

TAINAN, Taiwan

Sustainable Growth of Historical and Waterfront areas

An INTA International Advisory Panel

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THE MISSION

1) *The request from the host institution*

2) *The objectives given to the panel*

i) **Mandate**

- To review the development projects to enhance the domestic and international value of the city.
- To propose what development will be necessary for the central district to balance the other poles in the city.
- Which urban form and spatial organisation could give a new image to the City and lead to sustainable development of lifestyles and business?
- To conceive linkage and integration of the central district with the maritime sea front

ii) **What is an INTA panel**

- An INTA panel is a service from the membership to members
- A panel is not a mission of consultants or experts, but a *voluntary* contribution from practitioners who came to share their ideas and professional experiences with colleagues
- A panel is an opportunity to look, together, differently at a given urban situation

iii) **Composition of the panel**

Composition of the Panel

- | | |
|------------------------------------|----------------------------|
| ▪ Atsushi Omatsu, Japan | ▪ Hsu, Chung-chang, Taiwan |
| ▪ Christian Laroche, France | ▪ Jhuan, De-liang, Taiwan |
| ▪ Degin Zhou, Japan | ▪ Hsieh, Wen-chuan, Taiwan |
| ▪ Edward T. Huang, USA | ▪ Chen, Yen-jong, Taiwan |
| ▪ Klaus Herrmann, Germany | |
| ▪ Marek Bryx, Poland | INTA Staff |
| ▪ Philip Dibsedale, United Kingdom | ▪ Michel Sudarskis, France |
| ▪ Roland Lin Chih-hung, France | ▪ Paula Pallares, Spain |
| ▪ Takashi Tei, Japan | |
| ▪ Tony Chao, Taiwan | |

iv) **The supporting team**

Supporting team

- | | |
|--------------------------|----------------------------|
| ▪ Lin, Han-Liang, Taiwan | ▪ Fay Chen, Taiwan |
| ▪ Chao, Tzu-Yuan, Taiwan | ▪ Eric Liu, Taiwan |
| ▪ Sean Choong, Taiwan | ▪ Elisa Lu, Taiwan |
| ▪ Chen, Ching-Yi, Taiwan | ▪ Chen, Meng-Cio, Taiwan |
| ▪ Lin, Wen-De, Taiwan | ▪ Chang, Lien-Yi, Taiwan |
| ▪ Lu, Chao-Hung, Taiwan | ▪ Lin, Cheng-Nan, Taiwan |
| ▪ Tu, Chien-Hung, Taiwan | ▪ Xie, Chang-En, Taiwan |
| ▪ Yen, Yung-Chi, Taiwan | ▪ Chen, Yu-Sheng, Taiwan |
| ▪ Hsu, Sheng-Po, Taiwan | ▪ Jian, Jia-Rao, Taiwan |
| ▪ Su, Chung-Ming, Taiwan | ▪ Hsu, Chung-Chang, Taiwan |
| ▪ Lin, Chien-Fei, Taiwan | |

Supporting team

- | | |
|-----------------------------|----------------------------|
| ▪ Chuang, Te-Liang, Taiwan | ▪ Ashley Liu, Taiwan |
| ▪ Hus, Keng-hsiu, Taiwan | ▪ Tsao, Chia-Chi, Taiwan |
| ▪ Hsieh, Wen-Chuan, Taiwan | ▪ Eason Liao, Taiwan |
| ▪ Chuang, Wu-Hsiung, Taiwan | ▪ Hsu, Ling-Fang, Taiwan |
| ▪ Chen, Hsin-I, Taiwan | ▪ Chang, Hui-Yuan, Taiwan |
| ▪ Winny Huang, Taiwan | ▪ Chen, Szu-Han, Taiwan |
| ▪ Harris Tsai, Taiwan | ▪ Du, Jia-Jun, Taiwan |
| ▪ Tzeng, Yao-Shuan, Taiwan | ▪ Huang, Nien-Ping, Taiwan |
| ▪ Cheng, Hao-Teng, Taiwan | ▪ Raymond Hsu, Taiwan |
| ▪ Li, Joe Y, Taiwan | ▪ Joanna Lin, Taiwan |
| ▪ Liao, Chin-Hsien, Taiwan | ▪ Tan, Chin Yee, Taiwan |
| ▪ Jamie C. Wang, Taiwan | ▪ Liao, Nai-Huan, Taiwan |
| | ▪ Chen, Ping-Li, Taiwan |

v) Working method

- The 5 steps
- preliminary site analysis
- site appraisal through technical visit
- interviews with community representatives, users, developers, designers, policy makers, opinion leaders
- discussion and benchmark seminar
- reporting on Panel's proposals
 - Documents consulted
 - The interviews

vi) Words of caution

- Response to an invitation by the host City:
 - to share *experiences* and *knowledge* on comprehensive urban development,
 - to analyse the role and contribution that a large scale redevelopment projects could make to Tainan future
- Few days in Taiwan, thus **limited** time for analysis, discussion and access to information
- **Not a master plan** for the City Centre or a proposal in defence of a particular type of development
- Reflections from experienced practitioners on issues raised by development strategy of few areas in Tainan

THE STATE OF THE TERRITORY

1) Local context

- (a) Development opportunities created by the future merging of the County and the City.

2) Expectations

from the host, the local population, the other actors...

The challenge is to foster the emergence of a strategic vision that could influence the development of the city and the county at the same time.

i) A vision contributing to regional and national policy objectives:

Opportunity to contribute to the improvement of climate change and reduction of carbon emissions both being singled out by the Taiwanese Authorities as national and regional priorities. These objectives need the engagement of local authorities and of all territories

As tomorrow is being shaped by today's development, building a sustainable future implies new planning concepts such as ecomobiity of people and goods, less reliance on private car, less transport, carbon neutral development, 100% renewable energy, support for sustainable industrial growth and innovation in all aspects of city life.

Urbanity can be defined as a collective way of experiencing the city and its functions, but also as the will to examine the heterogeneity of its forms and to think out public space to encourage people to meet in places they share in common.

The ultimate goal of the vision is to create society, i.e. to bring together people of all conditions and all origins. But one must not forget the prevailing trend towards individualism and

the search for autonomy. European developers address this contradiction in the aspiration for the town, on one side in the search for animation, community life, the importance of public realm, and on the other side in seeking to preserve privacy, being at home, in an intimate circle. Chinese developers and planners might have a different approach, focusing more on the private side rather than on the public one. Nonetheless there is a need to reconcile living together and living at home.

Creating urbanity is the task of the developer, being public or private, with the support of planners, architects, and landscapers. On the ground it is the careful design of buildings that will distinguish public space from private one, their dialogue with vegetation, the pathways that border or cross them, which make up the kind of atmosphere one wishes to achieve. Urbanity is landscape, atmosphere, place: it is usually perceived on the scale of views from windows, but also on the scale of different types of mobility from the pedestrian to the car or public transport systems.

ii) A territory in search of competitive positioning

- (a) a recognisable position at National level
- (b) a specific position as Regional metropolis
- (c) a "Gateway" City extending its reach

New challenges, new positioning

- Tainan at the edge of a rapidly changing regional system

Tainan : a good international branding

- Ming-Ching China, Portugal,
- Netherlands, Japan, Taiwan RoC
- New major equipment
- National Park

From city to agglomeration to metropolitan scale

- Tainan needs to assert it strength, to reinforce its competitiveness
- Improving the overall City quality as leverage for increased attraction

New challenges, new positioning

Changing social structure

- An aging population**
- A more diverse society**
- A more demanding youth generation**

generation

New challenges, new positioning

- Territorial coherence and cohesion
 - Integrating the neighbourhoods
 - Towards a unitary authority

3) Constraints

- Local power structure,
- Higher level strategies that could interfere with local strategies

THE CHALLENGES

The challenge is to foster the emergence of a strategic project that could influence the development of an urban area markedly more extensive than the site itself.

1) Complexity of key issues at stake

Making cities more instrumented, interconnected and intelligent isn't only about overcoming the challenges cities face. It is about recognizing that many of the challenges we face in making a smarter planet are centred on creating sustainable cities.

Cities symbolize and centralize so many aspects of what will make for a smarter planet: smarter education, smarter healthcare, smarter water and energy use, smarter public safety, smarter transportation, and smarter government ... to name but a few.

2) Fragile environment

A newly (few centuries only) emerging territory gained on the Ocean but still fragile and subject to high risks (flooding) in case of global warming.



A natural reserve for animal life.

A historic site symbolising the Chinese foundation and identity of the island.



3) New development values

From manufacturing to R&D, innovation for sustainability, new urbanity: from a haphazard urban sprawl to a new sense of urban life based on health and sustainability.

4) Engaging all actors in comprehensive planning process

Coordinating different local actors to support a collective vision of the future;
Create a sustainable building programme as objectives for private developers;
Co production with the community of innovative neighbourhoods – more of community participation than community consultation.

5) Governance of project, institutional cooperation

Importance of the mode of governance of the project

In Sweden for example, stakeholders are engaged in a new planning process: the Creative Dialogue that facilitated discussion amongst City representatives, together with property developers and architects concerning sustainability themes and expectations. Various firms, which are traditional competitors, learned to cooperate in order to build a more attractive and sustainable neighbourhood district. While there were challenges to start, most participants agreed it was a worthwhile process to engage in.

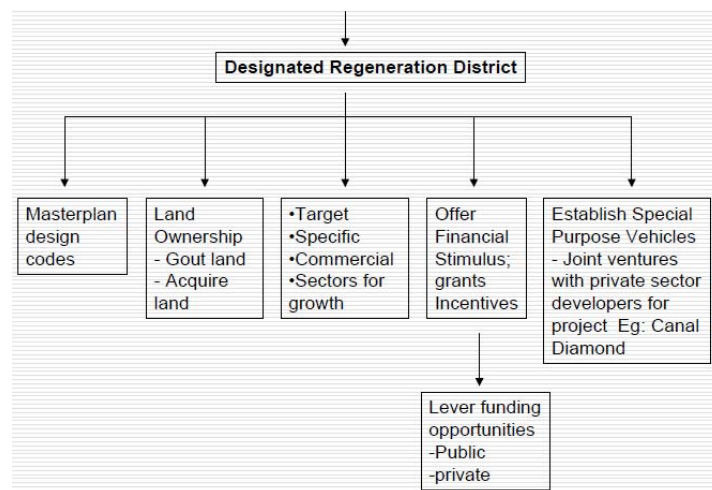
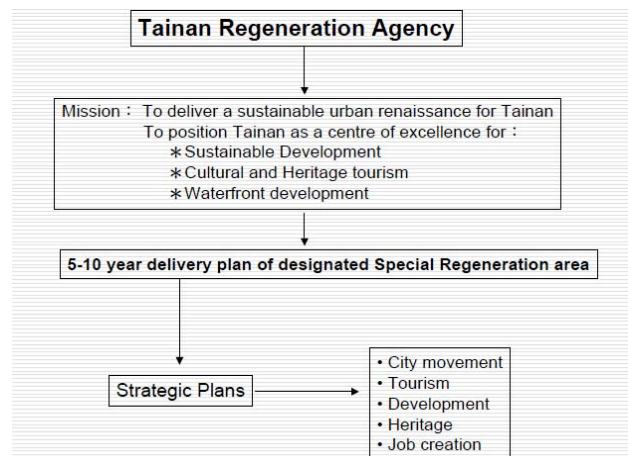
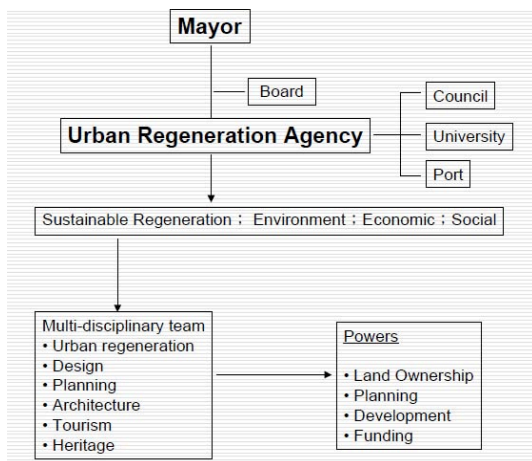
Importance of a special delivery mechanism

* Explore instruments able to carry the project on the long term with a sustained vision such as:
a development association between different partners and vested with authority to overlook the development of the project,
a public private development corporation,
a limited liability company,
a real estate development corporation receiving land rights in exchange of carrying the development of the whole site...

Request the creation a regulatory framework for metropolitan development, management and administration.

Delivery Vehicles

- Phasing development
 - Doing less but doing better
 - Municipal Development Corporation
 - Proactive City promotion policy
 - Tainan Urban Regeneration Agency
 - A special purpose task-force directly reporting to the mayor
 - 5-10 year plan to Delivery and Urban Renaissance
- An international seminar on canal cities: Bruges, Venice, Liverpool, Niigata, Kyoto, Dubai, Amsterdam, Delft, Rotterdam, Singapore, Brazil, Bangkok, Miami, China, India (Kerala, Kashmir), etc.
R&D, business oriented events



DESIGNING THE FUTURE

1) *The Panel's approach*

Change of scale, integrated, comprehensive approach, ...

i) Principles shaping the vision

Few general principles could inspire the development of Tainan:

- compact development,
- integration of functions and places,
- hybrid, fluid and flexible residential facilities transforming themselves with the changing needs of the users,
- inclusive city i.e. an inter-cultural and inter-generational city.

These principles apply regardless of scale, positioning, and nature of project; they enable to draw an analytical grid, grouping key issues and their interactions.

Conserving

Take into account the physical, natural and cultural features of the site in the planning process

Heritage, culture led development

Composing

Position new constructions to match the scale of the public infrastructure, heritage and recreational areas

Provide a strict gauging of building processes and property management in order to reduce energy consumption

compact development, integration of functions and places,
importance of public realm and of centralities

hybrid, fluid and flexible residential facilities transforming themselves with the changing needs of the users

Creating

Define all processes that contribute to meeting and anticipating the needs of citizens

Connecting

Propose a range of solutions that could reduce the congestion of urban spaces, promote inter modality and diffuse mobility while favouring lively and shared public spaces

inclusive city i.e. an inter-cultural and inter-generational city

Competing

To thrive, a city needs to grow. City leaders have to consider factors related to demographics, globalization, environmental concerns, societal relationships, social stability and technology. But businesses, like people, have choices on where they locate. A vibrant, healthy city attracts new business and sustains those already present. New people bring new experiences, new expertise and new revenues.

In a globally integrated economy, investment and work flow not only to the places in the world that offer cost advantages, skills and expertise. It is flowing to countries, regions and cities that offer smart infrastructure—everything from efficient transportation systems, modern airports and secure trade lanes... to reliable energy grids, transparent and trusted markets, and enhanced quality of life.

Comparative territorial advantage lies also in efficient infrastructure

As population centres grow, they are placing greater demands on the city infrastructures that deliver vital services such as transportation, healthcare, education and public safety. Adding to the strain are ever-changing public demands for better education, greener programs, accessible government, affordable housing and more options for senior citizens.

Building new roads and new lanes often just isn't possible any longer, but building intelligence into the roads and the cars—with roadside sensors, radio frequency tags, and global positioning systems—certainly is.

Replacing the actual city infrastructures is often unrealistic in terms of cost and time. However, with recent advances in technology, we can infuse our existing infrastructures with new intelligence. By this, we mean digitizing and connecting our systems, so they can sense, analyze and integrate data, and respond intelligently to the needs of their jurisdictions. In short, we can revitalize them so they can become smarter and more efficient. In the process, cities can grow and sustain quality of life for their inhabitants.

Consuming

Maintain a diversity of choice for different groups of consumers

Communicating

Create an image that is at the same time global and attractive to specific targets.

A VISION FOR THE SITES

i) Recognisable places

- Bringing the water back to the city
- Bring the people back to the ocean
- Anping Harbour redevelopment

Bringing the Water to the City

Canal activity for transport and leisure



Bringing the Water to the City

Recover the Wu-tiao Gan (Five creek harbor)



Bringing the Water to the City

Recover the Wu-tiao Gan (Five creek harbor)



Bringing the people to the ocean

Golden Coast - Creating a new destination

New connections from the city
Public amenities



Anping Harbour

- Fishing port and tourism combined
- Creating a destination - floating restaurant and fish market



Anping Harbour

- Commercial Harbour - commercial port, leisure and tourism



Interconnections



the blue ring connects to landmark activities nodes

the green ring connects to commercial streets

a multimodal transit system circles the core area and connects the centre to the harbour

iii) Setting a new standard for growth

New model of living and working that brings together knowledge, technology and ecology.

As cities wield increasing economic, political and technological power, they are gaining greater control over the quality of services they provide to their people and businesses. Instrumented and interconnected core systems are providing new levels of intelligence that allow for synergistic interaction and operation.

Technological advances allow cities to be “instrumented,” facilitating the collection of more data points than ever before, which enables cities to measure and influence more aspects of their operations. Cities are increasingly “interconnected,” allowing the free flow of information from one discrete system to another, which increases the efficiency of the overall infrastructure.

Despite this new empowerment, cities are struggling with a wide range of challenges and threats to sustainability in their citizen and business systems, as well as in such vital infrastructures as transport, water, energy and communications.

To overcome these challenges and provide sustainable prosperity for citizens and businesses, cities must become “smarter” and use new technologies to transform their systems to optimize the use of finite resources. As well, cities must have the means to assess their progress against their overall strategic objectives and their peers.

2) Drivers behind the vision

i) Mobility and accessibility

The walkable city

Freeing the walkways

Sustainable City

Soft mobility, cycling

More public transport to reduce private car usage

Parking policy

Inland water transport

Regional hub

Connection with the region

Sea corridors

Virtual connectivity - The world wide web

The walkable city

The slow, easy style of living is part of the attractive of Tainan. It differentiates it from the frantic behaviour of the bigger cities like Taipei or Kaohsiung. It is important to:

- maintain or enhance this lifestyle quality without restricting mobility:
- encourage a walkable neighbourhood
- enhance the pedestrian experience
- reduce the dominance of cars & motorcycles
- improve the air quality
- improve public health
- make Tainan a more human city
- encourage community integration

2. Sustainable City

To reduce carbon emissions improve mobility and reduce dependence on private cars the city and encourage other modes of transport.

→cycling – safe cycling corridors into and across the city.

→bus networks- improve connectivity around the city

→reduce parking opportunities to encourage modal shift.

→reduces land take for parking and increase developable area in the city core.

→water transportation between the Anping Harbor and the city centre.



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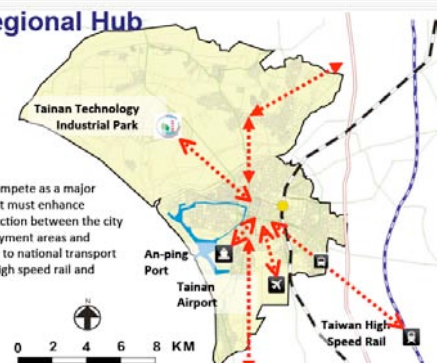
ii) The non material factors

Diversification, Enhancement of the Economic Base

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Knowledge based economy <ul style="list-style-type: none"> ■ innovation ■ clusters & interconnections <input type="checkbox"/> Tourism economy <ul style="list-style-type: none"> ■ MICE industry ■ food and beverage experience ■ day hotels <input type="checkbox"/> Shopping experience <ul style="list-style-type: none"> ■ night markets | <ul style="list-style-type: none"> <input type="checkbox"/> Services <ul style="list-style-type: none"> ■ offices, ■ medical services to specific groups <input type="checkbox"/> Port activity <ul style="list-style-type: none"> ■ passenger ■ water leisure ■ Industrial <input type="checkbox"/> Vocational training |
|---|--|

3. Regional Hub

For Tainan to compete as a major regional player it must enhance transport connection between the city core, the employment areas and connect the city to national transport in links at the high speed rail and airport.



For Tainan to compete as a major regional and national player it must enhance connection between the city core, the employment areas and connect the city to national transport in links at the high speed rail and airport.

Historic and heritage preservation

Observation:

Major monumental historic landmarks are properly preserved under public initiative and its financial resources.

Issues:

They expect more: architecture in itself won't do (i.e. to be listed as World Heritage)

Questions:

What are the hidden resources that help these assets outperform current status?

1. Historic context behind and their stories and nature potential with culture resources
2. Surrounding area in relation to these landmarks.
3. Resources from private sector
~ Public Private Partnership

iii) The global agenda

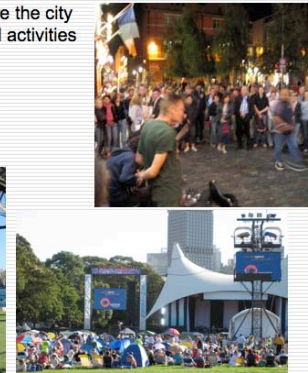
Conservation, climate change, energy consumption, shape or are impacted by local development

iv) Quality of public space

- **Entertainment**
diversity of amenities
Art in the city
- **Public health**
air, water quality
Nature & Culture
- **Quality of mix used development**
landscape few commercial streets
enforce building codes and regulations, control illegal roofing, protect skyline
- **Incentives (+ & -) to build on empty plots**

The health of the community is related to the health of the city and therefore the city must offer diverse range of social activities such as:

Entertainment : day time and night time;
public spaces and green spaces



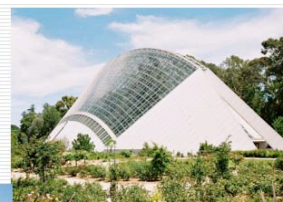
- create social spaces
- design for safety
- enhance the art in the city



improve amenities :
benches, fountains



improve the natural environment (air – water)
encourage biodiversity (why not create a botanic garden ?)



3) Cooperation between territories

- Reconcile urban-rural areas,
- Recognise the metropolitan dimension of all urban projects,
- Shape a network of development poles (sub centralities) with critical mass to confront regional/national and international competition,
- Develop and built process inspired by the "Spirit of Place",
- Integrating and articulating the territories between themselves,
- Optimise the exchange corridors: green axis, urban parks, mobility loop, etc.

Connections & Landscape

CREATE A HISTORICAL TRAIL

• Purpose:

Indicate for tourist and visitors, by a special pavement (colour – texture – print in brass) on the ground, the pedestrian link between the historical monuments or vernacular typical architecture. This pavement should be continuing on the lanes, rows, path and cross the roads, streets, avenues.

- Reactivate the pedestrian walk between the 9 doors of the City
- The municipality finances the 1st intervention in a very short time on a significant part of the trail: by example from the railway station to the canal.



CREATE an historic display sign:

Create a specially design (by a national or international competition) a historic display sign with the logo of TAINAN which indicate, in front of each monument or vernacular typical architecture, in Chinese and English language a brief history of this monument.

MARK THE HISTORICAL SHORE LINE

Purpose: Indicate for tourist, visitors and people of TAINAN, by a special line of pavement (colour – texture – print in brass) on the ground the historical shore line.

This pavement should be continuing on the lanes, rows, path, roads, streets, avenues.

Celebration, preservation, building codes

- Celebration of historical monument is not enough :
- Around those monuments new rules of construction must be created and respected. These rules must define the height, the volume, the materials, the colours, the sizes of the openings, and in detail, what can be done or not done.
- In the same time we propose to make a brochure explaining the monument, it's character, why it is protected, why these rules are issued, with schemes, sketches, photos etc.
- Actually, as we has understood, these rules are issued by a service of the municipality but controlled by an other; for a better efficiency merge these two services in one.



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FROM VISION TO PROJECT

Tainan is not an homogeneous territory; it is composed of different sectors, each having its own character derived from geography and ancient pattern of occupation;

Several sectors are composing the urban system, and future development should take into account the different typologies and built on them rather than ignoring them.

i) Phasing the development

proposals for a municipal development corporation were described above under Governance

importance of like-minded networks, thus the proposal of a gathering of Canal Cities

The delivery vehicles

- Phasing development
- Doing less but doing better
- Municipal Development Corporation
- Proactive City promotion policy
 - An international seminar on canal cities: Bruges, Venice, Liverpool, Niigata, Kyoto, Dubai, Amsterdam, Delft, Rotterdam, Singapore, Brazil, Bangkok, Miami, China, India (Kerala, Kashmir), etc.
 - R&D, business oriented events

PROTECTING THE VISION

- Performance indicators
- Branding and identity
- Convergence of stakeholders' strategies
- Political support and commitment
- Dialogue and participation

CONCLUDING REMARKS

From ambiguous objectives to actual challenges

To foster the **emergence of a strategic project** that could influence the development of an urban area markedly more extensive than the various sites of the city itself.

- New functions by integrating territories and equipment - avoid duplication of investment
- Balancing development inside and outside the "City walls"
- Efficient management of R&D through closer cooperation between the Science and Industrial Parks, the University and the economic environment
- Foster community of values, cultural heritage a source of inspiration

- Historic and heritage preservation is an effective tool to leverage city's regeneration, tourism & cultural promotion, economic growth.
- Find and make the best use of "hidden resources and values" behind existing historical landmarks.
 - Integrating historical context, stories, and natural potential.
 - Preserving areas surrounding historical monuments (from monument to territories).
 - Connecting areas of importance by heritage trails.

- Make clear distinction between areas to be preserved (e.g. old Chih kan) and areas to be progressively developed (e.g. inside canal).
- Canal development, a major challenge for the City, deserves great attention given to the context, the scale, the content and the composition of the partnership; as being the future landmark and flagship of the City it is a place to deliver the future symbol and identity of the City
- China Mall deserves rapid decision about its destination -the full panoply of public instruments to be used on the site
- Greater efficiency and variety of delivery vehicles
- Water was at the origin of the City; it should be its future.