

# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

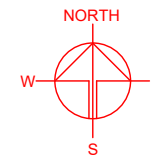
ACCESSIBLE FROM PING CHE  
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

## LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
VEHICLE REPAIR WORKSHOP,  
SHOP AND SERVICES AND  
OPEN STORAGE OF VEHICLES  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION

LOTS 1114 (PART) AND 1115  
(PART) IN D.D. 82, PING CHE,  
NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

13.11.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

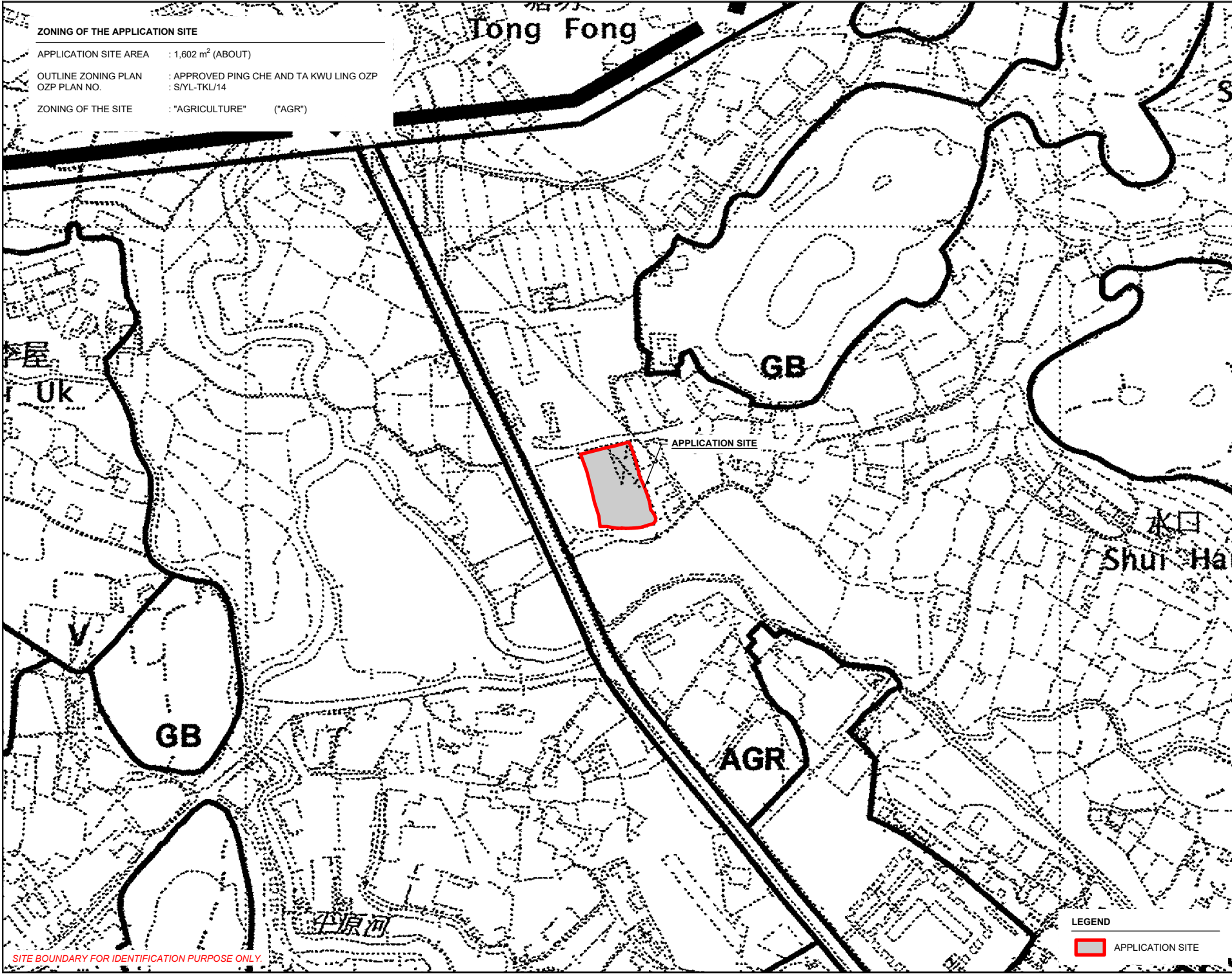
DWG NO.

PLAN 1

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

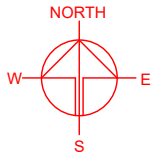


**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
OZP PLAN NO. : S/YL-TKL/14

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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 **R-RICHES**  
IPLANNING LIMITED

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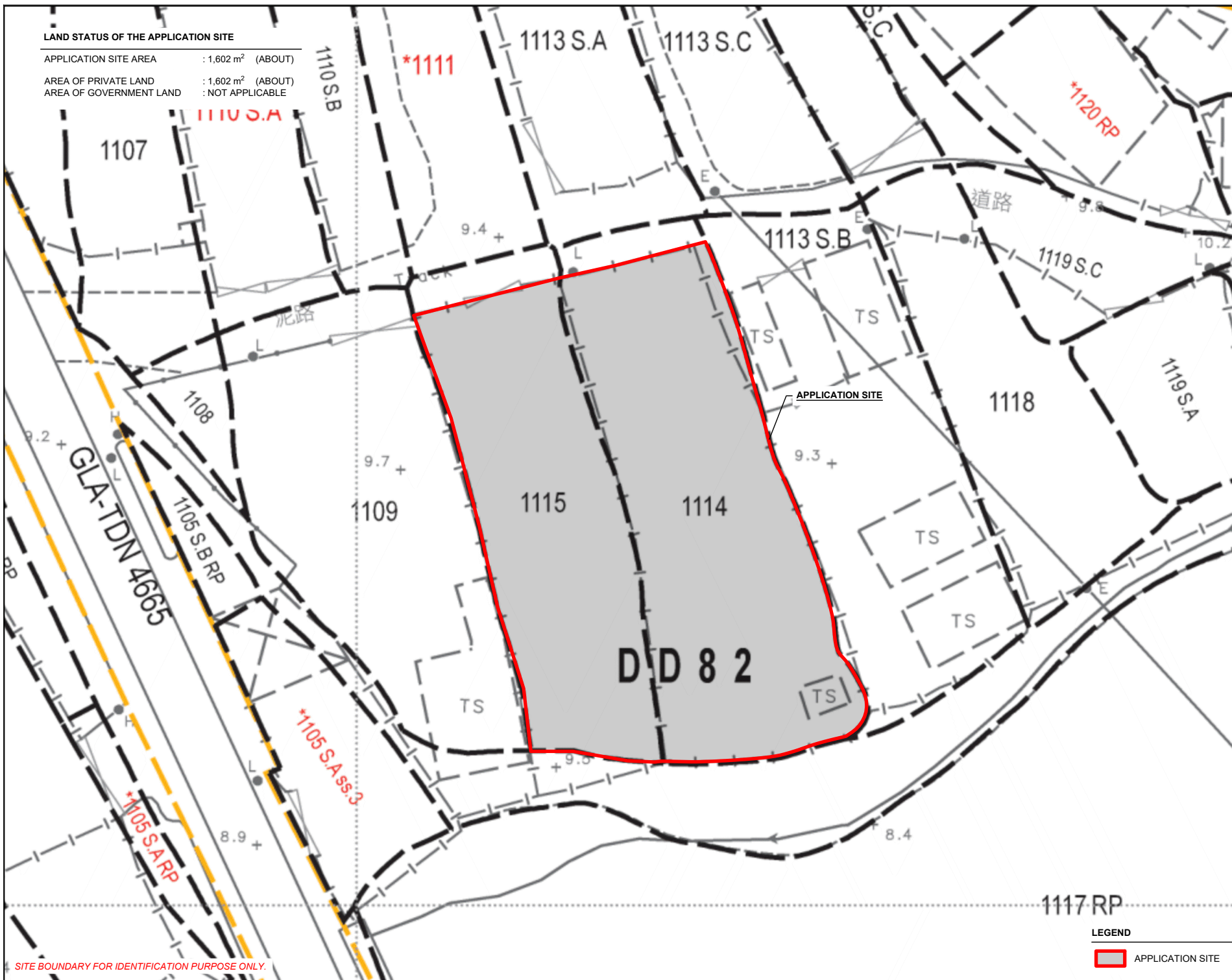
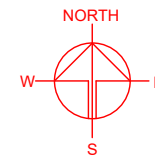
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	13.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

**LEGEND**

 APPLICATION SITE

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,602 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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APPLICATION SITE

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SITE LOCATION

LOTS 1114 (PART) AND 1115 (PART) IN D.D. 82, PING CHE, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	13.11.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAND STATUS OF THE SITE

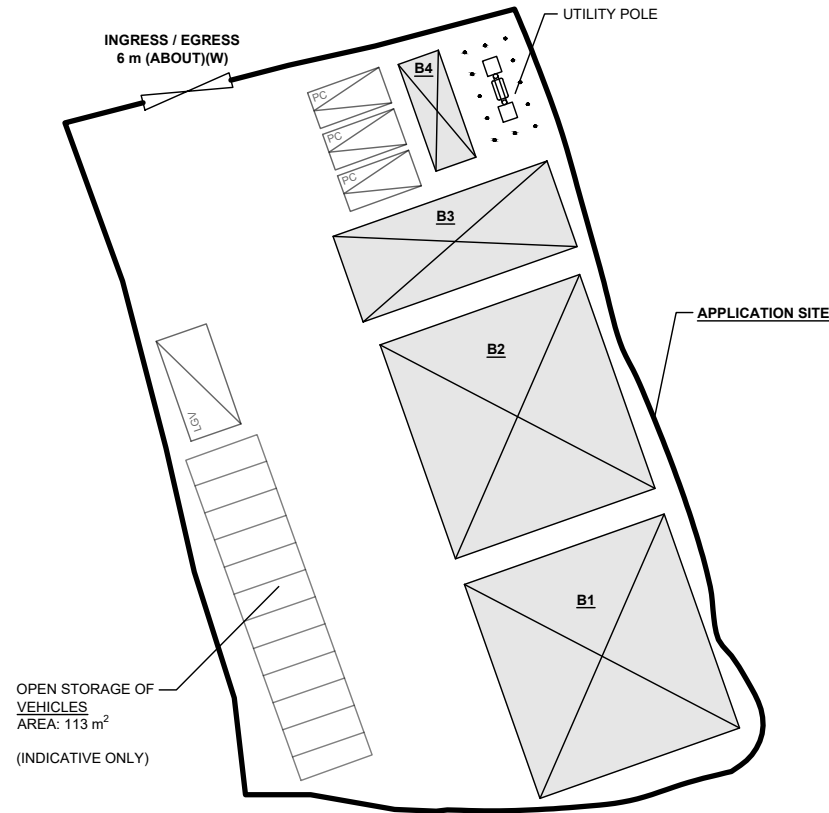
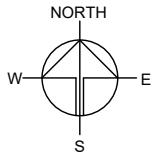
DWG NO.	VER.
PLAN 3	001



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,602 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 531 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,071 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 33%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 621 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 621 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	WASHROOM AND METER ROOM	21 m <sup>2</sup> (ABOUT) <sup>1</sup>	21 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		531 m <sup>2</sup> (ABOUT)	621 m <sup>2</sup> (ABOUT)	



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

## LOADING/UNLOADING (L/UL) PROVISION

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

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SITE LOCATION

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SCALE

1 : 500 @ A4

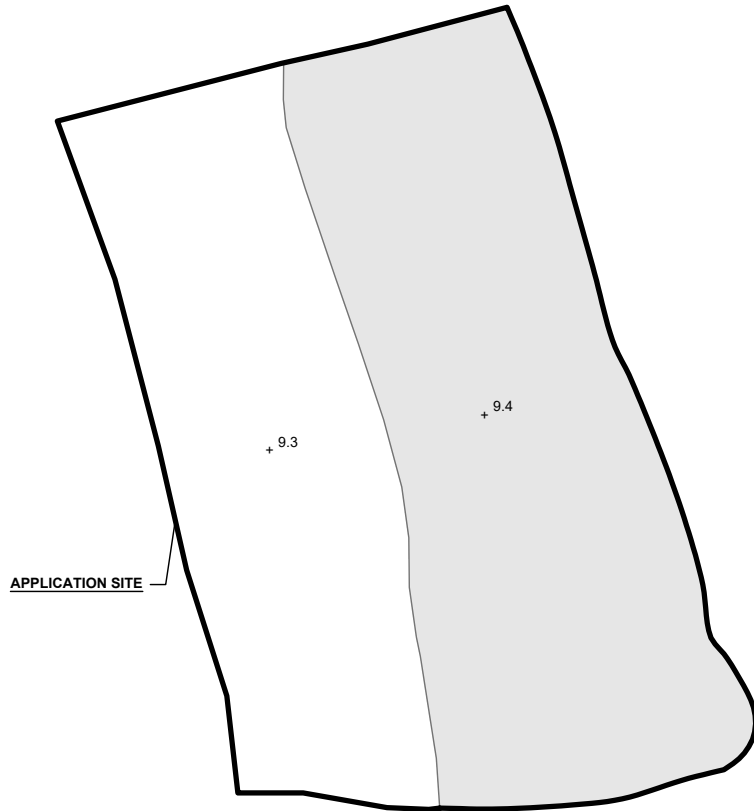
DRAWN BY MN	DATE 13.11.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN



DWG NO. PLAN 4	VER. 001
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#### APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)  
 EXISTING HARD-PAVED AREA : 920 m<sup>2</sup> (ABOUT)  
 SITE LEVELS BEFORE FILLING : +9.3 mPD - +9.4 mPD (ABOUT)



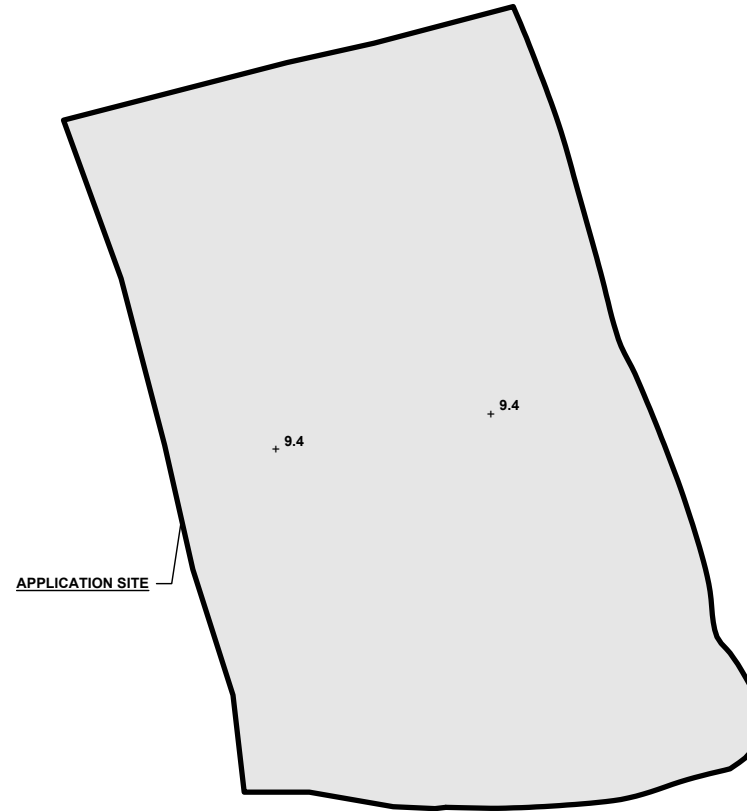
#### LEGEND

 APPLICATION SITE  
 SITE LEVEL BEFORE FILLING




\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY  
 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

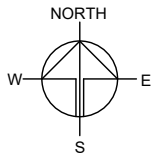
#### APPLIED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING AREA : 1,602 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m  
 PROPOSED SITE LEVELS : +9.4 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : LOADING / UNLOADING SPACE,  
 OPEN STORAGE AND CIRCULATION AREA



#### LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 SITE LEVEL AFTER FILLING



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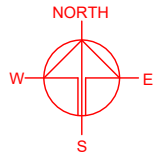
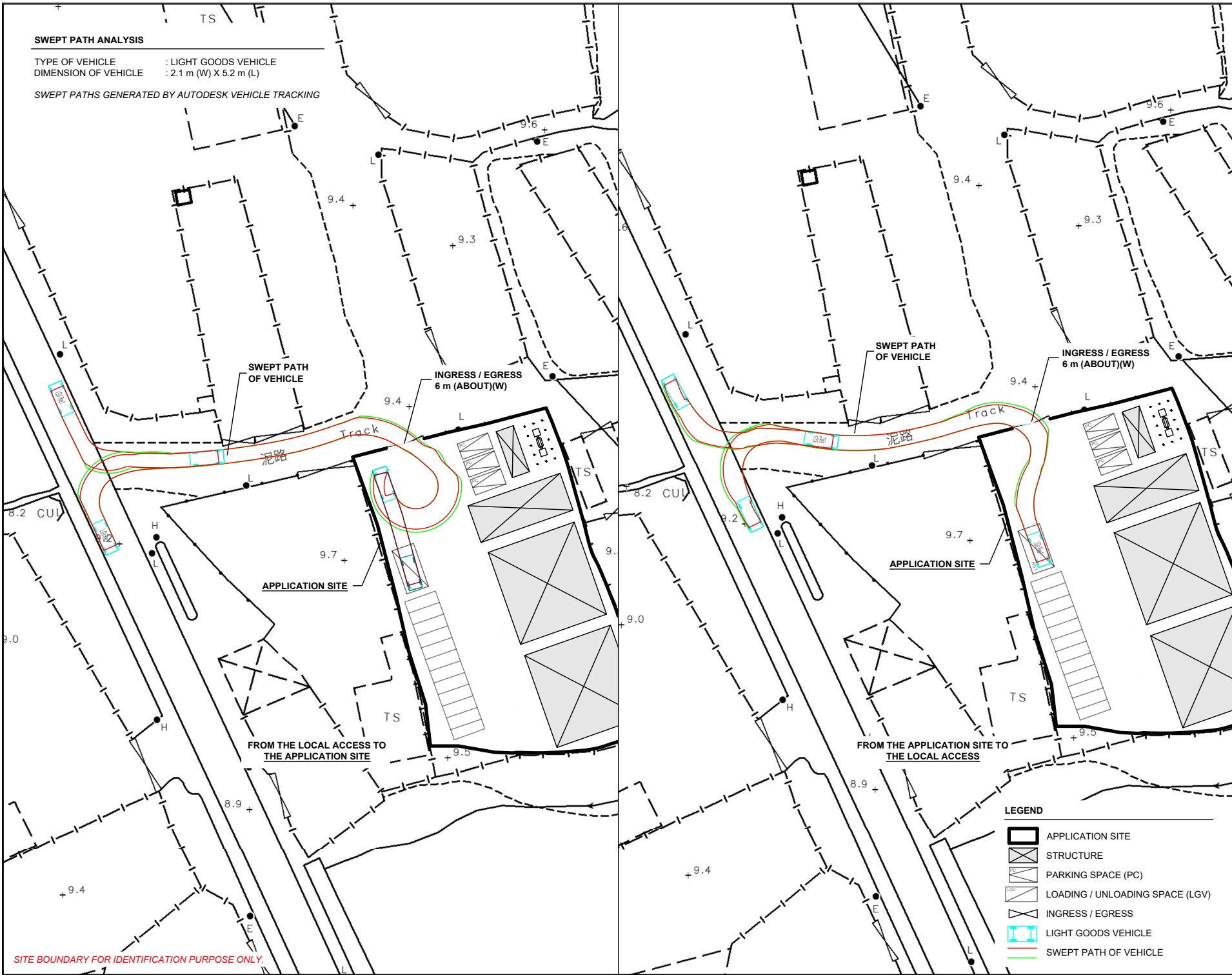
DRAWN BY	DATE
MN	13.11.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
 FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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SCALE 1: 750 @ A4	
DRAWN BY MN	DATE 13.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001