

Taipei Living - Content in an Eco-city





**Department of
Urban Development
Taipei City Government**

2010-2011 Annual Report

Taipei Living - Content in an Eco - city

Contents



Make Taipei's voice heard

The perfect place to call home



Commissioner's Introduction	04
-----------------------------	----

Taipei Today	06
--------------	----

01 Vision

1. Taipei Housing Policy -- Provide an Appropriate Amount of Affordable, Quality Housing at Suitable Times and Locations	09
--------------------------------------------------------------------------------------------------------------------------	----

Universal Design Applied to Public Rental Units	10
-------------------------------------------------	----

Dalongdong Public Housing Rental Units	12
----------------------------------------	----

2. Promoting the "Golden Twin Cities" -- the Danshui River Manhattan Plan	13
---------------------------------------------------------------------------	----

02 Theme Introduction



1. A Vigorous Taipei -- Promoting Innovation and Internationalism	15
-------------------------------------------------------------------	----

2. The Vision of Youth, the Future of Taipei	18
----------------------------------------------	----

3. 2011 Taipei World Design Expo - Taipei Pavilion	20
----------------------------------------------------	----

03 Administrative Focus and Achievements

Theme 1 -- Creating an Ecological Taipei

1. 30-year Vision for an Ecological Taipei	23
--------------------------------------------	----

2. Promoting Cooperation in Northern Taiwan	23
---------------------------------------------	----

Green Infrastructure Master Plan of Taipei Metropolis	24
-------------------------------------------------------	----

Urban Development and Disaster Planning in the Danshui River Drainage Area	25
----------------------------------------------------------------------------	----

3. Taipei Ecological Corridor	26
-------------------------------	----

4. Guandu Plain Design Plans	26
------------------------------	----

5. Planning and Design of Pathways Leading to Waterfront Parks	27
----------------------------------------------------------------	----

Theme 2 -- Adding Charm to Taipei

1. Introduction to the Taipei Beautiful Series	29
------------------------------------------------	----

City Landscape Transformation Plan -- Turning Obsolete Buildings into Green Areas	30
--------------------------------------------------------------------------------------	----



*Regulatory
Support*

Statistical Survey

Keelung River Waterway Lighting	32
2. Formulating a Landscape Management Autonomous Act	32
3. Using Landscape Improvement Plans to Build Urban Landmarks	34
4. Environment Renewal and Improvement Plan for Nanjing East and West Roads	35
5. Ecological Ideas to Create a Model Alley Culture	35
6. Leveling Galleries to Make Handicap-friendly Walkways	36
7. Plants and Paintings to Improve Worksite Fencing	38
8. Community Building	41

Theme 3 -- Giving Taipei a New Style 42

1. Urban Renewal Achievements and Raising Efficiency	42
2. Building a Younger City -- Renewal of Old Apartment Buildings	42
3. Giving the City a Younger Look -- Renovation and Maintenance Projects	44
4. Promoting Underground Railway Extension Lines and Transformation of Low-use Land	46
5. Shezidao Development Plan	46

04 Taipei Urban Planning Chief Principles 48



05 Statistics 52

06 Organizational Structure 62

07 Information 64

08 Significant Events 66



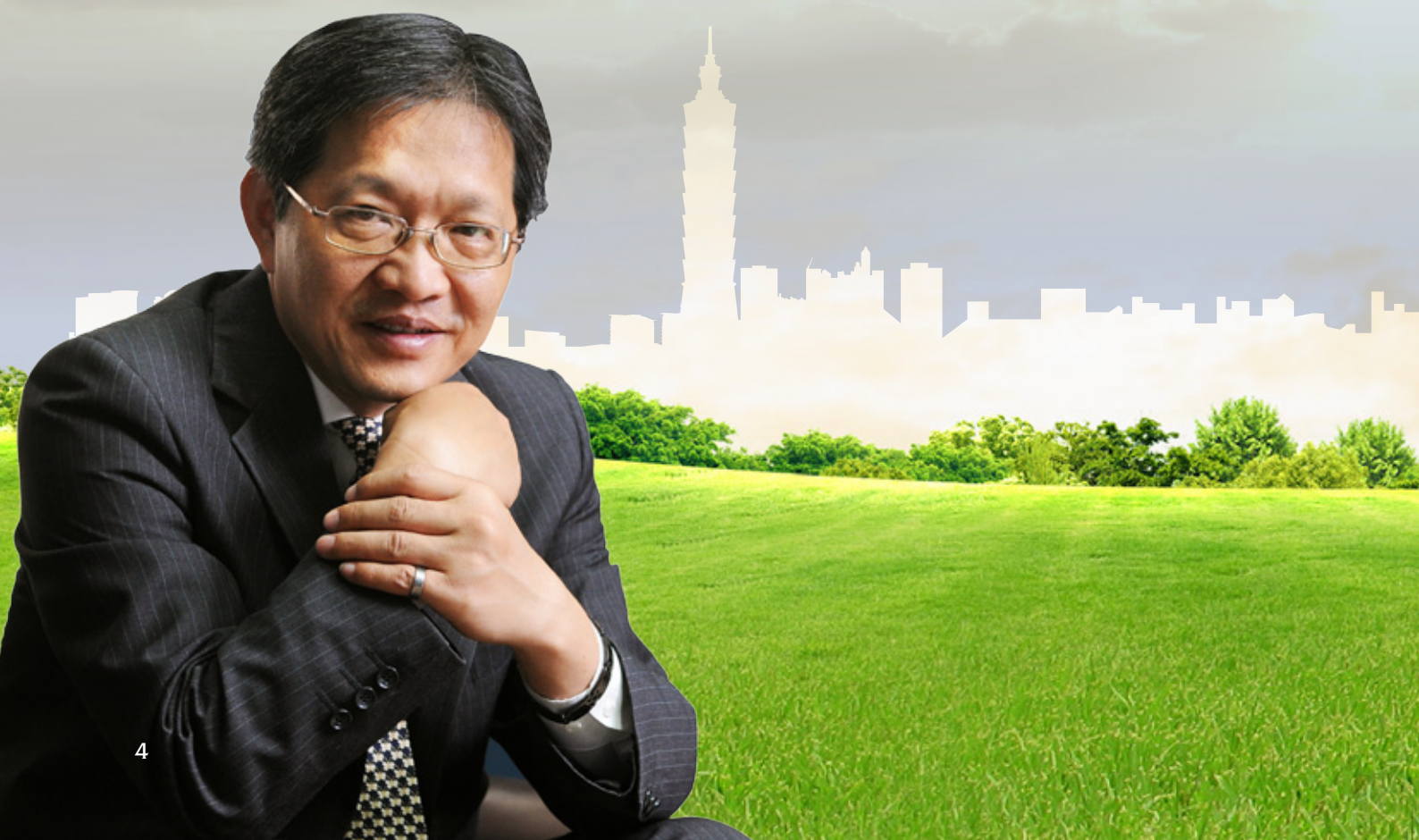
Preface

Commissioner's Word

Following the 2009 Summer Deaflympics and the 2010 Taipei International Flora Exposition, Taipei will soon host the 2011 International Design Alliance Congress and the accompanying month-long Taipei World Design Expo. Through these events, Taipei attracts experts and tourists from around the world, raising the city's competitiveness and preparing for the challenges of globalization. In the future, the city hopes cooperation between the eight cities and counties of northern Taiwan will enable residents of the region to combine resources and expand their living area. Moreover, faced with environmental change and global warming, the city will continue with the Green Infrastructure Master Plan of Taipei Metropolis. The plan includes establishing green nodes and strips in the city along with promoting sustainable, low-carbon ecological communities and ecological engineering practices. One area of special concern for the plan is rivers. The city is dedicated to becoming more waterfront accessible by improving the ecological environment around its waterfronts. The goal of these efforts is to achieve a balance between manmade and natural environments, in turn forming an ecological city.

Regards to the mission of public housing, the government promotes the concept of housing from "habitat" to "living environment" as a whole. We not only provide rent subsidies and maintenance service for housing projects, but also quality landscape and improving open space. Meanwhile, universal design is considered and applied to interior of the housing units. All these are with the purpose of providing citizens a secured comfortable neighborhood. The government commits to increase in public housing supply and introduces mechanism of property management into the operation, so that the citizens may be content with their living and working.

Based on guidelines in Taipei Mayor Hau Lung-bin's policy white paper and the desire of city residents for a complete development plan, the Taipei Department of Urban Development plans to focus on four main themes: 1. achieving sustainable urban development, 2. building a beautiful waterfront city, 3. urban renewal to attract industry, and 4. innovative and efficient development. It will take practical steps to achieve each of these goals.



1. Sustainable Urban Development

Sustainable development is a target that cities around the world are striving for, a goal that will affect not only environmental quality across the globe but also each of the cities' competitiveness. As a member of the global community, Taipei will uphold the principle of sustainable development to protect the ecology that is already part of the city. It will institute low-carbon, energy-saving policies and encourage entry by green industry, making life in the city more ecologically friendly.

2. Building a Beautiful Waterfront City

Taipei's environmental advantages include wind, water, mountains and forests. Finding a way to use each of the city's natural resources to create a beautiful, waterfront-based city is a hope and challenge for the mayor and each of the city's residents. The Department of Urban Development will continue working to improve the city's harbors and waterfront park entryway paths while promoting renewal plans in waterfront areas. Clear design plans will encourage large-scale private investment, adding impetus to enhancing the waterfront landscape.

3. Urban Renewal to Attract Industry

Rapid change is occurring in political, economic, and industrial environments, meaning that some of Taipei's development plans and space usage no longer meet advanced global trends or development needs. Re-planning and redevelopment are necessary. Efforts the city is undertaking include renovating, rebuilding and maintaining older buildings, along with realizing mass transit development plans. These improvements will meet industrial development needs. Policies such as designating renewal zones, shifting capacity, and reviewing zoning ordinances will lead to an increase in new industry and make renewal more efficient, while also improving the city's environment and making it more competitive. Other efforts include establishing urban regeneration stations, which turn idle spaces in old buildings into vessels for people to express creativity and to learn, and fostering interaction with international experts and industrial figures. (These various undertakings have resulted in considerable progress and can serve as a foundation for future efforts at building a livable, sustainable urban environment.)

4. Innovative and Efficient Execution

An important part of studying global industrial development in recent years has been looking at how government agencies conduct urban development. Moreover, how efficiently the agencies carry out their policies is closely related to people's rights and benefits. The Department of Urban Development will use its development plans and organizational structure as a foundation to make life easier for city residents and realize development ideas in an innovative way. In addition, the department will review its ideas for urban planning, design and renewal along with its building management system. It will put together timetables and management plans, establish public reviewing authority limits, formulate clear deliberation standards and take advantage of private expertise. To achieve its goal of effective management, it will speed up the process for obtaining certification to promote comprehensive development.

By concentrating on the four themes described above, the Department of Urban Development will continue working to build a livable, sustainable urban environment.

Taipei City Government,
Department of Urban Development Commissioner

Ding Yuh-Chyun

Offered on September 2011

TAIPEI TODAY

Urban Development Policies and Plans

After more than a century of development, Taipei has become the political, economic and cultural capital of Taiwan. Its charm is evident everywhere you turn, and it has more cultural highlights than any other Chinese city in the world. Out of the city's 271.8 square kilometers, 129.93 have been designated as urban development zones, covering 47.8 percent of the city. The remaining 141.87 square kilometers, or 52.2 percent, consist of agricultural areas, protected land, scenic landscapes, and rivers. By the end of April 2011, the city's population stood at 2,630,285 people, with population growth gradually stabilizing.

Urban Development Goals and Strategies

The Taipei Department of Urban Development strives for a balance between people, the city, and nature while working toward economic development, social harmony, and ecological equilibrium. With these ends in mind, the department's outlook for urban development includes turning Taipei into a sustainable, ecological city that is forward-looking, enjoyable, livable, and safe. It also wants to ensure Taipei has strong cultural, ecological, and IT characteristics. In the living environment, the department plans to infuse cultural characteristics, while it wants manufacturing to be more high-tech and the ecological environment to include more water. By achieving these goals, the department can turn Taipei into a prosperous and friendly international city.

When formulating plans, the department considers Taipei Mayor Hau Lung-bin's policy white paper, including its 30-to-50-year urban development plans for promoting sustainable development and building a healthy, livable city. Based on Taipei's characteristics and needs, the department chose six themes suited to making an ecological city, including tree, aqua, infrastructure, people, energy, and intelligent. It has a development strategy separated into stages and short-, mid- and long-term plans. With 2040 set as the target year for building a sustainable, ecological city, the department will continue working to foster a living environment that is healthier and better integrated with natural water resources.

Another part of the department's efforts is the northern Taiwan regional cooperation pact. Covering the eight counties and cities of North Taiwan, the pact covers plans related to land, industry, society, and resources, including relaxation and recreation, transportation and transport, industrial development, environmental resources, fire protection and security, culture and education, health and welfare, and issues related to aboriginals, Hakka groups and recent immigrants. The pact has produced numerous benefits. To respond to flooding problems caused by climate change, Hsinchu, Taoyuan, Keelung, New Taipei, and Taipei have conducted comprehensive research on urban development and flood control in the Danshui River Basin area. The research objective is to create plans for a sustainable environment and urban planning ordinances.



When considering Taipei's overall planning, this department adheres to the urban development ideas of making the manufacturing environment more international, the living environment more personable, and the ecological environment more sustainable. It invites foreign experts to join symposiums and workshops, enhancing communication and making the city more cosmopolitan. Through its design for all concept, the department makes open spaces and public residences handicap accessible. Moreover, steps it takes to protect the environment include extensive planting of trees and other greenery. The result is an ecological Taipei that exists in harmony with nature.

Urban Regeneration and Renewal

Apart from improving the living environment and the city's competitiveness, the key to urban development this year is launching urban regeneration stations, or URS. The purpose of URS is to bring a new discourse to the city along with action and sustainability strategies. Also, as the city turns into an aged society, the Department of Urban Development is working on a plan to expand assistance for urban renewal in older buildings geared toward middle to low income earners. The plan objective includes encouraging older communities to save energy, reduce carbon emissions, and become more ecological and affable, thereby improving the city's appearance and raising living standards. Taipei's development outlook depends on environmental protection, working toward sustainable usage of environmental resources, and using economic development to build a technological, smart economy with efficient production standards. The final goal is to achieve a community that is sustainable, safe, fair and just, along with a comprehensive urban regeneration strategy.

International Positioning and Looking Ahead

The 2010 International Flora Exposition closed on April 25, but the discussion it raised on combining nature with the city encouraged more people to improve the urban environment. For this world-class exhibition, neighboring areas also formed landscaping task forces, giving Taipei a new look.

The central government designated 2011 as a year for design. In line with this policy, from Oct. 24 to 26 Taipei is hosting the 2011 IDA Congress, and in October it is hosting the monthlong Taipei World Design Expo. IDA refers to the International Design Alliance, consisting of three international design groups -- Icsid, Icograda, and IFI. This will be the alliance's inaugural congress. The expo, meanwhile, is a large-scale, international event being held in conjunction with the congress. Taipei was chosen to host the congress from 19 cities in 13 different countries, showing that its environment and professionalism provide the capacity to host large-scale, international events.

Taipei will continue using a cosmopolitan outlook and user-friendly design to promote urban development. It will progress in line with advanced international ideas and techniques, becoming a city with its own special characteristics.




Taipei Shines



VISION

Taipei is Taiwan's leader in history and culture, industry and technology, politics and development. Moreover, it is our home. After hosting numerous large-scale conferences and exhibitions, the Deaflympics, and the Flora Expo, Taipei has transformed into an advanced international city while remaining a prosperous, warm home. It will continue this tradition at the end of 2011 by welcoming the IDA Congress.



Taipei Housing Policy - Provide an appropriate amount of affordable, quality housing at suitable times and locations.

1. Policy Origin

The overall housing policy considers having a home an important basic right. Since people should help one another and the government should help provide for people, the city government works hard to satisfy housing demand, providing people with the opportunity to choose from many different kinds of homes.

2. Policy Goals

To help satisfy demand in the housing rental market, the city uses policy and actions to provide an appropriate amount of quality, affordable housing at suitable times and locations.

1. Ensuring Housing Rights: Satisfying housing rights but not property rights.
2. Supply: Raising the supply of rental homes and improving management.
3. Need: Sharing the burden of buying and renting homes.
4. Environment: Improving living quality and security in older communities.

3. Policy Objectives

1. Supply

A. Increase Quantity of Public Housing

- a. The city government uses public and private resources to increase the quantity of public housing, with a long-term goal of reaching 5 percent of the city's overall housing stock (about 45,000 homes).

- b. In the future, instead of selling its property, the city will reserve publicly owned land and buildings for public housing.

B. Improve Public Housing Allocation and Management

- a. The Department of Urban Development will develop a new mechanism for renting out public housing that is in line with government policy, provides homes at a reasonable cost, and achieves a fair distribution of resources.
- b. The department will commission a private real estate management company or establish its own real estate management unit to oversee and maintain public housing. The agency will provide top management and maintenance by focusing on quality results, innovative management, inhabitant participation, and reasonable management costs.

2. Need:

Through various subsidies (for buying, rental, and renovation), the city will make it easier for people to bear housing costs.

3. Environment:

- A. Promote urban renewal, improve outdated living environments, raise quality of living spaces, increase housing supply.
- B. Renovate existing public housing rental units, improve rental quality, give priority to those with a greater need for renewal or rebuilding.
- C. For existing value housing units, use renovations, maintenance, renewal, or renewal and rebuilding to improve the quality of the living environment.

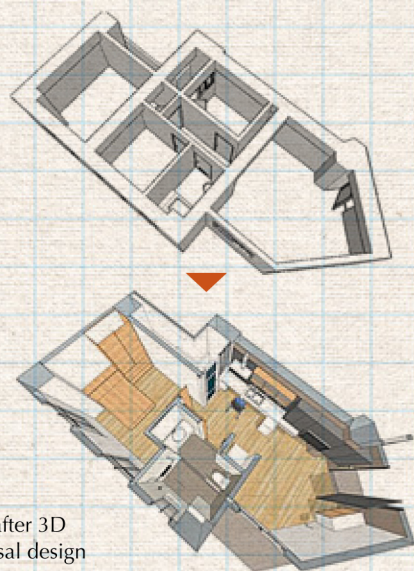
Universal Design Applied to Public Rental Units

1. Plan Origin

Taipei is an aging society, making it more important to provide handicap-accessible housing and an improved living environment. Taiwan has building regulations for creating handicap-accessible environments, which are gradually making the design of public spaces more handicap friendly, but these regulations only consider the needs of people with mental or physical disorders. It is also necessary to create an environment suitable for people of all ages and those with special needs, so the city should rely on universal design ideas.

2. Plan Content

Taking into account the city's 23 public housing areas and their 3,833 units, the city government performed renovations to create model handicap-accessible facilities. It also conducted research on applying universal design ideas to home interiors. Together with social welfare groups, experts, and industry leaders, city officials looked at housing from residents' perspectives so they could plan homes better suited to people's needs. By applying universal design ideas to housing renovations, the city enabled people to understand and affirm the benefits of public housing.



Before and after 3D sketch of universal design home renovations

3. Achievements

For this project, the city first chose Wenshan District's Wanle Public Housing Rental Units. Using universal design ideas, it made improvements to provide a better, more user-friendly living environment suited to people of different ages and the handicapped. The city also invited members of groups geared toward people with handicaps to visit the homes. By sharing their experiences, they were able to provide ideas for future additions or improvements. These changes at Wanle can encourage similar universal design improvements at all the city's public housing facilities. Most importantly, the city wants this project to give people a chance to understand their own homes, so they can gradually construct a living environment that is suitable for all family members.

Bathroom

Bathroom before and after pictures

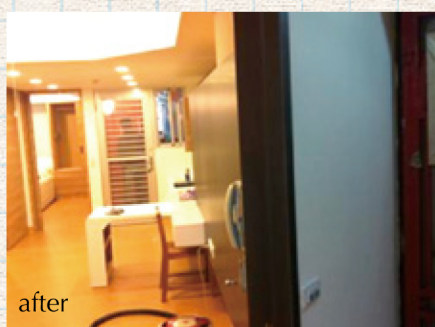


- ▶ The width of the bathroom door is 80 cm or more
- ▶ Anti-slip materials are used for flooring
- ▶ The toilet is 40-45 cm from the floor
- ▶ Handles were installed beside the toilet and shower
- ▶ The shower head height can be adjusted

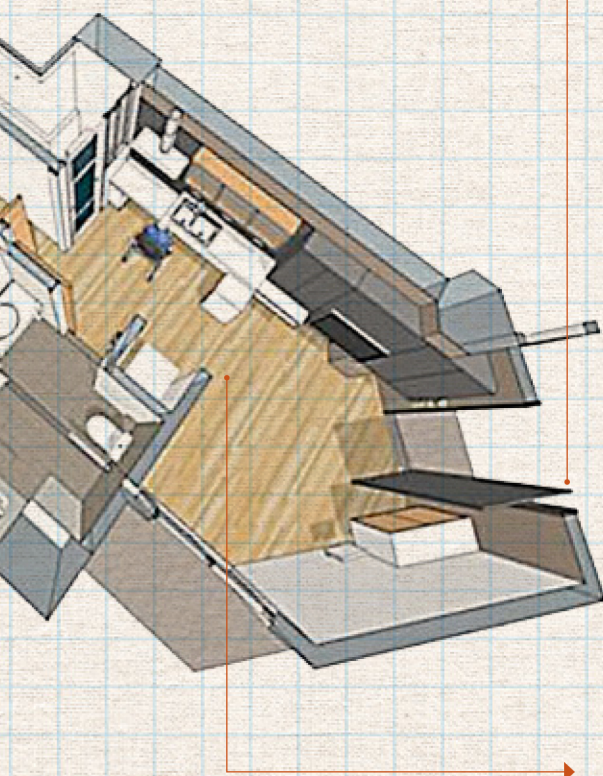


Entrance

A pivot axis is added to the main door



- ▶ The door threshold was reduced to 3 cm or fewer and a half-inclined plane was used
- ▶ A pivot axis was added to the door



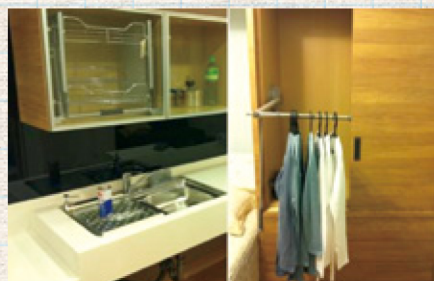
Living room/dining room

Living and dining room before and after pictures



- ▶ Furniture arranged on two sides, leaving an open middle path
- ▶ Clear separation between the roof, floor, and ceiling

Labor-saving installations



- ▶ Lower kitchen cabinets that are pulled open
- ▶ Lower clothing rack that can be pulled out

Dalongdong Public Housing Rental Units

To promote public rental units, Taipei uses numerous methods to increase supply while getting help from professional organizations to increase management quality. With a focus on providing a good living space, the city government built the Dalongdong Public Housing Rental Units using green building ideas and universal design. It is the first in a series of model projects showing how the city plans to build new public housing rental units.

Initial designs for the Dalongdong complex focused on green building ideas, and the designers checked indicators for green standards, daily energy use reduction, water conservation, used water and garbage disposal improvements, and water preservation in building. Meanwhile for universal design, builders used environmental protection and user-friendly ideas to construct good homes.

1. Building Location: Taipei, Datong District, Chengde Road, Section 2, No. 212
2. Building Specifications: Three basement levels, 11 above-ground levels (using reinforced concrete). Total floor space is 16,421 square meters, with 30 studios (13 ping), 80 apartments (24-26 ping) and five storefronts (19-28 ping), for a total of 115 units.
3. Construction Schedule: March 1, 2009, start; late August 2011 finish; can move in late January 2012.



View facing east



View facing south



Public art installation
- simulated picture 3



Public art installation
- simulated picture 4



Public art installation
- simulated picture 1



Public art installation
- simulated picture 2



Ground Floor Plan

Promoting the “Golden Twin Cities” -the Danshui River Manhattan Plan

1. Plan Origin

The Danshui River lies along some of the earliest developed portions of Taipei. To develop the city’s riverside and advance urban renewal, the city government is promoting its Danshui River Manhattan Plan. The plan includes using new ideas for urban development along the Danshui River. It calls for a review of urban planning in areas within 1 kilometer of the river, waterfront renewal, and building a scenic overpass. Planning is underway for the overpass and investigation research has begun on waterfront renewal projects.

2. Plan Content

A review is taking place in administrative districts along the Danshui River (including Shilin, Datong, Wanhua, Zhongzheng, and Wenshan). Over the short-term, the city will give precedence to model plans on public land and conduct assessments of

public land in riverfront areas that are lying idle, are rarely used, or are in urgent need of renovation (for example, the Luoyang Parking Lot, the Huannan Market, Jizhou Temple, and the Old Sanzong Hospital Base). The city will also evaluate land used by schools along the Danshui River to see if it can be combined with other projects and used more effectively. Over the mid- to long-term, the city will advise private owners of land on how they join the renewal process. The goal is build a complete waterfront renewal development mechanism.

3. Achievements and Benefits

Taipei plans to use the Danshui River Manhattan Plan to guide renewal projects in areas along the riverfront. These projects will create beautiful river scenery and a high-quality waterfront living environment. By carrying out its Danshui riverfront renewal policy, the city government will turn Taipei into a city with a strong river culture.

Make Taipei's voice heard



THEME INTRODUCTION

A modern city needs not only the hardware that comes from a strong industrial and economic foundation but also the software of a sustainable development plan and innovative progress. Innovation abounds in Taipei, and in recent years it has stepped onto the global stage and made its voice heard, sharing experiences with other countries and fulfilling its role as a world-class city. We can all be proud of being Taipei residents.

A Vigorous Taipei -- Promoting Innovation and Internationalism

1. Creating an Innovative City -- The Taipei Urban Regeneration Station Plan

Urban regeneration is more than just the dismantling and reconstruction of the city setting, improving the environment and landscape, and solving problems. It is also reorganizing and restructuring new and old resources in the city along with establishing a basis for the city's future development. This process provides the unity and competitiveness needed to advance.

In the past, urban renewal focused on transforming buildings while improving and giving new life to old urban environments. But globalization has brought added competition from other cities and the new economy, meaning Taipei urgently needs a new urban blueprint.

To develop a new framework in a rigid city, it is necessary to establish seeds to serve as starting points. We call these urban regeneration stations, or URS. These stations are part of an urban regeneration strategy that focuses on duty, openness, and community.

URS is a homonym for the word "yours." It is for everyone, and its main framework body and arrangements functions are not created defined in advance.

URS is a platform, a network, and a movement. It is a quiet revolution initiated by urban regeneration departments. Each URS is named by its house number and is a space for work stations, neighborhood activities, information exchange, social interactions, exhibitions, and experimental actions, while also serving as a rest area for people moving around the city. Anyone who uses the space applies his or her own purpose to it.

URS acts as an intermediary between providing space and taking action. It is like an anchor, guiding current and future urban regeneration efforts. URS will become a network for change and a basis to form a creative milieu for generating new ideas, while also sparking a boundary-less soft urbanism (the interaction between urbanism and the space of mass media and communication networks).

1. Three Main Characteristics

1. Open stages for discourse Platform for public discourse
2. Experimental urban action
3. An integrated urban network

2. Four Main Policy Goals

1. Initiate Local Regeneration

URS is a kind of active application, available before the city promotes an urban development policy, and it is an integrated platform. Through task-based, mobile stations, URS offers action based creativity to spark waves of urban regeneration.



URS21 City Creative Incubator



URS127 Dihua Street -- Design Gallery



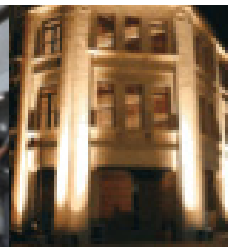
URS27 Huashan Grand Green



URS89-6 Regeneration Plant
Cross-field Community Center



URS13 Revived Vanguard Base



URS44 Dihua
Street -- History House



URS155 Dihua Street -
Academic Urbaine

2. Introduce Creative Energy

Creative people gather at the stations, which makes them a setting for creative strength. The city provides resources, facilities, and a platform, giving participants a chance to come up with limitless ideas for urban regeneration.

3. Invigorating Community Networks

URS is effective at forming community and city networks because it acts as a connecting force. It is a gathering point that is both tangible and abstract.

3. A Sustainable Base for Local Development

By integrating local networks and inducing creativity, URS incites local development and regeneration. Through activities outside the norm, it acts as a force for local development. Meanwhile, it is a creative platform that offers practical, open spaces to foster sustainable development.

3. Plan Outline

Creativity and cultural innovation are added to old, idle buildings that serve as a basis for URS. These buildings come from public and private sources.

1. Public Buildings: People can draft short-, mid- and long-term plans for reusing public buildings (state and city owned). By letting people use the buildings on a short-term basis for regeneration, cultural, and creative purposes, the city invigorates the renewal process. In the first stage, it offered four bases.
2. Private Buildings: Before owners renew or renovate idle private property, the space can be reused as a base for creativity, beautification, and

stimulation. Private organizations are encouraged to make proposals for creative ways to use the space. After examination of possible subsidies and activity fees, organizations considered capable of utilizing the low-use space as a base for creative management can begin searching for possible places to conduct regeneration or transformation projects. The space can then become a tool for generating pockets of renewal in the community.

4. Six Visions

The URS plan uses urban creativity as a guide to enhance the city's competitiveness through local improvements. Each station serves as a foundation for Taipei's growth and progress. The plan is different from other mechanisms that focus on hard infrastructure and buildings. Instead, it develops soft innovation. We hope that by creating these stations, modern urbanites can have an open space to meet and share ideas. Through this process, the stations will instill in people a sense of belonging to their community.

1. Promote open, community-based urban regeneration
2. Spark a cultural and creative neighborhood lifestyle
3. Build the united growth network needed in an innovative city
4. Enhance identification with the city and add aesthetic value
5. Make wandering around the city seem like a style-filled journey
6. Strengthen the city's soft urbanism lifestyle

2. International Communication

Taipei has accumulated a great deal of experience in the years it has been promoting urban development, and it will continue to strengthen international communication and fulfill its obligations as a member of the global community. Steps the city takes include stimulating sustainability, the quality of public spaces, ecological systems, industry, local culture, and identity. The city government provides forward-looking policies and practical mechanisms to raise competitiveness and spark regeneration. It works with foreign urban development experts to share ideas and experiences while inviting local residents, experts, and government renewal agencies to discuss development prospects and formulate coherent plans. In addition, in 2011 it will host numerous international activities to gain added knowledge.

1. Nangang Urban Regeneration Forum -- Consulting INTA

In 2010 Taipei provided subsidies to university urban planning international exchange programs, resulting in experts from top 16 universities providing ideas for developing Nangang. Now, in 2011, the Urban Redevelopment Office is taking an even more meticulous approach to discuss how to incorporate last year's spatial planning ideas into Taipei's urban planning, design, and renewal programs. It is also looking at different forms of public participation to incorporate a wide range of voices, so that Nangang can acquire a vision rivaling that of anywhere in Taiwan concluded with a comprehensive scale.

The secretary-general of the INTA International Urban Development Association, Michel Sudarskis, led a group of five European and American experts in joining the Nangang Urban Regeneration Forum on March 29, 2011, at Neihu's Xue Xue Institute. The experts proposed ideas and tools for urban regeneration in Nangang and carefully analyzed ways for the district to develop culture, technology, and its waterfronts. By developing a platform for experts in different fields to contribute to Nangang's development, Taipei hopes to give young residents greater hope for the city and establish a path for Taipei to follow during the next century.

2. Urban Regeneration International Forums and Workshops: Japan and the U.K.

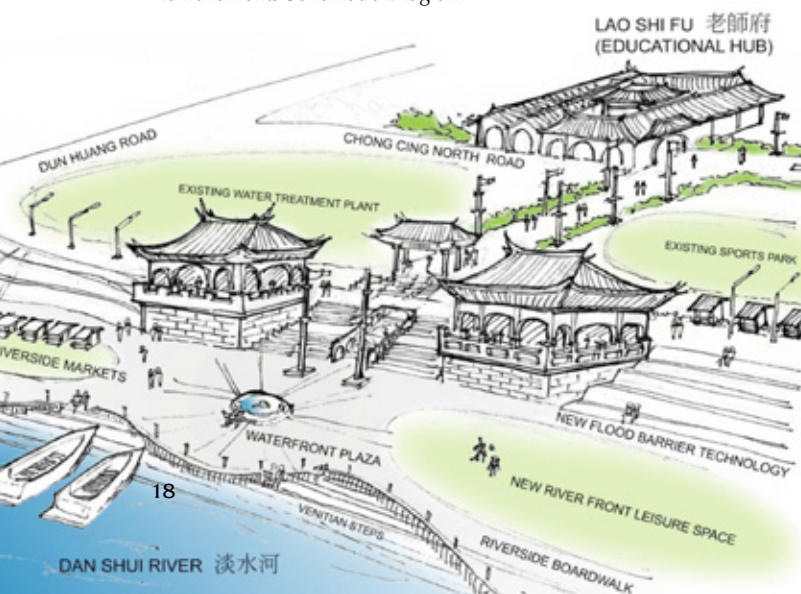
Independent renewal and the functioning of renewal agencies are important topics. To advance these areas, the Department of Urban Development invited former Japanese Urban Renaissance Agency member Fujino Yoshio and apartment renovation expert Yamada Naoyuki to Taiwan. They visited from Nov. 2 to 4, 2010, joining workshops that looked at urban development in Taipei from practical and academic viewpoints. The workshops went beyond previous seminars by choosing focused topics to evoke detailed discussions from industry, government, and academic figures. In addition, the workshops exposed Taiwanese to Japan's relatively advanced renewal ideas, giving the department a chance to apply these ideas to development in Taiwan.

INTA Nangang Urban Regeneration Forum, March 29, 2011



Leading urban regeneration experts visited Taipei from Nov. 8 to 10, 2010, including Mr. Joe Montgomery CB, who was director-general of the United Kingdom's Department for Communities and Local Government, Mr. John Walker CBE, the former chief executive of English Partnerships, and Mr. Aman Dalvi, the corporate director for development and renewal for the London borough of Tower Hamlets. During their visit the three explored the area and joined an international conference and a workshop, representing officials from the national policy, administrative, and local government levels. Contributions they made included giving Taiwan officials an introduction to urban regeneration in the United Kingdom and providing feedback on the effect Taipei's urban renewal policies have on creating a livable environment and a competitive city. Particular areas officials touched upon included the city's outlook, urban heat islands, ecological communities, quality living areas, and creative and cultural parks. The meetings provided valuable insight on urban regeneration strategies that will help the city maximize regeneration efforts.

2010 Confucius Hall Surrounding Area Planning Achievements Schematic Diagram



The Vision of Youth, the Future of Taipei

Taipei International Co-workshops by University Grant Program, Taipei ICU Grant Program (Taipei, I See You)

1. Plan Origin

Faced with competition from city regions and creative cities around the world, Taipei needs more innovative urban planning and international cooperation that extends across various fields. To achieve these goals, in 2010 the Department of Urban Development held the Taipei International Co-workshops by University Grant Program, or Taipei ICU. The program was the first of its kind in Taiwan. It enabled young urban planners to gain international insight while stimulating innovative uses of urban spaces and uncovering Taipei's unique charm. In addition, it was a form of promotion for the city that gave foreign students a chance to learn about Taipei.

2. Plan Goals

The program provided this group of passionate, creative international students a chance to observe Taipei up close and participate in the urban planning process. Together with participation from community members, the students helped evoke the charm of Taipei and stimulate creativity, enabling the program to serve as a regeneration activity.

3. Plan Content

Through efforts online, every year program organizers encourage local public and private universities that have courses in urban planning, design, architecture, or landscaping to join their foreign counterparts. Teams choose a site suited to urban planning and design and then provide



2010 Nangang Station Surrounding Area Planning Achievements Schematic Diagram

creative ideas for transforming the urban space. Included in the program are international workshops and English-Chinese bilingual websites to serve as communication platforms for city residents. The teams (including foreign representatives) regularly hold international forums to explain their different stages of achievement. They also make bilingual reports, pamphlets, and videos that detail their process and results.

4. Cooperation Teams

1. Sites in 2010 included the Confucius Temple historical area and the area surrounding Nangang Station. Local university departments that joined included the Graduate Institute of Architecture, National Chiao Tung University; the College of Environmental Design, Chinese Culture University; the Graduate Institute of Urban Planning, National Taipei University; the Graduate Institute of Urban Planning, National Cheng Kung University; the Department of Geography, National Taiwan Normal University; and the Department of Architecture, National Taipei University of Technology. Foreign universities and departments included England's Architectural Association School of Architecture, America's University of Washington, Japan's University of Tokyo and Waseda University, and the Netherlands' Delft University of Technology.

2. Sites in 2011 include the area surrounding Wanhua Station and the area around Taipei Railway Workshop. Local university departments to join include the College of Environmental Design, Chinese Culture University; the Department of Architecture, National Taipei University of Technology; and the Department of Landscape and Urban Design, Chaoyang University of Technology. Foreign universities to take part include America's Portland State University, Japan's University of Tokyo and Waseda University, and the Italy campus of St. John's University.

Academics from Taiwan and abroad were invited to a forum on urban strategies and regeneration sites, which took place on July 28 and 29, 2011. During the forum international teams offered creative design proposals, sparking enthusiastic discussion that led to many innovative ideas.



2011 Taipei World Design Expo - Taipei Pavilion

1. Origin

In corporation with the Taipei City Government and the Industrial Development Bureau, the Taipei Pavilion – Design for Living, in the 2011 Taipei World Design Expo exhibits Taipei City's determination to become 2016 World Design Capital.

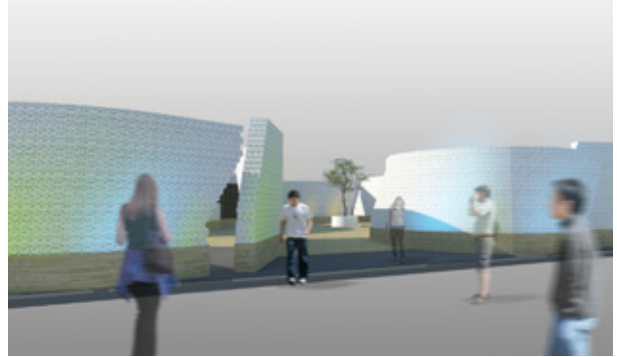
2. Project

The Taipei Pavilion is approximately 900 m²(100 booths) displaying Taipei design capabilities which includes 180 m²(20 booths) displaying the Industrial Design Award winners.

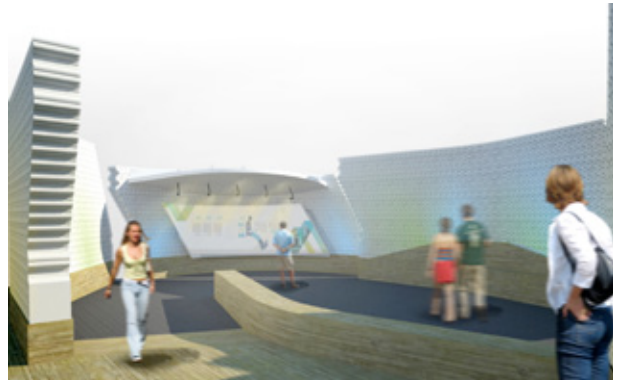
3. Pavilion Concept and Planning

1. Concept

Taipei Pavilion's slogan Design for Living demonstrates our resolution to become 2016 World Design Capital. It is the consummation of years of dedication by the Taipei City Government. Citizen-friendly high-tech platforms, high quality of service



Entrance Simulated Picture



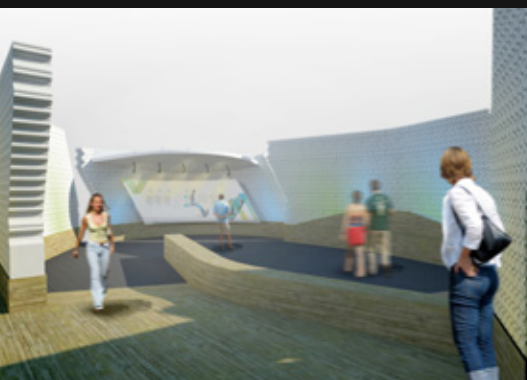
Re-vive Exhibition Area Simulated Picture

with efficiency, and complimentary programs that are up-to-date, these are all conveniences that Taipei city Designed for Living has provided for its citizens.

Taipei Pavilion will be built with Miniwiz's 100% recycled PET made Polli-Bricks, and exhibits Taipei City's aspiration to become a sustainable city through innovation in design and technology. Interactive displays and software that will be free for download allows the public to be better informed about the planning and functions provided by the Taipei City Government for Taipei to be a city Designed for Living, anytime, anywhere, and for everyone.

Themed Reception Zone, Re-think Exhibition Area Simulated Picture





section Re-view simulation



section Re-discover simulation



section Re-envision simulation

2. Planning

The 6 sections of the Taipei Pavilion are themed with the English prefix RE- with a belief of taking a second look at things with a fresh pair of eyes and maximizing its value. The RE spirit implies that innovative design is often derived from reviewing the past. The essence of a city cannot be so simply segmented so that the sections may appear to be independent of each other, but are all connected by a core storyline, the design capability of Taipei City.

A. RE-think: Reception and information center. Panels of discussion will be held here.

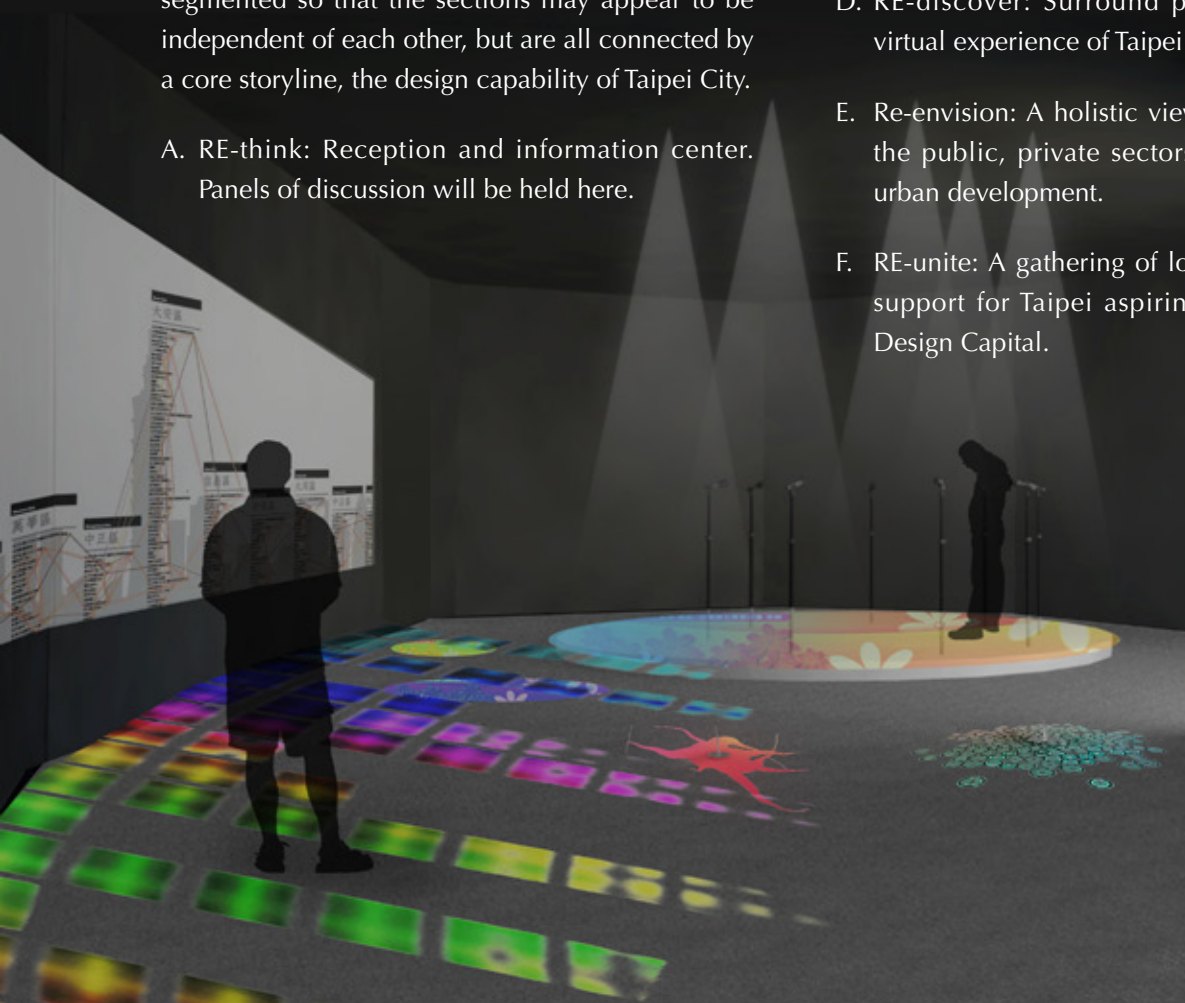
B. RE-vive: A contemporary take on traditional lifestyle and wisdom, a display of the inspirational background of Taipei Design.

C. RE-juvenate: Display of the winners of the Industrial Design Award and the new generation of designers.

D. RE-discover: Surround projection theatre, a virtual experience of Taipei city.

E. Re-envision: A holistic view of the roles among the public, private sectors and the citizens in urban development.

F. RE-unite: A gathering of local and international support for Taipei aspiring to be 2016 World Design Capital.



The perfect place to call home 

ADMINISTRATIVE FOCUS AND ACHIEVEMENTS

.....

Taipei has slowly been shedding its old image, revealing a new face. From the inside out it has become a beautiful city, through the hard work of various agencies and spontaneous efforts to maintain a good urban landscape. Look up and you can see more green areas, regeneration, and renovations. Between neighborhoods an ecological green network is quietly blossoming. These achievements make Taipei the perfect place to call home.



Theme 1 -- Creating an Ecological Taipei

1. 30-year Vision for an Ecological Taipei

Global warming and climate change are affecting the environment, thereby having an impact on quality of life in urban regions. Challenges that Taipei faces include insufficient green land, high per capita carbon emissions, poor use of waterfront areas, flooding, and an urban heat island covering the Taipei Basin. Considering Taipei's backdrop, current state, and characteristics, the Department of Urban Development has developed a 30- to 50-year development outlook for creating an ecological city. The outline of the plan includes six topics:

1. Tree: Make the city more green, protect the natural ecology, and develop urban organic farming.
2. Aqua: Improve water quality, reduce net water consumption, lower disaster effects of sudden heavy precipitation, and create a waterfront accessible environment.
3. Infrastructure: Make the mass transit network more convenient and improve sidewalks and bike lanes while also lengthening them.



Northen Taiwan Annual Meeting -- setting sail on a joint journey, opening ceremony, Nov. 13, 2009

4. People: Promote environmental protection education and improve living areas.
5. Energy: Reduce greenhouse gas emissions and increase renewable energy usage.
6. Intelligent: Increase urban digitalization and integrate local and international information systems.

By reaching 30-year targets for these six themes, Taipei will become a livable, sustainable, intelligent city.

2. Promoting Cooperation in Northern Taiwan

Increased competition due to globalization has led cities throughout the world to further integrate their regional economy and increase cooperation with surrounding areas to enhance international competitiveness. With this in mind, the eight cities and counties in northern Taiwan are increasing cooperative efforts. They are integrating land, industry, and tourism resources to achieve large-scale planning instead of struggling against one another with competing plans. In addition, they are implementing a system for managing the environment to raise quality of living. Already the cities and counties have been researching proposals to realize low-carbon, sustainable living that considers effects on surrounding areas. Two plans



National Land and Regional Development Action Conference - Leading Northern Taiwan Development to the Future opening ceremony, March 27, 2009

the Taipei Department of Urban Development is responsible for are already underway: the Green Infrastructure Master Plan of Taipei Metropolis and an investigation on global warming and weather abnormality considerations for urban development and disaster planning in the Danshui River drainage area.

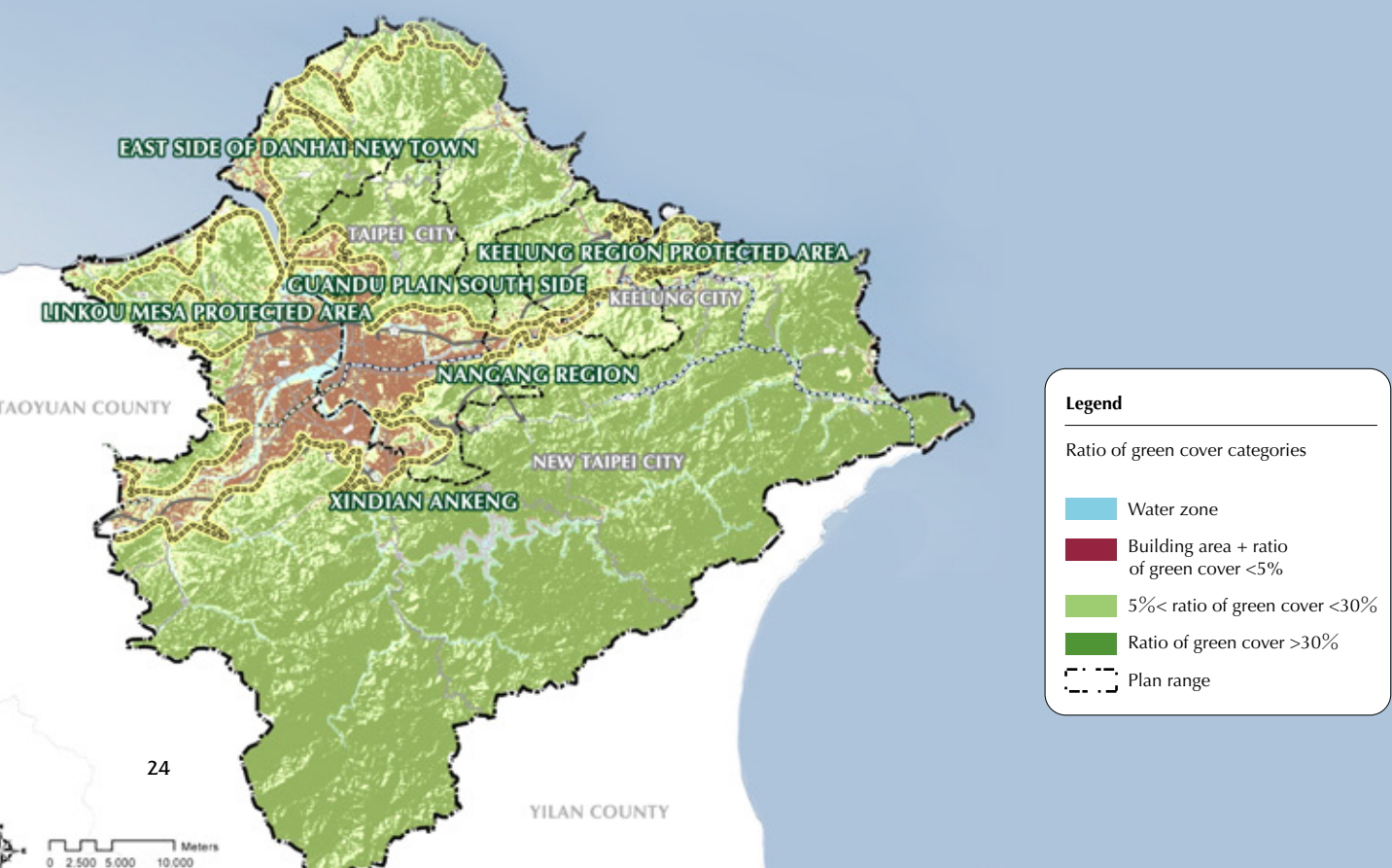
The central government is also showing its support with accompanying measures, including subsidies from government agencies, national land use planning, help integrating regional plans, and approving related projects. By working together and delegating responsibility, central and local government agencies can share the same goals and tighten their relationship, making Taiwan strong in the face of global competition.

1. Green Infrastructure Master Plan of Taipei Metropolis

Green infrastructure includes ecological corridors, green channels, environmental corridors, ecological networks, and a green transportation and transport system. The system needs to extend to the regional, city, and community levels.

With these ideas in mind, the Taipei Department of Urban Development created the Green Infrastructure Master Plan of Taipei Metropolis. The plan originated from a development vision of a 4G living network that includes quality green, more green, supplementary green, and action green. These four techniques are to produce a multi-layered plan of action for developing green infrastructure in the Taipei metropolitan area. Also, by focusing on the Taipei metropolitan area, cooperation between different localities means that when Taipei, New Taipei, and Keelung are conducting ecological city construction and planning, they have a systematic master plan as a reference. In turn, the plan can help turn the Taipei metropolitan area into a green infrastructure network that serves as a hub and link to other areas.

Setting urban growth limits and defining boundaries between urban development and natural zones means that Taipei, New Taipei, and Keelung can effectively manage urban development in the region. This can prevent conflict between green infrastructure and urban land development, ensuring that urban growth does not threaten the natural environment.

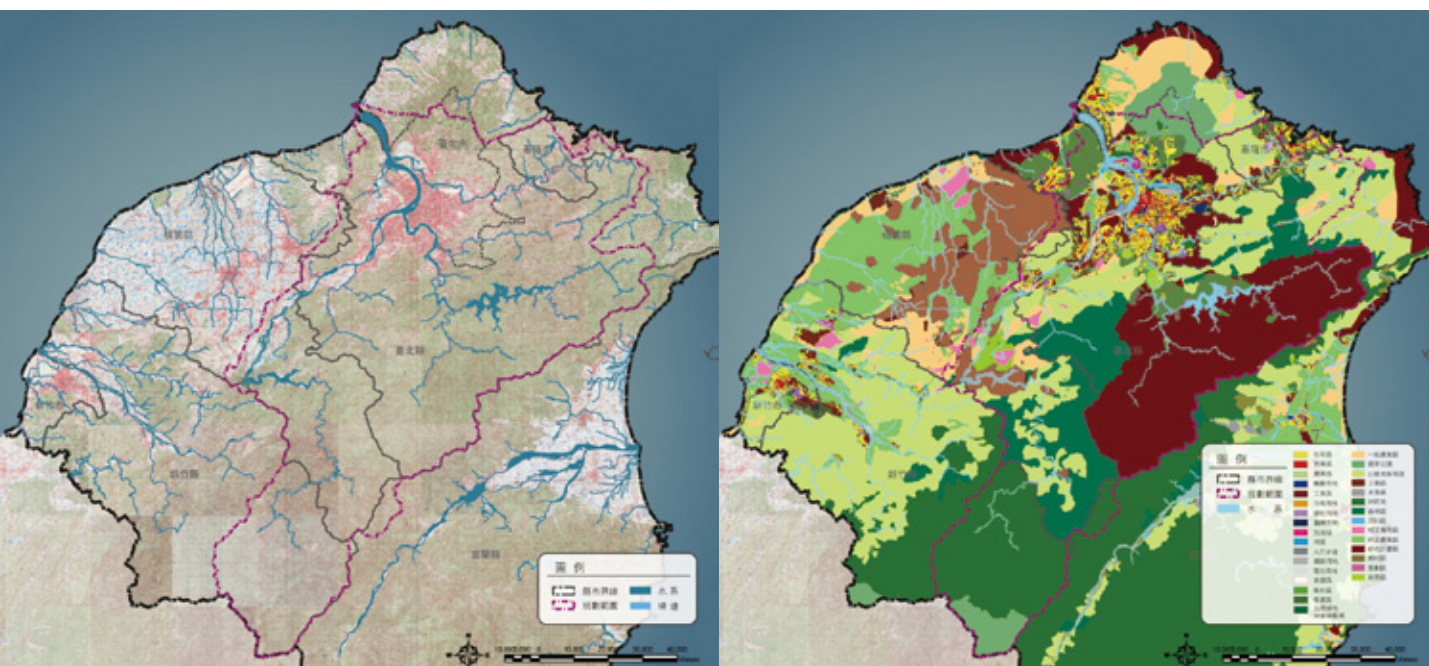


2. Urban Development and Disaster Prevention Planning in the Danshui River Drainage Area Basin

Global climate change has raised the rate of extreme and disastrous weather events, leading to greater loss of life and economic damage. Faced with environmental changes and increased disaster risk, it has become more difficult to mitigate disasters, build better infrastructure, and improve public land use and environmental policies. With adequate response measures and adaptability not yet a reality, it is vital for government agencies to formulate new policy and to take action, so they can manage future disasters.

Rapid urbanization, high population density, and urbanization in the Danshui River drainage area are affecting the region's hydrology, water management, and culture. Regional management and city-county issues have come to the fore, with cooperation between localities a primary concern for local governments. Adapting to global warming and the flooding caused by extreme weather events is an important task for the five city and county

governments that are a part of the Danshui River's administrative region. Together through the Northern Taiwan Development Commission, they have applied for subsidies from the Cabinet's Council for Economic Planning and Development to carry out an investigation on global warming and weather abnormality considerations for urban development and disaster planning in the Danshui River drainage area. The Taipei Department of Urban Development is responsible for planning and executing the investigation, which uses drainage area river basin management principles to make a full assessment of the area. Goals of the investigation include establishing disaster prevention ideas for upstream, midstream, and downstream areas, examining urban development's role in the issue, determining long-term management policies, and setting urban design regulations. The above information can be used as a reference by local governments during city planning and for drafting comprehensive drainage area river basin development goals. In addition, the joint investigation can serve as a model for local governments working together on an issue.



3. Taipei Ecological Corridor

Many years of development and use of the Taipei Basin have damaged and fractured the ecology of the region. The Taipei ecological corridor plan consists of strategies to bring back this ecology, including developing green links and restoring waterways. Measures such as extending plant and animal habitats into key city roads can bridge ecological gaps and connect the fragmented green pockets that exist throughout the city. This will create an urban setting where people and nature can coexist.

The plan's initial phase includes investigating the distribution of ecological corridors throughout the city and conducting a feasibility assessment. Then, officials will propose key strategies for bridging ecological gaps. Priority will be given to model zones when proposing concrete plans and design projects. The research project will also make legalizing procedural recommendations for carrying out the plan policy after according to development management of the ecological corridors surrounding area along with mechanisms for public and private cooperation.

The plan calls for Chanchu Mountain, Treasure Hill, and riverside parks to serve as strategic locations for constructing ecological corridors. Techniques the city will use to protect riverside areas and forest belts and creatures' habitat include building water and



Figure 2 Ecological corridor urban planning diagram

waterfront area corridors along with constructing habitats (Figure 1). Urban design guideline calls for creating a symbiotic relationship between inhabitants and the environment. It requires green areas that are connected to one another, a wide variety of plants and animals, and different types of landscapes, safety, and ecological features (Figure 2).

4. Guandu Plain Design Plans

1. Plan Origin

Guandu Plain's abundant natural resources and unique urban characteristics make it a valuable resource. To balance protection of the area's natural environment with the needs of local residents, the Department of Urban Development has commissioned two projects, one covering a development plan and environmental impact and the other on planning and design. These research and analysis projects can serve as a basis for future projects in the Guandu Plain.

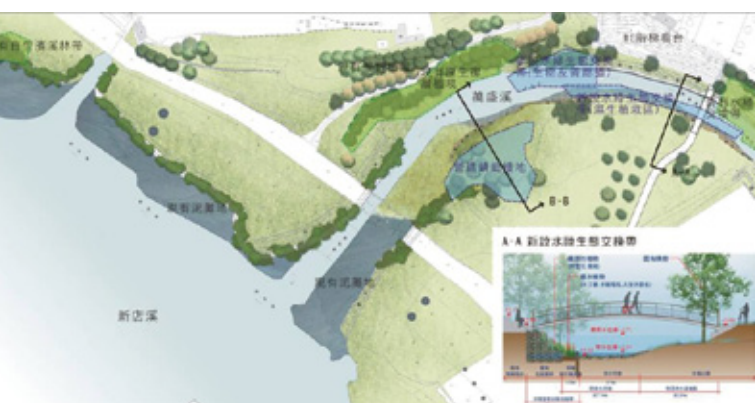


Figure 1 Short-term strategic design plan

2. Plan Content

The Guandu Plain design plans include an investigation of basic environmental information, differentiating between zones suited to development and zones where development should be restricted, designating model areas to begin development, and establishing ecological city standards.

3. Achievements and Benefits

1. Finishing an initial assessment of areas in the Guandu Plain suited to development and zones where development should be restricted.
2. Designating model zones and establishing urban design principles that fit modern ecological urban planning ideas.
3. Proposing a financing mechanism for development of the Guandu Plain.

5. Planning and Design of Pathways Leading to Waterfront Parks

A large portion of the Taipei Basin is surrounded by rivers. With substantial work complete on riverside parks and bike paths, providing convenient ways for people to go from public transit points to the



Guandu Plain schematic diagram



Guandu Plain embankment landscape

Guandu Plain vision -- aerial view



waterfront park entryways has become an important city planning task that can raise park usage. The Department of Urban Development conducted a survey on the 31 waterfront park entryways and surrounding areas under its jurisdiction to determine the best routes for giving users insight into the special characteristics and history of the neighborhoods. It then planned 23 routes and chose four areas to serve as models. Along the model routes, it has worked on the entryways and the paths, adding signs along with beautifying the areas and making them more user friendly.

The Department of Urban Development gave priority in 2009 to improving paths leading to the Meiti waterfront park area, and, in June 2010, the New Construction Office completed work on the project. The department also conducted design work in 2009 on the Jingmei, Longshan, and Machangding waterfront park entryway routes, delegating construction work at Longshan and Machangding to the New Construction Office and work at Jingmei to the Taipei Hydraulic Engineering Office. These projects will be completed in 2011.



景美親水通廊路線示意圖



馬場町親水通廊路線示意圖



Nanhai Road, north side, new walkway and bike path



Jingmei waterfront park entrance improvement outlook



New walkway, bike path on green belt of Meiti Riverside Jingye Third Road

Theme 2 -- Adding Charm to Taipei

1. Introduction to the Taipei Beautiful Series

More than 120 years after Taipei's founding, the city faces a major test. Environmental restructuring and urban development are taking place around the world, making competition fiercer. Realizing that this problem was on the horizon, the city government proposed a way to rid Taipei of the dilapidated buildings and other structures that had dominated its landscape for years. Its solution was the Taipei Beautiful series project. Eight series action plans and three synthetic plans comprise the project. These plans call for constructing landmark buildings, increasing open spaces, tearing down vacant buildings to make way for green areas, repairing old exterior walls, beautifying and reorganizing advertisements, improving the nighttime view, and using green elements to decorate fences surrounding schools. The city will also combine waterfront, road and central and local government administrative resources into a comprehensive urban renewal plan.

At its core, Taipei Beautiful consists of using public facilities as a backbone and the environment as inspiration for creating a new urban style. It calls for hard work from government agencies on public projects and encourages developers, communities, architects, and individuals to add their own improvements.

The project was officially launched on April 1, 2009. To date its achievements have been plentiful, including opening 14.89 hectares of green areas (equivalent to 0.57 the size of Daan Forest Park), 5.32 hectares of open space as city squares, 0.70 hectares of walkways, and 0.37 hectares of interior space. The plan has also drawn schools and communities closer through its school campus fencing improvement

plan while making citizens feel more at ease by lighting dark nightspots through its lighting installations plan. Artists from Taiwan and abroad have contributed work to give new life to old public buildings and spaces, and, over a two-year period, officials have torn down 12,000 old signs. Top-to-bottom efforts to make the city greener have resulted in an appearance overhaul of building worksites and fencing surrounding public construction projects. These achievements are all seeds to stimulate development of more pockets of beauty. In addition, one of the project's most difficult and most valuable successes is that many of these changes were made through public and private cooperation.

Throughout the project's implementation, many old and dated buildings have been torn down, giving the city a new appearance. Vacant, idle land has been turned into green areas, and high, closed school campus fencing has either been removed or given a greener look. Many of these projects have involved city residents and schools, instilling ecological ideas in all participants. The city government hopes that by making city streets beautiful and creating a friendly living environment, it can arouse a passion in residents for making improvements to the urban environment. It wants to advance urban regeneration goals by putting the city on the path to sustainability and restoring local industry and the economy to good health.

In the 21st century, Taipei residents will work together to rid the city of its outdated appearance. They will use their love of the city and sustainability principles to create a new look, affording people all over the world a chance to see the city's charm. Like a caterpillar emerging from its cocoon as a butterfly, Taipei will reemerge as an elegant, beautiful city filled with confidence.

To learn more about the Taipei Beautiful series, please visit the project's website: <http://www.beautiful.taipei.gov.tw/site/#/welcome>

- Series 1** Increasing Open Public Space for Landmark Buildings in Taipei
- Series 2** Regenerating the Urban Environment and Decreasing the Number of Obsolete Buildings and Waste
- Series 3** A Good Location with a New Look: Cleaning and Decorating External Wall Space in the City
- Series 4** Attractive Shops with Beautifully Designed Signboards
- Series 5** Friendly School Campuses with Bright and Welcoming Fencing
- Series 6** Using Unused Urban Land for Gardening and Forestation
- Series 7** Great Lighting Design Brightens Up the Night in Taipei
- Series 8** Displaying Public Art on Public Buildings

- Synthetic Plan 1** New Roads and Street Scenes with Unifying Design Concepts and Themes
- Synthetic Plan 2** Rendering Riverside Scenery Elegant by Integrating Waterfront Resources
- Synthetic Plan 3** Demonstrating the Government's Administrative Vigor by Integrating Public Assets and Resources



Figure 1 Public land transformation: Daan District, Roosevelt Road, Section 3, No. 49-51 (area of 813.61 m²)



Figure 2 Public land transformation: Zhongzheng District, Linsen North Road, No.27-1, etc. (area of 29,288 m²)

Achievement 1: City Landscape Transformation Plan - Turning Obsolete Buildings into Green Areas

For years Taipei's streets have been littered with dilapidated and abandoned buildings. Many of these remain idle owing to right of ownership disputes, development hopes, or investors simply wanting to hold onto the land. They become hotspots for crime and affect the urban landscape. Because the time needed for urban renewal is long and to accommodate the 2010 Taipei International Flora Exposition, the city launched Series 2 of Taipei Beautiful. By preparing building records and offering building volume incentives, the city encouraged public and private landowners to tear down old and vacant buildings. The spaces were cleared and made green, to remain open for public enjoyment until new building work begins. The policy has gained the support of city residents.

1. Execution Method

To promote the tearing down of dilapidated, vacant buildings to clear the way for green areas, Series 2 includes a mechanism for preparing building records. This mechanism guarantees renewal and



Figure 3 Private land transformation: Zhongshan District, Yitong Street, Alley 125, No. 17, etc. (area of 1,722 m²)



Figure 4 Private land transformation: Zhongshan District, Roosevelt Road, Section 3, No. 136-1, etc. (area of 1,881 m²)

development rights of the landowner. To ensure each area included under the program meets style expectations, applicants must propose a design plan that includes making the area green. The committee overseeing the series must then give approval.

To encourage participation, landowners can apply for building volume incentives, but these incentives are strictly regulated. Landowners must fulfill their maintenance and management responsibilities before construction begins on their new building. They can only obtain the incentives after passing evaluation. If the area does not pass evaluation or if it does not meet regulations during scheduled and unannounced inspections, landowners are given two warnings. If improvements are not made, building volume incentives are reduced.

2. Achievements

Under Taipei Beautiful Series 2, transformation was completed on 74 locations in 2009 and 2010 (16 public spots and 58 private spots) and the city published a book to outline the achievement.

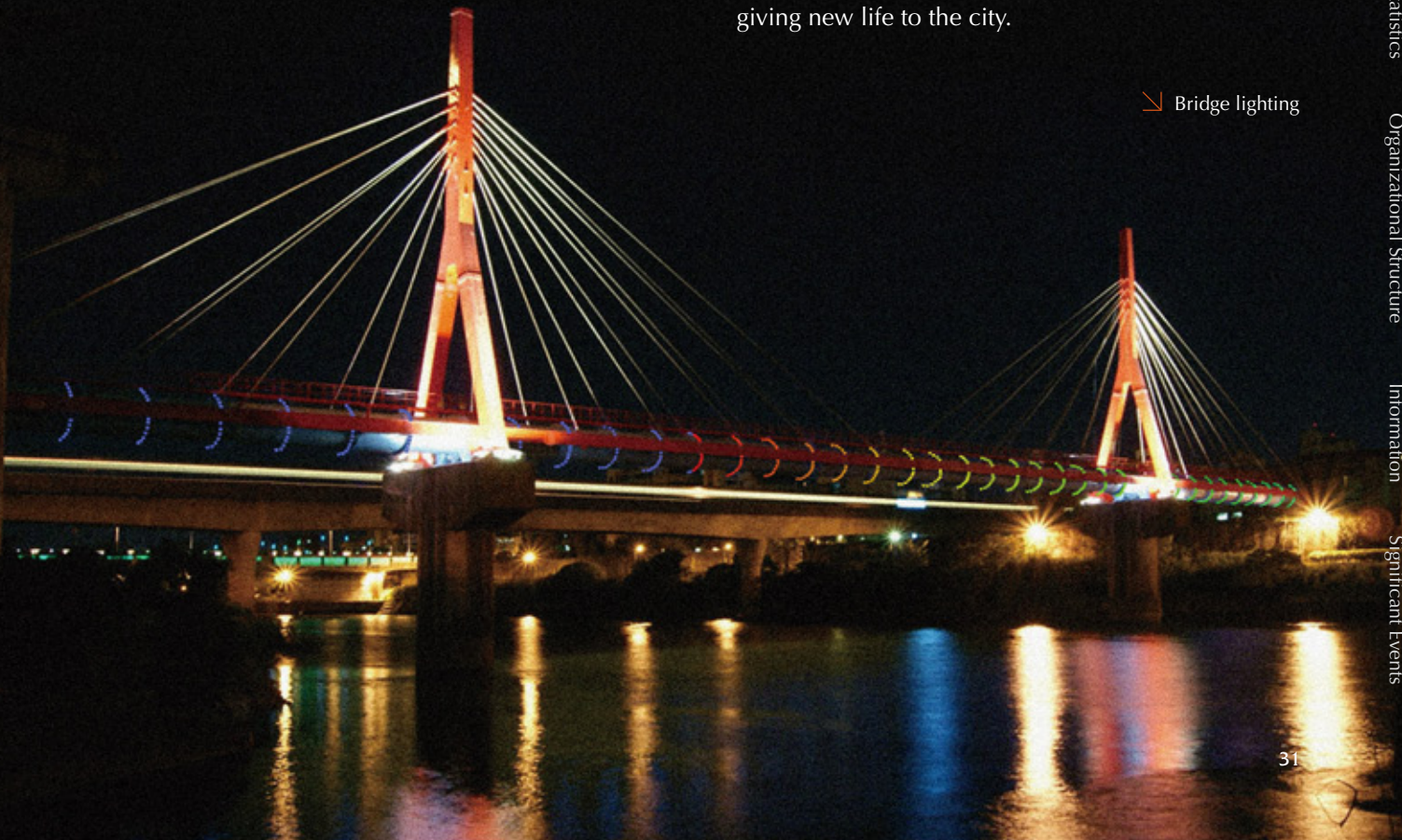
3. Benefits

- A. The government will be able to add more urban green areas while committing less resources (the plan is expected to contribute 15.1 hectares of green spaces for public use).
- B. The plan will provide more open spaces and improve the urban landscape, raising quality of life.
- C. It will reduce energy use and carbon emissions, helping turn Taipei into an ecological city.
- D. It will encourage active involvement by community residents.
- E. It will create environmental education opportunities.
- F. It will speed reuse of idle land, giving new value to the land and generating economic benefits.

4. Outlook

The city will continue encouraging replacement of old, vacant buildings with green areas and the innovative reuse of spaces. These efforts will make Taipei more beautiful, improve the overall city landscape, and bring Taipei closer to its goal of becoming an ecological city. Other efforts the city is undertaking include its urban regeneration station plan. These stations can lead urban regeneration efforts, making reduction, ecology, green life, and creativity core parts of urban management while giving new life to the city.

Bridge lighting



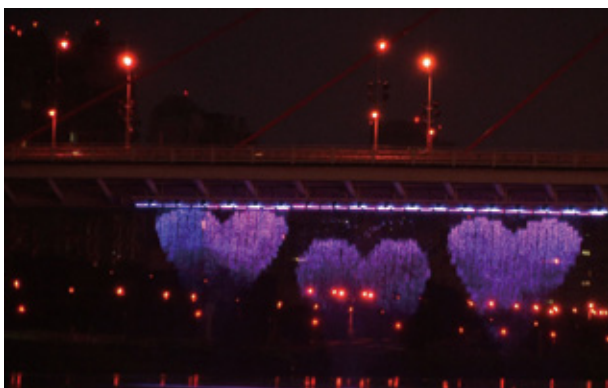
Achievement 2: Keelung River Waterway Lighting

When the Taipei government won the right to host the 2010 International Flora Expo, it was the first time Taiwan was awarded a world-class exposition. The event not only sparked the local tourism and horticulture industries but also increased international interaction and raised Taipei's image on the global stage.

Because the Flora Expo was open until 10 o'clock every night and there were waterway (Blue Highway) tours heading to and from the event, the city needed to improve the night scenery of this section of the Keelung River. To achieve this, lighting was used to decorate the expo grounds. The effect contributed to the expo's theme of creating a new vision through flowers and water, adding to the appeal of both the expo and the waterway.



▷ Dajia Harbor lighting



▷ Dazhi Bridge digital water canopy

The waterway lighting installations included: pictures painted on the Keelung River west embankment near Dazhi Bridge, lighting at Meiti and Dajia harbors, Jiantan Bridge lighting, the Dazhi Bridge digital water canopy, interactive projections on embankments, and Yuanshan Park interactive lighting projections. To create interaction between lighting and the river, the installation used computer-controlled water canopies and lights. The advanced techniques created beautiful images filled with visual change.

2. Formulating a Landscape Management Autonomous Act

The city formulated its landscape management autonomous act Landscape Management Autonomous Act to ensure public safety and raise the quality of living. For landscape considerations, it will devise improvement plans, maintenance protocol, and local strategies. To complete its landscape management system, the city will adopt mechanisms for participation by residents and establish a landscape management and maintenance fund.

Content

1. Setting Landscape Improvement Plans: For urban landscape maintenance and projects, the city formulates improvement plans broken down into stages and suited to each community. It prioritizes public facilities, structures and land.
2. Establishing Landscape Maintenance Items: Considering necessary landscape improvements, the city devised 16 landscape maintenance areas, including: public facilities, public equipment, street and road objects, street cultural items, business district or town landscaping, public art, lighting, tree protection, idle and abandoned land, buildings and other structures, deteriorated external walls, worksite fences, roofs or items attached to building exterior walls, ground level exterior floors, advertisements commercial board, and illegal structures. Other maintenance items include objects designated by the city government for maintenance and chosen to serve as models for improvement.

Legal principles

Comprehensive operations principles	▶ Administrative management and agency division of labor
Sequential, gradual progress	▶ Promotion period → Legislative preparation period → Law promotion period → Enactment period
Reduction as a primary principle	▶ Eliminate / revamp buildings and additions that damage the city landscape
Ecological/green principles	▶ Build quality, open spaces using ecological and green methods
Cultural and artistic streets	▶ Enhance urban activities with culture and art
Give priority to incentives	▶ Award and punishment mechanism to speed up improvements
Democratic participation	▶ Formation of private organizations, achieve innovative management reform through resident participation
Sustainability	▶ Maintenance fund to continue improving city appearance and promote related movements

▮ Legal principles of the Landscape Management Autonomous Act

3. Determining Strategic Landscaping Zones: The Taipei government will determine strategic landscaping zones by considering the city's characteristics, such as key scenic areas, ecological features, culture, transportation setup arteries, landmark buildings, and surrounding regions. In these zones, it will establish standards and administrative plans suited to development.
4. Mechanisms for Resident Participation, Awards, and Subsidies, along with Establishing a Landscape Management and Maintenance Fund: The city will help establish a system for resident participation along with landscaping agreements and a landscape management and maintenance fund. It will encourage residents to propose their own landscape improvement plans, using awards, subsidies, and assistance to advance plans and build a better urban living environment.

Landscape Maintenance Improvement Strategies

Benefits

1. Promote the cultural tourism industry and create a unique urban charm.
2. Use current regulations as a basis to enhance management.
3. Draft future guidelines for urban landscape management.
4. Establish complete systems for landscape policy supervision, oversight, and resident participation along with reward/punishment mechanisms.
5. Form a public-private cooperation mechanism.
6. Build a high-quality landscape environment that is ecologically sustainable.
7. Form a landscape management and maintenance fund.

Current Situation

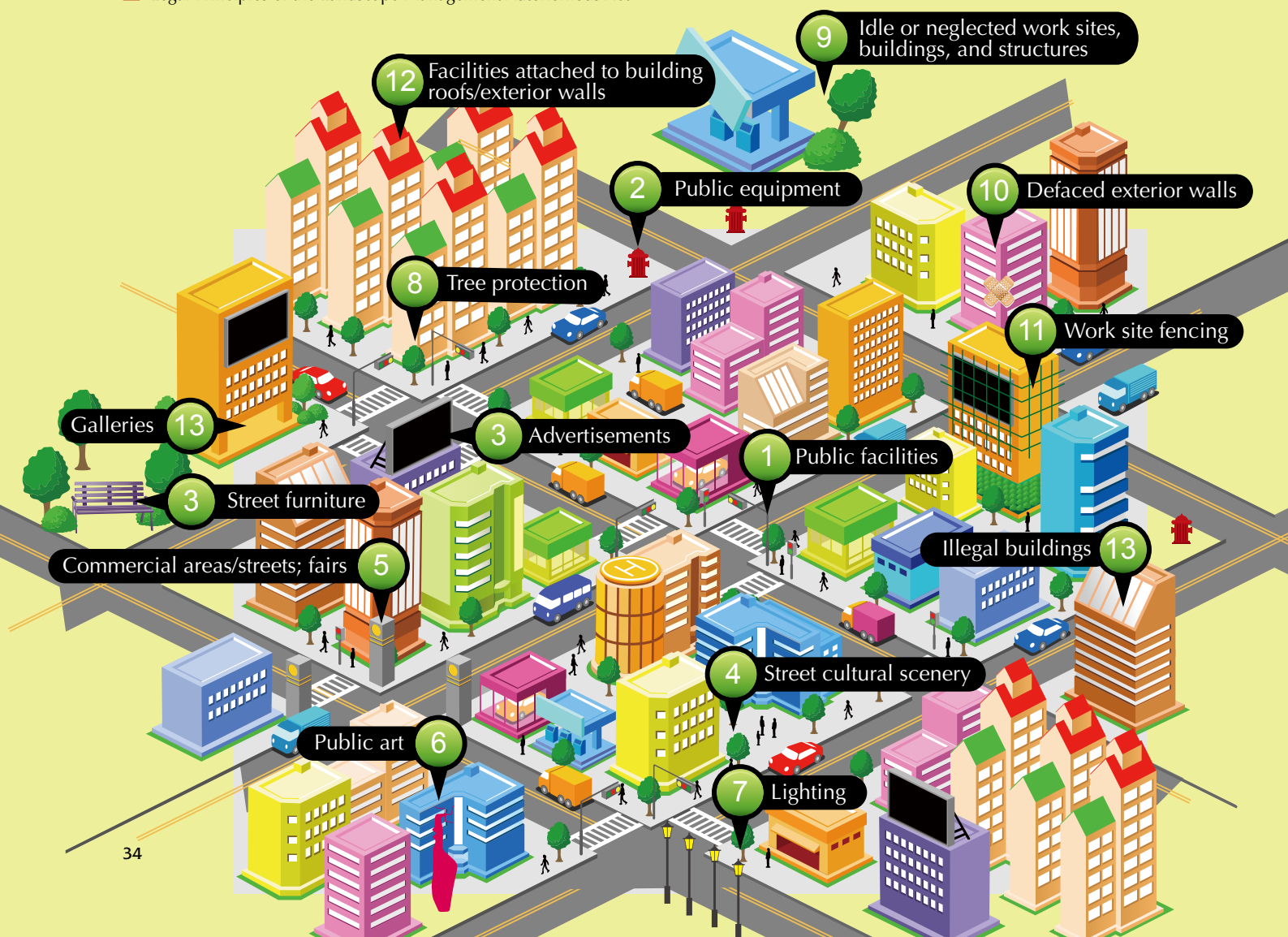
The legal committee passed these standards on March 9, 2010. They were approved at city government meeting 1568 on March 16, 2010, and sent to city council for review the following day.

3. Using Landscape Improvement Plans to Build Urban Landmarks

To build and strengthen the city's landmarks and mitigate the urban heat island, a landscape improvement plan was made that includes the circle at the intersection of Aiguo West and Zhonghua roads as a strategic site for improvement.

These three areas are all important transportation hubs. Like other cities in Taiwan and abroad, this plan uses art installation to build and enhance public landmarks at these key locations. Also, urban heat islands have become a major issue owing to dense land use and the subsequent decrease in green spaces, along with heavy CO₂ emissions from vehicles and pavement that is impermeable to water. The city is responding through ecological urban design methods to create a sustainable environment.

Legal Principles of the Landscape Management Autonomous Act



4. Environment Renewal and Improvement Plan for Nanjing East and West Roads

This plan to improve the landscape on Nanjing East and West roads fits with another project that is underway -- road level restoration work along the Taipei Metro's Songshan Line. Work for the plan will be carried out from the circle at Chongqing North Road, crossing the metro's Zhongshan Station and then going along Nanjing West Road. After crossing Zhongshan North Road it will head east, from Nanjing East Road Sections 1 to 5. The total distance is 5.6 kilometers.

Careful consideration is being paid to the needs of city residents and the environment, in particular heeding urban activities and space. The plan balances the need for unobstructed vehicular movement while looking at traffic measures and street renovations that could pave the way for narrower streets and wider pedestrian walkways. It also enhances handicap-friendly spaces, sidewalks and bike paths, street lighting, and greenery.

When work on this plan and the metro's Songshan Line is complete, residents will have better walkways and a restored street-level historical district. The plan takes into account the metro network's construction schedule, with work being completed in stages and sections. It is another example of the city's efforts to build a city conducive to living and make life happier for residents.



✎ Bird's eye view of Zhonghua Road Roundabout

5. Ecological Ideas to Create a Model Alley Culture

Along Linsen North Road are two sections of road whose lanes and alleys were heavily influenced by Japanese culture. They are popular tourist spots for Japanese who visit Taiwan and are frequented by Taiwanese who want to enjoy a bit of Japanese culture, food, or entertainment. The only problem is that the high-density of businesses and the erotic nature of many of the establishments has made the area disorderly and gray.

To improve the quality of the environment and reduce the area's strong urban heat island effect, the Department of Urban Development launched a plan for using ecological ideas to create a model alley culture. This will bring a new feeling to the



before



after

✎ Simulation of Aiguo West Road



Current building status



Road layout simulation



before



after

Before and after pictures of green transformation projects beside Xinsheng North Road

ambiguous nature of many of the businesses and spread out areas. Three-dimensional flower walls will add greenery, and plants along with water-permeable paving will create a historical and cultural zone filled with ecological ideas. These changes will boost prosperity and development.

The department began work on the plan in 2011 by improving green sections along Xinsheng North Road. The purpose of the work was to enhance walkways and green spaces (from Qitiaotong to Changan East Road) by increasing greenery and improving drainage facilities.

6. Leveling Galleries to Make Handicap-friendly Walkways

1. Introduction

A unique feature of Taipei are the galleries, or exterior floors under buildings, which are suited to the high temperatures and heavy precipitation of the city's subtropical climate. They provide pedestrians

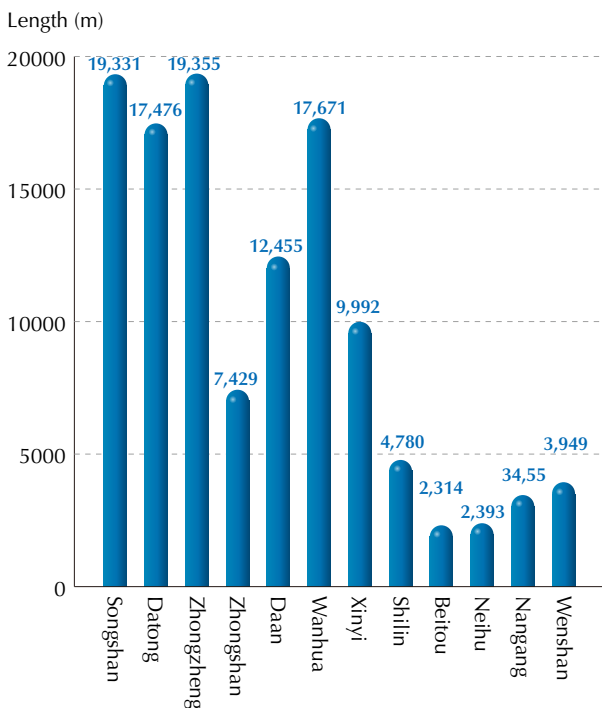
and shoppers with a way to avoid the wind, rain, and sun as they walk along the road, but incomplete regulations have caused discrepancies in the height of the floors, making them uneven and difficult to walk on. Taipei is an advanced city, however, so its design should be people-oriented. Starting in 2002, it became the first city in the country to launch a plan for making gallery walkways level.

2. Content

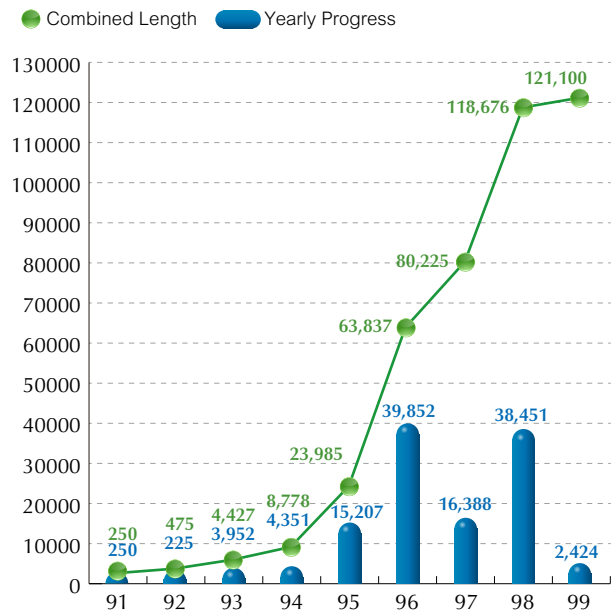
To realize its plan for leveling gallery floors, the Department of Urban Development relies on a cross-departmental task force that has been in place since 2007. The task force holds regular meetings to solve problems that different departments encounter while neighborhood offices discuss the issue with local residents. These discussions include on-the-spot talks and explanatory meetings, which help remove people's doubts about the plan, making it easier to achieve.

3. Achievements and Benefits

Between 2002 and 2010, improvements were finished on 121,100 meters of gallery walkways. The flat and attractive floors give Taipei a new image while making life easier for parents pushing strollers, handicapped people in wheelchairs, and people taking carts to or from market. Taipei Mayor Hau Lung-bin observed progress of the plan on Dec. 16, 2009, and held a special ceremony to announce that the first stage of gallery improvements, covering 120,000 meters of walkways, would be completed in 2010. The mayor also said work would begin on the 50,000 meters of walkway in the second stage in 2011, with the city continuing to provide needed funds.



Gallery Leveling and Improvement Project, Length Finished from 2002-2010 by District



Gallery Leveling and Improvement Project, Length Finished from 2002-2010



✂ Planting underway

✂ Planting complete

7. Plants and Paintings to Improve Worksite Fencing

1. Plan Origin

1. To help turn Taipei into a garden city, the Department of Urban Development issued a plan on July 13, 2009, that called for reduced traffic hindrances and improved safety during construction projects. The plan included regulations to use paintings, canvas, stickers, or plants to beautify fencing surrounding worksites. These installations reduce energy use and carbon emissions while beautifying the city.

Improving the fencing around construction sites turns cold, dusty zones into green scenery. Designers and horticulturalists give people the chance to smell fresh plants rather than concrete, and sometimes one can even see butterflies or other bugs. Considering all the construction sites in Taipei, it is a welcome change.

2. Explanation of Accompanying Regulations

Fencing Beautification Clause The Clause about fencing beautification in the Plan to Reduce Traffic Hindrances Caused by Worksites and Improve Site Safety, issued on July 13, 2009: Safety fences around construction sites with a Taipei-issued work permit need to use painted designs, canvas, stickers, or plants for beautification. When the fences are beside a road, park, green area, or city square that is at least 10 meters wide, or near any other area designated by city officials as being governed by this regulation, at least one-half of their area should be covered by densely placed plants (or, during the Flora

Expo, canvases advertising the event could be used as a substitute).

The purpose is to save energy, offset carbon emission, and beautify the city.



3. To promote the 2010 Taipei International Flora Exposition, site managers could choose to decorate the fences with canvas expo signs provided by the city's Department of Economic Development or Department of Information and Tourism.

2. Work Content

Taipei held the 2010 worksite fencing beautification competition to encourage developers to adhere to the city's worksite appearance improvement and environmental protection policies. The city works with developers to make worksites more appealing to the eye to change people's negative stereotypes toward work zones. For its competition, To reach a win-win situation, worksites noted for having particularly attractive fencing were praised publicly and managers of the sites received a suitable award. The activity improved oversight by government agencies and the image of developers.



Judges visit worksites, April 16, 2010

1. Organizers handed out awards from the first round of judging on June 1, 2010.
2. Organizers handed out awards from the second round of judging on Dec. 13, 2010.
3. Construction Methods for Adding Greenery to Worksite Fencing: To improve efforts to make worksite fencing greener and to ensure proper maintenance, the Department of Urban Development gathered information on fence construction methods from each of the city's developers. It then turned this information into a booklet for developers to use as a reference.

3. Benefits

1. According to information gathered during the second round of fence beautification judging, 432 worksites in the city had already finished beautification work while 220 added greenery. The area of greenery totaled 4,150 m², equivalent



Awards ceremony, Dec. 13, 2010



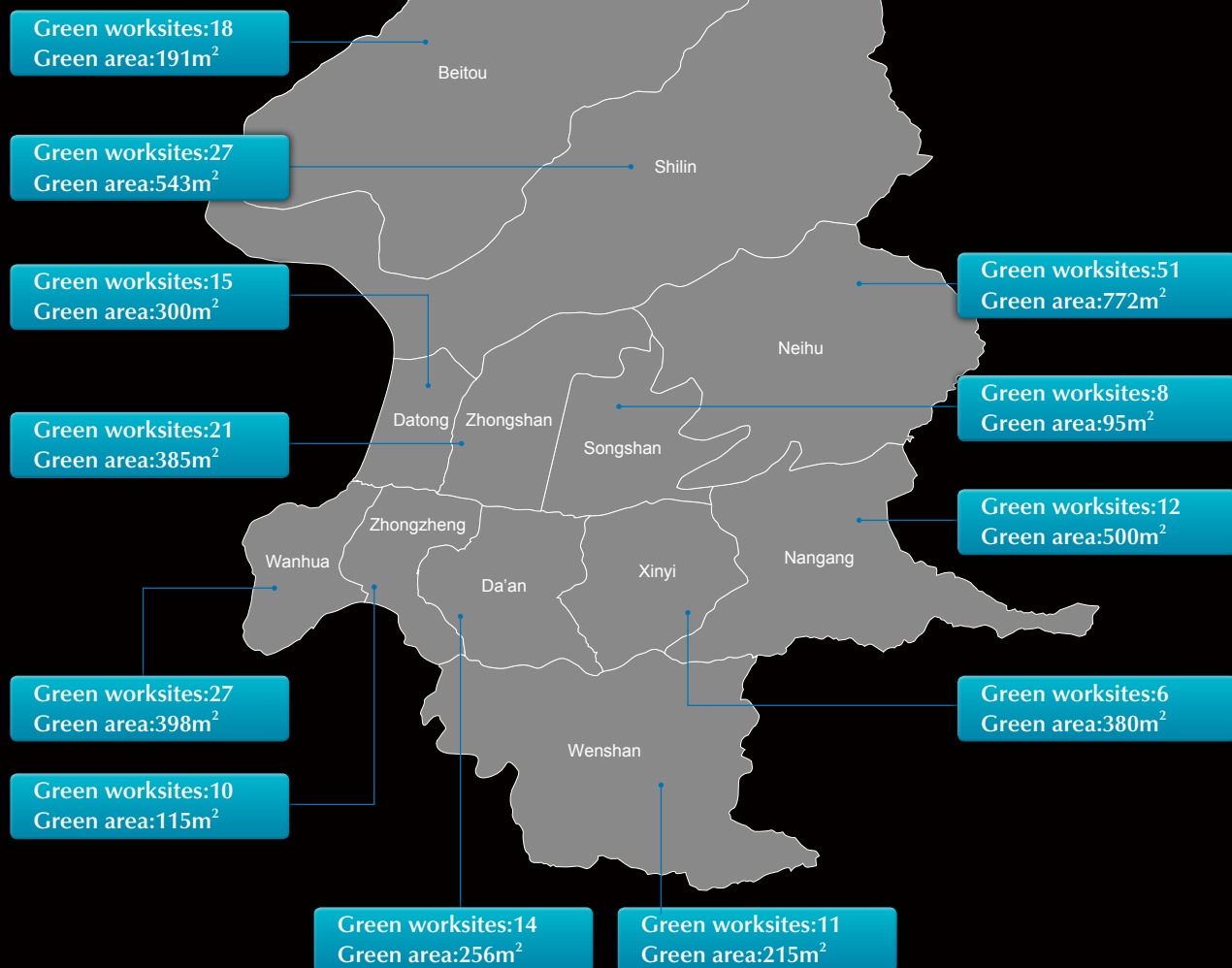
Photo of the mayor and award-winning contestants, June 1, 2010



Awards ceremony, Dec. 13, 2010

to approximately seven small neighborhood parks. The plants can lead to an annual reduction of 450 tons in carbon dioxide emissions.

2. Information Chart



8. Community Building

Community building is a form of spontaneous involvement in public activities by local residents. It is also part of creating a citizen-based society. To encourage more community building, in 2009 the Department of Urban Development helped the Community Empowerment Network formally move into Taiwan's first preserved doctor's hall, Renan Hospital. Having a base to work from helps the network with its main functions -- connecting local organizations. In addition, the department has already hosted 11 youth community planner classes, training 949 people who will be able to contribute to the community in coming years. For the past three years it has also recruited experts to help people who want to use video to express and record stories related to the community. Through this program, 32 of these stories have already been preserved. Moreover, the department has used community building programs for urban space improvements

and sustainable development, encouraging people to build ecological, friendly communities that promote renewable energy and to develop plans for regenerating the city's waterfront culture.

Faced with a wide range of community needs, the Department of Urban Development will work to provide more customized resources and get more help from local organizations. It will create suitable communication platforms and networks, while also training more professionals and expanding environmental programs in local universities. Through these steps, it will gradually enhance ideas and mechanisms for environmental and urban space improvements. The department's goal is for community building to complement gaps between overall lifestyle needs of citizens and city government services. This will improve the government's ability to serve Taipei residents.



Figure 1 Community story video workshop



Figure 2 The 11th youth community planner program



Figure 3 A visit by the national Japanese town preservation alliance



Figure 5 The Community Empowerment Network holds a class on children joining community building projects

Theme 3 -- Giving Taipei a New Style

1. Urban Renewal Achievements and Raising Efficiency

The Cabinet passed an economic revitalization plan in 2008 that included urban renewal. Then, in 2010, it showed its commitment again by proposing an urban renewal industrial plan that named urban renewal one of the 10 key service industries for future development. The Department of Urban Development works hard to assist residents on urban renewal projects and raise administrative and review efficiency. Achievements are listed below:

1. Benefits of Approved Urban Renewal Projects (104 to Date)

Item	Benefits
1. Placement of current tenants	Legal buildings -- 4,592 households, illegal buildings -- 1,122 households
2. Post-renewal households	13,812
3. Added parking	19,139 car spaces, 34,742 motorcycle spaces
4. Reserved space for public welfare facilities	4,793m ² (3 cultural and health facilities, 1 recreational facility, 2 community activity centers, 1 town hall, 2 community safety facilities)
5. Building access Access roads (includes land consolidation and construction fees)	21,035m ² (road length 2,882 m), saved the city NT\$1.1 billion
6. Walkways	58,466m ² (length 11,608 m)
7. Urban renewal facility costs	NT\$146.2 billion
8. Value of constructed property	NT\$302.6 billion

2. Raising Urban Renewal Efficiency

The average time between approval of an urban renewal application and start of construction is three years, seven months. About 10 percent is for administrative evaluation, with most of the remaining time involving negotiations between those behind the project and those holding property rights. Improving understanding of the law on both sides to reduce project time is an important task. Therefore, the city has proposed ideas for increasing efficiency of urban renewal projects.

1. In line with resident needs, officials hold explanatory meetings on regulations and commission urban renewal associations to provide assistance.
2. Adopting measures to increase transparency of urban renewal projects, removing doubts those holding property rights have toward those conducting the project.
3. Producing handbooks and leaflets to eliminate controversy over urban renewal projects and uphold information rights for residents.
4. Raising urban renewal evaluation efficiency and quality to help offset the long time spent on negotiations.
5. Assist private renewal projects and provide subsidies.

2. Building a Younger City -- Renewal of Old Apartment Buildings

Taipei needs countermeasures to handle its aging society. More than one-third of the city's mid- and low-rise buildings are old (30 years or more), and they tend to have limited amenities, inadequate public facilities, plus safety and disaster prevention issues. Renewal is a necessity, but there are problems. For example, volume capacity of many of the buildings surpasses legal limits, and a high number of households in each building makes it hard to reach a consensus. For examples, floor area of many of the buildings surpasses legal limits, meaning that floor area in new homes would be fewer than old homes. And the agreement that a high number

of households consent to the rebuilding contract make the urban renewal process hard to proceed. Current urban renewal regulatory mechanisms stall projects, leading to a bottleneck in the city's urban renewal efforts. To solve the above problems, the city government proposed a plan for assisting and increasing urban renewal projects in these types of buildings. Part of the plan's purpose is to encourage energy-saving, carbon-reducing projects that lead to better neighborhoods, an improved city appearance, and higher living quality.

Plan Execution and Strategies

1. The Urban Redevelopment Office has introduced a five-year plan for urban renewal projects with perks beyond the renewal volume incentives already offered to those applying for urban renewal projects. When a new project has substantial benefits to the city environment, following approval from the city's urban planning committee, the local government can award development floor area incentives, with the total floor area not to exceed twice the legal volume limit. Officials visited each district starting from May 14, 2010, holding 15 explanatory meetings and one academic conference, on July 19, 2010, reported to the city's urban planning committee. The parliament approved the plan and began accepting applications from Aug. 2, 2010. through Aug. 1, 2015.



Figure 1 Taipei old mid-, low-rise buildings

2. Another part of the Urban Redevelopment Office's plans is to assist on private urban renewal undertakings. One step it took on July 30, 2010, was to modify regulations on subsidies, raising the maximum subsidy amount for private renewal projects to NT\$4.8 million. Those who obtain green building certification can receive up to NT\$5.3 million.
3. As part of its efforts to promote urban renewal, on Aug. 24, 2005, the Taipei government announced regulations related to building renovations and maintenance and then amended them on March 27, 2009. The new regulations raised the maximum subsidy amount to 75 percent of total construction costs, with a limit of NT\$10 million. The revised rates were available from March 1 to June 30, 2011.



Figure 3 Improving life for seniors by providing handicapped facilities



Figure 4 Holding explanatory meetings and public hearings in each district

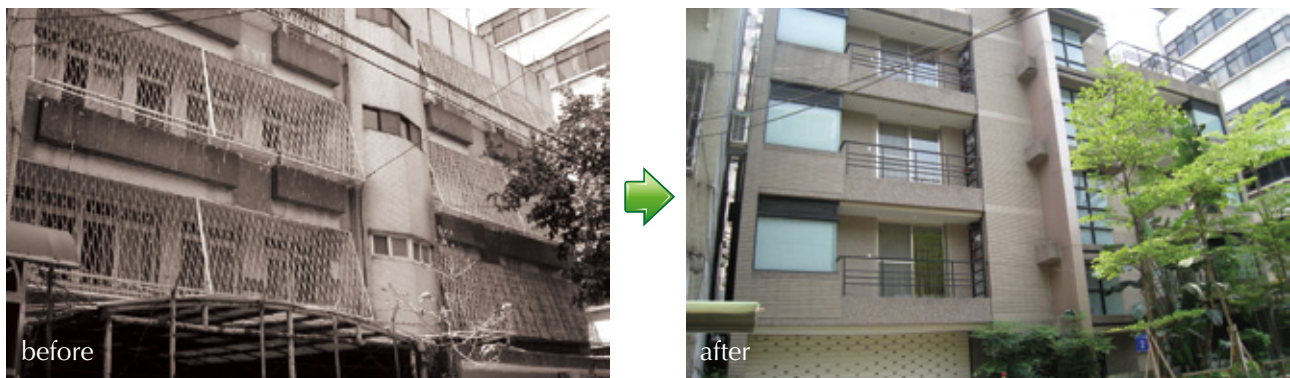


Figure 1 Taipower Shuangcheng Street dormitories renovation project



Figure 3 Taipei Veterans Service Department

3. Giving the City a Younger Look - Renovation and Maintenance Projects

1. Second Generation Renovation and Maintenance Projects

Article 4 of the Urban Renewal Act says that urban renewal methods include reconstruction, renovation, and maintenance. Private urban renewal projects usually focus on tearing down and rebuilding, but a majority of buildings in Taipei are not old enough to require rebuilding. Considering environmental protection, the lifetime of buildings, living quality of older communities, local characteristics, and the overall development plan, the city government still advocates renovation and maintenance projects, referring to them as part of its old-building re-skinning program.

The city government began promoting the re-skinning program in 2006, using subsidies to encourage private renovation and maintenance projects for improving the living environment. Another benefit of the project was to evoke a positive response in citizens toward the improved

city landscape. This year the city plans to go one step further by launching the second generation renovation and maintenance projects plan. Through its new plan, the city hopes to build a handicap-friendly Taipei and encourage use of idle spaces by private industry.

Strategic Plan Content

1. Raising the Quality of Existing Structures: Measures include subsidies for renovation and maintenance of high-rise apartment buildings, mid- to low-rise buildings, and cleaning external walls.
2. Making Communities More Conducive to Living: To expand the project's scope beyond existing regulations, in its new project the city included elevators for the handicapped to make old buildings better suited to senior residents.
3. Use of Old Buildings by Creative Industry Enterprises: To promote use of space in old, idle public and private buildings, the city encourages entry by creative industry enterprises. An added benefit is to develop the local creative, cultural, and specialty industries.
4. Promoting Taipei Homes -- The battle to transform Taipei's old buildings writes a new chapter in the city's history of urban dwellings.

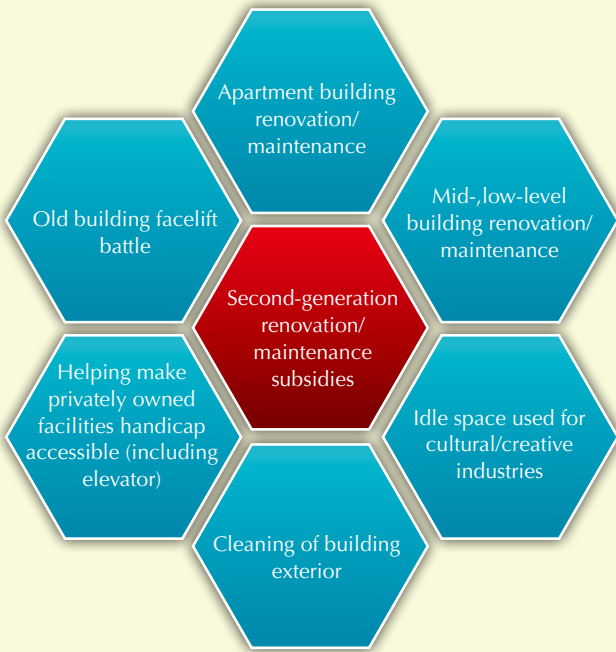


Figure 4 Execution and strategy of second generation renovation and maintenance projects



Figure 5 2010 Urban Space Improvement Plan -- Choosing Candidates for the Face of Taipei City, joint awards ceremony

2. The Face of Taipei City

The Department of Urban Development encourages villages, neighborhoods, and communities to propose their own community improvement ideas to strengthen urban regeneration and communities. It also uses subsidies for renovation and maintenance work to advance beautifying projects at the local level, bringing each part of Taipei into the plan. To promote improvements to the urban space, the department hopes to use resident participation to find suitable buildings to carry out renovation and maintenance projects. Examples of past activities include the 2001 Taipei Urban Space Improvement Plan, the 2002 Taipei Focused Beautifying Project, the 2003 Summer Makeover Event, the 2005, 2006, and 2007 “Face of Taipei City” series events, the 2008 and 2009 Taipei Urban Space Improvement Plan -- Face of Taipei City and Urban Image, and the 2010 Urban Space Improvement Plan -- Choosing Candidates for the Face of Taipei City. In the spirit of choosing candidates, in 2010 Taipei also held its first “Old Building Transformation Action.” Organizers chose six areas in desperate need of transformation and then, with help from the Chinese Institute of Urban Design, used renovation and maintenance techniques to propose conceptual design ideas and value improvements. A call for new applicants went out at the end of May 2011.



4. Promoting Underground Railway Extension Lines and Transformation of Underutilized Land

1. Plan Origin

Industrial structural changes in recent years have led to transformation needs among a number of large-scale factories in Nangang District, such as bottling plants, Nankang Rubber Tire Corp., Kung Sing Engineering Corp., Lianhua Flour Mill, and the Chiao Thai Hsing Flour Mill. As the Nangang Station moves toward serving Taiwan Railways, the metro, and the high-speed rail, the Nangang underground railway extension project will improve the urban structure of Taipei and produce new opportunities for the area. Owing to the extension line project, the Department of Urban Development did a review of land owned by public and state-run companies, usage of underutilized or idle land, and regeneration of existing industrial district land. It hopes to use comprehensive planning and redevelopment to boost overall development in Nangang, raising Taipei's competitiveness.

2. Plan Content

The plan includes turning the industrial district along the extension line into a business complex, with offices, hotels, exhibition areas, recreational facilities, and shopping centers. A large section of land will be portioned to build a park and roads will be widened, with development plans spreading across administrative areas. The result will be a complete makeover, eliminating Nangang's reputation as an outdated industrial district.



Zone Designation	Current Usage	Area (Hectares)
A	Taipower Central Warehouse and Yucheng Power Station	4.44
B	TRA Railway Yard, land from TRA to the city for parks/public enterprises, Liberty Stationary Corp., and other public and private land	17.74
C	Taipower Repair and Maintenance Center, Chunghwa Telecom Nangang machinery facilities, and private land	8.61
D	Bottling factories, transportation transfer station, and private land	3.4
E	Underground extension line construction zone	1.09
F	Chiao Thai Hsing Enterprise Co. and Lianhwa Foods Corp.	4.01
Total		39.29

3. Achievements and Benefits

Once the railway underground extension line is complete, new uses will open for the land surrounding the line. Both public and private developers have rights to the land and will be able to develop the area using a mixed-use corridor urban design. When development is complete, it will put Nangang on the path to an active, creative future. In addition, the plan calls for adding parks and green spaces, turning Nangang into a location for high-tech enterprises along with cultural and creative industries.

5. Shezidao Development Plan

1. Plan Origin

In a 1970 flooding plan for the Taipei region, the Ministry of Economic Affairs listed Shilin's Shezidao as a low-lying area prone to floods. Since



Shezidao at present



Shezidao site planning map

then, officials have taken special flood prevention measures. These measures are not always sufficient, however, so the Department of Urban Development has worked to have Shezidao listed as a high-protection area for floods. This effort is part of the department's plan to speed up development in Shezidao and is in conjunction with a series of both large scale and focused plans it began to exhibit starting in April 1998. To this day, the department continues to promote development in the area.

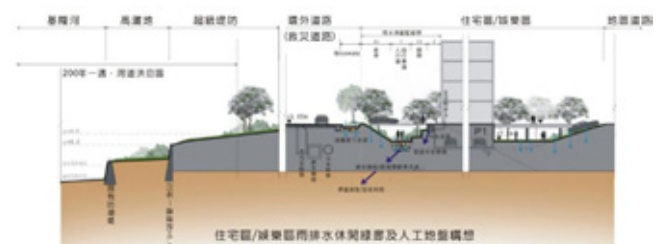
2. Plan Content

The Shezidao development plan is divided into four main sequential stages: flood prevention planning, urban renewal, environmental impact assessments, and reclaiming land for development purposes. Flood prevention planning received Cabinet approval on May 10, 2010, and the Urban Planning Division of the Ministry of the Interior approved a plan for key modifications on Sept. 14 of the same year. The Department of Urban Development meanwhile is continuing work on urban development plans, environmental impact assessments, and land consolidation.

3. Achievements and Benefits

1. By removing the threat of flooding, residents' life, property, and safety will be guaranteed and the land will be developed appropriately.

2. Plans include providing large-scale, complete, and varied recreational and relaxation facilities. Hotels will be available for both travelers and businesspeople, creating an urban relaxation environment that is appealing to international travelers.
3. Plans for Shezidao include numerous ecological city ideas, such as urban disaster prevention, land development, manmade territory, and resident participation. Together, these measures will turn Shezidao into a model for community development.
4. Development of Shezidao includes plans to improve surrounding waterways and waterfronts. By protecting the area's ecology and environment, city officials will gain new experiences in promoting sustainable urban living.



Sectional diagram of the Shezidao soil addition development plan



Regulatory Support

TAIPEI URBAN PLANNING CHIEF PRINCIPLES

.....

A firm base is needed to support constant progress and growth.

Building a sustainable, ecological Taipei requires forward-looking goals that include making a joyful, livable, cultural, environmental, and secure city that is information based.

The city dedicates to promote numerous plans for governance and draft detailed laws and regulations, combining these elements into a substantial movement that will support Taipei on the road ahead.

Flying high, Taipei's vision has expanded.





Taipei Urban Planning Chief Principles

Taipei's administrative area is 272 square kilometers. It sits in a basin, surrounded by rivers and mountains, and its average population density per square kilometer is 9,677 people.

Urban development is a major concern of city planners, who want to focus on plans with dual varied cores, multiple axes of development, and integrated use areas. The planners want integrated use areas divided into three types: city centers (for business and financial companies), city edges (for residential purposes), and mountainous areas (for leisure and recreation). The multiple cores include new and old core areas along with other nodes in the city, and the multiple axes of development include bands of different themes, such as history, culture, technology, mountain trails, or waterways. These tangible and abstract axes can foster linear development.

Apart from land zoning ordinances, the city has formulated special urban planning projects suited to each of its districts. These include urban planning projects for the Nangang Business Park, the Neihs Technology Park, the Beitou Chi Yen ecological model community, and the Shezidao development plan. For plans in Taipei's administrative district that were already completed, the city conducts regular evaluations (see figure), and there is a city oversight mechanism for large-scale development projects. Also, for major construction projects on buildings,

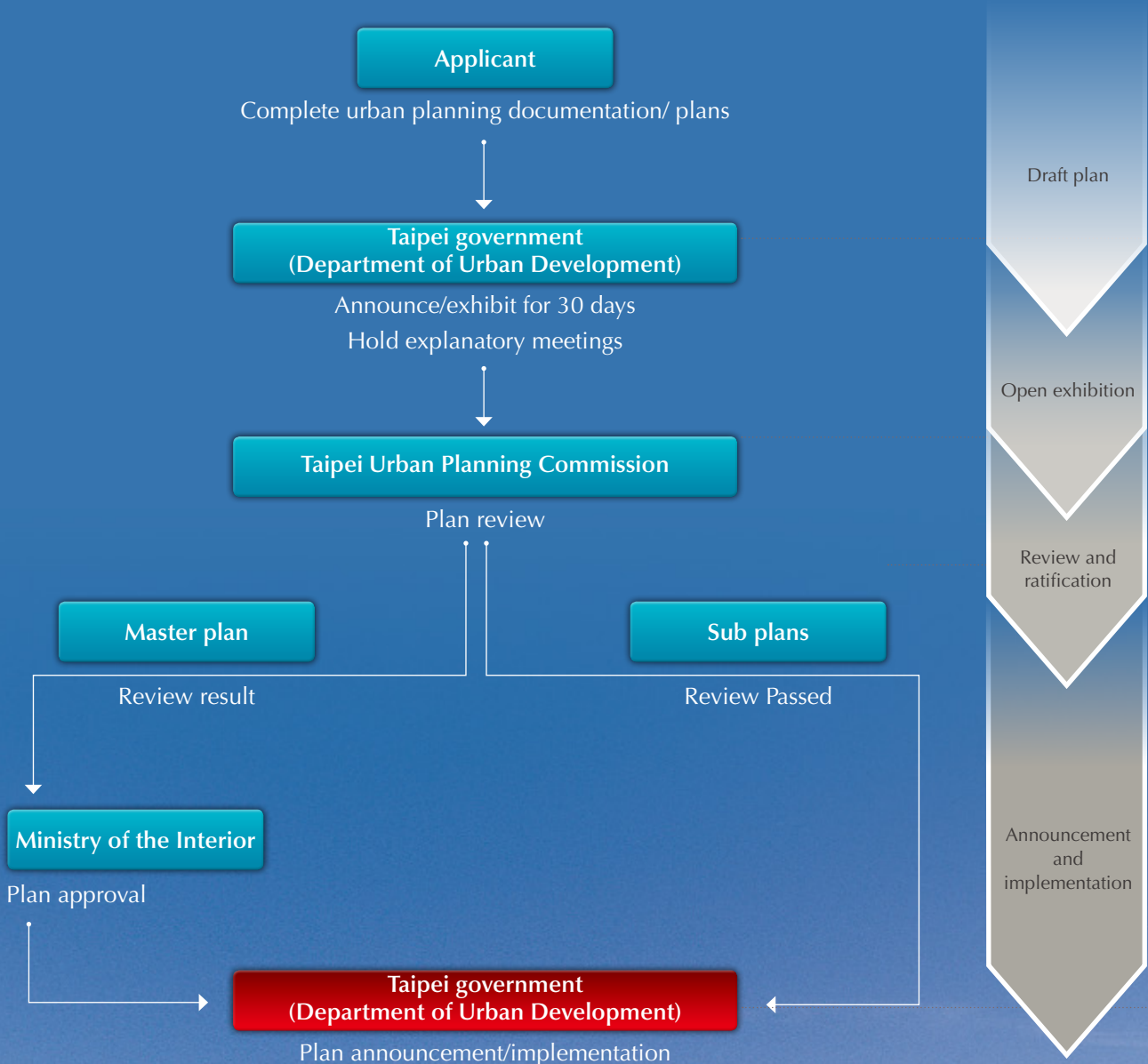
city squares, open urban spaces, protected areas, or historical landmark zones, and additions or renovations to historical buildings, developers can only apply for a building permit after approval is given by a committee consisting of government agency chiefs and experts.

Despite its strong oversight system, the city does help developers get through the process to speed up urban regeneration. It formed a task force to evaluate private proposals for renewal projects and provide administrative assistance and oversight. By choosing model spaces for development, the city government plans to increase the pace of urban renewal and give the city a new look.

As time changes and urban renewal progresses, the Department of Urban Development is helping craft new legal acts and regulations that are needed for the city government to accomplish its visions. Similar revisions are also being made to regulations for overseeing urban renewal and construction projects.



Legal Process for Drafting City Plans



When the Taipei government announces and exhibits major statements and detailed plans, whenever city residents have a position or viewpoint they want to express, they can raise it with the Taipei Urban Planning Commission for review and consideration.

After major plans clear the Taipei Urban Planning Commission, the Department of Urban Development sends the evaluation results and plan content on to the Ministry of the Interior for approval. If city residents still have an opinion on the case they want to express, they can raise it with the ministry.

Taipei Urban Planning Map
Department of Urban Development
December 2012

Legend

Residential zone	Industrial zone
Type 1 residential zone	Type 1 industrial zone
Type 2 residential zone	Type 2 industrial zone
Type 3 residential zone	Type 3 industrial zone
Type 4 residential zone	River reservation
Commercial zone	Scenic area
Type 1 commercial zone	Agricultural zone
Type 2 commercial zone	Protected area
Type 3 commercial zone	Preserved area
Type 4 commercial zone	Park/green area
Administrative area/agency land/ pumping station	Market
Cultural and education zone/school	Parking lot
Land for transportation	Gas station
Railway	Public square
Electrical substation	Recreation zone
Garbage/wastewater processing plant	Entertainment zone
Airport	Cemetery
Freeway	Embankment area
Special use zone	



Statistics

Taipei Beautiful Series 1 (Increasing Open Public Space for Landmark Buildings in Taipei)

July 31, 2011
Unit: Hectares

	Case reviews				Space provided for public benefit					
	Total applications		Approved applications		Indoor space		Outdoor space		Other space	
	Cases	Area	Cases	Area	Locations	Area	Locations	Area	Locations	Area
Songshan	2	1.95	1	1.37	1	0.08	1	0.70	0	0.00
Xinyi	3	1.30	0	0.00	0	0.00	0	0.00	0	0.00
Daan	2	1.70	1	0.92	1	0.16	1	0.41	0	0.00
Zhongshan	17	15.20	5	5.26	0	0.00	5	2.86	0	0.00
Zhongzheng	5	2.90	0	0.00	0	0.00	0	0.00	0	0.00
Datong	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wanhua	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wenshan	1	0.98	0	0.00	0	0.00	0	0.00	0	0.00
Nangang	5	6.20	1	3.30	0	0.00	1	1.07	1	0.31
Neihu	7	5.80	2	2.36	1	0.13	2	0.98	0	0.00
Shilin	4	4.50	0	0.00	0	0.00	0	0.00	0	0.00
Beitou	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Subtotal	48	40.53	10	13.21	3	0.37	10	6.02	1	0.31

Note: Approved cases passed urban design evaluations and received city government approval

Taipei Beautiful Series 2 Regenerating the Urban Environment and Decreasing the Number of Obsolete Buildings and Waste

July 31, 2011
Unit: Hectares

	2009				2010				Total	
	Public land		Private land		Public land		Private land		Total cases	Total area
	Cases	Area	Cases	Area	Cases	Area	Cases	Area		
Songshan	1	0.7266	3	0.3414	0	0.0000	0	0.0000	4	1.0680
Xinyi	0	0.0000	2	1.0689	0	0.0000	1	0.0695	3	1.1384
Daan	1	0.0814	6	0.4862	0	0.0000	1	0.0729	8	0.6405
Zhongshan	3	1.6146	11	1.0023	0	0.0000	0	0.0000	14	2.6169
Zhongzheng	7	4.9130	14	0.8611	0	0.0000	0	0.0000	21	5.7741
Datong	1	0.0397	2	0.5918	0	0.0000	3	0.0297	6	0.6612
Wanhua	1	0.1164	5	0.3090	0	0.0000	0	0.0000	6	0.4254
Wenshan	1	0.2554	3	0.2784	1	0.0333	0	0.0000	5	0.5671
Nangang	0	0.0000	1	0.1375	0	0.0000	0	0.0000	1	0.1375
Neihu	0	0.0000	2	0.4081	0	0.0000	0	0.0000	2	0.4081
Shilin	0	0.0000	3	0.9413	0	0.0000	0	0.0000	3	0.9413
Beitou	0	0.0000	1	0.7209	0	0.0000	0	0.0000	1	0.7209
Subtotal	15	7.7470	53	7.1469	1	0.0333	5	0.1721	74	15.0994

Taipei Beautiful Series 3 A Good Location with a New Look: Cleaning and Decorating External Wall Space in the City

July 31, 2011
Unit: dollars

	2009				2010				Total			
	Cleaning exterior walls		Renovations and maintenance		Cleaning exterior walls		Renovations and maintenance		Cleaning exterior walls		Renovations and maintenance	
	Cases	Total subsidies	Cases	Total subsidies	Cases	Total subsidies	Cases	Total subsidies	Cases	Total subsidies	Cases	Total subsidies
Songshan	0	0	5	31,426,086	1	149,975	1	5,772,638	1	149,975	6	37,198,724
Xinyi	0	0	0	0	1	105,400	1	2,996,250	1	105,400	0	0
Daan	3	681,205	3	19,799,079	4	467,095	4	32,694,600	7	1,148,300	7	52,493,679
Zhongshan	0	0	7	41,052,305	2	191,535	10	96,413,670	2	191,535	17	137,465,975
Zhongzheng	1	118,900	4	28,000,000	1	767,031	5	18,991,500	2	885,931	9	46,991,500
Datong	2	183,004	2	12,010,000	0	0	1	10,000,000	2	183,004	3	22,010,000
Wanhua	0	0	1	7,000,000	2	766,225	1	10,000,000	2	766,225	2	17,000,000
Wenshan	1	62,300	0	0	3	836,171	1	1,886,550	4	898,471	0	0
Nangang	0	0	0	0	0	0	0	0	0	0	0	0
Neihu	2	643,000	0	0	0	0	1	10,000,000	2	643,000	1	10,000,000
Shilin	2	482,811	0	0	0	0	1	3,160,875	2	482,811	0	0
Beitou	0	0	0	0	2	512,193	0	0	2	513,193	0	0
Subtotal	11	2,171,220	22	139,287,470	16	3,795,625	26	191,916,083	27	5,966,845	45	323,159,878

Taipei Beautiful Series 4 -- Attractive Shops with Beautifully Designed Signboards

July 31, 2011
Unit: Hectares

	2009			2010-2011			Total		
	Removing abandoned signs	Beautifying/replacement		Removing abandoned signs	Beautifying/replacement		Removing abandoned signs	Beautifying/replacement	
	Cases	Subsidized cases	Subsidized amount	Cases	Subsidized cases	Subsidized amount	Cases	Subsidized cases	Subsidized amount
Songshan	232	0	0	408	0	0	640	0	0
Xinyi	363	0	0	474	0	0	837	0	0
Daan	397	0	0	572	0	0	969	0	0
Zhongshan	490	63	3,150,000	722	121	6,050,000	1212	184	9,200,000
Zhongzheng	267	0	0	647	408	8,160,000	914	408	8,160,000
Datong	286	67	1,340,000	523	0	0	809	67	1,340,000
Wanhua	199	66	1,320,000	720	0	0	919	66	1,320,000
Wenshan	224	0	0	398	0	0	622	0	0
Nangang	204	0	0	372	0	0	576	0	0
Neihu	110	0	0	378	0	0	488	0	0
Shilin	285	0	0	370	0	0	655	0	0
Beitou	280	0	0	340	0	0	620	0	0
Subtotal	3337	196	5,810,000	5924	529	14,210,000	9261	725	20,020,000

Taipei Beautiful Series 5 -- Friendly School Campuses with Bright and Welcoming Fencing

July 31, 2011
Unit: Surrounding wall length (m); green space area (m²)

	2009			2010			Total		
	Schools	Improvement results		Schools	Improvement results		Schools	Improvement results	
		Surrounding wall length	Green space area		Surrounding wall length	Green space area		Surrounding wall length	Green space area
Songshan	1	244.00	2,517.00	3	387.00	115.80	4	631.00	2,632.80
Xinyi	1	275.00	1,258.00	3	588.00	50.70	4	863.00	1,308.70
Daan	2	236.00	2,854.00	1	170.00	20.30	3	406.00	2,874.30
Zhongshan	1	91.00	615.00	9	1,231.37	1,184.00	10	1,322.37	1,799.00
Zhongzheng	1	135.00	661.00	4	1,006.20	1,480.00	5	1,141.20	2,141.00
Datong	2	264.00	975.00	3	728.00	840.74	5	992.00	1,815.74
Wanhua	0	0.00	0.00	3	383.50	272.00	3	383.50	272.00
Wenshan	2	298.00	2,708.00	3	763.00	729.47	5	1,061.00	3,437.47
Nangang	2	296.00	2,260.00	1	147.00	809.00	3	443.00	3,069.00
Neihu	3	622.00	4,128.00	2	460.04	623.36	5	1,082.04	4,751.36
Shilin	1	166.00	787.00	5	1,194.00	798.00	6	1,360.00	1,585.00
Beitou	2	476.00	2,453.00	2	351.00	374.00	4	827.00	2,827.00
Subtotal	18	3,103.00	21,216.00	39	7,409.11	7,297.37	57	10,512.11	28,513.37

Urban Planning Open Exhibitions

July 31, 2011
Unit: Exhibits

Year Administrative district	2009		2010		2011	
	Sub plan	Overall plan	Sub plan	Overall plan	Sub plan	Overall plan
Songshan	2	1	1			
Xinyi	3				1	
Daan	3	1			1	
Zhongshan	3	1	1			
Zhongzheng	6		2	1		
Datong	4	1	1			
Wanhua	1		2			
Wenshan	3	1	2	1	2	2
Nangang	5	2	1	1	1	
Neihu	8	3		1	1	
Shilin	2	1	2			2
Beitou	2	2	3	1		
Citywide	1		1		1	
Zhongshan + Daan		1				
Total	43	14	16	5	7	4

Implemented Urban Planning Projects

July 31, 2011
Unit: Cases

Year Administrative district	2009		2010		2011	
	Sub plan	Overall plan	Sub plan	Overall plan	Sub plan	Overall plan
Songshan	1		1	1		
Xinyi	1		3			
Daan	2			1		
Zhongshan			7	1		
Zhongzheng	2		3			
Datong	3		3			
Wanhua			1		1	
Wenshan	3	2	3			1
Nangang	3	3	3	1		
Neihu	3	1	4	2		
Shilin		2		1		1
Beitou	2	4	4	1		
Citywide			3			
Total	20	12	35	8	1	2

Urban Design Review

July 31, 2011
Unit: Cases

	2009			2010			2011		
Administrative district	Administrative meeting	Committee	Approved	Administrative meeting	Committee	Approved	Administrative meeting	Committee	Approved
Songshan	4	18	8	4	10	12	0	1	1
Xinyi	19	22	22	22	26	28	3	7	4
Daan	15	14	20	8	18	15	3	6	2
Zhongshan	36	41	38	22	55	44	6	9	7
Zhongzheng	14	9	10	11	10	15	5	4	2
Datong	108	62	112	72	35	112	13	8	5
Wanhua	14	18	21	10	11	18	6	4	2
Wenshan	11	7	17	16	15	15	8	6	3
Nangang	33	39	46	15	22	35	9	4	6
Neihu	57	67	100	45	49	105	23	20	22
Shilin	17	10	19	18	25	24	5	7	7
Beitou	17	27	28	17	24	31	5	6	4
Total	345	334	441	260	300	454	86	82	65
Average	8.98	14.74	8.41	9.97	16.69	10.1	9.58	15.29	12.46

Community Planning Experts

July 31, 2011

	2007-2008	2009-2010	2011-2012
Songshan	7	3	
Xinyi	4	4	
Daan	13	6	
Zhongshan	2	4	
Zhongzheng	5		
Datong	4		
Wanhua	7	2	
Wenshan	5	5	
Nangang	3	2	
Neihu	5		
Shilin	6		
Beitou	4	3	
Citywide	1	1	
Subtotal	66	30	

Notes:

1. After 2007, city planning experts were recruited once every two years. In 2007 there were 57 teams, nine of which worked in two districts
2. In 2009 there were 24 community planning teams, six of which worked in two districts. Selection for 2011 has not begun

Youth Community Planner Training Courses

July 31, 2011

	Participants
2007	85
2008	102
2009	83
2010	85
2011	155
Subtotal	510

2011 courses not yet held

Single Designation System for Renewal Areas (Planning)

July 31, 2011
Unit: Hectares

Administrative district		Government designated		Self designated		Subtotal	
		Cases	Area	Cases	Area	Cases	Area
Songshan	Pre-2008	27	42.52	18	6.79	45	49.31
	2009	0	0	9	3.54	9	3.54
	2010	0	0	9	2.00	9	2.00
	2011	0	0	1	0.15	1	0.15
Xinyi	Pre-2008	23	39.34	21	6.83	44	46.17
	2009	0	0	15	4.56	15	4.56
	2010	0	0	12	2.80	12	2.80
	2011	0	0	4	0.94	4	0.94
Daan	Pre-2008	23	78.47	39	9.59	62	88.06
	2009	0	0	28	5.97	28	5.97
	2010	0	0	29	5.97	29	5.97
	2011	0	0	7	1.08	7	1.08
Zhongshan	Pre-2008	24	30.51	36	10.92	60	41.43
	2009	0	0	21	5.27	21	5.27
	2010	0	0	11	9.36	11	9.36
	2011	0	0	3	0.41	3	0.41
Zhongzheng	Pre-2008	12	19.05	27	6.43	39	25.48
	2009	1	1.98	20	4.17	21	6.15
	2010	0	0	15	3.25	15	3.25
	2011	0	0	6	1.23	6	1.23
Datong	Pre-2008	20	14.92	10	2.70	30	17.62
	2009	0	0	4	1.00	4	1.00
	2010	0	0	5	1.87	5	1.87
	2011	0	0	1	0.45	1	0.45
Wanhua	Pre-2008	23	31.85	5	1.33	28	33.18
	2009	0	0	3	0.58	3	0.58
	2010	0	0	14	3.88	14	3.88
	2011	0	0	4	0.40	4	0.40
Wenshan	Pre-2008	22	25.16	13	5.48	35	30.64
	2009	0	0	7	2.17	7	2.17
	2010	0	0	5	1.61	5	1.61
	2011	0	0	3	0.92	3	0.92
Nangang	Pre-2008	17	36.39	7	3.04	24	39.43
	2009	0	0	3	0.50	3	0.50
	2010	0	0	5	2.98	5	2.98
	2011	0	0	3	1.48	3	1.48
Neihu	Pre-2008	9	22.36	8	2.83	17	25.19
	2009	0	0	4	1.29	4	1.29
	2010	0	0	5	2.45	5	2.45
	2011	0	0	4	1.00	4	1.00
Shilin	Pre-2008	16	26.71	17	4.10	33	30.81
	2009	0	0	8	2.74	8	2.74
	2010	0	0	15	4.03	15	4.03
	2011	0	0	6	1.20	6	1.20
Beitou	Pre-2008	13	25.27	10	3.19	23	28.46
	2009	0	0	6	1.64	6	1.64
	2010	0	0	9	1.42	9	1.42
	2011	0	0	5	1.58	5	1.58
Subtotal		230	394.53	520	149.13	750	543.66

Urban Renewal Applications

July 31, 2011
Unit: Cases

Administrative district		Applications	Approvals
Songshan	Pre-2008	21	16
	2009	7	2
	2010	5	1
	2011	4	2
Xinyi	Pre-2008	22	19
	2009	6	4
	2010	15	7
	2011	4	3
Daan	Pre-2008	53	48
	2009	15	10
	2010	19	8
	2011	2	4
Zhongshan	Pre-2008	42	35
	2009	9	6
	2010	18	4
	2011	2	3
Zhongzheng	Pre-2008	54	49
	2009	15	7
	2010	15	15
	2011	5	3
Datong	Pre-2008	39	35
	2009	10	5
	2010	11	11
	2011	1	3
Wanhua	Pre-2008	15	14
	2009	8	5
	2010	15	5
	2011	6	1
Wenshan	Pre-2008	22	20
	2009	2	2
	2010	3	3
	2011	2	0
Nangang	Pre-2008	35	31
	2009	6	3
	2010	6	1
	2011	3	1
Neihu	Pre-2008	21	19
	2009	0	0
	2010	5	1
	2011	0	2
Shilin	Pre-2008	20	15
	2009	4	6
	2010	7	3
	2011	4	1
Beitou	Pre-2008	14	11
	2009	3	4
	2010	2	0
	2011	6	3
Total		603	451

Urban Renewal Planning Application Review

July 31, 2011
Unit: Cases

Administrative district		Planning applications	Approved
Songshan	Pre-2008	8	8
	2009	2	0
	2010	4	2
	2011	0	0
Xinyi	Pre-2008	8	4
	2009	2	4
	2010	3	0
	2011	1	1
Daan	Pre-2008	7	7
	2009	0	0
	2010	5	2
	2011	1	0
Zhongshan	Pre-2008	10	9
	2009	2	2
	2010	4	3
	2011	3	0
Zhongzheng	Pre-2008	10	9
	2009	1	1
	2010	4	0
	2011	1	0
Datong	Pre-2008	6	6
	2009	1	1
	2010	0	0
	2011	2	0
Wanhua	Pre-2008	2	2
	2009	1	0
	2010	2	1
	2011	2	0
Wenshan	Pre-2008	14	13
	2009	1	1
	2010	1	1
	2011	1	0
Nangang	Pre-2008	11	11
	2009	3	3
	2010	1	1
	2011	0	0
Neihu	Pre-2008	5	5
	2009	2	2
	2010	1	0
	2011	1	0
Shilin	Pre-2008	4	3
	2009	2	2
	2010	0	0
	2011	0	1
Beitou	Pre-2008	3	2
	2009	2	1
	2010	0	2
	2011	0	0
Total		146	110

Urban Renewal Planning Work Commencement

July 31, 2011
Unit: Cases

Administrative district		Work underway	Work finished
Songshan	Pre-2008	6	4
	2009	2	0
	2010	0	0
	2011	0	0
Xinyi	Pre-2008	1	1
	2009	1	0
	2010	0	0
	2011	0	0
Daan	Pre-2008	3	3
	2009	0	0
	2010	0	0
	2011	1	0
Zhongshan	Pre-2008	6	3
	2009	1	0
	2010	0	0
	2011	1	0
Zhongzheng	Pre-2008	2	2
	2009	0	0
	2010	0	0
	2011	0	0
Datong	Pre-2008	4	2
	2009	1	0
	2010	0	0
	2011	0	0
Wanhua	Pre-2008	1	1
	2009	0	0
	2010	0	0
	2011	0	0
Wenshan	Pre-2008	9	4
	2009	0	0
	2010	1	0
	2011	2	0
Nangang	Pre-2008	5	5
	2009	2	1
	2010	1	0
	2011	0	0
Neihu	Pre-2008	4	0
	2009	0	0
	2010	1	2
	2011	0	0
Shilin	Pre-2008	2	1
	2009	0	0
	2010	1	0
	2011	0	0
Beitou	Pre-2008	2	2
	2009	0	0
	2010	1	0
	2011	0	0
Total		61	31

Taipei Public Building Handicap Facilities Improvements

July 31, 2011
Unit: Cases

year	2009				2010				2011			
Administrative district	No.	Inspection results			No.	Inspection results			No.	Inspection results		
		Meets regulations	Under improvement	Fines		Meets regulations	Under improvement	Fines		Meets regulations	Under improvement	Fines
Songshan	13	13	0	0	27	6	21	0	102	54	48	0
Xinyi	12	12	0	0	8	1	7	0	88	53	35	0
Daan	34	34	0	0	50	6	44	0	169	85	84	0
Zhongshan	27	27	0	0	21	1	20	0	164	89	75	0
Zhongzheng	19	19	0	0	16	1	15	0	119	79	40	0
Datong	13	13	0	0	5	0	5	0	70	51	19	0
Wanhua	6	6	0	0	30	7	23	0	79	51	28	0
Wenshan	10	10	0	0	53	10	43	0	109	60	49	0
Nangang	12	12	0	0	5	2	3	0	55	36	19	0
Neihu	25	25	0	0	28	9	19	0	110	76	34	0
Shilin	28	28	0	0	36	5	31	0	145	82	63	0
Beitou	19	19	0	0	29	3	26	0	125	82	43	0
Total	218	218	0	0	308	51	257	0	1,335	798	537	0

Usage License Approvals

July 31, 2011
Units: m², households, buildings

Administrative district	2009			2010			2011		
	Floor area	Homes	Buildings	Floor area	Homes	Buildings	Floor area	Homes	Buildings
Songshan	241,142	1,040	34	121,494	378	14	43,682	178	9
Xinyi	274,277	707	27	318,057	519	21	64,509	107	8
Daan	271,611	1,057	61	151,055	614	49	58,094	177	28
Zhongshan	383,692	1,469	51	236,857	1,638	67	87,649	485	16
Zhongzheng	213,270	523	39	138,285	829	48	33,642	215	15
Datong	429,834	1,885	75	54,404	371	45	101,705	438	38
Wanhua	52,665	200	13	85,615	488	10	95,150	453	14
Wenshan	284,062	1,412	111	266,762	1,498	80	115,890	640	26
Nangang	294,929	1,140	45	229,801	853	38	94,663	608	13
Neihu	667,477	2,735	121	549,320	1,927	100	190,301	477	41
Shilin	290,212	798	67	197,892	623	47	176,950	354	25
Beitou	181,743	1,011	50	128,236	548	34	95,760	290	36
Total	3,584,914	13,977	694	2,477,778	10,286	553	1,157,995	4,422	269
						Grand total	10,751,866	47,138	2,218

Notes: 1. The grand total is the sum of each year's total
2. Statistics for 2007 include the sum of previous years (back to 1949)

Land Zoning Ordinance Area

Administrative district		Total	Urban development area						
			Residential area	Business area	Industrial area	Administrative area	Culture/education area	Public facilities	
Total	2009	27,179.97	12,993.11	3,793.06	866.36	419.49	80.97	73.00	
	2010	27,179.97	12,993.23	3,793.07	866.26	419.30	80.97	73.00	
	2011	27,179.97	12,993.56	3,787.43	866.28	418.80	80.97	73.00	
Songshan	2009	928.79	772.33	216.09	50.18	4.39	0.00	0.00	
	2010	928.79	772.33	216.09	50.18	4.39	0.00	0.00	
	2011	928.79	772.33	216.09	50.18	4.39	0.00	0.00	
Xinyi	2009	1,120.77	768.70	264.33	85.46	21.42	0.00	1.60	
	2010	1,120.77	768.70	264.33	85.46	21.42	0.00	1.60	
	2011	1,120.77	768.70	264.33	85.46	20.92	0.00	1.60	
Daan	2009	1,136.14	1,081.87	307.58	75.37	0.00	0.00	0.00	
	2010	1,136.14	1,081.99	307.58	75.37	0.00	0.00	0.00	
	2011	1,136.14	1,081.99	307.58	75.37	0.00	0.00	0.00	
Zhongshan	2009	1,368.18	1,020.64	217.93	184.01	19.00	35.82	3.32	
	2010	1,368.18	1,020.64	217.94	184.02	19.00	35.82	3.32	
	2011	1,368.18	1,020.64	217.94	184.02	19.00	35.82	3.32	
Zhongzheng	2009	760.71	704.23	173.04	73.89	0.00	45.14	0.00	
	2010	760.71	704.23	173.04	73.89	0.00	45.14	0.00	
	2011	760.71	704.23	173.04	73.89	0.00	45.14	0.00	
Datong	2009	568.14	409.40	81.69	81.72	0.83	0.00	0.00	
	2010	568.14	409.40	81.69	81.61	0.83	0.00	0.00	
	2011	568.14	409.40	81.69	81.61	0.83	0.00	0.00	
Wanhua	2009	885.22	473.44	143.14	80.51	0.00	0.00	0.94	
	2010	885.22	473.44	143.14	80.51	0.00	0.00	0.94	
	2011	885.22	473.44	143.14	80.51	0.00	0.00	0.94	
Wenshan	2009	3,150.91	1,674.57	538.49	52.78	0.00	0.01	18.03	
	2010	3,150.91	1,674.57	538.49	52.78	0.00	0.01	18.03	
	2011	3,150.91	1,674.57	532.85	52.80	0.00	0.01	18.03	
Nangang	2009	2,184.24	961.40	140.84	49.12	93.23	0.00	5.43	
	2010	2,184.24	961.40	140.84	49.12	93.23	0.00	5.43	
	2011	2,184.24	961.73	140.84	49.12	93.23	0.00	5.43	
Neihu	2009	3,157.88	1,510.62	379.90	32.30	214.62	0.00	5.44	
	2010	3,157.88	1,510.62	379.90	32.30	214.43	0.00	5.44	
	2011	3,157.88	1,510.62	379.90	32.30	214.43	0.00	5.44	
Shilin	2009	6,236.82	1,923.24	844.91	66.56	24.64	0.00	34.64	
	2010	6,236.82	1,923.24	844.91	66.56	24.64	0.00	34.64	
	2011	6,236.82	1,923.24	844.91	66.56	24.64	0.00	34.64	
Beitou	2009	5,682.17	1,692.67	485.12	34.46	41.36	0.00	3.60	
	2010	5,682.17	1,692.67	485.12	34.46	41.36	0.00	3.60	
	2011	5,682.17	1,692.67	485.12	34.46	41.36	0.00	3.60	

Building License Approvals

type Administrative district	2008					2009					
	Construction license	Miscellaneous license	Alteration of design	Demolition license	License review	Construction license	Miscellaneous license	Alteration of design	Demolition license	License review	
Songshan	15	1	16	7	13	12	1	17	6	16	
Xinyi	12	0	25	5	21	20	4	28	6	14	
Daan	51	4	67	30	43	62	15	51	27	45	
Zhongshan	58	2	76	23	29	31	3	61	34	42	
Zhongzheng	48	1	45	16	30	40	4	42	29	22	
Datong	54	1	50	11	11	66	1	51	12	9	
Wanhua	16	3	17	14	16	16	1	12	9	11	
Wenshan	49	7	41	15	11	41	2	47	10	12	
Nangang	28	5	29	10	4	21	2	31	4	5	
Neihu	101	4	99	8	29	75	5	91	3	26	
Shilin	65	7	54	27	13	50	1	56	12	12	
Beitou	49	4	59	15	12	55	6	58	9	11	
Subtotals	546	39	578	181	232	489	45	545	161	225	
Total	1576					1465					
Average time spent per application	13.4 workdays					9.2 workdays					

Notes 1. Workdays were calculated to the day after the application was approved
2. Calendar days start from the day when registered mail arrives

July 31, 2011
Unit: Hectares

				Non-urban development area					
	Special use area	Other	Total	Agricultural area	Protected area	Scenic area	River/water movement area	Other	
	7,309.78	190.00	260.45	14,186.86	531.00	6,902.78	185.75	1,795.72	4,771.61
	7,310.51	190.00	260.45	14,186.74	530.67	6,902.66	185.75	1,795.72	4,771.61
	7,316.63	190.00	260.45	14,186.41	530.67	6,902.66	185.75	1,795.72	4,771.61
	478.25	22.80	0.62	156.46	0.95	0.00	0.00	155.51	0.00
	478.25	22.80	0.62	156.46	0.95	0.00	0.00	155.51	0.00
	478.25	22.80	0.62	156.46	0.95	0.00	0.00	155.51	0.00
	375.14	0.00	20.75	352.07	0.00	352.07	0.00	0.00	0.00
	375.14	0.00	20.75	352.07	0.00	352.07	0.00	0.00	0.00
	375.64	0.00	20.75	352.07	0.00	352.07	0.00	0.00	0.00
	667.18	30.65	1.09	54.27	0.00	54.27	0.00	0.00	0.00
	667.30	30.65	1.09	54.15	0.00	54.15	0.00	0.00	0.00
	667.30	30.65	1.09	54.15	0.00	54.15	0.00	0.00	0.00
	537.77	1.24	21.55	347.54	12.16	57.10	137.46	140.82	0.00
	537.75	1.24	21.55	347.54	12.16	57.10	137.46	140.82	0.00
	537.75	1.24	21.55	347.54	12.16	57.10	137.46	140.82	0.00
	391.96	15.20	5.00	56.48	0.00	9.85	0.00	46.63	0.00
	391.96	15.20	5.00	56.48	0.00	9.85	0.00	46.63	0.00
	391.96	15.20	5.00	56.48	0.00	9.85	0.00	46.63	0.00
	216.17	26.22	2.77	158.74	0.00	0.00	0.00	158.74	0.00
	216.28	26.22	2.77	158.74	0.00	0.00	0.00	158.74	0.00
	216.28	26.22	2.77	158.74	0.00	0.00	0.00	158.74	0.00
	230.94	13.09	4.82	411.78	0.00	0.00	0.00	411.78	0.00
	230.94	13.09	4.82	411.78	0.00	0.00	0.00	411.78	0.00
	230.94	13.09	4.82	411.78	0.00	0.00	0.00	411.78	0.00
	1,063.94	0.00	1.32	1,476.34	19.88	1,216.85	43.54	196.07	0.00
	1,063.94	0.00	1.32	1,476.34	19.88	1,216.85	43.54	196.07	0.00
	1,069.56	0.00	1.32	1,476.34	19.88	1,216.85	43.54	196.07	0.00
	667.03	5.71	0.04	1,222.84	3.46	1,191.39	0.00	27.99	0.00
	667.36	5.71	0.04	1,222.84	3.13	1,191.39	0.00	27.99	0.00
	667.36	5.71	0.04	1,222.51	3.13	1,191.39	0.00	27.99	0.00
	862.46	15.61	0.29	1,647.26	10.49	1,581.25	0.00	55.52	0.00
	862.65	15.61	0.29	1,647.26	10.49	1,581.25	0.00	55.52	0.00
	862.65	15.61	0.29	1,647.26	10.49	1,581.25	0.00	55.52	0.00
	753.30	1.90	197.29	4,313.58	5.56	1,809.53	4.75	485.39	2,008.35
	753.30	1.90	197.29	4,313.58	5.56	1,809.53	4.75	485.39	2,008.35
	753.30	1.90	197.29	4,313.58	5.56	1,809.53	4.75	485.39	2,008.35
	1,065.64	57.58	4.91	3,989.50	478.50	630.47	0.00	117.27	2,763.26
	1,065.64	57.58	4.91	3,989.50	478.50	630.47	0.00	117.27	2,763.26
	1,065.64	57.58	4.91	3,989.50	478.50	630.47	0.00	117.27	2,763.26

July 31, 2011
Unit: Licenses

2010						2011				
	Construction license	Miscellaneous license	Alteration of design	Demolition license	License review	Construction license	Miscellaneous license	Alteration of design	Demolition license	License review
	9	2	14	12	32	6	1	6	4	17
	18	10	24	12	24	7	2	20	6	9
	46	2	72	38	39	18	1	26	5	24
	49	10	70	49	52	19	1	23	9	25
	34	3	52	56	35	19	3	17	14	12
	45	0	85	40	11	16	0	24	10	10
	11	1	21	19	20	8	0	2	11	13
	36	5	52	23	13	17	1	27	6	8
	22	0	30	12	15	8	0	12	3	3
	78	6	119	7	40	26	0	46	2	5
	38	7	83	19	16	21	2	25	9	7
	42	3	65	31	15	27	1	28	11	7
	428	49	687	318	312	192	12	256	90	140
	1794					690				
	23 calendar days					32 calendar days				

Illegal Buildings Inspections

	2008						2009						
	Inspections	New illegal buildings	Destroyed and then rebuilt	Existing illegal buildings	Inspected and then destroyed	Sent for legal proceedings	Inspections	New illegal buildings	Destroyed and then rebuilt	Existing illegal buildings	Inspected and then destroyed	Sent for legal proceedings	
Songshan	332	207	49	9	67	5	397	165	40	19	173	4	
Xinyi	404	238	61	33	72	7	523	223	58	17	225	12	
Daan	678	325	91	59	203	7	615	331	94	54	136	7	
Zhongshan	670	310	76	77	207	8	692	330	76	79	207	5	
Zhongzheng	278	135	29	59	55	1	528	251	34	160	83	3	
Beitou	536	368	93	14	61	11	425	255	77	5	88	9	
Wanhua	298	129	43	84	42	2	447	124	35	102	186	1	
Wenshan	580	314	64	79	123	8	561	305	77	19	160	4	
Nangang	317	261	41	1	14	1	352	130	116	10	96	4	
Neihu	803	514	89	18	182	4	828	449	123	57	199	4	
Shilin	589	376	94	15	104	12	575	284	98	31	162	6	
Datong	305	174	34	40	57	3	367	116	19	51	181	0	
Total	5790	3351	764	488	1187	69	6310	2963	847	604	1896	59	

Dadaocheng Special Historical Zone Volume Transfers

Administrative district		Delivered bases		Designated accepted zones		
		Dadaocheng special zone				
		Cases	Delivered volume (m²)	Cases	Accepted volume (m²)	
Songshan	2009	1	854.48	0	0.00	
	2010	0	0.00	0	0.00	
	2011	0	0.00	0	0.00	
Xinyi	2009	8	8,003.32	0	0.00	
	2010	0	0.00	0	0.00	
	2011	2	719.12	0	0.00	
Daan	2009	0	0.00	0	0.00	
	2010	6	2,024.76	5	1,198.39	
	2011	3	746.02	2	938.45	
Zhongshan	2009	6	906.01	1	110.42	
	2010	7	906.03	1	228.83	
	2011	0	0.00	0	0.00	
Zhongzheng	2009	0	0.00	0	0.00	
	2010	3	819.76	0	0.00	
	2011	0	0.00	0	0.00	
Datong	2009	0	0.00	0	0.00	
	2010	2	949.50	1	993.90	
	2011	0	0.00	0	0.00	
Wanhua	2009	0	0.00	0	0.00	
	2010	0	0.00	0	0.00	
	2011	0	0.00	0	0.00	
Wenshan	2009	0	0.00	0	0.00	
	2010	3	613.93	0	0.00	
	2011	3	652.94	0	0.00	
Nangang	2009	3	640.64	1	545.41	
	2010	5	1,768.39	3	1,590.74	
	2011	0	0.00	0	0.00	
Neihu	2009	22	7,059.20	20	11,889.98	
	2010	11	2,166.17	9	3,303.81	
	2011	2	343.56	2	704.92	
Shilin	2009	0	0.00	0	0.00	
	2010	1	308.13	1	596.12	
	2011	2	1,084.15	1	437.90	
Beitou	2009	1	353.55	0	0.00	
	2010	4	854.49	3	1,760.30	
	2011	1	229.91	0	0.00	
Total (2000-2011)		338	138256.48	208	129341.06	
Revoked cases		2	1275.88	0	0.00	
Re-transfers		9	2628.85	2	367.99	
Total (minus revoked cases and re-transfers)		327	134351.75	206	128,973.07	

Revoked cases

Re-transfers

Portion confiscated during re-transfer

July 31, 2011
Unit: Cases

	2010						2011					
	Inspections	New illegal buildings	Destroyed and then rebuilt	Existing illegal buildings	Inspected and then destroyed	Sent for legal proceedings	Inspections	New illegal buildings	Destroyed and then rebuilt	Existing illegal buildings	Inspected and then destroyed	Sent for legal proceedings
	445	355	69	21	130	5	227	190	29	8	75	2
	495	433	33	29	210	4	245	221	14	10	122	0
	783	595	122	66	186	6	291	205	61	25	37	5
	653	480	105	67	180	4	348	293	44	11	124	3
	321	209	27	83	34	3	153	99	19	35	30	3
	577	473	91	13	180	6	291	233	53	5	81	6
	572	367	31	174	228	0	409	317	13	79	234	0
	780	652	77	51	271	3	239	190	40	9	101	2
	432	387	27	18	143	0	246	214	12	19	81	3
	833	726	76	31	311	3	319	262	37	19	88	1
	837	716	85	34	366	11	408	356	45	7	143	5
	241	236	2	3	128	0	113	105	4	4	58	0
	6969	3972	745	590	2367	45	3289	2685	371	231	1174	30

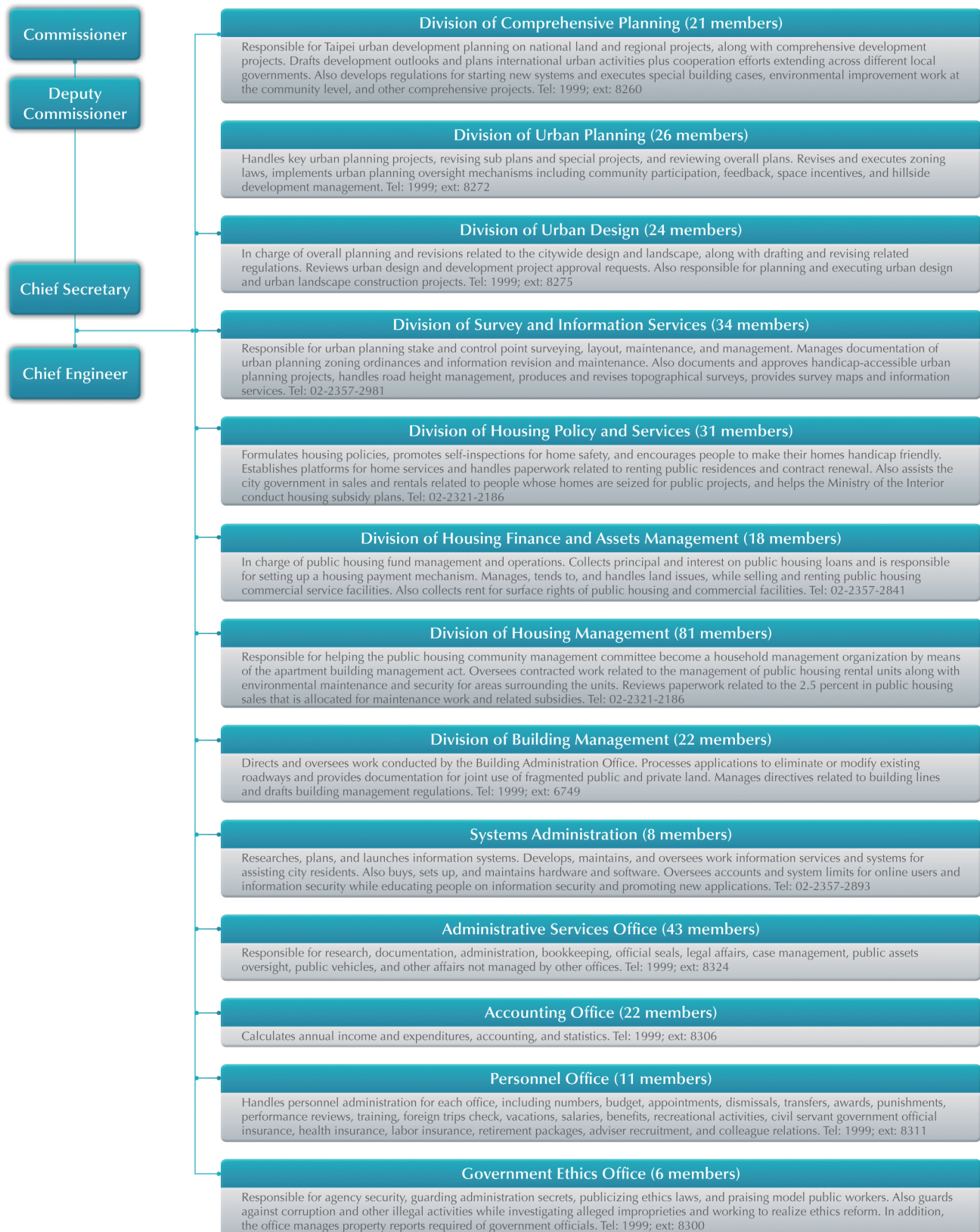
July 31, 2011
Unit: Cases

Accepted bases				
	Non-designated accepted zones		Total	
	Cases	Accepted volume (m²)	Cases	Accepted volume (m²)
	1	972.53	1	972.53
	0	0.00	0	0
	0	0.00	0	0
	8	4,905.83	8	4905.83
	0	0.00	0	0
	2	313.79	2	313.79
	0	0.00	0	0
	1	397.57	6	1595.96
	1	12.97	3	951.42
	5	973.01	6	1083.43
	6	739.06	7	967.89
	0	0.00	0	0
	0	0.00	0	0
	3	665.56	3	665.56
	0	0.00	0	0
	0	0.00	0	0
	1	29.16	2	1023.06
	0	0.00	0	0
	0	0.00	0	0
	0	0.00	0	0
	0	0.00	0	0
	3	1,137.55	3	1137.55
	3	801.46	3	801.46
	2	532.56	3	1077.97
	2	904.11	5	2,494.85
	0	0.00	0	0
	2	1,000.00	22	12889.98
	2	825.52	11	4,129.33
	0	0.00	2	704.92
	0	0.00	0	0
	0	0.00	1	596.12
	1	810.00	2	1247.9
	1	455.31	1	455.31
	1	477.29	4	2,237.59
	1	530.55	1	530.55
	130	60634.57	338	189975.63
	2	1781.68	2	1,781.68
	7	2260.86	9	2,628.85
	121	56,592.03	327	185,565.10

Dadaocheng special historical zone volume delivery restoration state	Delivered bases	Bases under restoration	Completed bases
	178	111	67

Organizational Structure

Department of Urban Development Organizational Structure



Urban Redevelopment Office Organizational Structure



Building Administration Office Organizational Structure



INFORMATION



Taipei City Government
www.taipei.gov.tw

Urban Development



Taipei Department of Urban Development
www.udd.taipei.gov.tw/



Taipei Urban Redevelopment Office
www.uro.taipei.gov.tw/MP_118011.html



Taipei Building Administration Office
www.dba.tcg.gov.tw/MP_118021.html



Taipei Department of Urban Development Online Inquiry and Service System
www.udd.taipei.gov.tw/pages/detail.aspx?Node=408&Page=1292&Index=6



Taipei Department of Rapid Transit Systems
english.dorts.taipei.gov.tw/MP_115002.html



Taipei Rapid Transit Corporation
english.trtc.com.tw/MP_122032.html

Travel Introduction



Taipei Department of Information and Tourism
www.tpedoit.taipei.gov.tw/GIPDSD/xslGip/xslExport/112001/welcome/welcome.html



Taipei Travel Net
www.taipeitruel.net/user/main.aspx?Lang=2

Business Services



Taipei Department of Economic Development
english.doed.taipei.gov.tw/MP_105002.html



Taipei Revenue Service
tcgwww.taipei.gov.tw/MP_103012.html

Cultural Activities



Taipei Department of Cultural Affairs
english.doca.taipei.gov.tw/MP_119002.html



Taipei Fine Arts Museum
www.tfam.museum/



Taipei Public Library
english.tpml.edu.tw/MP_104022.html



National Chiang Kai-Shek Cultural Center -- National Theater Concert Hall
www.ntch.edu.tw/

City Resident Services



Taipei Department of Civil Affairs
http://english.dca.taipei.gov.tw/MP_102002.html



Taipei Motor Vehicles Office
<http://www.mvo.taipei.gov.tw/np.asp?ctNode=6640&mp=117011>



Taipei Police Department
http://english.tcpd.taipei.gov.tw/MP_108002.html

Environmental Protection



Taipei Department of Environmental Protection
http://english.dep.taipei.gov.tw/MP_110002.html

Contact Numbers for District Offices

Songshan District Office	87878787
Daan District Office	23511711
Datong District Office	25975323
Zhongshan District Office	25031369
Neihu District Office	27925828
Nangang District Office	27831343
Shilin District Office	28826200
Beitou District Office	28912105
Xinyi District Office	27239777
Zhongzheng District Office	23416721
Wanhua District Office	23064468
Wenshan District Office	29365522



Significant Events



2010 . November

02 - 04

Taiwan-Japan joint urban regeneration workshop

05

Flora Expo opening and awards ceremony

08 - 10

Taipei Urban Regeneration Forum, U.K.

11

Meeting on surface rights during sale of public buildings or land

03

2010 urban planning and renewal seminar

07 - 08

Green City International Conference

10

Urban heat island effect technological report

16

Cultural and creative park development plan meeting

10

Comprehensive strategy research for Nangang corridor regeneration, report on ROC centenary activity planning

09

2011 IDA Congress promotional meeting

14

2011 Taiwan International Design Expo selection meeting

2011 . February

2011 . March

31

International landmark tenders -- first selection committee meeting

16

2011 urban volume transfer meeting

10

Report on urban design management techniques for areas surrounding Taipei ecological corridors

17

National Palace Museum expansion plan feasibility assessment and selection meeting

16

Report on Songshan Airport complex comprehensive plan

18

Research and negotiations for volume transfers in joint development projects on surrounding land

08

Conference on urban development and disaster prevention in the Danshui River basin, considering global warming and climate change and city announced its main development plan for Shilin's Shezidao

14

Urban landscape Awards strategy schematic planning and execution meeting. Exhibition of review results of the Shilin District urban planning inventory

2011. June

11

Research meeting on the likely organizations assisting with urban renewal projects

17

2011 Community Empowerment Network meeting

31

Inventory meeting on Taipei community building inventory and development strategy plans

13

Cross-agency meeting to prepare for the IDA Congress

18

Environmental construction planning and inspection of themed communities

30

Urban space transformation plan -- restoring urban waterfronts interim meeting

01

Welcoming Marshall Islands senators for a tour of the Flora Expo. Green City action plan Initiative meeting

08

Visit by Canadian university students and Singaporean architectural college and graduate students

2010 . December

19

Clarification and discussion meeting on floor areas transfer

02

2011 residential policies and planning conference

18

Taipei government preparation meeting for 2011 flood season disaster prevention

29

Huaguang Community urban renewal negotiations and public land meeting

08

Added new methods for joint development of the metro. Revised the land zoning ordinance, management sub plan, that was part of the sub plan for areas surrounding Wanhua Station

15

Northern Taiwan development seminar. Meeting on public housing policy and city government sustainable development committee meeting

2011 . April

21

Draft examination meeting for the Taipei Landscape Management Autonomous And Review meeting for the Nangang Sifen Creek waterfront environmental summary report

07

Meeting on enforcement rules of the Urban Renewal Act

11

Taipei community building review and development strategy meeting

17

The Northern Taiwan Development Commission held its first deputy director and director's meeting of 2011

24

Research meeting on environmental impact assessments for sub plans of the Shezidao project and completion and opening of the Longshan waterfront corridor

07

Execution plan for improving Taipei public housing rental units

15

Formulation of a management mechanism for urban development feedback standards

2011. July

16

Report on development of hillside and preservation areas and protected zones

23

Report on techniques for renewal of old mid-to low-rise apartment buildings

04

2016 World Design Capital first preparatory meeting

14

Greater Taipei Golden Twin Cities promotion meeting

29

Meeting to display survey and space data achievements





10

Taipei government committee meeting for promoting a handicap-free environment and launch of certification activities related to the ROC centenary Taiwan design year

28

Meeting on battle to transform old homes

17

National Palace Museum expansion plan selection meeting

28

2011 meeting on software application maintenance for the urban planning management system

2011 . January

09

Welcoming Portuguese parliament members to the Flora Expo

23

Urban planning deliberation principles interim meeting, seminar on renting public housing and management of low-cost homes

29

Meeting on design and planning needs for state-run residences

25

Taiwan sustainable development policies -- seminar on implementation of Taipei urban regeneration policies

19

Research meeting to discuss establishing urban renewal agency

25

Flora Expo closing ceremony

06

Tree-rich Boulevard promotional plan meeting

10

Review following inspection of Taipei Dome project

2011 . May

18

Songshan Airport comprehensive complex planning meeting

20

Visit by Director Lee of the Chung Hua Property Management Association with the commissioner to discuss urban renewal project agents and corporate property management possible business model for urban renewal agency and property management

27

Taipei comprehensive water control committee meeting

09

Review following inspection of Taipei Dome project



05

Meeting to discuss subsidies related to international university exchanges

18

2011 to 2015 comprehensive residential policy implementation plan

25

Meeting on urban planning autonomous regulations

29

Planning forum for inventory of Taipei community building projects

2011. August

17

City/countryside landscape comprehensive planning meeting

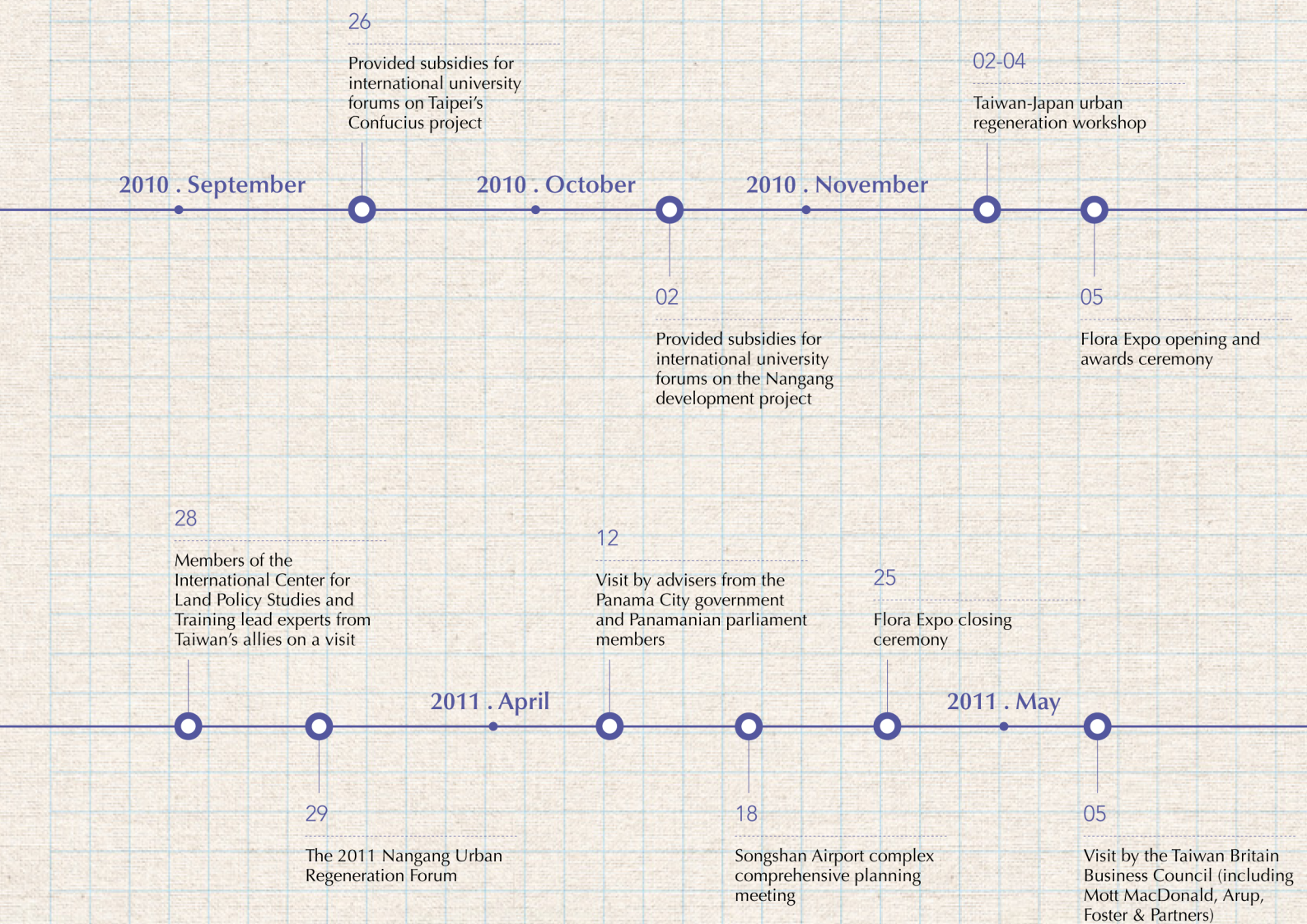
24

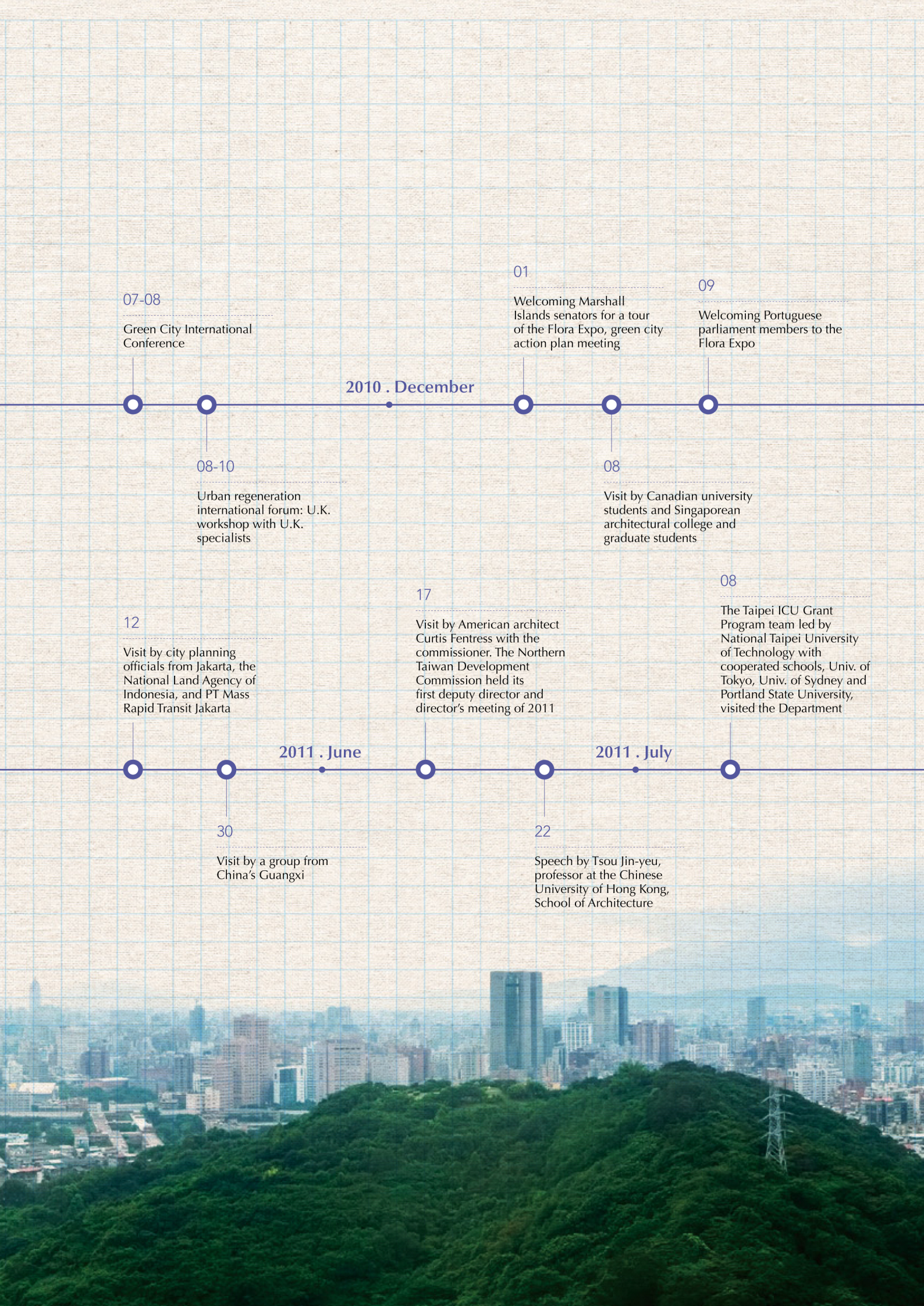
Report on formulating a detailed plan for Nangang

26

Meeting on urban planning autonomous regulations

Important Foreign Guests and International Activities





07-08

Green City International
Conference

2010 . December

01

Welcoming Marshall
Islands senators for a tour
of the Flora Expo, green city
action plan meeting

09

Welcoming Portuguese
parliament members to the
Flora Expo

08-10

Urban regeneration
international forum: U.K.
workshop with U.K.
specialists

08

Visit by Canadian university
students and Singaporean
architectural college and
graduate students

12

Visit by city planning
officials from Jakarta, the
National Land Agency of
Indonesia, and PT Mass
Rapid Transit Jakarta

17

Visit by American architect
Curtis Fentress with the
commissioner. The Northern
Taiwan Development
Commission held its
first deputy director and
director's meeting of 2011

08

The Taipei ICU Grant
Program team led by
National Taipei University
of Technology with
cooperated schools, Univ. of
Tokyo, Univ. of Sydney and
Portland State University,
visited the Department

2011 . June

30

Visit by a group from
China's Guangxi

2011 . July

22

Speech by Tsou Jin-yeu,
professor at the Chinese
University of Hong Kong,
School of Architecture



2011 . January

28

2011 meeting on software application maintenance for the urban planning management system, visit by guests from Malaysia

31

International landmark tenders -- first selection committee meeting

2011 . March

09

Visit by the director of Oslo Teknopol IKS, a regional development agency in Norway, 2011 IDA Congress promotional meeting

14

Visit by officials from Wuhan's Zhongnan University of Economics and Law. The 2011 Taiwan International Design Expo selection promoting meeting

23

Visit by officials from Finland's Aalto University School of Science and Technology

15

Visit by students and teachers from Waseda University

20

Visit by Queensland University of Technology, Australia, and professor Tan Yigitcanlar gave a speech of "Knowledge-based Urban Development"

25

Professor Marco Brizio, from St. John International University, Italy, the team member of Chaoyang University of Technology for Taipei ICU Grant Program, gave a talk.

15

The Taipei ICU Grant Program team led by Chinese Culture University with cooperated schools, Korea University and Waseda University, visited the Dept. and two lectures were delivered by professors from both guest schools.

21

The chairman of the Department of Landscape Architecture, University of Washington, Seattle, Zhiren Hou gave a speech.

28 - 29

The midterm team work presentation of Taipei ICU Grant Program at National Taipei University of Technology



Department of Urban Development, Taipei City Government

Fl. 9, No. 1, Shifu Road, Xinyi District (11008) Taipei

(02) 2725-8258

www.udd.taipei.gov.tw

ISBN 978-986003935-1



design AT THE EDGES
2011 IDA CONGRESS
INTERNATIONAL DESIGN ALLIANCE
TAIPEI

