

**Wong Tai Sin District Council**  
**Redevelopment of Shatin Pass Estate**

**Purpose**

This paper aims to introduce the Redevelopment of Shatin Pass Estate to the District Council.

**Proposed Development**

2. Located in Wong Tin Sin district, the proposed development is a corner site abutting Tsz Wan Shan Road and Shatin Pass Road (Annex 1: Site Location Plan) with an area of about 1.5 ha. Two 41-storey public rental housing (PRH) blocks providing a total of 1 278 flats will be constructed (Annex 2: Conceptual Layout) to accommodate about 3 400 people.
3. The estate will provide adequate open space, children playground and retail facilities for the residents upon redevelopment. Estate Management Office and open parking for light goods vehicles and motorcycles will also be provided in the estate. Parking spaces for private cars are available in the nearby Tsz Ching Estate.
4. Given a large portion of the site is covered by slopes, the design aims at minimizing cutting into slope and suiting site configuration with provision of sunlight and ventilation to each flat. The shape and disposition of the blocks have been designed to maintain views of the ridgelines. During the course of slope improvement works, the existing vegetation on the slope will be preserved as far as possible.
5. The design also gives due consideration to the environment of outdoor space. Having gone through various day lighting and ventilation studies, the present disposition can provide adequate shading and natural ventilation in major walkways and children playgrounds to ensure comfort. Covered walkways will be constructed to connect the two domestic blocks.
6. The landscape design aims to create a comfortable green environment. Flowers, evergreen trees and shrub will be planted to provide shade and separate different spaces at sitting-out area.

## **Project Programme**

7. According to the current project programme, the whole redevelopment project will commence in mid 2006 and is expected to be completed in 2009/10.

## **Submission**

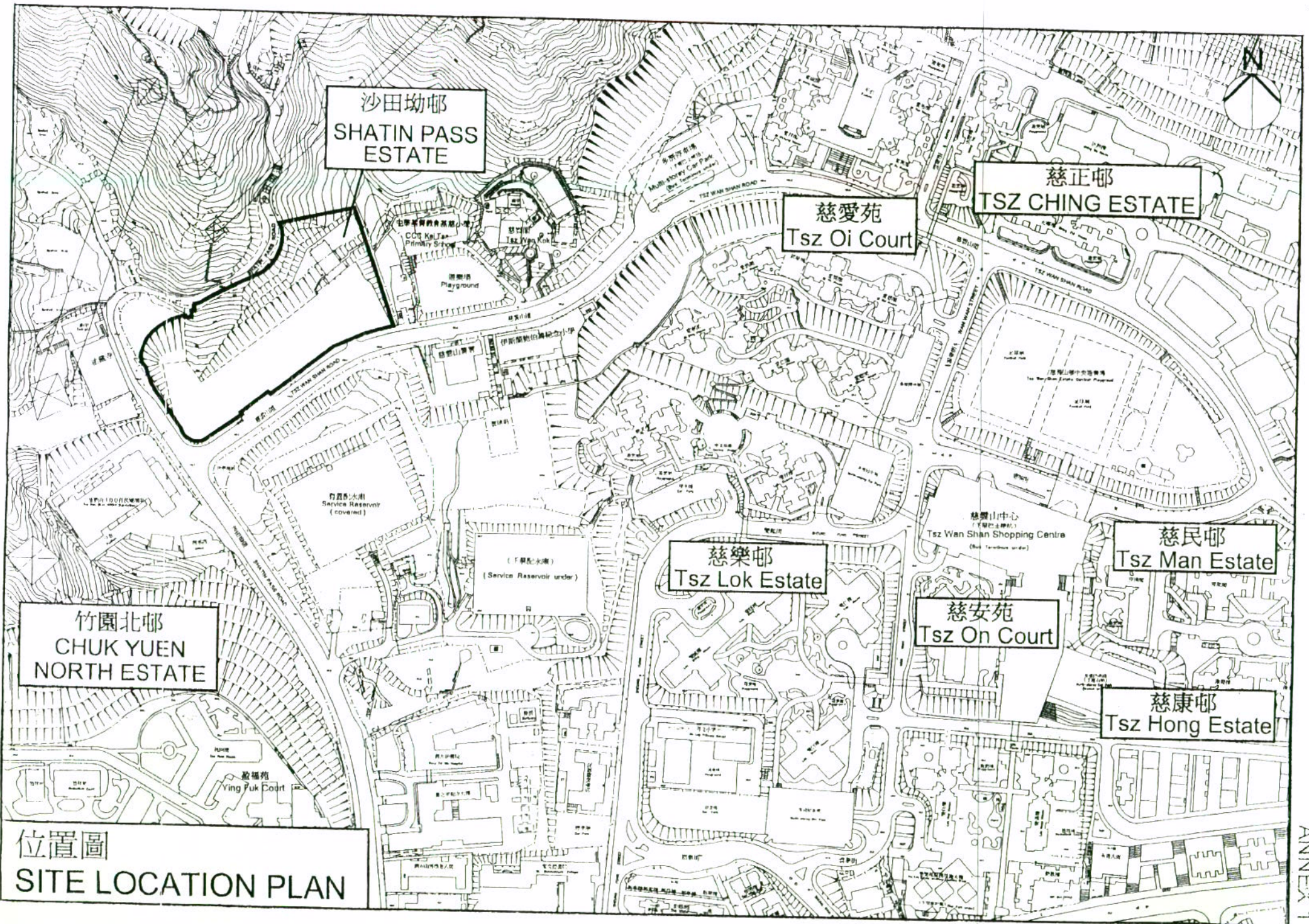
8. This paper will be submitted to the Wong Tai Sin District Council at the meeting on 8 March 2005 for Members' reference.
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Annex 1: Site Location Plan

Annex 2: Conceptual Layout

Development and Construction Division,  
Housing Department

3 March 2005



沙田坳邨  
SHATIN PASS  
ESTATE

慈愛苑  
Tsz Oi Court

慈正邨  
TSZ CHING ESTATE

竹園北邨  
CHUK YUEN  
NORTH ESTATE

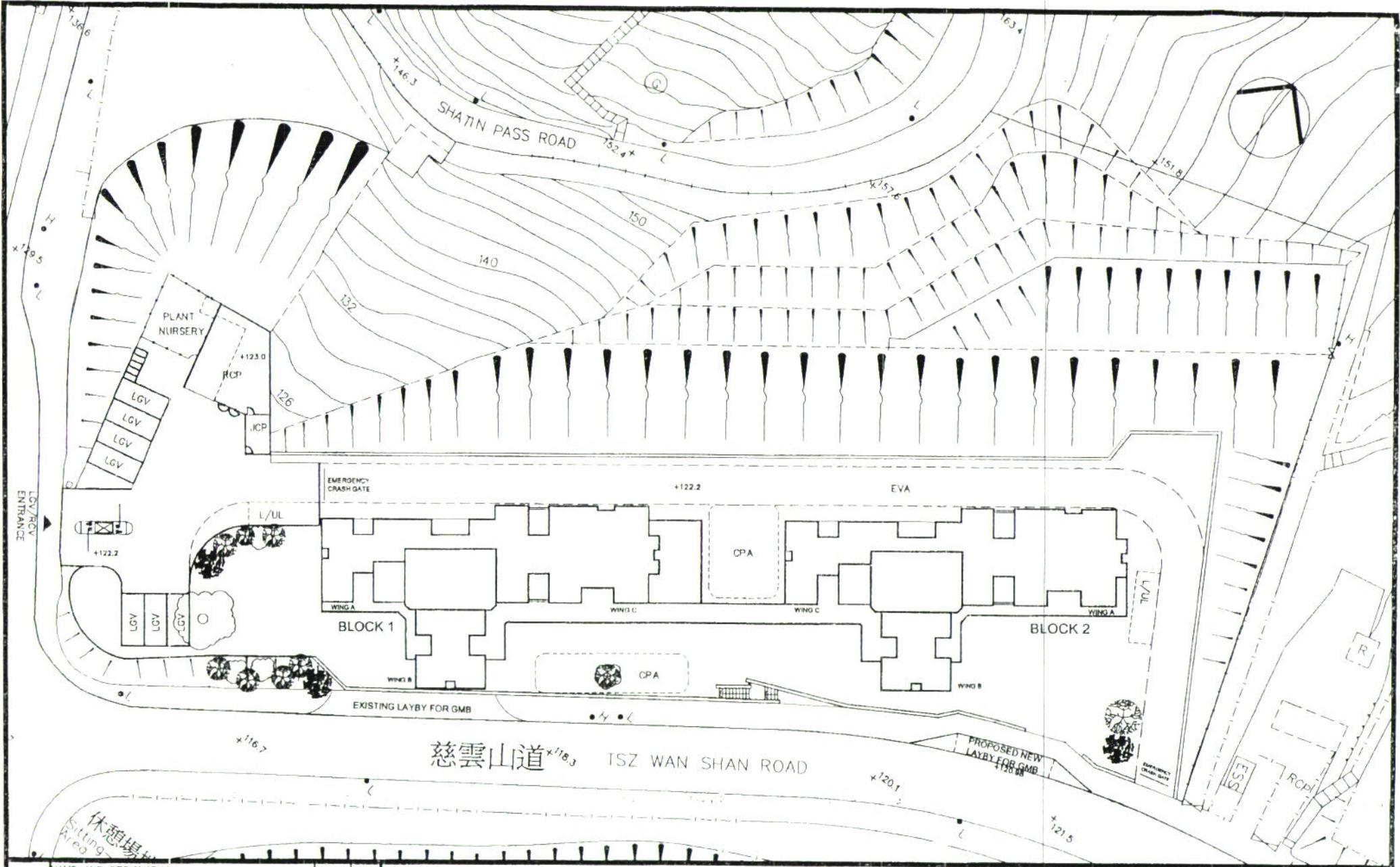
慈樂邨  
Tsz Lok Estate

慈安苑  
Tsz On Court

慈民邨  
Tsz Man Estate

慈康邨  
Tsz Hong Estate

位置圖  
SITE LOCATION PLAN



NAME AND DESIGNATION		INITIAL DATE	PROJECT	SCALE 1:750
AUTH			<b>SHATIN PASS</b>	DRG NO
CKD			DRAWING TITLE	KL46/ SITE / A / PLO-01
DRAWN			<b>PROPOSED CONCEPTUAL LAYOUT PLAN</b>	AutoCAD 2000 A3 420 x 297
			SCHEME 2 (OPTION H) 16.02.2005	HOUSING DEPARTMENT

ANNEX 2