# 落馬洲河套地區

發展規劃及工程研究

PLANNING AND ENGINEERING STUDY ON DEVELOPMENT OF

## LOK MA CHAU LOOP

第一階段公眾參與摘要 STAGE 1 PUBLIC ENGAGEMENT DIGEST

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Urban Planning, Land and Resources Commission of Sherizhen Municipality 中國城市規劃設計研究院深圳分院及合作單位

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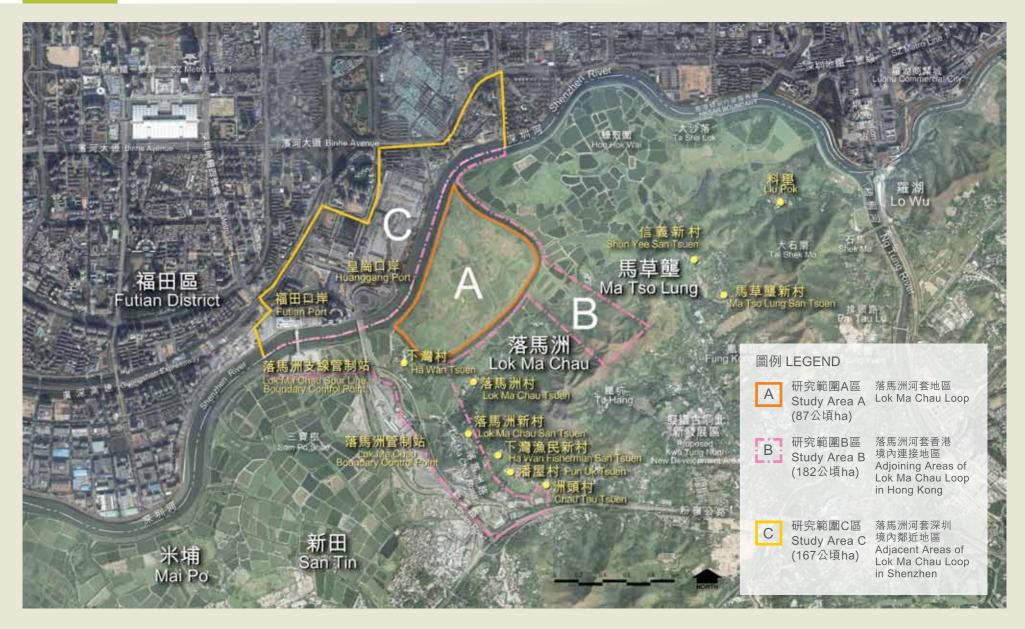


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## 1 背景 Background



落馬洲河套地區(下稱「河套地區」)的發展 是港深兩地政府緊密合作的一個研究項目, 以充分利用河套地區的土地資源,應付兩地的 日後發展需要。河套地區是在1997年深圳河 治理一期工程完成後,由新舊河道在落馬洲 - 皇崗口岸東側圍合而成一塊約87公頃的土地。

為了收集市民及專家對河套地區未來土地用途的意見,港深兩地政府在2008年6月至7月期間進行了一系列的公眾參與活動。在收集到的意見中,高等教育、高新科技研發及文化創意產業在港深兩地獲得較廣泛支持。

2008年11月13日,港深雙方政府簽訂了《落馬洲河套地區綜合研究合作協議書》,協定河套地區規劃研究的範圍分為兩個部分,其中河套地區(A區)及香港境內連接地區(B區)的研究由港方牽頭進行,深方參與;而深圳境內鄰近地區(C區)的研究由深方牽頭進行,港方參與。

香港規劃署聯同香港土木工程拓展署於2009年6月委聘顧問為A區及B區進行規劃及工程研究。而深圳市規劃和國土資源委員會(下稱「規劃國土委」)亦同時委托顧問對深圳C區展開研究。

The development of Lok Ma Chau Loop (LMC Loop) is a joint study between Hong Kong (HK) and Shenzhen (SZ) governments with a view to fully utilizing the land resources of the LMC Loop to meet future development needs of the two cities. The LMC Loop (87ha) is the area bounded by the new and old SZ River channel located to the east of LMC and Huanggang Port following completion of the Stage 1 SZ River Regulation Project in 1997.

In order to collect views from the general public and experts on the possible future land use of the LMC Loop, a series of public engagement activities were carried out in HK and SZ between June and July 2008. Among the views received, higher education, research and development of new high technology (high-tech R&D), and cultural and creative industries received wide support in both HK and SZ.

On 13 November 2008, HK and SZ governments signed a Co-operation Agreement on the undertaking of a joint study for the development of the LMC Loop. According to the Co-operation Agreement, the study area was to be divided into two parts, with the study of the LMC Loop (Area A) and the adjoining area in HK (Area B) led by the HK side with participation from SZ. For the adjacent area in SZ (Area C), the study was to be led by the SZ side with participation from HK.

HK Planning Department (PlanD) in association with HK Civil Engineering and Development Department (CEDD) commissioned the planning and engineering study of Areas A and B in June 2009. At the same time, Urban Planning, Land and Resources Commission of Shenzhen Municipality (SZMUPLRC) also commissioned a study for Area C in SZ.







# 研究目標 Study Objectives



港深兩地政府經考慮了2008年的公眾諮詢結果後,初步認為河套地區發展可考慮以**高等教育**為主,輔以**高新科技研發**和文化創意產業用途。這次研究的意向是以此三大用途作起點,為河套地區制定發展建議,目的是在港深兩地互惠互利的基礎上,將此地區締造成為一個可持續發展、環保、節能及以人為本的社區。研究的主要工作包括為河套地區制訂發展大綱圖、城市及景觀設計,以及就河套地區連接港深兩地的主要交通網絡與鄰近地區的連接提供建議。此研究亦會對擬議連接道路的周邊土地用途進行檢討。

Having considered the public views received in the public engagement in 2008, HK and SZ governments initially considered that the LMC Loop could be developed with higher education as the leading land use, complemented by high-tech R&D and cultural and creative industries. The overall study objective is to formulate development proposals based on these main land uses. The aim is to develop a sustainable, environmentally friendly, energy saving and people oriented community on the basis of mutual benefit to both HK and SZ. The key tasks of the study include formulation of Outline Development Plan (ODP), urban

and landscape design for the LMC Loop, as well as proposals on

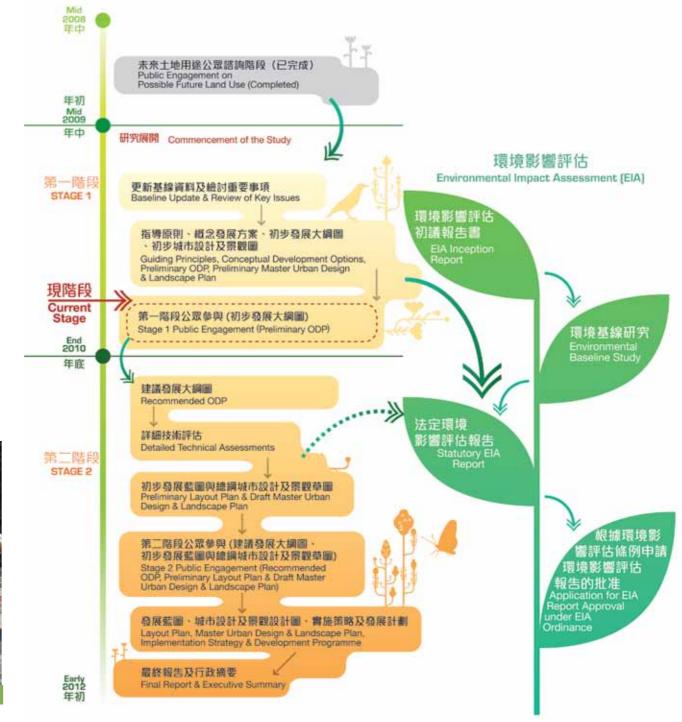
connections of the LMC Loop with major transport network in HK

and SZ and surrounding areas in HK. The study will also review

the land uses alongside the proposed connecting roads.



# 研究計劃及主要工作 Study Programme & Key Tasks





## 主要考慮因素及機遇 Key Issues & Opportunities

主要考慮因素 Key Issues

## 基礎設施 Infrastructure



對外交通接駁 Transport Connection with Other Areas



提供公用事業設施 Provision of Public Utilities

## 生態及環境 Ecology and Environment



空氣及水質污染 Air and Water Pollution



自然生態的保護 Protection of Habitats and Wildlife

# 周邊土地用途

Surrounding Land Uses



深圳市區的密集發展 High Density Development in SZ Urban Area



周邊的鄉村發展 Surrounding Village Development



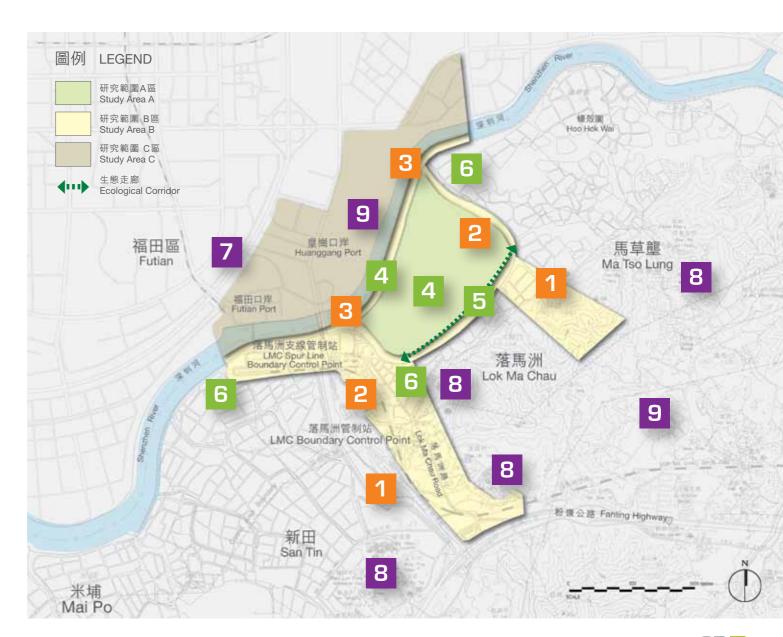
港深兩地的銜接 Connection between HK and SZ



周邊的濕地/魚塘 Surrounding Wetland / Fish Ponds



未來的新發展區 Future New Development Area



## 機遇 Opportunities

由於位置相鄰的關係,河套地區的未來發展將會與深圳C區、古洞北新發展區和周邊現 有鄉郊地區在社會、經濟和基礎設施上產生互補的作用。

Being located in their close proximity, the future development of the LMC Loop will complement the development of Area C in SZ, Kwu Tung North New Development Area (NDA) and surrounding existing villages in terms of social, economic and infrastructural development.

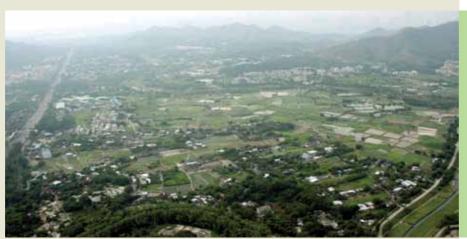




#### 深圳皇崗口岸鄰近地區 SZ Huanggang Port Surrounding Areas

深圳皇崗口岸鄰近地區可與河套地區建立便捷的連接通道以推動港深之間的知識與科技交流。

Convenient physical linkage between the LMC Loop and SZ Huanggang Port surrounding areas could be established to facilitate exchange of knowledge and technologies between HK and SZ.



#### 香港古洞北新發展區 HK Kwu Tung North NDA

古洞北新發展區將可為河套地區提供配套的商業、社區及附屬設施。

The Kwu Tung North NDA could provide supporting commercial, community and ancillary facilities for the development at the LMC Loop.



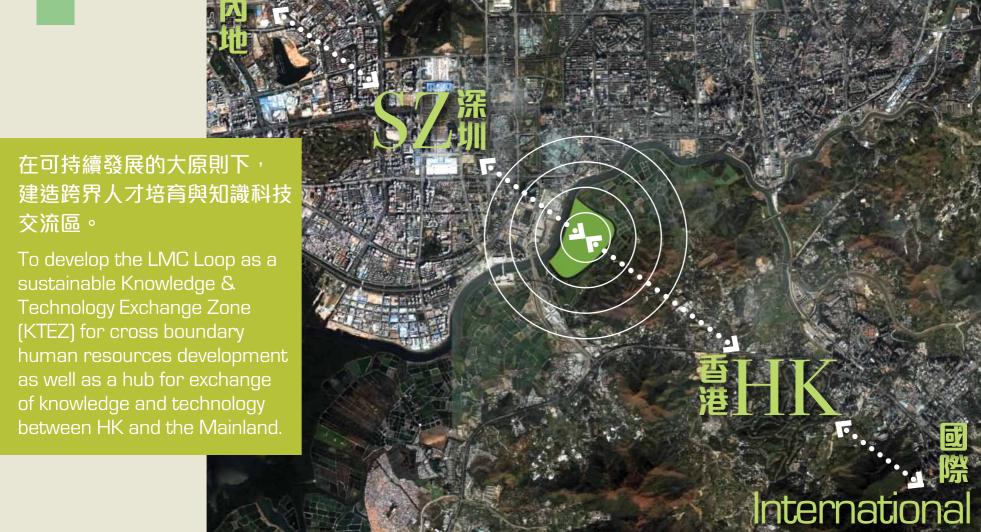
#### 香港鄰近社區 HK Surrounding Communities

鄰近的鄉郊社區可以提供居住及相關服務設施。

The existing villages and communities in the surrounding area could provide accommodation and local supporting facilities.

# 研究範圍A區 Study Area A

願景 Vision





突顯港深邊界區的地理優勢,凝聚兩地知識、科技、創意與人才,並在土地利用模式及設計上採用靈活而有效的方法

Capitalise on the Strategic Location of the LMC Loop by Adopting an Efficient and Flexible Land Use Planning and Design Approach



採用低耗能、低污染為基礎的「低碳經濟」開發及運作模式 Adopt a Low Carbon Economy



提供兩地人流順暢及高可達性(尤其與B、C區連接)的交通系統,並充分配合有利於兩地人員便捷往來的通關方式

Provide Highly Accessible and Convenient Connections to/from the LMC Loop with Appropriate Cross Boundary Arrangements



優化環境及減低對生態環境的影響,配合周邊地區的特色, 提供舒適怡人的學習及工作環境

**Enhance Environment Performance with Reference to Local Characters** 



營造和諧及充滿生氣的社區,帶動鄰近地區的發展 Foster Social Harmony and Vibrancy and Promote Local Development

#### 主要設計概念

**Key Design Concept** 



#### 薈智地

河套地區的戰略位置締造港深交流的合作空間, 協助兩地政府配合發展珠三角地區的未來願景。 故此,項目的設計佈局也以此為骨幹,就如兩隻 「相連的手」,交織的手指象徵兩地政府持續社會 經濟發展的結合。

#### Integration of Place and Mind

The strategic location of the LMC Loop makes it the ideal project for both HK and SZ to work together to jointly develop it into an exchange zone that meets the future development aspirations of the Pearl River Delta Region. The urban design of the project expresses the cooperative spirit of the two governments through its spatial urban form. This is symbolically represented by a pair of 'embracing hands', whereby the close intermingling of the fingers resembles the function of the LMC Loop as an indispensible component that integrates and facilitates the long-term socio-economic development of the two cities.

## 功能分區 Land Use Zoning

河套地區以發展高等教育為主,輔以高新 科技研發及文化創意產業的知識科技交流 區,可分為5個小區。

The LMC Loop as a sustainable KTEZ, can be divided into 5 zones, with higher education as the leading land use and complemented by high-tech R&D as well as cultural and creative industries.



教育區 Education Zone

創新區 Innovation Zone

交流區 Interaction Zone

生熊區 Ecological Zone

濱河休憩區 Riverside Promenade Zone

通風走廊 Ventilation Corridor



視覺走廊



與周邊地區的連接 Linkage with Surrounding Areas



### 教育區

#### **Education Zone**

教育區內將提供教學與 研究設施、圖書館、辦公 室,學生宿舍和其他高等 教育的附屬設施。 教育區 可容納一所或以上的高等 教育學府。

Within the Education Zone, teaching and research facilities, library, ancillary offices, student hostels and other facilities ancillary to higher education would be provided. The Education Zone could accommodate one or more higher education institutions.



### 創新區

#### Innovation Zone

創新區是一個高新科技 研發和文化創意產業的 樞紐,可提供辦公室、 研究設施、表演場地及 展覽廳等。

The Innovation Zone is a hub for high-tech R&D and cultural and creative industries. A range of accommodation, including offices, research facilities, performance venues and exhibition halls could be provided.



### 交流區

#### Interaction Zone

一個核心開放空間以促進 知識科技交流區用戶之間 的互動。通過展覽和音樂 會等安排形成一個思想 交流和文化活動的平台。

A core open space where interaction between the users of the KTEZ could take place. It could also be used as a platform for exchange of ideas and cultural activities through, for example, exhibition, concerts, etc.



### 生態區

#### **Ecological Zone**

除了保存地區生物的多樣性,生態區將成為河套地區的重要特色,形成河套地區與香港鄉郊的緩衝過渡。

In addition to preserving the biodiversity of the area, the Ecological Zone would also serve as a landmark and a buffer contributing towards the transition between the rural landscape in HK and the LMC Loop.



## 濱河休憩區

#### Riverside Promenade Zone

為了提供一個優美和具吸引力的臨水環境,建議在河套地區預留一個約2公里長的濱河休憩區,以體現將來與深圳河對岸濱河區互相呼應的理念。

In order to provide a pleasant and attractive waterfront environment, a 2km long riverside promenade is proposed around the LMC Loop. The Riverside Promenade Zone will echo with the future riverside area across the SZ River.

為保持整體佈局設計的靈活性,其中教育區及創新區的實際用 地可視乎日後市場需要靈活調配。

In order to maintain flexibility in the overall layout design, the land use and floor space of some parts of the Education Zone could interchange with the Innovation Zone subject to market demand.



#### 落馬洲知識科技交流區設計特色

Design Features of the LMC KTEZ

#### 生態區及景觀緩衝區 Ecological Zone and Landscape Buffer

生態區將會是河套地區內的蘆葦叢補償地區及保留 現有的鳥類飛行路線和陸地動物走廊。為了盡量減 少邊界圍網在視覺上的影響,深圳河邊亦會建立一 個景觀緩衝區。

The Ecological Zone would serve as the reedbed compensation area in the LMC Loop and preserve the existing bird flight-lines and the corridor for terrestrial animals. In order to minimise the visual impact of the boundary fence, a Landscape Buffer is also proposed along the SZ River.

#### 通風及視覺走廊 Visual and Ventilation Corridors

通風走廊能改善空氣流通和微氣候,並減少區內所需的能源。視覺走廊可貫通香港的郊區和深圳市區, 以及為蠔殼圍和米埔提供景觀上的連接。

The ventilation corridors would improve air circulation as well as the microclimate in the KTEZ. This would in turn reduce energy consumption. The visual corridors would also provide a connection between the rural backdrop in HK and the urban grains in SZ, as well as between Hoo Hok Wai and Mai Po.



#### 綠色生活的社區 A Green Living Community

為了盡量減少車輛流動,區內將會提供一個直接和 吸引行人使用的通道網絡。另外,區內將鼓勵使用 自行車及環保交通系統,作為可持續發展社會的環 保措施之一。

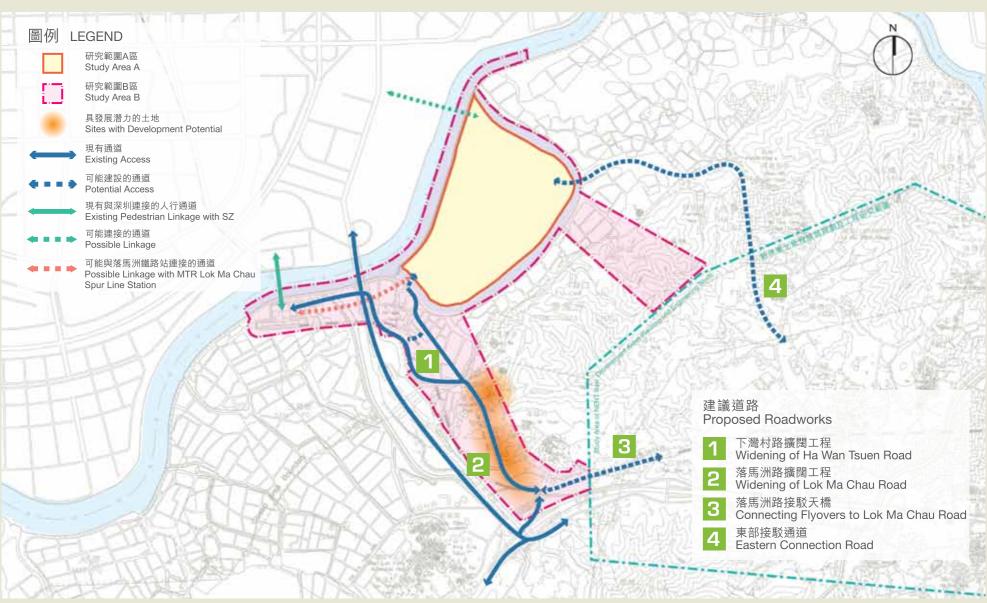
In order to minimise the vehicular traffic volume within the LMC Loop, direct and attractive pedestrian networks would be provided. The use of bicycles and environmentally friendly transport system would also be encouraged as part of the green initiatives in developing a sustainable community.

#### 區外的可達性和連接性 External Accessibility and Connectivity

研究中的港深連接通道可促進知識科技交流區內的 商業、學術及社區互動,加大發展潛能。東西連接 通道亦可改善知識科技交流區與周邊地區包括現有 的村落及擬建古洞北新發展區等的聯繫。

Possible linkages between HK and SZ under study can maximise the opportunity for commercial, academic and social interaction at the KTEZ. The Eastern and Western Connection Roads would also improve linkages between the KTEZ and the surrounding areas, including existing villages and the proposed Kwu Tung North NDA.

# 研究範圍B區 Study Area B



河套地區對外的連接道路主要是透過研究範圍B區及周邊地區提供。沿東面連接路附近的魚塘具有高生態價值,會給其他 發展帶來制約。沿西面連接路的土地主要為現有村落、山丘、魚塘及平地,部分地方可能具有發展潛力。

External connection roads for the LMC Loop will mainly be provided through Area B and its neighbouring areas. Fish ponds adjoining the Eastern Connection Road are of high ecological significance. They will pose challenges to the development of this area. As for the Western Connection Road, the surrounding areas are existing villages, hills, fish ponds and flat land, some of which may have development potential.

考慮到此地方的特色和與河套地區的關係,西面連接路的周邊土地可能有機會提升發展潛力,發展下列鄉郊式的商業用途:

Taking into consideration the site characteristics and relationship with the LMC Loop development, areas alongside the Western Connection Road may have development potential for providing the following rural commercial uses:

#### 餐廳 Restaurants

咖啡室 Cafés

酒吧 Pubs / Bars

零售商店 Retail Shops

便利店 Convenient Stores

商業 Commercial

超級市場 Supermarket

旅舍 Guesthouse

度假營 Holiday Camp

#### 最高發展參數如下:

地積比率: 0.4 建築高度: 3層

The maximum development parameters are:

Plot Ratio: 0.4

Building Height: 3 Storeys











# 研究範圍C區 Study Area C

#### 遠期目標

Long-term Objectives

1. 塑造城市門戶:塑造綜合性城市門戶,展示深圳城市發展成就和城市文化。

2. 共建創新經濟:融合深港人才、科技及文化資源,推進兩地創新產業的發展。

3. 低碳生態發展:以綠色、以人為本的發展理念引導該片區的城市建設。

4. 促進深港合作:促進深港雙城在深圳河兩岸地區的互動與發展。

**1.** A gateway of city: The integrated city gateway for exhibiting development achievement and city culture.

2. Development of creative economy: The integration of the human, technological and cultural resources of the two cities for the development of creative industry in HK and SZ

**3.** A low carbon ecological development : The development of the area under the green and people-oriented development concepts.

**4. Promotion of cooperation between HK and SZ:** The promotion of interaction/collaboration between HK and SZ along SZ River.

#### 時序

#### Timing

概念規劃方案以遠期發展目標為指向,兼顧近中期的發展需求。 近中期河套C區以保留現狀功能、設施為主,並為未來與河套A區 的整體發展在空間和設施方面做準備;遠期配合深港更緊密合作並 結合深圳城市建設的實際情況,逐步實施概念規劃方案。

The conceptual planning is formulated with regard to the long-term development objectives whilst meeting the short and medium term development needs.

In the short and medium term, Area C will mainly retain the present landuses and facilities but will reserve space and provide facilities for integral development with Area A in the future. In the long-term, the conceptual plan of Area C will be implemented in accordance with the planning intention to promote cooperation between SZ and HK as well as to integrate with the physical development of SZ.



備註 Notes

遠期土地利用規劃所表達內容可在下階段的深化研究中局部調整。圖中軌道7號線為中期實施線路・規劃具體線位及站點以最終批准的相關規劃為準。
The long-term land use plan could be partially adjusted according to more detailed planning research. The Metro Line 7 in the map will be implemented as medium term target, and its detailed route and station locations should be subject to the final permitted plan.

#### **Guiding Principles**

在保持河套C區作為深港重要口岸門戶這一基本功能的前提下,結合其特殊的區位條件,概念規劃遵循以下原則:
With a view to maintaining Area C as a major boundary control port and leveraging on its strategic location, the following guiding principles will be adopted in the conceptual planning of Area C:

- 1 近遠期結合發展,近期配合河套A區開發,提供發展的基本功能需要。遠期協同河套A區發展,實現共同發展目標。To cater for Area A's development in the short-term and the need of collaborative development in the long term.
- **2.** 與河套A區保持緊密、便捷的交通聯繫。
  To maintain close and convenient traffic connection with Area A.
- **3.** 與河套A區功能銜接,協同河套A區發展,放大河套在深港合作方面的示範效應。
  To connect and collaborate with the development of Area A so as to enhance the showcase effect of the LMC Loop development.
- 4. 彈性靈活地進行空間佈局。To design a flexible and diversified layout.
- **5.** 突出展現濱河景觀和生態特色。
  To bring out the riverside landscape and ecological characteristics.

#### 根據遠期功能分區的安排,規劃建築開發增量約150萬平方米。

The additional gross floor area is about 1.5 million square meters according to the long-term land use zoning.



#### 口岸綜合功能區

#### Integrated Cross-Boundary Port Zone

口岸綜合功能區以未來皇崗口岸 綜合樞紐為核心與福田口岸整合 發展,可發展辦公樓宇、口岸商業 及服務業、口岸金融、高級酒店等 多種功能。

It comprises the future Huanggang Cross-boundary Port as the core and the integrated development of Futian Port. It will provide offices and various portrelated facilities such as commercial, services, financing and deluxe hotels.



#### 4投文化剧机兴信总文派四

#### R&D and Information Exchange Zone

科技文化創新與信息交流區通過對現有 用地功能的改造,預留與河套A區聯繫的 通道及設施,形成與河套A區最緊密聯繫的 功能區,提供研究設施、辦公室、展覽廳 以及公共交流空間。

Through the restructuring of the existing land uses and cross-boundary facilities, spaces will be reserved to provide linkage and supporting facilities to Area A, including R&D facilities, offices, exhibition venue and public activity space.





#### 公共開放活動區

#### Public Open Space Zone

公共開放活動區由沿深圳河的帶狀 公共開放空間構成,在提高沿河 空間的親水性的同時改善河岸的 生態環境。

It comprises the public open space along the waterfront of SZ River to enhance accessibility to the waterfront and improve the riverside ecological environment.



#### 居住區

#### Residential Zone

居住區以現狀保留為主,將配合 河套A區的發展,改善環境質量, 為河套A區提供部分居住設施。

The existing residential neighbourhood will be maintained. In the long term, the living environment will be improved and it will provide some of the residential facilities to support the development of Area A.

## 概念規劃設計要點 Key Point of The Conceptual Planning



#### 生態景觀的塑造

#### Constructing an Ecological Landscape

以深圳河生態走廊的恢復為基礎,通過塑造面向深圳河及河套A區的公共開放空間和景觀軸線,營造大尺度景觀,提高皇崗口岸地區環境質量,構建一河兩岸緊密聯繫的城市景觀體系。

Through revitalization of the SZ River's ecological corridor as well as provision of landscape axes and public open space fronting the SZ River and Area A, an open landscape will enhance the environmental quality of Huanggang Port and forge a coherent cityscape on both sides of the river.

#### 鼓勵步行的社區

#### Promoting a Pedestrian Priority Environment

在河套C區內部,通過構建立體化的人行通道系統 提供步行優先的交通環境,步行系統可連接主要的 公共場所,包括河套A區與C區、皇崗口岸與福田 口岸、口岸與商業、商業辦公與沿河開放空間等。

A safe and comfortable walking environment will be promoted in Area C through provision of a multi-level pedestrian network which has potential to link up key developments including those in Areas A and C, Huanggang Port and Futian Port, cross-boundary ports and major commercial areas, commercial offices and waterfront open spaces, etc.

#### 低碳技術的實踐

#### **Pursuing Low Carbon Economy**

通過生態技術的應用,降低城市發展對環境、能源及 水資源的影響。嘗試應用「屋面綠化技術」、「雨水回用 技術」、「濕地淨化污水技術」等。

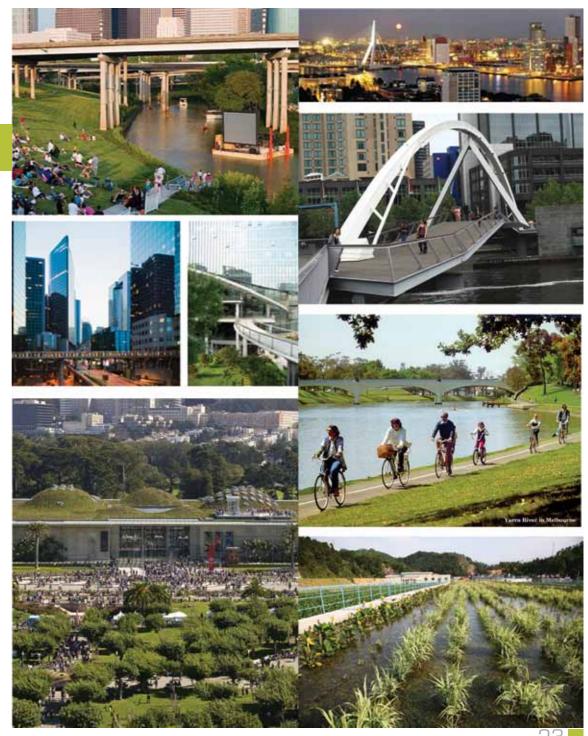
Attempts will be made to apply green technology such as roof greening, rainwater harvesting, wetland wastewater treatment to minimize the impacts of urban development on environment as well as energy and water resources.

#### 多元活力的門戶

#### A Vibrant and Diversified Gateway

通過口岸內部功能重構和綜合樞紐的實施,將河套C區塑 造成為緊湊、高效、多元、形象清晰和充滿活力的現代 化口岸門戶。

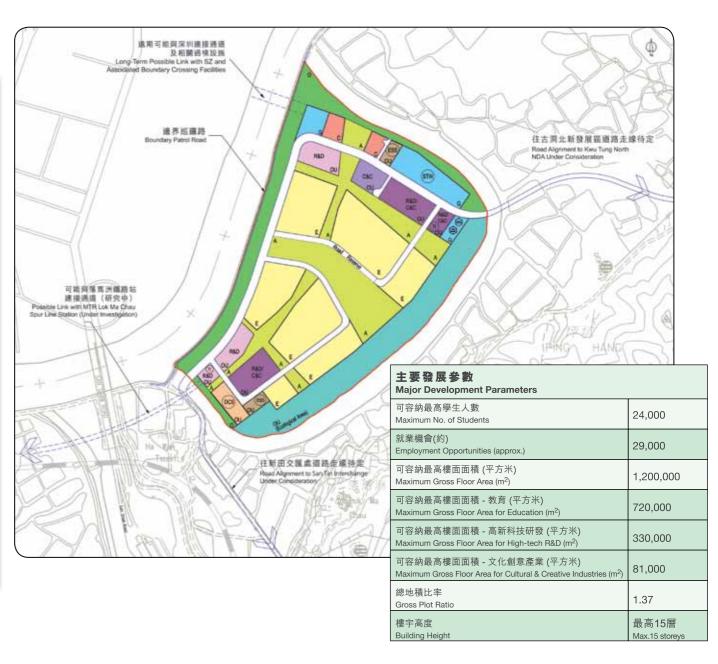
Through the re-structuring of the functions in the Huanggang Port area into an integrated transport hub, Area C will become a compact, efficient, diversified, prominent and vibrant modern cross-boundary port and gateway.



# 初步發展大綱圖 Preliminary Outline Development Plan

#### 圖例 LEGEND

		土地用途 Land Uses	公頃 Hectares	%
	Е	教育 Education	22.4	25.5
	С	商業 Commercial	1.2	1.4
	G	政府 (連可能相關過境設施) Government (with Possible Associated Boundary Crossing Facilities)	0.9	1.0
	<b>a</b>	政府 (消防局暨救護站) Government (Fire Station and Ambulance Depot)	0.6	0.7
	STW	政府 (污水處理廠) Government (Sewage Treatment Works)	2.8	3.2
	0	休憩用地 Open Space	10.5	11.9
	Α	美化地帶 / 活動走廊 Amenity / Activity Corridor	15.9	18.1
υU		其他指定用途 (生態區) Other Specified Uses (Ecological Area)	12.7	14.5
		其他指定用途 (高新科技研發) Other Specified Uses (High-Tech R&D)	2.6	3.0
	TI	其他指定用途 (高新科技研發及交通交匯處) Other Specified Uses (High-Tech R&D cum Transport Interchange)	0.4	0.5
	TI	其他指定用途 (高新科技研發/文化創意產業及交通交匯處) Other Specified Uses (High-tech R&D / Cultural & Creative Industries cum Transport Interchange)	0.6	0.7
		其他指定用途 (高新科技研發/文化創意產業) Other Specified Uses (High-tech R&D / Cultural & Creative Industries)	3.8	4.3
		其他指定用途 (文化創意產業) Other Specified Uses (Cultural & Creative Industries)	1.1	1.3
	DCS	其他指定用途 (區域供冷系统) Other Specified Uses (District Cooling System)	1.0	1.1
L	ESS	其他指定用途 (變電站) Other Specified Uses (Electricity Sub-Stations)	0.7	0.8
		道路 Roads	10.5	12.0
		總數 Total	87.7	100



Residential Zone

## 你的意見 Your Views

我們希望聆聽你的寶貴意見,以進一步優化落馬洲河套地區的發展建議。

We would like to hear your valuable opinion to refine the development proposal for the LMC Loop.

#### 歡迎你在二零--年-月二十二日或之前將你的意見以郵遞、傳真或電郵方式送交我們:

You are encouraged to submit your written comments to any of the following addresses by post, fax or email before 22 January 2011:

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閣下亦可瀏覽本研究的網頁,參閱更詳盡的資料;

More background information of this Study is available at the Study's websites:

香港 Hong Kong: http://www.lmcloop.gov.hk

深圳 Shenzhen: http://www.szpl.gov.cn

<mark>看明:凡在《茶馬州河各地區發展與劃及工程研究》通程中向香港投劃著。香港土木工程拓展要或深圳市規劃和緬土委逐委員會提供意見和建議的個人或團體。均被提作已同意看得規劃者。香港土木工程拓展要求 深圳市規劃和國土資源委員會可使用或公開。 包括把部分或全部新提供的意見和建議(個人資料除外)上數國推調站。在辦、請於提供意見和課業的問時作出聲明。</mark>

Disclaimer: A person or an organization providing any comments and views to the "Planning and Engineering Study on Development of the Lok Ma Chau Loop" shall be deemed to have given consent to the HK Planning Department, HK Civil Engineering and Development Department and Urban Planning, Land and Resources Commission of Shanzhen Municipality to use or publish, including posting onto an appropriate website, the whole or part of the comments and views (with the exception of personal data). Otherwise, please state so when providing comments and views.