


# 都發 | 臺中

臺中市政府都市發展局年報 · 上半年  
01~06 Annual Report

2013 URBAN DEVELOPMENT BUREAU  
TAICHUNG CITY GOVERNMENT





2013，臺中走進世界地圖，  
正跨出關鍵一大步！  
未來的大臺中市，  
將是一個具文化臉孔、  
擁經濟體魄的國際型大都會。

臺中市政府已完成大臺中整體發展規畫藍圖，  
合併升格後的大臺中市優先推動多項重大公共建設，  
包括水湳經貿園區、鎮南休閒專用區、高鐵臺中站區開發、  
捷運場站聯合開發、鐵路高架捷運化及臺中車站開發……等。  
新的臺中市將以全新面貌，  
迎接國際級城市的挑戰，  
都市發展局將肩任策略與構想的執行，  
邀您共同參與，見證這塊土地的銳變！

In 2013, Taichung is taking a critical stride  
To step into the world map!  
The future Greater Taichung  
Is a cosmopolitan city with a face of rich cultures  
And a soul of strong economy.

Taichung City Government has completed the Greater Taichung master plan  
Several major public constructions are being implemented after the merger  
Including Taichung Gateway Park City, Zhennan Special Leisure District,  
Development around HSR Taichung Station, joint development of MRT stations  
An elevated and accelerated railway system, development around Taichung Train  
Station, etc.

With a brand-new face

A new Taichung will embrace the challenges of becoming a world-class city  
The Urban Development Bureau is responsible  
For formulating strategies and implementing ideas  
We invite you to join hands with us, and witness together  
the changes to our city!

# Contents

## 局長序 Preface 02

榮譽與鼓勵 03  
Honors and Recognitions

大臺中未來都市發展與  
重要建設計畫圖  
Planning for the Future Urban  
Development of Greater Taichung  
and Major Construction

## 永續·臺中 Sustainable

大宅門特區 06  
Taichung Gateway District

中部科學工業園區臺中基地附近特定區計畫 08  
Special CTSP District

高鐵臺中車站門戶地區計畫 12  
Taichung HSR Station District

臺中港特定區計畫 16  
Comprehensive Plan of Taichung Harbor  
Special District

## 魅力·臺中 Attractive

臺灣塔 20  
Taiwan Tower

電影館 22  
Central Taiwan Movie Park

草悟道 24  
Calligraphy Greenway

## 人文·臺中 Humanities

臺中州廳及其附近地區都市更新案 26  
Taichung Prefectural Hall Area Regeneration

中區再造 28  
Reform of the Central District

臺中市社區規劃師駐地輔導計畫 30  
Taichung City Resident Community Planner  
Advisory Project

02

04

06

32

42

47

## 有感服務 Attentive Services

落實在地服務 32  
Localized Services

組織扁平化 34  
Organizational Flattening

4P化 35  
The 4 P's - Public, Private, People, Partnership

「使用執照一路發」便捷專案 35  
Streamlining of the Occupancy Permit Process

「建照、使照不過年」 36  
Issuance of Building and Occupancy Permits  
before the Chinese New Year

擴大授權，下放決行層級 36  
Downward Delegation of Decision-Making Power

建築資訊模型(B.I.M.) 36  
Building Information Modeling

服務統計 37  
Statistics

臺中市都市計畫容積移轉新制政策執行  
重點說明 40

Explanation of Taichung's New Urban  
Planning Policy in the Transfer of  
Development Rights

都市設計審議資訊平台建置 41  
Building an Information Platform for  
Urban Design Reviews

## 鐵路高架捷運化計畫

Railway Track Elevation and  
Rapid Transit Systemization

## 大事紀 Chronicle

2013/01~2013/07

# 局長序

# Preface



何肇喜

臺中市政府都市發展局  
局長

Ho, Chao-Hsi  
Director-General,  
Urban Development Bureau

臺中縣市合併升格為院轄市後，由於幅員遼闊、城鄉差異和組織層級增加，造成服務難以到位問題。本局積極將組織扁平化，以提昇地方服務之效能，藉由在地化服務傾聽地方聲音，故於原臺中縣轄區內之原山、海、屯區等陸續成立了「四大服務中心」(豐原、沙鹿、大肚、太平)，每中心透過網路可辦理全市之建管業務，此四大服務中心成立後廣獲好評，各項申辦案件(如建使照)數量數每年增加15%，可獲印證。

在各項重大建設計畫之整體工作推動上，除積極解決許多先前窒礙難行之困難案件，如：潭子慈濟醫院之使用執照核發、豐原聯合市場都市更新案之再次啟動等。並參與長安新村(舊省新聞處宿舍)、舊審計新村、霧峰光復新村和豐原林務局宿舍等之保留、改造，使閒置空間活化，引入新產業機能。

於原臺中市舊市區之更新再造上，除了藉由社區大墩報之發行，以凝聚社區共同意識和歷史情感外，讓市民和觀光客能有更深一層認識中區；另成立中區更新再生基地，以啟動中區和火車站更新再造等有一互動和溝通之平台；此外原舊市政府之州廳更新再造，亦已於今年6月召開招商說明會和公聽會，未來本區之繁榮遠景，應可預期。

本局全力推動中之臺灣塔新建工程，係經100件國際大師競逐下所選出之21世紀高塔的劃時代新概念造型；電影體驗博物館亦將是未來臺中重要地標。在都市空間整體環境再造上，本局除將努力打造大宅門特區成為一智慧、省能、綠建築專區外，亦希藉由鐵路高架化和捷運，創造出一新立體城市，戮力突破困難，以創造最佳之都市型態與空間。

於資訊化城市推動上，本局亦刻正努力推動各項建管、都計、圖資資訊化；亦刻正全面推動B.I.M.(Building Information Modeling)機制，期許將來之建管系統管理和書圖審查等亦能全面資訊化。

另自縣市合併後，城鄉差異和地域、產業條件等之不同，本局陸續整併、研修了200多項自治條例、自治法規和行政命令等，如已將老樹保存納入了容積移轉規定內；另本局亦結合產、官、學不同領域，成立「都市法學委員會」以輔各項法令之研修訂；此外，成立了本局圖資室，將歷年之委託研究成果、各項統計資料和全國之各項研究報告予以彙整，有如一重要之知識寶庫，以提供局內、外各界作為未來各項政策研計之重要知識基礎。

**未來的臺中，繁榮、友善、低碳省能，永續發展是值得期待且可預期的，讓我們共同攜手努力，朝此美麗家園願景邁進。**

Following the merger of Taichung City and Taichung County, my first task has been to tackle issues emerging from the expanded territory, urban and rural divide and multiplied hierarchies in the government structure. Our first priority was to boost our efficiency with measures to flatten the organization and reduce the number of pending applications. To this end, we have established four service centers across the former Taichung County, the accomplishments of which have been received very positively.

Actions we have taken to bring about urban renewal of the old Taichung city center include the following: publishing community newsletter *Dadun News*, opening an urban regeneration station in the Central District, and implementing renewal of the former city hall and Second Stadium.

With regards to major civic projects, we are striving to overcome difficulties encountered in some projects while continuing to develop adaptive reuse of idle spaces around the city. New projects underway include the construction of Taiwan Tower and Central Taiwan Movie Park. Combining high-tech and green building ideas, they are certain to become new icons of sustainability for Taichung.

At the same time, we are also redefining and improving the urban built environment with the intelligent, green and energy-efficient Taichung Gateway Park City, as well as railway track elevation and rapid transit systemization.

Toward promoting an "e-city", we are integrating the 23 information systems in our databank to enhance their transparency and enable online processing in the future. Similarly, we are implementing building Information modeling (BIM) in our management of drawings and documents related to building construction and management, with the goal of eventually digitalizing the management and review processes.

Since the merger, we have enlisted experts from the government, industry and academia to merge and revise over 200 regulations, acts and administrative orders. We have also recently set up a library at the bureau, assembling together researches, reports and statistics that have been commissioned by Taichung, other municipalities or the central government. It will become a valuable source of knowledge for both Taichung City Government and the general public.

The future Taichung promises to be more prosper, friendly and green than ever. Let us work hand in hand toward this vision of a sustainable city.

# 榮譽與鼓勵 Honors and Recognitions



## 臺中市政府都市發展局 100 年至 102 年獲獎紀錄

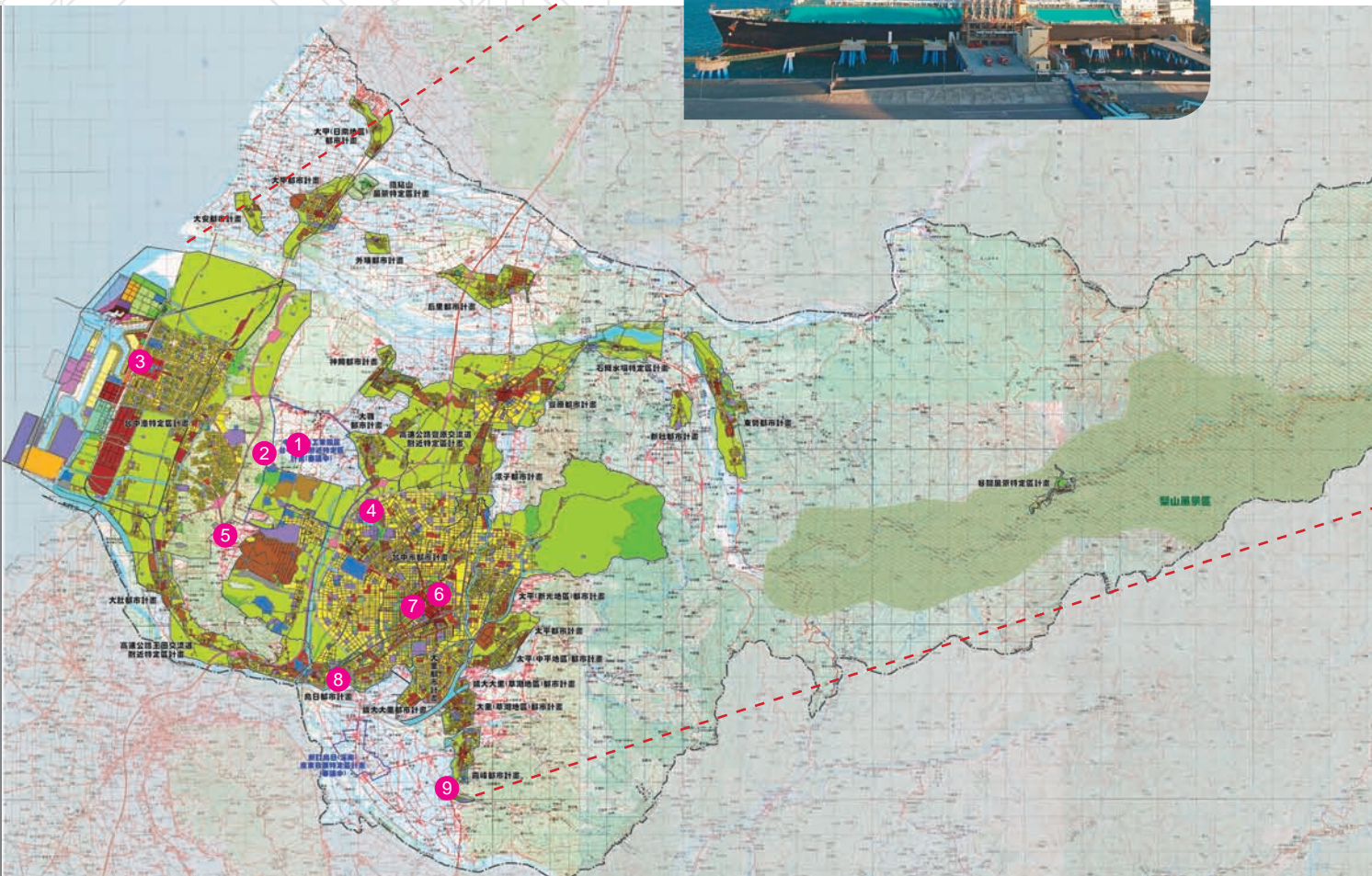
Awards received by the Taichung City Urban Development Bureau between 2011 and 2012

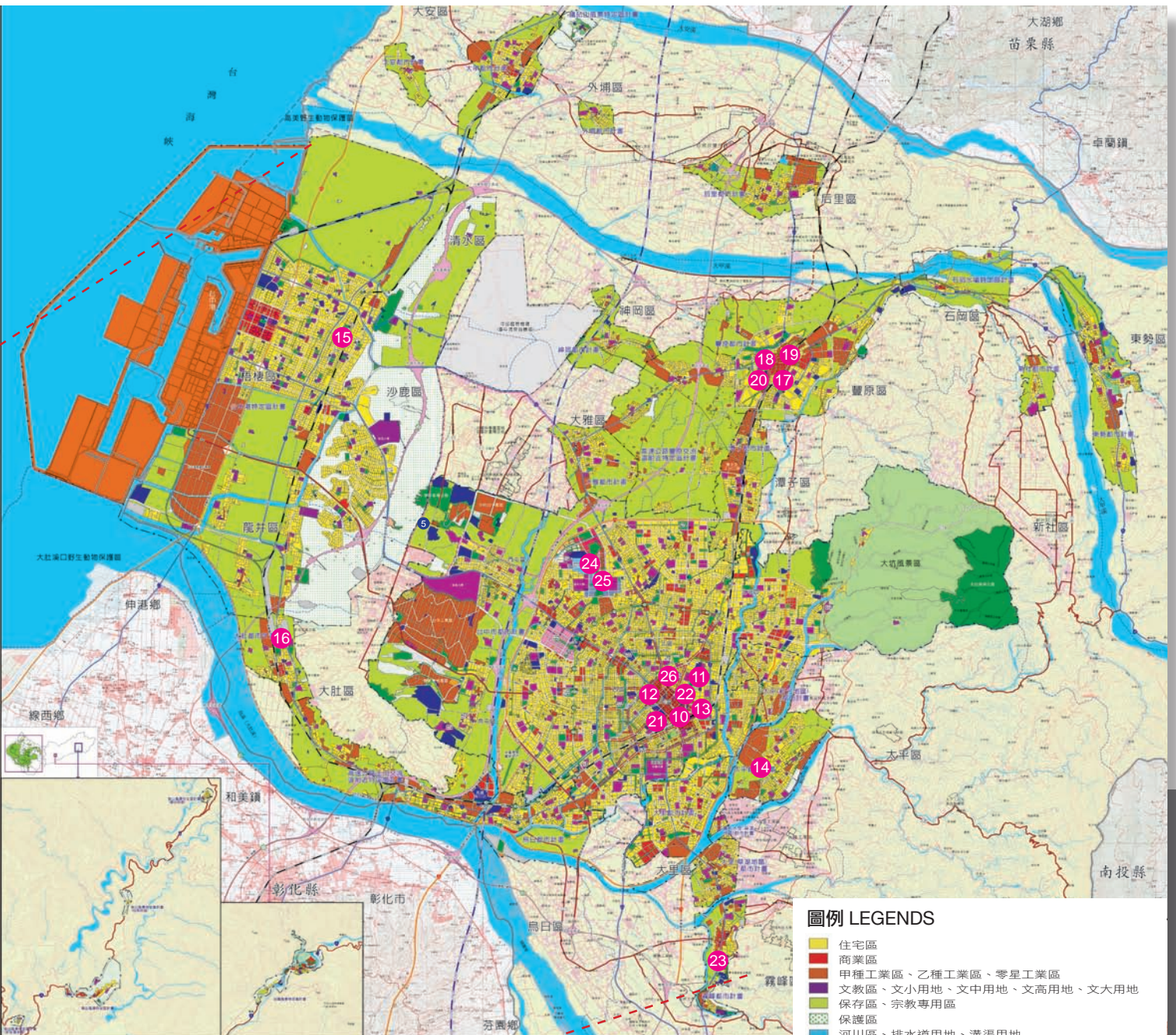
年度 Year	得獎案名 Project	獲得獎項 Award
100.5.31 2011.5.31	臺中市文心森林公園暨圓滿戶外劇場舞台案 Fulfillment Outdoor Amphitheater stage, Wenxin Park, Taichung City	全球卓越建設首獎 - 公部門基礎建設 - 環境適意工程類 First Prize, "Public Construction—Landscaping Projects", FIABCI Prix d'Excellence
100.5.31 2011.5.31	臺中市西屯區潮洋莊暨大姑婆串景工程 Landscape linking between Chaoyangzhuang and Dagupo, Taichung City Xitun District	國家卓越獎 (金質獎)、中華建築第十九屆金石獎 Gold Prize, FIABCI-Taiwan Real Estate Excellence Award; Golden Rock Prize, 19th Chinese Architecture Award
101.5.14 2012.5.14	「水滸經貿生態園區開發願景館」 Development Vision Museum for Taichung Gateway District	2012 國家卓越建設獎之榮耀 - 「最佳規劃設計類 公共建設類 特別獎」 Special Award, "Public Construction—Planning and Design", FIABCI-Taiwan Real Estate Excellence Award 2012
101.5.14 2012.5.14	「綠、園、道—都會綠帶再生—臺中市觀光綠園道改善工程規劃設計」案 (又稱草悟道) "Green, Park, Pathway-Urban Greenbelt Regeneration-Design and Planning for Improvements to Taichung City's Scenic Greenway" ("Calligraphy Greenway")	2012 國家卓越建設獎之最高榮耀 「最佳規劃設計類 - 公共建設類 - 卓越獎」 Excellence Award, "Public Construction—Planning and Design", FIABCI-Taiwan Real Estate Excellence Award 2012
101.9.20 2012.9.20	「綠、園、道—都會綠帶再生—臺中市觀光綠園道改善工程規劃設計」案 (又稱草悟道) "Green, Park, Pathway-Urban Greenbelt Regeneration-Design and Planning for Improvements to Taichung City's Scenic Greenway" ("Calligraphy Greenway")	第二十屆中華建築 - 優良公共建設休閒產業類 - 規劃設計組 - 「金石獎」 Golden Rock Prize, "Outstanding Recreational Public Construction—Planning and Design", 20th Chinese Architecture Award
101.11.1 2012.11.1	101 年度公寓大廈管理組織報備及相關業務考核 2012 Evaluation of work related to the management of condominium committees	「優等」 Ranked as "Excellent"
101.12 2012.12	「綠、園、道—都會綠帶再生—臺中市觀光綠園道改善工程規劃設計」案 (又稱草悟道) "Green, Park, Pathway-Urban Greenbelt Regeneration-Design and Planning for Improvements to Taichung City's Scenic Greenway" ("Calligraphy Greenway")	2012 年度香港園境師學會「銀獎」 Silver Prize, 2012 Hong Kong Institute of Landscape Architects Award
101.12.14 2012.12.14	101 年度公共建築物無障礙生活環境業務督導 2012 Supervision of barrier-free access in public buildings	「特優等」 Ranked as "Exceptional"
102.2.22 2013.2.22	配合內政部辦理「內政部 101 年度建築物公共安全檢查相關業務考核計畫」，擇訂本市為觀摩都市 2012 MOI evaluation of work related to safety verification of public buildings	「優等」 Ranked as "Excellent"
102.3.15 2013.3.15	101 年度營建工程剩餘土石方處理與規劃設置土資場及流向管制督導考核計畫 2012 control, supervision and evaluation plan for the handling excess earth from construction and establishment of earth recycling plants	「優等」 Ranked as "Excellent"
102.5.30 2013.5.30	臺中市西區「臺中科博特區」空間釋放行動 PARTI 校園社區化規劃設計 Liberating the space of the Taichung Science Museum Special District-"PARTI", campus designed as a community, Taichung City West District	國家卓越獎最佳環境文化類公共工程與都市空間類金質獎 Gold Prize, "Best public construction & urban space in the environment and culture category", FIABCI-Taiwan Real Estate Excellence Award
102.5.30 2013.5.30	臺中市沙鹿區電影藝術館戶外空間景觀營造 Outdoor landscaping of Shalu Cinema Art Centre, Taichung City	國家卓越獎 - 國家卓越獎文化設施類優質獎 Excellence Award, "Cultural Facilities", FIABCI-Chinese Taiwan Real Estate Excellence Awards

# 大臺中未來都市發展與重要建設計畫圖

## Planning for the Future Urban Development of Greater Taichung and Major Construction

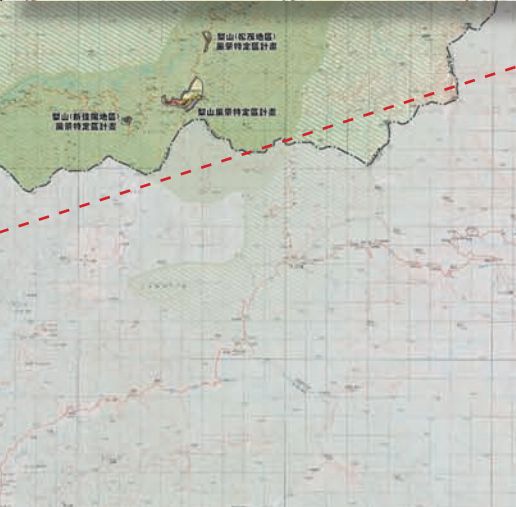
1. 中部科學工業園區臺中基地附近特定區計畫案
2. 甘露寺文化生態保存公園（研議中）
3. 臺中港特定區計畫
4. 大宅門特區
5. 大肚王國的傳奇
6. 變更臺中市都市計畫主要計畫（配合臺中都會區鐵路高架捷運化計畫 - 臺中車站地區）案（第二階段）
7. 臺中州廳及其附近地區都市更新案
8. 高鐵臺中車站門戶地區計畫
9. 變更霧峰都市計畫（部份住宅區、市場用地、停車場用地、兒童遊樂場用地、綠地為社教用地及部分住宅區為保護區、綠地）（配合光復新村文化資產活化再利用）案
10. 中區平等街及其周邊地區都市更新先期規劃（規劃中）
11. 臺中市體二用地都市更新案
12. 三生共構青年微型創業聚落—審計新村
13. 省城適居方城步行空間改善計畫
14. 太平服務中心
15. 沙鹿服務中心
16. 大肚服務中心
17. 山城服務中心
18. 豐原區原林務局宿舍活化再利用
19. 幸福好宅興建計畫—豐原區安康段
20. 102年臺中市騎樓整平專案（中、西、豐原區）豐原區三民路段
21. 102年臺中市騎樓整平專案（中、西、豐原區）西區四維街路段
22. 102年臺中市騎樓整平專案（中、西、豐原區）中區公園路段
23. 102年臺中市行政區都市修復工程（霧峰光復新村修復案）
24. 臺灣塔
25. 電影館
26. 草悟道





**圖例 LEGENDS**

- 住宅區
- 商業區
- 甲種工業區、乙種工業區、零星工業區
- 文教區、文小用地、文中用地、文高用地、文大用地
- 保存區、宗教專用區
- 保護區
- 河川區、排水道用地、溝渠用地
- 農業區
- 風景區
- 新市政中心專用區
- 大型購物中心專用區
- 航空事業專用區
- 高速公路用地
- 倉儲批發專用區、工商綜合專用區、園區事業專用區
- 加油站專用區、廣場用地、加油站用地
- 電信事業專用區、農會專用區、機關用地、民用航空站用地、車站用地、消防用地、郵政事業用地、電信事業用地、電力事業用地自來水事業用地、社教機構用地、醫療衛生用地、交通用地
- 公園用地、兒童遊樂場用地、綠地、體育場用地
- 園道用地
- 市場用地
- 停車場用地
- 污水處理廠用地、垃圾處理場用地、廢棄物處理場用地、火葬場用地變電所用地、電路鐵塔用地、鐵路用地
- 公墓用地
- 非都市土地開發許可範圍
- 縱貫鐵路
- 高速鐵路
- 國道
- 快速道路
- 省道
- 縣道
- 捷運綠線
- 斷層帶
- 都市計畫範圍線
- 縣市界
- 行政區域範圍



### 大宅門特區

### Taichung Gateway District

#### 概述 Introduction

開發規模：254 公頃

區位：1. 位居大臺中都會區中心

2. 鄰近中山高速公路中清交流道及中港交流道

3. 與中部科學工業園區、高鐵臺中站、臺中新市政中心之車程距離約 10 分鐘；與清泉崗國際機場車程距離約 20 分鐘

4. 緊鄰逢甲大學、僑光大學、國防部中山科學研究院、漢翔航空工業公司等創研、學術機構

5. 鄰近興建中之臺中都會區大眾捷運系統（捷運綠線）

計畫定位：國際經貿園區

引入機能：經貿、創研、文化、生態

開發願景：低碳生活、智慧生活、環境共生

開發構想：規劃興建清翠園（中央公園）、文化商業區（臺中林蔭大道精品商街）、生態住宅區、創新研究園區、城市文化館（美術館、圖書館）、臺灣塔（含城市願景〈博物〉館）及電影館，將成為臺灣未來新地標。

都市計畫：水湳經貿園區之都市計畫已於 100 年 11 月 29 日發布實施，目前刻正辦理區段徵收作業、區段徵收工程及各項重大建設相關作業中。

Size : 254 ha.

Location :

1. Taichung's urban center
2. Close to the Zhongqing and Zhonggang exits of National Highway No. 1
3. 10 min. drive from Central Taiwan Science Park, Taichung High-Speed Rail Station and the new Civic Center; 20 min. drive from Taichung International Airport
4. Adjacent to R&D and academic institutions including Feng Chia University, Overseas Chinese University, Chung-Shan Institute of Science and Technology and Aerospace Industrial Development Corporation
5. Close to the Taichung Mass Rail Transit system (Green Line)

Positioning : International Economic and Trade Zone

Functions : Trade & economics, R&D, culture, ecology

Vision : Intelligent, low-carbon and symbiotic living

Concepts : Creating new landmarks for Taiwan including Jade Eco Park, Cultural Business District (featuring an arcade of boutique shops along Park Avenue), Eco Community Zone, Innovation R&D Zone, Taichung City Cultural Center (with a fine arts museum and library), Taiwan Tower (including museum of Taichung city development) and Central Taiwan Movie Park.

Urban plan : The urban plan for Taichung Gateway District was implemented on Nov. 29, 2011. The acquisition and consolidation of land and construction of major projects are now underway.







清翠園（中央公園）模擬示意圖  
Simulated Diagram of Jade Eco Park

## 發展效益 Developmental Benefits

水滄經貿園區係從全球化、兩岸經貿發展前景及中臺區塊未來發展來考量，並呼應臺中市發展適居城市的定位及邁向國際化的願景，提出整合經貿、創研、大學、休閒、文化、生活等機能的規劃，未來將以“Taichung Gateway – Active Gateway Park”開啟國際入口打造躍動的都會新綠洲為定位，型塑本區成為中臺區塊生活的綠洲、創意的綠洲、文化的綠洲以及各種生物棲息的綠洲；並建立公私合夥的機制，擘劃更具前瞻性、國際性及創意的都市環境，奠定中臺區塊與國際接軌的堅定基石。

水滄經貿園區開發範圍具有一定規模，引入機能完整，未來除可提供中臺區塊迫切需要的國際會展中心外，更可擴大週邊既有創研學術機構簇群效果，形成知識經濟核心。

The planning of Taichung Gateway District gives full consideration to factors such as globalization, future growth of cross-strait trade and the future development of Central Taiwan. Echoing Taichung's positioning as a livable city and vision to become a cosmopolis, the project incorporates functions in trade & economics, R&D, college, recreation, culture and housing. The aim is to create a new and vibrant urban oasis fostering a great lifestyle, creativity, culture and biodiversity, while serving as Taichung's gateway to the world - "Taichung Gateway - Active Gateway Park". Through a public-private partnership, the project will offer a visionary, international and creative urban environment that provides a solid foundation for Central Taiwan to connect with the rest of the world.

## 獲獎 Award

大宅門特區（水滄經貿園區）之整體規劃方案獲頒美國建築師雜誌「2008 進步建築獎 (Progressive Architecture Awards)」。

2008 Progressive Architecture Awards for the master plan of Taichung Gateway District.



大宅門特區模擬示意圖  
Simulated Diagram of Taichung Gateway District

### 中部科學工業園區臺中基地附近特定區計畫 Special CTSP District



中部科學工業園區空照圖  
Aerial View of Special CTSP District

#### 一、計畫緣起 Background

##### (一) 依據行政院核示擬定區計畫，俾利中科臺中基地周邊環境整體規劃

A “special district plan”, which has been approved by the Executive Yuan, was put together to facilitate the master planning of the area around Central Taiwan Science Park.

為避免中科臺中基地周邊未來無限制之開發，影響整體景觀及發展，並考慮計畫之一致性與周邊禁、限建問題，進行新訂都市計畫申請作業。經提報內政部區域計畫委員會 97 年 3 月 6 日第 226 次會審查原則同意，並經內政部 97 年 5 月 9 日臺內營字第 0970073703 號函核定，據以辦理「擬定中部科學工業園區臺中基地附近特定區計畫」（以下簡稱本計畫）。

An application to draft a new urban plan has been submitted. The objectives are: to prevent unrestrained future development around the Taichung site of the CTSC from impacting the overall development and landscape, to ensure consistency in the urban plan, and to deal with construction bans and limitations in the surrounding areas. The MOI Regional Plan Committee has approved the proposal in principle during Session 226 on Mar. 6, 2008, and the MOI has approved the drafting of the Special CTSP District Plan on May 9, 2008 (Notice Tai-Nei-Ying-Zi No. 0970073703).

##### (二) 避免在地資源受到產業過度開發影響，提前進行環境限制因子之整合

Integration of limiting environmental factors to prevent over-development of local resources by industries

中科臺中基地附近多為低度使用地區，且軍事設施、墳墓及零星聚落等環境限制因子環伺。在環境容受力承載下，產業開發的衝擊，開放空間系統及生態復育機制具有提早整合之必要，以保育管制環境景觀風貌。

Most uses around the CTSP site are low in intensity, and there are several limiting environmental factors such as military facilities, cemeteries and scattered settlements. Hence, it is necessary to plan ahead for the integration of open spaces and ecological recovery mechanisms.

##### (三) 強化臺中地區高科技產業之競爭優勢，規劃為空間機能完整，並兼具研發、教育、地方人文及生態特色之優質生活園區與科技重鎮

A quality living place and technology hub that incorporates R&D, educational, cultural and ecological functions and strengthens the competitive edge of Taichung's high-tech sector.

## 二、計畫內容 Content

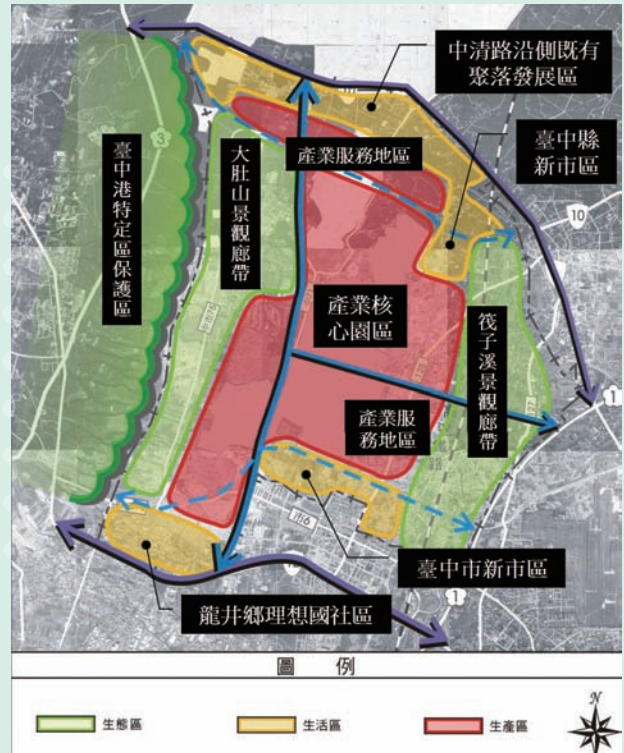
### (一) 計畫範圍與面積 Scope

計畫區位於原臺中縣市交界之大肚山臺地東麓。北至中部國際機場南側臺 10 號省道（包括臺 10 號省道）；東至國道 1 號、大雅都市計畫區及中清路乙種工業區界；西至臺中港特定區計畫區界；南至西屯區福安里附近細部計畫區、水堀頭細部計畫區及西屯路以北之農業區，以及中港路、東大路。

計畫面積 2,909.34 公頃，其中原臺中縣轄區部分為 1,683.03 公頃（現為非都市土地），臺中市轄區部分為 1,226.31 頃（現為臺中市都市計畫之農業區）。

The area covered by the plan is located east of the Dadu Mountain plateau across the former city-county border. It extends northward to Provincial Highway No. 10 (including the highway), which is south of Taichung International Airport; eastward to National Highway No. 1, Daya Urban Plan and the edge of Zhongqing Rd. Type B Industrial Zone; westward to the edge of Taichung Harbor Special District; southward to the Detailed Urban Plan near Fu-an Vil., Xitun District, Shuijuetou Detailed Urban Plan, the agricultural zone north of Xitun Rd., Zhonggang Rd. and Dongda Rd.

The plan covers an area of 2,909.34 ha., with 1,683.03 ha. falling under the former county (currently classified as non-urban land) and 1,226.31 ha. under the former city (currently zoned as agricultural under the Taichung City Urban Plan).



空間機能示意圖 Functional Diagram



發展願景示意圖 Developmental Vision

### (二) 規劃原則 Planning Principles

1. 透過都市成長管理引導土地有序發展。
  2. 落實生態保育觀點，保全環境資源。
  3. 善用既有都市機能，促進土地利用。
  4. 既有聚落重組，形塑優質鄰里單元。
  5. 塑造高科技核心，預留產業發展用地。
  6. 評估交通需求，規劃完善道路系統。
  7. 檢討公共設施需求，提升生活品質。
1. Guide and manage orderly development of land through urban growth.
  2. Implement ecological principles and preserve environmental resources.
  3. Utilize exiting urban functions and facilitate land use.
  4. Restructure existing settlements and create quality neighborhood units.
  5. Establish high-tech cores and reserve land for industrial development.
  6. Evaluate transportation needs and plan comprehensive road systems.
  7. Review needs for public facilities and enhance living quality.



土地使用計畫示意圖 Land Use Planning



道路系統計畫示意圖 Planned Road Network

### (三) 規劃構想 Planning Concepts

#### ■ 空間架構 Spatial Structure

1. 生態空間：強化都市成長邊界及環境保育功能，舒緩中科臺中基地開發後對環境活動的影響。包括大肚山臺地及筏子溪二側地區。
  2. 生活空間：配合既有聚落分布區位及腹地需求，包括中清路以南一帶及理想國社區。
  3. 生產空間：為預留未來高科技產業及中下游產業之需求用地，以中科臺中基地周邊地區為優先建議地區。
1. Ecological space: Reinforce the urban edges, boost ecological resilience and mitigate the environmental impact of the CTSP development. The scope includes the Dadu Mountain plateau and the areas flanking Fazi River.
  2. Living space: The planning factors in existing settlements and land demand and includes the area south of Zhongqing Rd. and the Lixiangguo Community.
  3. Production space: Recommending to reserve areas around the CTSC to fulfill future needs by the high-tech industry and midstream to downstream industries.

#### ■ 交通動線 Transportation

1. 健全路網系統：約以 700~1,000 公尺間距佈設東西向及南北向之主要道路。東西向軸線可與臺中市區聯繫，並作為臺 10 線及西屯路之替代道路；南北向道路則提供臺 10 線與臺 12 線之聯繫。
  2. 減低穿越性旅次：為避免過多通過性車流對中科臺中基地造成衝擊，於周邊規劃環狀道路系統。
  3. 建構景觀道路：除考量車道需求外，為創造優質景觀環境，主要道路應規劃適宜之綠帶及植栽。
1. Complete the road network: East-west and north-south arteries will be laid out at a spacing of 700~1000 m. The east-west axes may be linked with Taichung's city center and serve as alternatives to Tai-Rd. No. 10 and Xitun Rd.
  2. Reduce traversing traffic: A ring-road system is planned around the CTSP to reduce traversing traffic.
  3. Landscaped roads: Besides the necessary car lanes, the artery roads should also have adequate greenbelts and planting to create a quality landscaped environment.



行政院國家科學委員會中部科學工業園區管理局  
Central Taiwan Science Park Administration, National Science Council

### 三、成果效益 Benefits

中科臺中基地係以精密機械、光電、生技及半導體等高科技產業為發展主軸，且地處山海、縣市交界之特性，環境資源及行政協調上較為多樣化及複雜化。是以，應藉由鄰近都市之區域發展架構的建立，兼顧適當的開發與保育，營造一個兼具人文與科技的「生態、生產、生活」空間。爰此，辦理「擬定中部科學工業園區臺中基地附近特定區計畫」，以期達到土地資源合理利用，並健全都市發展機能。

為強化臺中地區高科技產業競爭優勢，同時兼顧在地自然生態和人文特色，本計畫配合中科臺中基地開發建設時程，健全周邊服務系統，預留商務、生活及休憩等活動設施之用地，以滿足園區就業及居住人口之生活需求，創造優質的生活園區與科技重鎮。

Central Taiwan Science Park (CTSP) focuses on high-tech industries including precision machinery, optoelectronics, biotechnology and semiconductor. Its location between the sea and mountains and between Taichung County and Taichung City make for a diverse and complex context in terms of environmental resources and administrative coordination. Therefore, the developmental framework of the adjacent urban areas should help strike a balance between development and conservation to create an area friendly to ecology, production and lifestyle while fusing humanities with technology. The planning of the Special CTSP District is aimed at exactly that, with the goals of integrating land resources and completing the area's urban functions.

The implemented of plan will coincide with the development schedule of the CTSP, strengthening Taichung's high-tech competitiveness while preserving the local ecology and culture. It will provide the necessary ancillary services, as well as reserving land for business, residential and recreational facilities. Thus, it will satisfy the daily needs of those working and living in the CTSP and create a quality living space and technology hub.



藍綠帶構想示意圖 Conceptual Diagram of Greenbelts and Bluebelt

### 高鐵臺中車站門戶地區計畫 Taichung HSR Station District

#### 一、計畫緣起 Background

計畫區西南側為高鐵臺中車站地區為臺灣高鐵一日生活圈之中心，且鄰近高速公路與中彰快速公路，交通相當便利。其 30 分鐘等時生活圈潛在服務人口數約 375 萬人，近 10 年平均人口成長率為 0.71%，高於臺灣地區平均人口成長率為 0.50%。其以交通新核心、觀光新地標、產業新櫥窗為發展目標，屬結合居住、產業與商業服務等之綜合性發展地區，藉由其區位之轉運優勢與購物娛樂城定位，預估未來將衍生商務辦公、金融等商務服務需求。

The Special District is close to the National Highway and Zhongzhang Expressway and to its southwest is the Taichung High-Speed Rail Station, a major transportation hub in Taiwan. It serves a potential population of 3.75 million within a travel distance of 30 minutes. The average population growth in the last decade is 0.71%, which is higher than the national average of 0.50%. It is a mixed-use area combining residential, industrial, commercial and service functions and is positioned as a new traffic core, tourism landmark and industrial showcase. Its strategic location as a transportation terminal and positioning as a shopping and entertainment center are expected to increase the demand for office, commercial and financial services in the area.

#### 二、計畫內容 Content

##### (一) 計畫範圍 Scope

計畫區位於臺中市南屯區，行政區域屬南屯區鎮平里及中和里，介於高鐵臺中車站與楓樹里細部計畫區之間，細部計畫面積約 154 公頃。

The scope of this detailed plan covers an area of 154 ha. It includes Zhenping Vil. and Zhonghe Vil. in the Nantun Administrative District and falls between The Taichung HSR Station and Fengshu Vil. Detailed Urban Plan.

##### (二) 發展定位與策略 Positioning and Strategy

經由優劣勢分析，本案將利用交通輻輳，作為文化創意、商務辦公與國際觀光等產業基地；另考量歷次內政部都市計畫委員會與專案小組審議意見，茲將未來定位為「中臺灣高鐵新門戶 - 休閒生態園區」，擬引入之主要機能如下：

作為以主題園區概念營造國際觀光、購物與娛樂等產業聚集體驗據點。

運用既有水系（鎮平溪支線）將其週邊地區劃設為生態用地兼作滯洪池使用，以保留其藍帶軸線意象與水岸空間，並配合開放性綠地的設置，營塑具親水性之景觀廊道意象，創造高鐵進入臺中市之「都市門戶」。

A pros-and-cons analysis led to the decision of using high-traffic areas as sites for cultural and creative industries, offices and international tourism. Positioned as "Central Taiwan's new HSR gateway—a recreational eco-park", the main functions include the following:

Thematic zones to create clusters for international tourism, shopping and entertainment industries.

Land will be set aside around the existing water system (Zhenping River tributary) as ecological conservation areas and flood retaining pools to preserve the bluebelt and waterfront space. Adding green spaces will also help create a landscaped, water-friendly corridor that makes the HSR an "urban gateway" for Taichung City.



整體配置示意圖 Site Plan

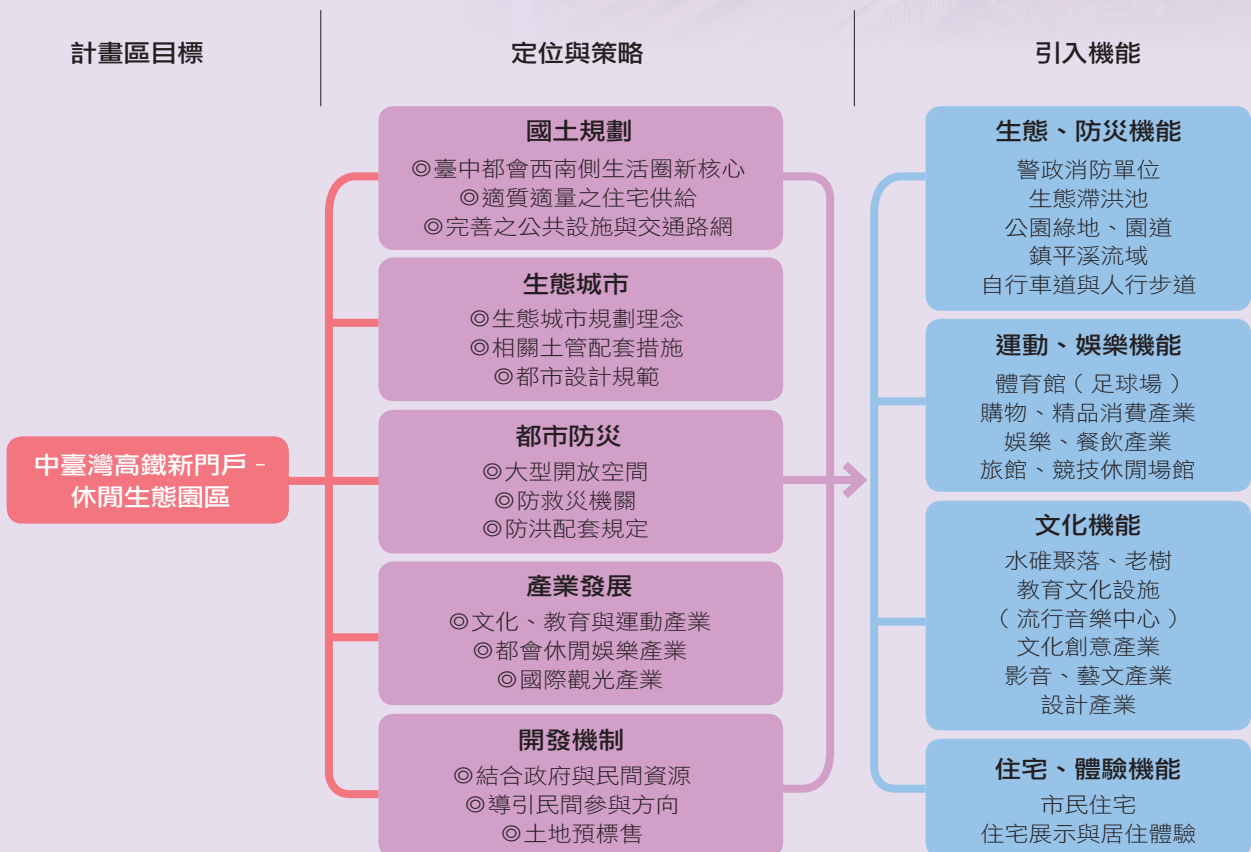


機能配置示意圖 Functional Layout

### 計畫區目標

### 定位與策略

### 引入機能



### (三) 規劃構想 Planning Concept

#### ■ 門戶意象形塑部分 Gateway Image

##### 1. 與高鐵臺中車站地區共同形塑商業核心意象

###### Forming a commercial hub together with Taichung HSR Station

依據營建署辦理之「加速推動高速鐵路特定區開發策略方案－高鐵車站特定區中程發展計畫」案內容指出，高鐵臺中車站地區未來擬引入企業服務中心、科技產業研發及後勤營運中心、購物娛樂與綠能住宅等機能，是以，本案原則以引入藝文展演業、影音業、文創產業、旅館業、休閒娛樂業、運動場館業、批發零售業與餐飲業等行業為主，期以筏子溪為中心，結合高鐵車站營造一商業核心。

According to the "Strategic Program for Accelerating Development of the HSR Special District—Mid-range Development Plan", implemented by the MOI Construction and Planning Agency, the following functions will be introduced in the HSR station area: corporate service centers, technology R&D, logistics centers, shopping and entertainment, and energy-smart housing. So the current Plan will try to create a commercial core integrating the HSR station using Fazi River as the center by introducing the following functions: arts and cultural performances and exhibitions, audiovisual production, cultural and creative industries, hotel, entertainment, sports, retail and restaurants.

##### 2. 配置區域性公共設施提升周邊公共設施服務水準

###### Providing public facilities for the local area to improve surrounding services

本計畫區內公共設施除提供計畫區之必要者外，另提供區域性之警政、文化與體育設施與區域性滯洪設施，提升區域安全與增加全市文化展演與體育活動水平。

Besides the necessary public facilities for an urban plan area, the following will also be provided to enhance security and the city's caliber of cultural and sports activities: policing, cultural, sports and regional flood retaining facilities.

##### 3. 利用量體配置之變化，形塑具韻律的天際線，凸顯地區門戶意象

###### Variable architectural massing to create a rhythmic skyline and celebrate its gateway image

因應中彰快速公路及高鐵臺中車站對本計畫區所產生之影響與凸顯地區門戶意象，除配置大型文化與體育設施、區域性滯洪設施外，利用不同強度之建築簇群，形塑本計畫區建築韻律，提高本計畫區、高鐵臺中車站與臺中市市區間之可視性。

In response to the impact of Zhongzhang Expressway and HSR Taichung Station on this district and to highlight its gateway image, building clusters will be developed in varying intensities to create a rhythm and enhance the visual aesthetics of this District, HSR Taichung Station and the city center.

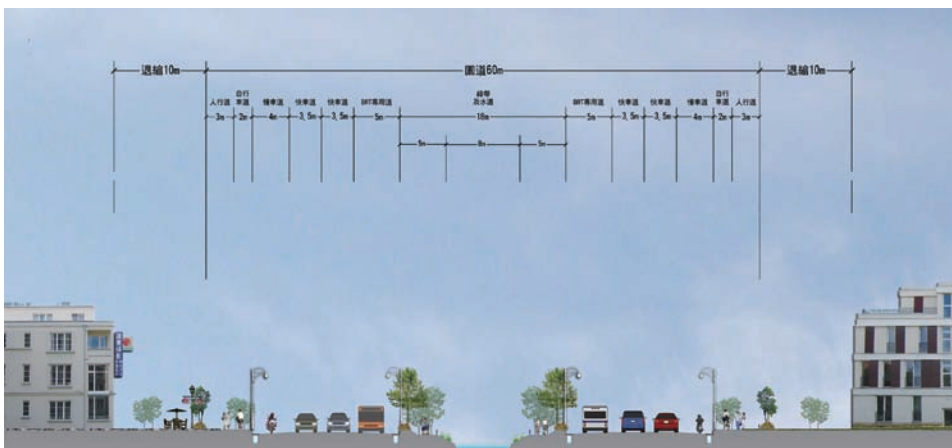
#### ■ 生態城市理念部分 Eco-City Concept

##### 1. 重塑變更範圍水與綠共存意象，打造都會生態環境

###### Reorganizing the green areas and water features to create an eco-friendly urban environment

本案擬以水綠共存概念為出發點，規劃具景觀功能藍綠帶，打造親水河，故考量以鎮平溪支線與中和北二巷西側水系等現有系統及利用 60M 園道作為水綠共存之發展主軸，劃設大型開放空間及綠地系統，並與園道相互串聯，建構完整休閒藍綠網，打造連續性且視野開闊的生態水景，形塑生態城市意象。

Using "coexistence with water and green" as the starting concept, landscaped greenbelts and bluebelts are planned to create accessible waterfronts. The tributary of Zhenping River, existing waterways to the west of Bei-er Lane in Zhonghe and the 60M boulevard will be used as the main axes for planning large open spaces and green networks. The goal is to build a comprehensive blue and green network, continuous and visually open eco-waterscape and an eco-city.



60M 園道內水系與綠帶結合剖面示意圖  
Section Showing Linkage Between the Green and Water Systems Along the 60M Boulevard

資料來源：高鐵車站特定區中程發展計畫



## 2. 建構具生態性之道路系統

### Eco-friendly road system

變更範圍內道路空間應進行綠化，包括透水鋪面、路邊空間綠美化等，以建構網狀的生態空間系統，營造良好的生活環境。且配合政府近年大力推動節能減碳、單車樂活等政策，於區內透過園道、綠地、公園及建築退縮空間等設計，適度的導入人行空間及自行車道系統，串連成地區綠色運輸系統，減少車行旅次所產生的環境負擔，並降低能源的消耗。

此外，變更範圍位居筏子溪下游，與筏子溪間之關係為中彰快速公路所阻隔，未來擬轉化現有水系資源為兼具景觀與親水之都會設施，並透過退縮規定與開放空間之提供串連變更範圍與鄰近之楓樹里、南屯溪、筏子溪等。

Roads within the project should be landscaped to form an eco-network and provide a livable environment, using measures such as permeable paving and roadside planting. Adequate pedestrian and bike pathways will also be provided along the boulevards, green spaces, parks and building setbacks. They will link the local green transportation networks, reduce the environmental impact of cars and lower energy consumption.

In addition, the area covered by the plan is located in the downstream of Fazi River but access to the river is blocked by Zhongzhang Expressway. The existing waterways will be incorporated into urban landscaping and water-friendly facilities to connect the area with adjacent Fengshu Villiage, Nantun River and Fazi River.

## 3. 透過大規模地區開發契機，建立具生態性基盤系統

### Taking advantage of the large-scale redevelopment to strengthen the ecological infrastructure

透過本案開發契機，建立具生態性之公共基盤系統，包括設置雨水貯留、供水系統與中水處理系統等。

An ecological infrastructure will be built, which includes systems for rainwater storage, water supply and greywater treatment.

## 三、成果效益 Benefits

- (一) 因應氣候變遷問題，結合都市公園綠地與濕地系統，建立生態水循環網絡與具生態性之公共基盤系統，重塑計畫區水與綠共存意象，打造都會生態環境，塑造都會區內與水共生之示範地區。
- (二) 提供臺中市休閒產業聚集場所與回應國際化的發展願景。
- (三) 導入流行音樂中心、體育場、警政機關與滯洪池等公共設施，擬由政府積極投入高品質的公共建設項目，帶動全區發展。
- (四) 兼顧市民期望，落實市府建設政策。
  - (1) In response to problems caused by climate change, the project combines the city's network of green spaces and wetlands to form an environmentally sound water circuit and ecological infrastructure. The green spaces and water features are reorganized to become complementary to an eco-friendly urban environment and the demonstration site of a water-friendly city.
  - (2) A clustering place for Taichung's recreational industries and a response to her vision of internationalization.
  - (3) Introduction of public facilities like a pop music center, stadium, police and civic agencies and flood retaining pools. These high-quality public investments by the government will boost the development of the entire area.
  - (4) Fulfilling citizen's expectations and implementing Taichung City Government's civic policies.



生態蓄洪用地模擬示意圖  
Simulated Diagram of Ecological Flood Retaining Pools



公 141 與周邊土地使用強度模擬示意圖  
Simulated Diagram of the Land Use Intensity of Gong-141 and Surrounding Land

# 焦點建設

## 永續·臺中 Sustainable

### 臺中港特定區計畫

### Comprehensive Plan of Taichung Harbor Special District



臺中港景觀 Taichung Harbor View

#### 一、計畫緣起 Background

臺中港特定區範圍近二萬公頃，都市計畫自民國 61 年發布實施至今近 40 年，惟臺中港的發展與其周邊的臺中港特定區發展並沒有緊密的連結，加上過去臺中港特定區長期缺乏專責單位的推動，人口成長不如預期，公共設施開闢建設緩慢，原計畫的規劃內容與實際發展狀況不甚相符。

近年來臺中港特定區內外重大建設陸續進行，如中部科學園區、高速鐵路、中部第二高速公路、港區藝術中心、靜宜及弘光大學、新市鎮中心市地重劃、藍帶海岸觀光計畫、臺中港加工出口區、清泉崗中部國際機場、國道四號、西濱快速道路及生活圈道路建設等，因應新的交通系統、新的都市結構，本案希藉由第三次通盤檢討規劃與執行，並透過數值地形測量工程及都市計畫圖重製作業進行，期望提高法定計畫圖精確度與實用性，並達成港區各行政區永續發展的願景臺中港特定區的繁榮。

The Taichung Harbor Special District covers an area of nearly 20,000 ha. Its urban plan was implemented in 1972, nearly 40 years ago. However, its development has been too detached from that of Taichung Harbor. In the absence of a dedicated agency responsible for its development, the slow population growth and infrastructure building have also widened the gap between the plan's original intent and the area's actual status.

In recent years, many new construction projects have begun outside the Taichung Harbor Special District, including the CTSP, HSR, Central Highway No.2, Harbor Art Center, Providence University, Chinese Oversea University, New Civic Center, Bluebelt Coastal Tourism Plan, Taichung Harbor Processing & Export District, Taichung International Airport, National Highway No. 4, Xibin Expressway and construction of new roads. This third review for the district will respond to the new transportation system and urban structure. Topographical survey and re-drafting of urban planning drawings will help improve the accuracy and usability of the statutory drawings and ensure the prospering of the District.



規劃範圍示意圖 Planning Scope

## 二、計畫內容 Content

### (一) 規劃範圍與面積 Planning Scope and Site Area

本次通盤檢討計畫範圍係以第二次通盤檢討範圍為主，計畫範圍北以大甲溪南岸為界，南至大肚溪北岸，東倚大肚山，西側至海灣海峽止；南北長約 17 公里、東西寬約 13 公里，包括梧棲區全部，清水、沙鹿、龍井區大部分及大肚區一小部分，配合都市計畫圖重製作業及 71 年行政院核定之臺中港港區範圍進行計畫範圍之調整後，計畫面積為 20,045.3585 公頃。

The scope of review is based on the area of the second review, extending northward to the south shore of Dajia River, southward to the north shore of Dadu River, Eastward to Dadu Mountain and westward to Taiwan Strait. It is 17 km in the north-south direction and 13 km in the east-west. After adjusting to the boundaries approved in 1982 by the Executive Yuan, the size of the district is now 20,045.3585 ha.

### (二) 辦理重點 Key Focuses

#### 1. 更新都市計畫圖資

Update urban plan drawings

全面更新臺中港特定區計畫圖，進行都市計畫圖重製通盤檢討。

Comprehensive updating of drawings of the District.

#### 2. 解決地方用地需求

Resolve local agencies' demand for land

呼應地方、自由經濟示範區及相關事業單位需求，配合辦理用地調整及變更之一般性通盤檢討。

Reviews to adjust and change land use to resolve the need for land by local agencies.



臺中港景觀 Taichung Harbor View



地區發展定位 Positioning

### (三) 地區發展定位及目標 Positioning and Objective

#### 1. 地區發展定位 Local Positioning

就區域層次而言，臺中港特定區擁有海港、空港雙港合一的優勢，使得國際貨運通路、客運、觀光通路等皆可將特定區納為主要的進出城市，爰利用地區資源，達到「兩岸直航之海空門戶、科技產業升級之營運軸心、中部都會之觀光明珠」之定位目標。

On the regional level, the Special District enjoys the strategic advantage of combining sea and air transportation, making it a natural access point for international cargos, passengers and tourists. Thus the positioning is to develop it as a gateway for direct sea and air travel across the Taiwan Strait, operation centers for upgrading technology industries and an urban tourism highlight in Central Taiwan.

#### 2. 地區發展目標 Objective

##### ■ 完備機能定位明確之運輸系統 A Functionally Robust Transportation System with Clear Positioning

為有效地達成海空運輸門戶之功能定位，特定區內海、空港與周邊區域、都會聯繫之主要動線應儘速完備。此外，藉由各動線系統在物流轉運服務、商務服務、觀光遊憩服務機能的明確定位來提升運轉效率。

To effectively achieve its positioning as a gateway for air and sea transportation, main circulation routes between the Special District, the airport, seaport and surrounding regions and urban centers should be completed as soon as possible. To increase efficiency, the routes should also be clearly defined functionally, e.g. logistics, commercial or tourism and recreational.

##### ■ 完備優質的產業支援空間 High-Quality and Supportive Spaces for Industries

就產業支援空間而言，應具備支援系統 (公用設備、公共設施等)、環境品質完善，並與各類型運轉主軸連結良好的條件，以有效地提升相關產業營運中心之進駐意願。此外，加速「新市鎮中心」的開發及各項招商引入，將可提供及時到位發展用地，從而提升特定區吸納發展動能的優勢。

To attract industries to set up operation centers here, it is necessary to provide a sound supportive system (public facilities and utilities), good environmental quality and well-planned connections to various axes. Accelerated development of the "new town center" will also increase the district's ability to attract investment.

##### ■ 觀光、休閒遊憩多樣化與等級之提升 Upgrade and Diversification of Tourism and Recreation

藉由既有觀光、休閒遊憩資源的活化，並善用依山傍海的地理風貌特性，從而強化品質的提升，以善用海、空港之客運資源，在有效地吸納國際觀光客所引入發展契機之餘，亦能重新吸引鄰近都會區的觀光、休閒遊憩需求。

The existing tourism and recreational resources and natural geography of mountains and ocean should be utilized to make upgrades and increase the area's ability to attract international passenger and tourist flows via the seaport and airport as well as local tourists from neighboring cities.

##### ■ 建構優質、宜居的生活環境 High-Quality, Livable Environment

藉由提升公共設施、公共環境的品質等級與標準，並整合觀光、休閒遊憩多樣化與等級提升之目標，藉以滿足高科技人才及其相關產業、支援產業營運中心等高所得人員的居住需求與偏好，從而提升特定區吸納發展動能的競爭力。

The public facilities and quality of the public environment will also be enhanced to fulfill the needs of high-income residents from high-tech industries and the industry operation centers, in turn drawing more development into the District.



引入活動機能示意圖 Introduced Functions and Activities

#### (四) 地區發展構想 Developing Concept

特定區將區分為「營運核心機能」、「觀光遊憩機能」、「特色住宅機能」等三大核心活動機能，並透過「海空門戶軸線」、「海岸遊憩軸線」、「營運核心軸線」、「都會串連軸線」等串連軸線的指認與定位，將三大核心活動機能加以連結，藉以使特定區形成一緊密連結、相互支援的運作系統。

- 產業服務—建構「新市鎮中心」為「營運核心」，引入支援與服務海、空港、中科園區之活動機能。
- 觀光遊憩—形成完善且連續的海岸遊憩軸線。
- 特色住宅—展現地理特色，發展休閒住宅。

The functions of the Special District will be classified as the operating core, recreation and tourism and feature housing. They will be interlinked by the following axes: seaport and airport, coastal recreation, operating core and urban connection.

- Serving businesses—Building a “new town center” to serve as the operational core and introducing functions that support and serve the harbor, the airport and CTSP.
- Tourism & recreation—forming a robust and continuous recreational axis along the coastline.
- Featured housing—Utilizing the geographical features to develop recreational homes.

### 三、成果效益 Benefits

- (一) 藉法定圖之確立，解決長期以來都市計畫、地籍成果系統與開闢現況偏差問題。
- (二) 因應地方及事業單位建設及發展需求，針對開發分區及土地進行檢討。
- (三) 呼應地方施政重點。
- (四) 考量民眾權益針對部分長期未徵收開闢公共設施用地提出調整。
- (五) 減少畸零土地產生，健全都市空間發展。
- (六) 促進都市土地開發，帶動地區經濟發展。
  - (1) Establishing a set of official drawings to narrow the gap between the urban plan and actual status.
  - (2) Review of the sub-districts and land use in response to the needs of local agencies.
  - (3) Echoing of the local civic policies.
  - (4) Adjustments to land slotted for public use but left idle for long periods of time, in consideration of citizens' rights.
  - (5) Minimizing leftover land parcels to create more robust urban spaces.
  - (6) Facilitating urban land development and promoting regional economic growth.

# 焦點建設

## 魅力·臺中 Attractive

### 臺灣塔 Taiwan Tower



臺灣塔 3D 模擬示意圖 3D Image Diagram of Taiwan Tower

世界級的城市都擁有地標性的建築，例如巴黎的艾菲爾鐵塔、紐約的自由女神像、雪梨的雪梨歌劇院、杜拜的哈里發塔等，她們就像是美麗的標誌記述著每個城市的故事。臺灣塔的興建、落成完工後也希望成為臺灣及臺中直轄市的重要新地標。

World-class cities are defined by world-class landmarks—the Eiffel Tower in Paris, the Statue of Liberty in New York, the Opera House in Sydney and Burj Khalifa in Dubai. These splendid icons tell the stories of their cities. Likewise, Taiwan Tower also promises to become an important symbol of both Taichung and Taiwan upon its completion.

#### 位置與面積 Location and Area

臺灣塔暨城市願景 (博物) 館基地即位於臺中市大宅門特區內 (水湳機場舊址)，清翠園 (中央公園) 南端，為園區林蔭大道主要軸線南側端景，基地面積約 4.4 公頃。

The 4.4-hectare site for Taiwan Tower & the Museum of Taichung City Development lies in the southern end of Jade Eco Park inside Taichung Gateway District (former Shuinan Airport). It will become the southern vista of Park Avenue, an important axis of the park.

#### 設計概念 Design Concept

臺灣塔突破傳統高塔形式「Object」(物件)方式作都市空間垂直向度之呈現，而是以「Phenomenon」(自然現象)的抽象意念表現，以求創造出 21 世紀之新塔形建築空間形式與風格。並以臺灣這一個美麗的寶島為主要概念，選擇臺灣榕樹之鬚根與綠蔭空間為靈感來源，利用榕樹陰影光線的透射，提供大量光影變化，穿透性極高，打破傳統以塔為概念的建築形式。

Taiwan Tower breaks away from the traditional, "object"-oriented tower form. Instead of erecting a vertical urban structure, it attempts to create a "phenomenon" by pursuing a new spatial form and style for the new tower of the 21st-century. Using "Formosa Taiwan, the beautiful island" as the main concept, its design is inspired by the aerial roots and shady canopies of Taiwan's Banyan trees. Sunlight filters through the tower's tree-like structure, creating wonderful variations in light and shadow and a high level of transparency.

## 規劃特色 Planning Features

臺灣塔之新建兼具城市博物館機能，更將豐富其建築空間意義。空間規劃設計將包含城市願景(博物)館、四樓廣場層及屋頂觀景台花園等，並將規劃設有智慧型園區管理中心、入口大廳、博物館展覽、典藏、教育及研究空間、公共服務空間、餐飲及販賣服務區等，亦將結合此塔之空間予以整體規劃多功能使用。臺灣塔規劃運用永續、強化生態的設計手法，使用綠色能源系統，以達節能減碳之目標。預計將以 80 億元興建高 300 公尺以上之超高層建築。使位於頂樓之觀景臺可越過大肚山而觀景望向臺灣海峽，更將結合大宅門特區之各項重大建設如清翠園及中臺灣電影體驗園區等，提供市民一個低碳、生態、智慧、藝文文創、經貿、大學城及大公園等之特區空間。

The inclusion of the Museum of Taichung City Development enriches the architecture and spaces of Taiwan Tower. The project, comprising the Museum of Taichung City Development, a plaza on the fourth level and an observatory and gardens on the rooftop, integrates multiple functions with the following spaces: a smart park management center, lobby, museum exhibitions, archives, educational and research spaces, public services, restaurants and gift shops. Sustainable and ecological design techniques and green energy systems are used to save energy and reduce the carbon footprint. The 300-meter plus superstructure has a construction budget of 8 billion New Taiwan Dollars. From its rooftop observatory, visitors will enjoy a panorama view over Dadu Mountain toward Taiwan Strait. Together with other major projects in the Park City like Gateway Park and the Central Taiwan Movie Park, Taiwan Tower will contribute to create a special district offering low-carbon, ecological and intelligent living, arts and culture, trade and economic activities, a college town and an extensive park.

## 目前辦理情形 Current Status

臺灣塔於去 (101) 年與日籍建築師藤本壯介於 101 年 5 月 25 日辦理正式簽約後，於同年 6 月 6 日開始履約。並依契約規定於 101 年 7 月 17 日及 101 年 7 月 24 日辦理兩次之規劃設計階段期中報告。另於 102 年 4 月 2 日完成本案之規劃成果報告書審查作業，目前正辦理後續規劃設計及相關作業，本案將以 102 年底發包工程為目標，全案預計可於 106 年完工營運。

A contract for the design and construction supervision of Taiwan Tower was signed with Japanese architect Sou Fujimoto last year on May 25, 2012, taking effect on June 6 of the same year. Two interim planning and design reports were made on July 17 and 24th, 2012 in accordance with the contract. Review of the planning proposal was completed on Apr. 2, 2013 and further planning and design is underway. The target is to tender the construction contracts at the end of 2013 and complete construction in 2017.

## 臺灣塔參與第 64 屆世界不動產年會展覽

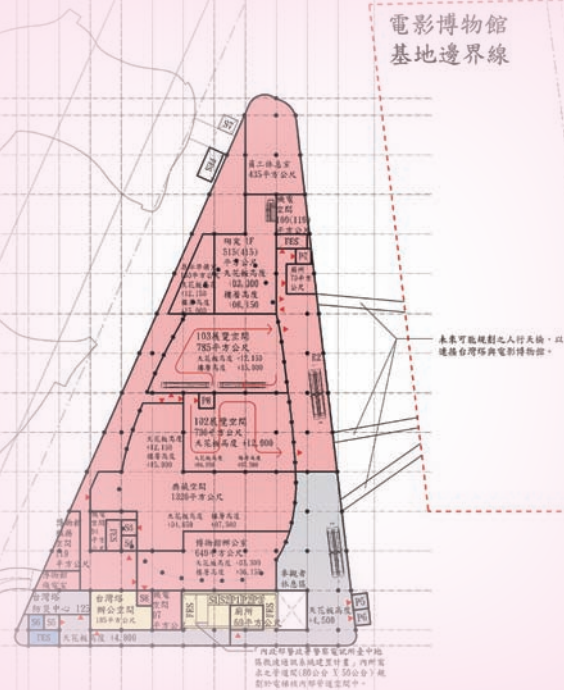
### Exhibition of Taiwan Tower at the 64th FIABCI World Congress

「世界不動產聯合會第 64 屆臺灣臺中世界年會」假本市金典酒店於 102 年 5 月 27 日至 5 月 29 日盛大舉行。本屆年會邀請來自世界各地、網路與市場的不動產專業人士齊聚一堂，彼此交流資訊、共同解決問題與掌握全新商機。

今年大會主題「創新、永續發展！」，會中亦展出本市重大建設如「臺灣塔新建工程」透過年會期間將臺中亮眼的市政建設與臺灣不動產界的活力往國際放送。

The 64th FIABCI International Real Estate Federation World Congress was held at the Splendor Hotel in Taichung on May 27-29, 2013. The annual event brought real estate professionals from different networks and markets all over the world under one roof to exchange information, solve problems and share new business opportunities.

The theme this year was "Innovation in Sustainable Development". The event provided a perfect platform to showcase the energy of Taiwan's real estate sector and Taichung's impressive civic projects such as Taiwan Tower.



一層平面示意圖 Ground Floor Plan



一層意象圖 Perspective - Ground Floor



觀景平台意象圖 Perspective - Observatory

# 焦點建設

## 魅力·臺中 Attractive

### 電影館

### Central Taiwan Movie Park



國際大導演李安（左）與演員蘇瑞吉·沙瑪（右）  
Film Director Ang Lee (Left) and Actor Suraj Sharma (Right)

### 臺中站上國際舞臺，催生中臺灣電影推廣園區

### Taichung's rise to the international area gives birth to the Central Taiwan Movie Park

「中臺灣電影推廣園區」之緣起係因 2010 年李安導演與國際製片團隊至臺中市拍攝電影「少年 PI 的奇幻漂流」，於水湳機場原址內搭景、拍攝，並建置獨步全球、可模擬大海變化之人工造浪池，成為拍攝海景的重要場域。李安導演選擇臺中為拍攝基地，不但證明中臺灣擁有各項優良之拍攝條件，更為本市締造絕佳之城市行銷機會，為在地影視產業發展奠立一個新的里程碑。

近年來影視文創產業發展備受國際間重視，適逢「2011 年 - 國片復甦元年」，國內影視市場開始熱絡，為承接李安導演對於臺中影視發展的貢獻，同時使珍貴的拍片資源保留且得以永續發展，故規劃「中臺灣電影推廣園區」，以整合中部地區影視資源、刺激產業發展並成為推廣影視文化之平臺。

The idea of the Central Taiwan Movie Park originated in the filming of "Life of Pi". In 2010, Director Ang Lee chose Taichung as the production site for the movie. Together with his international movie production team, he built a set on the site of the former Shuinan Airport. The set included an unprecedented manmade waving-making pool that simulates the changes of the sea, which served as the backdrop for all the ocean scenes in the movie. Lee's choice of Taichung as his production base not only underscores the strengths of Central Taiwan as a production base, but also gave the city a great chance to market herself and created a new milestone for the local film industry.

The increasing international attention given to the film and cultural and creative industries coincides with the re-awakening of Taiwan's local filming sector in 2011. The Central Taiwan Movie Park has been planned with a view to build on Lee's contribution to Taichung's film industry and sustainably preserve the production resources he has left the city with. It will help consolidate Central Taiwan's resources in the film industry, foster its growth and serve as its promotional platform.



電影館位置圖

Site Location of the Central Taiwan Movie Park





電影館構想示意圖 Conceptual Diagram of the Central Taiwan Movie Park

## 整合電影產業，打造專業環境

### Integrating the film industry and creating a specialized environment for film production

中臺灣電影推廣園區將成為結合上游拍攝、中游後製到下游觀影、體驗、展覽及互動之全方位產業整合圈，其中包含霧峰的「攝製中心」及大宅門特區（水滸經貿園區）的「電影館」。「攝製中心」主要是供專業影視人員拍攝及後製之用，結合專業數位攝影棚、拍攝團隊辦公室、工作室等，將成為多功能影視友善環境；「電影館」除進行影視資源的蒐集和整合外，亦肩負擴展民眾影視文化視野、刺激觀影人口數量之責任，其建置除可增加中部休閒遊憩空間外，透過大量影視資料和軟體的建置，亦能同時增加在地文化資源的深度，並藉由舉辦各式電影主題放映活動、首映會、特映會、主題影展等，活絡中臺灣之影視文化發展。因此中臺灣電影推廣園區之設置目的不只在興建公共建設和基礎設施，而是透過影視基地之成立，整合各方資源，全面推升中臺灣影視相關產業發展。

The Central Taiwan Movie Park will vertically integrate the film production chain to encompass upstream filming, midstream post-production and downstream viewing, experiencing, exhibition and interaction. It comprises a filming and production center in Wufeng and a Central Taiwan Movie Park inside Taichung Gateway District. The filming and production center contains professional digital studios, offices and workshops and serves multiple functions catering to professionals. The Central Taiwan Movie Park has the mandate of collecting and integrating related resources, expanding the cultural scope of citizens and boosting the movie-going population. Besides providing Central Taiwan with more recreational space, the facility will also enhance the depth of local cultural resources through the building of an audiovisual databank and related software. By hosting themed screening, premiers, special screening and themed film festivals, it will enliven Central Taiwan's cultural scene. Thus, the establishment of the movie park signifies more than the construction a new public facility and infrastructure. This new base for the film industry will help integrate various resources and drive the growth of the ancillary industries in Central Taiwan.

## 結合多元觀光產業，豐富民眾休閒生活

### Combining diverse tourism industries and enriching citizens' recreational life

「中臺灣電影推廣園區 - 電影館」位於臺中市大宅門特區（水滸經貿園區）內林蔭大道主要軸線南側，基地面積約 4.4 公頃，與臺灣塔位於同一基地，主體建築座落於臺灣塔東側位置，與臺灣塔比鄰而建，未來將結合臺灣塔、博物館以及清翠園中之各地標性設施，成為一個多元豐富的休閒活動場所，並提供大臺中地區購物、娛樂、文化、表演、觀景、遊憩、休閒等生活機能的「多功能休閒園區」。

The Central Taiwan Movie Park is located along the southern end of Park Avenue, which is a major axis in Taichung Gateway District. It shares the site of Taiwan Tower and has an area of roughly 4.4 ha. The main building will be located just to the east of Taiwan Tower. Together with Taiwan Tower, the Museum of Taichung City Development and other landmark facilities within Jade Eco Park, the cluster will become a diverse and rich recreational ground that serves Greater Taichung's multiple needs in shopping, entertainment, culture, performance, sightseeing, leisure and recreation.

### 草悟道 Calligraphy Greenway

#### 景觀建築行草的演繹 -- 「草悟道」

#### A calligraphic expression in landscape design

「草悟道」全長約 4.5 公里，是環臺中市綠色廊道的精華區段，規劃汲取了中國書法「行草」，如行雲流水，寓動於靜的佈局精神為核心基底；以植樹、綠地、步道、水池、噴灌造霧與街道傢俱的疏密配置運用為空間構局；引導人群坐臥行進的速度，串連了相鄰街廓的城市生活特性。

規劃北段結合了既有的大型公共藝術、新設的雕塑性水景，明亮廣闊的無障礙空間，框架創造了連接自然科學博物館與跨中港路的「行草之舞」及「科藝之丘」城市門戶廣場。

The 4.5-km long Calligraphy Greenway is a highlight of the green corridor that wraps around Taichung. Its planning is inspired by the "cursive script" in Chinese calligraphy. Its foundation is a fluid layout that is both static and dynamic. The spaces are structured with varied spacing of trees, green spaces, pathways, pools, misting and irrigation and street furnishing. The Greenway leads pedestrians to meander through or rest within at various speeds and links urban neighborhoods along the way. The northern section forms an urban gateway with "Calligraphy Dance Plaza" and "Science Hill", which connect to the National Museum of Natural Science across Zhonggang Rd. Adding new water sculptures and spacious barrier-free access to existing large public artworks help strengthen this image of a gateway.

#### 營造城市詩意生活體驗

#### Poetic urban living experience

規劃中段結合了旅館、商店以及大樹林立的城市街道生活，佈置大量的座椅傢俱，讓人群寫意地穿梭在綠地與大樹之間，白天藉陽光樹影間的疏密安排，夜晚藉燈光與人影交織的明暗互現，營造了「閱讀之森」及「城市舞台」如詩畫般的戲劇造境。

規劃南段結合了難得的大草原與天空，局部有效地整地圍塑，成功地讓全臺的「爵士音樂節」以及各類型城市聚眾活動，提供更佳關係的舞台與觀眾的安置場所，綠草如茵的「市民廣場」以及「水舞青龍」，豐富了城市生活開闊大地。

沿草悟道兩側設置的「綠色運具優先專用道」，積極地藉由觀光綠帶，把綠色運具導入，影響自用小客車減少，作節能減碳的示範，配合未來的捷運系統，做前瞻性的城市交通規劃。

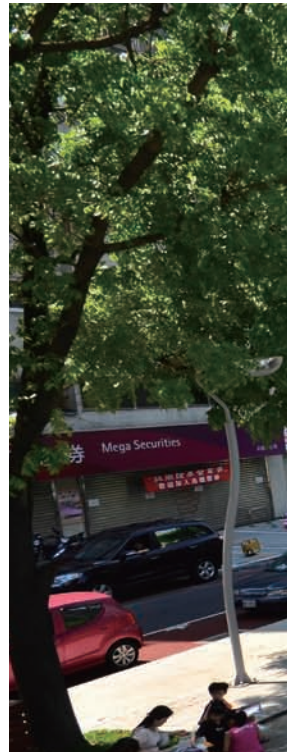
The central section combines mature trees, hotels and shops to create a delightful boulevard atmosphere. Visitors may wander between the green spaces and trees or rest on the abundant seating. Variations between sunlight and shade by day and artificial light and shadow by night set the dramatic and poetic scenes at "Readers' Forest" and "Urban Stage". The south section with its extensive grass area and open skies offers the ideal venue for Jazz festivals and other large-scale events. The "Civic Plaza" and "Dancing Water Dragon" provide precious open space in the city. Priority lanes for green vehicles along the two sides of the Greenway encourage travelers along this greenbelt to reduce car use, serving as a demonstration site heralding the future MRT system.

#### 漫步在陽光與樹蔭間的生活品味

#### Meandering between sunshine and shade

「草悟道」耐人尋味的不是一眼看行的行進經驗！透過人去接觸環境、親近土地、接觸草地、擁抱大樹、聞聞花香，在陽光、空氣中的美好交流。草悟道以綠地的設計，穿針引線地串聯了城市裡不同的生活機能：臺中市正在創造一個不同的「Green Living Style」美好生活型態！

The Calligraphy Greenway is a space to linger, where visitors may get close to the land, touch the grass, hug a few trees, smell the flowers and enjoy sunshine and fresh air. Its green spaces link various urban functions. In these ways, Taichung is defining her very own "green living style"!





草悟道景觀 Calligraphy Greenway View

## 「允執厥中」立體草書藝術 A sculptural interpretation of calligraphy

位於「草悟道」北段中港路南側「行草之舞」廣場上的「允執厥中」雕塑，為 1989 年臺中市為慶祝建府百週年，特別邀請故宮博物院中國古代美術史學家 -- 楚戈先生操刀設計。以傳統草書「中」字為基礎，將草書中文以複數做立體呈現，成為三度空間的立體藝術創作，更具百年歷史傳承，繼往開來的特殊意義。

「尚書·大禹謨」云：「人心惟危，道心惟微，惟精惟一，允執厥中。」此為「允執厥中」的出處。語譯為：人民的意念是難以安撫的，道統的思慮是微妙幽深的，想要傳承道統，最精粹也獨一無二的方法，那就是信守「中庸之道」。「允執厥中」四個字原為「堯」傳給「舜」的心法，「舜」又將它傳給「禹」，並將它衍繹為：『人心惟危，道心惟微，惟精惟一，允執厥中』十六個字。

A calligraphy-inspired sculpture can be found at the "Calligraphy Dance" plaza on the south side of Zhonggang Rd. It is a centennial memorial commissioned by Taichung City Government in 1989 to CHU ge, a Chinese art historian at the National Science Museum. Multiple Chinese characters are represented using the cursive script in calligraphy in three dimensions. The meaning of the characters refers to the classical Chinese philosophy that pursues "the doctrine of the mean" or "the middle way". The sculpture symbolizes a passing of legacy from the previous century to the next.



草悟道水景  
Water Feature Along the Calligraphy Greenway



草悟道休閒人群  
Casual Crowd Along the Calligraphy Greenway



草悟道配置  
Calligraphy Greenway Plan

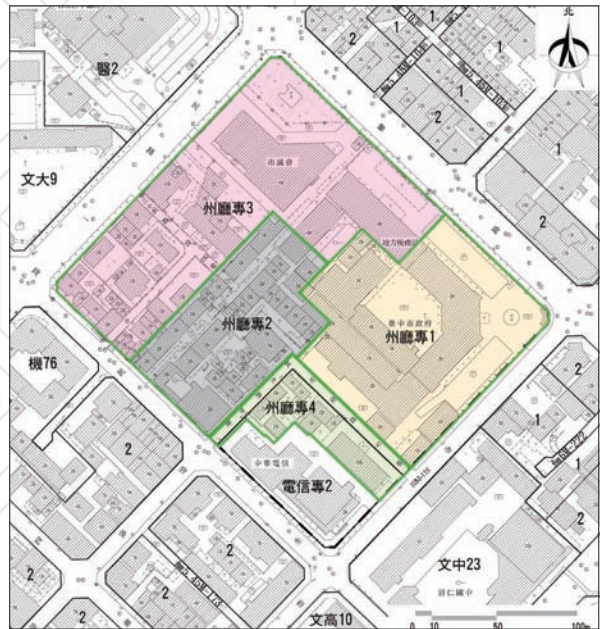
# 焦點建設

## 人文·臺中 Humanities

### 臺中州廳及其附近地區都市更新案 Taichung Prefectural Hall Area Regeneration



臺中州廳 Taichung Prefectural Hall



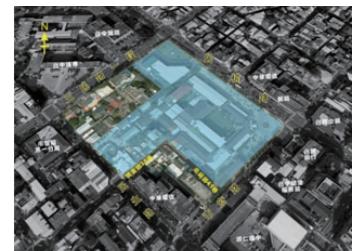
本案總體規劃示意圖 Site Plan

2010 年底臺中市政府搬遷至新市政中心，搬遷後的臺中州廳及附屬建築群成為擁有豐富文化資產的再利用區域，為兼顧歷史文化與舊市區再生之目標，透過完善健全的都市更新機制，推動地區更新、提升文化資產及文化價值，並結合地域內獨特歷史人文氣息，充份發揮民間經營創意與效率，共創未來更新開發完成願景。

本案目前採公辦都市更新方式，共分為 2 更新單元，更新單元 A 採設定地上權委託經營方式辦理，更新單元 B 以權利變換方式實施。

In 2010, Taichung City Government relocated to the New Civic Center. The historical former city hall and surrounding buildings are now a reusable spaces rich in cultural value. A well-planned urban renewal mechanism that considers both historical preservation and regeneration of old city center will help enhance the value of this heritage and take advantage of its unique history and the creativity and efficiency of the private sector.

This renewal project will be run by the government as two renewal units. The operation of Unit A will be outsourced as above-grade rights, while Unit B will follow the transfer of rights model.



本案更新單元 A 範圍  
Area of Unit A



本案更新單元 B 範圍  
Area of Unit B

項目	第一種 臺中州廳專用區	第二種 臺中州廳專用區	第三種 臺中州廳專用區	第四種 臺中州廳專用區
建蔽率	40%	60%	60%	60%
容積率	120%	250%	350%	280%
社區遊憩設施			○	○
文化及社教設施	○	○	○	○
大型零售業			○	
一般零售業	○	○		○
一般服務業			○	○
社會福利設施				○
行政機關	○	○	○	
金融、保險及不動產業			○	
餐飲業	○	○	○	○
辦公事務所及工商服務業			○	○
會議及展覽設施	○	○	○	
文化及創意服務業	○	○	○	○
住宅			○	○
一般旅館業		○		○
國際觀光旅館業	○	○	○	
備註	以未來公告發布實施內容為準。			

本案變更都市計畫已於 101 年經內政部審議通過，目前更新單元 A 及更新單元 B 事業計畫 (草案) 於：102 年 6 月 13 日事業計畫公開展覽至 102 年 8 月 11 日，公開展覽期間為 60 日

102 年 6 月 19 日舉辦招商說明會

102 年 6 月 24 日召開事業計畫公聽會，彙整區內所有權人、相關權利人及市場性意見，後續將其意見納入事業計畫修正，提報本府都市更新及爭議處理審議會，俟計畫審定後公告招商。

Changes to the urban plan for this project has been approved by the MOI in 2012. The draft plans for Renewal Units A and B are: An administration plan public exhibit for 60 days between June 13 and Aug. 11, 2013.

An information seminar for prospect investors was held on June 19.

A public hearing was held on June 24 to solicit comments from owners of district, related right holders, and marketing, which will be incorporated into the revised plan. Upon approval by the Taichung City Urban Renewal and Dispute Handling Committee, the plan will be published and the call for investments will commence.



州廳招商說明會 -1 Call for Investments into the Prefectural Hall-1



州廳招商說明會 -2 Call for Investments into the Prefectural Hall-2

### 中區再造

#### Reform of the Central District



中區商街 -1 Shopping Street of Central District-1



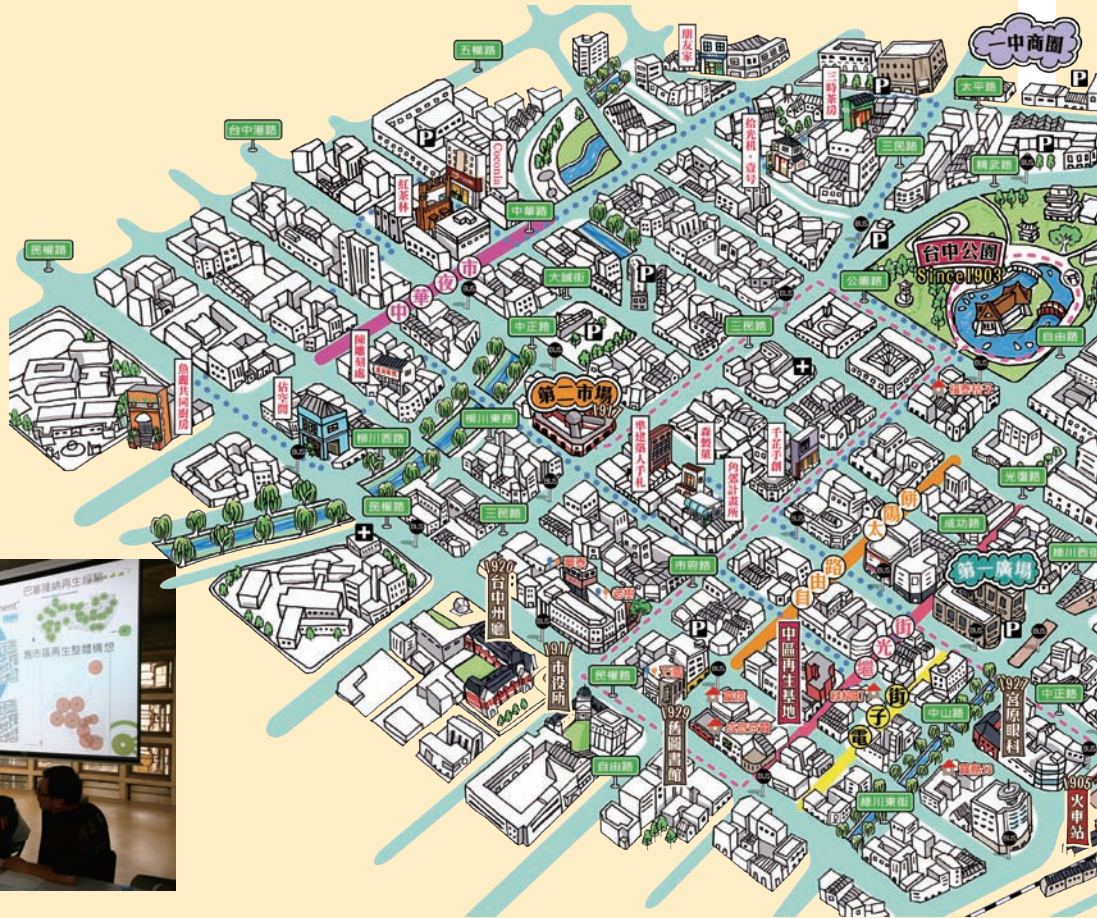
中區商街 -2 Shopping Street of Central District-2

曾是臺灣第一省城的臺中，在日治時期曾經是充滿了綠蔭的都市空間，因此，舊市區除了有「小京都」之稱外，尚有另一個較少人知道的「綠林之都」的稱號，是一非常適合步行的都市。在經歷臺中都市發展向外擴張的歷程，形成了舊市區的掏空與沒落，都市發展局結合民眾參與及市府相關局處資源推動中區再造，藉由點的發掘至線的串連後形成面的網絡，以期逐步改造舊市區的生活環境，並提升其居住與觀光遊憩的品質。雖然舊市區的繁華不再，但其豐富的歷史仍使其保有令人驚艷的產業與人文特色，必須由點、線、面的整體考量彰顯其特色與提升整體都市環境品質，並應能回饋至舊市區生態綠網之城市願景與回歸人本環境的基本核心價值。為呈現以人本環境為核心價值的生態綠網城市，中區再造成為步行天堂的目標包括：

- (一) 串接規劃範圍內的各級學校，形塑安全的通學步道。
- (二) 建構優質生活環境，改善徒步空間品質，提升整體人行無障礙之環境。
- (三) 結合周邊現有資源發展出符合在地需求的人行街道空間。
- (四) 有效利用社區資源促進社區民眾參意願。
- (五) 配合生態綠網之城市願景，考量綠色資源的引入。

During the Japanese colonization period, Taichung was once the premier city in Taiwan and abundant with verdant urban spaces. The old city center was therefore dubbed "Little Kyoto". Another lesser-known nickname for this walkable city was the "City of Forests". Unfortunately, the ensuing outward urban expansion caused the emptying and decline of the old center. The Urban Development Bureau is engaging the public to implement a reform of the Central District. A gradual reform of the local living environment and improvement to the standard of living and tourism will be implemented starting from the discovery of points, linking of the points and then to forming of a network. Although the old center is no longer buzzing with commerce, it still enjoys a rich history, solid industries and attractive cultures. In order to reflect the district's features, enhance the overall urban environment, strengthen the eco-network and return to the core value of a human-friendly environment, the following objectives have been set so that the Central District can once again become a "walkers' paradise":

- (1) Link all levels of schools and plan safe routes for students' commute
- (2) Build a quality living environment, improve the pedestrian environment and enhance barrier-free access
- (3) Leverage existing resources to develop pedestrian-friendly streets that meet the local needs
- (4) Effectively leverage community resources to engage the residents
- (5) Consider the introduction of green resources to contribute to the eco-city vision



中區再生基地省城散步案座談會  
 “A Walk in the Historical City”, Central District  
 Regeneration Station Seminar

步行天堂計畫為有效宣傳中區，發行地方報刊 - 大墩報，“大墩”是臺灣省城的古地名。所以為了更凸顯其歷史價值，直接使用臺中舊稱《大墩報》，而“大墩”這名字不僅充滿了歷史和時空的份量感，同時與臺中是臺灣省城一般，如同回到省城建城與創報最原始的那個念頭和出發點。

“大墩報”是一種承傳，懷舊與歷史的提醒一定要有的元素之一，且大墩報曾經也是中部地區的老報社之一，藉由全新的詮釋，讓它再生。如同都市發展局正執行之中區再造，也戮力期待中區再生！

One of the ways that Project "Walker's Paradise" promotes the Central District is to publish the *Dadun News*. "Dadun" is the ancient name for Taichung. The use of this historical name coincides with the publication's founding objective of returning the glory of Taichung when it was Taiwan's premier city.

*Dadun News* is the key element necessary for the passing on of legacies. In fact, the name was borrowed from an old local newspaper agency and given a new life and new interpretation. In the same fashion, the Urban Development Bureau also seeks to breathe new life into the Central District!



# 焦點建設

## 人文·臺中 Humanities

### 臺中市社區規劃師駐地輔導計畫

Taichung City Resident Community Planner Advisory Project



風光 101 — 臺中市社區成果展 胡市長親臨致詞 "Splendid 2012": Address by Mayor Jason Hu

### 臺中市社區規劃造風雲 展現特有多元的都市風貌 A multifaceted Taichung through community planning

臺中市社區規劃推動發展至今，經過數十年來的社區僱工購料成果之累積，其逐漸奠定社區自主營造之基礎，透過原本單純的環境整理，進階至融合藝術創作的導入，以擷取在地元素，展現社區美學，終而廣及社區間彼此觀摩學習、良性競爭，展現了臺中市特有之都市風貌。

Over the last few decades, community planning in Taichung has evolved from the accumulation of outsourcing experiences to a solid foundation of autonomous community building. The work involved a simple cleanup of the community environment at first and has now advanced to introducing art based on local features that create unique aesthetics. Friendly competition between communities learning from each other has helped shaped Taichung's distinctive urban characters today.



為延續 98、99、100 年社區(社規練功夫)之營造精神，今年的社區除需歷經社造基本武學的堆疊鍛鍊之餘，更需經過《創意工坊競賽》《創意新點子競賽》及《自力環境成果競賽》三大關卡外，再加上社區規劃師、駐地中心、專家評審團的多元化輔導及殷切關懷，故呈現的盡是閃耀動人的情感空間與綿密的社會關懷使命成果，例如：樂活關懷協會為都會叢林中保留一片動植物生態的淨土，竹仔坑社區以鄰近校園的畸零地，建立一片種植樂趣的教育農園，讓學子們更加親近土地、學習成長的喜悅與體驗。經由社區的養成與蛻變，參與計畫的每個區域皆擁有一則感人的故事、抑是增添了一個舒適仰看藍天、曬曬太陽的營造空間，這諸多的情感，經歷多元的蘊生，風光 101 社區規劃造風雲之成果展，表現社區營造的力道竟可聚小眾而內化為如此巨大的力道及這股匯聚多年所投入社區規劃心力及感人的力量，風光上場、【風光 101】為整體活動之精神，展現社區成果光彩能量之燦爛。

Building on the spirit and accomplishment of 2009, 2010 and 2011, the communities faced a three-stage challenge this year: the creative workshop competition, creative idea competition and autonomous environment building competition. The results have been impressive thanks to guidance and consultations provided by community planners, resident planning centers and expert jury panels. Among the highlights is a safe haven for animals and plants in the urban jungle, created by the LOHAS Living Association. Another is the setup of an educational farm using leftover campus parcels in the Zhuzikeng community. Students there now enjoy a pleasurable learning experience that allows them to interact closely with the land. As the participating communities transform and grow, some have a touching story to tell and others have added a new place to enjoy the skies and sunshine.

透過於 102 年 5 月 25 日在草悟道所舉辦之「風光 101 一臺中市社區成果展」，以多元呈現，提供社區交流學習之發表平台，亦藉此活動讓大臺中民眾深入瞭解大臺中社區規劃之意義與重要性，讓社區得以分享經驗及延續自力營造之精神，打造大臺中年輕活力與地方傳承兼容並蓄的未來遠景。

An exhibition entitled, "Splendid 2012--Achievement in Community Building in Taichung" was held on May 25, 2013 on the Calligraphy Greenway. Its diverse presentation provided communities with a platform to showcase their work and learn from each other. Taichung's citizens also learned about the meaning and importance of community planning. The sharing of experience and continued community participation will add to the vitality of Greater Taichung and contribute to a bright future.



風光 101 一臺中市社區成果展 活動現場  
"Splendid 2012": At the Event Venue



風光 101 一臺中市社區成果展 古禮迎親團  
"Splendid 2012": Traditional Wedding Ceremonies

# 有感服務 Attentive Services



## 一、落實在地服務

### (1) Localized Services

本局於核心規劃都市發展、全盤業務整體考量之下，規劃推動各服務中心之在地化駐點服務，以延伸為民服務觸角，達成在地問題在地解決，並貫徹走動式管理有效監督，除提昇為民服務品質外，於減少民眾奔波洽公部分，更呼應本市節能減碳之政策目標。

The Urban Development Bureau is setting up local service centers to expand its network of services. Local problems will be solved locally and the centers will be efficiently managed and supervised, resulting in better service quality, less run-around by the public, and implementation of the city's low-carbon policies.

目前都市發展局「各服務中心」提供在地服務內容如下：

1. 受理都市計畫及建築管理相關業務
2. 提供本局業務相關資訊、諮詢、服務及輔導事項
3. 接受民眾之陳情及建議等事項。

The service centers in various locations:

1. Accept applications on matters relating to urban planning and building management;
2. Provide relevant information, consultation, services and guidance.
3. Accept public petitions and suggestions.

未來將漸次擴增服務內容之深度及廣度。

都市發展局「山、海、屯、都四大服務中心」成立後，為此地區之市民帶來更便利、更在地的高品質服務，更能全面提升行政效率。

The depth and breadth of the services will be gradually increased. The establishment of the "Mountain", "Ocean", "Village" and "City" service centers will bring more convenient, accessible and high-quality services to Taichung's residents and improve overall efficiency.





正式啟用儀式 Open Ceremony

## 第一服務中心 (山城服務中心) The First Service Center

101年8月15日成立

地址：臺中市豐原區陽明街36號2樓

Address: 2F, No.36, Yangming Street, Fengyuan District, Taichung City

聯絡電話：04-25213750、04-22289111#64000

傳真電話：04-23273651

## 第二服務中心 (沙鹿服務中心) The Second Service Center

102年6月28日成立

地址：臺中市沙鹿區中山路625號

Address: No.625, Zhongshan Rd., Shalu Dist., Taichung City

聯絡電話：04-26620078

傳真電話：04-26620107



正式啟用儀式 Open Ceremony

## 第三服務中心 (大肚服務中心) The Third Service Center

102年2月21日成立

地址：臺中市大肚區沙田路2段646號(大肚區公所4F)

Address: No.646, Shatian Rd. Sec. 2, Dadu District, Taichung City (Dadu District Office 4F)

聯絡電話：04-26990292、04-26991105#420

傳真電話：04-26983908



正式啟用儀式  
Open Ceremony

## 第五服務中心 (太平服務中心) The Fifth Service Center

102年3月12日成立

地址：臺中市太平區中平路144號(太平區公所E棟2樓)

Address: No.144, Zhongping Rd., Taiping District, Taichung City (Taiping District Office 2F)

聯絡電話：04-22754853、04-22796003、04-22794157#119

傳真電話：04-22757426



正式啟用儀式 Open Ceremony

## 二、組織扁平化

### (2) Organizational Flattening

為提昇服務效能，都市發展局以下列創新作為，執行下列改革以提昇績效：

In order to enhance our efficiency, the Urban Development Bureau is implementing the following innovative reforms:

以層級簡化、全員投入、全面服務三個面向改善因科際分工而欠缺合作機制、業務權責劃分太細 ... 等，全面提升服務效率。

Improvements in three facets—hierarchical simplification, total staff engagement and total service—will prevent the pitfalls caused by excessive division of responsibility and lack of interdisciplinary cooperation.

#### 創新服務措施

#### 全面在地化服務思維 - 問題與對策

組織龐大·層級綿密

業務繁瑣·劃分太細

幕僚增加·官多兵少

科際分工·欠缺合作

#### 組織扁平化

解構、扁平、擴大

#### 減少尋租

關說、賄賂、壟斷

#### 分工合作

打散、分擔、群力

#### 4P化

義工、委託、互助

提升服務效能創新作為

#### 在地化服務思維 - 組織扁平化



香蕉

組織繁複·分工而不合作



筍子

8 層級·71 人承辦



柚子

6 層級·105 人承辦



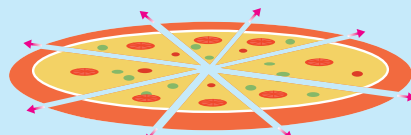
包子

4 層級·135 人承辦



餡餅

2 層級·170 人承辦



比薩

1 層級·全局 175 人承辦

組織扁平  
層級簡化  
全員投入  
全面服務

### 三、4P 化

#### (3) The 4 P's - Public, Private, People, Partnership

引進外界之人力及義工，克服人力不足之窘境。藉由委託外審、協審；建築師公會義工輔導及與各公會溝通互助，並藉由專業技師協助諮詢服務等途徑擴大民間人力參與公共服務。

More external manpower and volunteers are brought in to overcome staff shortage. The review of cases are assigned in part or in full to outside sources; architect's associations will provide volunteer consultations; cooperation and communication between various associations will be improved; and the private sector will be better engaged in public services through measures such as enlisting professional engineers to provide assistance and consultation.

- 都發局（州廳）一樓常設「建築管理諮詢服務櫃臺」、「公寓大廈諮詢服務櫃台」，免費提供民眾電話或現場諮詢有關建築管理、建築工程技術及公寓大廈管理問題。

- On the first floor of the Urban Development Bureau (former state governor's office), two service desks are set up—one for consultation on building management and the other on condominium management. By phone or in person, the public may ask questions about building management, technical issues in building and engineering and condominium management.

- 為提高行政服務效率，落實簽證制度，將持續由「臺中市建築師公會」及「臺中縣建築師公會」辦理有關協檢事宜。

- The Bureau will continue to have the Taichung City Architects Association and Taichung County Architects Association assist with the review process to enhance its administrative efficiency and implement the certification system.

### 四、「使用執照一路發」便捷專案

#### (4) Streamlining of the Occupancy Permit Process

<p><b>目的</b> Objective</p>	<ul style="list-style-type: none"> <li>• 為落實加速為民服務，提升使用執照辦理效率。 To improve the efficiency of the occupancy permit process and better serve the public</li> </ul>
<p><b>便捷窗口受理時段</b> Hours of the Express Window</p>	<ul style="list-style-type: none"> <li>• 每星期二、四 09:00~11:00 受理書圖文件審查。</li> <li>• 每星期二、四 14:00~17:00 受理上午書圖文件備齊案件之現場會勘。</li> <li>• 9:00-11:00 Tuesdays and Thursdays - Applications for documentation review</li> <li>• 14:00-17:00 Tuesdays and Thursdays - Applications for joint site inspections (for cases that have complete Documentation)</li> </ul>
<p><b>受理建築物規模</b> Applicable Project Size</p>	<ul style="list-style-type: none"> <li>• 非公共使用、五層以下、同一卷宗五戶以內且總樓地板面積 2,000 平方公尺以下建築物。 Non-public buildings below 5 stories and with no more than 5 units in the same application and a total floor area not exceeding 2000 m<sup>2</sup></li> </ul>
<p><b>辦理方式</b> Process</p>	<p>(一) 書圖文件審查：申請人得於星期二、四上午 09:00~11:00 受理書圖文件審查時段，備齊資料，向本局建造科『使照便捷受理窗口櫃臺』登記收件，查核所附資料有無備齊後，立即將案件交給使照股所轄行政區承辦人與申請人現場核對，符合規定者，排入現場會勘。</p> <p>(二) 現場會勘：所轄行政區承辦人現場會勘案件後，符合規定者，當日將案件簽核後交給受理窗口櫃臺人員（公會派駐人力）登錄，並由受理窗口人員（公會派駐人力）協助追蹤後續執照編打、領照。</p> <p>(1) Documentation review: Applications for documentation review are accepted on Tuesdays and Thursdays 9:00-11:00am. Applicants may bring their complete documents to the Occupancy Permit Express Window at the Bureau's Construction Section. If all the documents are in order, staff at the Occupancy Permit Subsection responsible for the administrative district will review the application with the applicant and, if it is in compliance, will schedule a joint site inspection in the afternoon.</p> <p>(2) Joint site inspection: After the staff responsible for the administrative district conducts a joint site inspection, an application determined to be compliant will be signed off and handed over for registration by staff at the Express Window (assigned by the architects' association). The staff at the Express Window (assigned by the architects' association) will assist with the preparation and issuance of the permit.</p>
<p><b>實施日期</b> Implementation Date</p>	<ul style="list-style-type: none"> <li>• 自民國 100 年 12 月 22 日起實施。 The pilot run began on Dec. 22, 2011.</li> </ul>

## 五、「建照、使照不過年」

### (5) Issuance of Building and Occupancy Permits before the Chinese New Year

建造執照、使用執照申請案書圖文件齊備，內容完整，現場施工完成且經勘察無誤，年節前完成審查與發照作業。

Building and occupancy permit applications, which have thorough documentation, completed construction and compliant inspection results, will be reviewed and their permits will be issued before the Chinese New Year holidays.

## 六、擴大授權，下放決行層級

### (6) Downward Delegation of Decision-Making Power

16層以下建物，由「科長」決行即可。

The "section chiefs" will be authorized with decision-making powers for buildings not exceeding 16 stories.

## 七、建築資訊模型 (B.I.M.)

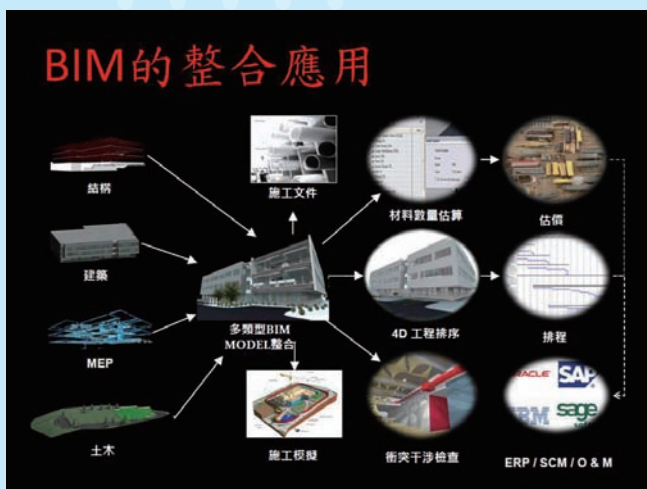
### (7) Building Information Modeling

何謂 BIM ？

建築資訊模型 BIM(Building Information Modeling) 在建築業界稱為建築資訊應用革命，亦是對建築設計、施工管理等建築物生命週期各階段運作及管理方式之創新，主要改變傳統的 2D 圖件繳交模式，透過建築設計的 3D 構件，將建築物從設計、發包、施工及營運維管等生命週期之各階段，建立整合性的建築模型。近年來美國、澳洲、新加坡等許多國際性都市均積極推動 BIM 之概念及運用，新加坡政府更運用 BIM 大幅提昇建築執照審核之行政效率。

What is BIM?

Building Information Modeling (BIM) is a revolution in the application of building information and an innovation in the management of building design and construction during the various stages of a building's lifecycle. In place of traditional 2D drawings, an integrated 3D model is built for a building throughout the various stages in its lifecycle, from design, procurement, construction to operation and management. Many international cities such as those in the USA, Australia and Singapore are actively promoting the concept and application of BIM. The Singaporean government is now using BIM to greatly raise its efficiency in building permit reviews.



BIM 的整合應用 Application of BIM System



BIM 的架構流程 Structure/Flowchart of BIM System

### 建築資訊模型 (B.I.M.) 預期效益 Benefits of BIM

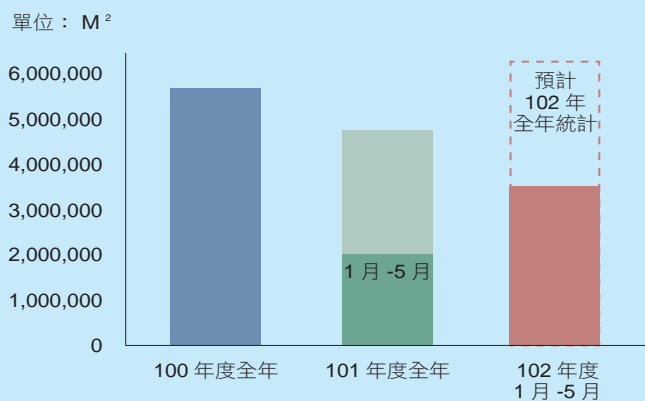
1. 提高工程設計圖面的正確性，減少工程爭議與訴訟。
2. 審查作業流程無紙化、自動化、透明化。
3. 建築執照審查 BIM 後建築執照資訊結合 GIS 應用可運用於消防救災
4. 大幅提昇建築執照審查作業效率，提高便民服務品質。
5. 提高總體經商排名度，提高國際都市知名度與競爭力。

1. Increased accuracy of drawings and reduced construction disputes and litigations.
2. A paperless, automated and transparent review process.
3. After the building permit review, the BIM information used in the review may be combined with GIS applications for disaster prevention and rescue.
4. Significantly improved efficiency of the building permit process and better service quality.
5. Higher overall ranking for "ease of doing business" and better international visibility and competitiveness.

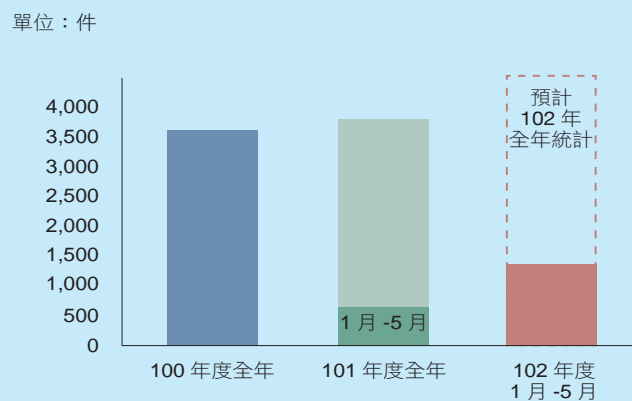
# 服務統計

## Statistics

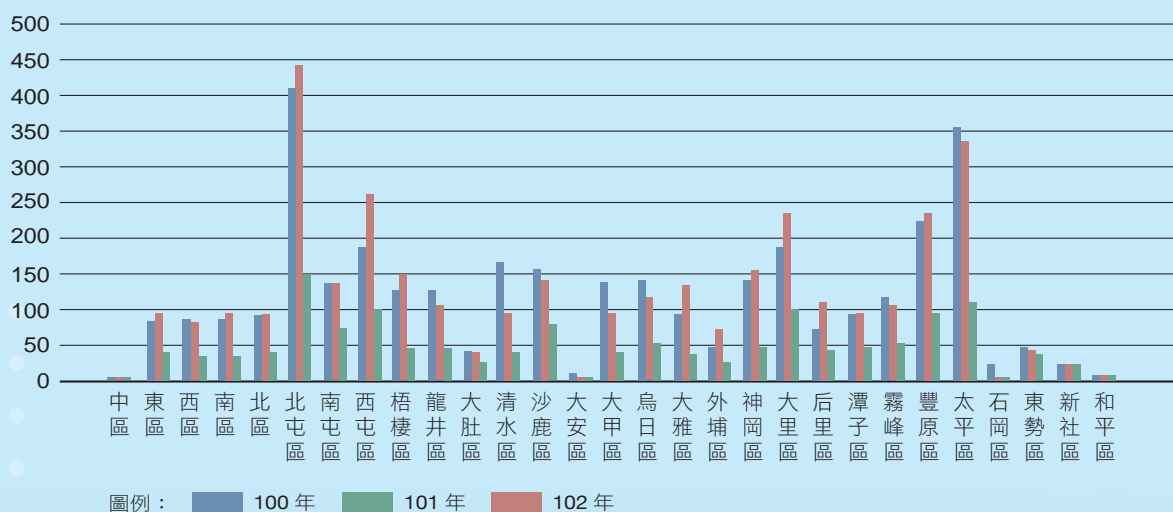
各年度核准建築執照之總樓地板面積統計表  
(單位：M<sup>2</sup>)  
Total floor area of approved building permits  
each year (unit: M<sup>2</sup>)



各年度核准建築執照統計表(含變更設計)  
(單位：件)  
Number of building permits approved  
each year (unit: case)

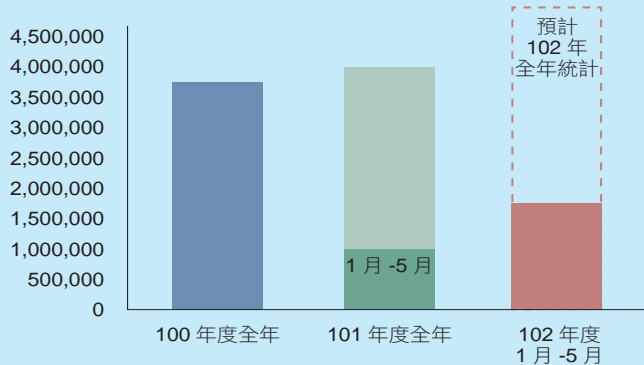


100年度、101年度與102年1-5月各行政區核准建築執照比較分析表(單位：件)  
Comparison between building permits approved in 2011, 2012 and 2013/1~5 across various districts  
(unit: case)



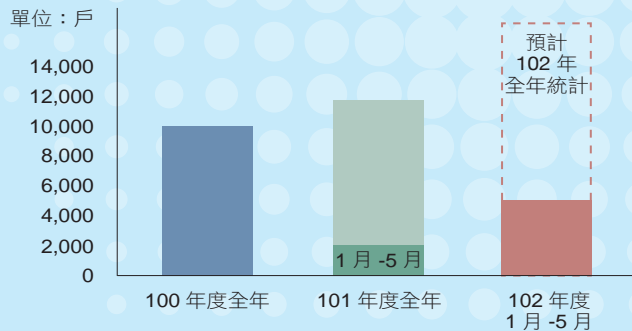
各年度「使用執照」之總樓地板面積統計表  
(單位：M<sup>2</sup>)  
Total floor area of approved occupancy permits each year (unit: M<sup>2</sup>)

單位：M<sup>2</sup>



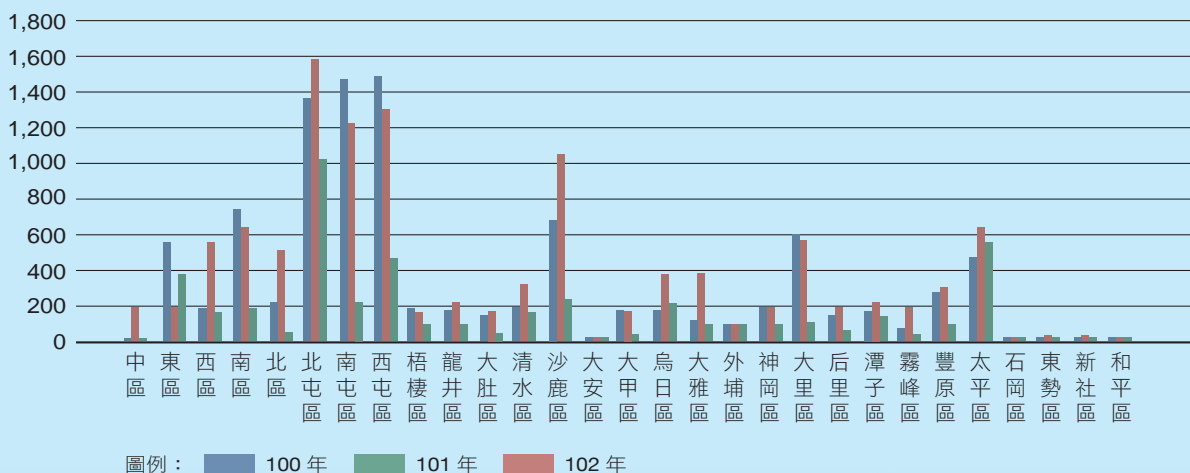
各年度核准「使用執照」統計表(單位：戶)  
Number of occupancy permits approved each year (unit: household)

單位：戶



100 年度、101 年度與 102 年 1-5 月各行政區核准使用執照分析比較表(單位：戶)

Comparison between occupancy permits approved in 2011, 2012 and 2013/1~5 across various districts (unit: household)

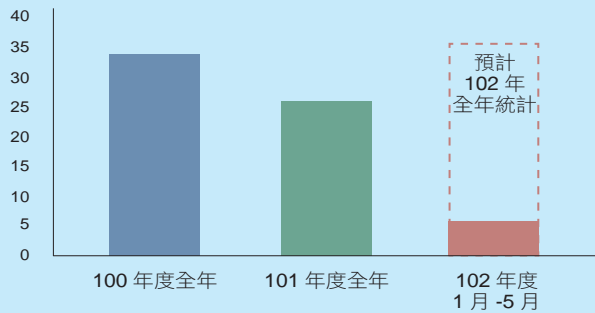


圖例：■ 100 年 ■ 101 年 ■ 102 年

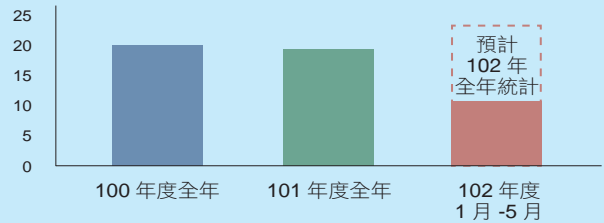




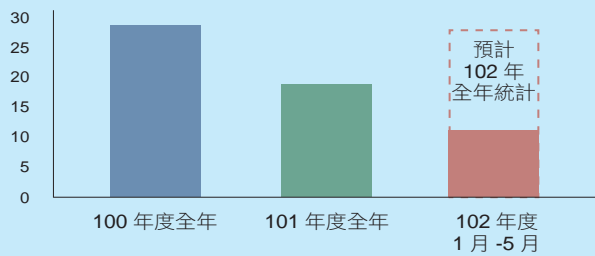
都市計畫之「細部計畫」公告預覽件數分析表  
 (單位：件)  
 Total number of Detailed Urban Plans  
 published for preview (unit: case)



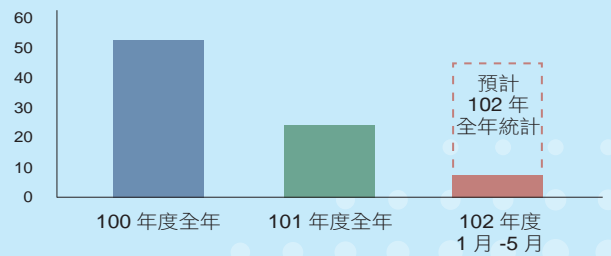
都市計畫之「主要計畫」公告預覽件數分析表  
 (單位：件)  
 Total number of Major Urban Plans published  
 for preview (unit: case)



都市計畫之「細部計畫」公告實施件數分析表  
 (單位：件)  
 Total number of Detailed Urban Plans  
 published for implementation (unit: case)



都市計畫之「主要計畫」公告實施件數分析表  
 (單位：件)  
 Total number of Major Urban Plans published  
 for implementation (unit: case)



# 臺中市都市計畫容積移轉新制政策執行重點說明

Explanation of Taichung's New Urban Planning Policy in the Transfer of Development Rights

## 一、本市都市計畫容積移轉辦理成效全國第二

### (1) Taichung's efficiency in processing transfer of development rights (TDR) ranks second in the country

- (一) 經統計本市完成容積移轉申請案件共計有 292 件
  - (二) 歷年來之執行績效，已無償取得都市計畫公共設施用地 37 萬 5,906.73 平方公尺，價值約 104 億 2,543 萬 7,684 元。94 年迄 100 年 12 月底（101 年資料尚須俟各縣市結果彙總比較），歷年累計價值金額僅次於新北市，名列全國第二。
- (1) Taichung has processed 292 TDR applications  
(2) The public amenities Taichung has received free of cost totals 375,906.73 m<sup>2</sup> in area, valued at NT\$10,425,437,684. Taichung's total cumulative value between 2005 and Dec. 2011 (2012 results from all municipalities pending) ranks second in Taiwan, only behind New Taipei City.

## 二、容積移轉效益

### (2) Benefits of TDR

- (一) 可有效解決公設用地徵收補償經費預算不足問題。
  - (二) 可有效減緩公設用地遲未徵收之民怨。
  - (三) 可積極協助與配合歷史建物、古蹟等保存政策之執行。
  - (四) 首創全國第一，可有效解決老樹保存與開發建設之衝突。
  - (五) 可配合本市公安不打折之政策，透過容積移轉後之補照程序，藉此要求建物安全鑑定及結構等公共安全；並可藉此有效解決違建不斷增加，拆除人力、機具與經費預算等不足問題。
- (1) Effectively solves the shortage in funding needed to pay for land expropriated for public amenities  
(2) Reduces public complaint about the delay of land expropriation for public amenities  
(3) Complementary to policies on the conservation of historical buildings and monuments  
(4) Effectively solves the conflict between development and the preservation of old trees--a first in the country  
(5) The requirement to apply for a permit after TDR presents a good opportunity to demand a safety and structural inspection. It also curbs the increase of illegal structures and solves the shortage in the manpower, machinery and budget needed for demolition.

## 三、未來整體推動策略

### (3) Future implementation strategies

- (一) 未來將配合中央整體政策及各相關法令，不會有一國多制之情形，並將檢討引入容積銀行或容積證券化等概念，由政府整合，降低交易成本。
  - (二) 全民可透過容積移轉方式，支持政府作善事，協助推動農業局保護老樹及文化局保護歷史建物、古蹟文化資產之政策。
- (1) Taichung will implement policies and regulations consistent with the central government. There will also be a review to see how development rights can be traded as bankable currencies or securities. The trading will be coordinated by the government to reduce transaction costs.  
(2) Through TDR, the public may support the government's do-good policies, such as assisting the Agricultural Bureau in protecting old trees and the Cultural Bureau in conserving historical buildings and monuments and cultural heritage.

### 各縣市政府辦理容積移轉成果統計表

#### TDR applications processed by municipalities

計至 100 年 12 月底  
As of Dec. 2011

縣市別 Municipality	案件數 ( 件 ) Number of cases	取得之私有公共設施保留地面積 ( m <sup>2</sup> ) Area of land obtained for public amenities ( m <sup>2</sup> )	取得之私有公共設施保留地總價 ( 千元 ) Value of land obtained for public amenities (thousand dollars)
新北市政府 New Taipei City Government	941	702,861	31,884,336
臺中市政府 Taichung City Government	292	375,907	10,425,437
桃園縣政府 Taoyuan County Government	274	530,936	8,147,692
臺北市政府 Taipei City Government	31	18,224	4,843,759
高雄市政府 Kaohsiung City Government	80	53,490	2,599,871
新竹市政府 Hsinchu City Government	73	50,912	1,995,203
臺南市政府 Tainan City Government	22	14,984	448,396
新竹縣政府 Hsinchu County Government	19	13,219	265,503
苗栗縣政府 Miaoli County Government	15	6,630	133,874
宜蘭縣政府 Yilan County Government	2	1,247	29,327
金門縣政府 Kinmen County Government	9	796	12,704
澎湖縣政府 Penghu County Government	1	280	3,438
其他縣市政府 Other municipalities	0	0	0

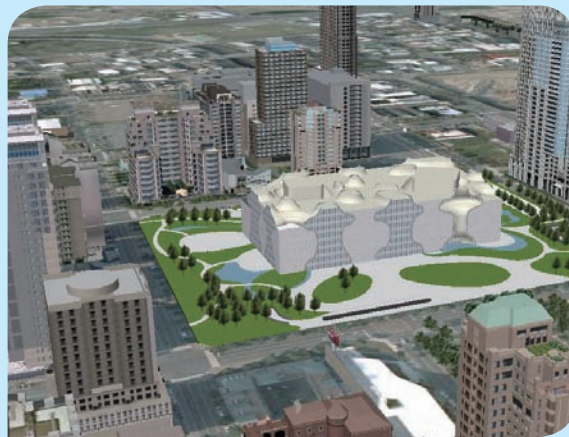
彙整單位：臺中市政府都市發展局 Compiled by: Taichung City Urban Development Bureau

# 都市設計審議資訊平台建置

## Building an Information Platform for Urban Design Reviews

- 提供設計人可即時取得正確之審議與地形資訊及線上申辦、查詢都市設計審議案件，以簡化其審議作業程序與審議報告書書圖製作。
- 提供審議人電子化文件與模型，配合本專案之線上審議功能，提供更好的審議基礎與環境，以提昇審議品質。
- 建置後台管理介面，提供審議案件、審議會會議之資訊化管理工具，並進一步對審議案件資訊予以加值運用，做為本市辦理都市發展業務之決策支援及建立數位城市模型之基礎。

- Online status update and regulation searches.
- References on urban design reviews.
- Simulated model of the cityscape.



新市政中心專用區（七期）3D 數位模型圖  
The Digital 3D Model of The New Taichung City Civic Center District (The Seventh Land Consolidation Area)

# 鐵路高架捷運化計畫

## Railway Track Elevation and Rapid Transit Systemization



臺中車站模擬示意圖 Perspective of Taichung Station

### 再現臺中新天際 · 高架鐵路願景咫尺現 Representing Taichung's new skyline and realizing the vision of an elevated railway

#### 計畫緣起 Background

臺灣之鐵路運輸系統，長久以來扮演著城際及城鄉間客、貨運交通聯絡的重要角色，鐵路帶動了區域經濟發展，但由於舊有鐵道的存在，也阻隔了都市發展，造成鐵道兩側地區發展失衡、交通聯絡阻礙等問題。為消除鐵路對市區的阻隔，且進一步疏解日益壅塞的都市交通，並達成促進車站與周邊地區都市更新、整合都會區運輸系統之目標，鐵路的立體化確有其必要性。

「臺中都會區鐵路高架捷運化計畫」將大幅消弭原本因鐵道平面穿越所造成的空間限制與隔閡；進而促使鐵道兩側之都市空間與發展進行再生與結構重組。

Taiwan's railway transportation system has long been critical in moving passengers and cargo within cities and between cities and villages. The railway was a main driver in regional economic development. However, the presence of old rail tracks also hinders urban development, causing problems such as unbalanced growth along the two sides of the tracks and obstructing the transportation network. The elevation of railway tracks above ground is indeed necessary for many reasons: to eliminate the urban barriers formed by the tracks, to alleviate worsening congestion, to facilitate urban renewal in and around the stations, and to integrate the urban transportation network.

The railway elevation and rapid transit systemization within Taichung's urban area will greatly reduce the spatial limitations and hindrance caused by at-grade tracks. As a result, the project will promote regeneration and restructuring of the urban spaces and developments along the two sides of the tracks.

#### 計畫範圍 Scope

北起臺中市豐原車站以北約 1.9 公里，南至臺中市大慶車站以南約 1.4 公里，全長約 21.7 公里。

A length of roughly 21.7 km stretching from 1.9 km north of Taichung's Fengyuan Station to the north, to 1.4 km south of Taichung's Daqing Station to the south.

#### 工程內容 Content

將現有鐵路高架化，既有 5 座車站改建為高架車站（豐原、潭子、太原、臺中、大慶）並新增 5 座高架通勤車站（豐南、頭家厝、松竹、精武、五權），其中松竹、大慶車站與捷運綠線 G4、G13 車站預留轉乘機制。目前工程已全部發包施工中，預定 104 年 12 月通車啟用，106 年 3 月整體完工。

Elevation of the existing tracks and 5 railway stations (Fengyuan, Tanzi, Taiyuan, Taichung and Daqing) and addition of 5 elevated stations as local commuters' stops (Fengnan, Toujiacuo, Songzhu, Jingwu and Wuquan). The Songzhu and Daqing stations will have allowance for transfers to Stations G4 and G13 of the MRT Green Line. All the construction contracts have been awarded and construction is underway. The facilities are scheduled to open for use in December 2015, and all construction is scheduled to finish by March 2017.

## 計畫願景 Vision

因應臺鐵功能轉型及臺中、豐原及潭子車站地區都市更新發展所完成之「臺中都會區鐵路高架捷運化計畫」，原阻隔臺中市東、西兩側活動之鐵道將以高架化方式重新改造，將為臺中的生活空間帶來全新的變革與新風貌。

計畫完工之後高架橋下與鐵路沿線用地及車站周邊土地之整體規劃、再利用與開發，也勢將成為臺中市鐵路兩側都市空間縫合與再生發展的契機。

The railway elevation project was devised in response to a functional shift in Taiwan's railways and urban renewal plans for the areas around Taichung, Fengyuan and Tanzi stations. Elevation and reconstruction of the tracks, which once divided the east and west sides of the city, promise to bring changes and a brand-new face to Taichung's living space.

Master-planning, reuse and development of the freed ground-level space and the surrounding areas are sure to present opportunities to stitch urban spaces along the two sides of the tracks and enable renewal development.

## 成果效益 Benefits

1. 都市縫合，消除 17 處平交道、18 處地下道、3 座陸橋，改善沿線交通、創造土地價值。
  2. 達成臺鐵捷運化之交通政策，平均站距 2 公里。
  3. 提供安全舒適之臺鐵營運路廊。
  4. 結合橋下空間多目標使用，帶動地方發展。
  5. 配合都市更新或地區再造方式，將鐵路沿線原屬低開發地區之土地使用再提升，創造更高之土地價值。
1. Urban stitching; elimination of 17 railway crossings, 18 underpasses and 3 overpasses; improved transportation along the railway line; creation of land value.
  2. Achievement of rapid transit systemization, with an average spacing of 2 km between stations.
  3. A safe and comfortable railway service corridor.
  4. Multifunctional use of the spaces below the elevated railway to drive local development.
  5. Boosting use of the once low-intensity land along the tracks through urban renewal or local reform and creating higher land value.

## 主辦單位：交通部鐵路改建工程局中部工程處

Sponsor agency : Central Region Engineering Office, Railway Reconstruction Bureau, MOTC



## 工程現況 Current status

各項工程已全部發包施工中，並已進入施工高峰期。  
All the construction contracts have been awarded and are at the peak of construction.

## 獲獎紀錄 Awards

1. 榮獲臺灣混凝土學會「101 年度混凝土工程」優良獎。
  2. 榮獲行政院勞委會「101 年度推動勞工安全衛生優良公共工程」金安獎。
  3. 榮獲「臺灣參與 2015 國際橋梁研討會 (IBC) 籌備委員會」代表臺灣參展之優良工程。
1. 2012 Outstanding Concrete Construction Project by Taiwan Concrete Institute.
  2. Golden Safety Award, 2012 Outstanding Public Construction Project in Ensuring Worker Safety and Sanitation, Executive Yuan Council of Labor Affairs.
  3. Selected to represent Taiwan at the 2015 International Bridge Conference (IBC).

(右 1)101 年 11 月 30 日鐵工局中工處許文貴處長 (左) 代表領取混凝土工程優良獎

Section Chief HSU Wen-kuei (left) of the Central Taiwan Section, Railway Reconstruction Bureau receiving the award for Outstanding Concrete Construction Project on Nov. 30, 2012



(右 2)101 年 12 月 11 日鐵工局中工處許文貴處長 (左 8) 率領工作團隊領取「101 年度推動勞工安全衛生優良公共工程」金安獎

Section Chief HSU Wen-kuei (8th from Left) of the Central Taiwan Section, Railway Reconstruction Bureau and his team receiving the Golden Safety Award, 2012 Outstanding Public Construction Project in Ensuring Worker Safety and Sanitation on Dec. 11, 2012





臺中車站模擬示意圖 Perspective of Taichung Station

### 臺中車站 Taichung Station

本車站屬臺鐵三大特等站之一，將改建為 2 島 1 岸壁式月台 5 股道之高架車站，未來仍是中部地區主要的交通樞紐。

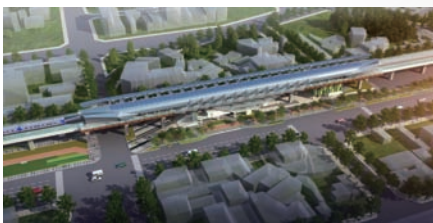
新車站之設計理念，係利用水平輕巧金屬拱對應舊站垂直穩重紅磚牆，以「薄殼不捨紅磚、創新不離懷舊」之概念，將原臺中車站的建築美學元素轉化至新站的建築細節中，使新舊站縫合為一體，營造高架新站與老火車站的對話，呈現出懷舊與創新共存共榮的意象。配合車站特定區開發，提供轉運、商辦、資訊、文化、消費、休閒等多元機能，成為臺中市新的活動節點與門戶地標。

As one of Taiwan Railways' three premier stations, this station will remain an important transportation hub in Central Taiwan. Its five-track layout will be accessed via two islands and one single-loaded platform, all elevated above ground level.

The design concept of the new station is "thin shell alongside red bricks and innovation alongside nostalgia". It is expressed by juxtaposing firm vertical walls in red bricks with light horizontal arches in metal. The architectural elements of the original Taichung Station are translated into the details of the new station, stitching the two together and creating a dialogue and harmony between nostalgia and innovation. The Special Station District will be developed to serve multiple functions including a transportation terminal, office and commercial, information, culture, shopping and recreation and will become a new node of activities and landmark in Taichung.



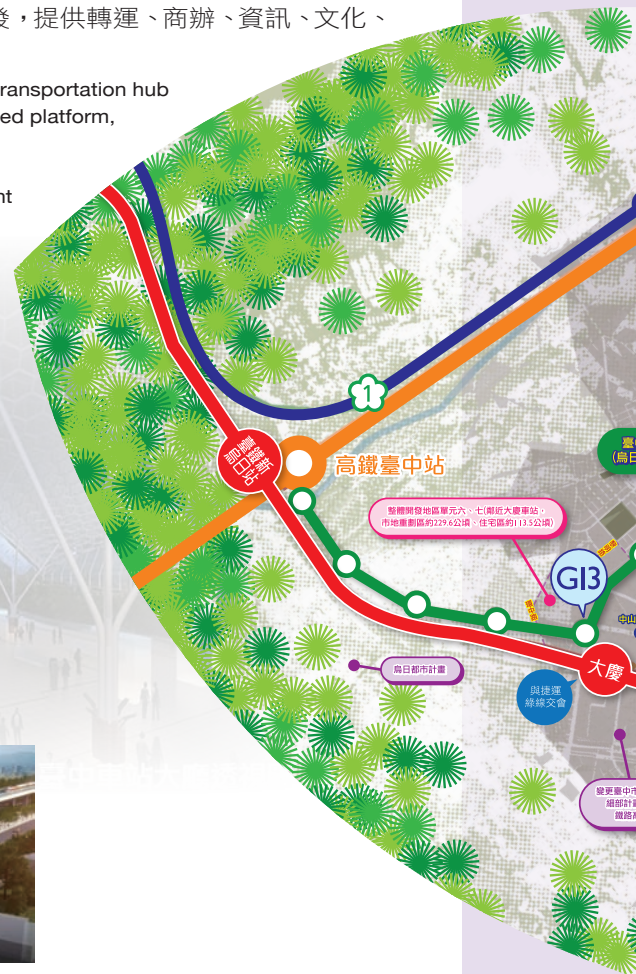
大慶車站模擬示意圖  
Perspective of Daqing Station



五權車站模擬示意圖  
Perspective of Wuquan Station



精武車站模擬示意圖  
Perspective of Jingwu Station

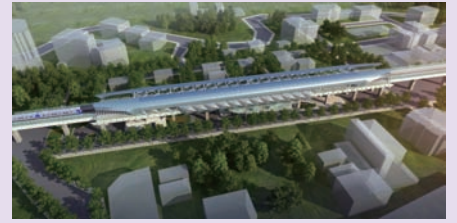




太原車站模擬示意圖  
Perspective of Taiyuan Station



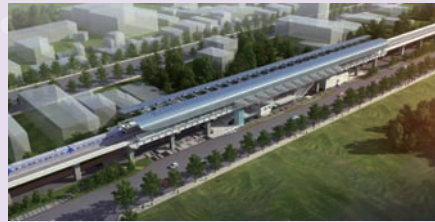
松竹車站模擬示意圖  
Perspective of Songzhu Station



頭家厝車站模擬示意圖  
Perspective of Toujiacuo Station



潭子車站模擬示意圖  
Perspective of Tanzi Station



豐南車站模擬示意圖  
Perspective of Fengnan Station



豐原車站模擬示意圖  
Perspective of Fongyuan Station





高架鐵路未來生活願景館  
"Vision for the Future" Elevated Railway Museum



高架鐵路未來生活願景館啟用典禮  
Open Ceremony of the "Vision for the Future" Elevated Railway Museum

### 高架鐵路未來生活願景館 "Vision for the Future" Elevated Railway Museum

為呈現鐵路高架後對交通改善、都市更新、都市縫合之具體效益及未來都市發展願景，並與民眾直接對話，建立民眾對公共工程品質信心，兼具教育功能，鐵工局中工處利用鐵路高架已完工後之橋下空間，興建國內首座「高架鐵路未來生活願景館」，並於 101 年 11 月 17 日正式開館啟用。開館至今已破 9000 人次，不但使民眾更進一步認識臺中鐵路高架捷運化計畫，讓民眾對於政府施政有感，本館並結合臺中市東光綠園道休閒功能及景觀，已顯然成為臺中市區寓教於樂之新景點，民眾亦給予正面評價。

誠摯歡迎民眾及各界團體前往參觀，相關參觀辦法請電洽鐵工局中工處 04-22150408 分機 390 或上網查詢 <http://www.rrb.gov.tw/s/center/>。願景館地址：臺中市北區興進路與東成路間鐵路高架橋下（太原車站南側）專線電話：04-22335840。

The Central Taiwan Section, Railway Reconstruction Bureau (RRB) used the space below a completed section of the elevated tracks to build the first "Vision for the Future" Elevated Railway Museum in Taiwan. The museum combines the following functions: presentation of the benefits of railway track elevation on traffic, urban renewal and urban stitching, sharing the city's future vision in urban development, a platform for dialogue with the public, building citizens' confidence in public construction projects, and public education. The museum opened on Nov. 17, 2012 and has received 9000 visitors to date. In addition to giving the public further insight into the project and the government's civic achievement, the museum has also become a new educational and recreational attraction often experienced in conjunction with Taichung's Dongguang Boulevard. The museum has been well received by the public.

### 結語 Conclusion

本計畫完成後將取代原規劃之臺中捷運紅線功能，未來並與捷運綠線、橘線、藍線相互串聯，形成臺中市區便捷之軌道運輸路網，更可帶動鐵路沿線及車站周邊都市更新與車站特定區開發，重新縫合都市空間及促進均衡發展，再創臺中繁榮新風華，營造優質、永續的生活環境。另為活化臺中車站古蹟文化資產，將結合 20 號倉庫及車站高架化後的橋下空間，規劃為鐵道文化藝術園區，並串聯臺中文化創意產業園區，形成臺中市新的文化休閒據點。

目前本計畫各項工程均已發包施工，在鐵工局中工處許文貴處長領導下之工作團隊，將以最大團隊士氣，依計畫期程全力推動，排除困難，俾如期、如質、如度達成既定完工目標，圓滿完成建設任務，還請市民朋友繼續給予支持與鼓勵。

Upon completion of this project, the railway will serve the function of the originally planned MRT Red Line. In the future, it will interlink with the MRT Green, Orange and Blue lines to form a convenient rail network in Taichung City. Furthermore, it will lead to urban renewal along the rail line and around the stations as well as the development of railway station special districts. Re-stitching urban spaces and balancing development, the project will restore Taichung's past glory while creating a sustainable, high-quality living environment. In a further move to revitalize the cultural heritage of Taichung Station, the space below the tracks and Warehouse No. 20 will be developed as an art park of railway culture. It will form a new cultural and recreational spot together with the nearby Taichung Cultural & Creative Industries Park.

All the construction contracts for this project have been awarded and construction is underway. Led by Section Chief HSU Wen-kuei, the RRB Central Taiwan Section is committed to overcoming any challenges and implementing the project on schedule and to a high quality standard. We ask for your continued support and encouragement in our effort.

資料來源：交通部鐵路改建工程局中部工程處 Source: Central Region Engineering Office, Railway Reconstruction Bureau, MOTC





# 大事紀 Chronicle

2013/01-2013/07

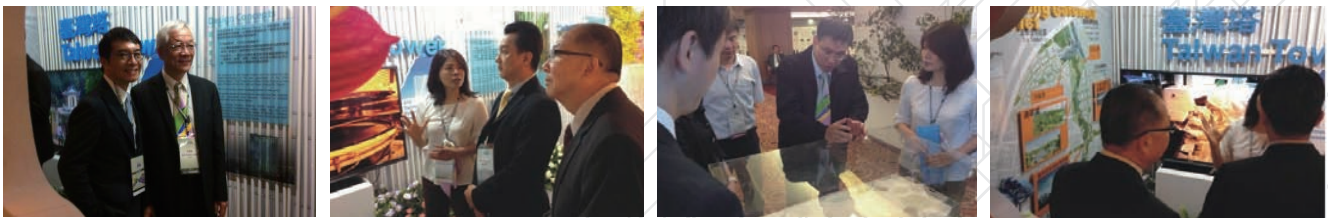


臺灣塔 OT 先期作業諮詢座談會議



臺中州廳案招商說明會

月份	日期	大事紀要
102 年 1 月	17 日	101 年度優良公寓大廈評選活動頒獎典禮
102 年 1 月	25 日	召開「臺中市整體住宅推動策略與幸福好宅行動計畫之規劃」海·分區座談會議
102 年 1 月	28 日	公告 102 年度臺中市公寓大廈成立管理委員會補助辦法之補助之方式、受理申請期間及受補助優先順序
102 年 1 月	31 日	召開「臺灣塔暨城市願景(博物)館 OT 案前置規劃作業計畫委託專業服務案」專家學者業界代表諮詢座談會議。
102 年 1 月	31 日	「臺中市整體住宅推動策略與幸福好宅行動計畫之規劃」烏大龍·分區座談會議
102 年 1 月	31 日	「臺中市整體住宅推動策略與幸福好宅行動計畫之規劃」太大霧·分區座談會議
102 年 2 月	1 日	「變更臺中市都市計畫主要計畫(不包括大坑風景區)(部分公園用地為機關用地)(配合水災災害防救策進計畫-建置區域降雨雷達設施)案」公開展覽說明會
102 年 2 月	4 日	臺中市都市計畫委員會第 17 次會議
102 年 2 月	5 日	「臺中市整體住宅推動策略與幸福好宅行動計畫之規劃」山·分區座談會議
102 年 2 月	20 日	「臺中市整體住宅推動策略與幸福好宅行動計畫之規劃」都·分區座談會議
102 年 2 月	21 日	第三服務中心(大肚服務中心)正式成立
102 年 2 月	22 日	配合內政部辦理「內政部 101 年度建築物公共安全檢查相關業務考核計畫」經評為優等，擇訂本市為觀摩都市
102 年 2 月	26 日	臺中州廳及其附近地區都市更新案後續更新辦理方式及各相關權利義務招商先期說明會
102 年 3 月	6 日	變更霧峰都市計畫(部分住宅區、市場用地、停車場用地、兒童遊戲場用地、綠地為社教用地及部分住宅區為保護區、綠地)(配合光復新村文化資產活化再利用)案於霧峰區綜合社會福利館舉行公開展覽說明會
102 年 3 月	7 日	臺中市指定策略性再開發地區及劃定整建維護地區之調查及先期規劃案研討會
102 年 3 月	7 日	辦理「臺中市政府都市發展局 BIM 推動工作項目研討會議」
102 年 3 月	7 日	舉辦大臺中舊空間活化論壇。
102 年 3 月	12 日	第五服務中心(太平服務中心)正式成立
102 年 3 月	12 日	舉辦「102 年度臺中市愛樹宣言暨護樹聯盟座談會」
102 年 3 月	21 日	法國在臺協會建築招商交流
102 年 3 月	23 日	AA 英國建築聯盟參訪 (Architectural Association of Architecture)
102 年 3 月	29 日	臺中市都市計畫委員會第 18 次會議
102 年 3 月	29 日	「豐富專案」都市計畫經本市都市計畫委員會第 18 次會議審議修正後通過。
102 年 4 月	2 日	臺中市西區後龍里千年茄苳樹相關保育問題跨局處協調會議
102 年 4 月	9 日	修訂「臺中市建築物變更使用執照其違章建築處理原則」
102 年 4 月	16 日	公告 102 年度臺中市公寓大廈共用部分及約定共用部分維護修繕費用補助之方式、受理申請期間及受補助優先順序



「2013 年第 64 屆世界不動產聯合會臺中市年會」展出

月份	日期	大事紀要
102 年 4 月	17 日	「變更臺中市都市計畫主要計畫（不包括大坑風景區）（配合臺中都會區大眾捷運系統烏日文心北屯線建設計畫 - 捷運機廠）（配合區段徵收及都市防洪）案」於潭子區公所、北屯區公所舉辦公開展覽說明會
102 年 4 月	17 日	副市長主持召開「臺灣塔暨城市願景（博物）館新建工程計畫」量體配置及交通動線檢討會議
102 年 4 月	17 日	張家界市政考察團參訪本市（局）
102 年 4 月	23 日	內政部營建署督導本市招牌廣告及樹立廣告安全巡查業務
102 年 4 月	26 日	臺中市都市計畫委員會第 19 次會議
102 年 5 月	1 日	「臺中市實施都市計畫容積移轉審查許可條件及作業要點實施」
102 年 5 月	2 日	召開配合臺中都會區鐵路高架捷運計畫 - 車站區用地變更協調會
102 年 5 月	3 日	市議會專案小組：鐵路高架化後車站週邊配套措施現勘
102 年 5 月	9 日	臺中市都市計畫委員會第 20 次會議
102 年 5 月	10 日	召開推動大肚山自然公園可行性研討會議
102 年 5 月	14 日	臺中州廳及其附近地區都市更新案第二次公有財產機關協調會
102 年 5 月	16 日	「變更臺中港特定區計畫（配合 8-50M 及 67-20M 計畫道路線訂正調整）案」公開說明會
102 年 5 月	22 日	召開「變更后里都市計畫（第三次通盤檢討）案」公開說明會
102 年 5 月	24 日	臺中都市發展系列活動—話我家鄉—臺中市都市發展故事徵文活動（頒獎典禮）
102 年 5 月	27 日	擬定中部科學園區臺中基地附近特定區內政部都市計畫委員會第 5 次專案小組審查
102 年 5 月	27-29 日	大宅門特區、臺灣塔、大都會歌劇院參加「2013 年第 64 屆世界不動產聯合會臺中市年會」展出
102 年 5 月	29 日	召開「大宅門特區—清翠園案」規劃設計都市設計審議
102 年 5 月	30 日	臺中市都市計畫委員會第 21 次會議
102 年 6 月	14 日	召開烏日溪南地區違法工廠協調會
102 年 6 月	19 日	「臺中州廳及其附近地區都市更新招商說明會」
102 年 6 月	21 日	蕭政次視察省城散步中區再生培力計畫案
102 年 6 月	24 日	「擬定臺中州廳及其附近地區都市更新案都市更新單元事業計畫」公聽會
102 年 6 月	28 日	第二服務中心（沙鹿服務中心）正式成立
102 年 7 月	8 日	都發局圖資中心成立



（圖左）  
臺中市政府 101 年度優良公寓大廈評選活動頒獎典禮

（圖右）  
「臺中市整體住宅政策推動策略與幸福好宅行動計畫」分區座談會

# 都發 | 臺中

臺中市政府都市發展局年報・上半年  
01~06 Annual Report

2013 URBAN DEVELOPMENT BUREAU  
TAICHUNG CITY GOVERNMENT

出版：臺中市政府都市發展局

發行人：何肇喜

總策劃：臺中市政府 都市發展局

策劃小組：何肇喜、李泰陽、黃服賜、李正偉、許由興、林碧桃、徐懿萱

策劃執行：鄭明裕建築師事務所 溫蔚華

設計美編：博揚廣告企劃有限公司

地址：40301 臺中市西區民權路 99 號

電話：(04)22289111

網址：<http://www.ud.taichung.gov.tw/>

出版日期：中華民國 102 年 7 月

GPN：1010201424

ISBN：978-986-03-7579-4

Published by: Urban Development Bureau Taichung City Government

Publisher: Ho, Chao-Hsi

Chief Organizer: Urban Development Bureau Taichung City Government

Organization Team: Ho, Chao-Hsi、Lee, Tay-Yang、Huang, Fu-Tzu

Lee, Cheng-Wei、Hsu, Yu-Hsing、Lin, Pi-Tao

Hsu, Yi-Hsuan

Coordinator: Margaret Wen, Barry Cheng Architect

Art Editors: Knowledge Bank & Digital Art

Address: No.99, Minquan Rd., West Dist., Taichung City 40301, Taiwan (R.O.C.)

Tel: 886-4-22289111

Publish Date: July 2013

GPN: 1010201424

ISBN: 978-986-03-7579-4

© 版權所有，未經本局許可及授權禁止轉載或翻印 ©

Copyright © July 2013 by Urban Development Bureau

Taichung City Government All rights reserved.

照片提供：臺中市政府新聞局



臺中市政府都市發展局 廣告  
Urban Development Bureau Taichung City Government