

## **高雄市政府都市發展局 110 年度行政概況**

### **Overview of Administrative Work Completed by the Urban Development Bureau, Kaohsiung City Government in 2021**

#### **本市發展簡史**

#### **A Brief History of Kaohsiung**

高雄的發展與港口、工業密切相關，此兩項特點可見於戲獅甲工業區的發展歷程。高雄自日治時期因南進政策、港口闢建及工業發展，陸續聚集鋁業、化學工業、造船業、鋼鐵業、窯業、木材加工業、肥料業於此，奠定高雄成為臺灣最重要工業城市的基礎，並為了工業產品與軍需補給之運輸需求，開啟一系列築港及臨港線鐵道工程。另一方面，為了擘劃城市的長久發展，1936年公布的高雄市市區擴張計畫圖，將高雄分為內層商業、中層住居及外層工業地域，後因軍事需求而擴大填築碼頭腹地與開鑿十字運河，戲獅甲臨港工業地域因而產生，戰後，港區持續發展，促使高雄的工業及港口基礎更加厚實，並成為台灣經濟快速起飛的堅強後盾，高雄港灣城市的雛型於此時逐步成形。

The rise of Kaohsiung is closely linked to port and industrial development, which can be traced back to the birth of the Sishihjia Industrial Park. When Taiwan was under Japanese colonial rule, Kaohsiung—in response to the government's Southward Advance Policy as well as requirements of port construction and industrial development—grew into a hub of the aluminum, chemical, shipbuilding, steel, pottery and porcelain, wood processing, and fertilizer industries. Kaohsiung thus became the most prominent industrial city in Taiwan, with numerous harbors and railways nearby being built to meet the demand for the transportation of industrial products and military supplies. To achieve long-term development, the government also devised an expansion plan for Kaohsiung City in 1936. According to the announced plan map, the city was divided into three areas: commercial area

in the center, residential area in the middle ring, and industrial land in the outer ring. Land reclamation was later performed at the port area along with the construction of a cross-shaped canal for military purposes, giving birth to the Sishihjia Industrial Park. The port area continued to thrive in the postwar period, further boosting industrial and port infrastructure development in Kaohsiung City, which also contributed to the Taiwan's Economic Miracle. The impression of Kaohsiung being a harbor city then began to take shape.

1990年代後，戲獅甲臨港工業地域因產業轉型、環保意識抬頭、貨櫃輪船大型化趨勢以及舊港區碼頭面臨水深不足及設施老舊更新困難等問題，周邊製造工業逐漸退場。為推動舊港區及周邊土地轉型再發展，高雄市政府於1999年公告實施「高雄多功能經貿園區特定區計畫」，2006年更回應市民對於「市港合一」、「港區開放」的期盼，與市民合力打破13號碼頭圍牆，讓民眾得以親近水岸，並接手舊港區駁二倉庫的改造及經營，經過長年努力，駁二藝文特區成功轉型後並與城市舊港區成為文創及觀光國際知名品牌。

In late 1990s, manufacturing businesses started to move their production out of the Sishihjia Industrial Park due to factors such as the demand for industrial transformation, rise of environmental protection, increasing container ship size, insufficient water depth in the old port area, and outdated facilities. To facilitate redevelopment of the old port area and its surrounding land, the Kaohsiung City Government (hereinafter the “city government”) launched the “Kaohsiung Multifunctional Commerce and Trade Park: Special District Plan” in 1999. In 2006, the city government, in response to citizens’ call for city–port integration and port area opening, decided to demolish the wall of Pier 13 jointly with the public. Afterwards, citizens can visit the port area that used to be a “no entry” zone. The city government also renovated abandoned warehouses in Pier 2 and transformed it into the Pier-2 Art Center. Following years of development, the art center and the old port area have turned into a world-famous cultural creation and tourist attraction.

2011年起，高雄市政府陸續推動高雄展覽館、高雄市立圖書館總館、輕軌捷運、海洋流行音樂中心及港埠旅運中心等重大公共建設，加上私部門中鋼總部、MLD台鋁商場、高雄軟體園區、統一夢時代之進駐，將全台最老的臨港工業地域，蛻變成為新興產業聚集的新城區，以及市民及遊客休閒的重要場域。

Since 2011, the city government has built several major public facilities such as the Kaohsiung Exhibition Center, Kaohsiung Main Public Library, Kaohsiung Light Rail, Kaohsiung Music Center, and Kaohsiung Port Cruise Terminal. Additionally, the private sector has established landmarks like The China Steel Corporation Headquarters, MLD (Metropolitan Living Development), Kaohsiung Software Park, and Dream Mall. These places have revived the oldest port industrial park into a center of emerging industries and a crucial leisure and tourist destination.

港灣再造是國際港口發展的趨勢，高雄港也將透過碼頭的營造與整頓，為城市注入觀光及經濟發展的活水。為因應貨櫃船舶大型化的發展趨勢，未來高雄港區將以前鎮河為界，以南的第二港口透過填海造陸，規劃新的貨櫃中心與產業區，達成港區產業經濟轉型升級。以北的第一港口（舊港區）則轉型為生活中心與觀光大港，推動亞洲新灣區。

Any international harbors will no doubt require redevelopment in the future, including the Port of Kaohsiung, where tourism and economic development will be boosted after its piers are renovated. As container ships have become increasingly large, a new port (the second port) will be constructed south of the Cianjhen River through land reclamation, after which a container terminal and industrial park will be built to achieve industrial-economic upgrading at the port area. The old (first) port area that is located north of the river, on the other hand, will turn into an event center and tourism harbor promoting the Asia New Bay Area.

亞洲新灣區是高雄市港暨周邊地區重大改造計畫，亦是整合中央地方協力合作的城市發展計畫，配合貨運碼頭的轉型趨勢，加值發揮高雄市港的優勢，舊港口與周邊土地機能重新調整，因應原工業棕地污染整治，同步擘劃高雄展覽館、市立圖書總館、高雄港埠旅運中心、海洋文化及流行音樂中心及水岸輕軌等五大公共建設帶動港灣地帶及產業轉型契機。未來亞洲新灣區會隨著時代變遷與時俱進，就產業發展、經貿趨勢、國際鏈結等，加以思索發展在地潛力產業及塑造城市風貌，將過去港埠碼頭、工業土地將轉而提供文化觀光、水岸休閒、遊艇郵輪、商業及生產服務業、數位創新科技等機能，引入新活動、新創意，讓亞洲新灣區成為臺灣發展新門戶及國際接軌新據點。

As a major transformation project of Kaohsiung and adjacent areas, the Asia New Bay Area aims to facilitate urban development through collaboration between central and local authorities. Together with the trend of container port transformation, the project can help Kaohsiung play to its strengths. Specifically, the old port area and areas nearby, originally a brownfield land, can be redeveloped with pollution control. Meanwhile, the aforementioned public facilities (i.e., Kaohsiung Exhibition Center, Kaohsiung Main Public Library, Kaohsiung Light Rail, Kaohsiung Music Center, and Kaohsiung Port Cruise Terminal) are expected to facilitate port and industrial transformation. In the coming years, the Asia New Bay Area will advance according to the latest trends of industrial, economic, and trade development, as well as its relations with the international community. In this way, local industries can thrive with uniqueness along with the city's charisma being developed. The old-time piers and industrial land then shift to serve for cultural tourism, waterfront leisure, yacht sailing and cruising, commercial and producer services, and digital innovation. Being open to new things and ideas, the Asia New Bay Area strives to become a new icon of Taiwan aligning with international standards.

## 都市發展

## Urban Development

### 一、綜合企劃業務

#### 1. Comprehensive planning

##### (一) 推動高雄多功能經貿園區國公營土地開發

##### **(1) Development of public land in Kaohsiung Multifunctional Commerce and Trade Park**

為加速經貿園區開發，打造 5G AIoT 創新園區、智慧產業及會展聚落，持續與國營事業地主合作招商，其中台電特貿三公辦都更案已於 110 年 12 月 14 日公告三處基地最優申請人，刻依規定辦理議約程序中，預計 111 年第一季完成實施契約簽訂。

To accelerate development in the commerce and trade park, create the 5G AIoT Innovation Hub, and establish a smart industry and exhibition center, the city government has partnered with state-run enterprise landlords to invite businesses to tender for relevant contracts. For example, the optimal applicants for the three bases involved in the Government-Hosted Urban Renewal Project for Three Special Trade Areas of Taipower was announced on December 14, 2021. These entities are now drawing up contracts, which are expected to be signed by the first quarter of 2022.

##### (二) 啟動多功能經貿園區第三次通盤檢討

##### **(2) Third comprehensive review on Kaohsiung Multifunctional Commerce and Trade Park**

為建構亞洲新灣區為 5G AIoT 智慧城示範區，促使高雄產業升級、創造就業，市府已於 109 年啟動都市計畫通盤檢討，配合部門發展與公共建設、產住綜合開發、調整新興產業土地使用及研訂開發獎勵機制等，已完成通盤檢討規劃草案，預計 111 年辦理產官學界座

談會及都市計畫行政程序。

To establish the Asia New Bay Area as a smart city pilot zone involving 5G AIoT that stimulates industrial upgrading and job creation in Kaohsiung, the city government began reviewing and developing an urban renewal plan involving departmental development, infrastructure construction, comprehensive industrial–residential development, land use readjustment for emerging industries, and development-related incentives in 2020. Having reviewed the plan draft, the city government plans to hold an industry–academia–government forum and launch administrative procedures related to urban renewal in 2022.

### **(三) 中油楠梓高煉廠轉型研發專區**

#### **(3) Transformation of CPC Corporation's Kaohsiung Refinery into a research and development zone**

配合行政院循環經濟及半導體 S 廊帶產業政策，經濟部預計於高雄煉油廠建置循環技術暨材料創新研發專區，本府已協助完成原材料倉庫歷史建築再利用，已於 110 年 12 月啟用；另研發專區都市計畫變更案 110 年 10 月 6 日經本市都委會審議通過，其主要計畫已於 110 年 11 月報內政部核定中，預計 111 年上半年完成。

In response to the industrial policies of circular economy and Southern Semiconductor S Corridor proposed by the Executive Yuan, the Ministry of Economic Affairs plans to establish a research and development (R&D) zone specializing in circulation technology and material innovation at the original Kaohsiung Refinery. The city government has already renovated several buildings that were originally material warehouses, which were opened in December 2021. The urban renewal plan for the R&D zone was approved by the Kaohsiung Urban Planning Committee (hereinafter the “KUPC”) on October 6, 2021. Major contents were submitted to the Ministry of the Interior

(hereinafter the “MOI”) for approval in November 2021, which is expected to be completed in the first half of 2022.

## **二、區域發展及審議業務**

### **2. Regional development and reviews**

#### **(一) 本市都市計畫委員會審議業務**

##### **(1) Reviews conducted by the KUPC**

本市都市計畫委員會 110 年共召開 27 次會議(委員會 10 次、專案小組會議 17 次)，配合促進產業發展、優化交通改善措施、公設保留地還地於民、改善淹水問題、興建社會住宅、充實基礎建設及都市更新等類，計完成 30 案審議，重要案件臚列如下：

The KUPC convened 27 meetings in 2021 (10 committee meetings and 17 task force meetings). A total of 30 projects were reviewed, including those aiming at stimulation of industrial development, optimization of traffic management measures, return of land reserved for public facilities to citizens, flood control solutions, social housing, infrastructure construction, and urban renewal. Among them, crucial projects are provided as follows.

1. 促進產業發展：審議通過中油高煉廠行政區及楠梓園區變更案，以利中油材料創新研發專區及台積電等大型產業進駐，增加本市就業機會促進產業升級；鳳山國泰重劃區台糖土地提高建蔽率案，以利引進大型開發商提升商業發展；和發產業園區閒置電力事業用地變更為產業專業區，以利活化土地協助產業進駐。

1. Stimulation of industrial development: The KUPC approved a project focusing on renovating the administrative region and Nanzih branch of CPC Corporation’s Kaohsiung Refinery. The renovated area will enable the establishment of the CPC Corporation Material Innovation R&D Zone and factories of tech giants such as TSMC, thereby creating more jobs for Kaohsiung with industrial upgrades. The

Fongshang Cathay Redevelopment Zone project hosted by Taiwan Sugar Corporation aims at enhancing building coverage ratio to attract large developers which stimulate commercial development. Additionally, the KUPC approved a project focusing on improved land use, whereby electric utility idle land of the Ho Fa Industrial Park will be changed into an industry-specific zone, serving as an industry hub in the future.

2. 優化交通改善措施：審議通過凹子底地區龍德新路拓寬及東延案，紓解輕軌通車後大順路車流；建國三路 46 巷計畫道路寬度調整案，以維護交通安全及雄中校地完整；榮總北側部分公園用地變為為道路及醫療用地，改善地區道路系統有助於整體防災及緊急醫療救護動線。
2. Optimization of traffic management measures: the KUPC approved a project aiming to widen and expand New Longde Road at Aozihdi eastward in an effort to divert traffic away from Dashun Road once the light rail is opened. The width adjustment project for Lane 46, Jianguo 3rd Road intends to ensure traffic safety and campus integrity of Kaohsiung Municipal Kaohsiung Senior High School. The KUPC also approved a project transforming part of the park land—located north of the Kaohsiung Veterans General Hospital—into general roads and those for medical use, ultimately improving local road systems that help establish better traffic flow for disaster prevention and emergency medical care.
3. 公共設施用地解編還地於民：審議通過原高雄市地區公共設施用地專案通檢、美濃原市一等六處附帶條件地區專案通檢、鳳山醫院未使用公設用地解編等案。
3. Return of land reserved for public facilities to citizens: The KUPC approved comprehensive reviews on projects involving land reserved



for public facilities that belonged to the former municipal region before Kaohsiung City was merged with Kaohsiung County in 2011, the redevelopment of 6 conditional regions (including the 1st Market land) in Meinong, as well as deregulation of idle land reserved for public facilities at the Kaohsiung Municipal Fengshan Hospital.

- 4.改善淹水問題：審議通過美濃湖排水渠道變更、後勁溪仁武橋至高速公路橋整治工程用地變更案、梓官潭子底抽水站變更案，改善地區淹水問題；林園爐濟殿公園西北側至中芸國中西南側海岸海堤變更案，改善海堤環境，提供市民休憩及維護居住安全。
4. Flood control solutions: The KUPC approved several projects to better prevent flooding, such as the discharge channel change in the Meinong Lake, land use change for the renovation work across the Renwu Bridge (over the Houjin River) to the National Highway No. 1 bridge, and land use change for the construction of a pumping station at Tanzihdi of Zihguan District. The KUPC also approved a project that will renovate breakwaters (from breakwaters located northwest of the Lujidian Park to those located southwest of Jhongyun Junior High School) in Linyuan District, providing a place for citizens to spend their leisure time with sufficient residential safety.
- 5.興建社會住宅：審議通過凹子底機十用地、楠梓 33 期重劃區台糖土地做社會住宅使用，照顧市民居住權益。
5. Social housing: The KUPC approved social housing projects, including those transforming the Aozihdi office Land NO.10 (land reserved for government agencies) and Nanzhih 33rd Redevelopment Zone (originally belonging to Taiwan Sugar Corporation) into social housing units to safeguard citizens' right to housing.
- 6.充實基礎建設：審議通過左營原士校營區變更為體育場用地，落實國家運動園區長遠發展、捷運橘線鳳山轉運站及舊市議會站捷運

聯合開發案，促進商業發展；通過澄清湖國立原民博物館案，作為原住民文化展示交流場館，並提升澄清湖地區之觀光發展。

6. Infrastructure construction: The KUPC approved a project aiming to change a camp site (originally part of a military academy in Zuoying District) into a sports ground to follow the long-term agenda of establishing national sports parks, and another project centering on joint land development between Fongshan Bus Transfer Station (Dadong of Kaohsiung Metro) and Former Kaohsiung City Council Station (Fongshan West of Kaohsiung Metro) to stimulate commercial development. The authority also approved a project to found the National Indigenous People Museum at the Chengcing Lake, where indigenous cultural properties can be exhibited to facilitate cultural interaction as well as tourism development near the Chengcing Lake.
7. 都市更新：審議通過三民區臺鐵站東宿舍更新地區都市更新計畫案，透過都市更新的資源整合與事業計畫推動，帶動地區發展；岡山行政中心變更及都市更新計畫案，提高公有土地權利價值並設置新行政中心；左營原水肥、瀝青廠機關用地變更為住宅區，推動公辦都市更新作業，將閒置土地資產積極活化再利用。
7. Urban renewal: The KUPC approved an urban renewal project focusing on redeveloping the East Dormitory of Taiwan Railways Administration located in Sanmin District, whereby regional development can be boosted through resource integration and urban renewal. The Gangshan Administrative Center renovation and urban renewal project aims to establish a new administrative center with enhanced value of right to public land for compensation. As for the project transforming the land originally belonging to governmental night soil treatment and asphalt plants into residential areas, it can facilitate redevelopment of idle real estate through government-hosted

urban renewal.

## **(二) 非都市土地開發審議**

### **(2) Reviews on non-urban land development projects**

本市非都市土地使用分區及使用地變更專責審議小組 110 年召開 8 次會議(審查會議 2 次、專案小組會議 6 次)，審議通過本市非都市土地第一次劃定各種使用分區及編定各種使用地類別、非都市土地使用分區更正案及慈陽科技產業園區開發計畫變更案等 3 案。

The review task force specializing in reviewing non-urban land use zoning and change projects in Kaohsiung convened 8 meetings in 2021 (2 review meetings and 6 task force meetings). It approved a total of 3 projects: projects involving first non-urban land use zoning and classification in Kaohsiung, non-urban land use correction, and development of the Sun Bean Tech Industrial Park.

## **(三) 擬定本市國土計畫**

### **(3) Spatial planning for Kaohsiung**

1. 本市國土計畫 109 年 8 月 5 日經內政部國土計畫審議會審議修正通過，並經內政部 110 年 4 月 15 日核定，本府於 4 月 30 日公告發布實施。
1. The Kaohsiung Spatial Plan was reviewed, amended, and approved by the Spatial Plan Review Committee under the MOI on August 5, 2020. The plan was ratified by the MOI on April 15, 2021, after which the city government announced its implementation on April 30.
2. 依全國國土計畫規定，直轄市、縣(市)應辦理鄉村地區整體規劃，110 年爭取到內政部補助經費辦理六龜鄉村地區整體規劃，預計 112 年 12 月完成。
2. As stipulated in the National Spatial Plan, municipalities and counties (cities) shall carry out overall rural planning. Accordingly, the city government has been granted with a subsidy from the MOI for rural

planning in Liouguei District; the plan is scheduled to be accomplished in December 2023.

### **三、都市規劃業務**

#### **3. Urban Planning**

##### **(一) 配合橋頭科學園區辦理都市計畫變更**

##### **(1) Urban planning aligned with the development of Ciaotou Science and Technology Park**

為推動高雄新市鎮後期轉型設置高雄科學園區擴區規劃增設橋頭第二園區，以群聚鄰近關聯產業形成產業走廊，計畫面積 355 公頃，提供 185 公頃產業專用區供科學園區使用。主要計畫及細部計畫已分別於 110 年 11 月 30 日及 110 年 12 月 1 日公告發布實施。

To add the second location to the Kaohsiung Science Park (i.e., Ciaotou Science and Technology Park) for later-stage transformation of Kaohsiung New Town, the city government plans to create a 355-hectare “industry corridor”, a cluster attracting companies with relevant businesses. Specifically, a 185-hectare site will be allocated for the Ciaotou Science and Technology Park as an industry-specific zone. Major and detailed plans were promulgated on November 30 and December 1, 2021, respectively.

##### **(二) 降低水患協助防洪治水用地變更**

##### **(2) Land use changes for flood control and management**

配合水利規劃整治內容檢討變更都市計畫，包括湖內 L 幹線雨水下水道及抽水站工程、梓官抽水站工程等。湖內（大湖地區）L 幹線雨水下水道及抽水站工程案業於 110 年 2 月 4 日公告發布實施，梓官抽水站工程案已於 110 年 10 月報請內政部核定。

Urban planning projects have been reviewed according to the desired water resources management plans, including the construction of an

L-shaped rainwater drainage and pumping station in Hunei as well as that of a pumping station in Zihguan. The Hunei (Dahu area) project was promulgated on February 4, 2021, while the Zihguan project was submitted in October 2021 to the MOI for approval.

### **(三) 辦理公共設施用地專案通盤檢討**

#### **(3) Comprehensive reviews on projects involving land reserved for public facilities**

為妥善解決公共設施用地因劃設保留數十年且長期未取得，致影響民眾權益問題，辦理本市 18 處都市計畫區公共設施用地專案通盤檢討（仁武、大寮、茄苳、湖內、湖內大湖地區、美濃、美濃湖、岡山、燕巢、澄清湖、鳥松仁美地區、大社、阿蓮、岡山交流道、高雄新市鎮既成發展區、楠梓交流道(鳳山厝部分)及原高市地區)。其中美濃湖業已公告發布實施，仁武、大寮、茄苳內政部已審竣，其餘 14 處刻於內政部都委會審議中。

Over the past decades, some land reserved for public facilities has yet to be acquired by the city government and has thus affected citizens' rights. To solve this problem, the city government conducted urban planning reviews of 18 regions with such land (i.e., Renwu, Daliao, Cieding, Hunei, Dahu area of Hunei, Meinong, Meinong Lake, Gangshan, Yanchao, Chengcing Lake, Renmei area of Niasong, Dashe, Alian, Gangshan Interchange, developed area of Kaohsiung New Town, Nanzih Interchange (the Fongshancuo section), and former Kaohsiung City area). Specifically, the Meinong Lake project has been kicked off, while the Renwu, Daliao, and Cieding projects have been approved by the MOI, with the remaining 14 projects being under review.

### **(四) 檢討整體開發區，促進土地有效利用**

#### **(4) Examination on the entire development area for effective land use**

1. 大社尚未完成都市計畫程序或開闢困難之 4 處附帶條件地區變更案

專案通盤檢討，已於 110 年 12 月 16 日完成 5 次市都委會專案小組討論，續提市都委會大會審議。

1. A comprehensive review has been conducted on the project dealing with the 4 conditional regions in Dashe that have yet to undergo urban planning or have encountered development difficulties. As of December 16, 2021, the KUPC had convened 5 task force meetings and has submitted the review results to the KUPC assembly for approval.
2. 美濃都市計畫 6 處附帶條件地區專案通盤檢討業經 110 年 8 月 26 日函請內政部核定，刻於內政部都委會審議中。
2. The redevelopment project of 6 conditional regions in Meinong was submitted on August 26, 2021 to the MOI for approval and is now being reviewed by the MOI-affiliated urban planning committee.

#### **(五) 完備交通路網辦理計畫道路變更**

##### **(5) Road redevelopment for complete transport network establishment**

配合林園清水岩（清水寺旁）路段改善開闢工程都市計畫變更案，業於 110 年 7 月 6 日公告發布實施。

An urban renewal project was devised in association with the improvement and road expansion construction at the Cingshueiyan (next to Cingshuei Temple) section and was promulgated on July 6, 2021.

#### **(六) 辦理大社特種工業區專案通盤檢討**

##### **(6) Comprehensive review on the Dashe Special Industrial District project**

本案於內政部都委會審議中，已召開 1 次現勘及 3 次專案小組審議，並於 110 年 4 月 21 日檢送內政部營建署第 3 次專案小組補充資料，俟小組委員確認後逕提大會審議。

The project is being reviewed by the MOI-affiliated urban planning committee; an on-site inspection and 3 task force meetings have been organized so far. The committee submitted supplementary information on the 3rd meeting to the Construction and Planning Agency of the MOI on

April 21, 2021. Once being approved by the task force members, the information will be submitted to the committee assembly for a review.

### **(七) 發展文創產業、打造鳳山中城計畫**

#### **(7) Development of cultural creation industry and Midtown Fongshan Plan**

1. 協助衛武營都會公園三連棟建築活化，爭取文化藝術團體進駐設點，作為文創聚落之先期進駐基地，已多次召開研商會議與現地勘查，探詢相關機構、團體進駐意願。

1. To redevelop the trio buildings in the Weiwuying Metropolitan Park and turn them into a pioneer hub of the cultural creation industry by attracting cultural and artistic groups, the Urban Development Bureau (hereinafter the “UDB”) has convened numerous meetings for discussions and on-site inspections, whereby the willingness of relevant institutions and groups to set a base in the hub was determined.

2. 透過台鐵高雄機廠、衛武營特商區、國泰重劃區台糖商二區等都市計畫檢討，引導土地適性、有效發展，國泰重劃區商二檢討已於 110 年 9 月 9 日公告實施。

2. By reviewing the urban planning projects of the Kaohsiung Workshop of the Taiwan Railways Administration, Weiwuying Special Business Zone, and Taiwan Sugar Corporation’s Cathay Redevelopment Zone (Class 2 land for business purposes), the UDB has achieved effective land use planning and development and launched the review of the Cathay Redevelopment Zone project on September 9, 2021.

## **四、都市設計業務**

### **4. Urban Design**

#### **(一) 本市都市設計及土地使用開發許可審議委員會審議業務**

##### **(1) Reviews conducted by the review committee of Kaohsiung focusing on urban design and land use development permits**

本市都市設計審議委員會 110 年度共召開 72 次會議(委員會 35 場計審議完成 84 件、幹事會 33 場計審議完成 56 件)，建築師簽證案完成 20 件，總計核定 160 件。

The urban design review committee of Kaohsiung convened a total of 72 meetings in 2021 (including 35 committee meetings [84 reviews completed] and 33 officer meetings [56 reviews completed]). Added with another 20 projects authenticated by architects, a total of 160 projects were reviewed throughout 2021.

## **(二) 高雄都審興革制度**

### **(2) Reform of Kaohsiung urban design review mechanism**

自去年推動委員會簡化程序以來，將都設審議案件占比 50% 的委員會申請案，分流為全員委員會、專案委員會及簡化委員會三種審議程序，增加開會頻率，案件隨到隨審。110 年度已召開 26 場簡化委員會、17 場專案委員會與 5 場全員委員會，達成了會議週週審、案件隨到隨審的目標，相比興革之前每年僅召開約 15 場委員會的次數而言，可有效解決以往案件排會待審時間冗長的問題。

Since the launch of the procedure simplification policy for committees last year, applications for urban design reviews, accounting for 50% of the total reviews, have been separately processed by full-member, project-specific, and simplified committees. More meetings have been convened to review any applications upon arrival. In 2021, the simplified, project-specific, and full-member committees held 26, 17, and 5 meetings, respectively, achieving the goal of weekly reviews and review upon arrival. Compared to the average of 15 meetings per year prior to this reform, an increased frequency of meetings held by different committee types has solved the problem of serious review schedule delay.



### **(三) 啟動都市設計審議無紙化作業**

#### **(3) Digital transformation of urban design reviews**

110 年 7 月起推動「都市設計視訊審議及無紙化」作業，並已於同年 12 月完成無紙化會議環境建置。無紙化制度實施以來，已節省相當於 30 萬 A3 紙張、約 250 萬文書印製費用，及減少 400 公斤二氧化碳排放量，同時可縮短文書往返時間，加上視訊審議的線上會議，兼顧防疫的同時亦能提高審議效能。

In July 2021, the campaign of “Transition to Conference Calls Without Paperwork for Urban Design Reviews” kicked off, while meetings have been held without any paperwork since December. Since then, an equivalent of 300,000 sheets of A3 paper and NT\$2.5 million on printing documents have been saved besides a reduction of 400-kg CO<sup>2</sup> emissions. Moreover, holding online meetings with no paperwork helps save time on documents being sent back and forth, achieve pandemic prevention, and enhance review efficiency.

### **(四) 啟動都市設計基準專案通盤檢討**

#### **(4) Comprehensive review on urban design review standards**

110 年 7 月起啟動「都市設計基準專案通盤檢討」，並於 110 年 12 月 30 日公告公開徵詢意見，蒐集公民團體對於都市設計基準的各項建議；經盤整都審地區之合理性與必要性，檢討不合時宜的管制規定後，可消弭都設基準衍生之執行問題，推動更有效率的行政服務。

In July 2021, the campaign of “Comprehensive Review on Urban Design Standards” kicked off. On December 30, the city government began seeking advice from non-governmental organizations regarding standard establishment for urban design reviews. Through opinion summarization based on review rationality and necessity for the urban design area in question and removal of outdated regulations, the city

government can avoid standard-related problems during project implementation and provide administrative services more efficiently.

## **五、社區營造業務**

### **5. Community Development**

#### **(一)「六龜之心」山城再造 2.0**

##### **(1) “Heart of Liouguei” mountain city redevelopment 2.0**

為重振六龜觀光產業，本府推動老街再造工程，接續整修池田屋歷史建築轉型為六龜故事館、旅遊資訊站，洪稠源商號(早期山地物產交易所)，轉型為小農展售中心，核心街區及周邊地景再造之外再將六龜主要街道鋪面及人行空間進行改善，形塑整體優質場域，期重振六龜老城區生活圈觀光產業，已於 110 年 6 月完工，該計畫並榮獲 2021 城市工程品質金質獎。

To revive the tourism industry in Liouguei District, the city government launched an old street redevelopment project, whereby a historic building—known as Ikedaya—was renovated and turned into Liouguei Story House with a tourism information center. Another ancient building, Hongkunyuan (an old-time store for mountain agricultural product transactions), was transformed into a smallholder product exhibition center. In addition to redevelopment work at the old street and surrounding landscape, major pavements and pedestrian spaces throughout Liouguei District were improved to establish a high-quality place in hopes of reviving tourism in the Liouguei old town. The aforementioned redevelopment project was accomplished in June 2021 and won the 2021 Golden Award of Urban Engineering Quality.

#### **(二)推動社區自力營造城鄉亮點**

##### **(2) Encouraging communities to self-develop their own features**

為發展高雄城鄉特色，每年協助社區改善生活環境品質，110 年推

行「社區營造多元輔助方案」，完成 23 處社造亮點，其中永安保寧社區獲頒「建築園冶獎」、阿蓮崙港社區榮獲「2021 城市工程品質金質獎」殊榮。

To develop features for each district in Kaohsiung and help communities improve their quality of life, the UDB initiated the “Various-aspect Community Development Subsidy Scheme” in 2021, whereby features of 23 communities have been developed. Specifically, the Yongan Baoning community and Alian Lungang community won the Yuan Ye Awards and 2021 Golden Award of Urban Engineering Quality, respectively.

### **(三)鐵路地下化綠園道兩側藝術彩繪活動**

#### **(3) Artistic painting campaign along the green lanes above railroad lines that have been moved underground**

由都發局及鼓山、三民、苓雅及鳳山區公所合作，完成 28 幅創意彩繪作品及 50 棟建物外牆面簡易彩繪。除了改善原本的牆面外觀，也為城市的市容增添了許多表情與趣味，更是吸引了許多來朝聖拍照的外地遊客；媒合藝術家與居民，加深了鄰里之間的關係，也藉由這個方式，提升市民的光榮感。

The UDB partnered with Gushan, Sanmin, Lingya, and Fongshan District Offices to complete 28 creative paintings and 50 simplified paintings on exterior building walls. These paintings help improve building appearances, add embellishments to cityscape, and attract foreign tourists to visit and take photos. This painting campaign, by connecting artists with local residents, has cemented neighborhood ties, allowing citizens to take pride in Kaohsiung.

## 六、都市更新業務

### 6. Urban Renewal

#### (一) 鼓勵老舊社區自主辦理都市更新整建維護

##### (1) Campaigns encouraging self-organized urban renewal for old communities

鼓勵民眾爭取中央都更基金補助，自行推動都市更新整建維護，於輔導社區爭取內政部之都市更新規劃設計經費及工程經費補助，透過都更方式修繕大樓外牆磁磚剝落，提升公共安全並改善居住品質；截至 110 年底，規劃設計費補助已核定 28 案、工程經費補助已核定 9 案。

The UDB has encouraged and assisted community residents to apply for subsidies (i.e., those for design and planning and construction) from the central government (i.e., MOI) so as to launch an urban renewal project independently. In this way, the problem of the falling off of exterior building tiles can be solved while public safety and residential quality can be ensured. As of late 2021, 28 design and planning subsidy applications were approved, compared to 9 applications approved for construction subsidization.

#### (二) 成立都市更新工作站，協助民間自主推動都市更新

##### (2) Establishment of urban renewal offices to help the private sector promote self-organized urban renewal

陸續成立民族、河濱、中興及慈愛等社區都更工作站，組成輔導團隊進駐社區，協助籌組都市更新會；搭配 588 自主都更輔導專案，50%的所有權人同意成立更新會，接著是籌措財源，只要 80%所有權人同意，就可向中央申請補助辦理更新事業，第三步就是透過更新會討論整合事業及權利變換計畫，獲 80%所有權人同意，就可報市府大會審議。(圖 1)

Urban renewal offices were founded in various neighborhoods

including Minzu, Hebin, Jhongsing, and Cihai, where consultation teams have been deployed to help establish urban renewal associations. The city government also launched the 588 Self-Organized Urban Renewal Guidance Project to simplify urban renewal procedures. First, at least 50% of owners in question shall agree to establish an urban renewal association prior to fundraising. Next, application for subsidies from the central government is available as long as 80% of owners agree to do so. Finally, the urban renewal association shall propose an urban renewal business plan and rights transfer plan with approval from 80% of owners, after which the plans can be reported to the city government assembly for a review (Fig. 1).

### **(三) 都市更新一六八專案法制化作業，加速都更審議流程**

#### **(3) Legislation of the 168 Urban Renewal Project to shorten review process**

藉由都市更新一六八專案，加速都更審議流程。當土地及合法建物所有權人 100%同意實施都市更新，且都更審議程序中全無爭議，都發局會在都市更新事業及權利變換計畫報核後 6 個月工作天完成報核審定、遞件申請起算 8 個月工作天內核發建照。(圖 2)

The 168 Urban Renewal Project helps accelerate relevant reviews. When all the land and legal building owners (100%) agree to implement urban renewal and that no dispute is present during the review, the UDB will accomplish a review in 6 work months after receipt of the urban renewal business and rights transfer plans and issue a construction permit within 8 work months after application submission (Fig. 2).

## **七、住宅發展業務**

### **7. Housing Development**

#### **(一) 社會住宅興建目標由 8,800 戶擴大至 1 萬戶**

##### **(1) Target number of social housing construction expanded from 8,800**

## **to 10,000 households**

為因應未來亞洲新灣區 5G AIoT 新創園區及橋頭科學園區開發所衍生的住宅需求，及配合內政部推動社會住宅政策，市府與中央共同興建社會住宅目標由原本 8,800 戶擴大至 1 萬戶，規劃於岡山、楠梓、仁武、左營、三民、前鎮、鳳山、小港、前金、大寮等人口密集行政區推動興建，自 110 年度起陸續發包工程，預計 114 年後完工，全方位滿足企業員工、就業青年、經濟及社會弱勢者之安居需求，落實居住正義。(圖 3)

In response to the rising demand for housing from the development of the Asia New Bay 5G AIoT Innovation Hub and Ciaotou Science and Technology Park as well as the MOI-proposed social housing policy, the target number of social housing units—constructed by the city and central governments—has been raised from 8,800 to 10,000 households. The social housing project focuses on construction in densely populated regions, namely Gangshan, Nanzhih, Renwu, Zuoying, Sanmin, Cianjhen, Fongshan, Siaogang, Cianjin, and Daliao Districts. Since 2021, the city government has been outsourcing construction projects, which are scheduled to be completed after 2025. These projects will comprehensively meet the demand for housing from employees, young people, and financially and socially disadvantaged groups, ultimately achieving housing justice (Fig. 3).

## **(二) 住宅及青年婚育家庭租金與利息補貼，照顧弱勢家庭居住需求**

### **(2) Housing-related rent and interest subsidies for young people and families with children, fulfilling the demand for housing from disadvantaged families**

為協助弱勢家庭住宅需求，辦理整合住宅補貼（即租屋租金補貼、購屋及修繕貸款利息補貼），110 年度整合住宅補貼核定第 1 次租金補貼 16,435 戶、自購住宅貸款利息補貼 916 戶及修繕住宅貸款利息

補貼 171 戶，總計協助 17,522 戶弱勢家庭滿足居住需求。(圖 4)

To help disadvantaged families with housing, a subsidy scheme was announced (i.e., rent and interest subsidies on home and renovation loans). In 2021, the first rent, home loan interest, and renovation loan interest subsidies were granted to 16,435 households, 916, and 171 households, respectively, providing housing assistance to a total of 17,522 disadvantaged families (Fig. 4).

### (三) 社會住宅包租代管租金補貼，保障租賃雙方權益

#### **(3) Rent subsidy on social housing sublease and management to protect landlords' and tenants' rights**

為協助弱勢家戶及於本市就業、就學青年租屋，提升居住品質，藉由引進民間業者協助政府辦理民間空屋轉租或媒合服務作為社會住宅，其包租或代管以不超過市價租金 8~9 折承租，租賃雙方獲得更好的服務及保障，促使租屋市場導向專業化經營，第 1、2、3 期共計成功媒合 1,560 戶。

To help disadvantaged families and young people working or studying in Kaohsiung improve residential quality, the city government has assigned the private sector to serve as a social housing sublease and rental broker. For such sublease and housing management services, the tenant can rent an apartment at 10–20% less than the average rent. As such brokerage system tends to provide better service to, and protect, both landlords and tenants, it has directed the rental market to professional housing management. The first-, second-, and third-phase services have helped 1,560 tenants to successfully rent accommodation.

### (四) 因應疫情調降社宅租金及加碼租金補貼

#### **(4) Social housing rent reduction with additional rent subsidies in response to the pandemic**

因應嚴重特殊傳染性肺炎本土疫情，並照顧本市市民，市府主動全

面減租社宅住戶 3 成租金、社宅店鋪減收 5 成租金，為期 3 個月，減輕店鋪承租人及社宅住戶之經濟負擔。

另為減輕市民租屋族租金負擔，提出住宅租金補貼加碼紓困補貼，以住宅租金補貼原有補貼金額額外再加碼 1 個月 30%(一次發放)，幫助租屋族渡過疫情難關。

To protect citizens affected by the COVID-19 pandemic, the city government has reduced rent by 30% and 50% for social housing apartments and storefronts, respectively, for 3 months so as to relieve financial burden on social housing tenants.

To help citizens currently living in rented accommodation, the city government proposed a new subsidy scheme by offering an additional 30% bonus per month besides the original rent subsidy (lump sum). The goal is to help tenants overcome the pandemic crisis.

#### **(五) 南台灣首座新建型社會住宅~持續推動「機 11」社宅 245 戶**

##### **(5) First-ever social housing complex in southern Taiwan: the Office Land NO. 11 Project with a capacity of 245 units**

配合中央社會住宅政策及高雄鐵路地下化計畫，在高雄精華核心區綠廊帶及台鐵民族通勤站旁市有土地，委託知名國際麥肯諾建築師事務所規劃設計打造「機 11 社會住宅」，108 年 5 月 30 日開工，預計 111 年完工，將規劃 40% 戶數供經濟或社會弱勢者居住，60% 戶數供大學生與一般受薪戶市民，搭配社區活動、托兒照顧等多元社會服務。

To comply with the central government's social housing policy and Kaohsiung Urban Railway Underground Project, the city government entrusted world-famous architecture firm Mecanoo to design a social housing complex at Office Land NO.11 (land reserved for government agencies) —owned by Kaohsiung City—located at the downtown area near the Taiwan Railways Minzu Station that is crowded with



commuters. The project was launched on May 30, 2019 and is expected to be accomplished in 2022. After the complex is built, 40% of the housing units will be reserved for financially and socially disadvantaged groups, whereas the remaining 60% will be leased to college students and average citizens; the complex will also come with various services including community activities and childcare.

## **八、都市開發業務**

### **8. Urban Development**

#### **(一) 旗糖農創園區建設暨招商**

##### **(1) Construction of Cishan Agriculture Park and investment promotion**

為促進城鄉均衡發展，強化大旗美地方特色產業，活化改造百年旗山糖廠，轉型為兼具農業展銷售、加工加值及觀光、體驗等複合機能的產業園區。本計畫業獲經濟部核定經費補助共計1億400萬元，採分年分期開發，110年園區倉庫群建築修繕及景觀改善工程已完成驗放，並接續旗糖農創園區建設成果，進行糖廠與周邊社區及河堤界面之整體環境整備，串接公共開放空間及水綠環境資源。另招商部分110年完成招商1家正修科大USR進駐，至110年度計有3家廠商進駐(香蕉城手信號、正修科大USR、辰農農產工作室)。

The Cishan Agriculture Park project aims to balance urban-rural development, strengthen unique industries in Cishan and Meinong, and transform the century-old Cishan Sugar Refinery into a multifunctional industrial park for agricultural demonstration, marketing, and value-added tourism and experiences. This multi-phase project has been funded by the Ministry of Economic Affairs with a grant of NT\$104 million. In 2021, the construction involving warehouse renovation and landscape improvement was accomplished and accepted, followed by redevelopment of the refinery, surrounding communities, and

breakwaters aiming to integrate public spaces with water and environmental resources. As for the investment promotion progress, Cheng Shiu University decided to set its university social responsibility (Cheng Shiu USR) branch at the Cishan Agriculture Park in 2021, totaling three businesses setting bases in the industrial park (i.e., Banana City Souvenir, Cheng Shiu USR, and Chennong Studio).

## **(二) 大樹舊鐵橋國定古蹟維護**

### **(2) Maintenance of national monument, Gaoping Old Iron Bridge, in Dashu**

為維持大樹舊鐵橋國定古蹟參觀體驗品質，110 年爭取文化部「文化資產保存修復及管理維護計畫」補助經費，辦理設施定期巡檢、定期清潔、鐵軌枕木損壞抽換、橋體漆面保養維護、機電設施檢修及滅火器、監視設備新增等作業。

To ensure quality tourist experiences at the Gaoping Old Iron Bridge, a national monument located in Dashu District, the UDB applied for a subsidy from the Ministry of Culture in 2021 for Cultural Heritage Preservation, Management, and Maintenance Project to carry out regular inspections and cleaning, replace broken railroad ties, apply paint finishes to the bridge structure, perform inspections on electromechanical facilities as well as installation of fire distinguishers and security cameras.

## **(三) 測設都市計畫樁位，加速都市建設**

### **(3) Urban planning stake surveys aiming to accelerate urban construction**

為促使都市建設順利推動並加速完成，依都市計畫發布或公共工程或防洪工程等需求，辦理都市計畫樁測設。110 年已完成變更高速公路楠梓交流道附近特定區計畫(鳳山厝部分)(都市計畫圖重製專案通盤檢討)案等 54 案之樁位測定作業。

To accelerate urban construction and fulfil the demand for urban planning,

public construction, and flood control construction, the city government has performed stake surveys. In 2021, stake surveys were accomplished for a total of 54 projects covering specific regions near the Nanzih Interchange (e.g., the Fongshancuo section and comprehensive review on urban planning map redrawing projects).

#### **(四) 都市計畫書圖重製暨整合應用計畫**

##### **(4) Urban planning map redrawing and integration projects**

為提升都市計畫圖精度、解決原紙圖不易保存及伸縮變形，維護民眾合法權益，持續辦理都市計畫書圖重製專案通檢。110 年已完成岡山、鳥松(仁美地區)等 2 個都計區發布實施；完成梓官公開展覽及興達港漁業特定區公開展覽草案。

To improve the accuracy of urban planning maps, solve problems caused by deterioration and deformation of the original map paper, and protect citizens' legal rights, the UDB continues to conduct a comprehensive review on urban planning map redrawing projects. In 2021, the projects for Gangshan and Niaosong (Renmei area) were promulgated, with the drafts of the Zihguan project and Singda Harbor Fishery Zone project being announced.

#### **(五) 辦理都市更新**

##### **(5) Urban renewal**

###### **(1) 左營機 20 公辦都更**

###### **(1) Government-hosted urban renewal at Office Land NO. 20 in Zuoying**

位於左營區大中路與民族路口機關用地(機 20)，面積 1.8 公頃，市府配合打造南部半導體材料 S 廊帶經濟發展政策，列為企業安家基地之一，採公辦都更權利變換方式開發，並經 110 年 9 月 17 日本市都委會及 110 年 12 月 21 日內政部都委會審議通過，變更都市計畫為 1.4 公頃第 5 種住宅區及 0.4 公頃的公園及廣場用地。

都更整體開發效益，預估引進民間投資超過投資超過 100 億元，除可提供住宅及一樓得做商場(店)或超商(市)服務外，並設置日照中心(含長輩關懷及課程活動)、身心障礙機構、約 200 戶社會住宅及市府辦公空間等公益設施（約 5,000 坪）。

In compliance with the Southern Semiconductor S Corridor policy, the city government plans to transform the 18-hectare land (Office Land NO.20) reserved for government agencies—located at the intersection of Dajhong Road and Minzu Road in Zuoying District—into an enterprise base through urban renewal involving rights transfer. This urban renewal project, which was approved by the KUPC and MOI-affiliated urban planning committee on September 17 and December 21, 2021, respectively, intends to establish a 1.4-hectare Class 5 residential area along with 0.4-hectare land reserved for parks and plazas. The redevelopment is estimated to attract an investment from the private sector totaling over NT\$10 billion. In addition to residential buildings, first-floor storefronts for mall, store, supermarket, or convenience store use, the redeveloped community will come with adult day care centers (including services of caring activities and courses for older adults), institutions for persons with disabilities, 200 social housing units, a city government office, and other public facilities (with a total area of 1.66 hectares or so).

**(2)七賢國中舊址都市更新暨與城中城公益性跨區區段徵收、面臨城中城大樓第一排老舊建物牆面景觀改善計畫**

**(2) Urban renewal around the previous location of Cisian Junior High School, cross-district zone expropriation for public welfare at the site of 2021 Kaohsiung structure fire in Yangcheng district, and exterior wall improvement for buildings adjacent to the fire site**

因應城中城大樓火災，市府提出「公益性跨區區段徵收」方案，

經地政局區段徵收意願調查，取得城中城大樓超過 8 成所有權人同意辦理跨區區段徵收，都發局依都市計畫法第 27 條第 1 項第 1 款「因火災遭受損壞時」規定，啟動都市計畫迅行變更，城中城原址變更為公園，並與七賢國中舊校址東側臨市中一路做為區段徵收抵價地配地及社會住宅基地，110 年完成都市計畫細部計畫公開展覽。另七賢國中舊校址西側臨河東路街廓則由市府與國產署合作持續辦理規劃開發。

In response to the 2021 Kaohsiung structure fire in Yangcheng district, the city government proposed the “Cross-District Zone Expropriation for Public Welfare” solution, whereby the Land Administration Bureau investigated the willingness of property owners within the zone in question and obtained the consent of over 80% of these owners regarding land expropriation. Later, the UDB quickly initiated an urban renewal project in accordance with Subparagraph 1, Paragraph 1, Article 27 of the Urban Planning Law (immediate action is required “when there is damage as a result of ...fires”). The project intends to transform the Cheng Chung Cheng building, where the fire broke out, into a park; it will also designate the block along Shihjhong 1st Road (east to the previous location of Cisian Junior High School) as land compensated for the aforementioned zone expropriation and a social housing base. In 2021, the details of this project were announced. As for the block beside Hedong Road (west to the previous location of Cisian Junior High School), the city government has continued working with the National Property Administration on development planning.

有關府北里環境再生，都發局 110 年爭取經費 5,600 萬元辦理面臨城中城大樓第一排老舊建物將一併進行牆面景觀改善，作為鹽埕風貌再生之示範，促進未來帶動鹽埕地區相關民間都市再生。

Regarding environmental restoration in Fubei Village, the UDB acquired a budget of NT\$56 million in 2021 to improve the exterior walls of adjacent old buildings (first line next to Cheng Chung Cheng). The redeveloped building walls will serve as an example of revitalization in Yancheng District and in turn stimulate urban revival throughout the entire district.

#### **(六) 容積移轉執行成效**

##### **(6) Results of floor space transfer projects**

為解決公設保留地及財政問題，本府實施都市計畫容積移轉，於 102 年 7 月起規定容積移轉申請案件之移入容積，須以一半繳納代金及一半捐贈公設保留地來執行。110 年全年度核發 79 件容積移轉許可證明，取得 7.49 億元容積移轉代金及 14,148.33 平方公尺之公共設施保留地。前開容積移轉代金亦專款專用於取得公共設施保留地，市府可減少編列土地徵收費用，減輕公務預算負擔，並保障部分未徵收之公共設施保留地地主之財產權，降低民怨。

To solve problems related to land reserved for public facilities and fiscal problems, the city government has begun implementing floor space transfer for urban planning. Starting in July 2013, for any floor space application, a commission shall be paid for half of the floor area to be transferred in, while the other half shall be donated as land reserved for public facilities. In 2021, a total of 79 floor space transfer permits were issued, allowing the city government to earn transfer commissions totaling NT\$749 million and land reserved for public facilities with a total area of 14,148.33m<sup>2</sup>. The aforementioned commissions will also be used for acquiring other land reserved for public facilities under a special account, enabling the city government to save land expropriation spending with less administrative budget. The approach also helps protect the property rights of landlords owning

land reserved for public facilities that has yet to be expropriated, thereby reducing complaints from the public.