

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TKO/133

(for 1st Deferment)

- Applicant** : Lam Tin Kwun Yam Temple Limited represented by KTA Planning Limited
- Site** : Government Land to the south of Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung, New Territories
- Site Area** : About 319m²
- Lease** : Government Land
- Plan** : Approved Tseung Kwan O (TKO) Outline Zoning Plan (OZP) No. S/TKO/32
and
Draft Kwun Tong (South) OZP No. S/K14S/27
- Zoning** : “Green Belt” (“GB”) (about 90%) (on Tseung Kwan O OZP) and
“Open Space” (“O”) (about 10%) (on Kwun Tong (South) OZP)
- Application** : Religious Institution (Temple)

1. Background

On 3.2.2026, the applicant submitted the current application to seek planning permission for religious institution (temple) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 10.3.2026, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for the first deferment

as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 10.3.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2026**