

Construction & Planning Agency, Ministry of the Interior (CPAMI)

Taiwan Power Central Warehouse Urban Regeneration Project

Project Overview

Located in southeastern Taipei City, the area of the case is around 3.69 hectares. It mainly developed urban industry in the early days, and in recent years, with the three-rail terminal of Nangang Railway Station, high speed rail and MRT and the railway underground project, the function of public transportation approaches perfection. Moreover, its industrial area has been altered, transformed and redeveloped for commercial, business or residential use.

The case is situated in Nangang District, and it is adjacent to Xinyi Business District, an emerging business district, Wufenpu Business District for popular apparel, Raohe Street Night Market and Nangang Business Park. Major development projects around the base include Nangang Exhibition Center Expo Center, Taipei Pop Music Center, Nangang Software Center, National Biotechnology Research Center and urban regeneration development projects on public and private land with large area. In addition, the base is only 200 meters away from Songshan Railway Station and MRT Houshanpi Station, so it has the potential of transit-oriented development (TOD).

Through the procedure of public selection, the case will be entrusted to an implementer to conduct the urban regeneration business. Relying on the vitality and experience of private investment home and abroad, the case promotes the redevelopment of land and the axis of high speed rail in Nangang. Meanwhile, it can achieve the goals of Executive Yuan by promoting urban renewal and private investment to elevate prosperity in economy. The anticipated development ideas of the case are as follows:

- To provide perfect public facilities with urban development prospect.
- To conduct urban renewal along Nangang High Speed Rail with the concept of TOD.
- To construct overpasses to create a seamless pedestrian system.
- To build a compound business core with shopping, recreation, business offices and housing.



Advantages of Investment

1. Location Advantages :

The base which is located on the east side of Songshan Railway Station is at the center of Songshan, Nangang, Xinyi and Neihu districts. It is a node that traffic from Taipei City to Nangang Business Park must go through, so it has a good site condition.

2. Transportation and Environment Advantages :

With its favorable geographical position, the base can be connected with “Nangang Business Park,” “Neihu Industrial Park,” “Xinyi Planning District” and “Minsheng Dunhua Business District” by MRT Songshan Line, MRT Bannan Line and railways. The area provides convenient service such as commercial activities, recreation and housing.

3. Resources of Surrounding Distinctive Industry :

The case is adjacent to Wufenpu Business District, an important wholesale market for garments in Asia. Based on the features of the business district and with the axis of creative and popular culture, it can adopt compound business development strategies to integrate commercial activities of different types such as shopping, dining and hotels. Through creative and diverse fashion culture, it can redevelop Songshan Railway Station business district.



Investment Incentives

1. Public and Transparent Investment Promotion Conducted by Government :

The executing unit of the investment promotion case is Construction and Planning Agency, Ministry of the Interior. The process of the investment promotion will be fair, impartial and public. Meanwhile, two-way communication channels will be widely adopted to invite potential investors to participate in investment promotion orientations and interviews to receive suggestions from investors and to conform to investment conditions on the market.

2. Investors Obtain Real Estate with Right Transformation Upon Renewal :

Upon urban renewal, shopping malls, business buildings and hotels can obtain medium and long-term profit, while housing sales belong to short-term profit. After Taiwan's accounting

3. Simple Land Ownership Lowers Investment Risk :

99% of the land of the case is possessed by Taiwan Power Company, a state-owned enterprise, and thus, investors do not have to bear the integrated cost of its owner, and its development time is substantially shortened as well.

Conditions of the Base


The area of the investment promotion case is 36,948 square meters, and it faces important city roads over 20 meters wide on its north and east side. It fronts a green belt 20 meters wide in the south, and it is adjacent to Taipei Nangang Sports Center, business buildings and residential communities. It has been altered from type 3 industrial district to a highly-used business district, and its main project has approved the industrial district of the case being changed into a business, but it shall donate 40.5% of its land for public facilities and architecture. The ownership of the land and architecture is very simple, and they are publicly-owned or possessed by a state-owned enterprise. The land is presently used as the central warehouse, offices, parking lots and repair factory of Taiwan Power Company, which have been planned to be relocated.

Item	Taiwan Power Central Warehouse Urban Regeneration Project
Area	36,948m ²
Proportion of Land to be Given Back Upon Alteration of Urban Planning	30%
Building Coverage Ratio	55%
Bulk Rate	345%
Legal Bulk	89,167.70m ²
Reward for Developing Bulk	50%
Permitted Land Use Item	Commercial facilities, general business offices, residences, hotels and so on.



Benefits and Prospect and Rate of Return on Investment

1. The case has referred to previous planning to assess mass simulation, and its development mode is determined by the analysis results of right transformation. Investors are not required to purchase land, and they merely have to pay for the construction fee, right transformation fee and interest and taxes. The estimated fees are around NTD16.746 billions in total. Moreover, through the right transformation of urban regeneration, investors can obtain real estate upon urban renewal with the method of mortgaging by discount. It is primarily estimated that the value of the real estate is around NTD20.165 billions, and it is estimated that the current sales price is equal to the area of building ownership of 76,000m .
2. Policy Reward :
The planning of the case can have rewards for building bulk including bulk rewards for urban renewal and rewards related to land use control in urban planning, and its reward items include rewards for development time, rewards for development scale, rewards for saving open space for pedestrian system and rewards for overpass facilities.



Se situant dans la zone sud-est de la ville de Taipei, le site du projet a une superficie d'environ 3,69 hectares. Cette zone était dévolue principalement pour le développement industriel du style urbain. Au cours des dernières années, grâce à la construction intégrée de trois rails (de la gare de Nangang, du TGV et du métro) et aux travaux souterrains des chemins de fer, son transport en commun est davantage amélioré. L'ancienne zone industrielle passe en transition pour le réaménagement et en ré-exploitation pour l'utilisation commerciale, économique et résidentielle.

Autour du site de ce projet, il y a plusieurs plans de développement à grande échelle comme projets de construction publique tels que : le Centre de congrès et d'expositions de Nangang, le Centre du Nord de la Musique, le Centre des Logiciels de Nangang et le Centre national des recherches de la biotechnologie, etc. ainsi que des projets d'exploitation de la rénovation urbaine sur des terres publiques et privés de grandes superficies.

Le présent projet sera confié à travers un processus de sélection ouverte pour la mise en œuvre de la rénovation urbaine. À l'aide de la vitalité et des expériences d'investissement privé dans le pays et à l'étranger, on envisage que ce projet pourra favoriser la ré-exploitation des terres et celle de la ligne de TGV de Nangang, tout en réalisant les objectifs du Yuan exécutif pour la rénovation urbaine, la promotion d'investissement privé et l'amélioration de l'essor économique. Ce projet prévoit des développements suivants :

- S'adapter à la vision du développement urbain pour fournir de meilleures installations publiques.
- Mettre en œuvre la rénovation urbaine le long de la ligne TGV de Nangang avec le concept de TOD (Transit Oriented Development).
- Construire des sentiers tridimensionnels de connection pour créer un réseau piétonnier intégré.
- Établir un cœur de commerce composite qui combine des centres commerciaux, des divertissements, des bureaux d'affaires et des résidences ensemble.

Contact Information :

Construction and Planning Agency Ministry of Interior

Tel : +886-2-8771-2737

E-mail : meishin@cpami.gov.tw

Urban Regeneration R&D Foundation

Tel : +886-2-2381-8700 ext.5141

E-mail : iso9002@ur.org.tw