

交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：民間自行規劃申請參與花蓮縣鳳林鎮鳳林遊憩區興建營運轉移轉計畫案

Announcement of Solicitation of Application for Private Participation under Own Planning in the Project for Build-operate-transfer of the Fenglin Recreation Area of Fenglin Township, Hualien County.

項目 Item	內容 Contents
<p>1. 計畫內容概述 Project Overview</p>	<p>1. 區位範圍：基地位於花蓮縣鳳林鎮南端，與光復鄉交界地區，聯外交通以台九線省道為主，往北距離花蓮市約 1 小時車程。 Location: The base is located at the southern end of Fenglin Town, Hualien County. And Guangfu Township junction area.</p> <p>2. 基地面積：基地面積 48.3732 公頃。 Site area: approx. 48.3732 ha.</p> <p>3. 土地使用分區及限制 Land Use Zoning and limitations： 遊憩用地（21.248 公頃）、特定目的事業用地（0.314 公頃）、交通用地（12.159 公頃）、國土保安用地（14.651 公頃）。 Recreation lands: 21.248 hectares, Lands for special objective undertakings: 0.314 hectares, Traffic lands: 12.159 hectares, Territory security lands: 14.651 hectares.</p> <p>4. 公共建設事業：觀光遊憩設施 Main infrastructure: Tourism and recreation facilities.</p> <p>5. 附屬事業：各項附屬事業之開發作業若涉及相關法規規定，須由民間機構依據該管理法規辦理。 Ancillary enterprises：The development of the ancillary enterprises should comply with related laws and regulations if applicable. The Private institution should also comply with the governing laws and regulations.</p>
<p>2. 公共建設類別 Project Sector</p>	<p>觀光遊憩設施 Recreational facilities</p>
<p>3. 辦理方式 Models of Private Participation</p>	<p>整建-營運-移轉及營運-移轉 Build -Operate-Transfer (BOT) and Operate-Transfer (OT)</p>
<p>4. 主辦機關 Authority-in-Charge</p>	<p>交通部觀光署花東縱谷國家風景區管理處 East Longitudinal Valley National Scenic Area Headquarters, Tourism Administration, M.O.T.C.</p>

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5.案件規模(億元) Total Amount of Project (NTD)	預估新臺幣 2 億元 Estimated of NTD 200 million
6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 2 億元 Estimated of NTD 200 million
7.政府辦理項目 The Handing Matters of Government	營運資產使用權之點交。 Hand over the assets Operating Right to use.
8.民間可參與範圍 Scope of Private Participation	觀光服務設施(餐飲、露營場、公園、旅遊服務設施)及其附屬設施 The recreational facilities and services for tourists (ex. Restaurant, Campsite, Park, Services Facilities), and ancillary facilities.
9.民間投資可回收來源 Primary Sources of Revenue	觀光服務設施(餐飲、露營場、公園、旅遊服務設施)及其附屬設施 收入 Income from the recreational facilities and services for tourists, and ancillary facilities.
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」第 2 條規定計收。 Land rent: Based on the Article 2 of ‘Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects 2.權利金：營運權利金 Royalties: Operate royalties
11.計畫許可年期 Concession Period	民間自行規劃 Applicant self-planning
12.計畫依據或其它涉及法規 Related Laws and Regulations	促進民間參與公共建設法 Act for Promotion of Private Participation in Infrastructure Projects

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13.目前辦理/規劃階段 Current Status	規劃招商準備階段 Planning for tender preparation stage
14.規劃辦理期程 Schedule	預計民國 113 年 2 月辦理公告招商。 The invitation to tender is expected to be processed in 2024.03
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 forbidden or limited while has to be in accordance with related regulations.
16.是否禁止或限制陸資申請 Applicability of Mainland Capital Investment	未禁止或限制（但須符合相關法令規定） Not forbidden or limited while has to be in accordance with related regulations.
17.是否適用相關稅獎勵及法令依據 Tax Preferences and Legal basis	適用「促進民間參與公共建設法」 Applicable for the Act for Promotion of Private Participation in Infrastructure Projects
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	<u>現況圖 Status map</u>

項目 Item

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規劃示意圖 Planning Diagram



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19.其他補充資料 Other Supplementary Information	無 None
20.預期效益 Expected Benefits	<ol style="list-style-type: none"> 1. 建設花東縱谷的新據點，提供多樣的遊憩體驗與住宿環境，提升觀光體驗之多元性，並增加當地農業特產之銷售收入，帶動地方經濟發展。Plan construction East Longitudinal Valley of the new stronghold, providing a variety of recreational experience and accommodation. 2. 連結周邊觀光資源與服務，帶動當地周邊觀光休閒產值提昇。除由基地提供遊憩參與機會外，透過基地服務平台之建立，促進地區特色文化（原住民生活文化、客家移民聚落與糖廠聚落...等）交流之機會。Plan will link the surrounding tourist resources and services, to promote the local surrounding tourism and leisure output value increase.
21.主辦機關聯絡窗口 Contact Method	<p>單位名稱：交通部觀光署花東縱谷國家風景區管理處 East Longitudinal Valley National Scenic Area Headquarters, Tourism Administration, M.O.T.C.</p> <p>聯絡人：專員 王文欣 Contact Person：Executive Officer, Wang Wen Hsin</p> <p>電話：03-8875306#622 Tel：+886-3-8875306#622</p> <p>傳真：03-8875358 Fax：+886-3-8875358</p> <p>電子信箱:erv841-erv@tad.gov.tw</p>