



Beitou Shilin Technology Park

北投士林科技園區

# 發展願景

Development Vision

為接軌全球產業發展趨勢，推動科技產業快速發展，形塑有利國際招商之投資環境，臺北市政府積極打造研發營運導向的科技產業廊帶。北投士林科技園區周邊擁有密集的生醫資源，具備豐沛醫學中心及醫護系所的區位優勢，同時可由東至西串聯「內湖科技園區」、「南港產業聚落」及「生態社子島」，將科技產業軸帶發展效應加以延伸，使臺北市成為國內科技產業發展重鎮並藉以接軌國際。

臺北市為因應全球產業的智慧化趨勢，積極推動發展智慧城市應用，從生活、生態、生產三面向建構北投士林科技園區，綜觀產業發展趨勢及園區周邊環境與條件，規劃以「智慧健康」及「數位技術服務」為兩大產業發展主軸，並以北投士林科技園區科技產業專用區T16、T17、T18(臺北市北投區軟橋段88、91、93地號)市有土地設定地上權案作為示範基地，透過設定地上權方式開發，引進民間資金與資源投入，吸引人工智慧、生技、數位醫療等高端技術相關產業進駐，促進北投士林科技園區整體產業發展，延續臺北科技廊帶能量，成為下一個臺北市產業發展引擎。

In order to keep pace with global industrial development trends, promote the rapid development of the technology industry, and create an environment conducive to international investment. Taipei City Government is actively building an R&D and operating-oriented technology industry corridor. Beitou Shilin Technology Park is surrounded by dense biomedical resources, with abundant medical centers and Medical Departments. At the same time, it can connect "Neihu Technology Park", "Nangang Biotech Cluster" and "Ecological Shezidao", to extend the development effect of the axis of the technology industry from east side to west side, making Taipei the center of the domestic technology industry and meeting international standards.

In response to the intelligent trend of global industries, Taipei City actively promotes intelligent city applications and constructs Beitou Shilin Technology Park from the three aspects of life, ecology, and production. Looking at the industrial development trend and the surrounding environment and conditions of the park, the planning is based on "smart health" and "digital technology services". These are the major industrial development axes. Using the Taipei City Beitou District Ruanqiao Sections 88, 91, and 93 land as a demonstration base with the developed land use rights to attract the funds of private capital and investment, which also aims to attract high-end technology-related industries such as artificial intelligence, biotechnology, and digital healthcare to settle in Beitou Shilin Science Park, promote the overall industrial development of the park, and continue the energy of the Taipei Technology Corridor, becoming the next engine for industrial development in Taipei City.

# 科技產業專區 – 土地使用分區管制允許使用組別條件

## Restricted Industrial District–Land use Zoning allows the use of group conditions

108年10月9日「修訂『擬定北市北投士林科技園區(區段徵收範圍)細部計畫案』土地使用分區管制暨都市設計管制要點案」(第二次修訂)  
 On October 9, 2019, the "Detail Plan for Beitou Shilin Technology Park (Zone Expropriation Area) " was revised  
 Land use Zoning and Urban Design Key Points of Control" (Second Revision)

土地項目 Allowed Items	使用組別及細項條件 Use Groups and Detailed Conditions		
生產製造空間 Manufacturing space	第51組：公害最輕微之工業 第52組：公害較輕微之工業 第53組：公害輕微之工業 第54組：公害較重之工業 第55組：公害嚴重之工業 (20) 化學材料製造業 (22) 原料藥製造業 (23) 生物製劑製造業有關之設施	Group 51: Industries with the slightest pollution Group 52: Industries with relatively minor pollution Group 53: Minor pollution industries Group 54: Industries with heavy pollution Group 55: Industries with serious pollution Chemical material manufacturing API manufacturing Biological preparation manufacturing in industries with serious pollution.	惟為免污染性產業進入，本地區得由本府訂定相關申請條件。 However, in order to avoid the entry of polluting industries, the local government may set relevant application conditions.
辦公室 Office	第27組：一般服務業 Group 27: General Services 第28組：一般事務所 Group 28: General Office 第29組：自由職業事務所 Group 29: Freelance Firms 第37組：旅遊及運輸服務業 Group 37: Tourism and transportation services 第38組：倉儲業 Group 38: Warehousing	組別內之有關文化媒體、生物技術及服務產業、資訊及網路多媒體產業、通訊及電子產業等產業之辦公處所，以及關聯之創投、法律服務、貿易、倉儲、運輸、顧問、技術服務業辦公室。 Groups of cultural media, biotechnology and service industries, information and network multimedia industries, communications and electronics industries within the group, as well as related venture capital, legal services, trade, warehousing, transportation, consulting, and technical services business offices.	第51組至第55組 Groups 51 to 55 組別之辦公室使用 Office use for groups only
生技醫療應用設施 Biotechnology medical application facilities	第7組：醫療保健服務業 Group 7: Healthcare services	(1) 醫院、診所、藥局、精神醫療機構 Hospitals, clinics, pharmacies, psychiatric institutions (2) 健康服務中心 Health Service Center (3) 醫事技術業 Medical technology industry	
支援性服務業 support services	允許使用項目及條件比照「臺北市土地使用分區管制自治條例」第3種工業區規定辦理。 *第22組餐飲業(不含飲酒店)及第33組健身服務業例外。(限於第1層、第2層及地下1層樓使用) Permitted use items and conditions are handled in accordance with the provisions of the third type of Industrial district in the Self-government Ordinances of Taipei City Land Use Control. Catering industry (excluding the alcoholic industry) in Group 22 and the fitness service industry in Group 33 are exceptions. (Only available on the 1st, 2nd and 1st basement floors) 同一基地內使用之樓地板面積，合計不得超過總容積樓地板面積30%。 The total floor area of buildings used in the same base shall not exceed 30% of the total floor area of the volume floor.		
企業總部 Corporate Headquarters	經主管機關認定屬企業營運總部及其關係企業者。 It is recognized by the competent authority as the enterprise's operating headquarters and its affiliated enterprises.		
其他 Other	不得作為住宅使用： 第1組：獨立、雙併住宅 Not for residential use Group 1: Detached, double-dwelling houses	第2組：多戶住宅 Group 2: Multi-Family Housing	第3組：寄宿住宅 Group 3: Boarding houses
	經市府目的事業主管機關核准之職業訓練、創業輔導、試驗研究等與工業發展有關之設施使用，及從事業務產品之研發、設計、修理、國際貿易及與經濟部頒公司行號營業項目同一種類之批發業務。 The use of facilities related to industrial development, such as vocational training, entrepreneurship guidance, and experimental research approved by the competent authority of the city government, and the research and development, design, repair, international trade of business products, and the same wholesale business items as the company issued by the Ministry of Economic Affairs.		

除本計畫規定外，其餘相關管制比照「臺北市土地使用分區管制自治條例」第3種工業區規定辦理。

Except for the provisions of this plan, the rest of the relevant controls shall be handled in accordance with the provisions of the third type of Industrial district in the "Self-government Ordinances of Taipei City Land Use Control".

# 都市計畫規定

Regulations on Urban Planning Division

北投士林科技園區為發展生物技術、媒體、資訊、電子、通訊等產業，臺北市政府自99年10月25日府都規字第09902865200公告實施「擬定臺北市北投士林科技園區(區段徵收範圍)細部計畫案」，並經多次修訂，允許科技產業專業區作生產製造空間、辦公室、生技醫療應用設施、支援性服務業、企業營運總部，以及經市政府目的事業主管機關核准之職業訓練、創業輔導、試驗研究等與工業發展有關之設施使用，並且不得作為住宅使用，詳細允許使用組別及細部項目如右表。

Beitou Shilin Technology Park is for the development of biotechnology, media, information, electronics, communications and other industries. Since October 25, 2010, Capital Regulation No. 09902865200. Announcement on the implementation of the "Detail Plan for Beitou Shilin Technology Park (Zone Expropriation Area)", which has been revised several times, allowing the Restricted Industrial District to be used as manufacturing space, offices, biotechnology and medical application facilities, and supporting facilities. The service industry, enterprise operation headquarters, and facilities related to industrial development, such as vocational training, entrepreneurship guidance, and experimental research approved by the competent authority of the municipal government, are not allowed to be used as residences. The specific permitted use groups and detailed items are as follows in the table to the right.

## 科技產業專區

Restricted Industrial District

建蔽率 **50%** 容積率 **300%**

Building coverage ratio 50%

Floor area ratio 300%



近年相關都市計畫規範請參考「北士科資訊平台-都市計畫」

In recent years, for relevant urban planning specifications, please refer to "Beitou Shilin Technology Park website-Urban Planning"

<http://bstp.gov.taipei/introduction.php?pk=11908140003>

# 產業空間佈局

Industrial Space Layout

## 4+1 產業園區計畫

4+1 Industrial Park Plan

智慧健康

Smart Health

×

數位技術

Digital Technology

×

新興科技

Emerging Technology

生態  
社子島計畫

Shezidao  
Eco-project

未來產業/儲備發展

北投士林  
科技園區計畫

Beitou Shilin  
Technology Park

圓山  
新創聚落

Expo Taipei

新創產業/會展/  
流行時尚/自造者

內科2.0計畫

Neihu Technology Park  
Version 2.0

資通訊/生技/  
新創跨域產業

南港生技聚落  
東區門戶計畫

Taipei East Gateway  
Explanatory Plan

生技/流行/音樂/  
新創/軟體/會展產業

策略  
目標

Strategic Objective

- ▶ 打造產業創新聚落  
Create an industrial innovation cluster
- ▶ 串接周邊協力網絡 形塑大台北產業新廊帶  
Connect surrounding cooperation networks. Shaping the new industrial corridor of Greater Taipei.
- ▶ 強化企業韌性與永續經營能力  
Strengthen corporate resilience and sustainable management capabilities

# 區位優勢

Location Advantage

位於北投區與士林區交界處，雙溪與基隆河匯流口附近。  
 Located at the junction of Beitou District and Shilin District, near the confluence of Shuangxi and Keelung Rivers

## 交通、生活機能完善

### Convenient Transport Links and Life Functions

1小時到達北基兩海港、桃園松山兩機場，鄰近高速公路、捷運路網運輸便捷。  
 1 hour to Taipei Port, Keelung Port, Taoyuan Airport, and Songshan Airport, Near the highway and MRT Red Line.

## 串聯內科、南軟科技廊帶

### Connect Neihu Technology Park and Nangang Software Park Science and Technology Corridor

引進生技、數位醫療、資通訊等本市優勢及相關新興產業，擴大群聚效益。  
 Introduce the city's advantages and related emerging industries such as biotechnology, digital medical care, information and communication, and expand the benefits of clustering.

## 醫療產學資源密集

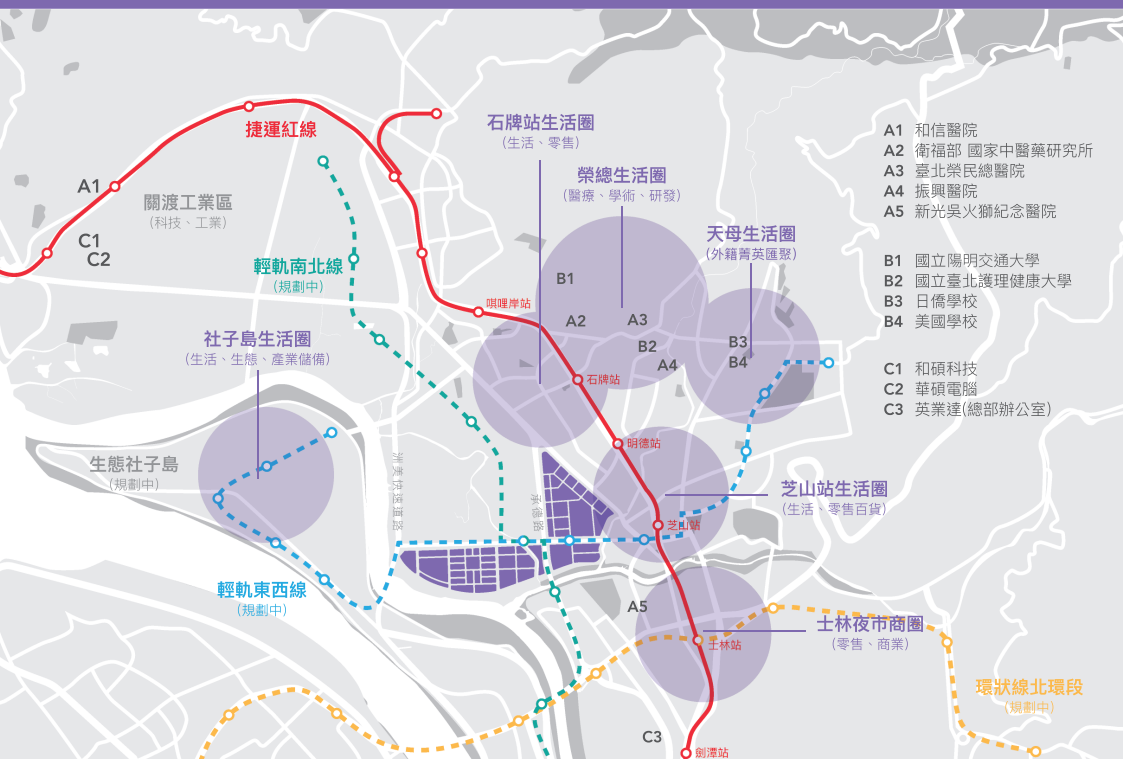
### Intensive and Integrated Medical Resources

陽明、榮總、振興、新光醫院等。  
 Yangming Hospital, Veterans General Hospital, Cheng Hsin General Hospital, Shin Kong Wu Ho-Su Memorial Hospital, etc.

## 大型科技企業深耕

### Top Technology Companies Deeply Rooted

華碩、和碩、英業達等。  
 ASUS, Pegatron, Inventec, etc.



全區面積約**94.38**公頃，科技產業專用區**24.9**公頃

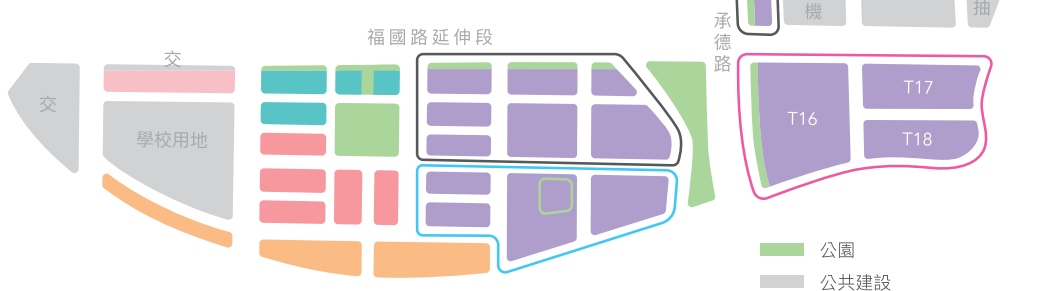
The area of the whole district is about 94.38 hectares, Restricted Industrial District 24.9 Ha.

其中市有地**9.76**公頃，約佔科技產業專用區之**40%**

Among them, the City Owned 9.76 Ha, 40% of Restricted Industrial District.

科專區 Section	圖示 Icon	土地 Land number	面積(公頃) Area (hectare)	總計 Total	備註 Remark
市有地 City Owned land		T16	4.49	24.9	第二期(配合招商期程點交) Phase 2(cooperate with the investment promotion schedule)
		T17	2.29		
		T18	1.6		
		T3 部分面積 T3 Partial area	0.25		第一期 (已於108年4月點交·現為工務局使用) Phase 1(it was handed over in April 2019 and is currently used by Public Works Department, Taipei City Government)
		T4 部分面積 T4 Partial area	0.48		
	T12 部分面積 T12 Partial area	0.65	第二期(預計112年3月點交) Phase 2 (expected to be delivered in March 2023)		
私有地 Private- ly Owned land		T1~7/T10/T11/T13/T14	15.14	第一期(已於108年4月點交) Phase 1 (delivered in April 2019)	
		T8/T9/T12部分/T15 T8/T9/T12 Partial area /T15		第二期(預計112年3月點交) Phase 2 (expected to be delivered in March 2023)	

圖示 Icon	使用分區 Land Use District	面積(公頃) Area (Ha)	建蔽率(%) Building coverage ratio	容積率(%) Floor area ratio
	科技產業專區 Restricted industrial district	24.9	50	300
	住3(特) Residential 3(special district)	6.52	40	160
	住3-2(特) Residential 3-2(special district)	6.48	40	225
	住商混合區 Residential commercial mixed district	3.76	45	225
	市民住宅區 Public Housing	3.07	40	225





臺北市府產業發展局  
Department of Economic Development  
Taipei City Government

廣告



更多資訊請參考「北士科資訊平台」

<http://bstp.gov.taipei/index.php>