



*50th Anniversary of the  
International Center for  
Land Policy Studies and Training*  
国际土地政策研究中心五十周年纪念

## Paper 3: Urban Planning System and Zoning System

**Chia-ho Ching**

This paper aims to describe Taiwan's urban planning and land use control system. It begins with an illustration of the current urban planning and land use control system. Then, it outlines major changes in this system over the half century. The third section examines the dilemmas between ideals and practices. Then, the following section describes the current situations and possible changes in the near future. The final section ends with lessons we have learnt from Taiwan's experiences and what we can offer to other countries.

**Keyword:** Urban Planning, Zoning System, Master-plan, Detail-plan



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國際土地政策研究訓練中心五十週年誌

# Urban Planning and Zoning System

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# Outlines

- urbanization and industrialization
- urban planning and urban land use control system
- major changes over the half century
- difficulties and dilemmas in planning
- possible changes in the near future
- lessons and experiences



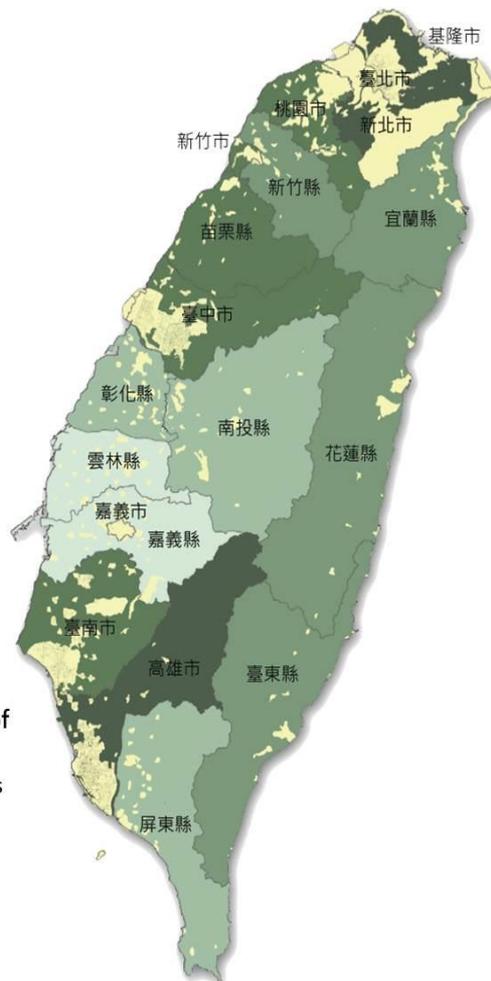
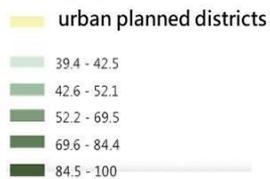
# 1. urbanization & industrialization

Years	% of total population living in city	% of population working in non-agriculture sector
1950	23	44
1960	40	50
1970	55	63
1980	66	81
1990	72	87
2000	76	92
2010	78	93

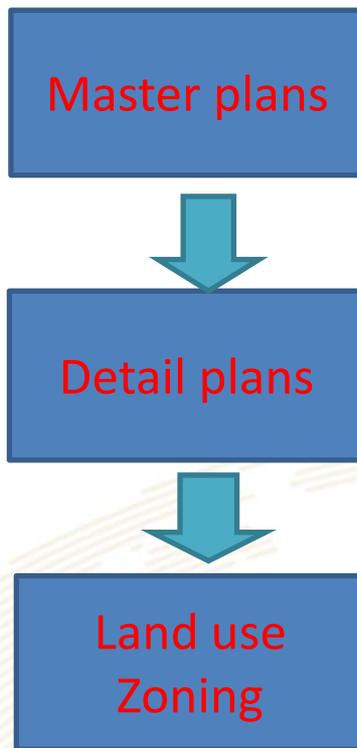


The percentage of population in urban planned areas in Taiwan 2017

Population in urban planned districts as % of total population



## 2. urban planning and land use zoning



a city's future main development structure

Details in land use planning but coupled with the city's development structure

make sure all the land in the urban areas are used according to the ideals of the *Detail-plan*.



## 3. Major changes

- 1964, amending the Planning Act to modernize urban developments
- 1988, abolished the deadline of land being expropriated; all new development areas need to undertake comprehensive development
- 1994, set up environment impact assessment framework to protect environment from development projects
- 2015, added elderly care and their housing issues into social welfare facilities



## 4. The difficulties and dilemmas

- the difficulty in local governments finance
- The issue of equity
- NIMBYism
- new town developments

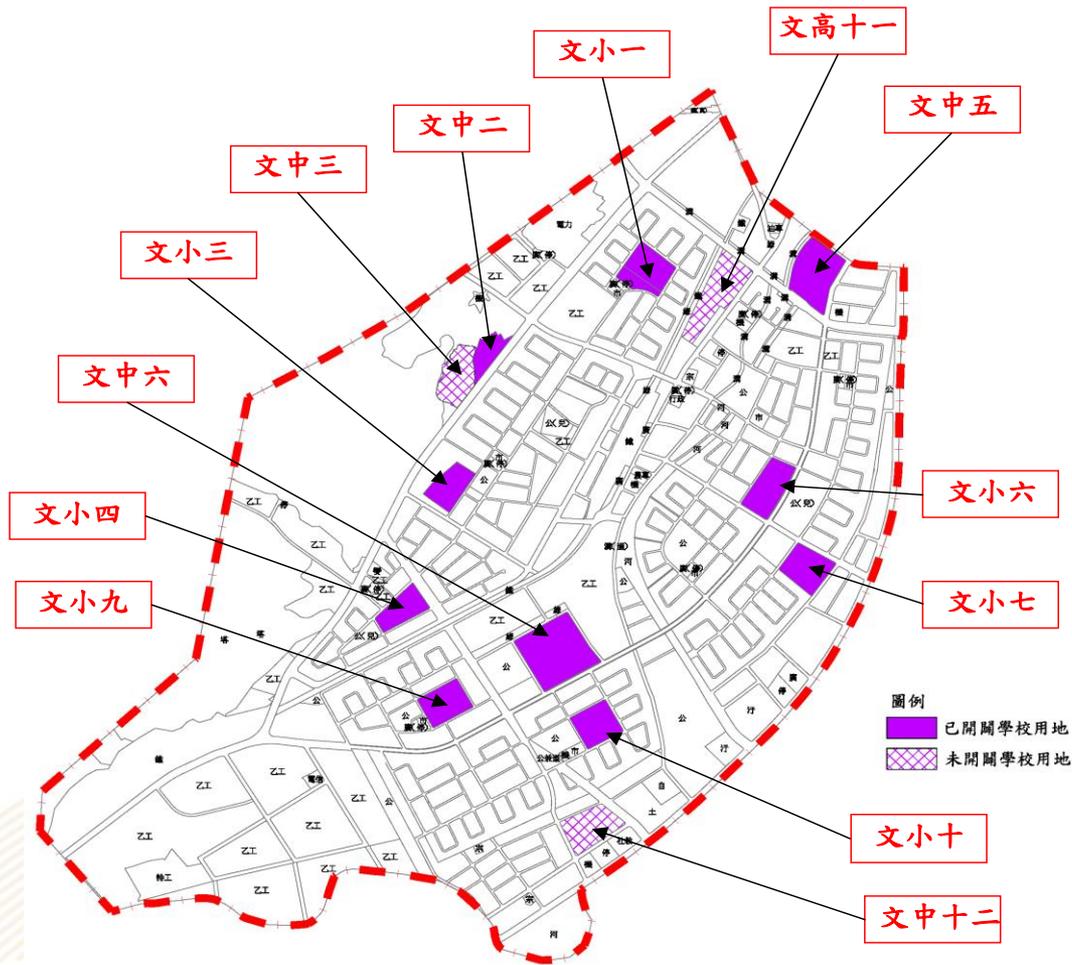


Map 1: The map of the locations of Taiwan's new towns



## 5.possible changes in the near future

- the trend of population reducing
- populist pragmatic and public participation
- climate change and adaptation- the disaster prevention
- Economic restructuring and reusing vacant industrial estate
- Reviewing the needs of public facilities



Examples:  
reviewing the  
needs of schools



# Reviewing Urban Planning

- the trend of the numbers of students reducing
- the needs of two new junior high schools and a high schools being constructed ?
- other needs in public facilities
- decisions: changing one of junior high schools into residential and other public facilities uses





## 6. Recommendations for future

for Taiwan :

- Planning development should closely integrate with its financial plans.
- pursuing equity-burdening of public facilities construction and equity-sharing the profits from urban development, using the instruments of the 'Zone Expropriation' or 'Urban Land Readjustment
- eco-city development strategy and the planning principles
- facing NIMBYism, the nauseous facilities being constructed as soon as possible



## for rest of the world :

- While the land price lower and weakening in public participation, we should make more efforts in rational planning.
- Planning and urban development should closely integrate with its financial plans.
- urban planning and land use zoning system
- Using the tools of 'Zone Expropriation' or 'Urban Land Readjustment'
- the nauseous facilities being constructed as soon as possible



# THANK YOU

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