in Tainan City.

Community Driven Urban Renewal: Community driven urban renewal provides community grants or subsidies for community refurbishment or rebuilding. It can assist the community in addressing public safety issues caused by peeling exterior walls or deteriorating structures. It can also be leveraged to install elevators, enhance living functionality, and improve the urban landscape. For these reasons, the city government has established a Community Driven Urban Renewal Assistance Team to provide communities with free assistance in competing for planning and design grants starting from 500,000 NT dollars and engineering subsidies of up to 45% of the total project cost. So far, 26 communities in Tainan City have received Community Driven Urban Renewal subsidies.

» Guojia Sinjing Building in East District (before renewal)

» Guojia Sinjing Building in East District (after renewal)

Rebuilding Hazardous and Old Buildings: Rebuilding of hazardous and old buildings is available for buildings within the scope of an urban plan that have been assessed as dangerous but are not listed for required preservation. With the unanimous consent of the property owners, rebuilding applications can be made rapidly to improve overall urban safety. The city provides seven major programs including subsidies for structural assessment and rebuilding plans for hazardous and old buildings, floor area incentives, relaxation of building coverage ratios, tax reductions, credit assistance, low-interest subsidies to alleviate the burden on the public. The city government has also established a Rebuilding Assistance Team and 57 Hazardous and Old Building Workstations to provide free assistance to the public in applying for subsidies for rebuilding. As of the end of 2022, 297 applications have been received. The speed of approval and the approval rate are the fastest and highest in Taiwan.

Government-led Urban Renewal: The city government actively leads and promotes the revitalization and renewal of public land assets. By using urban plan modification procedures to acquire land rights for public facilities on the one hand, and attracting investment with urban renewal floor area incentives, the city government is able to complete surrounding public facilities such as roads, parking lots, and green spaces.

The city is also developing nine public housing government-led urban renewal projects in seven locations including Er Kong New Village Sections A and B in Rende District, Jingjhung 2nd Village in Yongkang District, Pingshih Barracks Phases 1 and 2 in East District as well as Dapeng Fifth Village,

» Rebuilt Weiguan Building

Zih-Ciang New Village, Jiouliou New Village, and Jhongsing New Town. In total, acquisition of public facility land and public housing has saved the city more than 19 billion New Taiwan Dollars. In addition, the Tainan City Government has funded construction of the Tainan Public Housing project on Siaodong Road and collaborated with the National Housing and Urban Regeneration Center to build public housing. In the future, Tainan will have a total of 7,445 units of public housing available for citizens to apply for rental. The first public housing projects are scheduled to be completed in 2024 and that the results of urban renewal can be shared among all citizens.

The city government's Urban Development Bureau of the City Government continues to promote multiple urban renewal policies. These include providing free assistance to the public to apply for subsidies, improving the residential environment and urban safety as well as acquiring public facilities and public housing to balance housing supply and demand, implement housing justice, and create a livable Tainan.

» Project to rebuild a hazardous and old building (Sinhua District, Taiduan Section)

» Government-led urban renewal: Jingjhung 2nd Village Project

» Government-led urban renewal: the Er Kong New Village project

Tainan's Community Driven Urban Renewal Program Recognized: Weiguan Redevelopment Project Featured in Industry Publication and Receives Award

The community driven urban renewal Weiguan Building redevelopment project in Tainan was featured in the September 2022 issue of *Taiwan Architect*. The project also received a special jury award in *Wealth Magazine*'s "2022 Taiwan Urban Renewal Hazardous and Old Building Rebuilding Team Awards." *Wealth Magazine* reported that "...today (the 17th), the former head of the Tainan City Community Driven Urban Renewal Program Guidance Team Chou Chia-Yin attended the award ceremony as representative of the Weiguan Building project team and received the award on their behalf.

Tainan City mayor Huang Wei-che noted that the Weiguan Building collapsed in the Meinong Earthquake on February 6, 2016. He said that the city government was deeply grateful to the people from every walk of life who kindly supported and assisted the affected residents in rebuilding their home through the community driven urban renewal program. Industry recognition of the city's urban renewal achievements will further motivate Tainan City to renew its efforts to promote urban redevelopment and rebuild old and hazardous buildings. The city will strive to balance between enhancing residential safety, quality of life, and public interests as it seeks to create a livable city."

Tainan City Bureau of Urban Development Director-General Chuang Te-liang remarked that *Wealth Magazine* and the Urban Renewal Expo 2022 organized the "2022 Taiwan Urban Renewal Hazardous and Old Building Rebuilding Team Awards" for the first time this year and that just

» Result of the Weiguan urban renewal

» Result of the Weiguan urban renewal (night view)

three projects from across Taiwan had won the special panel award. It was a great honor for the evaluation panel to have selected the Tainan City Weiguan urban renewal rebuilding project for the award since the project was an exemplar of community-driven urban renewal.

The city government regards each urban renewal and reconstruction case as an independent and individual case. Guided by the principles of thorough communication, understanding of needs, project guidance, professional assistance, proceeding concurrently on multiple tracks, and streamlined processing, the city government actively supports community integration and the formation of urban renewal committees as the driving force behind community driven urban renewal. This approach has accelerated the pace of urban renewal and reconstruction, simplified administrative procedures, and ensured swift approval and implementation. As a result, the Weiguan project successfully obtained an occupancy permit and was satisfactorily completed in September 2021.

The Tainan City Bureau of Urban development strongly supports expanded urban renewal and the rebuilding of hazardous and old buildings. To assist members of the public in applying for urban renewal projects involving hazardous and old buildings, the Bureau has established a Rebuilding Assistance Team that can counsel members of the public on reviewing application criteria and help draft applications for subsidies free of charge. The Team has helped a number of communities and members of the public obtain subsidies successfully. City residents who are interested in applying for urban renewal or wish to learn more about urban renewal of hazardous and old buildings can contact Ms. Chou or Ms. Tsai from the Rebuilding Assistance Team directly at (06) 278-5239 or (06) 295-5770 ext. 18 respectively.

» Inauguration ceremony for hazardous and old building workstations, organized by the Tainan Architects Association, is well attended by distinguished guests

Taiwan City Establishes 57 Hazardous and Old Building Workstations, Providing Citizens with Thoughtful Service

The Tainan City Government's Rebuilding Assistance Team for Hazardous and Old Buildings has been formed by the Tainan City Architects Association. The Team, which is a collaboration of architectural firms throughout Tainan City, has opened approximately 57 Hazardous and Old Building Workstations, aiming to closely address the needs of city residents. The workstations provide convenient services for residents in different parts of the city who need assistance with hazardous and old building. Residents can obtain convenient consultations locally without the inconvenience of traveling long distances.

Today, Mayor Huang Wei-che is present to witness the opening ceremony together with his distinguished guests who have gathered to work together for the safety and quality of life of city residents. The distinguished guests are: Tainan City Architects Association Director Victor Hsu, Legislator Lin Chun-hsien, City Councilor Wang Jia-Jen, City Councilor Chen Yi-chen, City Councilor Hsu Chih-chuang, City Councilor Shen Chen-tung, City Councilor Lily Chou, City Councilor Lin Mei-yen, City Councilor Tsai You-wei, and Professional Committee Member Liu Chieh-cheng. Other distinguished guests included the representative of Legislator Lin I-Chin, the representative of City Councilor Tsai Wang-chuan, the representative of City Councilor Shen Chia-feng, the representative of City Councilor Chiu Li-li, the representative of City Councilor Lin Yen-chu, the representative of City Councilor Tsai Shu-hui, the representative of City Councilor Lee Chi-wei, and the representative of City Councilor Tseng Pei-ya.

Mayor Huang remarked that the city government has launched a policy for rebuilding old and hazardous buildings that takes into consideration the inadequate seismic resistance of buildings in older parts of the city and the need to respond to the the arrival of

» Opening ceremony for workstations

» Mayor Huang Wei-che, along with the Chairman of Tainan Architects Association, Victor Hsu, and architect representatives, jointly witness the establishment and certification of the hazardous and old building workstations

an aged society. This policy is characterized by three key features: "streamlined process," "clear incentives," and "tax benefits."

The application requirements are simple. So long as the old houses are within an urban planning area and not designated as legally protected buildings with preservation value, residents can apply for rebuilding through the hazardous and old building reconstruction channel. The buildings also need to undergo structural evaluation and be confirmed as unsafe, and the application can proceed with the consent of all property owners.

Under the rebuilding program, residents are eligible for seven major benefits: government-provided structural evaluation subsidies, tax reductions and exemptions, relaxation of building coverage ratio, floor space incentives, credit assistance, low-interest loans, and rebuilding planning subsidies, Among these, property taxes can be reduced by up to half for a maximum of 12 years. This presents an opportunity for residents to rebuild their old homes and make living in them safer.

Tainan City Bureau of Urban Development Director-General Chuang Te-liang noted that the Rebuilding Assistance Team for Hazardous and Old Buildings has held integrated briefings in various districts of the city to help the public better understand the process and details of rebuilding hazardous and old buildings. These briefings aim to educate the public on the laws and regulations applicable to the reconstruction of hazardous and old buildings, applications for incentives and subsidies, how to qualify a building as hazardous and old, and application procedures. Case studies of reconstruction projects are also shared. The Team invites homeowners who are currently going through the rebuilding process to share their experience and journeys. It provides attentive and professional services to those interested in applying to rebuild hazardous and old buildings, ensuring that the public can quickly grasp the advantages of the policy. On September 29th 2022, the Team established dedicated workstations for the reconstruction of hazardous and old buildings to facilitate consultations with the public.

03 Full version

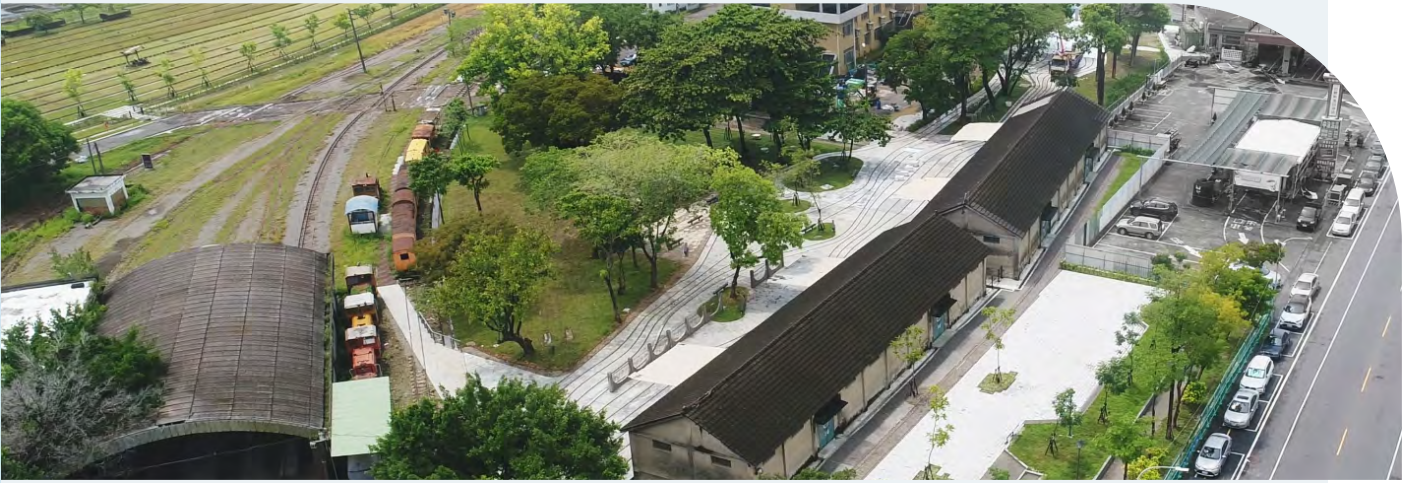
Urban Transformation, Recovery of Functionality, Improving Quality of Living Environment and Safety in Urban Life

Tainan wins 11 awards at the 2021 Tribute to Urban and Rural Charm Awards Ceremony, Ranking First in the Nation

The Ministry of the Interior Construction and Planning Agency announced the list of winners in its "2021 Tribute to Urban and Rural Charm Awards" in August 2022. Tainan was honored with 11 major awards, the highest number of awards in the country.

Tainan City actively seeks annual funding assistance from the Ministry of the Interior's the "Heart of Towns Program." These funds have been used to create iconic attractions such as the Xinying Railway Scenic Park, Yuejin Harbor Waterside Park, Dalongtian Ecological and Cultural Park, and Jhusi Riverside Park. Additionally, funding has been sought to implement community development projects such as Tainan Corners and Tainan Green Community Empowerment, allowing small yet beautiful corners of communities to blossom throughout the city. Tainan City has been recognized by the central government for its accomplishments in advancing landscape transformation, as evidenced by the city's sweeping 11 major awards in the "2021 Tribute to Urban and Rural Charm Awards." The city government hopes for continued support from the central government in implementing relevant projects in Tainan, fostering collaborative efforts between the central and local governments to enhance the beauty and quality of the city.

The awards received by Tainan City in "2021 Tribute to Urban and Rural Charm Awards" include: Outstanding Competitive Project (Yuejin Harbor Brightening Project of Sinying and Yanshuei), Outstanding Policy Project



» The Yuejin Harbor Brightening Project of Sinying and Yanshuei seamlessly connects and enhances the landscape of the two districts, improving the environmental aesthetics of the Sibei Creek region

» "Hear the Breath of Changduanshu," a community building project led by Professor Heng Zhang of the Department of Architecture at National Cheng Kung University, transforms an iron-sheet building located in Houbi District's Changduanshu Park

(Jhusi Riverbank and Sports Park Environs Landscape Transformation Project by the Water Resources Agency), Excellent Policy Project (Dalongtian Landscape Project - Tainan City Guantian District Taisugar Un-utilized Land Revitalization Project by Guantian District Office), Commendable Community Development Project (Changduanshu Secret Garden, Chamuying Creativity and Culture Base, Houjia New Space).

In addition the "Tainan Corner Landscape Design Project" has created numerous distinctive community landscapes over the years, receiving recognition and praise from various sectors for its effectiveness. Architect Li Kun-sheng, who has guided the project progress for many years, was honored with the "Special Contribution Award" at this year's awards. Section Chief Liu Shou-li of the Bureau of Urban Development's Landscape Section was also honored with the "Special Contribution Award" in this year's awards, making him the only public sector employee on the list of awardees. Section Chief Liu has dedicated himself to remaking the visual appearance of urban/town landscape and the promotion of community development projects for many years. His executed projects have received numerous awards both domestically and internationally.

"City and Rural Gold Awards" were awarded to the city's urban/town appearance program for overall performance, the chief consultants for environmental landscapes for their achievements in guidance, and the community planning team for their output. As a result, Tainan City received a total of 11 awards in this year's awards, achieving the highest number of awards nationwide.

The Bureau appreciates the recognition by the Ministry of the Interior Construction and Planning Agency of this city's achievements in advancing its projects and the long-term efforts of our colleagues in the city government. In the future, we will continue to strive for funding support from the central government to create more high-quality public landscapes, making Tainan an even more livable city.

Landscape Revitalization of Yujing Sports Park Initiated

As part of his efforts to continue improving the visual appearance of Tainan City's urban landscape, Mayor Huang Wei-che attended a briefing on the improvement project for the Yujing District's Hutoushan Sports Park and the surrounding area on the morning of February 17, 2022. There he listened to a presentation on the design results and toured the construction site. Legislators, City Councilors, local ward chiefs, and residents all attended to show their concern.

The project is funded by grants totaling NT$55,500,000 from the Ministry of the Interior Construction and Planning Agency's "Cityscape, Townscape, and Placemaking Environmental Construction Program" and "Road Quality Improvement Program" as well as the Ministry of Education Sports Administration's "National Sports Environment Enrichment Program." These grants were applied for and obtained by the city government's Bureau of Urban Development, the Public Works Bureau, and the Department of Sports respectively. The sports park is located in Yujing's town center and is close to educational institutions such as schools and libraries. As a result, the concept of urban green core will drive the landscape design and transformation process.

Although Yujing District's Sports Park is an older facility built many years ago, it is surrounded by lush greenery and a diverse ecology at the foot of Hutou Mountain. This project will combine the park with the surrounding environment to revitalize it. The old park's functions and positioning have been re-assessed with holistic consideration given to adjacent schools, sidewalks, and the existing idle swimming pool. The aim of the project is to improve the outdated facilities, elevate the quality of the living environment, and create a high quality, enjoyable recreational space. The city firmly believes that the park will be a magnet for both residents and visitors where they can experience the magic of Tainan's mountain areas.

The Yujing Sports Park, which has been in use for nearly 30 years, needed a re-thinking of its use and functions. Three city agencies have obtained a total of NT$55,500,000 in funding. The revitalization project encompasses vegetation management, the creation of a micro-detention grass lawn, refurbishment of the environment, and the establishment of a forest trail and recreational area. Additionally, circular walking trail has been rethought. In the future, this area will serve as a versatile space for recreation, gatherings, and local popup markets. The project is expected to be completed by the end of this year.

» Located in the town center, Yujing Sports Park has received NT$20,000,000 in funding from the Ministry of the Interior's cityscape, townscape, and environmental placemaking construction program to be used to transform the landscape's visual appearance

» Surrounded by lush greenery and a diverse ecology. Yujing District's Sports Park is an aging facility. Through landscape transformation, it will provide residents with a space for walking, leisure, recreation, and weekend popup markets.

Landscape Construction To Begin on Chianan Canal Green Belt in Sinhua Connecting Three Schools and Environs

» Linkage between the Chianan Canal and campus spaces to be tightened after completion of transformative construction

In order to continue optimizing Sinhua's classic small town natural and cultural heritage, Mayor Huang Wei-che attended a briefing explaining the design and planning of the "Enchanting Sinhua Town and Cultural Water Green Belt" on the morning of February 22, 2022. There he listened to a presentation on the design and planning results, after which he exchanged views with friends from the local community. Those present included city councilors, local ward chiefs, and residents. Construction on the renovation project will begin soon.

The "Enchanting Sinhua Town and Cultural Water Green Belt" renovation project will open up the embankment walkway system on the east side of the Hsin Hua Senior High School ,Sinhua Elementary School, and Hsin Hua Junior High School campuses by linking this path with the campuses and the pedestrian sidewalk system in the surrounding area. Some of the existing embankment pathways will also undergo optimization and upgrades, with several nodes being created alongside the campus based on environmental conditions. After its full completion, this section will be transformed into a 1.2-kilometer-long water green belt for leisure. It is poised to become a new attraction that provides residents and tourists alike the opportunity to experience the charm of Tainan City's Sinhua District.

» Existing facilities on the Chianan Canal Embankment Trail on the eastern side of Hsin Hua Senior High School are showing signs of age and deterioration. The project will optimize and upgrade them. In addition, the west side of the canal will be opened up by construction of a completely new water green pathway.

» It is currently difficult for members of the public to access the east side of the Chianan Canal adjacent to the Sinhua Junior High School. A new embankment pathway system will be developed to link up with campus spaces and learning environments.

In 2021, the Bureau of Urban Development applied for a competitive grant from the Ministry of the Interior's "Cityscape, Townscape, and Placemaking Environmental Construction Program." In response, the Ministry approved a total of NT$75 million in funding for environmental landscape transformation and construction of the water green belt close to three schools. After undergoing a thorough review in the near future, the project will advance to the tendering process. It is expected that construction will be completed by the end of the year or early next year.

» Following relocation of the fruit and vegetable market, the next phase of environmental transformation will focus on parking lot near Sinhua District Office and public land for children.

Each of the three schools is adjacent to the canal and features very beautiful rows of large trees. After the transformation work is completed, the campus spaces will be in dialog with the water green belt. The schools can incorporate environmental resources into distinctive courses while local residents will have a better place for leisure strolls. Meanwhile, visitors will be able to experience the unique enchantment of Sinhua's canal side green environment after walking the historic streets of old Sinhua and enjoying the local food.

Senior High school section before

Senior High school sectionafter

Junior high school section before

Junior high school sectionafter

Elementary school section before

Elementary school sectionafter

» After construction work has been completed, the Chianan Canal water green belt from the senior high school to the elementary school and the junior high school will be 1.2 km long

Lite version
Full version

Construction Begins on the Xinying and Yongkang Waterside Corridor and Green Spaces to Create a Desirable Locale of High Quality

The city government is dedicated to urban greening and expediting the provision of high-quality green spaces for its citizens. To achieve this, two projects, namely the "Tainan Xinying District Green Canal Pathway Extension Project (Xinying Hospital and Green City Park)" and the "Chaitougang River Riverbank 2nd Environmental Transformation Project" have been combined into the comprehensive "Xinying District and Yongkang District Blue Ribbon System Landscape Improvement Turnkey Project." These projects were consolidated to shorten the construction timeline. Furthermore, the Bureau of Urban Development has successfully secured funding through the policy-guiding "Cityscape, Townscape, and Placemaking Environmental Construction Program." from the Ministry of the Interior's Construction and Planning Agency. With this support, construction commenced on April 26th, 2022.

Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project

營造策略

硬體設施減量
降低視覺衝擊

閒置空間再利用，強化基地綠化品質

都市休閒與活動場域

» The Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project seamlessly integrates Jiadingli Park's woodenball field and its south side green space into a complete sports park.

The Chianan Canal traverses Xinying District from south to north, serving as the longstanding center of life for the residents of Greater Xinying. However, rapid urban expansion has led to the gradual cementation of the canal, diminishing the ecological landscape and squeezing the waterfront space. To address this, the "Xinying District Green Canal Pathway Extension Project" aims to preserve the essence of the old town's character through leisurely exploration, while prioritizing innovative design concepts that enhance the quality of the waterfront and urban aesthetics. The ultimate goal is to improve the environmental landscape of both urban and rural areas.

This project encompasses several key aspects, including the improvement of pedestrian walkways, the construction of accessible ramps, the establishment of nodal plazas, and the enhancement of the ecological green corridor's quality. By honoring the memories of the once lush and shaded riverside, the project seeks to build a network that connects the Chianan Canal with the human-centered environment of Greater Xinying. Through these efforts, a more diverse, distinctive, and attractive waterfront lifestyle will be cultivated.

Xinying District Green Canal Pathway Extension Project

» The Xinying District Green Canal Pathway Extension Project seamlessly connects the Xinying Hospital and Nanying Green City Park with a canal corridor to create a high-quality urban living environment

» Current Situation: There is a significant elevation difference between Jiading Village Park and the undeveloped green space in Yongkang District. In the future, they will be integrated into a sports park.

» The pedestrian walkway and pavilion in Xinying District's canal have been damaged. They will be rebuilt to create a safe walking space and a water-interactive environment.

The "Yongkang District Chaitougang River Riverbank 2nd Environmental Transformation Project" is a comprehensive initiative that aims to integrate green spaces in Yongkang District, specifically focusing on Jiading Village Park and the adjacent green area on the south side of the park. Previously, Jiading Village Park was a highly utilized and well-maintained woodball course, while the neighboring green area was neglected and overrun with weeds, creating an unsightly space used for discarding garbage.

To revitalize the area, the city government first merged these two green spaces into land zoned for sports park use. Next, it planned and designed barrier-free pathways, leisure corridors, multi-level flower terraces, comfortable seating areas, and vibrant lawns. By redefining the space's functionality, the project has significantly improved the park's recreational appeal and overall usability.

The two projects are situated in two distinct green recreational spaces on the north and south sides of Tainan's Tsengwen River. They aim to add to the pleasure that city residents take in exploring these areas. Neighborhood residents meanwhile will be able to experience a slower pace of life. These projects serve as the perfect fusion of urban vibrancy and natural serenity in Xinying and Yongkang and are eagerly anticipated by the community.

Tainan Green Community Empowerment Program Showcases the Responsibility and Impact of Community Planners in Building and Regenerating Local Communities

Empowering Green Communities: Creating Highlights and Value for Urban and Rural Areas by Coalescing and Linking Local Communities and Community Strengths

In its promotion of "2021 Tainan Green Community Empowerment Project," the Tainan City Government Bureau of Urban Development actively focuses on public issues related to community environment and local development. Through participation in planning workshops and local environmental space transformations, it engages with practical experience at the grassroots level. By employing local workers and materials, the project has successfully revitalized 20 sites, of which five locations have been selected as outstanding examples of environmental space transformation and community building.

These include the "Madou District Tribal Learning" in Madou district which opened up walls to create space around old houses and facilitate the flow of people. It also incorporated Sirayan culture to strengthen connections with the locality. In Yanshuei District, "Love Yanshuei - Jingshuei Port Ice Cream Forest," green beautification techniques were employed to enhance the comfort of the environmental space, creating a base for community residents and young people returning to the

» Presentation of the 2021 Green Community Empowerment Program Results

community to coexist and collaborate. In South District, "Cikunshan Scrap Metal Story Lane" uses a space for installation of artistic elements combined with exploratory in-depth exploration of nearby Wanli and narration of the local cultural features such as the scrap metal economy and the conservation of the Erren River's ecology.

In the Danei District, the "Danei Second Creek Stargazing Park Project" utilized natural and eco-friendly transformation methods to create a leisure area for the local community activity center and elementary school where young and old can interact. In Zuojhen District's "Sanlifen Settlement," the cultural heritage of the ancient path in the settlement served as the starting point. The project embodied the spirit of employing local workers and materials to create a place where people can get close to nature, admire the glow of sunset, and enjoy the panoramic view.

The Green Community Empowerment Project implements a people-centered design philosophy, inherits the wisdom of local communities, and creates sustainable living environments that are in line with the needs of the present era.

Responsibility and Impact: Community Planners Contribute to Community Building and Regeneration

"Green Empowerment" is for the first time introducing an academy-style approach that offers systematic training to community planners. Through a 36-hour foundational training course covering six key themes—strategic planning, marketing, community building, public participation, project management, and field training—participants are immersed

» Transformation of a local community's environment and space: Love Yanshuei - Jingshuei Port Ice Cream Forest

» Transformation of a local community's environment and space: South District's Cikunshan Scrap Metal Story Lane

in comprehensive training that not only establishes fundamental execution capabilities but also fosters a shared language among community planners. Drawing upon their professional expertise and life experiences, participants collaborate to address local community issues in a grassroots approach to community development and engagement. Communities serve as the spaces where local people live, work, and forge emotional bonds. Starting from the core of local communities, individual transformations gradually ripple through social groups and local organizations, extending their impact to urban and rural contexts.

The Bureau of Urban Development's aspiration is for community planners to play their own roles and exert their influence, revitalizing human connections and actively contributing to the betterment of their resident communities. Together, they provide the warmth, resources, and sustainable strength necessary for the enduring development of local communities across various professional fields.

» Community planners in 2021 Green Community Empowerment Program receive certificates

» Transformation of a local community's environment and space: Danei District Second Creek Stargazing Park Project

» Community planners in 2021 Green Community Empowerment Program receive certificates

» Transformation of a local community's environment and space: Jhentou Mountain Brick Kiln in Baihe District

» Transformation of a local community's environment and space: Madou District Tribal Learning

Garden Corners for a Friendly Environment

The Tainan City Government actively promoted the "2022 Garden Corner Program". Following review meetings with experts, scholars, and relevant organizations convened by the Bureau of Urban Development, a total of 12 projects were approved. These projects include six campus landscape initiatives and six public and community landscape initiatives.

The design focus of the campus landscape projects is on the removal or reduction of campus walls to open up new views at corners. They also involve the installation of pedestrian pathways to enhance accessibility and foster a friendly pedestrian environment. Additionally, these projects prioritize the removal of hard paving surfaces, replacing them with permeable areas or green spaces.

"2022 Tainan Garden Corner Program" Table of Approved Projects

	District	Applicant	Garden Corner Project Name
Campus Landscape Projects	Rende District	Tainan City Rende District Elementary School	Light Up Rende
	Yongkang District	Tainan City Yongkang District Yongsin Elementary School	Siaojhuang Garden
	Syuejia District	Tainan City Syuejia District Syuejia Elementary School	Syuejia Century Banyan
	Baihe District	Tainan City Baihe District Siancao Experimental Elementary School	Unexpected Harmony in Green Movement
	Anding District	Tainan City Anding District Annan Elementary School	Encountering Annan
	Anding District	Tainan City Anding District Annan Elementary School	Encountering Annan II
Public and Community Landscape Projects	Shanhua District	Tainan City Shanhua District Office	Dongguan Corner
	Xiaying District	Tainan City Xiaying District Office	Yingan View
	Xiaying District	Tainan City Xiaying District Office	Yingcian View III
	Annan District	Tainan City Annan District Office	Hainan Leisurely Living
	Sigang District	Tainan City Sigang District Office	Sigang Gateball Park View
	Jiali District	Tainan City Jiali District Office	Jiali-Ansi Green Corridor Phase 2

The design focus of the campus landscape projects is on the removal or reduction of campus walls to open up new views at corners. They also involve the installation of pedestrian pathways to enhance accessibility and foster a friendly pedestrian environment. Additionally, these projects prioritize the removal of hard paving surfaces, replacing them with permeable areas or green spaces.

The public and community landscape projects aim to improve the surrounding environment and breathe life into underutilized spaces. They seek to achieve these objectives by increasing greenery and vegetation as well as providing recreational spaces for leisurely walks, cycling, and other activities.

Campus Landscape Projects

» Rende District Elementary School: Removed walls, opened up corners of campus, and created views

» Siancao Experimental Elementary School Unexpected Harmony in Green Movement: Created accessible ramps and lush green spaces

Rende Elementary School, Siancao Experimental Elementary School, and Nanan Elementary School, along with other schools, have undertaken various initiatives to enhance their campus landscapes. These include removing school walls, creating student-friendly pathways, constructing accessible ramps, and providing public spaces for relaxation. These efforts aim to foster a positive interaction between the schools and the local community, promoting a sense of community engagement.

Meanwhile, Jiali District Office and Xiaying District Office have taken a phased and zoned approach with their applications to transform previously neglected and overgrown spaces into inviting spots for leisurely strolls, recreational activities, and casual conversations among residents.

Through the collaborative efforts of the Tainan City Government Bureau of Urban Development, district offices, schools, design firms, and construction teams, these previously overlooked corners of our schools and unused public spaces have been transformed into new focal points.

Public and Community Landscape Projects

» Jiali District Office Jiali-Ansi Green Corridor Phase 2: Improved idle spaces and connected recreational walking paths

» Xiaying District Office Yingcian View III: Created leisurely walking spaces and searched for memories of the sugarcane railway

Full version

04

Urban Justice: Promoting Housing Justice by Safeguarding the Needs of Vulnerable Populations, Youth, and Residents

Tainan's Rende Er Kong New Village Public Redevelopment Project in Tainan Currently Under Construction and Receives "National Excellence in Construction Award" for Best Social Housing in Recognition of Its Achievements

Section A of the Rende Er Kong New Village public urban renewal project is located north of Baoren Road in Tainan City's Rende District. It is adjacent to East District's Secondary City and South Tainan Station. The surrounding public facilities and transportation infrastructure are well-planned, creating a favorable location environment. Through this project, 75 units of Tainan public housing will be provided to residents. Development of green spaces and surrounding road systems as public infrastructure projects will result in an estimated cost savings of approximately NT$1.1 billion NTD in public funds. Construction officially began in March 2022 and is currently in progress. It is expected to be completed in 2025 and available for residents to apply for rental occupancy.

- Comfortable walking spaces
- Symbolic nodal plaza
- Open space connectivity
- Green beautification by planting and street furniture
- Spacious and open landscape space

Nodal plaza floor plan design

Nodal plaza

Building of plaza for memorial plaque

» Floor Plan Design for Section A of the Er Kong New Village public housing project

Section A of the Er Kong Public Housing is the first social housing project in Tainan City using government-owned land in combination with urban renewal floor area ratio incentives. In 2022, it was awarded the "National Excellence in Construction Award" for Best Social Housing in the Gold category. The housing community adopts universal design principles to create a "livable environment for all ages."

It integrates surrounding historical buildings such as the Er Kong bunkers and a memorial plaque, which the design includes in a memorial node plaza. The wide and open street landscape and street furniture connect the cultural facilities of the bunkers to create a comfortable walking experience. The exterior design features vertical and horizontal sunshade decorations to reduce heat load. Outdoor flower terraces and rooftop gardens are planned for three-dimensional greening, creating a fresh and comfortable home ambience with a sense of greenery.

The public housing project consists of 11 above-ground floors and three basement floors, with eight units planned on each floor (including 1 to 3-bedroom types). The entire 2nd floor is designated for accessible housing units and is equipped with necessary appliances and furniture such as kitchen equipment, bed frames, wardrobes, shoe cabinets, curtains, water heaters, and clothes drying racks. Additionally, there are various community service facilities available, including a lounge, gym, and multi-purpose classroom. It is expected to be completed by the year 2025 and will provide 75 units for citizens to apply for rental occupancy.

The Tainan City Government is actively and concurrently promoting various housing initiatives, including direct construction, obtaining development floor area incentives through urban renewal, and encouraging private donations to acquire social housing. Currently, there are approximately 7,445 units available throughout the city, ensuring a stable increase in social housing supply in Tainan. The government will continue its efforts and conduct ongoing reviews to achieve a balanced housing market and secure the housing rights of the people to realize housing justice. This project represents the first urban renewal public housing in Tainan to receive the National Excellence in Construction Award. It is hopes that this project will lead to a breakthrough in Tainan's social housing policies, not only in terms of quantity but also in planning, design, and quality. Let us look forward to it together.

» Simulated representation of completed of Er Kong New Village Section A public housing

Catering to Housing Needs, City Government Collaborates with Central Government and Private Sector to Promote Tainan Social Housing through Diverse Approaches

To reduce the cost burden of housing for residents and safeguard their right to housing, the city government is actively promoting rental-only Tainan Social Housing. In order to expedite the establishment of Tainan Social Housing, the Bureau of Urban development is implementing various methods such as public urban renewal givebacks, government construction, and incentivizing private construction. It is also collaborating with central government agencies to acquire Tainan Social Housing through multiple channels and thus accelerate the realization of the city's public housing blueprint.

Table of Tainan Social Housing planned housing unit numbers（Data Record Date: JULY 31, 2023）

District	Site	Units	Explanation
North District	North side of Siaodong Road	379	City government project (construction started)
Rende District	Er Kong New Village Section A	75	City government-led urban renewal project (construction started)
Yongkang District	Jingjhung 2nd Village	110	City government-led urban renewal project (construction started)
Rende District	Er Kong New Village Section B	170	City government-led urban renewal project (solicited developers)
East District	Pingshih Barracks Phase 1	220	City government-led urban renewal project (solicited developers)
East District	Pingshih Barracks Phase 2	175	City government-led urban renewal project (solicited developers)
North District	Zihciang New Village	160	City government-led urban renewal project (solicited developers)
North District	Jhongsing New Town	104	City government-led urban renewal project (solicited developers)
North District	Jiouliou New Village	250	City government-led urban renewal project (planning)
Yongkang District	Kangciao section	445	Incentivized private donation project (contract signed)
East District	Sindu Anjyu	621	National Housing and Urban Regene ration Center project (construction started)
South District	Kainan Anjyu	300	National Housing and Urban Regeneration Center project (construction started)
Sinshih District	Sinshih Anju	670	National Housing and Urban Regeneration Center project (construction started)
Yongkang District	Dongciao Anjyu	220	National Housing and Urban Regeneration Center project (solicited developers)
Yongkang District	Ciaobei Anjyu	241	National Housing and Urban Regeneration Center project (solicited developers)
Anping District	Yizai Anju	537	National Housing and Urban Regeneration Center project (solicited developers)
Annan District	Heshun Anjyu	1,703	National Housing and Urban Regeneration Center project (solicited developers)
Yongkang District	Jhengciang Sinjyu	464	National Housing and Urban Regeneration Center project (solicited developers)
Xinying District	Changsheng Haoshih	140	National Housing and Urban Regeneration Center project（已上網招標）
Rende District	Kanjiao Beitou	494	National Housing and Urban Regeneration Center project (planning)
South District	Qingshui Rd.	660	National Housing and Urban Regeneration Center project (planning)
Total		8,138	-

Director General Hsu Chung-Chang of the city's Bureau of Urban Development stated that currently there are 7,445 units of Tainan Social Housing planned and under construction in the city. As of 2022, construction had commenced on 2,155 units, including 379 units in the North District Siaodong Public Housing project, 110 units in the Yongkang District Jingjhung 2nd Village urban renewal project, 75 units in the Rende District Er Kong New Village Section A urban development project, 621 units in the East District Sindu Anjyu, 300 units in the South District Kainan Anjyu, and 670 units in the Sinshih District Sinshih Anju. These projects will be completed gradually starting in 2025.

Government-led urban renewal: In addition to the Er Kong New Village Section A and Jingjhung 2nd Village urban renewal projects, there are ongoing planning efforts for Er Kong New Village Section B, Pingshih Barracks Phase 1 and Phase 2, Jhongsing New Town, Zihciang New Village, Dapeng 5th Village, and Jiouliou New Village.

National Housing and Urban Regeneration Center projects: In addition to Sindu Anjyu, Kainan Anjyu, and Sinshih Anju, the Dongciao Anjyu and Ciaobei Anjyu in Yongkang District as well as Heshun Anjyu in the Annan District, and Yizai Anju in Anping District have all been awarded construction contracts. Currently, there are several sites in Xinying District, Rende District, Yongkang District, and South District undergoing planning and evaluation. Going forward, the city government and the central government will continue to investigate and assess idle land for the feasibility of developing public housing.

Incentivizing private construction of social housing: A contract was signed for a donated public housing project in the Kangciao section of Yongkang on November 7, 2022. This is the city's first privately donated project to acquire floor space incentives for the construction of Tainan Social Housing. The plan is to supply 445 units of Tainan Social Housing, saving approximately 4 billion NTD in public funds. In addition to creating quality living spaces in the Yongkang District, it also provides affordable housing units for youth and vulnerable groups, embodying the administrative concept of creating a "hopeful home."

» Simulated representation of Completed Er Kong New Village Section A

» Simulated representation of Siaodong public housing

» Simulated representation of Sindu Anjyu

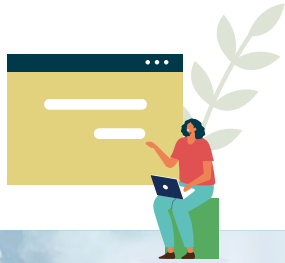
» Simulated representation of Sinshih Anju

The city government has carefully selected the sites for public housing based on considerations such as livability, convenient transportation, and proximity to employment areas, making them highly suitable for young people who have just entered the workforce. In terms of housing design, the majority of units are designed as 1 or 2-bedroom apartments, specifically targeting young single individuals and newlywed small families. Some public housing projects even incorporate kindergartens, providing added convenience for young families.

Future rental prices for Tainan Social Housing will be determined by taking into account the annual average income level of the city's residents and the rental market conditions surrounding each housing site. The rental prices will be set below market rent. The eligibility criteria for residency and the rental pricing will be announced prior to the completion of each public housing project. The city government is committed to upholding housing justice and promoting Tainan Social Housing. In the future, the government will continue to pursue practical and diverse approaches to provide for the housing needs of the residents, while adhering to the principle of not increasing the financial burden on the city government. This is to ensure that housing justice is realized for all.

» Groundbreaking ceremony for Kainan Anjyu

The Bureau of Urban Development also launched a dedicated website for "Tainan Social Housing" in 2022. The website provides information on housing policies and data on ongoing and planned social housing projects in the city. New information will also be promptly updated on the website for public viewing.



» Groundbreaking ceremony for Sinshih Anju

» Simulated representation of Jingjhung 2nd Village urban renewal project

Central Government NT$30 Billion Plan Expanding Rental Subsidies Relaxes Criteria, Increases Subsidies, and Alleviates Rent Burden on Public

To alleviate the financial burden of renting for the public, the Executive Yuan approved the "NT$30 Billion Central Government Expanded Rental Subsidy Plan" on March 31, 2022. The program aims to reduce rent pressure on tenants through "increasing the number of households" and "increasing subsidy amounts." The number of households eligible has been increased from 120,000 to 500,000 nationwide, while the subsidies for young individuals entering society, newlywed couples, households with children, and socioeconomically disadvantaged families have been raised from 1.2 times to 1.8 times the original subsidy. Additionally, the average monthly income standard per person has

» The Department of Urban Development creates bus body ads to publicize the NT$30 billion expanded rental subsidy plan

been relaxed from being less than 2.5 times the minimum cost of living to 3 times. After the adjustments, the highest rental subsidy bracket in Tainan can increase from the current NT$4,000 to NT$7,200 NTD.

For those who are already receiving rental subsidies, existing tenants who agree to the estimated calculations will be automatically entered into the central system without having to reapply. In addition, for new applications, the city government is working with the civil affairs and social welfare systems to carry out cross-department cooperation. The social welfare system has compiled a list of economically disadvantaged families in each district for the district office there. In turn, the district offices use the lists to proactively contact economically disadvantaged households who have not applied for rental subsidies and assist them in applying online to cater to the needs of members of the public in need.

Furthermore, as long as tenants meet the criteria for rental subsidy under the program, landlords will automatically become public interest landlords. They will enjoy tax benefits, including a monthly tax exemption of up to NT$15,000, and property and land tax rates equivalent to those of residential properties for personal use. This ensures that landlords do not have to worry about tax issues.

This program was open for applications from July 1, 2022, to October 31, 2022. There were a second round of applications for vulnerable households from December 5, 2022, to December 30, 2022. For this program, the eligibility criteria have been relaxed, the number of subsidy recipients has increased, and the subsidy amount has been increased. As of December 31, 2022, the city had received 26,085 applications, providing substantial assistance to newlywed families, families with minor children, vulnerable households, and young individuals entering the workforce who are in need of rental support.

» Public awareness meeting to explain Central Government's NT$30 billion expanded rental subsidy program and the social housing leasing and management program

» Public awareness meeting explaining social housing leasing and management

Social Housing Leasing and Management Policy Provides Multiple Incentives and Rent Subsidies to Revitalize Empty Residences and Meet Rental Needs

Since 2018, Tainan has been implementing the Social Housing Leasing and Management Program, which attracts property owners of vacant homes to participate in the program by offering tax incentives, repair subsidies, and rental management incentives. Under this program, the government entrusts rental service providers to lease these homes as social housing to tenants with incomes below a certain threshold. Through rental management and care for vulnerable groups, this program promotes a healthy rental market while relieving financial strain on the government from constructing social housing. At the end of December 2022, a total of 4,048 matches during the three phases of the program, and matchmaking efforts continue.

Benefits for landlords who join this program include: exemption from brokerage fees, rental collection and management services, a maximum annual repair subsidy of NT$10,000, application of the residential property tax and land value tax at the rate for self-use residential properties, and a maximum monthly income tax exemption of NT$15,000 on comprehensive income tax. Tenants who participate in this program can enjoy the following benefits: exemption from brokerage fees, access to property management services provided by the company, and a discounted rental rate of 80% or 90% of the market rent. If the tenant's family members qualify as low-income households or moderate-income households, have three or more underage children, are senior citizens aged

» Fire Safety Awareness seminar for social housing leasing and management

» Social housing leasing and management publicity event

65 or above, have disabilities, or are indigenous people, the government provides additional rental subsidies (ranging from 10% to 40% of the market rent). This means that tenants can rent a property by paying just 50% to 90% of the market rent, depending on their eligibility criteria.

Since the launch of this program, Tainan has actively publicized the policy through various activities, including Department of Social Welfare network meetings, on-site consultations with businesses, landlord-tenant social events, public welfare booths, and the Construction and Planning Agency's 333 Promotion Truck. We have distributed promotional materials to various units such as district meetings, ward leader contact meetings, the National Taxation Bureau, local government land office service desks, apartment building management committees, and rental subsidy applicants. Additionally, the Department regularly issues press releases, promotes the policy on our Facebook page, and sends policy updates through the city government's LINE messages. We have also produced various promotional items such as fans, sticky notes, and tissue packs, which are available for the public to request and distribute at various events.

In 2022, the Department participated in multiple events to publicize the rental management program, including activities organized by the Women's Association, the City Government's Health Carnival, job fairs, and community markets. Through these efforts, we aim to increase policy exposure and encourage more landlords to actively participate in the program by renting out their properties. This not only helps individuals in need of housing find suitable rentals but also contributes to reducing the vacancy rate in Tainan.

Results of Bidding on Leases and Sales of Displacement Residences from Railway Undergrounding Project: Six Commercial Properties and Four Surplus Houses

In 2022, the Tainan city government conducted open bidding for the lease of unregistered shops (e.g., 42 Chongsian 3rd Road and 13 other units) and the public auction of brand new surplus houses. The lease bidding was for displacement homes built in response to the railway undergrounding project, and for shops remaining after multiple selections by relocated households. The auction was aimed at providing displacement homes for relocated households impacted by the railway undergrounding project. After the relocated households registered their choice of residence, the public auction for the brand new surplus houses was carried out.

The displaced housing site is located in Tainan City East District's Secondary City Center on the east side of the intersection between Shengchan Road and the existing railway line opposite the designated site for the Tainan South Railway Station. In addition to convenient access to transportation networks, the site is also close to Tainan Municipal Hospital, Cultural Center, Barclay Memorial Park, Tainan Metropolitan Park, and Chimei Museum, making it an ideal residential and commercial area.

» Map showing location of displacement homes

» Interior of displacement home

The results of the 2022 rental and sale bidding by the Bureau of Urban Development were: six shop premises and four surplus houses. The surplus houses had a 100% withdrawal rate from the bidding process. The proceeds from the sale of the houses will be used to repay the borrowing costs associated with the acquisition of surplus houses for displacement housing, ensuring financial self-sufficiency.

» Map showing location of displacement homes

05 Full version

Smart City: User-Friendly Services Promoting the Value-added Application of Digital Data

Tainan City Bureau of Urban Development Website Relaunched!

To provide the public with a more user-friendly, convenient, and secure website service, the Bureau of Urban Development website has undergone a complete redesign and will be relaunched on August 31, 2020.

The Bureau of Urban Development has always been committed to providing the public with convenient and quick access to information related to urban planning, important development projects, and achievements on its website. Through the website, the public can gain a better understanding of the bureau's services and progress. However, the current website, which was built in 2013, is no longer able to fulfil its responsibility to facilitate the public's right to information due to its limited functions and lack of flexibility.

The Bureau stated that the new website adopts responsive web design (RWD), which automatically adjusts the interface to provide a user-friendly reading experience on various screen devices with different sizes such as personal computers, mobile phones, and tablets. It features a flexible framework that dynamically adjusts the presentation of open information and service achievements. To accommodate users' familiarity and habits, the website maintains the clear and intuitive structure of the previous version, allowing users to quickly find information. The entire website connection process is encrypted to provide a more secure browsing experience.

After the launch of the revamped website, in order to ensure smooth access for the public, the old website will be redirected to facilitate a seamless transition. The Bureau aims to provide a superior website service with a fresh browsing experience. The new website can be accessed at https://udweb.tainan.gov.tw. Everyone is encouraged to make good use of it.

» Tainan City Bureau of Urban Development Website

Apply for Aerial Topographic Map Available Online

To provide the public with a one-stop service where they can easily complete applications, make payments, and receive documents without leaving home, the "Urban Planning Digital Aerial Topographic Map" online application was launched on the city government's integrated service platform in November 2022. Visit us at: https://onestop.tainan.gov.tw/.

The Bureau of Urban Development has always upheld the spirit of convenience in its services and continues to expand its online application services. We aim to replace road travel with online platforms, saving people time and eliminating the need for in-person applications. With online services, there are no restrictions on office hours, and applications can be made anytime, anywhere. We provide fast and convenient services, saving people transportation costs and valuable time. It's a cost-effective and time-saving option. We encourage everyone to make the most of these services.

» Tainan City Bureau-One-Stop Service

» Online application for Urban Planning Digital Aerial Topographic Map is now available on the Integrated Service Platform - One-Stop Service

06

STATISTICS

Urban Design Section

Title	2022 Urban Design Review Results		
	Commission Meetings	Officers' Meetings	Totals
Green Coverage Area (square meters)	148,041.02	26,608.24	174,649.26
Permeable Pavement Area (square meters)	121,118.86	28,317.07	149,435.93
Number of Trees	3,195	548	3,743
Pedestrian Path Length (meters)	12,210.19	373.65	12,583.84
Rooftop Green Surfaces (square meters)	11,593.57	191.06	11,784.63
Vertical Green Surfaces on Balconies (square meters)	12,090.02	0	12,090.02
Garden Corners (Total)	7	0	7
Solar Power Facilities (kW)	90,931.33	792.16	91,723.49

Landscape Section

Title		2022 Cityscape, Townscape, and Placemaking Construction Plan Results		
No.	Type	Case Name	Funding	Green Beautification Area (square meters)
1	B	Sinhua District East Section Chianan Canal Environs Landscape Transformation Construction (including seamless integration of elementary school and junior high school)	45,717,260	3,829
2	B	Sinhua District East Section Chianan Canal Environs Landscape Transformation Construction (including seamless integration of the boundaries of the junior high school and the performing arts hall surroundings)	26,282,740	4,826

Urban Planning Section

Title		2022 Urban Planning Announcement and Implementation	
No.	Type	Date	Case name
1	**Overall Review**	December 20, 2022	Modification of Guantian (including Longtian) Urban Plan (overall review of the reproduction of urban planning schematic plans)

No.	Type	Date	Case name
2	Project Modification	December 20, 2022	Modification of Xinying Urban Plan (convert part of land for parking lots to land for institutions)
3	Overall Review	December 9, 2022	Modification of Sinhua Urban Plan (third overall review) (first stage) (Land Use Zoning Regulations) Detailed Plan
4	Overall Review	December 8, 2022	Modification of master Sinhua Urban Plan (third overall review) (including reproduction of planning schematic plans) (first stage)
5	Overall Review	November 30, 2022	Modification of Liouying Urban Plan (third overall review) (Land Use Zoning Regulations) detailed plan (first stage)
6	Overall Review	November 29, 2022	Modification of master Liouying Urban Plan (third overall review) (including reproduction of planning schematic plans)(first stage)
7	Project Modification	October 29, 2022	Modification of the Tainan Metropolitan Park special district plan (convert some land for railways to river zone) (joint railway use)(in coordination with Sanye Creek drainage management project)
8	Project Modification	October 29, 2022	Modification of Rende (Wensian area) Urban Plan (convert some of agricultural area and Type B Industrial Zone to river area)(in coordination with Sanye Creek drainage management project)
9	Project Modification	October 19, 2022	Modification of special district plan for area near Xinying Interchange on freeway (convert some land for cemeteries and agricultural zone to land for funeral hall use and crematorium use as well as part of agricultural zone to land cemetery use)
10	Overall Review	September 21, 2022	Modification of High-Speed Rail Tainan Station special district plan (first overall review) (Land Use Zoning Regulations) detailed plan
11	Overall Review	September 9, 2022	Modification of special district plan for area near Tainan Interchange on freeway (third overall review and review in coordination with post-Typhoon Morakot reconstruction and the reproduction of urban planning schematic plans) (second stage)
12	Overall Review	August 19, 2022	Modification of High-Speed Rail Tainan Station special district plan (first overall review) master plan
13	Overall Review	August 8, 2022	Modification of Guanzihling (including area near Jhentou Mountain) special district plan (third overall review) (second stage) (Case 7-Class 2 Tourist Services Area, new case number 7 added-Class 5 Tourist Services Area)
14	Project Modification	August 2, 2022	Modification of Rende (Wensian area) Urban Plan (coordinating with expansion of the Chia Nan University of Pharmacy and Science campus)
15	Overall Review	July 20, 2022	Modification of special district plan for area near Yongkang Interchange on freeway (fourth overall review) (fourth stage) (Case no. 14 (Parking Lot 3))

No.	Type	Date	Case name
16	Overall Review	March 25, 2022	Modification of Rende (Wensian area) Urban Plan (third overall review) (second stage)
17	Project Modification	February 17, 2022	Formulation of change to special district plan for area near Yongkang Interchange on freeway (adjustment to area with attached conditions near Highway 3-1) detailed plan
18	Project Modification	February 16, 2022	Modification of special district plan for area near Yongkang Interchange on freeway (adjustment to area with attached dependent conditions near Highway 3-1)
19	Overall Review	February 9, 2022	Modification of Gueiren Urban Plan (fourth overall review) (including reproduction of planning schematic plans) (third stage) (Case no. 18 modification of land for institution use (Institution IV) to residential area (attached conditions))
20	Project Modification	January 28, 2022	Modification of Jiali master plan (convert some land for cemetery use to land for institution use, land for green space use, and land for use as road; convert part of agricultural area to land for road use) (coordinating with construction of Jiali District Second Joint Activity Center)

Regional Section

Title	2022 Results of Development Permits on Non-Urban Land
No.	Case Name
	Approved and recorded "Application for Installation of Solar Photovoltaic Facilities in Tianliao and Fanzihcuo Sections of Yanshuei District, Tainan City (comparative table of second modification) on March 11, 2022
	Approved and recorded "Sinhua District Fruit and Vegetable Market Relocation and Land Development Plan" first modification of development plan (comparative table of modification) on April 8, 2022
	Approved and recorded "Gueiren Boltun Industrial Zone First Modification of Development Plan" (comparative table of modification) on June 24, 2022
	Issued "Sinshih Industry Park Establishment Plan" permit (Ministry of Interior) on July 25, 2022
	Issued "Installation of Solar Photovoltaic Facilities in Tainan City Cigu District" permit (Tianying A1) on December 7, 2022
	Issued "Installation of Solar Photovoltaic Facilities in Tainan City Cigu District" permit (Tianying A2) on December 7, 2022
	Issued "Installation of Solar Photovoltaic Facilities in Tainan City Cigu District" permit (Tianjhu B2) on December 8, 2022
	Issued "Installation of Solar Photovoltaic Facilities in Tainan City Cigu District" permit (Tianjhu B4) on December 8, 2022
	Issued "Guanmiao District Pizihtou Tourist Hotel Park Development Plan" permit on December 8, 2022

2022 臺南都市發展年報

2022 Annual Report Urban Development Bureau, Tainan City Government

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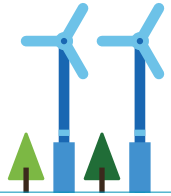

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