

深圳市绿色繁荣社区建设经验分享

Experience Sharing on Shenzhen's Green and Prosperous Community Construction

深圳市生态环境局盐田管理局

Shenzhen Ecological Environment Bureau Yantian Branch

2025年7月

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深圳市绿色发展概况

1. Overview of Shenzhen's Green Development



人居环境持续向好

The human settlement environment has continued to

- 2024年均PM_{2.5}浓度为17.3微克/立方米，在全国168个重点城市中位居前列
- 大鹏湾和大亚湾入选全国美丽海湾优秀案例，近岸海域水质连续三年稳定保持国家一类标准
- 国内第一个获批“国内花园城市”称号的城市
- “山海连城 绿美深圳”建设行动
- 成功打造“深圳蓝”“深圳绿”亮眼名片
- 建成各类公园1320个、步道3613公里
- 绿地覆盖率达到45.69%

- In 2024, the average PM_{2.5} concentration was 17.3 micrograms per cubic meter, ranking among the top in the 168 key cities nationwide.
- Dapeng Bay and Daya Bay were selected as excellent cases of "Beautiful Bays" nationwide, and the water quality of inshore waters has remained stable at the national first-class standard for three consecutive years.
- Shenzhen is the first city in China to be approved as a "National Garden City".
- The "Shanghai Liancheng • Green and Beautiful Shenzhen" construction campaign has been carried out
- Successfully creating eye-catching business cards of "Shenzhen Blue" and "Shenzhen Green".
- It has built 1,320 parks of various types, 3,613 kilometers of trails, and the green space coverage rate has reached 45.69%.



深圳市绿色发展概况

Overview of Shenzhen's Green Development

低碳发展水平全国领先

Leading the Nation in Low-Carbon Development

- **碳排放强度:** 深圳单位GDP碳排放强度为**全国平均水平的1/5**, 处于国际先进、国内大城市最优水平
- **低碳产业:** 2024年, 累计创建国家级绿色工厂134家, 绿色供应链管理企业28家, 工业产品绿色设计示范企业16家。深圳战略新兴产业增加值超1.5万亿元, 绿色低碳产业增加值为**2400亿元**
- **交通领域:** 建成超充站1030座, 光储超充车网互动示范站100座, 公交车、出租车实现100%纯电动化, 新能源车渗透率76.9%
- **建筑领域:** 绿色建筑总面积达2.1亿平方米
- **气候韧性:** 气象观测站网密度达2.6×2.6公里, 建成区海绵城市面积占比达62.5%

- **Carbon Emission Intensity:** Shenzhen's carbon emission intensity per unit of GDP is 1/5 of the national average, reaching international advanced levels and ranking top among large domestic cities.
- **Low-Carbon Industries:** In 2024, Cumulatively established 134 national-level green factories, 28 green supply chain management enterprises, and 16 industrial product green design demonstration enterprises. The added value of strategic emerging industries in Shenzhen exceeded CNY 1.5 trillion, with green low-carbon industries contributing CNY 240 billion.
- **Transportation Sector:** Completed 1,030 ultra-fast charging stations and 100 photovoltaic-storage-ultra-charging vehicle-grid interactive demonstration stations. 100% electrification of buses and taxis achieved, with new energy vehicle penetration rate reaching 76.9%.
- **Building Sector:** Total area of green buildings reaches 210 million m².
- **Climate Resilience:** Density of meteorological observation network at 2.6×2.6 km. Sponge city area accounts for 62.5% of the built-up zone.

@产城融合零碳社区解决方案

@企业零碳总部基地解决方案



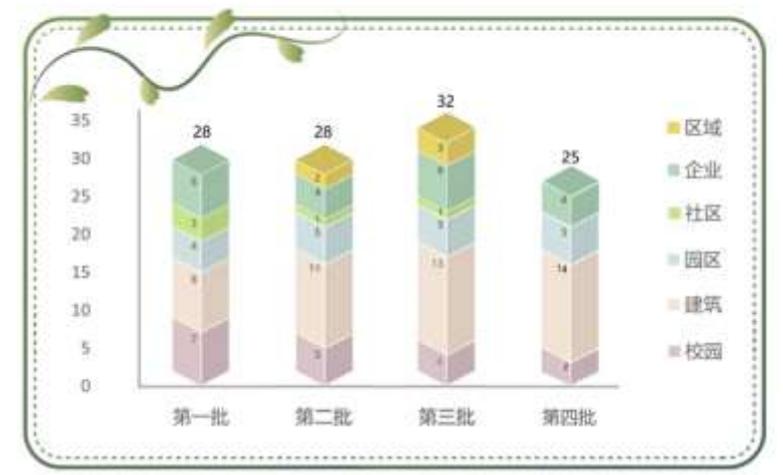
开展近零碳排放区试点项目建设 Piloting Near-Zero Carbon Emission Zones

自2021年起，深圳市已启动四批共113个近零碳排放区试点项目建设工作，涉及区域、园区、**社区**、校园、建筑、企业六大领域，覆盖全市各区，年减碳量约57万吨，以点带面形成了全社会减碳格局。

Since 2021, Shenzhen has launched four batches of 113 near-zero carbon emission zone pilot projects, covering six major fields: regions, parks, communities, campuses, buildings, and enterprises. These projects span all districts of the city, with an annual carbon reduction of approximately 570,000 tons. They have formed a society-wide carbon reduction pattern by driving overall progress through key points.



四批共113个试点项目





近零碳排放社区试点-绿色繁荣社区

Near-Zero Carbon Emission Community Pilot - Green and Prosperous Community





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绿色繁荣社区建设案例

2. Cases of Green and Prosperous Community Construction

(一) 基本情况 Basic Overview

- 位于深圳市盐田区东部的梅沙街道
- 辖区约3.2平方公里
- 2024年，社区常住人口6620人
- 旅游业发达，周边景点包括大梅沙海滨公园、海滨栈道、半山公园带等，年接纳游客达1000余万人次

- Located in Meisha Subdistrict, eastern Yantian District, Shenzhen.
- Jurisdiction area: approximately 3.2 square kilometers.
- Permanent population in 2024: 6,620 residents.
- The community boasts a thriving tourism industry, with surrounding attractions including Dameisha Seaside Park, the Seaside Boardwalk, and the Mid-Mountain Park Belt. It receives over 10 million tourists annually.



(二) 建设目标 Construction Goals

- 建立近零碳排放社区建设指标体系
- 以社区人均碳排放量和碳排放总量稳步下降为主要目标。
- Established a metrics framework for near-zero carbon emission community development.
- Achieve steady declines in both per capita carbon emissions and total carbon emissions within the community.



一级指标 First-Level Indicators	指标名称 Indicator Name	参考值 Unit	目标值 (2025年) Target Value (2025)
碳排放 Carbon Emission	既有社区碳排放总量下降率 (%)	较2020年下降40%以上	较2020年下降40%以上
	社区人均碳排放量吨CO ₂ / (人·年)	≤0.65	≤0.40
能源 Energy	可再生能源消费比重%	≥5	≥5
	购买绿色电力比例	≤30	≤5
建筑 Building	城市社区二星级及以上绿色建筑面积比例	≥60	≥60
交通 Transportation	社区内居民拥有的新能源汽车占比	≥30	≥35
	新建停车场的新能源汽车充电桩配置率	≥40	100
	社区内新能源路灯占比	≥60	≥60
绿地 Green Space	绿化覆盖率	≥40	≥40
废弃物 Waste	人均生活垃圾末端清运处理量	≤1	≤0.75
	生活垃圾分类收集率	100	100
	人均用水量	≤120	≤120
碳抵消 Carbon Offset	购买中国核证自愿减排量 (CCER)、深圳碳普惠制核证减排量占碳排放量的比例	≤5	≤5
管理 Management	碳排放管理体系	建立	建立并实施
	低碳宣传教育活动	组织相关低碳培训、承办相关低碳活动, 每年次数≥4次	≥6次

(三) 具体措施 Specific Measures-Transportation Sector

■ **2021年**，盐田区政府与万科企业股份有限公司签订战略合作框架协议，**第8项**合作内容中明确在大梅沙片区打造碳中和先行示范区相关内容。

- The Yantian District Government signed a strategic cooperation framework agreement with Vanke Enterprise Co., Ltd., explicitly designating the Dameisha area as a pilot zone for carbon neutrality in Clause 8.



■ **2022年3月，2025年5月**，先后与企业签订《共建大梅沙碳中和先行示范区战略合作框架协议》，《共建大梅沙碳中和先锋社区战略合作框架协议》。

- March 2022: Signed Strategic Cooperation Framework Agreement for Jointly Building Dameisha Carbon Neutrality Pilot Zone with enterprises.
- May 2025: Signed Strategic Cooperation Framework Agreement for Jointly Building Dameisha Carbon Neutrality Pioneer Community



(三) 具体措施——能源方面 *Specific Measures-Energy*

■ 就地光伏-储能-充电桩模式+智慧能源管理系统

- On-site Photovoltaic-Storage-Charging Pile Model + Smart Energy Management System



大梅沙万科中心屋顶的光伏板及400kWh容量储能系统，光伏面积约12000平方米，装机容量742千瓦，平均年发电量约7.2万千瓦时，年光伏消纳率90%。一期改造后办公部分的绿电比例从17.5%提升至85%。

■ 建设大梅沙社区“双碳大脑”碳智慧管理平台

- Construct the "Double Carbon Brain" carbon intelligence management platform in Dameisha Community.



(三) 具体措施——交通领域 Specific Measures-Transportation

■ 大梅沙社区面临的最大问题是交通制约。

■ 一方面，节假日游客量巨大；另一方面承担着惠州等东部地区过境交通以及本市坪山、龙岗等往罗湖、福田等中心城区的跨区交通的通道上。

✓ 建成轨道八号线二期，串通东部和深圳罗湖、福田等中心城区

• Complete Phase II of Metro Line 8 to connect eastern areas with central districts such as Luohu and Futian.



• Huge tourist flow during holidays.
• Serves as a transit corridor for eastbound traffic from Huizhou and cross-district transportation between Pingshan/Longgang and central districts like Luohu/Futian.

✓ 打造“电力魔方+超充”示范站

• Build "Power Cube + Ultra-Fast Charging" demonstration projects



✓ 建设充电桩，新建项目预留充电设施建设安装条件

• Install charging piles, with new projects reserving conditions for charging facilities.



大梅沙奥特莱斯充电桩

(三) 具体措施——资源循环 Specific Measures-Resource Circulation

1 构建“四个全覆盖”的垃圾分类管理体系，2025年辖区厨余垃圾分类率超25%

Establish a "Four Full Coverage" Waste Classification Management System: Aim to achieve a kitchen waste classification rate of over 25% in the jurisdiction by 2025.



3 打造“近零碳循环科普馆”
Build a "Near-Zero Carbon Cycle Science Museum".



2 创建“黑水虻+社区厨余+绿化垃圾就地循环模式”

Create a "Black Soldier Fly + Community Food Waste + Green Waste In-situ Recycling Model".



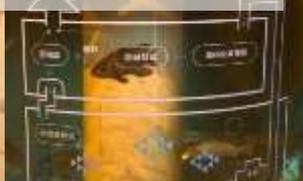
黑水虻转化（箱体培育图）



转化后的虫体饲料



虫体饲料喂鱼



(三) 具体措施——生态修复 Specific Measures-Ecological Restoration

- 在盐田区大梅沙社区西侧的景观河道实施生物多样性提升改造
- 实施大梅沙海滨公园生态修复工程，重建范围 20.07 公顷，入选“广东省第二届国土空间生态修复十大案例”
- Implement biodiversity enhancement and transformation of the landscape river corridor on the west side of Dameisha Community in Yantian District.
- Carry out the Dameisha Seaside Park ecological restoration project, with a reconstruction area of 20.07 hectares, which was selected as one of "the Top Ten Cases of Land Space Ecological Restoration in the Second Session of Guangdong Province".



(三) 具体措施——公众参与

Specific Measures-Public Participation

- 上线“碳惠梅沙”绿色消费碳普惠应用平台，汇聚40余家商家，引入全国首个“四零餐厅”
- 大梅沙社区内发起如清洁环保、垃圾分类督导、TAN秘梅沙仲夏季系列活动等

- Launch the "Carbon Benefit Meisha" green consumption application platform, bringing together more than 40 merchants, introduce the first "Four - Zero Restaurant" in the country.
- Organize activities in Dameisha Community, such as clean environmental protection campaigns, waste classification supervision, and the "TAN Secret Meisha Midsummer Series" activities.



“梅沙自然观察大挑战”



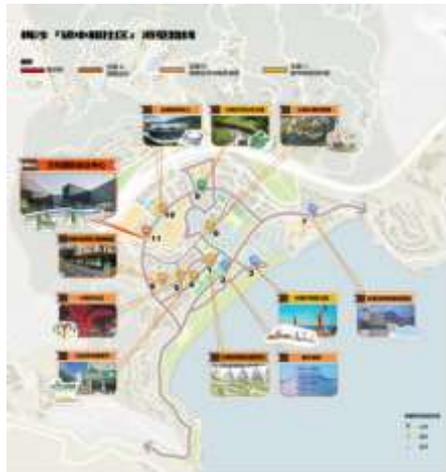
TAN秘梅沙仲夏季系列活动



生物多样性图片展



大梅沙河水环境保护公众参与行动



垃圾分类“以物换物”



内湖生态湿地恢复志愿者活动



“零碳社区，你我共建”社区宣传活动

(四) 取得成效 Achievements

◆ 大梅沙万科中心入选生态环境部“2022绿色低碳典型案例”

Vanke Center in Dameisha was included in the "2022 Green and Low-Carbon Typical Cases" by the Ministry of Ecology and Environment.



序号	典型案例	典型案例	申报单位
1	广东	深圳万科中心绿色建筑三星级绿色三星认证、绿色三星认证、绿色三星认证	深圳市万科中心有限公司
2	福建	宁德时代新能源科技股份有限公司	宁德时代新能源科技股份有限公司
3	山东	山东能源集团	山东能源集团有限公司
4	江苏	江苏苏宁银行	江苏苏宁银行股份有限公司
5	浙江	浙江吉利汽车	浙江吉利汽车有限公司
6	四川	四川长虹电器股份有限公司	四川长虹电器股份有限公司
7	湖南	湖南长沙黄花国际机场	湖南长沙黄花国际机场
8	安徽	安徽海螺水泥股份有限公司	安徽海螺水泥股份有限公司
9	江西	江西赣锋锂业股份有限公司	江西赣锋锂业股份有限公司

◆ 2023年，大梅沙社区成功入选广东省第一批碳达峰碳中和试点名单

Dameisha Community was successfully selected into the first batch of carbon peak and carbon neutrality pilot list in Guangdong Province.



广东省第一批碳达峰碳中和试点名单
(深圳市入选)

序号	试点
碳达峰试点	
1	龙岗区万科中心
碳中和试点	
1	龙岗区万科中心
2	龙岗区万科中心
3	龙岗区万科中心

◆ 成功推动大梅社区建设经验亮相2024年央视综合频道 (CCTV1) 大型纪录片《行进中的美丽中国》

The construction experience of Dameisha Community was featured in the large-scale documentary Beautiful China in Progress on CCTV1 in 2024.



(四) 取得成效 Achievements

大梅沙社区已初步形成以生物圈三号为中心的碳达峰碳中和国际化交流地，吸引来自世界各地团队交流访谈，建设案例得到有效推广

Dameisha Community has initially formed an international exchange hub for carbon peak and carbon neutrality centered on Biosphere 3, attracting teams from around the world for exchanges and interviews, with its construction cases effectively promoted.



举办COP28绿色价值峰会



生态环境部应对气候变化司李高司长一行调研万科中心



◆ 社会效益 Social Benefits

通过构建碳中和党员教育基地、优品艺墅小区共享菜地项目、探索东海岸党群服务中心后院建设“共建花园”建设场地等，激发了社会各界参与低碳建设的热情；开展垃圾分类换享集市宣传、周六“以物换物”、垃圾分类“微课堂”等线下活动，活动覆盖居民群众超过一万余人，低碳生活方式逐步深入人心。

By establishing a carbon neutrality party member education base, implementing the Youpin Yishu Community Shared Vegetable Garden project, and exploring the construction of a "Co-built Garden" in the backyard of the East Coast Party-Mass Service Center, it has inspired all sectors of society to participate in low-carbon construction. Carrying out offline activities such as waste classification exchange fairs, Saturday "barter" events, and waste classification "micro-classrooms", covering more than 10,000 residents, gradually embedding low-carbon lifestyles into people's minds.



“以物换物”激励公众做好垃圾细分类



净滩志愿活动参与积极性高

小梅沙社区

(一) 基本情况 Basic Overview

- 1. 陆地总面积:** 6.8平方公里 (含森林)
- 2. 建成区面积:** 1.64平方公里, 含红星海岸小区、小梅沙村以及小梅沙片区整体改造项目
- 3. 现有人口:** 常住人口2068人
 - **Total Land Area:** 6.8 square kilometers (including forests)
 - **Built-up Area:** 1.64 square kilometers, including Hongxing Coastal Community, Xiaomeisha Village, and the overall reconstruction project of the Xiaomeisha area.
 - **Current Population:** 2,068 permanent residents



(二) 建设目标 Construction Goals

到2026年社区碳排放总量较2021年下降40%，
人均碳排放量为0.6吨CO₂/（人·年）

- By 2026, the total carbon emissions of the community will be reduced by 40% compared to 2021, with per capita carbon emissions at 0.6 tons of CO₂/(person·year).



一级指标 First-Level Indicators	指标名称 Indicator Name	单位 Unit	Baseline Value (2021)	Target Value (2026)
			现状值 (2021年)	目标值 (2026年)
碳排放 Carbon Emission	既有社区碳排放总量下降率	%	2085吨	较2021年下降40%
	社区人均碳排放量	吨CO ₂ /（人·年）	1.01	0.6
能源 Energy	可再生能源消费比重	%	0	30
	购买绿色电力比例	%	0	0
建筑 Building	城市社区二星级及以上绿色建筑面积比例	%	0	65
	社区内居民拥有的新能源汽车占比	%	20	30
交通 Transportation	新建停车场的新能源汽车充电桩配置率	%	100	100
	社区内新能源路灯占比	%	41.6	60
绿地 Green Space	绿化覆盖率	%	1.8	40
废弃物 Waste	人均生活垃圾末端清运处理量	kg/（人·日）	1.02	0.62
	生活垃圾分类收集率	%	100	100
	人均用水量	L/（人·日）	161	120
碳抵消 Carbon Offset	购买中国核证自愿减排量（CCER）、深圳碳普惠制核证减排量占碳排放量的比例	%	0	0
管理 Management	碳排放管理体系	-	未建立	建立完善并实施
	低碳宣传教育活动	次/年	4	6次

小梅沙社区

(三) 具体措施 Specific Measures

◆ EOD模式是小梅沙片区绿色可持续发展的重要组成部分，其他项目也在逐步推进落地中。

- The EOD model serves as a critical component of Xiaomeisha's green sustainable development framework, with other initiatives advancing in phased implementation.

EOD模式

已完成项目申报入库，并结合项目建设进展同步推进实施。

- **Ecology-Oriented Development (EOD) Model**
- The project has completed EOD framework registration with national authorities and is implementing the model in alignment with construction milestones.

入选国家生态环保金融支持项目储备库！
这个EOD项目就在盐田

盐田区融媒体中心出品

盐田区融媒体中心出品



盐田区融媒体中心出品

智慧能源站

片区整体供能采用集中供能方式，目前已完成智慧能源站一期工程建设并投运，为片区提供绿色清洁能源。

- **Centralized Energy Station:**
- A district-level centralized energy supply system has been deployed. Phase I of the Smart Energy Station is operational, providing clean and renewable energy for the entire zone.

智慧小梅沙

片区应用有智慧交通、智慧文旅、智慧能源等，其中智慧小梅沙项目获得“2023创新文旅智慧平台示范案例”

- **Intelligent Xiaomeisha**
- Intelligent Transportation Systems (ITS), intelligent Cultural Tourism Platforms, intelligent Energy Management

海绵城市

从规划阶段已整体融入了海绵城市的理念

- **Sponge City**
- The concept of a sponge city has been integrated into the overall planning phase.

绿色建筑

片区在建项目均按照国家绿色2星、3星项目标准建设

- **Green Buildings**
- All ongoing projects in the area are constructed in accordance with the national Green Building Standard (2-star and 3-star levels).



(四) 取得成效 Achievements

◆ 全市率先推动小梅沙EOD项目入选国家生态环保金融支持项目储备库，成为全国四个典型案例之一

- The Xiaomeisha EOD project was the first in the city to be included in the national project library, becoming one of the four national typical cases.

厚植生态底色！小梅沙EOD项目入选国家项目库！

深圳商报 2023年08月14日 11:13 广告

近日，深圳市盐田区小梅沙片区生态环境导向的开发（EOD）（Ecological Office Development）模式项目正式通过生态环境部评审，成为国家首批十百千——十个人选国家生态环保金融支持项目储备库的范例，也是广东省两个国家旅游休闲区（EOD）模式项目。



◆ 2024年度全国环境治理模式创新培训班在盐田小梅沙召开

- The 2024 National Training Workshop on Environmental Governance Model Innovation was held in Xiaomeisha, Yantian.



◆ 社会效益 Social Benefits

EOD项目实施后形成一条通山、连城、达海的高品质中央生态景观廊道，以国际一流、优美的环境品质，为居民及游客释放生态“红利”，提升居民及游客的获得感和满意度。

- After the implementation of the EOD project, a high-quality central ecological landscape corridor connecting mountains, cities, and the sea has been formed. With world-class beautiful environmental quality, it releases ecological "dividends" for residents and tourists, enhancing their sense of gain and satisfaction.



(一) 基本情况及改造目标 Basic Overview and Renovation Objectives

中英街社区位于深圳市盐田区沙头角街道中英街，紧邻香港，背靠梧桐山，南面大鹏湾，面积0.18平方公里，常住人口3474人。

Located in Zhongying Street, Shatoujiao Subdistrict, Yantian District, Shenzhen, the community borders Hong Kong, backs onto Wutong Mountain, and faces Dapeng Bay to the south. It covers an area of 0.18 km² with a permanent population of 3,474.



中英街社区
Zhongying Street Community

改造目标

传承历史记忆的

深港共生家园

A Shenzhen-Hong Kong co-existing homeland preserving historical memory

焕发多元活力的

商贸文旅圣地

A multifunctional commerce-culture-tourism hub revitalizing diverse vitality

弘扬爱国主义的

教育示范基地

A patriotic education demonstration base promoting national pride



中英街整体规划效果
Overall Planning Effect



中英街现状
Current Status

中英街社区

Zhongying Street Community

(二) 区域建设规划

Zhongying Street Community Planning

采用低碳绿核+生态微介入自更新社区+全域海绵城市设计的总体碳中和设计策略，形成“一个核心+一条主线+N项措施”以点带面碳中和示范社区，先后实施建筑布局优化、采用绿色低碳建筑材料、建筑单体节能优化、采用高效机电设备、可再生能源利用、碳排放管理系统等措施。

Adopts an integrated design strategy of "Low-Carbon Green Core + Eco-Micro-Intervention Self-Renewing Community + City-wide Sponge City", forming a "1 Core + 1 Mainline + N Measures" carbon neutrality demonstration community that drives systemic change through targeted initiatives. Key implementation approaches include: incorporating architectural layout optimization, application of green low-carbon building materials, energy efficiency optimization for individual structures, installation of high-efficiency electromechanical equipment, renewable energy integration, carbon emission management systems.

(一) 低碳绿核区域

(1) Low-Carbon Green Core Zone

- 1 QT2 --低碳技术示范楼
QT2 - Low-Carbon Technology Demonstration Building
- 2 碧海楼 --低碳产业楼
Bihai Building - Low-Carbon Industry Building
- 3 GIC--人文社区
GIC - Cultural Community
- 4 回迁房--美好人居典范
Resettlement Housing - Model of Livable Habitat
- 5 回归广场--生物多样性和海绵示范区
Return Plaza - Biodiversity and Sponge City Demonstration Area

(二) 生态微介入自更新社区

(2) Eco-Micro-Intervention Self-Renewing Community

➢ 打造低碳环保自更新社区

- Low-Carbon Eco-Friendly Self-Renewing Community Development
- 绿色建筑的设计引导，倡导低碳生活方式
- Design guidelines for green buildings, promotion of low-carbon lifestyles
- 建立低碳贡献奖励机制
- Establishment of a low-carbon contribution incentive mechanism

(三) 全域海绵城市

优先考虑更多利用自然力量排水，建设海绵城市，提升中英街的整体环境品质

(3) City-wide Sponge City

Prioritize natural drainage solutions to build a sponge city and enhance the overall environmental quality of Zhongying Street

(三) 低碳绿核区建设规划 Basic Overview and Construction Goals

QT2 - Low-Carbon Technology Demonstration Building

1 - QT2 --低碳技术示范楼



现状图 Current Status 规划图 Master Plan

2 - 碧海楼 --低碳产业楼

Bihai Building - Low-Carbon Industry Building



现状图 Current Status 规划图 Master Plan

3 - GIC--人文社区

GIC - Cultural Community



现状图 Current Status



规划图 Master Plan

4 - 回迁房--美好人居典范

Resettlement Housing - Model of Livable Habitat



现状图 Current Status



规划图 Master Plan

5 - 回归广场--生物多样性和海绵示范区

Return Plaza - Biodiversity and Sponge City Demonstration Area



现状图 Current Status



规划图 Master Plan

低碳绿核区
Low-Carbon Green Core Zone

1 2 3 4 5

(四) 建设进展 Construction Progress

- 完成中英街社区古塔公园改造
- 完成桥头街鱼骨巷整体改造
- 完成回归广场地下停车库建设
- 完成一期地下管网迁改设

Completed: Renovation of Guta Park in Zhongying Street Community, overall renovation of Yuguxiang Alley in Qiaotou Street, construction of underground parking at Return Plaza, and relocation-reconstruction of Phase I underground pipe networks

正在推进中英街主街、海傍街沿街、桥头街第一、二商场等重点商业空间改造等工程

Ongoing: The renovation projects of key commercial spaces, including the main street of Zhongying Street, Haibang Street, and the 1st & 2nd shopping malls on Qiaotou Street.



中英街社区古塔公园改造



桥头街鱼骨巷改造一角

An aerial photograph of a coastal region featuring lush green mountains, a clear blue bay, and a semi-transparent grey overlay containing text. The sky is bright blue with scattered white clouds. The water is a deep blue, and the land is covered in dense green vegetation. A small boat is visible in the distance on the left side of the bay.

Thanks

Welcome to Shenzhen for exchanges and learning!