


## 交通部 112 年度招商大會參展機關提報案件(民參案件)

案名：安平港漁光島沙灘招商案

Investment of Yuguang Island Beach, Port of Anping

項目 Item	內容 Content
1.計畫內容概述 Project Overview	<p>1. 區位範圍：漁光島沙灘。 Location：Yuguang Island Beach, Port of Anping.</p> <p>2. 基地面積：約 20 公頃 Land area：about 20 ha</p> <p>3. 土地使用分區及限制：港埠用地；建蔽率 5%，容積率建築物高度不得超過 3 層樓或 10.5 公尺，總樓地板面積上限為 22,440 平方公尺。 Land zoning and limitations：Port land；Building Coverage Ratio (BCR) of 5%, Floor Area Ratio (FAR) of the height of building shall not exceed 3 floors or 10.5m, the total floor area is capped at 22,440 m<sup>2</sup>.</p> <p>4. 附屬設施：都市計畫道路、停車場、廁所盥洗設備。 Ancillary enterprises：Urban roads, parking lot, public washroom, and shower room.</p>
2.公共建設類別 Project Sector	<p>港埠設施 Port facilities</p>
3.辦理方式 Models of Private Participation	<p>由政府提供土地予民間自行投資興建 Private investment to build on Government-owned land</p>
4.主辦機關 Authority-in-Charge	<p>臺灣港務股份有限公司高雄港務分公司 Port of Kaohsiung, Taiwan International Ports Corp., Ltd.</p>
5.案件規模(億元) Total Amount of Project (NTD)	<p>預估新臺幣 1.5 億元 Estimated of NTD 150 million</p>

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6.預計民間投資金額(億元) Estimated Investment Amount (NTD)	預估新臺幣 1.5 億元 Estimated of NTD 150 million
7.政府辦理項目 The Handing Matters of Government	公共設施 Public infrastructure
8.民間可參與範圍 Scope of Private Participation	經營旅客服務中心、露營車、收費停車場等附屬設施 Operating tourist center, recreational vehicle, parking lot and ancillary facilities.
9.民間投資可回收來源 Primary Sources of Revenue	餐飲、露營住宿、停車費、零售、租賃、水上活動收入 From catering, accommodation, parking lot fee, retail, renting and water sport activities revenue
10.租金、權利金等費用項目 Rentals, Patent Royalties and Other Expenses	土地租金、設施租金及管理費 Land rentals, facilities rentals and management fee.
11.計畫許可年期 Concession Period	依公告招商文件規定為準 According to regulations stated in the public tender documentation
12.計畫依據或其它涉及法規 Related Laws and Regulations	商港法 The Commercial Port Law
13.目前辦理/規劃階段 Current Status	先期規劃階段 Preliminary planning
14.規劃辦理期程 Schedule	112 年第 4 季公開招商 Public investment in the fourth quarter of 2023

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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	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	無 None
18.相關圖片 Related Pictures (Such as Location Maps, Planning Diagrams)	 <p>An aerial photograph showing a waterfront area. A yellow dashed line outlines a specific area along the shore, which is labeled '招租範圍' (Leaseable Area). The area includes a paved road, some buildings, and a small structure near the water's edge. The water is dark, and the surrounding land is green with trees and some residential or commercial buildings.</p>
19.其他補充資料 Other Supplementary Information	無 None

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20.預期效益 Expected Benefits	1. 發展多樣性觀光遊憩事業，帶動地方觀光產業發展。 Enhancing the diversity on tourism industry and promoting the local economy. 2. 創造就業人口。 Creation of employment opportunities.
21.主辦機關聯絡窗口 Contact Method	單位名稱：臺灣港務股份有限公司高雄港務分公司 Authority：Port of Kaohsiung, Taiwan International Ports Corporations, Ltd. 聯絡人：事務員 曾慧玲 Contact person: Clerk, Zeng Hui-Ling 電話：06-2925756#2106 Tel.: +886-6-2925756#2106 傳真：06-2612042 Fax: +886-6-2612042 電子信箱：T03674@twport.com.tw Email: T03674@twport.com.tw