深圳市小梅沙海岸带详细规划国际咨询

技术任务书

International Consultation for Detailed Planning of Xiaomeisha

Coastal Zone, Shenzhen

Design Brief

主办单位：深圳市盐田区人民政府

Host: Yantian District Government, Shenzhen

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Technical Advisor：Planning and Natural Resources Bureau of Shenzhen Municipal People’s Government（Shenzhen municipal Marine Fisheries Service）

承办单位：深圳市特发集团有限公司

Organizer: Shenzhen SDG Co., Ltd.

协办方：深圳市公共艺术中心

（深圳市城市设计促进中心）

Co-organizer: Shenzhen Center for Public Art

(Shenzhen Center for Design)

2019 年 5 月

May 2019

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1 项目概况 Project Overview

1.1 项目区位 Project Location

小梅沙位于深圳市东部黄金海岸线，东临大鹏新区，西侧紧邻大梅沙，北为马峦山郊野公园，南临大鹏湾，距深圳福田中心区仅 28 公里。片区三山环绕，一面临海，拥有优良的沙滩、礁石、海底珊瑚等自然资源和宽阔的海岸建设腹地，是距离深圳市中心区最近、天然沙滩环境品质最佳，集旅游、度假、休闲、会议、餐饮等功能于一体的综合性海滨旅游度假区，高峰期日接待游客量逾三万人次，享有“东方夏威夷”之美誉。

Located at the eastern golden coastline of Shenzhen, Xiaomeisha borders Dapeng New District on the east, Dameisha on the west, Maluanshan Natural Park on the north, and Dapeng Bay on the south, only 28 km from Central Futian District. Surrounded by mountains on three sides and facing the sea, Xiaomeisha boasts gorgeous natural resources of beaches, rocks, corals and extensive hinterland for coastal construction. It is a comprehensive coastal tourism resort the nearest to downtown Shenzhen, integrating tourism, vocation, entertainment, conferences and catering, and enjoying the best natural beach environment. Receiving over 30,000 visits each day during the peak season, Xiaomeisha is acclaimed as “the Oriental Hawaii”.

新海洋时代下，小梅沙海岸带将结合全新用海方式的探索，综合统筹陆海资源配置，策动整体升级改造，以期实现从传统滨海旅游区向世界级都市型滨海旅游度假区的角色跃升。其创新实践将为国家加强山海自然资源统一管理提供先锋示范，形成可借鉴、可参考的海岸

带设计样本。

In the new oceanic era, Xiaomeisha will probe into new ways of ocean development, balance the allocation of land and ocean resources, and launch overall upgrading and improvement, in a bid to transform its role from a traditional coastal recreational area to a world-class metropolitan coastal tourism resort. Its innovative practice will set an example for the country to intensify efforts on unified management of mountain and ocean resources and provide a fair design reference for other coastal zones.

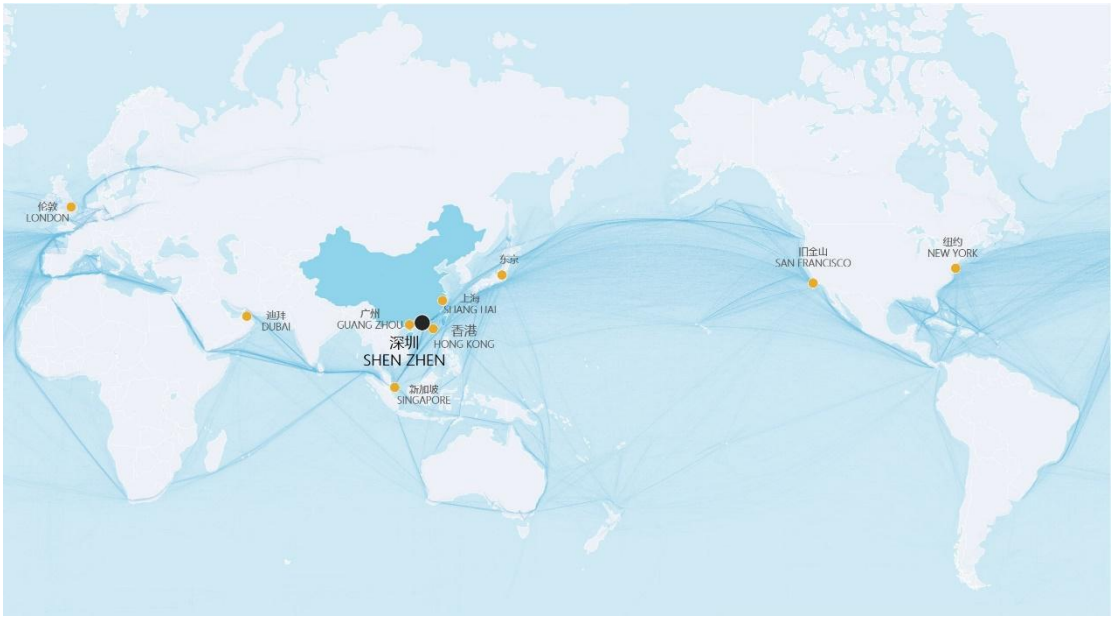

图 1　深圳市区位图

Fig.1 Location Map of Shenzhen

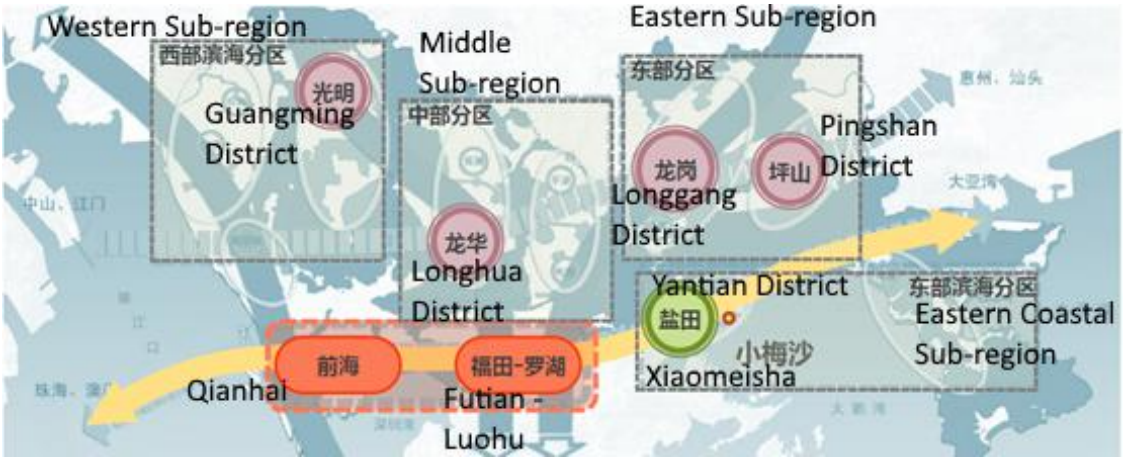

图 2　小梅沙区位图

Fig.2 Location Map of Xiaomeisha

1.2 规划范围 Planning Scope

本次规划范围包括两个层次，即总体规划研究范围和详细规划设计范围。

The planning scope is defined at two levels, namely, the scope of overall planning research and the scope of detailed planning.

（1）总体规划研究范围：包含小梅沙海岸带和陆域两部分，总面积约 383 公顷，其中海岸带面积约 157 公顷，陆域面积约 226 公顷。本次规划就陆海全域提出总体规划思路和空间结构，就海岸带地区开展详细规划。

（1）Scope of overall planning research: the research covers two parts: the coastal zone and the land area of Xiaomeisha , totaling about 383 hectares, of which the coastal zone extends about 157 hectares and the land area 226 hectares. It is expected to provide overall planning idea and spatial structure for both parts and detailed planning for the coastal zone.

（2）详细规划设计范围：聚焦于小梅沙海岸带（红线区域），由海域及海岸陆域建设管控区两部分构成，总面积约 157 公顷。其中海域面积约 141 公顷，包含沙滩（黄色区域）与海面（蓝色区域）两部分，沙滩包含长约 800m 的砂质岸线；海岸陆域建设管控区面积约 16 公顷（紫色区域）。蓝色实线为海岸线，蓝色虚线为沙滩与海洋边界线。

（2）Scope of detailed planning: the detailed planning focuses on Xiaomeisha coastal zone (as marked by the red line), which is composed of sea area and coastal land construction control area, totaling about 157 hectares. The sea area is about 141 hectares, including beach (yellow area, containing an 800m long sandy coastline) and sea (blue area); the coastal land construction control zone is about 16 hectares (purple area). The blue solid line means coastline and the blue dotted line beach-sea demarcation line.

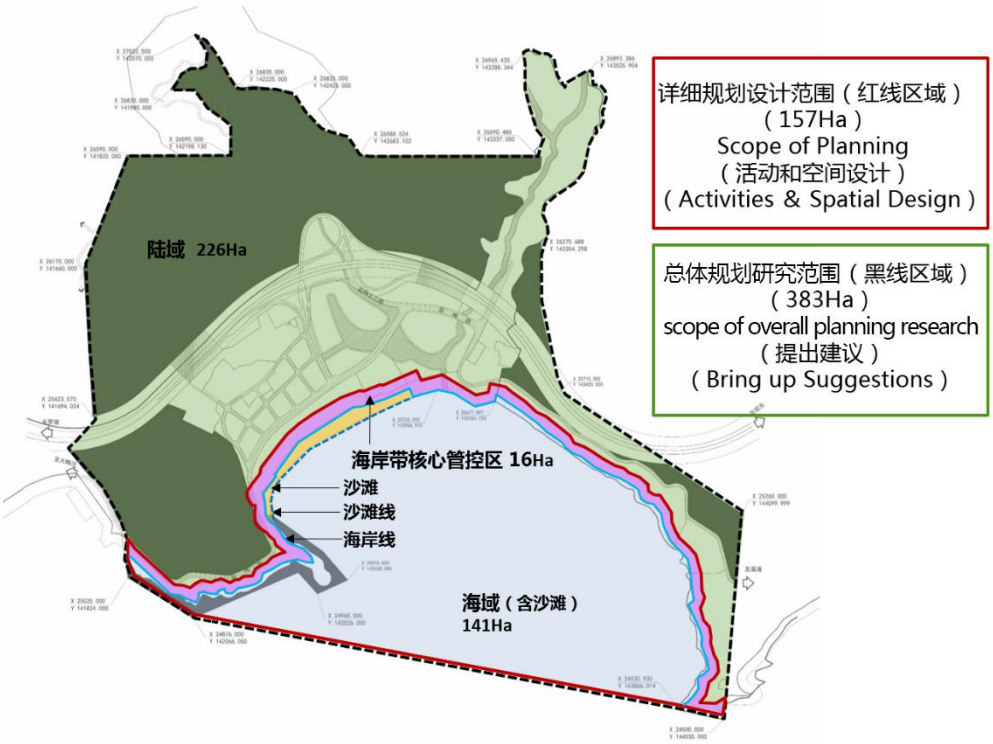

图 3　规划范围图

Fig.3 Planning Scope

2 咨询内容 Consultation Details

2.1 项目背景 Project Background

2.1.1 贯彻落实“海洋强国”战略，加快建设全球海洋中心城市、世界绿色活力海岸带

2.1.1 Implement the strategy of “Maritime Power” and accelerate the construction of a global maritime center city and a world-level green coastal zone

自然资源统筹是国家空间规划重要的发展方向，深刻影响城市未来发展。党的十九大明确提出“坚持陆海统筹，加快建设海洋强国”的战略部署，为海洋事业建设发展指明了前进

方向。

The holistic planning of natural resources is an important development direction of China’s spatial planning, profoundly influencing the future development of cities. The 19th National Congress of the CPC clearly states to “pursue coordinated land and marine development, and step up efforts to build China into a strong maritime country”, which specifies the direction of marine development.

海岸带是海陆空间交接的“黄金地带”，未来将是陆海耦合、人海和谐发展的重要空间抓手。《关于勇当海洋强国尖兵，加快建设全球海洋中心城市的实施方案》明确提出：深圳将构建世界级绿色活力海岸带、彰显海洋文化特色、建设国际滨海旅游目的地，统筹引导海陆产业布局，提升海岸带产业发展质量，大力推广海上运动。小梅沙将成为深圳建设全球海洋中心城市、加强山海自然资源统筹管理的先锋示范地。

The coastal zone is the “golden belt” linking the sea and land, and will become an important spatial tool for sea-land coupling and human-ocean harmonious development in the future. The Implementation Plan on Being a Pioneer of Maritime Power Building and Accelerating the Construction of a Global Maritime Center City clarifies that Shenzhen will build a world-class green coastal zone with marine culture characteristics and establish an international coastal tourist destination, that it will balance and guide the marine and terrestrial industrial layouts, improve the quality of industries in the coastal zone and greatly promote marine sports. Xiaomeisha will serve as a vanguard showcase of Shenzhen’s efforts to become a global maritime center city and intensity

coordinated management of mountain and sea resources.

2.1.2 粤港澳大湾区建设世界级旅游目的地，大力发展高品质滨海旅游业和优质生活圈，推进生态文明建设

2.1.2 The Guangdong-Hong Kong-Macao Greater Bay Area strives to develop marine economy, build a quality area for living, business and tourism, and strengthen ecological conservation

《粤港澳大湾区发展规划纲要》明确提出：

The Planning Outline for the Development of Guangdong-Hong Kong-Macao Greater Bay Area specifies to:

（1）大力发展海洋经济。坚持陆海统筹、科学开发，拓展蓝色经济空间，优化海洋开发空间布局，科学统筹海岸带、近海海域、深海海域利用。

（1）Vigorously develop marine economy. It is required to stick to scientific and coordinated land and marine development, expand the space for blue economy, optimize the spatial layout of ocean development, and utilize the coastal zone, the offshore sea area and the deep-sea area as a whole scientifically.

（2）建设宜居宜业宜游的优质生活圈。构筑休闲湾区，建设粤港澳大湾区世界级旅游目的地，促进滨海旅游业高品质发展，加快“海洋—海岛—海岸”旅游立体开发，完善滨海旅游基础设施与公共服务体系。

（2） Built a quality circle for living, business and tourism. It is required to build recreation bay areas and a world-class tourist destination for the Greater Bay Area, promote quality development of the coastal tourism, speed up the multi-level tourism development of “ocean-island-coast”, and complete the infrastructure

and public service systems for coastal tourism.

（3）推进生态文明建设。加强海岸线保护与管控，强化岸线资源保护和自然属性维护，强化近岸海域生态系统保护与修复，改善生态环境系统。

（3） Strengthen ecological conservation. The Area should reinforce the guard and control of the coastal lines, strengthen the coastal resource protection and maintain their natural properties, promote the protection and restoration of the ecological system in the offshore area, and improve the ecological environment system.

小梅沙应乘势而起，建设成为粤港澳大湾区滨海文化旅游及都市健康生活新方式的引领者。

Xiaomeisha should take this opportunity to become a leader in coastal cultural tourism and new and healthy urban lifestyle in the Greater Bay Area.

2.1.3 深圳东进战略推进，小梅沙迎来新契机，助力世界级滨海生态旅游目的地营建

2.1.3 When Shenzhen promotes its eastward strategy, Xiaomeisha has ushered in new opportunities to become a world-class coastal ecological tourist destination

深圳“东进战略”明确提出“加快东部地区建设、促进全市均衡发展”，将包含罗湖、盐田、龙岗、坪山、大鹏在内的东部地区打造成深圳发展的新增长极，建设东部国际黄金海岸旅游带。

Shenzhen’s eastward development strategy clearly proposes to “accelerate the construction of the eastern region and promote a balanced development throughout the city”. It intends to make the eastern part, including Luohu District,

Yantian District, Longgang District, Pingshan District and Dapeng New District, a new growth pole of Shenzhen, and create an international golden coast tourism belt in the east.

2019 年《深圳市政府工作报告》明确提出建设世界级滨海旅游度假区，高标准打造大小梅沙、西涌等滨海旅游带。小梅沙应抢抓机遇，主动担当，积极作为，推进片区整体改造，成为深圳打造世界级滨海旅游度假区的核心引擎。

The Government Work Report of Shenzhen Municipality in 2019 proposed to build a world-class coastal tourism resort and high-standard coastal tourism belts in Dameisha, Xiaomeisha and Xichong. To this end, Xiaomeisha should take this opportunity to actively promote its overall transformation and act as the core engine of Shenzhen’s efforts to build a world-class coastal tourist destination.

2.2 工作目标 Work Objectives

本次国际咨询希望引入国际化的视野、前瞻性的思维、创新的设计理念，结合小梅沙优越的山--海--城资源，探索陆海空间统筹、生态保育以及海洋旅游开发的新范式，为小梅沙陆海全域提供空间发展总体思路、为海岸带地区提供详细规划设计方案，树立中国海洋生态保育与新型用海开发的示范标杆。具体工作目标如下：

This international consultation is intended to bring in international horizon, forward-looking thoughts and innovative concepts. Design firms are expected to, in consideration of Xiaomeisha’s prominent mountain-sea-city resources, explore a new paradigm for coordinated land and marine development as well as ecological conservation and marine tourism development, and provide overall spatial

development idea for both the land and sea areas of Xiaomeisha and detailed planning for its coastal zone, setting an example for China’ s marine ecology conservation and novel ocean development. The specific objectives are as the following:

（1） 通过发展趋势的研判及山海城资源条件的梳理，明确小梅沙陆海全域整体空间发展框架。

（1）Through the investigation and judgment on the development trend and a review on the mountain, sea and urban conditions of Xiaomeisha, clarify the overall framework for the spatial development of its land and sea areas ;

（2）重点完成海岸带规划设计，策划研究该区域未来发展的项目及活动，描绘国际顶尖的、符合地区用海要求的近海陆域及海域立体空间发展蓝图，提供具有可操作性的系统规划方案，为下一步规划实施提供详细设计指引；

（2） Focus on the planning of the coastal zone, plan the future projects and activities in the area, work out a world’ s top multi-level (coastal land area and sea area) space development blueprint that fits the regional marine utilization requirements, and provide a viable systemic planning scheme, so as to offer detailed design instructions for further planning implementation;

（3）提出设计范围内未来发展项目的合理容量、运营模式建议，对其进行初步投资收益分析，保障项目经济可行；同时结合海域规划，针对陆域与海域相关联部分提出开发建设指引及配套要求，陆海统筹发展。

（3）Propose reasonable capacity and operation modes for the future projects within the design scope and conduct an initial analysis on the return of investment,

in order to ensure the cost effectiveness of the project; based on the planning of the sea area, put forward development instructions and supporting facility requirements for the land and sea associated part to realize coordinated development between the two.

2.3 工作原则 Work Principles

2.3.1 国际视野，湾区协同 International horizon, synergetic development

以国际化视野开展高标准设计，协调地域景观和文化特征，塑造兼具国际化与地域性的滨海风貌。

With an international horizon, the consultation will work on a high-standard design, balance the landscape and cultural characteristics, and shape up both internationalized and localized coastal features.

树立大湾区全域旅游、协同发展观，考虑小梅沙在大湾区及深圳东部黄金海岸带旅游版图中的借力与错位发展，加强与大湾区周边城市如香港、惠州在旅游线路、海上运动、赛事等方面的共建共管，将小梅沙打造为粤港澳大湾区中的世界级滨海旅游度假区，为国内外旅游人群提供顶级服务和环境。

The design firm should have an outlook on universal tourism and synergetic development. It is required to, taking into consideration the leveraged and differentiated development of Xiaomeisha in the tourism layout of the Greater Bay Area and Shenzhen’s eastern golden zone, strengthen co-building and co-management with neighboring cities of the Greater Bay Area like Hong Kong and Huizhou in the aspects of tourism routes, marine sports and competitions,

joining their efforts to turn Xiaomeisha into a world-class coastal tourism resort in the Greater Bay Area with upscale service and environment for visitors both at home and abroad.

2.3.2 生态优先，海陆统筹 Ecology first and sea-land coordination

以生态优先、海陆统筹作为本次国际咨询的基本价值共识。立足“海域+陆域”生态空间，将小梅沙山、海、林、城、沙滩作为生态共同体，构建海陆一体的全域生态圈。强化海岸带生态环境保育意识，以保护为前提，保护与开发互促，污染防治与生态修复并举，深化资源科学配置与管理。以海洋生态环境的可持续利用为设计基准，通过科学合理的规划布局更好地实现人与自然的共生共融。

Ecology first and sea-land coordination should serve as the basic consensus of this international consultation. The planning proposal should, based on the ecological space of “sea area + land area”, consider the mountain, sea, forest, urban area and beach of Xiaomeisha as an ecological community to establish a sea-land integrated global ecosphere. It should strengthen people’s awareness of ecological conservation in the coastal zone, prioritizing protection while promoting development, realizing both pollution control and ecological restoration, and intensifying scientific allocation and management of resources. The planning proposal should feature a scientific and reasonable layout based on sustainable exploitation of marine ecological environment to better achieve symbiosis and integration of human and nature.

2.3.3 以人为本，开放共享 People-orientation, opening and sharing

坚持以人为中心，以建设全民友好型城市为导向，满足不同类型旅游人群对海岸带空间及配套服务的全面需求，着力改善和提升滨海旅游环境。

The planning should put people at the center, focus on building a people-friendly city, satisfy the demands of different tourist groups for the coastal space and supporting services, and make efforts to improve and upgrade the coastal tourist environment.

实现海岸带公共服务的高品质供给，塑造公共优先、活力共享、缤纷多彩的滨海生活，创造海岸带共游、共商、共建、共治、共享的全民开放体系。

It should also realize excellent public services in the coastal zone, offering colorful and vibrant coastal living experience that prioritizes the public, and establishing an open-to-all system of co-travelling, negotiation, co-building, co-governing and sharing.

3 任务要求 Work Requirements

基于以上背景和原则，本次国际咨询以提升小梅沙战略定位为目标，在明晰陆海全域整体空间结构的基础上，以生态与防灾设计为基础，探索面向未来的创新用海方式，提出海岸带地区空间详细设计及功能活动策划，明确整体空间形态与风貌、综合交通组织、实施运营与投资匡算建议。

In view of the above background and principles, this international consultation aims to upgrade the strategic positioning of Xiaomeisha. The planning proposal

should, on the basis of a clear overall space structure for both the land and sea areas of Xiaomeisha and ecology and disaster prevention design, explore a forward-looking and innovative way of sea utilization, put forward detailed spatial design and functional planning of the coastal zone, and provide suggestions on overall spatial form and style, integrated traffic organization, implementation and operation, as well as investment rough estimation.

具体包含如下几个方面任务要求。

Detailed requirements are provided below.

3.1 目标愿景 Goal and Vision

以国际视野为基准，贯彻执行海洋强国、“一带一路”倡议的旅游定位，结合粤港澳大湾区建设世界级滨海旅游度假区的要求，深度挖掘小梅沙海岸带的优势与特色，明确其在区域中差异化协同发展的角色，审视和研判小梅沙未来的发展方向，构建匹配全球海洋中心城市、独具特色与吸引力的发展愿景和目标内涵。

Implement the tourism positioning of Xiaomeisha as defined by the Maritime Power strategy and the Belt and Road Initiative from the international perspective; in consideration of the requirement to create a world-class seaside tourism resort in the Greater Bay Area, fully identify the advantages and characteristics of Xiaomeisha’s coastal zone, determine its role in the differentiated and synergetic development of the region, study and decide its future development direction, and establish a distinctive and attractive development vision and objective connotation that fits Shenzhen’s positioning as a global maritime center.

3.2 总体结构设计与功能活动策划 Overall Structural Design and Functional Planning

以区域分析和上位规划为指引，从海洋生态保育、滨海生活营造等多视角构建功能复合、弹性开放的陆海全域总体空间结构。明确海域及海岸带核心管控区功能区划，提出具体功能板块布局与空间组织关系，进而提出兼顾使用效率与生态效益的新型用海方案。

Design a flexible and open overall sea-land spatial layout of compounded functions through ocean ecological conservation and coastal life building under the guidance of regional analysis and upper planning. Specify the functional zoning of the sea area and the core control area of the coastal zone, propose specific functional layout and spatial organizations, and further propose a new ocean utilization plan that ensures both efficiency and ecological benefits.

设计机构应通过借鉴国内外先进用海经验，考虑小梅沙片区生态环境承载力以及项目可实施性，提出匹配发展定位、具有前瞻性的近岸陆域及海域立体功能策划及项目策划。具体如：海上观光、运动、文化娱乐场馆、科普教育、商业及旅游业服务等。

The design firm should propose visionary multi-level functional and project planning for the offshore land area and sea area that fits the development positioning of Xiaomeisha in consideration of its ecological environmental capacity and the project implementability referencing advanced domestic and foreign cases of ocean utilization. The planning may include: cruise, marine sports, cultural and entertainment venues, science education, commerce, tourism services, etc.

以海洋自然资源和陆地人文景观为依托，描绘面向未来的全新滨海生活及活动场景，策划丰富的海域活动项目和城市事件，考虑适合小梅沙发展的海上、海面、海底的全域海洋活

动安排，如皮划艇、摩托艇、潜水、帆板、冲浪、海上展演等各类活动，形成以海洋为主题的、丰富多样的全域旅游体系。

Relying on the natural resources of the ocean and the cultural landscape of the land, depict a brand-new, future-oriented scene of coastal life and activities; plan a full series of ocean activities and urban events that fit the at-sea, sea surface and seafloor development of Xiaomeisha, including: Kayak, motorboat, diving, sailboard, surfing, sea performance, etc., forming an ocean-themed whole-area tourism system with diverse activities.

3.3 生态设计 Ecological Design

践行“从山顶到海洋”的“陆海一盘棋”生态环境保护理念 ,建立陆海一体化的海洋生态环境保护治理体系，尊重生态系统的整体性和系统性，考虑重要生态廊道的预留、山地径流及河道入海口对海域及海底环境的影响，构建陆海联动、统筹规划的治理格局。

Practice the ecological protection philosophy of coordinated land and marine development from mountaintop to sea, establish a sea-land integrated marine ecological environment protection and governance system, respect the integrity and systematic nature of the ecosystem, consider space for important eco-corridors and the impact of mountain runoff and estuaries on the sea area and the benthic environment, and build a governance structure allowing for coordinated planning and development of the sea and the land.

3.4 防灾减灾设计 Disaster Prevention

基于规划区现状条件，展开生态敏感性评价研究；结合海洋工程施工条件、海洋生态保育等需求，对海域及海岸带核心管控区防灾疏散、防浪防潮、抗台风、珊瑚礁复育、潮间带生境保育、水质污染等问题进行研究，提出对海洋进行保护性开发利用的具体措施；结合科普教育及国际合作，策划开展多类型海洋环保主题活动，扩大社会影响力。

Conduct ecological sensitivity assessment research based on the existing conditions of the planning area; study disaster prevention and evacuation, wave resistance and damp prevention, typhoon resistance, coral reef restoration, intertidal zone habitat conservation, and water pollution issues in the sea area and the core control area of the coastal zone in view of the ocean engineering construction conditions and ocean ecosystem conservation demands, and propose specific measures for ocean protective development and utilization; organize various kinds of ocean environmental protection activities through science education and international cooperation to extend social influence.

3.5 面向未来的创新用海方式 Forward-looking Innovative Ocean Utilization

小梅沙将树立湾区海域旅游立体开发的全新标准，设计应充分探讨科技发展、技术进步为地区发展带来的可能性。遵循生态优先的原则，将诸如新型用海类型、用海方式、海域使用管理等创新应用到规划设计中，试点开展如海底场馆、水上平台、漂浮建（构）筑物等建设项目的规划研究。

Xiaomeisha is expected to establish brand-new standards for multi-level coastal tourism development in bay areas. The planning proposal should

thoroughly discuss what technological development and advancement may bring in for regional development, and employ innovative ocean utilization models, methods, and sea area management measures following the principle of ecology first. Pilot planning research on undersea venues, water platforms, floating buildings (structures), etc. may be carried out.

3.6 整体空间形态与风貌设计 Overall Spatial Form and Features

以海岸带为主体，拓展研究全域空间形态控制要素，统筹安排陆海空间布局。具体包含：

Take the coastal zone as the main research object, extend the research to the whole-area spatial form controlling elements, and coordinate the sea-land spatial layout, including:

（1）明确小梅沙“山--海--城”空间层次关系，建立合理的空间序列，提出海陆统筹的整体结构性空间形态框架；同时须由海及陆，提出海陆衔接处的陆域设计控制要求。

（1）Specify the “mountain-sea-city” relations at spatial level of Xiaomeisha, establish reasonable spatial sequence, and propose an overall structural framework for spatial morphology to achieve coordinated sea and land development; put forward regulatory control requirements for terrestrial design at the sea-land joint in sea-land sequence.

（2）以海域及海岸带核心管控区为主体，提出兼顾使用效率与生态效益的新型用海方案，塑造优美的建（构）筑物形态和海洋特征显著的景观风貌，形成近岸陆域及海域立体复合的空间形态方案，制定海岸带规划设计总平面图，并进行形象化的空间表达。

（2）For the sea area and the core control area of the coastal zone, propose a

new ocean use scheme that can realize both efficiency and ecological benefits; shape elegant building (structure) forms and landscapes typical of ocean features, and establish a multi-level spatial form plan integrating the offshore land area and the sea area; develop a master plan for the coastal zone with visualized spatial representation.

（3）针对片区重点项目，应提出具体设计意向并进行合理性分析，包括主要场馆、文娱项目、商业项目等建筑及景观设计表达，提出景观通廊和配套设施要求。

（3）For key projects in the area, propose specific design imagery and conduct rationality analysis, including representation of architectural design for main venues, cultural and entertainment projects, commercial projects, and landscape design, and raise requirements on landscape corridor and supporting facilities.

3.7 综合交通组织 Comprehensive Traffic Organization

结合相关规划，考虑小梅沙海域与陆域的交通接驳关系，统筹优化海陆交通组织与交通设施布局。

Consider the traffic connection between the sea area and land area of Xiaomeisha in consideration of relevant planning requirements, and coordinate and optimize the sea-land traffic organization and the layout of traffic facilities.

针对片区海上观光游线、海陆交通设施（如游船码头）、海陆慢行系统（如山海绿道）等进行规划策划，构筑全方位、便捷转换的旅游交通体系。

Plan the sea sightseeing itineraries, sea-land transport facilities (such as cruise terminal), and sea-land slow traffic system (such as mountain-sea green corridor) of

the area in order to establish an all-round and convenient tourism traffic system.

3.8 实施运营及投资匡算 Rough Investment Estimation and Operation Suggestions

以上述工作为基础，结合小梅沙片区生态与环境承载力，提出合理的旅游开发容量，估算小梅沙海岸带建设规模指标。

Propose a reasonable tourism development capacity for Xiaomeisha and estimate the construction size and indices of its coastal zone based on the works specified above and the ecological and environmental carrying capacity of Xiaomeisha.

针对海域开发的各分项内容进行投资及收益测算，对整体规划投资进行匡算。

Conduct investment and return calculation of each sub-item of the sea area development, and rough estimation of the overall planning investment.

结合项目整体开发，对小梅沙项目海域规划提出最优的开发实施策略，并结合项目的整体统筹，提出分布实施的运营建议。

Propose optimal developing strategies and phased implementation suggestions for the sea area planning of the Project in combination with the overall planning and development of the Project.

4 成果要求 Design Submissions Requirements

本次竞赛分为设计机构征集、方案设计、成果整合三个阶段，各阶段成果要求如下：

The Competition is divided into three phases: Design Firm Screening, Schematic Design, and Submissions Aggregation. The requirements of each phase

are specified below:

4.1 设计机构征集阶段 Design Firm Screening Phase

设计机构征集阶段报名单位提交成果包括纸质报名文件（内容详见工作规则）、概念提案文本和电子文件三部分内容，具体要求如下：

The submissions of the design firm screening phase include paper registration documents (see the Work Rules for details), conceptual design brochure and softcopy, the specific requirements of which are as below:

概念提案文本可采用多种形式表达设计构思与想法，独立成章节，图文混排，详细描述对本项目的理解。主要内容包括，但不限于：（1）基于对区域发展条件和未来发展趋势的分析，归纳总结片区特色，初步研判小梅沙海岸带未来的整体发展意向；（2）根据任务要求，明确指出应重点解决的问题，并提出独具创意的设计理念、解决思路及方法或可借鉴的模式、新技术应用等；（3）制定技术路线，并对国际咨询最终成果构成进行预设，同时提出合理的团队架构及工作组织安排建议。

The conceptual design brochure may represent the design concept and intent in various forms in a single chapter integrating graphics and texts. The main contents of the conceptual design brochure should include but are not limited to: (1) summary of characteristics of the planning area and primary research on overall development intent of Xiaomeisha Coastal Zone based on the analysis of regional development conditions and trends; (2) Key issues pending solution and innovative design ideas, solutions, methods, or models and application of new technologies to reference based on the task requirements; (3) Technology roadmap, and

presupposition of the composition of the international consultation submissions, and suggestions on reasonable team structure and working organization.

该阶段成果规格与数量如下：

Sizes and quantities of submissions of this phase are specified below:

4.1.1 纸质报名文件：采用 A4 规格（210mm×297mm）内容详见咨询规则，1 正 9 副，不超过 30 张纸内容（不含封面及目录），双面打印，简装，软皮封面装订成册，并附目录；

4.1.1 Paper registration documents: in A4 size (210mm×297mm), refer to the Work Rules for content requirements. Submit the documents in 1 original and 9 duplicate copies, not exceeding 30 pieces of papers in total (excluding covers and table of contents); the documents should be made in paperback form with double-side print and soft cover, and an attached catalogue;

4.1.2 概念提案文本（暗标）：全部设计成果以 A3 规格（297mm×420mm），1 正 9 副，不超过 16 页内容（不含封面），单页打印，简装，软皮封面装订成册；

4.1.2 Conceptual design brochure (sealed bid): in A3 size (297mm×420mm), with 1 original and 9 duplicate copies, not exceeding 16 pages in total (excluding the cover); the documents should be made in paperback form with single-side print and softcover;

4.1.3 电子文件：以邮件形式提交，内容包括纸质报名文件电子文档（格式为 doc 或可编辑的 PDF 文件）及概念提案文本的电子文档（格式为 doc、PPT 文件或可编辑的 PDF 文件）。

4.1.3 Softcopy: submit the softcopy via email, including the softcopy of the

paper registration documents (in doc or editable PDF format) and the softcopy of the conceptual design brochure (in doc, PPT, or editable PDF format).

4.2 方案设计阶段 Schematic Design (SD) Phase

最终成果在方案设计阶段交标截止日期前提交，应能完整、清晰的表达规划思路，并形成有利于宣传展示的成果，包括但不限于以下内容：

The final submissions should be submitted by the deadline, and should completely and clearly communicate the planning ideas, and facilitate promotion and display. The submissions should include but are not limited to the following contents:

4.2.1 规划研究报告（具体成果要求详见下阶段设计任务书） Planning research report (see the Design Brief of the next phase for detailed requirements)

4.2.2 规划图件 Planning Drawings

规划图件包括，但不限于以下内容：

The planning drawings should include but are not limited to the following contents:

（1）现状分析图（若干）

（1）Existing conditions analysis (several)

（2）海陆空间结构示意图

（2） Sea-land spatial structure

（3）海岸带功能板块分布图

（3）Functional layout of the coastal zone

（4）项目空间布局及活动策划图

（4）Spatial layout and activity plans

（5）总平面设计图

（5）Master plan

（6）重点建筑及景观项目概念设计图（包含剖面示意图）

（6）Conceptual design of key buildings and landscapes (including sections)

（7）海陆景观风貌设计指引图

（7）Design guidelines for sea-land landscape features

（8）海陆综合交通规划图（包含海陆道路交通与旅游交通）

（8） Comprehensive sea-land traffic plan (including sea-land road traffic and tourism traffic)

（9）海陆旅游设施布局图

（9）Sea-land tourist facilities layout

（10）海陆综合防灾规划图

（10）Comprehensive sea-land disaster prevention plan

（11）海陆生态敏感性评价及海陆生境保育相关规划图

（11）Sea-land ecological sensitivity assessment and sea-land habitat conservation plan

（12）开发建设时序图

（12）Development sequence

（13）总体及局部效果图（若干）

（13）Master and detailed renderings (several)

（14）重要项目效果图（若干）

（14）Renderings of key works (several)

（15）技术经济指标

（15）Technical and economical indices

（16）设计方可根据实际需求提供其他相关图纸

（16）Other drawings deemed necessary by the design firm

4.2.3 成果规格与数量 Specifications and Quantities of Design Submissions

（1）规划研究报告：A3 规格（297mm×420mm），装订成本，正本一份，副本十五份，无篇幅限制要求，采用双面软胶装的规格进行打印装订；

(1) Planning research report: in A3 size (297mm×420mm), 1 original and 15 duplicate copies, in booklet form without length restrictions, with double-side print and soft glue binding;

（2）展板：A0 规格（840mm×1180mm，竖版）1 套，图版装裱，8 张；

(2) Display board: in A0 size (840mm×1180mm, vertical layout), 1 set of 8 pieces mounted on the board;

（3）多媒体演示系统：MP4、AVI 或 WMV 格式，时间控制在 15 分钟以内，含至少 2 分钟、不小于 1920×1080 的三维动画演示；

(3) Multimedia presentation system: MP4, AVI, or WMV format, within 15 minutes, including 3D animation demonstration of no less than 2 minutes in the size of no less than 1920×1080;

（4）现场汇报演示文件：PPT 或 PDF 格式，汇报时间控制在 45 分钟内（含翻译时间）；

(4) Face-to-face presentation file: in PPT or PDF, within 45 minutes (including interpretation);

（5）电子文件：U 盘及光盘各提交一份，含规划研究报告（PPT、doc 文件或可编辑的 PDF 文件）、CAD 图纸（DWG 文件）、评审展示用图（A0，300DPI 的 JGP 或 PDF 文件）、多媒体演示系统（MP4、AVI 或 WMV 格式）、现场汇报演示文件（PPT 或 PDF 文件）等。

(5) Softcopies: submit the softcopies in 1 USB and 1 CD, including: planning research report (in PPT, doc, or editable PDF format), CAD drawings (in dwg format), drawings for review and display (in A0 size, 300 DPI, in JGP or PDF format), multimedia presentation system (in MP4, AVI, or WMV format), face-to-face presentation file (in PPT or PDF format), etc.

4.3 成果整合阶段 Submissions Aggregation Phase

由一等奖机构负责后续成果整合，最终成果在本阶段交标截止日期前提交，应能融汇、拔升、深化各家设计机构亮点，完整、系统的表达规划思路，具有较高可行性，能够直接指导下一步设计实施，并形成有利于宣传展示的成果。包括但不限于国际咨询阶段工作成果内容。

The 1st place winner will aggregate the design submissions and submit them by the deadline. The aggregated submissions should combine, upgrade, and detail the highlights of all design proposals, represent the planning ideas in a comprehensive and systematic manner, and be relatively feasible to facilitate subsequent design

and promotion and display. The submissions should include but are not limited to the work submissions of the international consultation phase.

4.4 注意事项 Notices

成果文字必须（包括报名文件、概念提案、方案设计成果）文字必须采用中英两种形式，不得完全使用英文或其他外文；

The design submissions (including registration document, conceptual design proposal, and SD submissions) must be in both Chinese and English, and should not be in pure English or other foreign languages;

演示系统应能在 WINDOWS7 系统下播放，其文字内容必须采用中英对照两种形式。

The presentation system must be operable under WINDOWS7, and the presentation texts should be in Chinese and English bilingual form.

5 咨询条件 Consultation Context

5.1 基础条件 Basic Conditions

5.1.1 海域范围基础条件 Sea Area

（1）岸线类型 Coastline

小梅沙岸线以基岩岸线为主（图中绿色部分），以及长约 800m 砂质岸线（图中黄色部分），砂质岸线东侧有长约 70m 人工池塘堤坝（图中红色部分）。

The coastline of Xiaomeisha is dominated by bedrocks (the green part in the picture) supplemented by an 800m long sandy segment (the yellow part) that

neighbors a 70m long artificial pond dyke (the red part) on its east.

图 4　小梅沙岸线分析

资料源自于承办单位提供

Fig. 4 Coastline Analysis of Xiaomeisha

Source: the Organizer

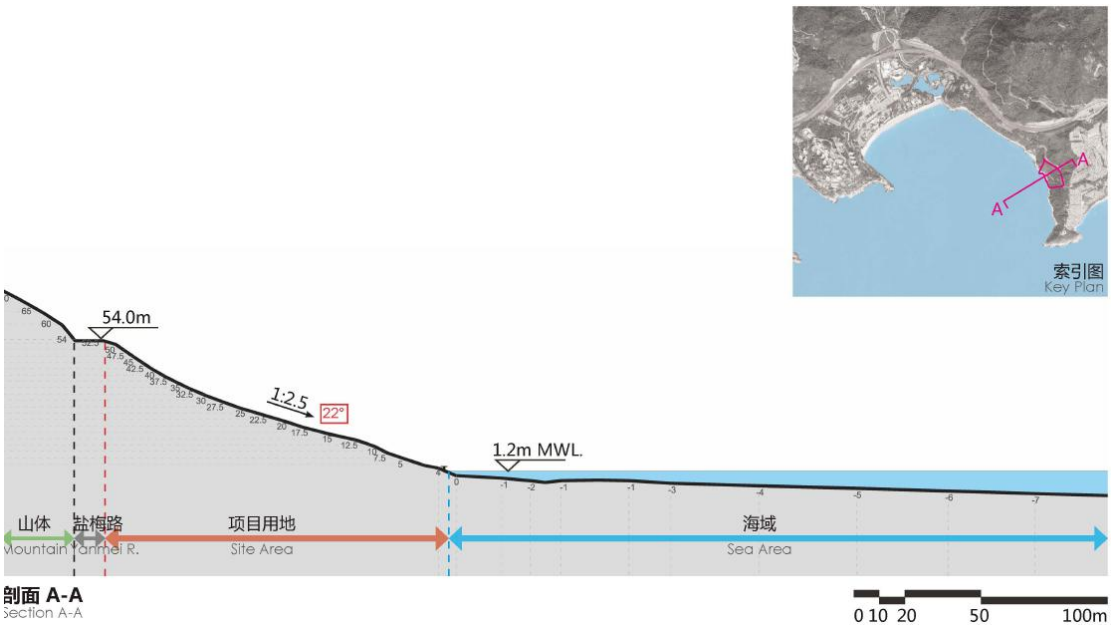

图 5　小梅沙岸线典型剖面 A-A

资料源自于承办单位提供

Fig. 5 Coastline Typical Section A-A of Xiaomeisha

Source: the Organizer

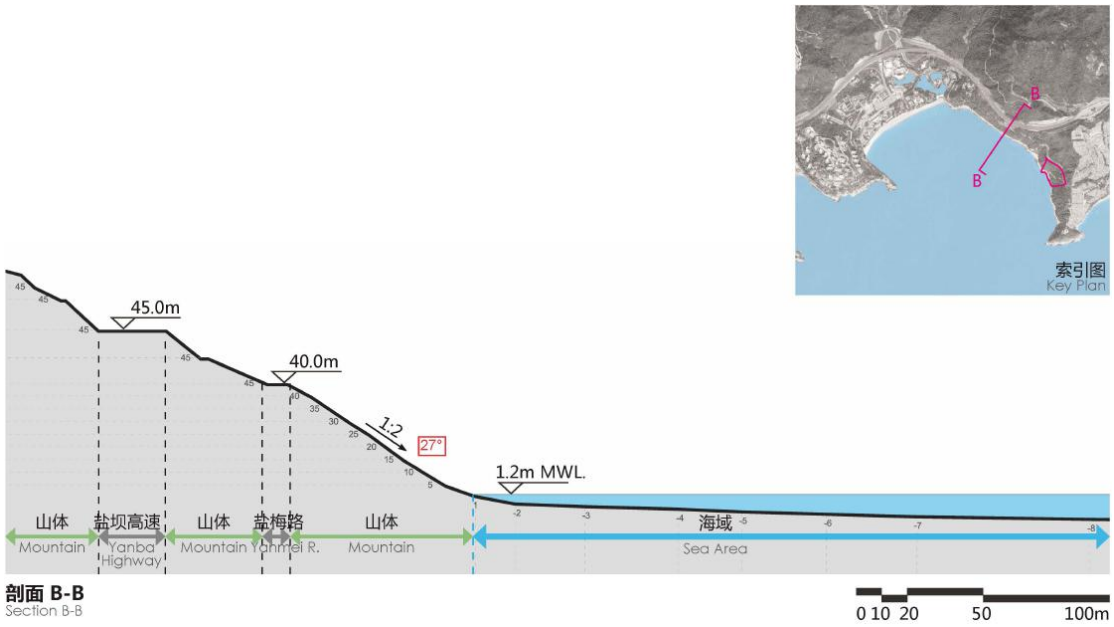

图 6　小梅沙岸线典型剖面 B-B

(资料源自于承办单位提供)

Fig. 6 Coastline Typical Section B-B of Xiaomeisha

Source: the Organizer

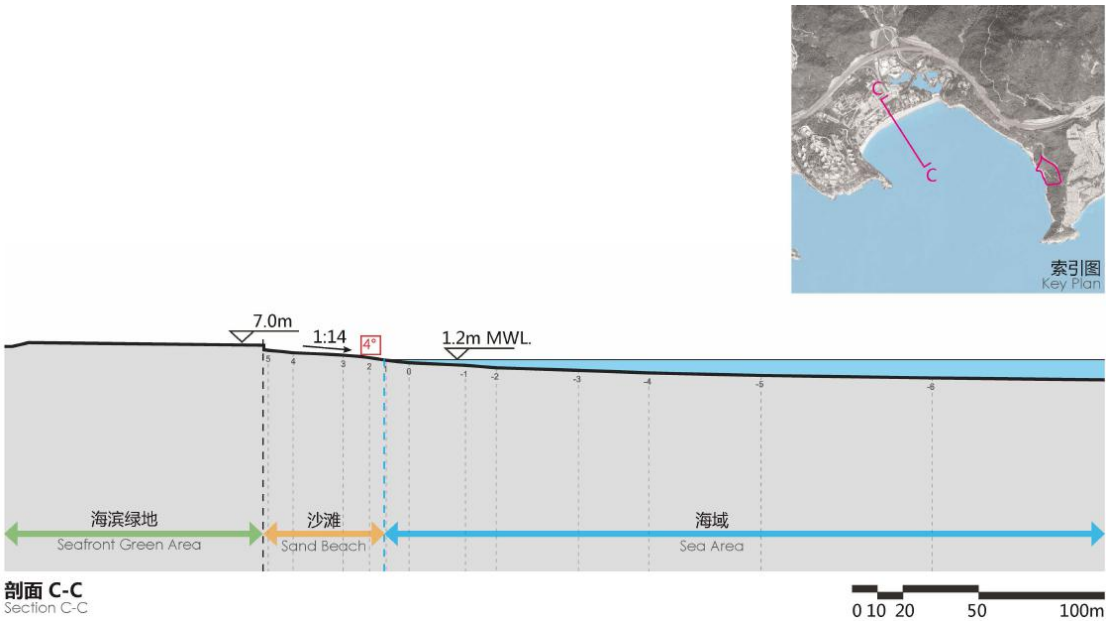

图 7　小梅沙岸线典型剖面 C-C

(资料源自于承办单位提供)

Fig. 7 Coastline Typical Section C-C of Xiaomeisha

Source: the Organizer

（2）海水水质 Seawater Quality

小梅沙全年海水水质符合第二类海水水质标准，其中 8 月份海水水质符合第一类海水水质标准，水质条件较好，能满足功能区的水质要求，适宜开展海上运动和休闲娱乐活动。小梅沙海水浴场水质状况年度综合评价为良，水质为优和良的天数占总监测天数的比例为 82%。

The year-round seawater quality of Xiaomeisha meets Class II seawater quality standards. In August, its seawater quality meets Class I seawater quality standards, good enough for the functional areas to accommodate marine sports and recreational activities. The annual comprehensive evaluation of seawater quality of Xiaomeisha’ s bathing beach is good, and days with excellent and good water

quality account for 82% of the total monitoring days.

（3）海床与海底 Seabed and Seafloor

小梅沙海域海床坡度由背仔角向小梅沙沙滩递缓 ,整体深度由东南部外海向西北部近岸海域递减；海床最深处位于规划范围东南部，水深约-11 至-12 米；西侧近岸海域水深约-1 至-2 米，东侧近岸海域水深约-3 至-4 米。

Xiaomeisha’ s seabed slope grows gentler from Beizaijiao to Xiaomeisha beach, with its overall depth decreasing from the southeast open sea to the northwest offshore sea area; the deepest seabed is located in the southeast of the planning area with water depths of -11 to -12m; the water depth of the west offshore sea area ranges from -1m to -2m and that of the east offshore sea area from -3m to -4m.

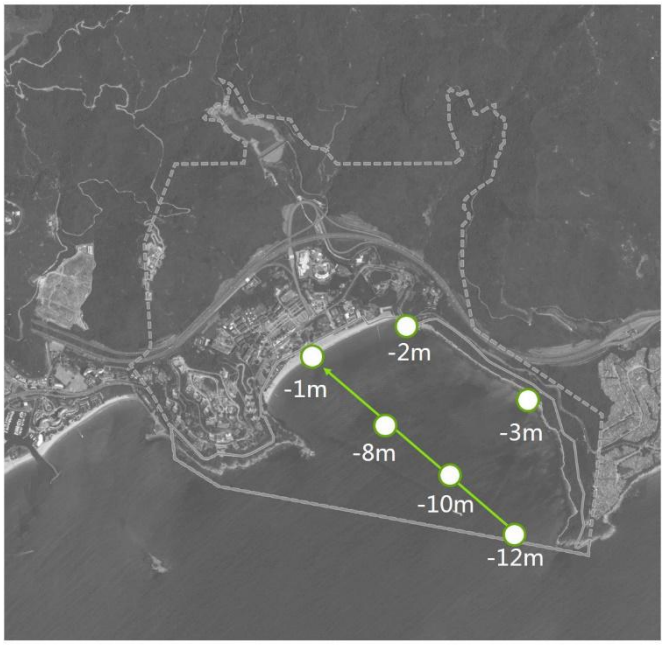

图 8　小梅沙水深分析

Fig. 8 Bathymetric Map of Xiaomeisha

（4）海洋底栖生物 Marine Benthos

大小梅沙硬珊瑚区是深圳东部已探明的四大珊瑚群之一。小梅沙湾海域底栖生物比较丰富，有造礁珊瑚类 11 属 15 种（含未定种）、软体动物 12 属（种）、棘皮动物 3 大类，珊瑚礁鱼类 14 种，以及海绵、苔藓虫等动物和 3 种藻类。珊瑚群落主要分布在水深 4-10 米处，具体分布范围见下图。

Stiff corals at Dameisha and Xiaomeisha are among the four major coral populations discovered at east Shenzhen. Benthos at Xiaomeisha include 15 categories (11 genera) of hermatypic corals (unidentified species included), 12 genera of mollusc, 3 categories of echinoderms, 14 species of reef fish, as well as sponges, bryozoans, and 3 types of algae. Most corals live in a frail environment at 4 to 10m depth under sea (see the map below), being susceptible to soil coverage, water temperature and quality as well as the changes to the salinity.

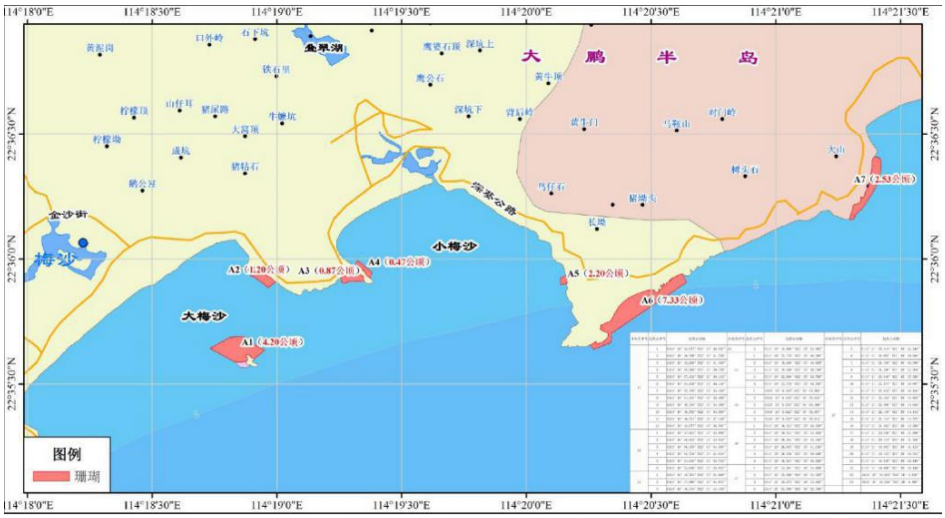

图 9　深圳梅沙-溪涌海域珊瑚群落资源分布图

Fig. 9 Distribution of Coral Communities in Meisha-Xichong Sea Area, Shenzhen

资料来源《深圳东部海域珊瑚礁资源现状调查结题报告》

Source: Closing Report of Status Survey on Coral Reef Resources at East Sea Area of

Shenzhen

（5）潮汐 Tide

小梅沙海域极端高潮位为 2.97m（1988.10.26），极端低潮位为-0.31m（1988.6.30），平均高潮位为 1.69m，平均低潮位为 0.62m。涨、落潮为西、东向，潮流速度相对平稳，平均流速小于 5cm/s。海域 50 年一遇的最大浪高在 1.71m 以上，其中以东南向浪高最高，约在 5.56m。

The extreme high water level at Xiaomeisha hit 2.97m (Oct. 26th, 1988), and the lowest -0.31m (June 30th, 1988), with the mean high tide ranging between 0.62m and 1.69m. Rising westward and ebbing eastward, the tide wave is relatively stable with no more than 5cm/s mean flow rate on average. The maximum wave height recorded in the past 50 years surpassed 1.71m, with the climax at 5.56m in the southeast direction.

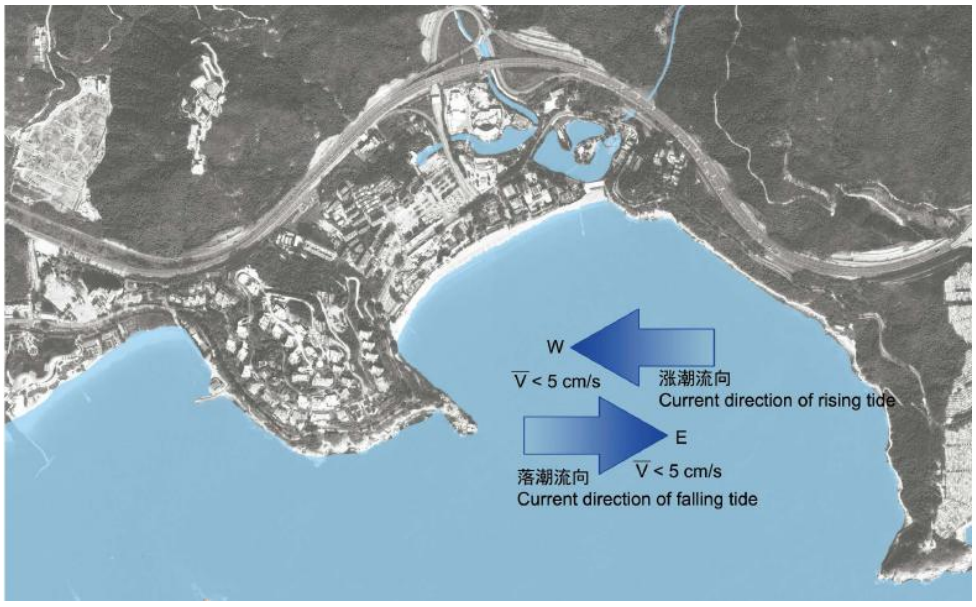

图 10　小梅沙浪流分析

资料源自于承办单位提供

Fig. 10 Wave Current Analysis of Xiaomeisha

(Source: the Organizer)

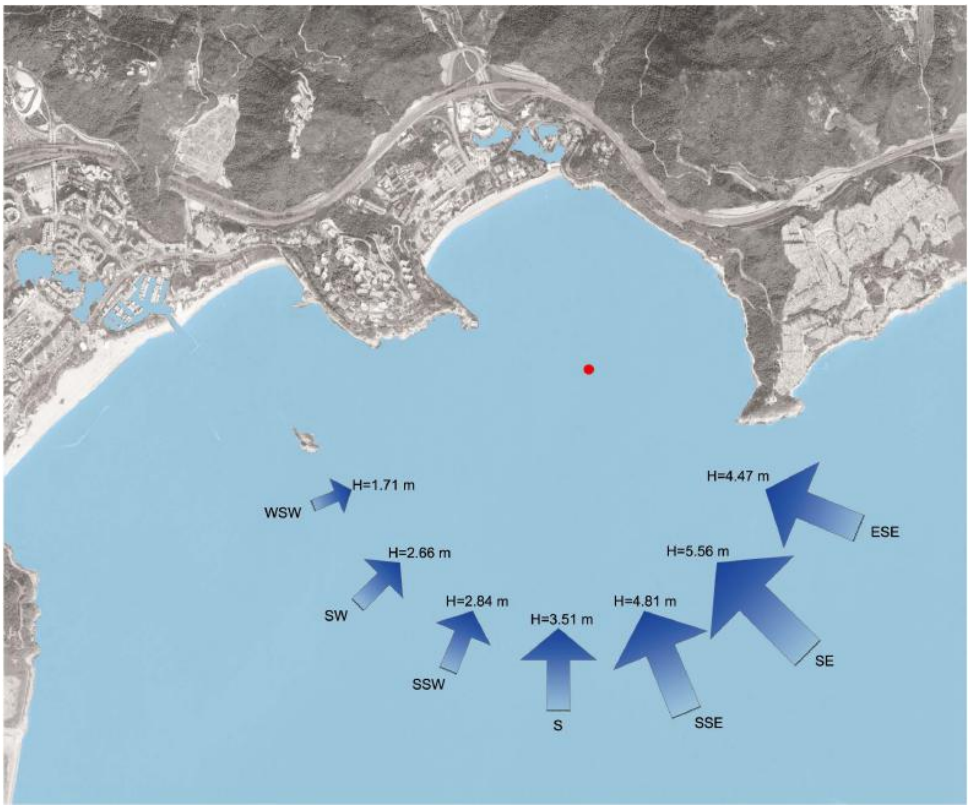

图 11　小梅沙浪高分析

资料源自于承办单位提供

Fig. 11 Wave Height Analysis of Xiaomeisha

Source: the Organizer

（6）海流 Ocean Current

大鹏湾潮流性质属于略带旋转的往复流，潮流旋转方向以顺时针为主。小梅沙地区浪频与最大浪程及最强浪高的浪向一致，东南向波浪的浪频也为最高，为 44%，对应的波长为 62.45m，持续时间为 7.08 秒，浪高为 2.80m。

The current at Dapeng Bay is in rectilinear movement with mainly clockwise rotation. The wave frequency at Xiaomeisha echoes with the direction of the maximum wave surge and the maximum wave height. The wave at southeast also

hits a record frequency of 44% with a length of 62.45m and a climax datum of 2.80m, lasting for 7.08s.

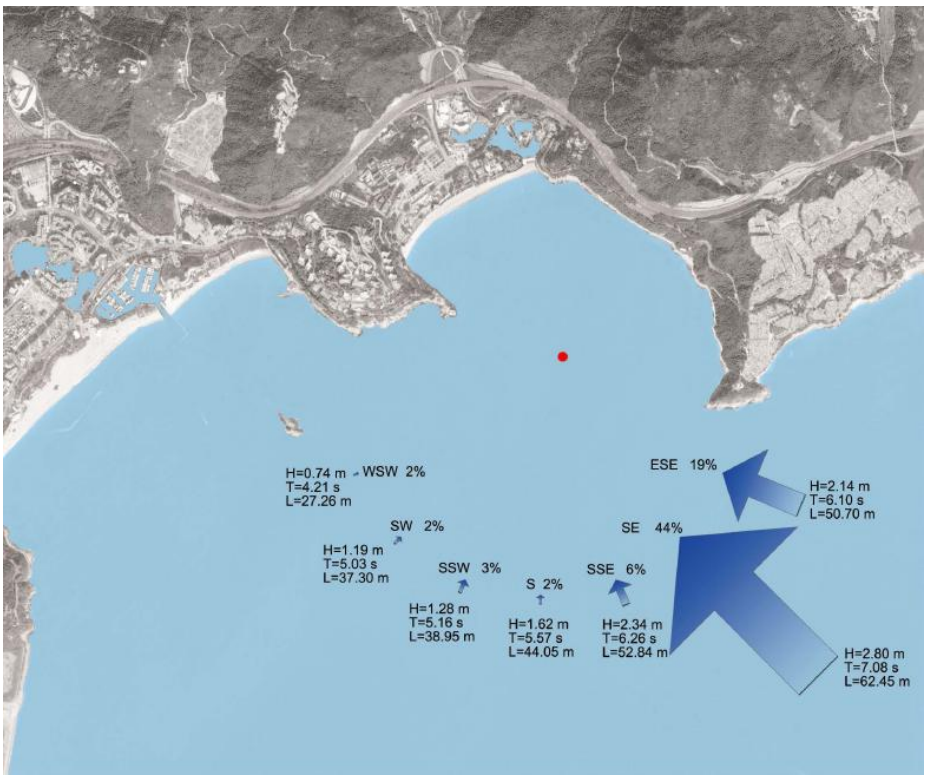

图 12　小梅沙浪频分析

资料源自于承办单位提供

Fig. 12 Wave Frequency Analysis of Xiaomeisha

Source: the Organizer

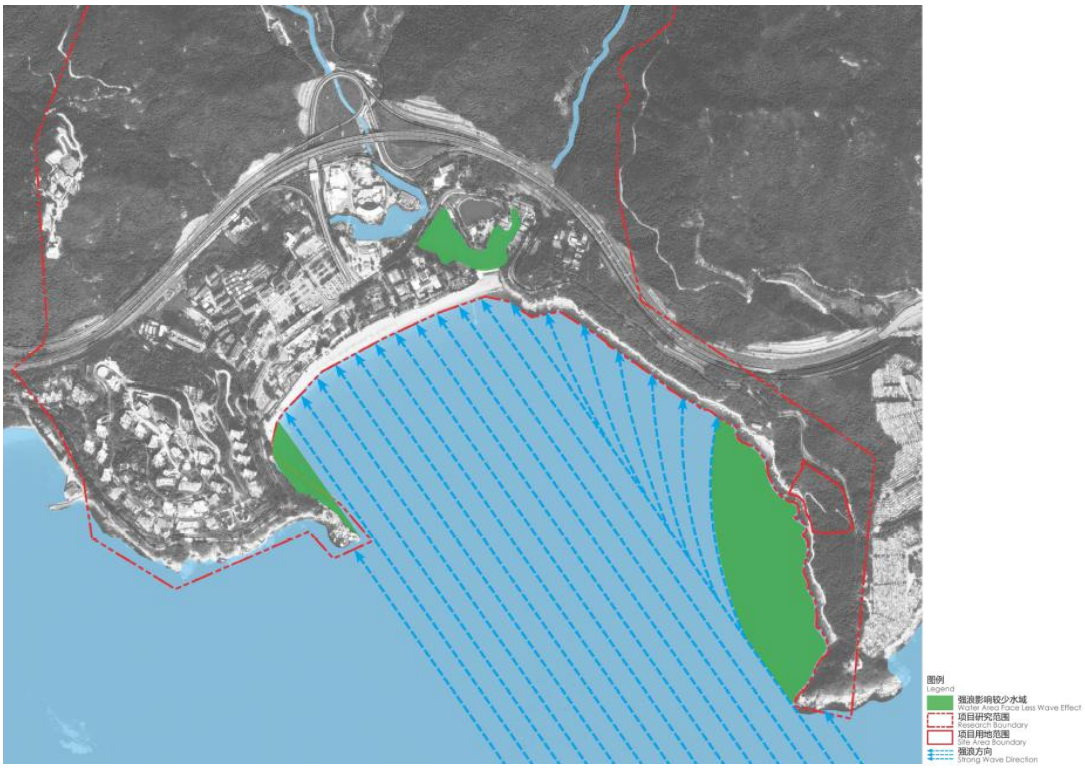

图 13　小梅沙强浪影响分析

资料源自于承办单位提供

Fig. 13 Strong Wave Impact Analysis of Xiaomeisha

Source: the Organizer

（7）风暴潮 Storm Surge

大鹏湾位于珠江口东侧，海湾似半月形，南北走向，湾口狭窄，水深 22m 左右。当台风进行 20°N 以北，115.5°~114°E 之间海域，且风向为 SSE 时，大鹏湾即发生增水，产生风暴潮。

Situated to the east of Pearl River Estuary, Dapeng Bay is about 22m in depth, stretching south-northward in semilunar shape with a narrow mouth. Storm surge usually occurs when a south-southeast typhoon blows to the area at north of 20°N, and between 115.5°E and 114°E.

5.1.2 陆域范围基础条件 Land Area

（1）陆域建设条件 Construction Conditions

近岸陆域范围内以商业办公、游乐设施为主，设施陈旧，土地使用效率不高。未来小梅沙片区将逐步拆除重建完成升级改造，新建“新海洋世界”及“新小梅沙大酒店”，打造为小梅沙片区新地标建筑。

The coastal land area is dominated by obsolete commercial office and recreational facilities hence low land use efficiency. In the future, Xiaomeisha area will undergo gradual demolition, reconstruction and upgrading, with new landmarks including the New Ocean World and the New Xiaomeisha Hotel.

图 14　小梅沙建设现状图

Fig. 14 Existing Construction Conditions of Xiaomeisha

（2）陆域交通条件 Traffic Conditions

对外交通条件：盐坝高速公路在项目北部设有下道口，省道盐梅路东西横穿，近期即将建设的轨道 8 号线设有小梅沙站，站点位置如下图所示，对外交通条件优越。

External traffic conditions: Yanba Expressway has a lower crossing on the north of the Project, while provincial highway Yanmei Road crosses the Project in an east-west way; Metro Line 8 to be built in the near future will set up Xiaomeisha Station near the Project as located below. The Project enjoys superior external traffic conditions.

内部交通条件：除盐梅路外，项目内部道路均为度假区自建内部道路，道路路幅小、等级低，且现状道路多为断头路，亟需更新优化片区内部交通微循环。

Internal traffic conditions: Except Yanmei Road, all the internal roads of the Project are built by the Resort, featuring small breadth and low grade. Besides, most of the existing roads are dead-end ones. The traffic microcirculation in the area is in urgent need of upgrading and optimization.

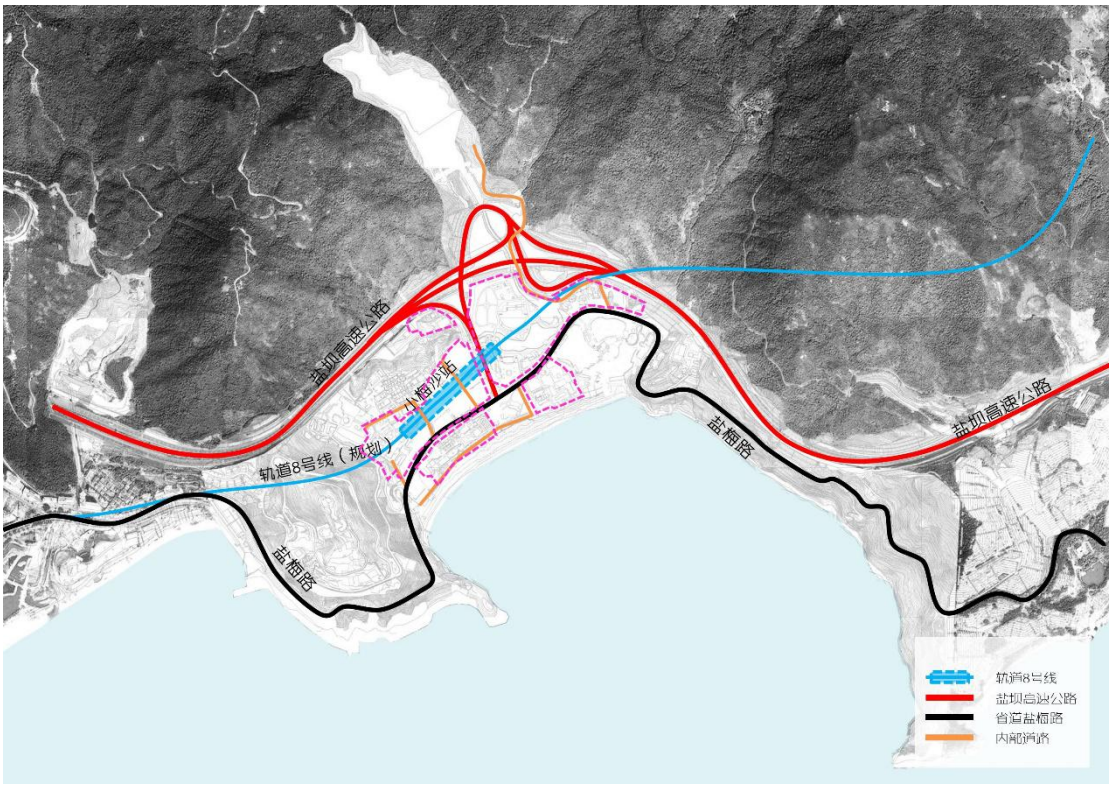

图 15　小梅沙交通现状图

Fig. 15 Existing Traffic Conditions of Xiaomeisha

（3）陆域重大项目 Major Projects

1）盐田河临港产业带

盐田河临港产业带将着力构建港口复合高效、产业集聚领先、绿色低碳、开放创新、产城融合的国际一流临港创新生态城。该产业带将依托盐田港发展，打造“现代物流业”及“创新型产业”等产业聚集区，配套发展航运服务、港口文化和旅游等服务业。

1) Yantian River Near-port Industrial Belt:

Intensified efforts will be rendered to build a world-class near-port innovative eco-city with mixed functions, efficient operations, leading industrial clusters, green and low-carbon development and industry-city integration on this belt. Underpinned by Yantian Port, the belt will host industrial cluster for modern logistics and innovative industries, supplemented by shipping, port culture and

tourist services.

2）大梅沙海滨公园 Dameisha Seaside Park

大梅沙海滨公园是深圳东部黄金海岸的重要节点。2018 年，受台风“山竹”重大影响，大梅沙海滨公园遭受毁灭性破坏。为尽快修复景观、提升海岸线建设，进一步提升综合环境品质，大梅沙地区将打造具有国际地位和新时代新师范作用的世界级海滨公园景观，全面提升生态环境、基础设施、岸线安全及景观环境，使大梅沙海滨公园成为服务人民美好生活的重要城市功能节点。

Dameisha Seaside Park is an important node of the golden coast in the east of Shenzhen. Unfortunately, it was almost totally destructed by the Super Typhoon Mangkhut in 2018. To restore the landscape, improve the coastline construction and comprehensively improve the environmental quality of the Park, a world-class seaside park with international stance and demonstration effect in the new era will be developed in Dameisha to improve its ecological environment, infrastructure, coastline safety and environmental landscape, making it an important urban functional node for people’ s well-beings.

3）新海洋世界 New Ocean World

规划建筑面积 5 万平方米，将打造全球第一个无边界海洋公园、海洋科技与娱乐体验结合的梦幻海洋世界。其将以海洋为核心元素，目标客群为家庭客群和年轻客群。

The Ocean World, planned with a floor area of 50,000 square meters, will be the world's first borderless ocean park integrating marine science and technology and entertainment experience. It will take the ocean as the core element, and target at families and young people.

4）新小梅沙大酒店 New Xiaomeisha Hotel

规划建筑面积 5 万平方米，结合小梅沙片区整体风格打造高端全功能服务酒店，未来将成为小梅沙片区的标志性建筑、东部滨海顶级度假酒店的标杆，延续现有小梅沙大酒店的文脉和地标性，成为乐享活力、商贸会晤的目的地。

Planned with a floor area of 50,000 square meters, it will be a high-end full-function service hotel consistent with the overall style of Xiaomeisha. In the future, it will be a landmark of Xiaomeisha and a benchmark of top resort hotels in the east coast, continuing the context and landmark of the existing Xiaomeisha Hotel and serving as a destination to enjoy life and have business meetings.

图 16　小梅沙地区重大项目位置图

Fig. 16 Major Projects in Xiaomeisha

5.1.3 相关规划条件 Relevant Planning Conditions

本次国际咨询须考虑与陆域相关规划衔接，设计机构可参考相关规划对于海岸带管控要求、陆域建设用地性质、主导功能、道路交通、配套设施的安排，同时可结合自身方案对陆域部分提出空间优化设计要求。

This international consultation should consider linking up with relevant land area planning. The design firm may refer to relevant planning requirements for coastal zone management and control, land-use nature and leading functions of construction land in the land area, road traffic, and supporting facilities, and put forward space optimization design requirements for the land-based parts in view of design needs.

（1）《深圳市城市总体规划（2010-2020 年）》（已批）

（1） Urban Master Plan of Shenzhen (2010-2020) (Approved)

本规划确定深圳“三轴两带多中心”空间发展轴带体系，小梅沙处于南部发展带，临近盐田中心组团。总规将小梅沙定位为为具有浓郁海滨风情和生态文化特色的休闲度假胜地。

The Plan identifies an axis-based development system of Shenzhen, featuring “three axes, two belts and multiple centers”, where Xiaomeisha is included in the south development belt around central Yantian. Xiaomeisha area has been defined as a tourist resort with distinctive eco-culture and strong coastal identity in the master plan.

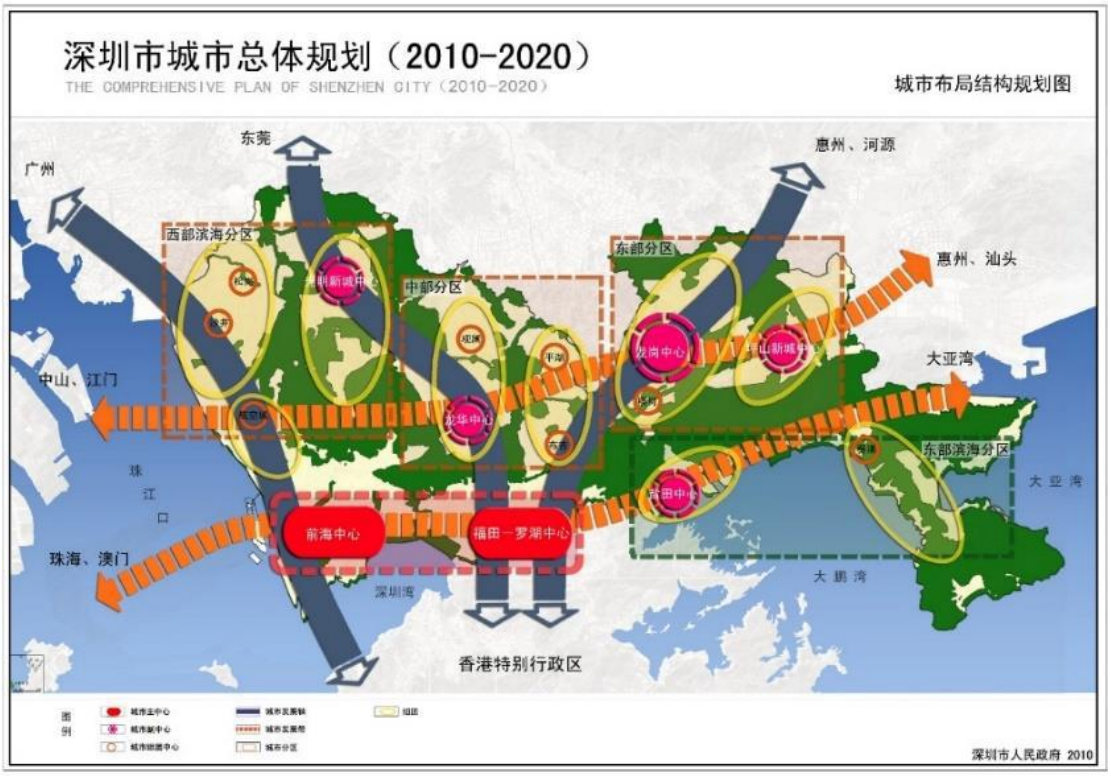

图 17　深圳市城市布局结构规划图

资料来源《深圳市城市总体规划（2010-2020）》

Fig.17 Urban Layout Structure Plan of Shenzhen

Source: Urban Master Plan of Shenzhen (2010-2020)

新版在编总体规划中，提出将小梅沙打造为滨海旅游中心。另提出“打造东部生态旅游湾，重塑山海融合新空间”，于小梅沙建设海上运动基地，要求加强海湾特色片区风貌品质管控。

In compiling the master plan, the new edition proposes to build Xiaomeisha into a coastal tourism center. In addition, it is proposed to "create the eastern eco-tourism Bay and reconstruct the new space of mountain-sea integration" and build a marine sports base in Xiaomeisha, which calls for strengthening the control of the style and quality of the characteristic Bay areas.

（2）《广东省海洋功能区划（2011-2020）》（已批）

（2）Marine Functional Zoning of Guangdong Province (2011-2020) (approved)

本规划确定小梅沙海域功能区类型为旅游休闲娱乐区，适于开发利用滨海和海上旅游资源，可供旅游景区开发和海上文体娱乐活动场所建设。

This Plan defines Xiaomeisha Sea Area as a tourist leisure and recreational area, which is suitable for the development and utilization of coastal and marine tourism resources, and can be used to develop tourist attractions and marine recreational and cultural venues.

按照严格保护、合理开发、高端发展、永续利用的原则，科学有序开发海岸线重要旅游资源。重点支持海洋综合旅游区、高端滨海旅游项目、新型旅游项目建设，鼓励发展海洋生态和海洋文化旅游。

In accordance with the principles of strict protection, rational development, high-end project and sustainable utilization, scientifically and orderly develop important tourism resources along the coastline. Focus on supporting the construction of comprehensive marine tourism areas, high-end coastal tourism projects and new tourism projects, and encourage the development of marine ecological and cultural tourism.

保护自然岸线、亲水岸线和天然沙滩岸线。禁止在沙滩上建设永久性构筑物，旅游休闲区的污水和生活垃圾必须科学处置、达标排放，禁止直接排入海域。

Protect natural coastline, waterfront coastline and natural beach coastline. It is forbidden to construct permanent structures on the beach. Sewage and domestic waste in tourist and leisure areas must be properly disposed of and discharged up to the standards. It is forbidden to discharge directly into the sea area.

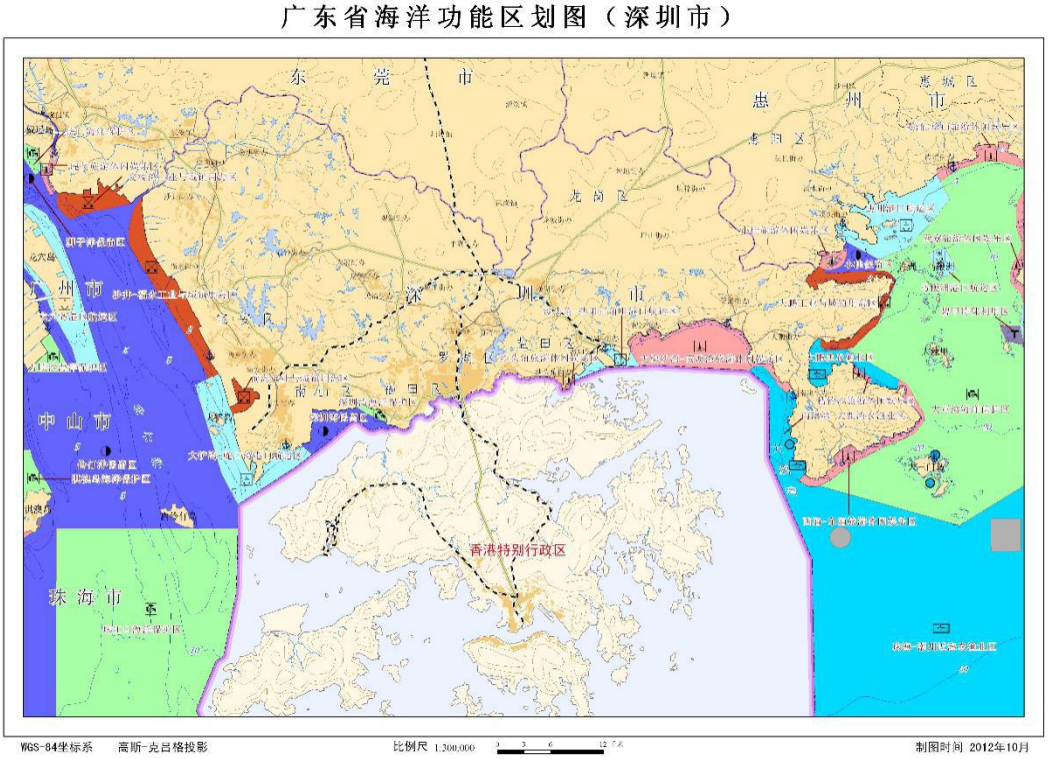

图 18　广东省海洋功能区划图（深圳市）

资料来源《广东省海洋功能区划（2011-2020）》

Fig. 18 Marine Functional Zoning Map of Guangdong Province (Shenzhen)

Source: Marine Functional Zoning of Guangdong Province (2011-2020)

（3）《海域使用分类体系》（已批）

（3）Classification System on the Use of Sea (Approved)

《海域使用分类体系》规定了海域使用的分类原则、类型和用海方式。一级用海类型包括渔业用海、工业用海、交通运输用海、旅游娱乐用海等，其中旅游娱乐用海又可分为旅游基础设施用海、浴场用海、游乐场用海等。小梅沙海域使用类型为旅游娱乐用海。设计机构可参考《海域使用分类体系》用海类型划分方式，同时结合自身方案提出具有创新性的新型用海类型。

Classification System on the Use of Sea stipulates the principles, contexts, and manners in the use of sea. Class I includes fishery, industry, transportation and

tourism & entertainment uses. The tourism & entertainment use can be subdivided into the use of sea for infrastructure, outdoor bathing place, and amusement park, etc. Xiaomeisha sea area falls in the scope of sea use for tourism and recreation. The design firm may refer to the *Classification System of Sea Area Uses* and propose innovative types of sea area use in view of design needs.

（4）《深圳市海岸带综合保护与利用规划(2018-2035)》（已批）

（4） Comprehensive Coastal Zone Protection and Utilization Plan of Shenzhen (2018-2035) (Approved)

溪涌-大小梅沙岸段定位为滨海旅游和海上运动区。岸段应严格执行总量控制、退线管控。充分利用小梅沙特有的海域资源，探索新型用海，开展陆海一体综合规划。同时严格保护自然岸线，开展沙滩保护修复工程。布局旅游专用口岸，开通连接香港和深圳东部的水上航线，带动深港澳水上旅游交通发展，承接港澳邮轮游艇产业外溢效应，促进旅游产业向高端业态转型。

Xi Chong - Dameisha -Xiaomeisha section is identified as coastal tourism and marine sports area. Building size and setback distance control shall be strictly carried out along this section, while distinctive maritime resources shall be fully employed to explore novel uses of the sea and integrated land and sea planning. Natural coastline should be well protected with restoration program on the beach. Ports for tourist use shall be in place, coupled with water routes linking Hong Kong and east Shenzhen, so as to drive water transportation between Shenzhen, Hong Kong and Macao and take advantage of the spillover effect generated by the cruise and yacht industry of Hong Kong and Macao, thus promote the transformation of

tourism toward high-end trades.

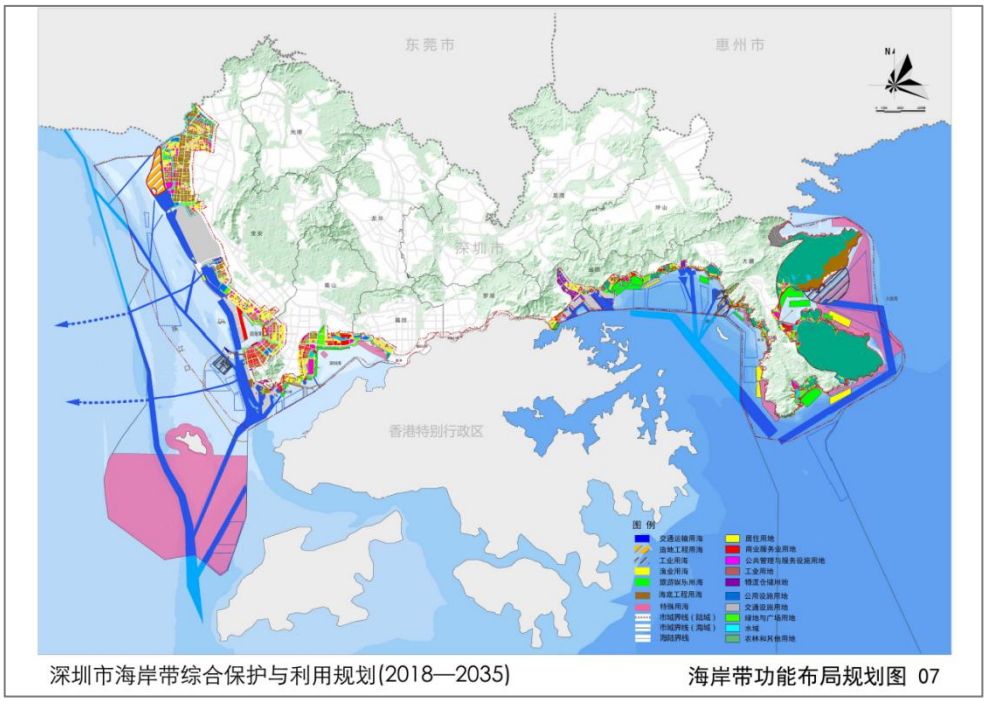

图 19　深圳市海岸带功能布局规划图

资料来源《深圳市海岸带综合保护与利用规划（2018-2035）》

Fig.19 Functional Zoning Plan of Coastal Zones in Shenzhen

Source: Comprehensive Protection and Utilization Plan of Coastal Zones in Shenzhen (2018-2035)

（5）《深圳市绿道网专项规划》（已批）

（5） Special Plan of Greenway Network in Shenzhen (approved)

根据《深圳市绿道网专项规划》，深圳市区域绿道 2 号线（下图红色线型）从小梅沙北侧马峦山郊野公园穿过；深圳市城市绿道（下图绿色线型）沿盐梅路横穿小梅沙。本次规划海陆慢行系统须与以上两条绿道衔接。

According to the *Special Plan of Greenway Network in Shenzhen*, Shenzhen' s regional greenway Line 2 (the red line in the figure below) passes through Maluanshan Natural Park on the north of Xiaomeisha; Shenzhen' s urban

greenway (the green line in the figure below) passes through Xiaomeisha along Yanmei Road. The planned land-sea slow-traffic system must be connected with the above two greenways.

图 20　盐田区绿道游览图

资料来源盐田区城管局

Fig. 20 Greenway Tourist Map, Yantian District

Source: Yantian District Urban Management Bureau

（6）《深圳市盐田区综合发展规划（2015-2030 年）》（已批）

（6）Comprehensive Development Plan on Yantian District, Shenzhen (2015-2030) (Approved)

盐田区是港口物流、山海旅游为主导产业的生态型海港城区，是深圳市城市副中心之一，区级行政、文化、商贸中心。旅游特色职能上，要求利用海岸线较长、资源可塑性大的优势，建设为东部滨海分区旅游综合服务基地、具有国际水准的生态型山海旅游目的地。

Yantian district is an ecological port city underpinned by port logistics and tourism, serving as the local administrative, cultural and business center as well as a sub-center of Shenzhen city. In terms of tourism features, it is required to leverage the long coastal line as well as deliverable mountains and resources of the district to build a comprehensive tourist service center at the eastern coastal area and a world class eco-tourist resort based on mountains and waters.

小梅沙所在的梅沙组团是深港东部湾区滨海旅游服务基地和高端山海旅游度假区。规划提出积极推进小梅沙片区整体改造，以海洋文化为主题，发展海洋世界观光，海洋生物科普科研、海上体育运动等功能，建设小梅沙旅游集散中心，全面提升旅游接待档次和能力。

Meisha Cluster, where Xiaomeisha is located, is a coastal tourist service center as well as a high-end tourist resort based on mountains and sea in the east bay area of Shenzhen. The plan has proposed further overall renovation on Xiaomeisha area, the development of marine culture-themed ocean world for sightseeing, maritime bio-research, water sports, etc., and the construction of Xiaomeisha tourist center, thus improving its reception level and capacity across the board.

（7）《深圳市盐田 03-02 号片区[小梅沙地区] 法定图则》（已批）

（7）Statutory Plan of Area 03-02 [Xiaomeisha], Yantian District, Shenzhen and Individual Cases Revision (Approved)

设计机构可参考《深圳市盐田 03-02 号片区[小梅沙地区] 法定图则》对于陆域建设用地土地利用性质、主导功能、整体开发容量、配套设施的安排，并对陆域部分反提空间优化的设计要求。

The design firm may refer to *Statutory Plan of Area 03-02 [Xiaomeisha Area],*

Yantian District, Shenzhen for the land use nature, dominant function, overall development capacity and supporting facilities on construction land in the land area and propose design requirements of space optimization for the land area.

在城市设计方面，本片区是深圳市重要的海滨旅游区和岸线景观的标志性区域。应遵循以下原则：（1）保护并加强沙滩与基岩岸线的公共空间环境；（2）有利于海滨旅游区空间形象和标志性；（3）突出海滩、沙滩、岬角良好的内外部生态环境质量；（4）风景旅游用地除建设必要的风景建筑和旅游服务设施外，不应建设与风景游览无关的建筑物及构筑物；（5）市政设施（含道路）工程的设计与施工中应注意旅游区景观。

Xiaomeisha is a major coastal scenic spot in Shenzhen with landmark coastline. Urban design in this area should be in line with the following principles: I. Protecting and improving the public space along the beach and bedrock coastline; II. Enhancing the image and representativeness of the coastal tourism area; III. Highlighting the sound internal and external ecosystem in the beach and capes; IV. Avoiding structures with less tourist relevance save the necessary scenic or tourist facilities; V. Minding the tourist landscape while designing and building municipal facilities (including roads).

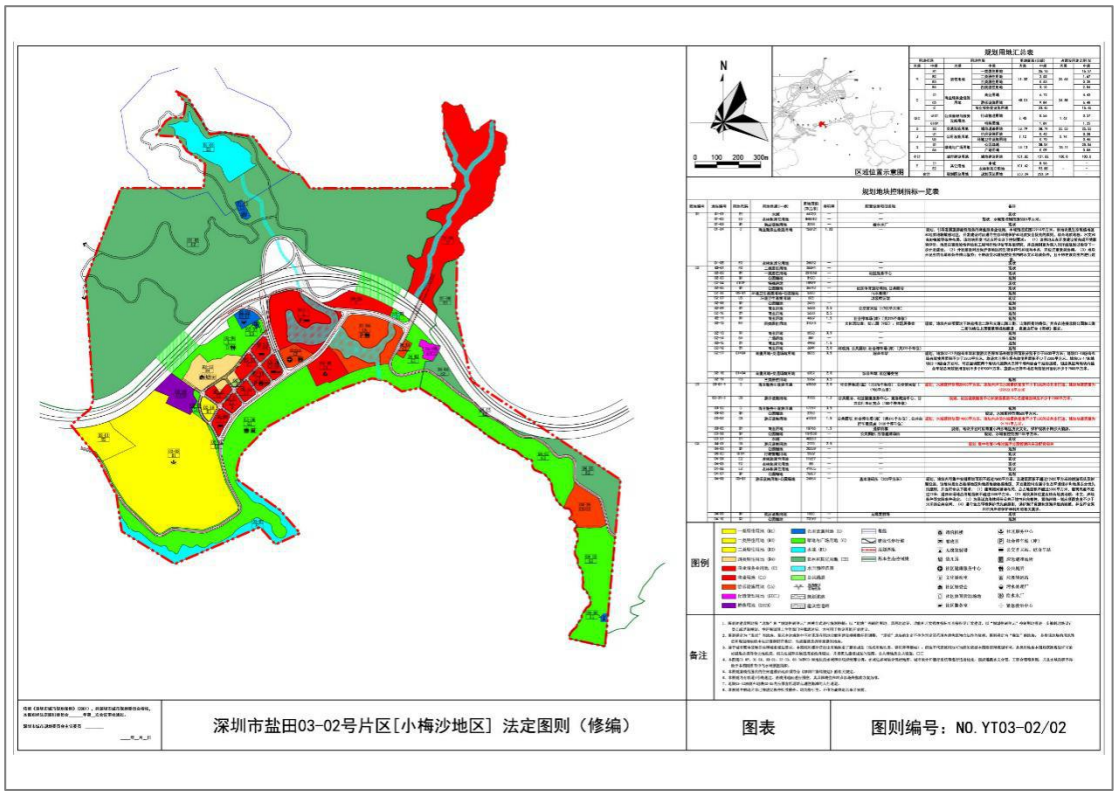

图 21 《深圳市盐田 03-02 号片区[小梅沙地区] 法定图则（修编）》

Fig.21: Statutory Plan of Area 03-02 [Xiaomeisha Area], Yantian District, Shenzhen (Revised)

（8）《深圳市小梅沙片区概念性总体规划》（供参考）

（8）Conceptual Master Plan of Xiaomeisha Area, Shenzhen (for reference only)

规划将小梅沙地区定位为“世界级都市型滨海旅游度假区”，以“旅游+”发展思路，重点发展休闲度假、商贸会务、高端医养、健康管理、教育培训、体育运动等功能。

Xiaomeisha Area is planned as a world-class urban coastal tourism resort, and with the “tourism +” thought, focuses on developing such functions as the leisure holiday, business meetings, high-end rehabilitation, health management, education training, and sports.

规划以“一个山海公园，四个活力片区”的空间结构引领小梅沙地区建设。在交通上提

出了“内外分离，人车分流”、“公交优先，便捷换乘”、“山海揽胜，步行体验”的策略；空间上重视“山海融合的空间格局”、“适宜步行的山海街道”的建设；在生态上主张“贯通山海的生态网络”、“山海栖息的生态修复”、“低碳绿色的营城示范”。

The planning adopts the spatial structure of “one mountain and sea park, and four dynamic districts” to guide the construction of Xiaomeisha Area. It proposes the traffic strategy of “separation of the internal traffic and external traffic, and separation of the pedestrian circulations from the vehicular circulations”, “public transport priority and convenient transfer”, and “mountain and sea views, and walking experience”, spatial development strategy of valuing “mountain-sea integrated spatial pattern”, and “pedestrian-oriented mountain-sea streets”, and ecological strategy of advocating the “ecological network through the mountain and sea”, “mountain-sea habitat restoration”, and “low-carbon and green city demonstration”.

图 22　《深圳市小梅沙片区概念性总体规划》总平面图

Fig.22: Conceptual Master Plan of Xiaomeisha Area, Shenzhen – Master Plan

（9）《盐田区梅沙街道小梅沙片区城市更新单元规划》（正在编制相关规划，供参考）

（9）Urban Renewal Unit Plan on Xiaomeisha Area, Meisha Sub-district, Yantian District, Shenzhen (under documentation, for reference only)

本规划功能定位为：以“拥抱海洋，梅沙小镇”为主题，以海洋文化为核心，打造集旅、居、业于一体世界级都市型滨海旅游度假区。

Functional positioning of Xiaomeisha in this Plan: create a world-class urban coastal tourism resort themed on "embracing the ocean at Meisha Town", with ocean culture as the core.

规划共划分 8 个开发建设地块：02-09-2、02-11、02-14、03-01-1、03-05 地块用地性质为商业用地（C1），02-09-1、03-02 地块用地性质为二类居住用地（R2），03-01-2 地块用地性质为游乐设施用地（C5）。布局商业、办公及旅馆业建筑、游乐设施、商务公寓、住宅及公共配套等功能。

Eight construction plots are planned, namely Plot 02-09-2, 02-11, 02-14, 03-01-1, and 03-05 as commercial land (C1), Plot 02-09-1 and 03-02 as residential land (R2), and Plot 03-01-2 as amusement facilities land (C5). Planned functions for approval include commercial, office and hotel buildings, recreational facilities, business apartments.

规划结合山海廊道与滨海界面的塑造，重点强化滨海特色商业区和海洋主题游乐区的城市空间形态控制。

The Plan, in consideration of mountain/sea corridors and coastal interface, focuses on strengthening the control of urban spatial form in coastal featured commercial areas and marine-themed amusement areas.

5.1.4 其他现状条件 Other Existing Conditions

（1）气温 Temperature

大鹏湾年平均气温为 22.5℃，平均年较差为 14.0℃。最热月为 7 月，多年月平均气温为 28.3℃；最冷月为 1 月，多年月平均气温为 14.3℃。累年最高气温为 38.7℃，累年最低气温为 0.2℃。

The annual average temperature at Dapeng Bay is about 22.5 ℃ and the average annual range 14.0℃. July is the hottest month with a multi-year average

temperature of 28.3℃; January is the coldest with a multi-year average temperature of 14.3℃. The cumulative highest temperature is 38.7℃ and the lowest 0.2℃.

（2）降雨 Precipitation

大鹏湾累年年平均降水量为 1500-2000mm，降水量随季节变化，5~9 月为雨季，月平均雨量达 200-400mm，占全年总降水量的 85%。

The mean annual precipitation at Dapeng Bay is about 1500 to 2000mm. Variation of rainfall is subject to the season. Generally, the wet season starts from May to September with mean monthly precipitation ranging from 200mm to 400mm, accounting for 85% of the annual total precipitation.

（3）风 Wind

小梅沙记录最强风速为 29m/s，为东南向，由台风引起。另外东向、东北向、北向风的最大风速也在 22m/s 以上。该地区盛行风为东南至东方向，其中东南偏东风的频率最高，为 14%。

The record-high wind speed at Xiaomeisha hits 29m per second, a southeast wind brought by Typhoon. The highest wind speed from east, northeast and north also exceeds 22m/s. The prevailing wind of this area is from southeast to east, with 14% of southeast by east wind.

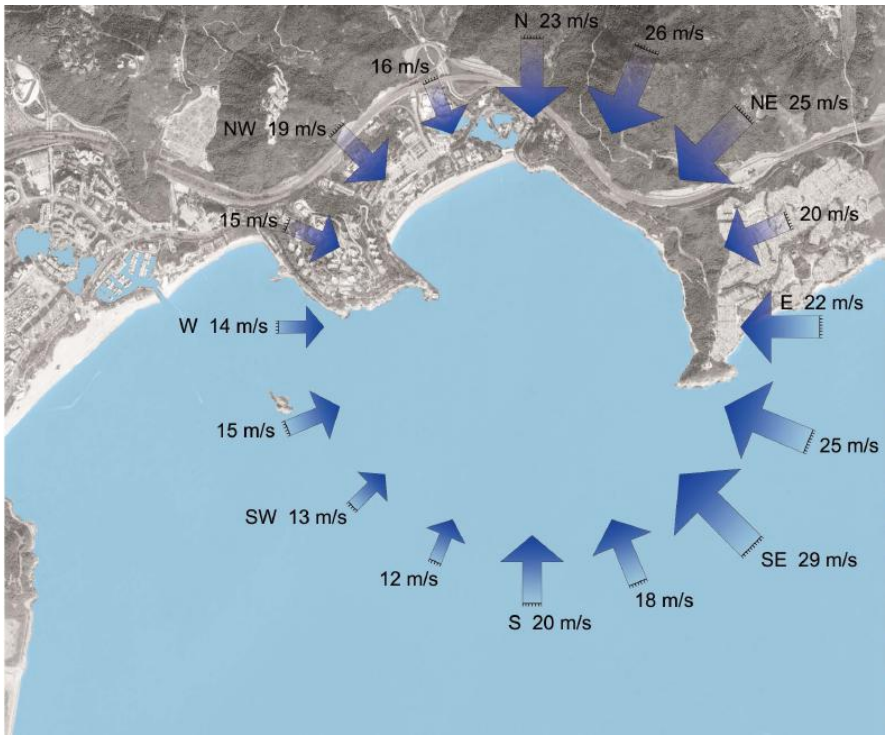

图 23　小梅沙风速分析

资料源自于承办单位提供

Fig.23: Wind Speed Analysis at Xiaomeisha

Source: the Organizer

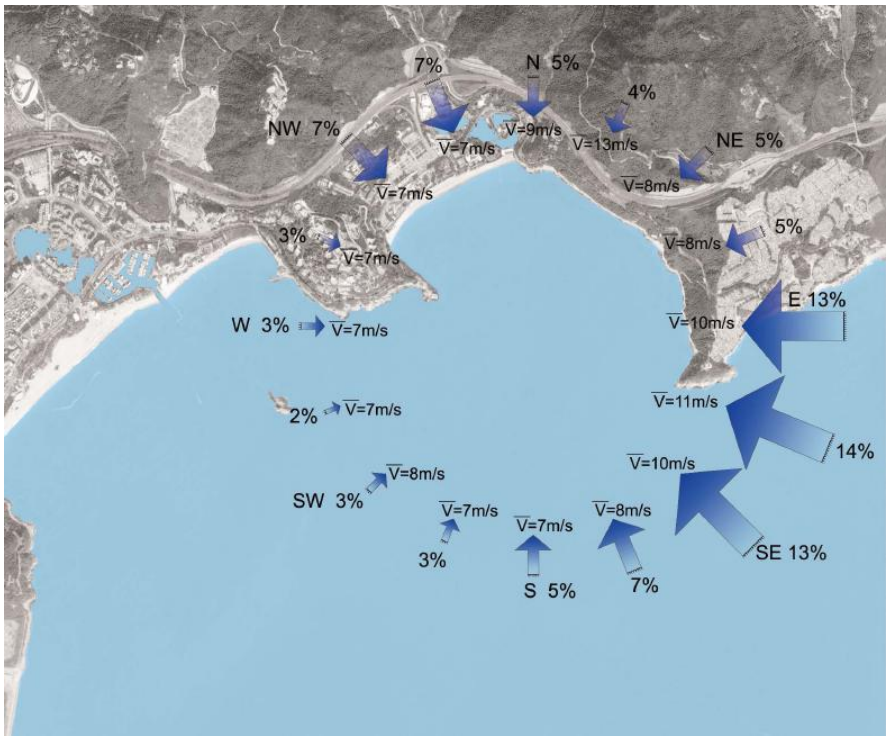

图 24　小梅沙风频分析

资料源自于承办单位提供

Fig.24: Wind Frequency Analysis at Xiaomeisha

Source: the Organizer

5.2 设计边界条件　Boundaries in Design

5.2.1 自然岸线管控要求　Natural Coastline Control

小梅沙自然岸线管控措施如下 :维持岸线自然属性 ,向海一侧 3.5 海里内禁止采挖海砂、围填海、倾废等可能诱发沙滩蚀退的开发活动 ,保持自然岸线形态 ,保护岸线原有生态功能 ,加强对受损自然岸线的整治与修复。

The natural coastline management and control measures of Xiaomeisha are as follows: maintain the natural attribute of the coastline; prohibit the exploitation of sand, reclamation and dumping that may induce sand beach scour within 3.5

nautical miles to the sea side; maintain the natural form and protect the original ecological function of the coastline, and strengthen the renovation and restoration of damaged natural coastline.

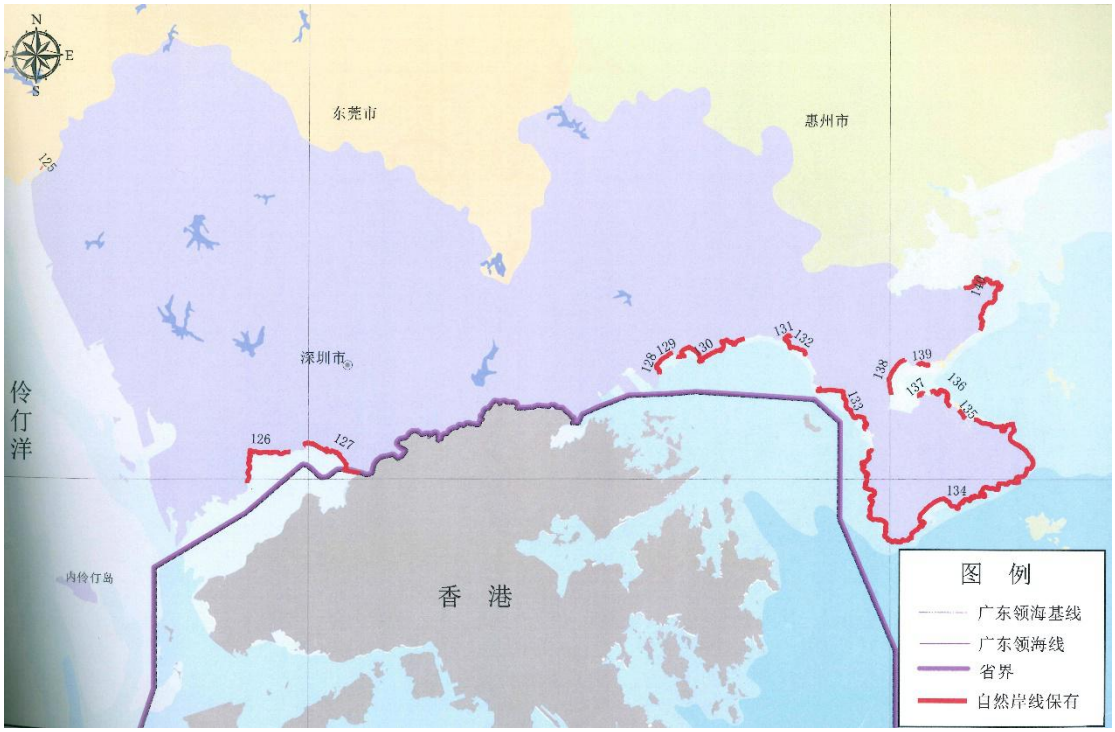

图 25　小梅沙自然岸线保有示意图

资料来源《广东省海洋生态红线》

Fig. 25 Retained Natural Coastlines of Xiaomeisha

Source: Ocean Ecological Redlines of Guangdong Province

5.2.2 海域生态管控要求 Ecological Management and Control of Sea Area

（1）小梅沙所在梅沙-溪涌海域为广东省重要滨海旅游区，应严格保护自然景观及其海域生态环境。具体管控措施如下：

(1) The Meisha-Xichong sea area where Xiaomeisha is located is an important coastal tourist area in Guangdong. Its natural landscape and marine ecological

environment should be strictly protected. Specific control measures are as follows:

禁止围填海，依据海域生态环境承载力，控制旅游区开发强度。不得新增入海陆源工业排污口。禁止从事可能改变和影响滨海旅游的开发建设活动。严格保护砂质岸线和基岩岸线。执行海水水质二类标准、海洋沉积物质量一类标准和海洋生物质量一类标准。

Forbid sea reclamation and control the development intensity of the tourist area according to the carrying capacity of the marine ecological environment. New industrial sewage outlet from land to sea is not allowed. Development and construction activities that may change or affect coastal tourism are forbidden. Sandy and bedrock coastline should be strictly protected. Class II standards for seawater quality, Class I standards for marine sediment quality and Class I standards for marine biological quality should be implemented.

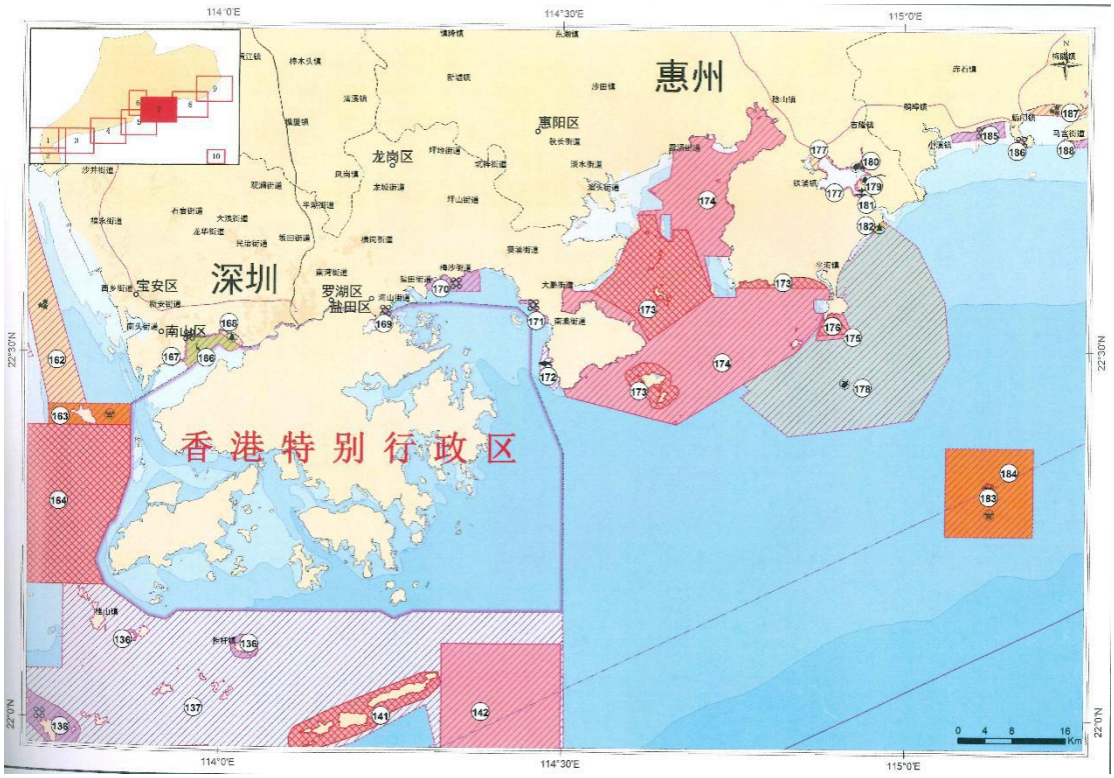

图 26　小梅沙海洋生态红线控制图

资料来源《广东省海洋生态红线》

Fig. 26 Marine Ecological Redline Control Map of Xiaomeisha

Source: Ocean Ecological Redlines of Guangdong Province

（2）应坚持科学用海、生态用海、集约用海，从传统的开放式用海、围填海造地用海等方式发展为：透水构筑物、海上浮台、海底场馆等试点项目创新性探索，从简单的单用途用海发展为多层次、生态立体用海。

(2) Adhere to the scientific, ecological and intensive use of the sea, and develop from the traditional open-ended use and reclamation of the sea to the innovative exploration of pilot projects such as permeable structures, floating platforms and submarine venues, and from simple single-purpose use to multi-level ecological use.

设计机构探索新型用海方式的同时，应重点考虑珊瑚群落的生境保育要求，需考虑海洋水温、水质、泥沙覆盖以及海水盐分浓度变化对珊瑚生境产生的影响，避免粗放开发建设对珊瑚群落造成生态破坏。

While exploring new ways of using the sea, the design firm should focus on the habitat conservation requirements of the coral communities, taking into account the impact of changes in ocean water temperature, water quality, sediment cover and salinity concentration on the coral habitat to avoid ecological damage caused by extensive development to the coral communities.

5.2.3 海岸带建设管控要求 Coastal zone construction control

为强化海岸带保护与公共开放，综合考虑海岸带不同岸段类型的生态敏感性、功能特点

和市民亲海诉求等因素，以海岸线为界，向陆一侧划定一定范围的管控距离，形成海岸建设管控区。

To strengthen the coastal zone protection and openness to the public, in consideration of the ecological sensitivity and functional features of different types of coastal segments and citizens' close-to-the sea appeal, it is required to define a certain range of area from the coastline to the land as coast construction control area.

其中，砂质岸线沿砂质海岸线陆侧边缘向陆一侧延伸 50 米，基岩类岸线沿基岩海岸线向陆一侧延伸 35 米的地带为**核心管理区**，应对建设项目实行严格管控，核心管理区内原则上应以规划及建设公共绿地、公共开放空间为主，除以下情形外，原则上禁止规划及开展各类建设活动：

The **core management area** is the zone where the sandy coastline extends from its landside edge to the land by 50m and the bedrock coastline extends from itself to the land by 35m. Strictly control the construction project within such area. The core management area in principle should feature mainly the planned and built public green spaces, and public open spaces. Except the following cases, it is in principle prohibited to plan and carry out various construction activities:

（1） 市政基础设施；

（1）Municipal infrastructure;

（2） 公共服务设施；

（2） Public service facilities;

（3） 小型商业设施；

（3） Small commercial facilities;

（4） 海岸防护工程及其他涉及公共安全的项目。

（4）Coast protection works and other projects involving the public security.

由海岸线陆侧边缘向陆延伸 100 米的地带为**协调区**，协调区内应加强海洋生态安全保护和陆海功能统筹，强化滨海公共开放性。应从城市设计角度对景观及步行环境进行研究，尽量减少对海岸建设管控区内的生态、环境、景观等造成影响。同时，应强化建筑高度及视线通廊的控制。

The **coordination area** is the zone where the coastline landside edge extends to the land by 100m. Strengthen the marine ecology conservation and the land-sea functional coordination, and enhance the coast publicness and openness inside the coordination area. Study the landscape and walking environment from the angle of the urban design, and minimize the impact on the ecology, environment and landscape of the coast construction control area. In addition, exercise stricter control on the building height and sightline corridor.

5.2.4 陆域部分道路交通条件 Road Traffic on Land

考虑到小梅沙海陆综合交通的衔接，可将盐梅路、盐梅北二路、轨道 8 号线作为本次国际咨询的前提条件。盐梅路、盐梅北二路、轨道 8 号线从片区穿过；5 处主要道路接口位置保持一致（黄色三角形标注），设计机构可根据自身方案统筹优化海陆交通组织。

Considering the integration of sea and land transportation in Xiaomeisha, Yanmei Road, Yanmei North Second Road and Metro Line 8 can be taken as the

preconditions for this international consultation. Yanmei Road, Yanmei North Second Road and Metro Line 8 run through the area, the interface locations of the five main road should be consistent (yellow triangle signs). The design firm may optimize the land-sea traffic organization as a whole in view of design needs.

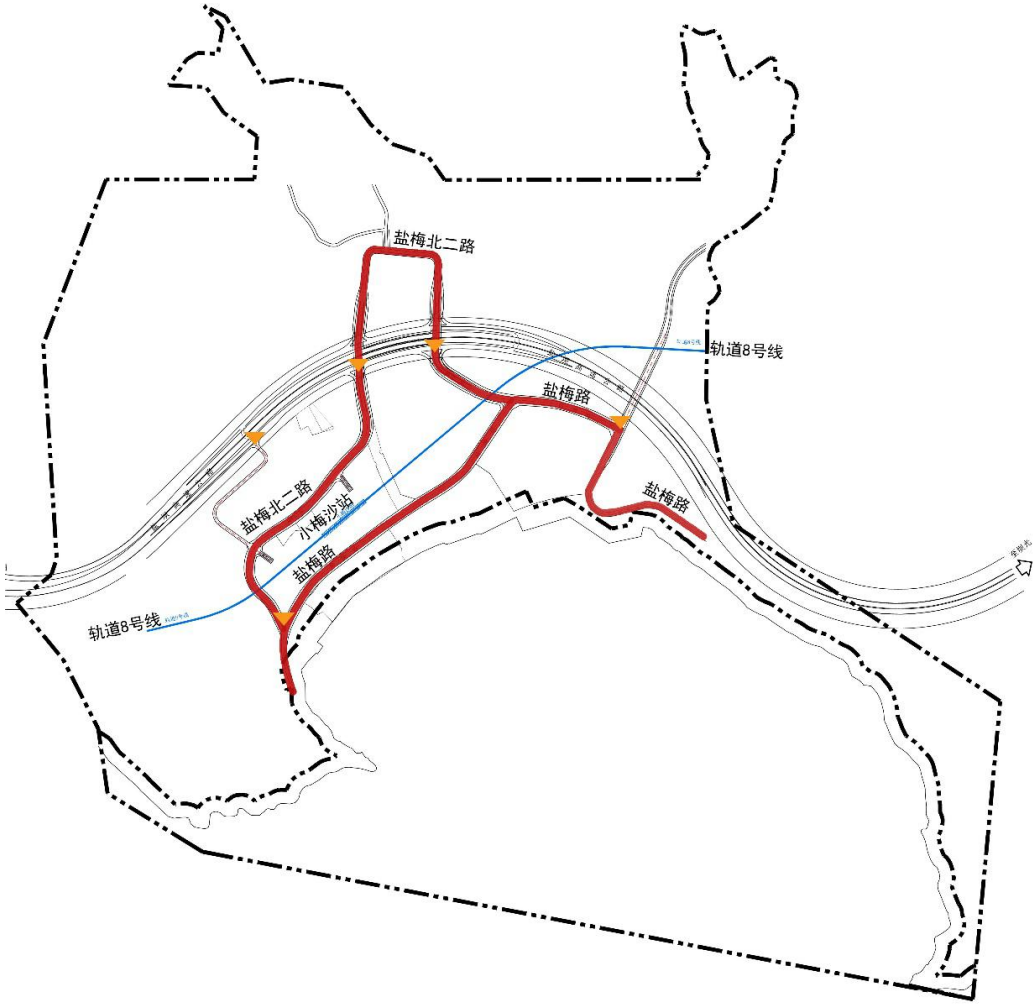

图 27　小梅沙片区道路交通边界控制图

资料源自于承办单位提供

Fig. 27 Road Traffic Boundary Control Map of Xiaomeisha Area

Source: the Organizer

5.2.5 海域立体开发要求 Multi-level development of the sea area

在对国内外海域空间立体开发模式研究的基础上，科学规划适合小梅沙发展的海面、海底等空间层次的项目类型，创新研究三维用海类型和用海方式，确保海域空间资源可同时开发利用而互不干扰，提高海域资源的利用效率。

Based on the study of the Chinese and overseas multi-level modes of the sea area development, scientifically plan the project type at such spatial levels as the sea surface and seafloor, creatively study the multi-level sea utilization type and method, ensure the simultaneous development and utilization of the sea space resources without interference, and enhance the utilization efficiency of the sea resources.

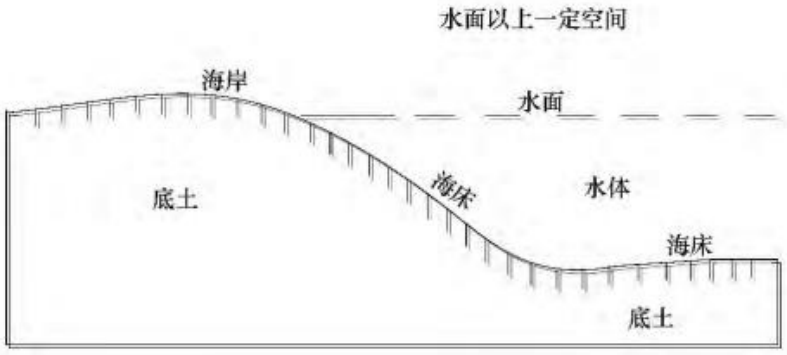

图 28　海域分层剖面图

Fig. 28: Layered Sections of the Sea Area

5.2.6 重点项目 Key projects

（1）新海洋世界 2 期设施规划设计

（1）Facility planning and design of Phase 2 of the New Ocean World

以研究范围内小梅沙新海洋世界为设计基础，开展其 2 期海底或海上场馆设施设计。

设计机构须自行考虑设计或技术手段，重点解决场馆的联通疏散、防洪防台风等要求，同时考虑场馆对于水文条件、沙滩、海洋生物生境可能造成的影响。

Based on Xiaomeisha New Ocean World that falls within the research scope, develop the design for Phase 2 submarine or offshore venues and facilities. The design firm should come up with design or technical solutions that can address the connection and evacuation, as well as flood control and typhoon prevention of the venues, while taking into account possible impact of the venues on hydrological conditions, beach and marine habitats.

（2） 新小梅沙大酒店 2 期 New Xiaomeisha Hotel, Phase 2

以漂浮客房的形式，考虑修建水上漂浮构筑物，符合小梅沙新大酒店管理公司的酒店客房的设计标准，给予游客体验大海最亲密的接触、海上最绝佳的风景。

Consider providing floating guest rooms on the sea. Floating structures meet the guest room design standards of New Xiaomeisha Hotel Management Company, and can offer the closest contact with and the best view into the sea.

（3）海洋娱乐项目 Marine entertainment programs

结合目前海洋娱乐发展，考虑适合小梅沙的自然条件，考虑适合大众及家庭的娱乐项目，符合消防疏散、灾害预防的前提下，打造安全、新奇、有趣的海洋娱乐项目。

Make use of suitable natural conditions of Xiaomeisha to provide safe, creative and interesting entertainment programs to the public and family visitors in view of

the prevailing marine entertainment trend on the premise of ensuring safe fire evacuation and disaster prevention.

请各机构根据具体方案设计，自行拟定其他重点项目。

Please determine other key projects in view of the specific design.

附件： Appendices:

附件 1：全国海洋经济发展“十三五”规划（公开版）

Appendix 1: The 13th Five-Year Plan for National Marine Economy Development (for public release)

附件 2：深圳市海岸带综合保护与利用规划

Appendix 2: Comprehensive Coastal Zone Protection and Utilization Plan of Shenzhen

附件 3：深圳市海洋环境保护规划

Appendix 3: Marine Environment Protection Plan of Shenzhen

附件 4：深圳市盐田 03-02 号片区[小梅沙地区] 法定图则（修编）

Appendix 4: Statutory Plan of Area 03-02 [Xiaomeisha], Yantian District, Shenzhen (Revised)

附件 5：深圳东部海域珊瑚礁资料现状调查结题报告（深圳梅沙-溪涌海域珊瑚群落资源分布图）

Appendix 5: Closing Report of Status Survey on Coral Reef Resources at East Sea Area of Shenzhen (Distribution of Coral Communities in Meisha – Xichong Sea Area, Shenzhen)

附件 6：小梅沙土地利用现状图

Appendix 6: Existing Land Utilization Plan of Xiaomeisha Area

附件 7：小梅沙片区概念性总体规划

Appendix 7: Conceptual Master Plan of Xiaomeisha Area