

(58) in PLB (P)50/04/16

Tel No.: 2848 6246

Fax No.: 2845 3489

27 March 2002

LegCo Panel on Planning, Lands & Works
(Attn : Mrs Queenie Yu)
Fax : 2869-6794

Dear Mrs Yu,

**LegCo Members' meeting with representatives
of the Owners' Committee of Villa Rhapsody
of Symphony Bay on 15 January 2002**

Policy issues relating to planning and conversion of land use

I refer to your letter of 30 January 2002. We have the following comments in respect of the policy issues referred to the Panel on Planning, Lands and Works –

- (a) The site of Symphony Bay has been zoned for residential use since the first publication of the draft Ma On Shan Outline Zoning Plan in 1991. The development of Villa Rhapsody in 1998 conformed with the residential zoning of the site on the Outline Zoning Plan.

In earmarking land for residential development, the Government takes into consideration of a range of factors, including the planning intention of the concerned area, the provision of infrastructure and facilities in the area, local views and potential traffic and environmental impact arising from the residential development, etc.

In the case of Villa Rhapsody of Symphony Bay, while acknowledging the existence of a burial ground for indigenous villagers in the vicinity, we understand that there is a distance of about 70m to 170m between the burial ground and the residential development.

- (b) The Outline Zoning Plans show the proposed land-uses and major road systems of individual planning scheme areas. The burial ground is a type of existing use which is normally reflected in survey sheets. Moreover, “Plans of Burial Ground for Indigenous Villagers” are available for public inspection in District Survey Offices of the Lands Department.

Yours sincerely,

(Ms Betty Ho)
for Secretary for Planning and Lands

c.c. District Planning Officer/Shatin, Tai Po, North	Fax : 2691 2806
District Officer, Tai Po	Fax : 2652 1187
District Lands Officer, Tai Po	Fax : 2650 9896