

交通部 113 年度招商大會參展機關提報案件(民參案件/亮點案件)

附表 1

案名：臺鐵臺南車站城中樞紐開發計畫

Tainan Railway Station Urban Hub Development Plan

項目 Item	內容 Contents
1.計畫內容概述 Project Overview	<p>1. 區位範圍：臺南車站周邊地區。 Location：The adjacent area of the Tainan Station</p> <p>2. 基地面積：全區約 85,040.45 平方公尺。 Site Area：Whole area approximately 85,040.45 m²</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： (1) 本案土地使用分區：車站專用區。 Land Use Zoning：Station dedicated Zone. (2) 容積率及建蔽率依據臺南都市計畫細部計畫規定辦理。 The Floor Area Ratio (FAR) & Building Coverage Ratio (BCR) are executed in accordance with Tainan Urban planning detailed Plan.</p> <p>4. 公共建設事業：商場百貨、辦公大樓、旅館 Infrastructure projects：shopping mall、office building、hotel</p>
2.公共建設類別 Project Sector	其他 Other
3.辦理方式 Models of Private Participation	<p>設定地上權 Establishment of Superficies</p> <p>促進民間參與公共建設 Private participation in the infrastructure projects</p>
4.主辦機關 Authority-in-Charge	國營臺灣鐵路股份有限公司 State-owned Taiwan Railway Corporation, Ltd.
5.案件規模(億元) Total Amount of Project (NTD)	<p>270.02 億元</p> <p>Estimated of NTD 27.002 billion</p>
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	<p>270.02 億元</p> <p>Estimated of NTD 27.002 billion</p>

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7.政府辦理項目 The Handing Matters of Government	經公開評選委託實施者 Public Criticism Of The Election For The Practical Application Of The Actual.
8.民間可參與範圍 Scope of Private Participation	視個案評估 Evaluated by case
9.民間投資可回收來源 Primary Sources of Revenue	商業、辦公大樓及旅宿大樓收入及租金收入 shopping mall、shopping mall、office building、hotel、convenience store rent benefit
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	1. 土地租金：依據「促進民間參與公共建設公有土地出租及設定地上權租金優惠辦法」規定計收。 Land rentals：Calculated and collected according to the Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects 2. 權利金 Royalties： (1) 開發權利金：依未來預期效益收取。 Development royalty：collected according to the percentage of the revenue. (2) 營運權利金：依營業收入比率抽取。 Operating royalty：collected according to the percentage of the revenue.
11.計畫許可年期 Concession Period	70 年 70 years
12.計畫依據或其它涉及法規 Related Laws and Regulations	都市更新條例 Urban Renewal Act 促進民間參與公共建設法 Act for Promotion of Private Participation in Infrastructure Projects
13.目前辦理/規劃階段 Current Status	都市計畫變更 The Modification of Urban Planning

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14.規劃辦理期程 Schedule	民國 115 年 12 月辦理公告招商。 The invitation to tender begins at 2026.12
15.是否禁止或限制外商申請 Applicability of Foreign Investment	未禁止或限制（但須符合相關法令規定） Not prohibited or restricted (Must comply with relevant regulations).
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	是 Investors from Mainland China are currently NOT allowed.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	視個案評估 Evaluated By case
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	無 None
19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	1.開闢計畫道路，提升公共建設服務之品質 2.開發商場、百貨、旅宿等商業設施帶動地方經濟成長 1.openning up the city plans road to promote the quality of public construction services 2.developing commercial facilities to promote local economic growth
21.主辦機關聯絡窗口 Contact Method	單位名稱：國營臺灣鐵路股份有限公司 Authority：State-owned Taiwan Railway Corporation, Ltd. 聯絡人：助理工程師 卓沅皓 Contact Person：Assistant Engineer Cho Yuan-Hao 電話：02-23815226#3735 Tel：886-2-23815226 ext. 3735 電子信箱：0100005@railway.gov.tw E-mail：0100005@railway.gov.tw