

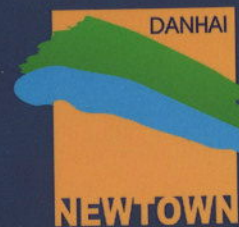
New Seaside  
and Mountainside  
Recreation City

# Danhai New Town

Danhai New Town



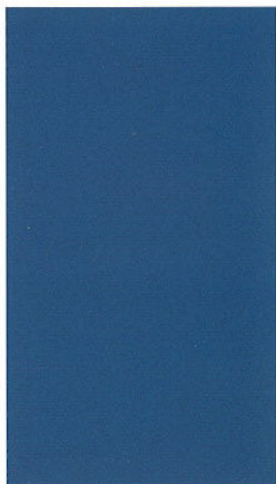
Construction and Planning  
Agency, Ministry of the Interior





# Danhai NEW TOWN

Danhai New Town



DANHAI

NEWTOWN

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# Setting Off

Discover Danhai Together

Danhai New Town, a new first-rate city,  
Will be constructed and come into being.  
Let's set off!  
Discovering Danhai together!





Here, you can feel the taste of the sea,  
Hear the sounds of nature,  
Have a completely new field of view.

Here, lies unimaginable potential,  
Your body can move freely,  
Following its rhythms,  
Always full of vigor.

Here is where hope lives.

Danhai New Town, a first-rate city for the new century.



### Danhai New Town

#### Origin and Objective of the Project

The development of Danhai New Town was initiated by the Construction and Planning Agency (CPA) of the Ministry of the Interior in 1992. The objective at that time was to alleviate the stress in the development of Taipei Metropolis, preserve land, solve the problem of insufficient housing in the two metropolises, and set a standard in city development. After more than ten years of development, different fundamental structures have been completed, and it is currently at the stage of recruiting new residents and industries. To answer the changes in domestic and foreign politics and economy, and social development, Construction and Planning Agency started to conduct the orientation of the planning of Danhai New Town and complete evaluation and adjustment of development strategies in 2002. The future Danhai New Town will focus on the objectives of developing coastal business and recreation, high-quality living, knowledge industries, cultural-innovation industries, and medical-care concerns.

#### Geological Location

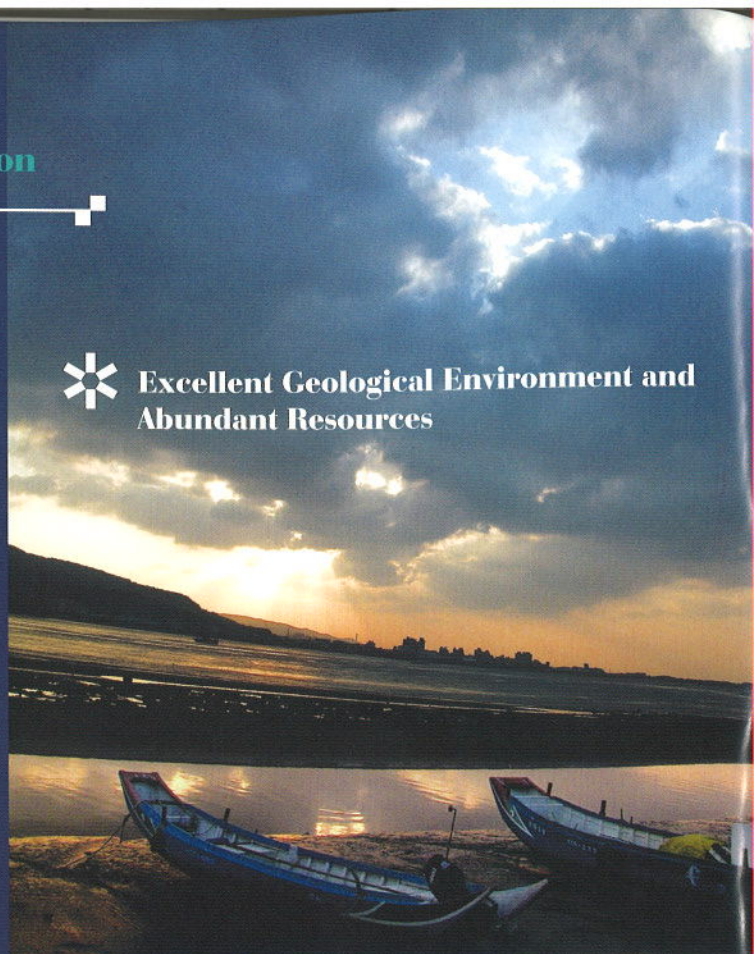
Danhai New Town is located in the northwest part of Taiwan. Taiwan is at the center of the Asia Pacific area and has convenient transportation to Northeast Asia, Southeast Asia, and New Zealand/Australia. It has a mild climate, beautiful scenery, and abundant natural resources. It was long called "Ilha Formosa" (Beautiful Island). In recent years, people in Taiwan have taken on the habit of traveling, and thus the recreation industry has prospered.

Danhai New Town is located 16 km northwest of central Taipei City, and is 30 minutes away from Taipei Metropolis by vehicle. It is just to the north of Danshui's old-streets area, and is under the authority of Danshui Township of Taipei County. Its southern and northern borders are marked by the No.2 and No.9 bridges of Taiwan No.2 Provincial Highway. Its west edge sits on the Taiwan Strait and east edge lies next to Shui-Yuan Elementary School of Danshui Township. The total area of the project is about 1,756 hectares.

Danhai New Town is situated between hills and waters. It is close to Yangmingshan National Park, Guanyinshan and North Coast National Scenic Area, and the mouth of the Danshui River. New Danhai is at the important location for Taiwan's coastal recreation, and is very attractive in terms of mountain and sea travel.

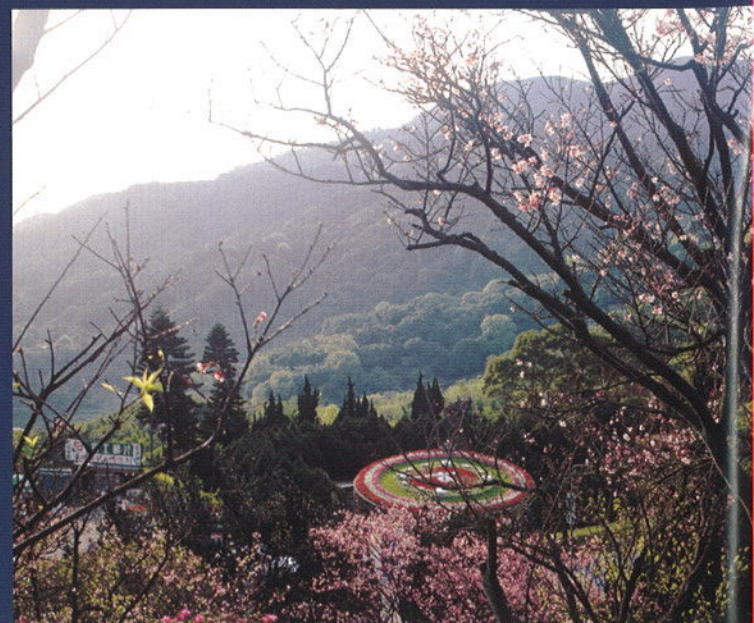


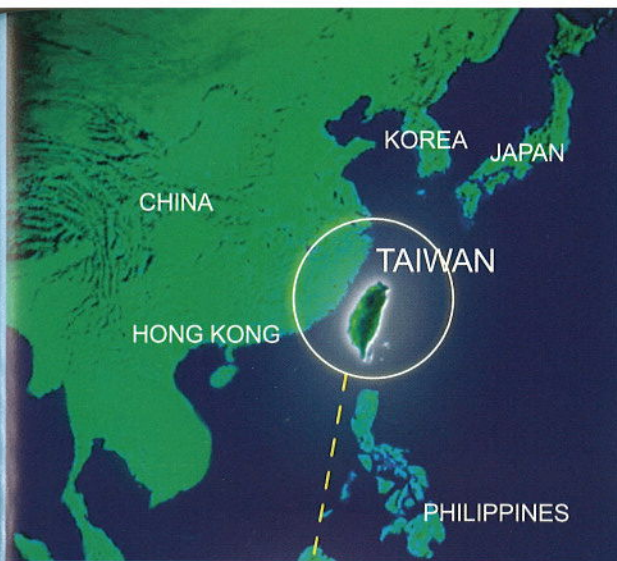
#### Excellent Geological Environment and Abundant Resources



#### Surroundings

Danhai New Town is close to important heritage sites and tourist attractions such as Fort San Domingo, Oxford College, Old Streets in Huwei Fort, Fishermen's Wharf, Blue Highway launch points, the Danshui-Bali ferry, and the "Left Bank" of Bali, featuring waterside bike paths. It is also close to universities such as Aletheia University and Tamkang University, and has a great cultural atmosphere as well as strong potential in recreation and tourism.





## Taiwan Strait

Taipei

Taichung

Kaohsiung

## DANHAI NEW TOWN

Shalun Seawater Baths

Fisherman's Wharf

Danjiang Bridge Project

Danshui Golf Course

Aletheia University

Fort San Domingo

Tamkang University

## Taipei County

## Taipei City

Toward CKS International Airport

Kuandu Bridge

Yangmingshan National Park

Bali

Wugu

Lujhou

Danhai New Town

07

# Connect

## Convenient Traffic Network

### Multiple External Traffic System

Currently many transportation projects are being planned. The future Danhai New Town will connect roads, the MRT, and the airport to form a comprehensive domestic and foreign transportation network

#### Automobile

Taiwan Provincial Highway No. 2: This is the current main regional road-traffic artery. It connects the Guanyinshan and North Coast National Scenic Area to the north with Taipei City to the south.

Sanzhi-Beitou Expressway Project: This plan is to establish a highway exchange in the new town. It will connect the north to famous north-coast scenic spots such as Sanchih, Shimen, and Jinshan. To the south, it will connect with Beitou District of Taipei City and with Dadu Road and Zhoumei Expressway. Currently it is undergoing detailed construction planning, and work will be launched soon.

#### Airplane

Tamkang Bridge Project: Danhai New Town will connect the south to Taiwan No. 15 Line via Tamkang Bridge. It will reach CKS International Airport via Bali and Linkou within 45 minutes by vehicle.

#### Rapid Transit System

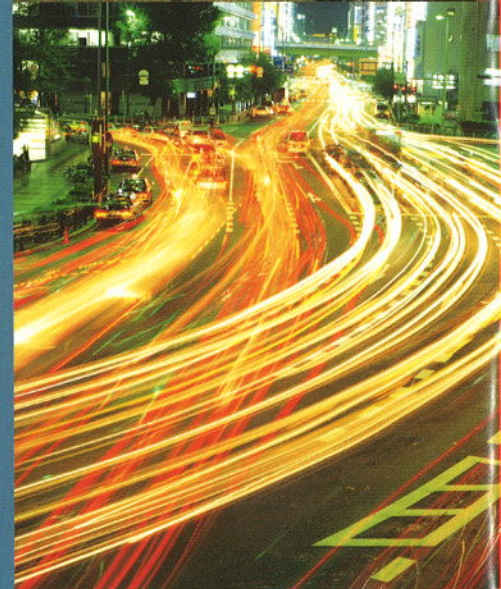
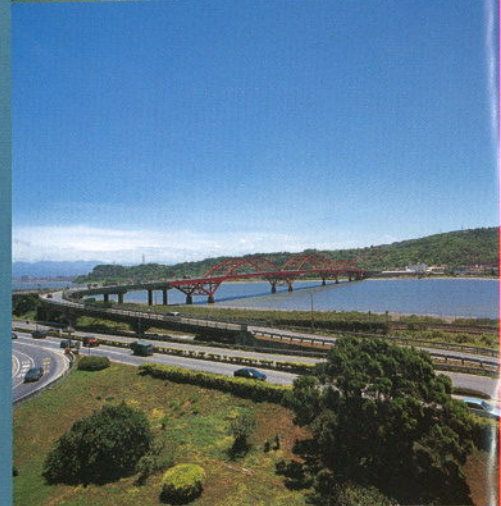
MRT Danhai Line Project: This is to be connected to the Hongshulin Station of the Taipei Metropolitan MRT System and runs through Danhai New Town. Six MRT stations and one maintenance hanger are planned to be established in the new town. It will take about 45 minutes from Danhai New Town to central Taipei City, and the commute time to Taipei Metropolis will be efficiently reduced.

#### Marine Transit

Blue Highway Project: Yacht and passenger-craft ports are planned to be constructed in the coastal recreational area of Danhai New Town. It will connect to the current Blue Highway and to the south will reach to Fisherman's Wharf, Danshui seaport, and Bali. It will reach Guandu, and Dadaocheng by combining with inland water transport. It will connect the north along the north coast via fishing harbors such as Fuji near Shimen, Yeliu on Keelung's west, and Bisha on Keelung's east, and it can reach as far as Ilan and Hualien. With a comprehensive water transportation network, the coastal recreational industry of Danhai can be developed, and the people in the new town will have a new choice in transportation.



The World Is Becoming a Smaller Place with Sea, Land, and Air Transportation.



# Taiwan Strait

Blue Road

TOWARD JINSHAN AND KEELUNG

Fugui Cape

Danjin Road

North Coast National Scenic Resort

White Sand Bay

Sanzhi Beitou Expressway Plan

County Road

District Connecting Road

Danjin Road

MRT Red Line

Coastal Recreational Area

Danshui Town

Sanzhi Township

Taipei County

**DANHAI NEW TOWN**

Shalun Seawater Baths

Fishermen Harbor

Danjiang Bridge Project

Taipei Harbor

Danshui Station

Danshui Golf Ground

Font San Domingo

Aletheia University

Danshui

Danshui Station

Danshui

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TOWARD TAIPEI

Fuxinggang Station

Yangmingshan National Park

**Taipei City**

Beitou Station

Shipai Station

Shilin Station

Danhai New Town

09

Lujhou

Huanbei Interchange

Sanchong Interchange

Taipei Interchange

TOWARD CKS INTERNATIONAL AIRPORT

Linkou

Wugu

- County Road
- Taiwan Provincial Highway No. 2
- MRT Danhai Line Project
- MRT Danshui Line
- Sanzhi-Beitou Expressway Plan

# Cultivate

A Model for Urban Life



Here is the perfectly combined construction blueprint.

Create a profound international urban concept.

Here, a perceptual humanist concept is manifest.

Carry out the perfect urban development plan.

Here, people strive for novelty and continual improvement.

Here is the model of urban life.





# Model of Urban Life



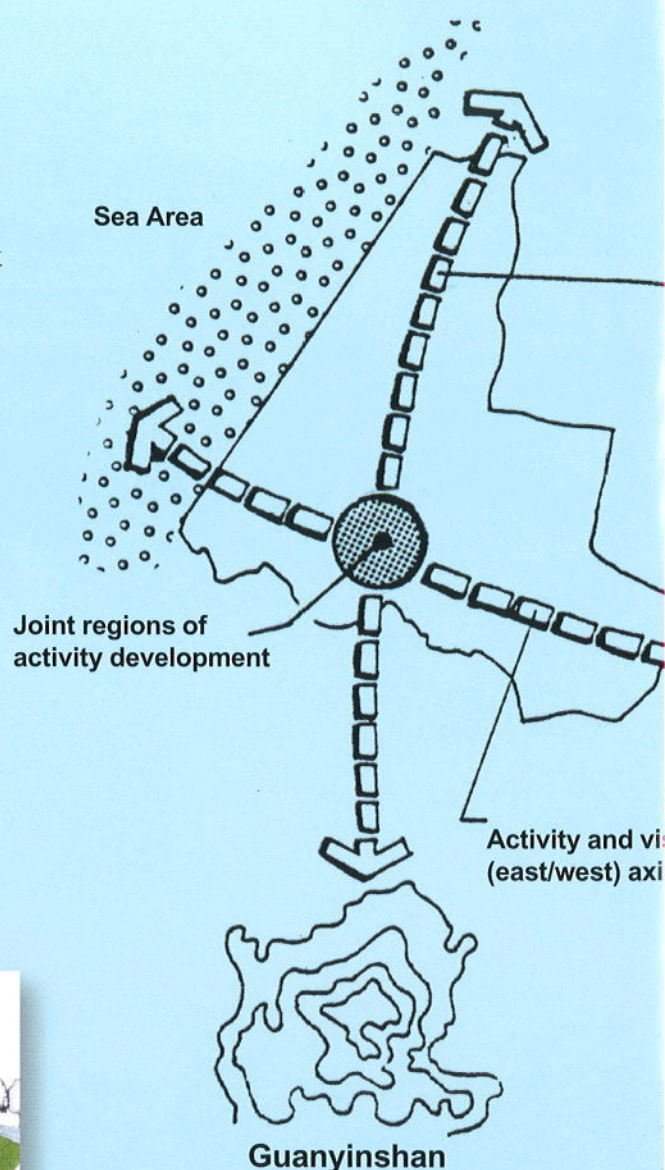
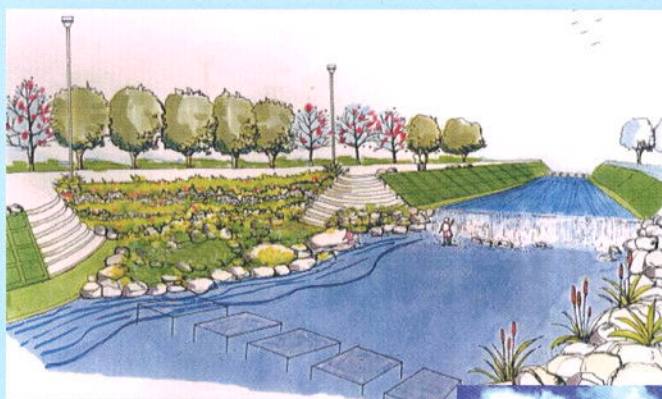
## Move Forward from the Core Concept and Develop a Diverse and Exquisite Mountain and Sea Recreational City

### Futuristic Basic Concept

The planning of Danhai New Town combines the local natural scenery and cultural assets. Through comprehensive urban planning and design, Danhai New Town will be constructed to become a lively, diverse, and exquisite mountain and sea recreation city.

The main fundamental concepts in development are as follows:

1. Amply use local and peripheral special resources such as seashores, bodies of water, history, and culture to develop Danhai New Town.
2. Plan a complete sidewalk system, bicycle land system, automobiles, bus network, MRT lines and stations planning to actualize the transportation in which pedestrians and vehicles have dedicated lanes.
3. Construct a world-class fundamental structure and actualize computerized monitoring system.
4. Utilize holistic overall planning and development method, and establish an effective evaluation system for city planning in order to produce a high-quality living space and good city landscape.







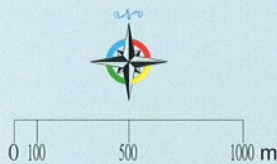
## Comprehensive Conceptual Design

### Integral Spatial Function Planning

Developing spatial planning for Danhai New Town provides the public with basic life needs, health, safety, nature-based recreation, culture, history, and spatial beauty. They include diverse spaces for satisfaction of basic material aspects and spiritual aspects, and this will establish a standard of intensive and rewarding urban living.



Aspects in environmental needs



### Legend

Residential Area	Telecommunications Land
Central Business Area	Industrial Areas
Coastal Business Area	Incinerator Land
Neighborhood Business Area	Sewage Treatment Plant Land
Politico/Business Area	Seashore Recreation Area
Park Land	River Area
Green Land	Square Area
Organizational Land	Art/Cultural Area
Administration Areas	Golf Courses Area
Junior High Land	Golf Courses/Park Area
Senior High Land	Post Office Land
Elementary School Land	Parking Lot Area
Xinpu Private Vocational School Land	Tap Water Facility
Stadium Land	Station Areas
Gas Station Land	RTS Transformer Station Land
Fuel Gas Land	Storage Area
Telecommunications Land	Garden Land
Medical Reserve Areas	City Planning Line
Public Service Industry Land	Roads
Transformer Station Land	City Planning Line
RTS Land	



## Current Status of Allocation of Land Use

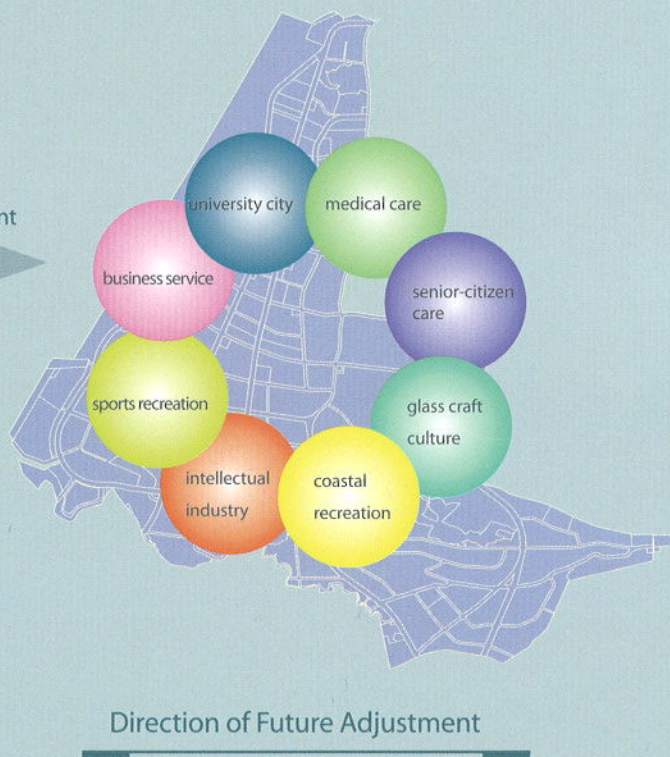
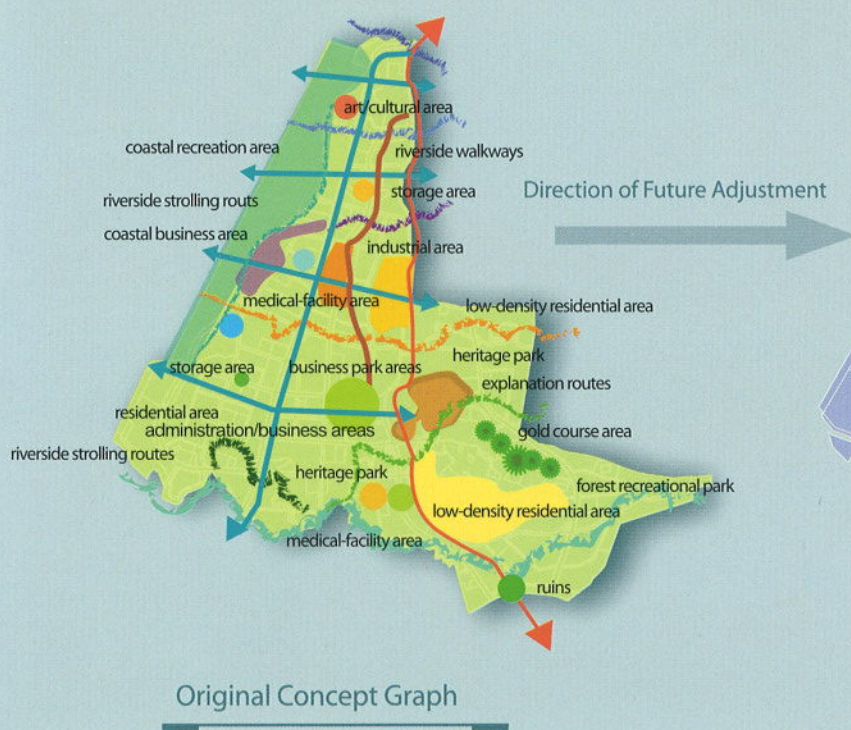
To satisfy the public in terms of their material and mental needs, the allocation of land use for Danhai New Town contains: a residential area, business area (central business area, coastal business area, and neighborhood business area), industrial area, education area, elementary/middle school land, politic/business area, administration area, MRT station area, gas station area, medical-facility area, coastal recreation area, river area, gold course/park area, and art/cultural area, storage area.

To flexibly work with changes in time and space and facilitate the development of Danhai New Town with operating marketing mechanisms, the allocation of different areas will be flexible in terms of matching the needs of private investment/construction and adjustment in city planning.

## Concept Graph for Future Project Adjustment

1. Project area: 1,756 hectares
2. Project length: 25 years (1990~2014)
3. Project population: 300,000 people

1. Project area: 1,756 hectares
2. Project length: 25 years (2005 to 2029)
3. Project population: 240,000 people





## Comprehensive Conceptual Design

### Transportation System

The main and secondary roads, village alleys, bicycle lanes, pedestrian routes, and parking space at the MRT stations in the new town are all in accordance with systematic planning and the highest standards. The design of separating pedestrian and vehicle arteries is employed to ensure pedestrians' safety. Through planning of outward-connecting transportation, the connectivity between Danhai New Town, Taipei Metropolis, and peripheral areas will be strengthened in order to most effectively facilitate the development of Danhai New Town.

### Open Space Systems Such As Parks, Green Lands, and River Courses

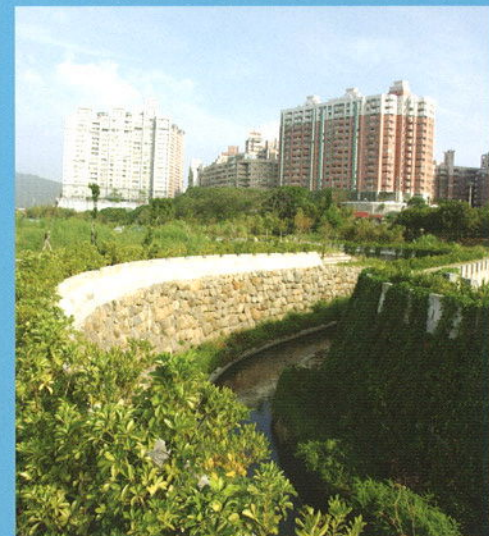
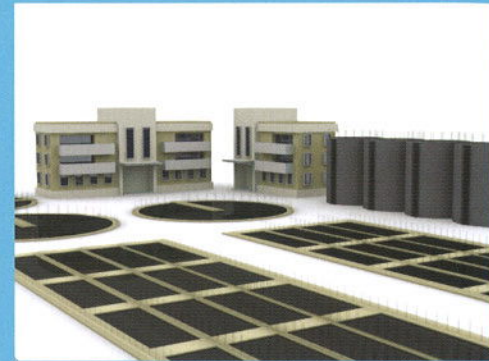
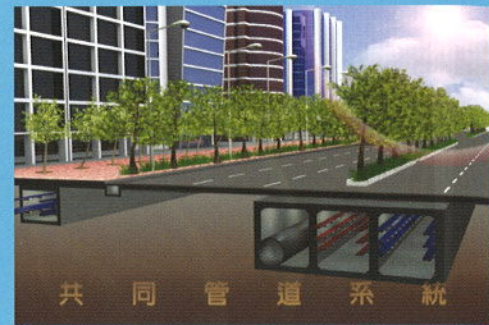
Integral planning is conducted focusing on open spaces such as parks, green lands, and river courses. The open spaces reserved in the street setback area are connected together to form the city green and blue belts systems. Besides functions for strolling, resting, games, and water-environment enjoyment, it will also cleanse city air, reduce the effects of subtropical island humidity, and preserve the ecological system.

### Life-sustaining Pipes and Facilities

Considering the perpetuity of the development of the new town, electricity, communication, and water in the important routes are all integrated into the common channel system. Monitoring centers will be established for computerized integrated management and control.

To save water and introduce the mid-water channel, reprocess and reuse wastewater so it can be used in the mid-water channel for non-drinking purposes such as cleaning restrooms, watering plants, and for fountain flow.

Establish wastewater-treatment and garbage-processing plants to conduct the processing of waste. This helps to preserve the environment, save on long-term costs, and beautify the landscape.





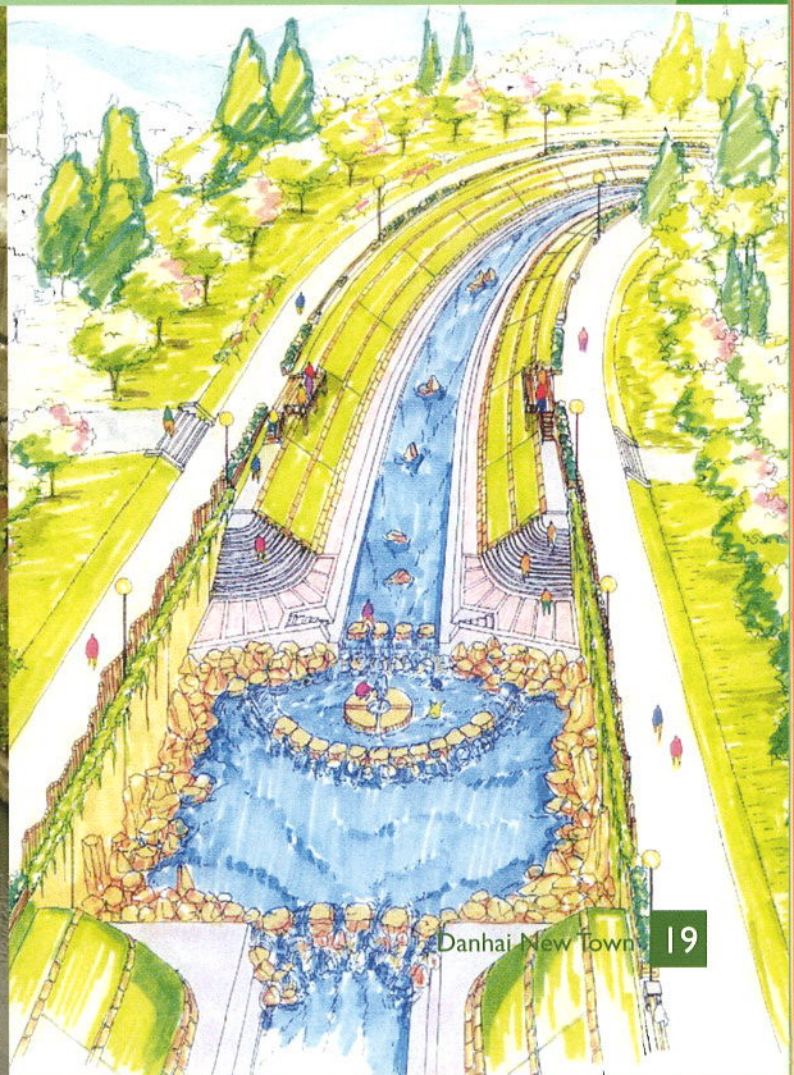
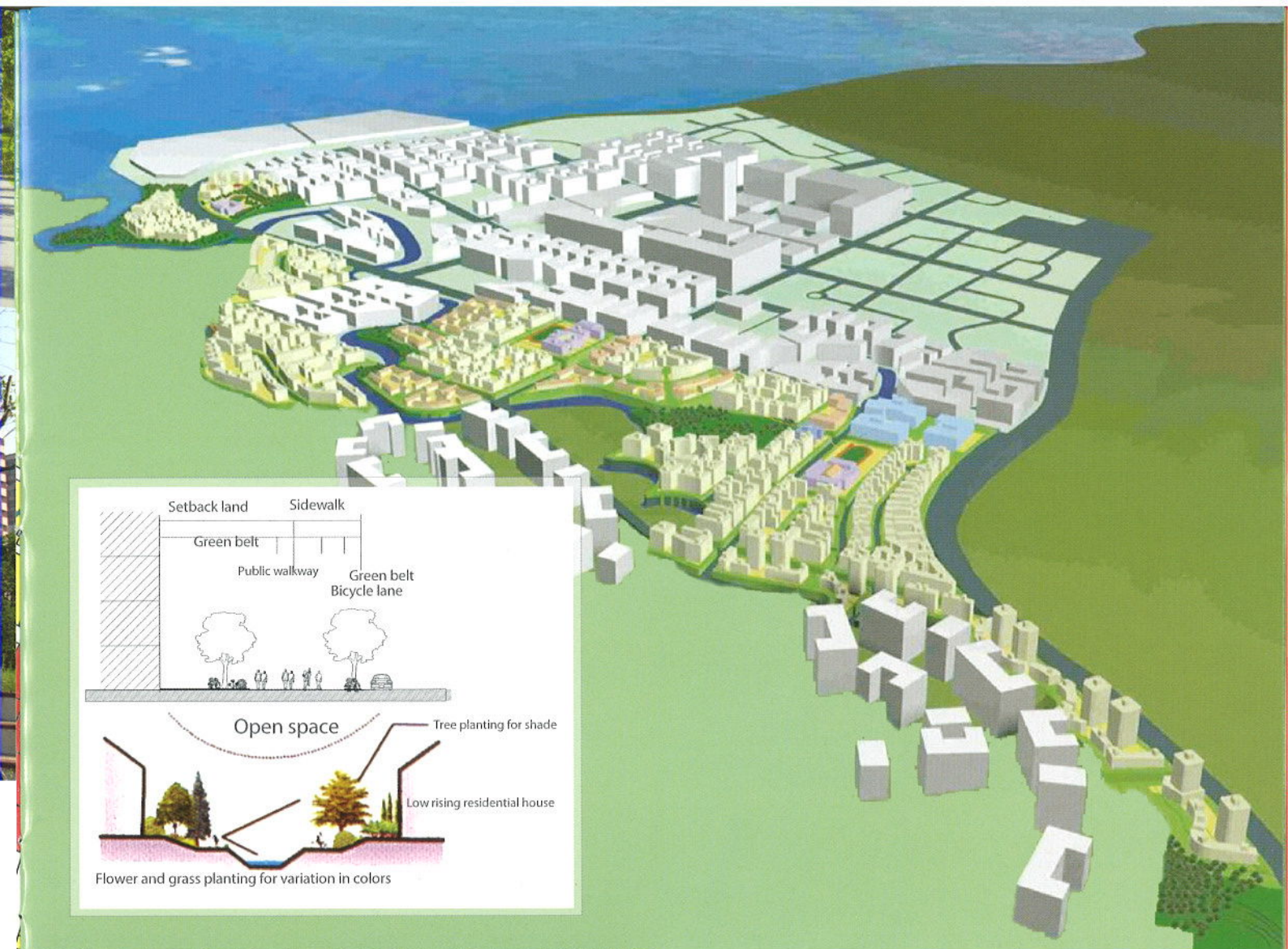
# Comprehensive Conceptual Design

## Overall View of the New Town

To create a high-quality space and visual landscape, the entire new town incorporates land-use regulations and city-planning evaluations. All constructions related to landscape and buildings need to be verified by city-planning before permits are issued.

- ✦ A low building coverage ratio and high floor area ratio is used in conjunction with super blocks to initiate the overall design. Every block provides green belts, buffer strips, and forecourts along the setbacks of the street
- ✦ The open space and green belt is planned systematically. The quality of transportation services and parking is enhanced to create a humanistic space.
- ✦ Combine Danhai's nature, culture, and history.
- ✦ Working with the natural landscape and geology to conduct complete space planning. This combines the natural landscape and features in the new town together.
- ✦ Creating visual enhancement planning for buildings, pedestrian routes, and plantations in order to create an overall visual beauty and harmony.
- ✦ Water treatment of Gongsitian River by businesses in the new town. This combines construction initiatives including ecology, hydrology, and landscape design and reaches goals set for environmental protection, landscaping, and recreation.
- ✦ Create bicycle lanes by using pedestrian routes and riverside shore space.
- ✦ Road shaft style and joint-shaft design that complements building styles.





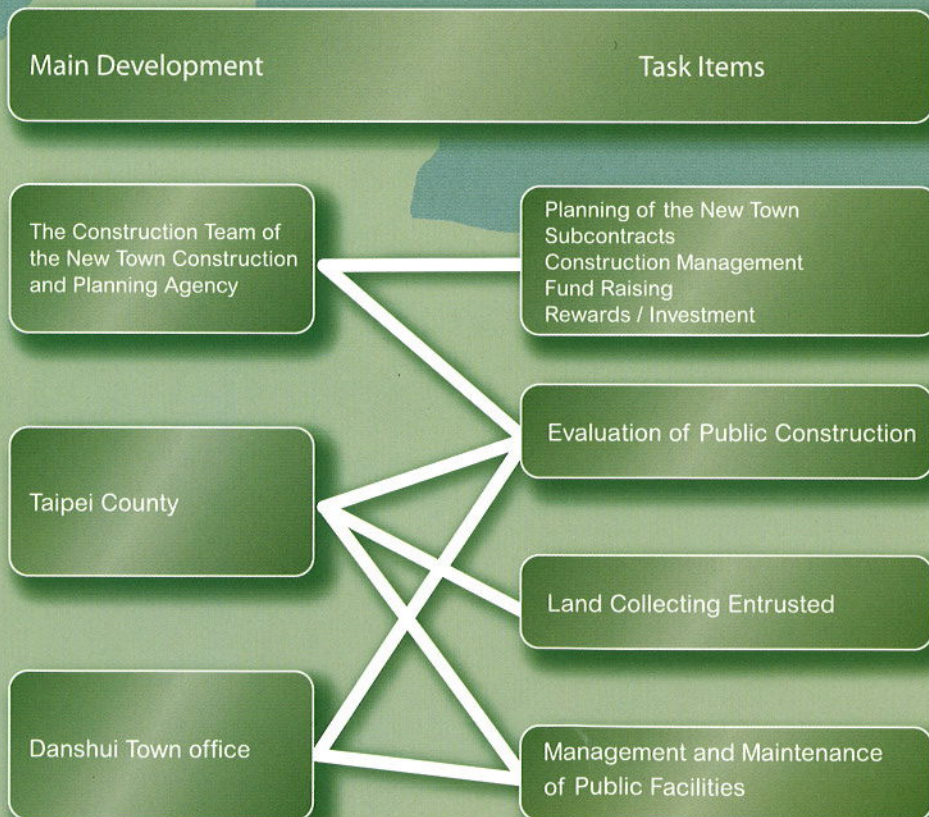
## Complete Development Mechanism

### Overall View of the New Town



The construction team of the new town Construction and Planning Agency (CPA) of the Ministry of the Interior is in charge of the development work of the new town. The tasks include planning of the new town, construction management, subcontracts, and fund raising. The task of land collecting is entrusted to the government of Taipei County. After the public construction is completed, the government of Taipei County (or specified Danshui Town office) will evaluate and take on the task of maintenance, and provide supplementary management funding if necessary.

Map of Main Development of Subcontracts of Danshui New Town





# Complete Foundation, Healthy City, and New Life

## Method of Development and Construction by Stages and Areas

To lead an organized development of the new town and consider the financial burdens in development, Danshui New Town is developed in three stages. The first stage is on the central and west side of the project area. This includes residential areas, town centers, neighborhood business areas, and sea shore business areas. The second stage is on the residential area of the east part of the project area. The third stage is aimed at completing industrial reserved area and the development of the northern residential area of the new town. The area of the development in the first stage is 794 hectares, and the first area (the integrated demonstration community) of 303 hectares and the second area of 143 hectares have already been collected and developed by sections.

To face changes in space, time, and market, and keep development flexible, besides having developmental methods such as agreed purchase, sectional collecting, and general collecting for future development, private application for permit of development will be the principle way to facilitate the participation of private companies.

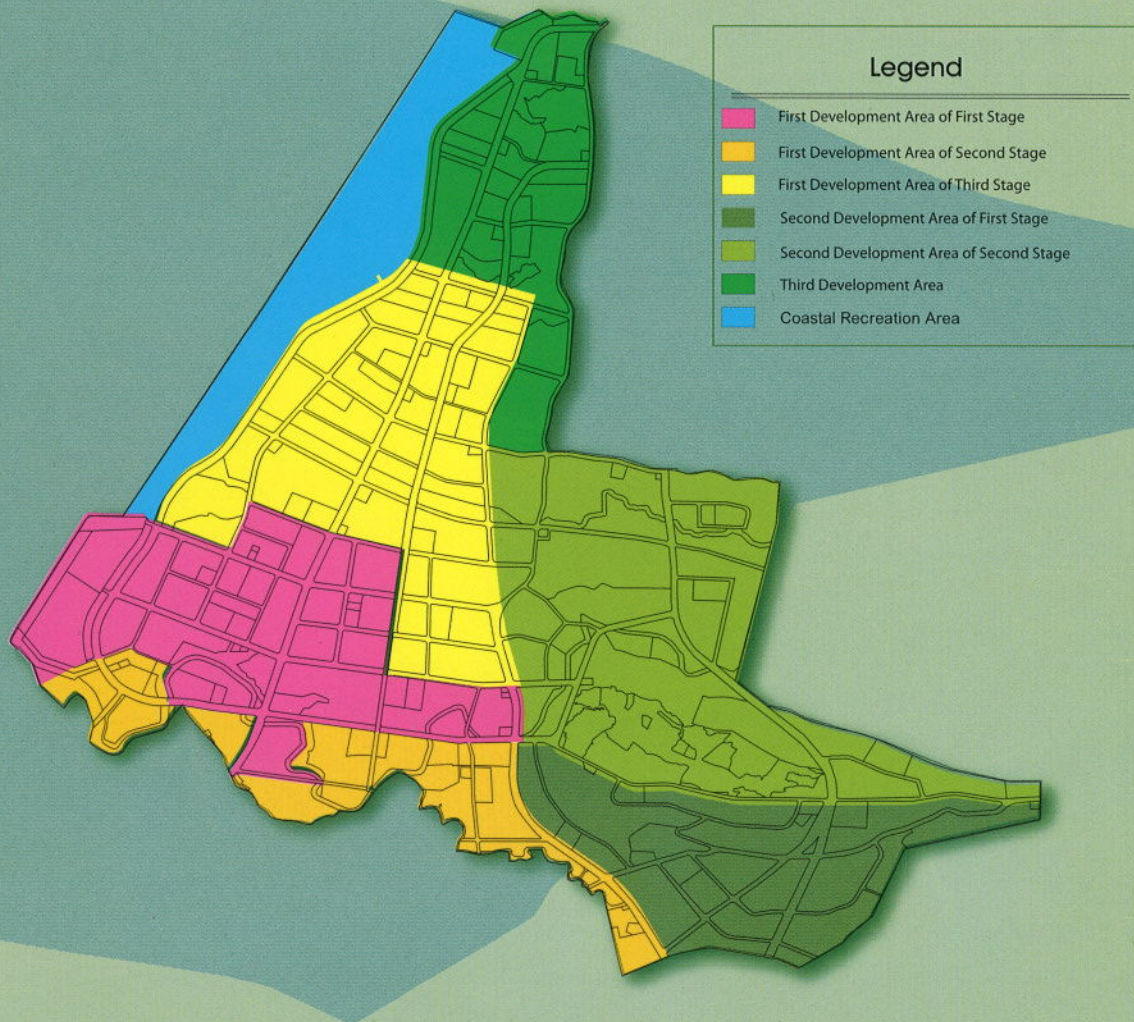


Diagram of Specified Development by Stages and Areas in Danhai New Town

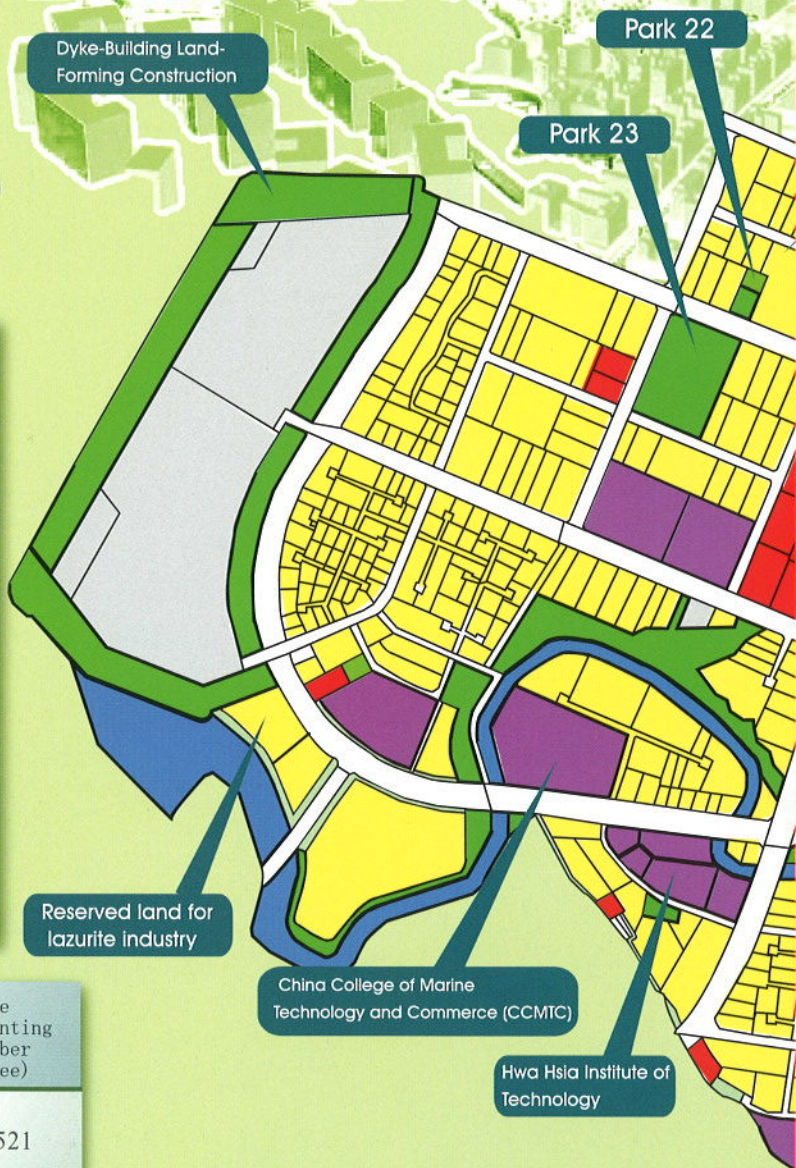
## Plentiful and Substantial Achievements in Construction

Today, the CPA has already invested more than NT\$34 billion. The first and second development areas of the first development stage are under construction. The total area development is about 446.02 hectares, which is about 25.4% of the new town's total area.

		Comprehensive Demonstration Site	Public construction for the 2nd Development Area of the 1st Stage
Development area (m2)		3,035,000	1,400,000
Planned roads (m)	50 (m)	3,635	761
	40 (m)	5,851	680
	30 (m)	4,592	329
	20 (m)	4,646	1,659
	12 (m)	-	3,307
	10 (m)	6,133	1,342
	4 (m)	-	2,045
	Pits	4,171	166
Underground civil pipelines (m)	Power distribution lines	35,510	10,971
	High voltage power transmission lines	1,546	-
	Telecommunication lines	51,605	32,917
	Tap water pipelines	40,306	11,116
	Gas pipelines	2,140	587
	Military communication lines	2,828	-
	Length of common channel structure	2,641	-

Parks & green lands		Sidewalk/ walkway pavement area (m2)	Green land/ plantation area (m2)	Tree planting number (tree)
1	Park 22 & 23 construction	11,415	23,404	521
2	Section 54 pit and underground power distraction station/sign labeling construction	18,630		
3	Relocation construction of road landscapes around residential houses	13,242	6,310	382

River renovation construction		Length of renovation (m)	Water stairs (set)	Energy-dissipator (set)	Passing box culverts (set)	Landscape bridges (set)	Length of north-shore bank protection (m)	Length of south-shore bank protection (m)
1	1st Stage Sewage Renovation Construction of Gongsitien River (Danshui Area of Taipei county)	2,922	6	7	8	1	1,799	1,868
2	2nd Stage Sewage Renovation Construction of Gongsitien River (Danshui Area of Taipei county) Date created	2,045	8	4	0	0	1,835	1,715





## Materialization of Basic Facilities Nature and Culture are Prepared

Relocation and Settlement  
of Housing

Developed Area of Danshi New Town (hectares)		446.02
Land Collecting	1. Attributing land area	54.72
	2. Land making by sea-filling	34.20
	3. Area of collected private land	332.53
	4. Area of unregistered area	24.57
Land processing	1. Area of discounted land	104.61
	2. Area of gratuitous public facilities	179.78
	3. Area for residential use	2.80
	4. Area of bid, sold, and non-gratuitous land use	158.83

Pedestrian routes, bicycle lanes, and shops

### Public construction for entire area

Construction of soil preparation  
Road construction  
Piping construction  
Plantation construction  
Construction for joint piping

Hydrophile renovation construction of  
Gongsitien River

## Result of Construction

### Construction of soil preparation

Soil preparation is completed in the first and second development areas of the first stage in October of 1996 and June of 2004 respectively. The total area of completion is about 446 hectares (see photos 3, 4, and 5).

### Road construction

The main and secondary roads, neighborhood alleys, bicycle lanes and pedestrian routes of the 1st stage development are all completed. Safety of pedestrians and efficiency in transportation is ensured by separating pedestrian routes and vehicle lanes. The area of completed road construction is about 836,300 square meters.

### Plantation Construction

Tree planting specified for roads creates beautiful road landscape by employing seasonal trees and botanical color changes. They include more than ten kinds of trees such as the Middle-East date palm, lobule olive, and Taiwan Luan Trees.

### Bicycle Lanes System

The planning of bicycle lanes is very practical and delicate. One form focuses on recreation, and it works with large, open spaces such as valley landscapes and sea shore recreation areas. The other one focuses on functions of living. This works with the planning of pedestrian routes and connects neighborhood business areas, stations, joints, and model communities to provide the public another form of transportation besides walking (see photo 1).



### Underground Piping

Piping for electricity, telecommunication, treated water, sewage (rainwater and waste water) are planted underground to further complete the basic facilities. Moreover, the new town incorporates a mid-water channel system. This reprocesses waste water or water for daily life. After reaching a certain quality, such water is then used in non-drinking purposes such as cleaning restrooms, watering gardens, and fountains. This protects the environment and saves money.

### Construction for Joint Piping

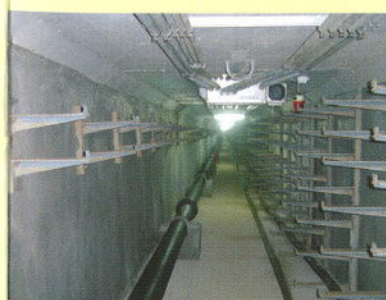
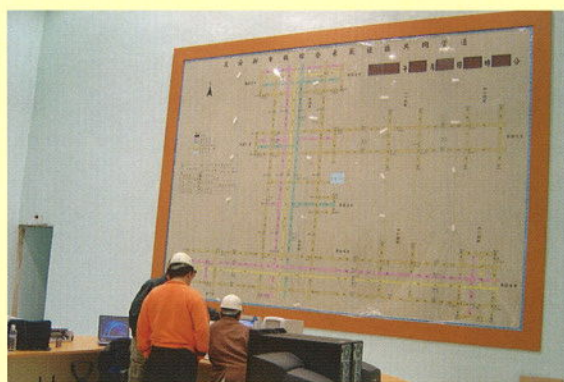
The piping for electricity, telecommunication, military communication, tap water, and cable TV on important roads in the new town is integrated in the underground joint piping system. Monitoring centers are established to monitor the safety of piping 24 hours a day. This is safe and convenient. (see photos 10,12)

### Neighborhood and Community Park

Parks 22 and 23 are already completed. The area of Park 22 is about 0.27 hectare and is in the form of a neighborhood park. Park 23 is about 3.2 hectares and is a community park. Parks contain facilities for fitness, landscape/plantation, greensward, pavilions, public restrooms, and pedestrian routes that provide communities with good recreation locations. (see photos 2, 11, 13, 14)

			3	4
				5
		6	7	8
		9	10	11
		12		
1	2	13		14





	2	6	7	8
	3	9	10	
	4	11	12	13
1	5	14	15	
		16		

### Constructions of Dikes and Land-Building

The north side of Gongsitian River's exit to the sea in the southwest side of Danhai New Town is about 1,200 meters long and 300 meters wide. The 38 hectares big artificial land is completed in 2001's sea-filling dike-building construction. In the future, sewage treatment plant, incinerators, and ashes burial grounds will be established to maintain the quality of the new town's environment. (see photos 2, 6, 7, 8)



### Renovating and Planning Greenery Parks along the River Shore.

Gongsitian River runs through the project area of the first stage in Danhai New Town. Its total length is about 5,200 meters, and it is the most important channel for drainage. This river is designed ecologically, and has the functions such as flood-prevention, drainage, and recreation. It is currently under relentless renovation. (see photos 3, 9, 10, 11, 12)



### China College of Marine Technology and Commerce (CCMTC)

CCMTC has already entered the new town, and it is under the plan to be upgraded to an institute of technology. Also, the Hwa Hsia Institute of Technology is also about to enter the area. With the St. John's & St. Mary's Institute of Technology in the development area in the later stage, and universities nearby such as Aletheia University and Tamkang University, the new town has the potential to become a "Univer-City" in the future. (see photos 4, 14)



### Relocation and Settlement of Housing

Relocation and settlement of housing conducted by CPA was completed in April of 1999. A total of 647 residences were constructed, in style matching the nearby landscape. The design of their roofs is ridge-like. The longer side faces the sea and the shorter faces the mountains, giving an image akin to a tribal community by a river's shore. The facades of these buildings has the appearance of ancient red brick, bringing to the new town a strong atmosphere of history and tradition. (see photos 1, 5, 13, 15, 16)





# Realize

## New Town's Aspiration



Aesthetic space planning

Perfect living functions

Embracing of nature at any time

Enjoy a soul-lifting SPA experience any time

Here are first-rate recreational, knowledge,  
Commercial buildings

A high-quality heaven for living



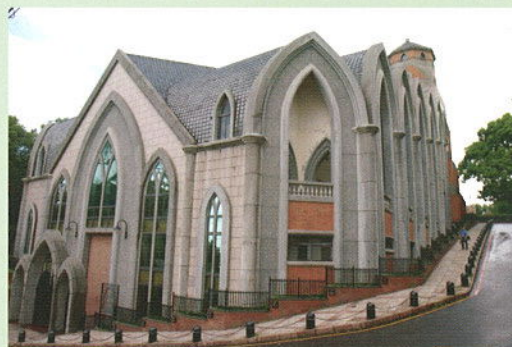
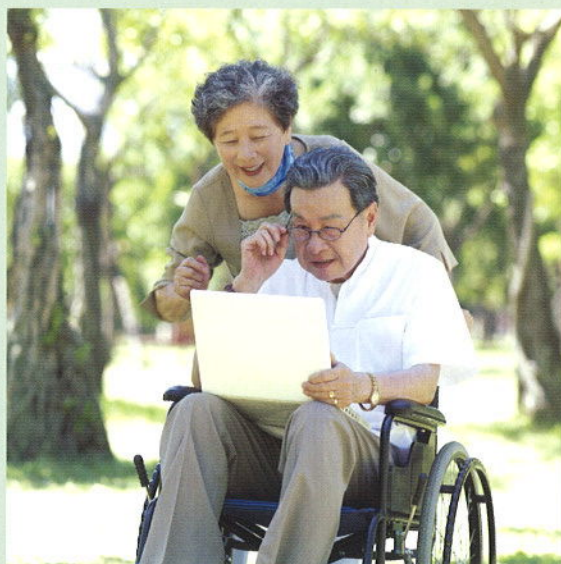


# Realize

## New Town's Aspiration

### Health Living

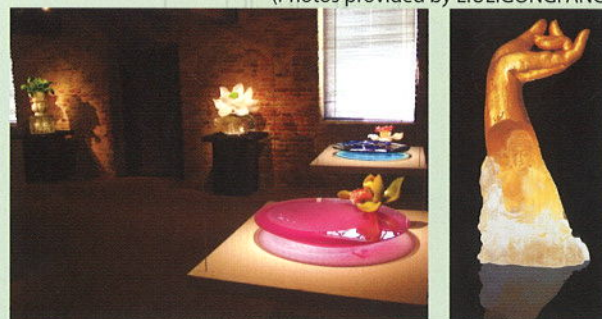
Besides integrating the local geological environment and cultural features, conducting integrated planning, and providing a high-quality living environment and open space, Danhai New Town also has good basic facilities and management that allows the public to have a more comfortable and convenient life style. In terms of residential functions, high-quality communities will be developed to provide a full range of care coverage for people of all ages that encompasses residential, medical, fitness, and healthcare aspects. In the future, this place will be a paradise on earth that is suitable for people of all ages.

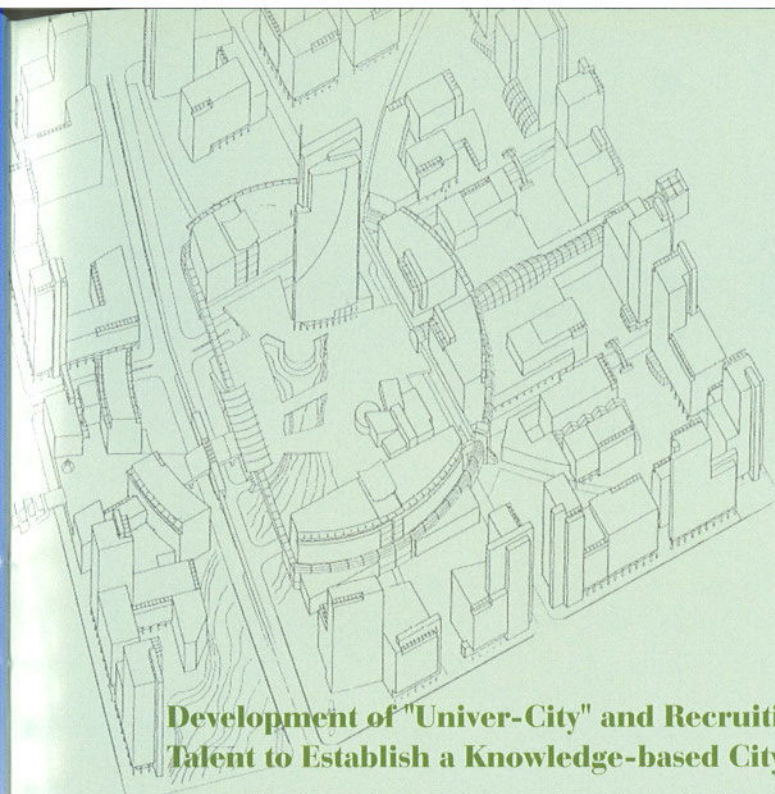


### Establish Reserved Land for the Lapis Lazuli Industry and Provide Exquisite Art

Reserved land for the Lapis Lazuli industry was established in Danhai New Town to provide services such as exhibition, manufacturing, and teaching for domestic and foreign colored glazing, recreation, and restaurants. Related cultural and innovative industries will be introduced to nearby areas. Through the effect of aggregated industries, it is estimated that more cultural and artistic industries will enter the new town. This does not only allow people to experience such exquisite art conveniently, but also gives Danhai New Town a strong sense of artistic culture.

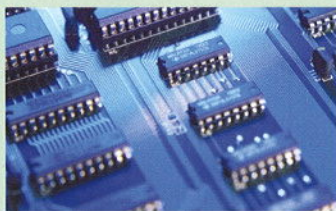
(Photos provided by LIULIGONGFANG)





### Development of "Univer-City" and Recruiting Talent to Establish a Knowledge-based City

With schools such as CCMTTC and HHIT stationing in the new town, St. John's Institute in the later stage of development, and the nearby universities such as Aletheia University and Tamkang University, a "Univer-City" will emerge. So-called Univer-cities and industries are closely connected. They provide a place for teaching and research. When industries work with universities' research units/centers, industries of communication, information, biotechnology, and medicine can be introduced. Danhai New Town will be developed to be a city of intellect that is the center of informational industries, and the life quality of the people will be further enhanced.



### Business Connections

Based on the needs of the population, neighborhood, central, political-business and seashore business areas are planned in Danhai New Town. The neighborhood business area is planned out by working with community/neighborhood units to provide convenient, local purchases. A central business area is planned for the purchase needs of the entire Danhai New Town. The blended political and business area is designed to incorporate local governmental agencies in Danshui and work with the stationing of some businesses to be the administration center of the new town. The seashore business center works with "Seashore Recreation and Business Flagship Project" to introduce all types of business and recreational facilities, and to provide a more diverse business and industrial development.



### Diverse Recreation

The recreation space in Danhai New Town is planned on the basis of creating harmony among artificial environment and nature. By using the mountains, sea, and rivers within the project area and design of spatial integration, the goal of recreation in living space can be achieved. The entire area uses the feature of the mountain facing east-side and ocean facing west-side ocean to create three east-west activity axes. Mountains and seascapes are within the landscape of the new town, and the spectacular view of the landscape provides a sense of leisure and recreation. The planning of the river area is to use the available rivers and plantations to create a city east-west recreation space through design. This will connect the open space around Gongsitien River, bicycle lanes, and river shore parks to form a complete open space system. By having the potential of developing city recreation industry, providing the functions of ecological protection and scenic resorts MRT, and work with seashore recreation area to combine the seashore resources with recreational functions, recreation and leisure becomes more exciting.

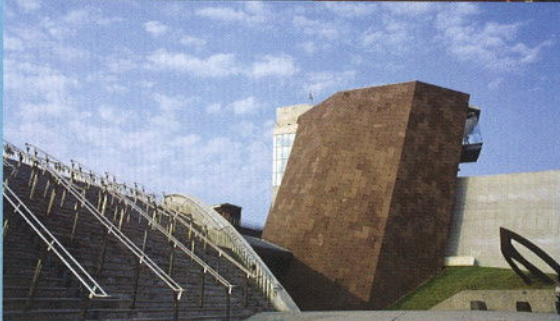
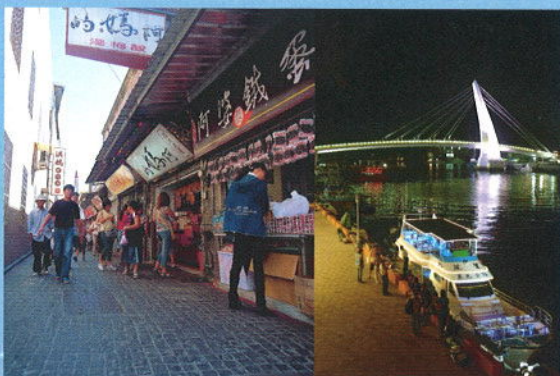


# Realize

## New Town's Aspiration

### Flagship Project

The development potential of Danhai New Town lies in the town's characteristics of being close to the sea, and tourist attractions such as Danshui's Old Streets, Fisherman's wharf, and Bali. CPA will use the local resources and potential to promote the project of seashore recreation and business flagship by stages, and mold Danhai New Town into a new tourist attraction in North Coast scenic spots. Combining Blue Highway and a convenient outward connecting transportation system will effectively attract tourists from Taipei Metropolis and domestic and the foreign market.



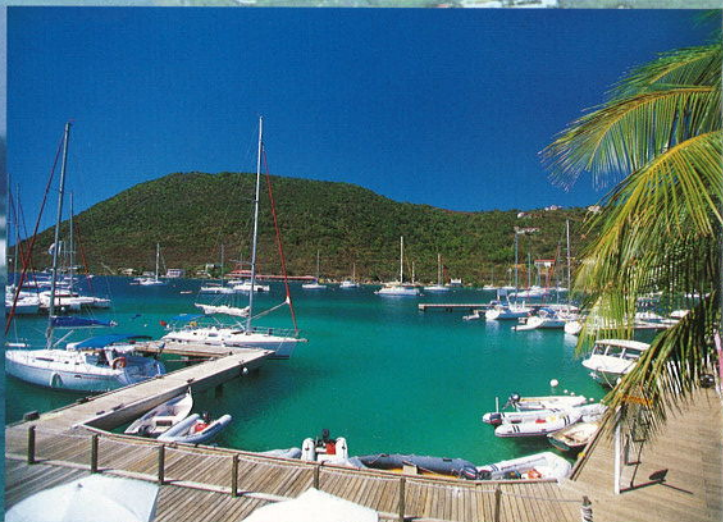
### Seashore Recreation and Business Flagship Projects

#### 1. Short-term Goals

**Development location** — public land in the current non-tidal flat seashore (government owned land and unregistered land)

**Operational concept** — to use small-scale investment and construction to attract holiday tourists to Danshui, to promote opportunities for development of tourism in seashore recreation area, and to establish reputation of tourism market for mid-term BOT private investment.

**Project benefits** — with the government's small-scale investment initiatives, tourists will be attracted to areas such as Danshui's old streets, Fisherman's Wharf, and Bali, and this will facilitate the development of land around Danhai New Town.





## 2. Mid-term Goals

**Development location** — Seashore recreation area and seashore business area

**Operation Concept** — to promote BOT based on "Act of Promoting Private Companies' Participation in Public Construction," or the government's general land collecting to construct yacht port or passenger liner ports MRT to connect Blue Highway, and to introduce shopping streets, hotels, or holiday cabins.

**Project benefits** — through the construction of yacht ports MRT and connection with Blue Highway, tourism in North Coast will be strengthened, the development of seashore recreation and business flagship projects, and the development of Danhai New Town will be further promoted.

## 3. Long-term Goals

**Development location** — Seashore recreation area and seashore business area

**Operation Concept** — to promote BOT based on the "Act of Promoting Private Companies' Participation in Public Construction," or the government's general land collecting to construct bathing beaches and a diverse watersports facilities, and to introduce comprehensive theme-park facilities, marine aquariums, and traditional foods at tourist-oriented wharves and piers to combine traveling routes in north-coast lines, and to connect the historical culture in Danshui's Old Streets with the natural ecology in Yangmingshan National Park.

**Project benefits** — this will complete the project of the business flagship and completely promotes the development of Danhai New Town.

Short-term Development Location

Mid-term Development Location

Long-term Development Location



# Hand in Hand

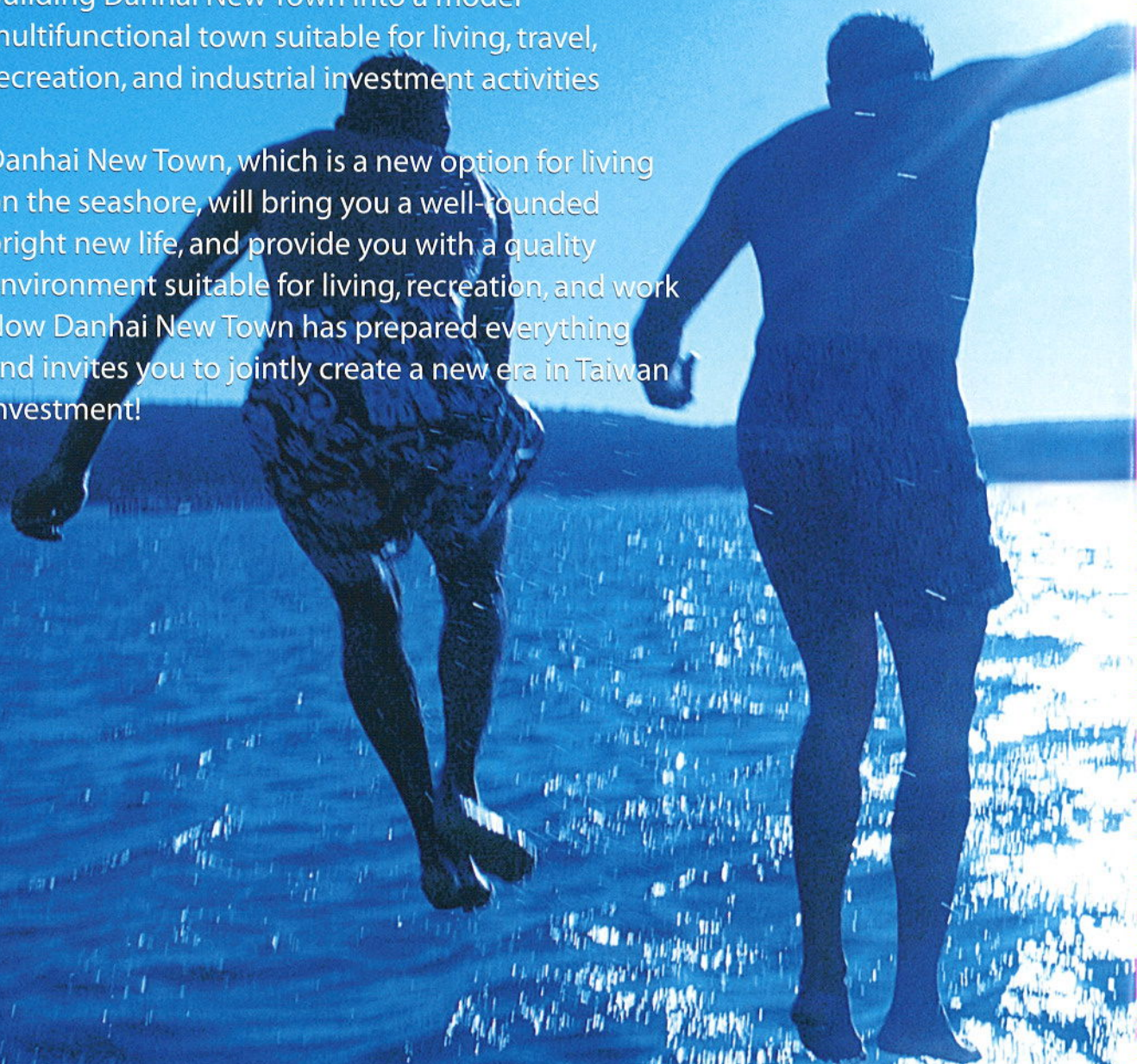
Create a New Investment Era for Taiwan

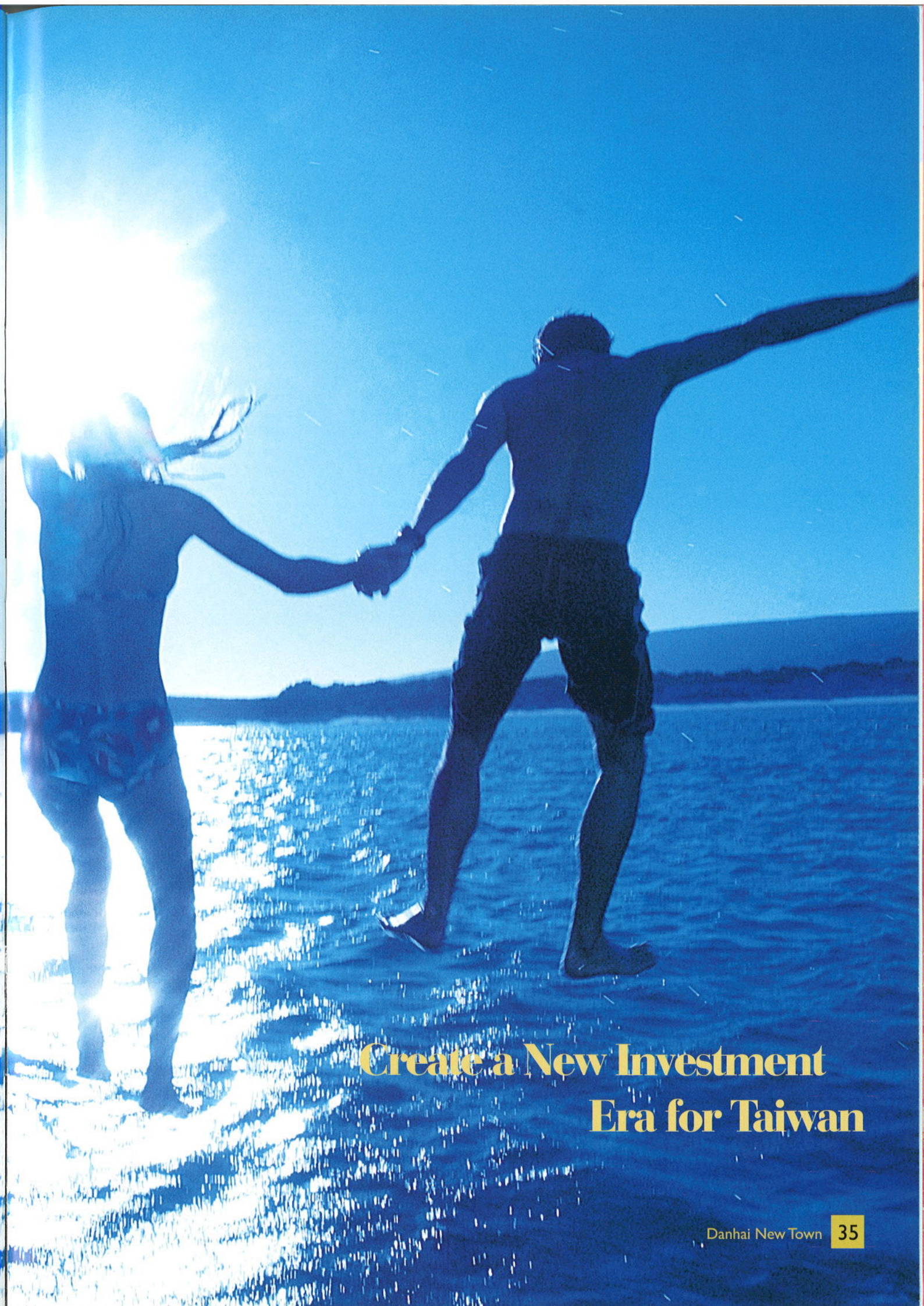


The best heaven for leisure, an investment target with high potential--Danhai New Town

A large-scale integrated development plan made in concert with mountain and sea Investing of a large sum of funds to construct traffic and public facilities Building Danhai New Town into a model multifunctional town suitable for living, travel, recreation, and industrial investment activities

Danhai New Town, which is a new option for living on the seashore, will bring you a well-rounded bright new life, and provide you with a quality environment suitable for living, recreation, and work Now Danhai New Town has prepared everything and invites you to jointly create a new era in Taiwan investment!

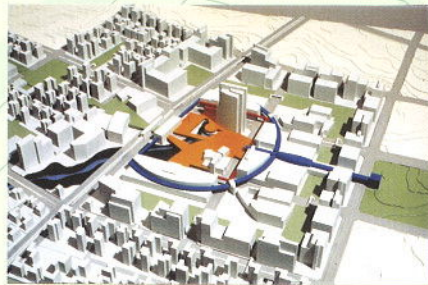




**Create a New Investment  
Era for Taiwan**

## Investment Procedure

To create environmental quality and investment potential, city-planning regulations are strictly enforced in Danhai New Town. Besides formulating the standard in city planning and establishing evaluation teams, different types of buildings and public constructions need to be verified before receiving permits or commencing development.



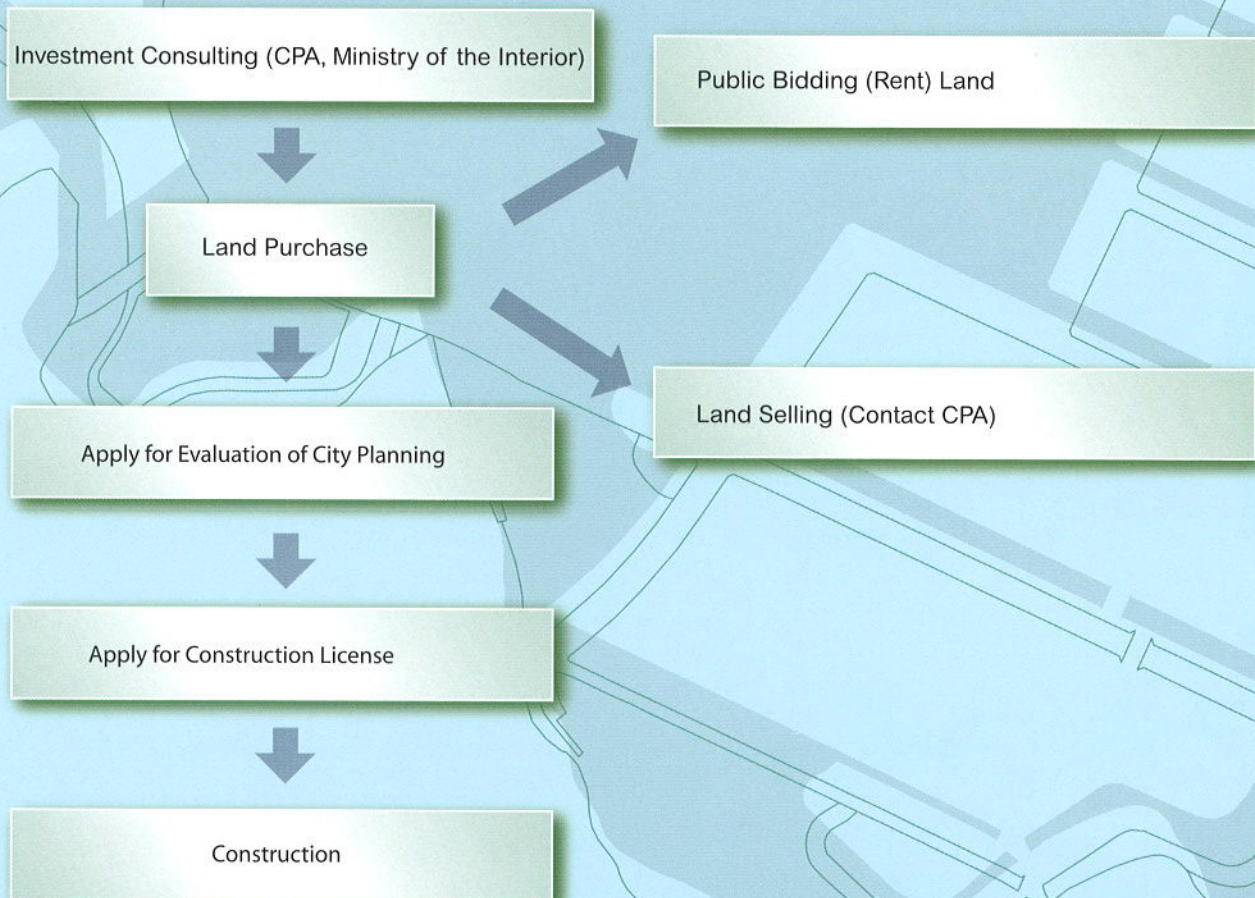
## Related Regulations

1. Duty reduction (New Town Development Act, Article 14, Article 24 and Article 25)

\* Tax credit on profitable businesses' income: The profitable undertaking income tax payable of that very year will be deducted by up to 20% of the total investment amount; in case the income tax amount of the very year is not enough for deduction, it may be deducted within 4 consecutive years followed.

\* Exempted from housing tax, property tax, and sales contracts: Property tax in the project area of the new town is exempted during construction period. After the buildings in a new town special area are completed, the housing tax, land value tax and deed tax will be exempted in the first year, and reduced by 80% in the second year, 60% in the third year, 40% in the fourth year, and 20% in the fifth year, and no reduction will be offered since the sixth year.

Diagram of Investment Procedure of Danhai New Town



\* Speeding up of depreciation: The durable years of necessary construction machines and equipments as listed in the Table of Durable Years of Fixed Assets enclosed in the Income Tax Act may be shortened by a half for calculation of depreciation; where the shortened value is less than 1 year, calculation may be ignored.

\* Favorable property prices: The original owner of the business land that was already sold will be given the paid property appreciation tax within two years of repurchasing land in the new town.

## 2. Loans on favorable terms (Act Regulation for Encouraging Joint Stock Companies Limited to Invest in Construction of New Towns, Articles 12 and 13)

\* Long-term loans on favorable terms (consulting financial organizations to provide investing companies with the needed long-term loans on favorable terms)

\* Fund raising: consulting stocks management organizations to assist in recruiting and issuing the stocks or bonds of investing companies.

## 3. BOT Development Favorable: optimum investment benefits will be obtained according to the related regulations of "Act of Promoting Private Companies" if using BOT.

If you would like to learn more please call 886-2-8771-2345

New Town Construction Team of CPA

You can also refer to "Collection of the New Town Development Act and Correlated Laws and Regulations" issued by CPA

Purchase hotline: 886-2-8771-2711

### Related regulations



# Expectations

Conditions Are Ready and Limitless Opportunities Abound





Here, boasting of bold innovation and an up-and-coming spirit  
Opportunities are everywhere and excellence pursued.

Here, full of vigorous forcefulness  
You can fully devote yourself

Here, striving for innovation  
You can realize your dreams

Here is a city where everything is possible



# Development Events

December 1988: Executive Yuan passed "Act of Housing for Low Income Families"

June 1989: Housing Commission picked farmland in the north side of Danshui to be the first area for implementation of Danhai New Town project.

January 1991: Taiwan Provincial Government formulated the main project of Danhai New Town.

April 1992: Executive Yuan entrusted project to our department.

August 1992: Development project evaluated.

February 1993: Release and execution of detailed 1st stage of Danhai New Town project.

June 1993: Financial project evaluated.

August 1993: Public announcement of land collecting of 1st Stage 1st Development Area.

April 1994: Public construction of 1st Stage 1st Development Area began operation.

September 1996: Relocation and settlement housing construction of 1st Stage 1st Development Area began.

November 1996: Public announcement of land-collecting of 1st Stage's 2nd Development Area.

November 1997: Executive Yuan verified "Project of Order Readjustment of Danhai and Kaohsiung New Towns."

November 1998: Demolition construction in 1st Stage's 2nd Development Area began.

April 1989: Relocation and settlement housing construction of 1st Stage' 1st Development Area completed.

October 1999: Demolition construction of 1st Stage's 2nd Development Area completed. Basic public construction began.

February 2000: Public announcement of adjusting planning in Danhai New Town (1st comprehensive review).

June 2000: Public construction of 1st Stage 1st Development Area completed. Allocation of discounted land began.

October 2000: Announcement of the result of land allocation of 1st Stage 1st Development Area.

January 2001: Ownership of discounted land for 1st Stage 1st Development Area was granted.

February 2001: Construction of pit, lighting and signals for 1st Stage 1st Development Area was completed.

June 2001: Land bidding for 1st Stage 1st Development Area.

July 2001: Land-making construction for 1st Stage 1st Development Area completed.

November 2001: The construction for Park 22 and 23 for 1st Stage 1st Development Area completed.

February 2002: Executive Yuan formulated "Plan of Financial Improvement for Danhai and Kaohsiung."

March 2002: Construction of pit, lighting and signals for 1st Stage 2nd Development Area was completed.

May 2002: Agreement and related tasks of "Sewage Renovation Construction of Gongsitien River of Danshui Area of Taipei County" entrusted by the government of Taipei County was completed.

June 2002: Transfer of relocation and settlement housing public facilities for 1st Stage 1st Development Area completed.

July 2002: Information sessions for bidding and building lots-drawing for 1st Stage 2nd Development Area were held. Reviews and strategic planning for Danhai New Town were held.

September 2002: Discounted land lot-drawing and allocation for 1st Stage 2nd Development Area began.

November 2002: Park 22 and 23 of 1st Stage 2nd Development Area officially evaluated and completed.

January 2003: "International Seminar of New Town Building" held.

February 2003: 1st Stage renovation construction of Gongsitian River sewage piping in Danshui, Taipei County officially started after being subcontracted.

May 2003: Announcement of the result of allocation of the discounted land for 1st Stage 2nd Development Area.

June 2003: Public construction of 1st Stage 2nd Development Area finished.

July 2003: Land purchase agreement signed by CCMTC of 1st Stage 1st Development Area.

August 2003: Ownership for discounted land of 1st Stage 2nd Development Area granted.

October 2003: 2nd Stage renovation construction of Gongsitian River sewage piping in Danshui, Taipei County officially started after being subcontracted.

July 2004: Announcement of land-bidding for 1st Stage 1st and 2nd Development Area. Land purchase agreement signed by HHIT of 1st Stage 2nd Development Area.

September 2004: Renovation construction for the 3rd area of public construction of 1st Stage 1st Development Area completed. Tree-planting construction of 1st Stage 1st Development Area completed and evaluated, and maintenance tasks begun.

December 2004: Evaluation of the public constructions of 1st Stage 2nd Development Area begun. Orientation planning and strategical adjustment for Danhai New Town completed.

January 2005: Announcement of land-bidding for 1st Stage 1st and 2nd Development Area. The second overall review of Danhai New Town project and the first overall review on the detailed 1st Stage begun.



# DANHAI NEW TOWN

# Danhai New Town

New Seaside and Mountainside Recreation City 

**Construct  
A New Reality  
For High Quality Living !**



Construction and Planning  
Agency, Ministry of the Interior

Construction  
Team of New Town

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