

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NSW/8**
关于申请编号 Y/YL-NSW/8 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/YL-NSW/8				
Location/address 位置／地址	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long 元朗青山公路 – 潭尾段以西丈量约份第 107 约地段第 8 号余段(部分)、第 8 号 A 分段余段、第 12 号、第 13 号、第 14 号 B 分段第 2 小分段、第 14 号 B 分段余段、第 14 号 C 分段余段、第 16 号、第 17 号、第 31 号 B 分段余段、第 33 号余段、第 36 号余段、第 45 号、第 55 号 A 分段及第 1740 号 A 分段余段和毗连政府土地				
Site area 地盘面积	About 约 116,231 sq. m 平方米 (Includes Government land of about 包括政府土地约 23,864 sq. m 平方米)				
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8				
Zoning 地带	“Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” 「其他指定用途」注明「综合发展包括湿地修复区」				
Proposed Amendment(s) 拟议修订	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1” 把申请地点由「其他指定用途」注明「综合发展包括湿地修复区」地带改划为「其他指定用途」注明「综合发展包括湿地修复区 1」地带				
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米		Plot ratio 地积比率	
	Domestic 住用	About 约 255,708		Not more than 不多於 2.2	
	Non-domestic ^{(1) (2)} 非住用	Commercial use ⁽¹⁾ 商业用途	About 约 750	Commercial use 商业用途	Not more than 不多於 0.01
		Covered transport lay-by 有盖交通停车处	About 约 4,200	Covered transport lay-by 有盖交通停车处	Not more than 不多於 0.04
No. of block 幢数	Domestic 住用	22			
	Non-domestic 非住用	5 ⁽³⁾			
	Composite 综合用途	3 ⁽⁴⁾			

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		Not more than 不多於 110.5	mPD 米(主水平基准上)
		Not more than 不多於 29 ⁽⁵⁾	Storey(s) 层 Exclude 不包括 Basement 地库
	Non-domestic 非住用	-	m 米
		Not more than 不多於 25.8	mPD 米(主水平基准上)
		Not more than 不多於 5	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 115	mPD 米(主水平基准上)
		Not more than 不多於 29	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	Domestic 住用		Not more than 不多於 33.33 %
	Non-domestic 非住用		Not more than 不多於 100 %
No. of units 单位数目	About 约 6,825 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 17,745	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		810
	Private Car Parking Spaces 私家车车位		750
	Motorcycle Parking Spaces 电单车车位		56
	Private Light Bus Spaces 私家小巴车位		4
	Total no. of vehicle loading/unloading bays/lays 上落客货车位／停车处总数		28
	Light Goods Vehicle Spaces 轻型货车车位 Medium Goods Vehicle Spaces 中型货车车位 Heavy Goods Vehicle Spaces 重型货车车位		26 ⁽⁶⁾
	Private Light Bus Spaces/Ambulance Loading/Unloading Bay 私家小巴车位/救护车上落停车处		1
	Covered Transport Lay-by 有盖交通停车处		1

⁽¹⁾ Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商业用途的总楼面面积作商店及服务行业、食肆、学校(幼儿园/幼稚园/语言学校/电脑学校/商科学校/补习学校/工业学院/艺术学校/芭蕾舞学校/开办兴趣班或休闲课程的其他类型学校)、娱乐场所及康体文娱场所

⁽²⁾ Excluding GFA of GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 303m²), a 100-place child care centre (with NOFA of about 530m²), a 100-place residential care homes for the elderly (with NOFA of about 1,354 m²) and a 80-place day care centre for the elderly (with NOFA of about 506 m²) to be provided) from the plot ratio calculation 地积比率不包括总楼面面积作社会福利设施(即社区老人中心(净作业楼面面积约 303 平方米)、幼儿中心(100 个名额)(净作业楼面面积约 530 平方米)、安老院

(100 个名额)(净作业楼面面积约 1,354 平方米)以及日间老人中心(80 个名额) (净作业楼面面积约 506 平方米))

- (3) Including 2 clubhouse blocks and 3 GIC blocks 包括 2 幢会所设施以及 3 幢作社会福利设施
- (4) Including 3 residential towers above non-domestic podium 包括 3 幢坐落於非住用平台上的住宅楼宇
- (5) Excluding the transfer plates 不包括结构转换层
- (6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括轻型货车、中型货车及重型货车的上落客货车位

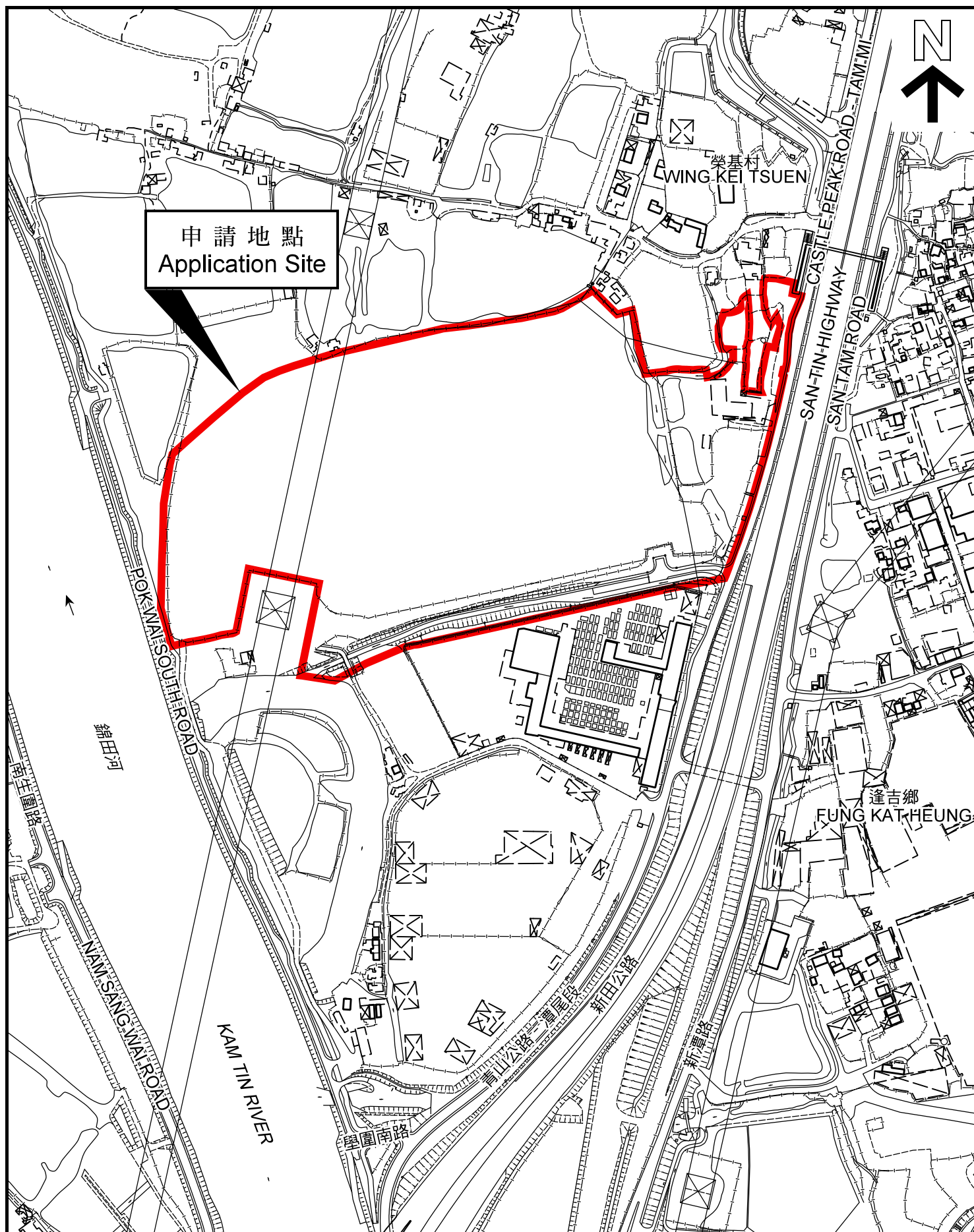
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Design Proposal 园境设计计划书	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Ecological Impact Assessment 生态影响评估</u>		
<u>Water Supply Impact Assessment 供水影响评估</u>		
<u>Air Ventilation Assessment 空气流通影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



平面圖 SITE PLAN

本摘要圖於2022年4月25日擬備，
所根據的資料為測量圖編號
6-NE-1A、B、C 和 D
EXTRACT PLAN PREPARED ON 25.4.2022
BASED ON SURVEY SHEETS No.
6-NE-1A, B, C & D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/YL-NSW/8

EXECUTIVE SUMMARY

申請編號 Application No. : Y/YL-NSW/8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

INTRODUCTION

This rezoning application is submitted to the Town Planning Board (the TPB) for rezoning the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone to a new sub-zone "OU(CDWRA)1" on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, and amending the Notes of "OU(CDWRA)", in support of a Comprehensive Development at various lots in D.D. 107 and adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long (hereafter referred to as the "Application Site") under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

PLANNING CONTEXT

Changing National and Strategic Planning Context in the Territory

Promulgated by the State Council in February 2019, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) clearly states that the need to develop GBA and foster closer co-operation between the Mainland, Hong Kong and Macao. The National 14th Five-Year Plan promulgated in March 2021 also expressly supports Hong Kong to enhance its competitive advantages and better integrate into the overall development of the country. In particular, it supports the positioning of Hong Kong's development, inter alia, into an international centre for Innovation & Technology (I&T).

Based on the above context, the Northern Metropolis Development Strategy (NMDS) is formulated by the Hong Kong Special Administrative Region (HKSAR) Government in October 2021 on the basis of the Hong Kong 2030+. The Northern Metropolis will be an international I&T hub, with unique metropolitan landscape marked with "Urban-Rural Integration and Co-existence of Development and Conservation" and will be comparable to the Harbour Metropolis in the south signifying its position as an International Financial Centre. The currently suburban characteristics of Northern New Territories will be drastically transformed into an urban context in the future.

Under the re-structured spatial framework, the Northern Metropolis will become a future economic engine and important employment hub serving Hong Kong and Shenzhen. To complement the long-term sustainable growth of the Metropolis, a balanced and diversified land-use pattern is fundamental. With the focal economic and innovation development

taking place in the San Tin Technopole, a more rationalised land use planning in Hong Kong would inevitably bring more residential uses in the inner New Territories to serve the commercial developments to be concentrated along the frontier area in New Territories North. As such, supporting residential developments to accommodate the increasing employment population are very much required.

Changing Development Circumstances in Yuen Long

The planning of Yuen Long has been continuously evolving over time. In recent years, the Yuen Long New Town has been extended northwards and eastwards towards the areas near Castle Peak Road formulating a logical extension area. According to the Northern Link (NOL) Project Profile published in June 2021, the planned Au Tau Station will be implemented about 800m away to the southeast of the Application Site, which gives rise to the opportunity of releasing the development potential of valuable land resources at locations close to future stations of the NOL.

Changing Considerations for Wetland Buffer Area for Increasing Housing Supply

Located at the fringe of the Wetland Buffer Area (WBA), the Application Site is in fact very far away (at least 3km) from Deep Bay. Also, majority of the Application Site is currently dominated by wasteland and is of low to very low ecological value. Despite that the Application Site has obtained several planning approvals (of which the last approval in 2017 was for a proposed outlet mall), there has been a continuous surge in demand for housing supply and the previously proposed outlet mall use is no longer relevant.

In view of the opportunities as given rise by the Northern Metropolis which aims to achieve "Urban-Rural Integration and Co-existence of Development and Conservation", the Chief Executive mentioned in her 2021 Policy Address that ***"the development of wetlands and wetland buffer areas will be dealt with under the Northern Metropolis Development Strategy"***. In a recent written reply to a question raised in the Legislative Council in 2021, the Secretary for Development also expressed that "in view of the ever changing planning circumstances and social needs, the Government will review the Planning Guidelines relating to the WBA on the premise of balancing the needs for conservation and increase of housing land supply."¹ It clearly shows the Government's intention to further optimise the development potential of land resources in WBA with a view to enhancing housing supply.

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¹ <https://www.info.gov.hk/gia/general/202103/24/P2021032300585.htm>

INDICATIVE DEVELOPMENT SCHEME

Taking into account that the Northern New Territories including the Application Site and its surrounding has undergone and will undergo tremendous changes in terms of planning and development context, the Applicant intends to seize this unique opportunity to unleash the development potential of the Application Site for a medium-density residential use, which could complement the changing spatial development framework of the area.

In support of the subject rezoning request, an indicative development proposal has been prepared. The subject rezoning request would facilitate a comprehensive development in the proposed "OU(CDWRA)1" zone. The Proposed Development would be compatible with the surrounding context in terms of land use, scale and development intensity.

Based on a site area of about 116,231m² and a total plot ratio of not more than 2.25, the Proposed Development consists of 25 residential towers ranging from 10 to 29 storeys (i.e. 44mPD to 115mPD) over 1-storey of basement, offering a total of 6,825 residential units. 3 nos. of Government, Institution or Community (G/IC) blocks in the north-eastern portion of the Application Site are proposed to serve the future residents and the surrounding neighbourhood. Despite the fact that the Application Site is largely left vacant and is currently dominated by wasteland, the Applicant proposes to create a wetland area of about 2.8 hectares at the north-western portion of the Application Site to serve as wetland enhancement measures as well as to upgrade the ecological value of the Application Site.

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject planning application is fully supported by the following justifications and planning merits:

- The subject rezoning application is complementary to the strategic planning framework;
- The subject rezoning application can harness the enhanced infrastructural capacity brought by the planned NOL and unleash the development potential of the Application Site;
- The rezoning proposal is in line with the Government's recent endeavours in enhancing housing land supply;
- The Proposed Development can serve as an anchor housing development to

alleviate the acute housing shortage;

- The development intensity of the Proposed Development is compatible with the changing land use planning context in the vicinity;
- The subject rezoning application is in line with the recent call for releasing development potential in WBA;
- The subject rezoning application respects the planning intention of the existing "OU(CDWRA)" zone and the requirements under TPB-PG No. 12C;
- The subject rezoning application is carefully formulated with planning gains and design merits;
- Largely secured land holding status can warrant timely implementation of the Proposed Development; and
- There is no insurmountable problem due to the Proposed Development from technical aspects.

Based on the above justifications and merits, the TPB is cordially invited to consider this rezoning application favourably.

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行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

申請簡介

根據城市規劃條例第 12A 條 (第 131 章)，申請人現向城市規劃委員會 (下稱「城規會」) 遞交改劃申請 (下稱「本申請」)，擬議對南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 (下稱「大綱圖」) 作出修訂，將位於元朗青山公路 – 潭尾段以西丈量約份第 107 約內的多個地段及毗鄰政府土地 (下稱「申請地點」) 的土地用途，由「其他指定用途」註明「綜合發展包括濕地修復區」改劃為「其他指定用途」註明「綜合發展包括濕地修復區」1 地帶，並修訂「其他指定用途」註明「綜合發展包括濕地修復區」的《註釋》以支持申請人在申請地點作綜合發展用途。

規劃背景

國家和策略性規劃情況的轉變

在 2019 年 2 月，國務院發布《粵港澳大灣區發展規劃綱要》，當中明確表明將需要發展大灣區，以促進內地、香港和澳門的緊密合作。其後，在 2021 年 3 月頒布的《中華人民共和國國民經濟和社會發展第十四個五年規劃和 2035 年遠景目標綱要》，文件上也明確支持香港提升競爭優勢，使香港更全面地融入國家發展。其中一個主要的發展重點，則表示香港的發展定位可成為國際創新科技中心。

基於上述背景，香港特別行政區政府於 2021 年 10 月發布以《香港 2030+》為基礎的《北部都會區發展策略》。當中，北部都會區將成為國際創新科技中心，並具有「城鄉共融、發展與保育共存」的獨特都市景觀，與位於香港南面，作為國際金融中心的維港都會區將互相配合發展。由此可見，目前以郊區特色為主的新界北部地區，在未來將會徹底轉變為都市化的發展景況。

在重構的空間框架下，北部都會區將成為未來的經濟和就業的重要樞紐。為配合都會區的長期發展，平衡及多元化的土地用途規劃至關重要。隨著重點的經濟和創新發展將會位於新田科技城，必然會在新界內部地區帶來更多住宅用途，以服務於新界北部地區的商業發展。因此，十分需要更多的住宅發展，以適應不斷增長的就業人口。

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元朗及周邊環境的轉變

元朗的發展規劃正在不斷演變。近年來，元朗新市鎮的發展規模已經不斷向北面和東面延伸至近青山公路的地區，形成一個擴展區。根據 2021 年 6 月北環線的工程項目簡介，已規劃的凹頭站將會設置於申請地盤東南面，距離約 800 米的地方。這項基建發展將為鄰近未來北環線沿線車站的珍貴土地，提供一個良好的發展機會，可以重新審視其最合適的土地用途和密度，從而釋放土地的發展潛力。

考慮利用「濕地緩衝區」內合適的地方，增加房屋土地供應

申請地點位於「濕地緩衝區」的邊陲，遠離后海灣至少有 3 公里的距離。此外，大部分的申請地點目前是以荒地為主，生態價值屬低至極低。在規劃概況層面，申請地點早前已獲得多個規劃許可(包括最近於 2017 年作擬建的折扣商場規劃許可)，但因為房屋需要持續增加，先前擬建的折扣商場已不再適用。

因應《北部都會區發展策略》當中提到，實現「城鄉融合、發展與保育並存」的發展理念，以及行政長官在 2021 年施政報告中提到「濕地和濕地緩衝區的發展事宜則會在《北部都會區發展策略》中處理」，發展局局長於 2021 年向立法會提交的書面回覆指出，「基於不斷改變的規劃情況及社會需要，政府將會在平衡保育與增加房屋土地供應的前提下，檢討有關『濕地緩衝區』的規劃指引。」這清楚地表明政府有意進一步善用位於「濕地緩衝區」的土地資源及發展潛力，以增加房屋供應。

擬議發展計劃

考慮到新界北部包括申請地點及其周邊地區在規劃及環境方面已經及將會有大規模轉變。申請人有意把握這機遇，釋放申請地點的發展潛力作中密度住宅用途，同時配合於地區轉變中的空間發展框架。

申請人提供擬議發展計劃以支持本修訂圖則申請。本修訂圖則申請將會促進擬議「其他指定用途」註明「綜合發展包括濕地修復區」1 地帶的綜合發展用途。擬議發展的土地用途、規模及發展密度亦會與周邊環境互相協調。

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申請地點的地盤面積約為 116,231 平方米，擬議發展的總地積比率將不多於 2.25。擬議發展包括 25 棟住宅樓宇，建築物樓層層高 10 至 29 層（建築物高度為不多於主水平基準以上 44 米至 115 米），並設有一層地庫，提供 6,825 個住宅單位。擬議發展內的東北面部分，將設有三棟建築物用作政府、機構或社區設施，以服務未來及鄰近地區的居民。另外，儘管申請地盤現在大部分地方實為荒地，申請人仍主動建議於地盤內的西北面部分，構建一個約 2.8 公頃的濕地修復區，作為濕地改善措施及提升地盤範圍的生態價值。

以下列明了是次規劃申請的發展理據及規劃增益：

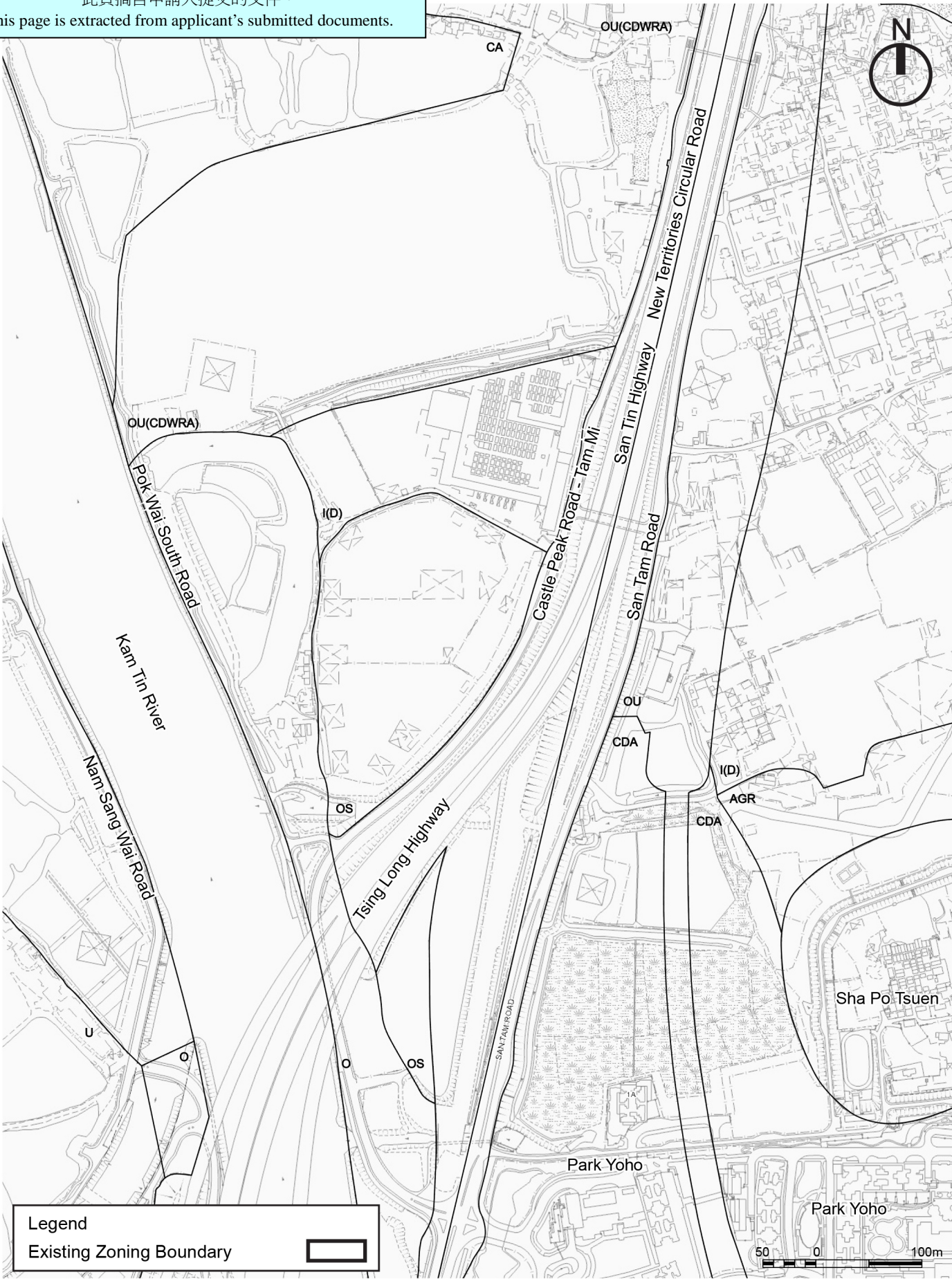
- 是次修訂圖則申請能配合北部都會區最新的策略性規劃框架；
- 是次修訂圖則申請可以透過已規劃的北環線所增強的基礎設施能力，釋放申請地點的發展潛力；
- 是次修訂圖則申請與政府現行地盡其用以增加土地房屋供應的政策相符；
- 擬議發展可以紓緩目前房屋嚴重短缺問題；
- 擬議發展的發展密度與附近的土地規劃互相協調；
- 擬議發展符合最近政府的相關政策，可以有效釋放位於「濕地緩衝區」內的土地的發展潛力；
- 擬議發展符合「其他指定用途」註明「綜合發展包括濕地修復區」的規劃意向，並遵照規劃指引編號 12C 的要求；
- 是次修訂圖則會帶來設計上的優點和規劃增益；
- 申請人已獲得申請地點內大部份私人土地的業權，有利項目及時落成；及
- 擬議發展在各個技術方面是可行的。

基於以上發展理據，懇請城規會對本修訂圖則申請予以贊同。

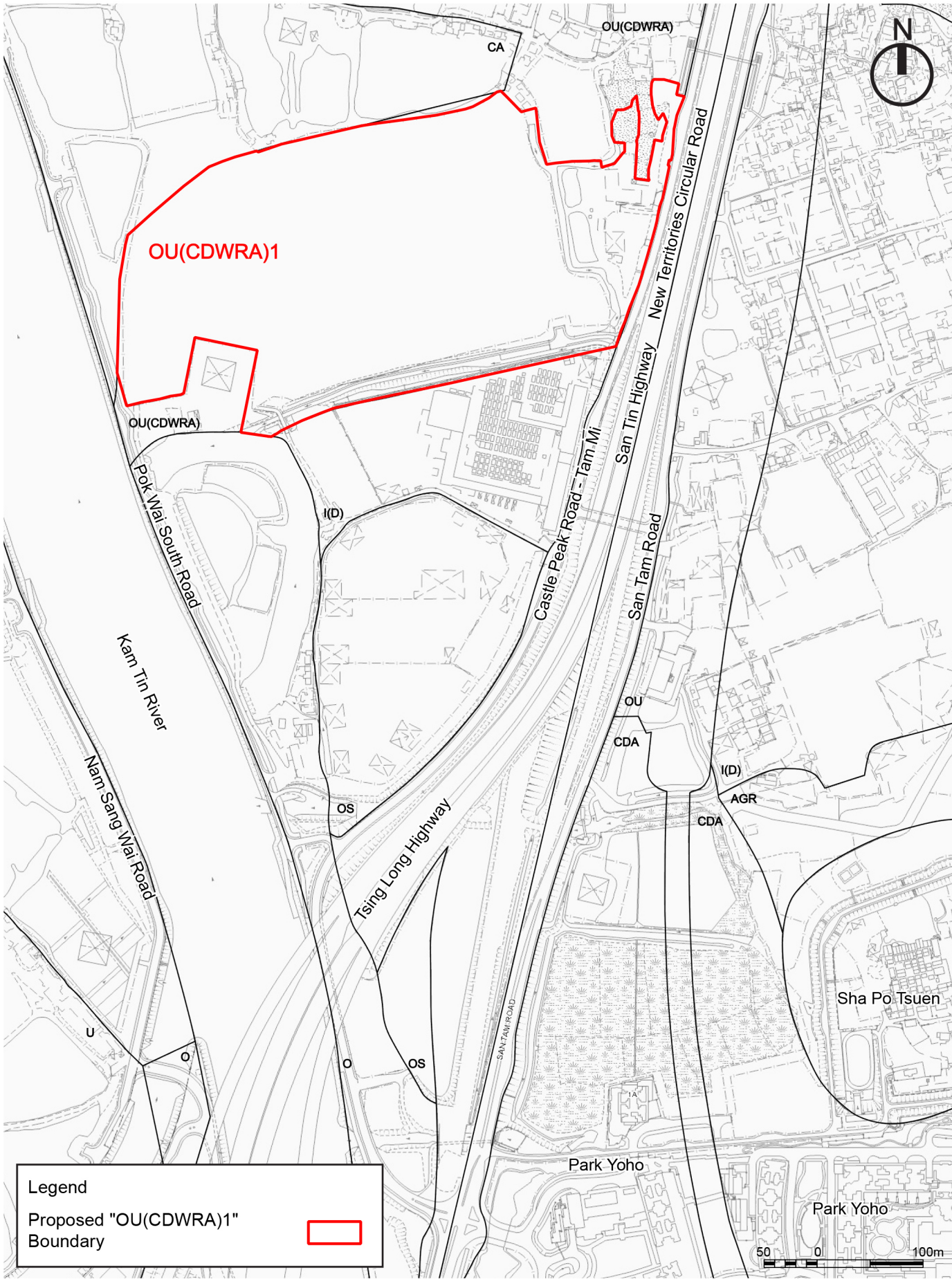
申請編號 Application No. : Y/YL-NSW/8

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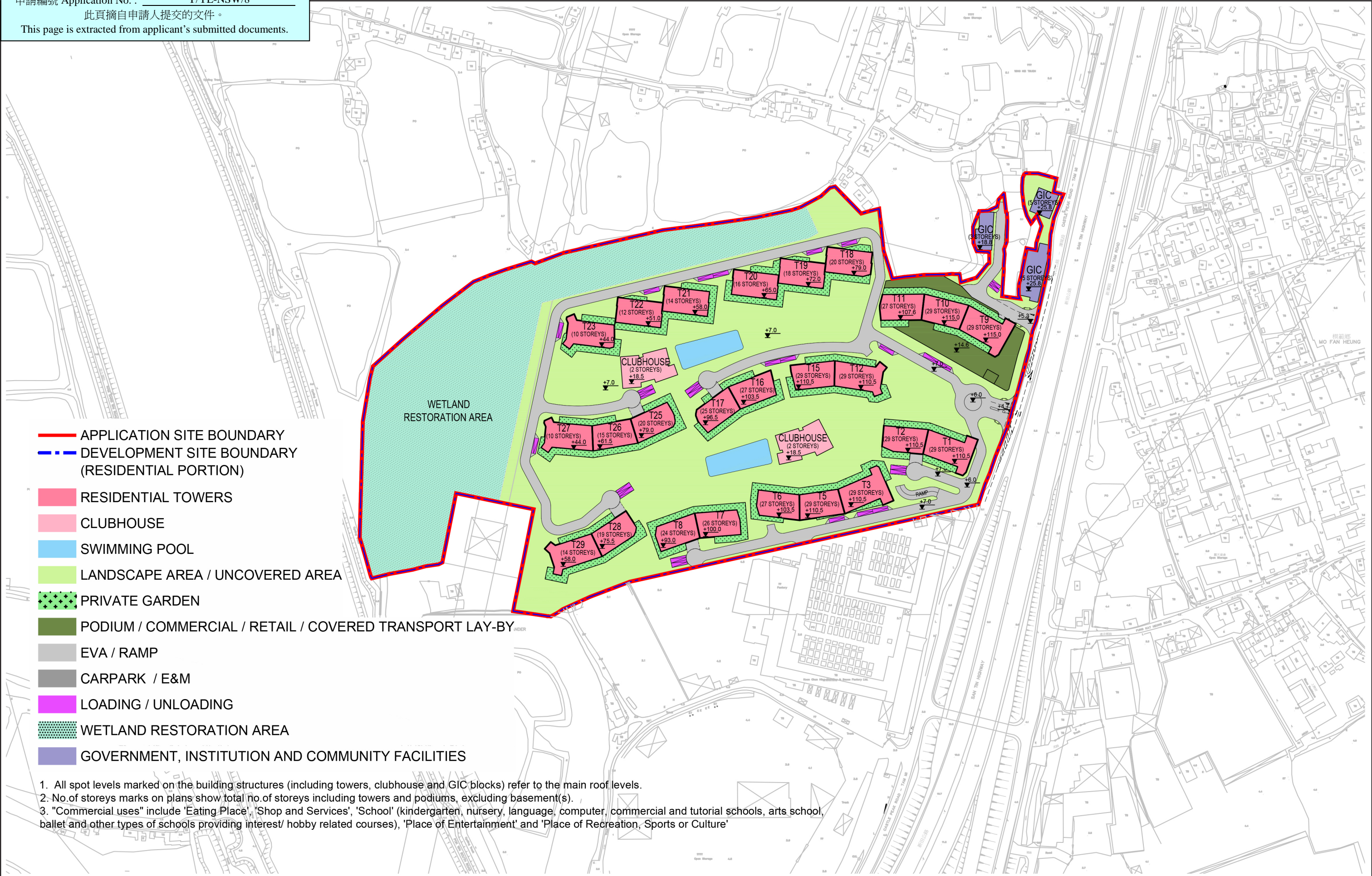
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Original Zoning



Proposed Zoning



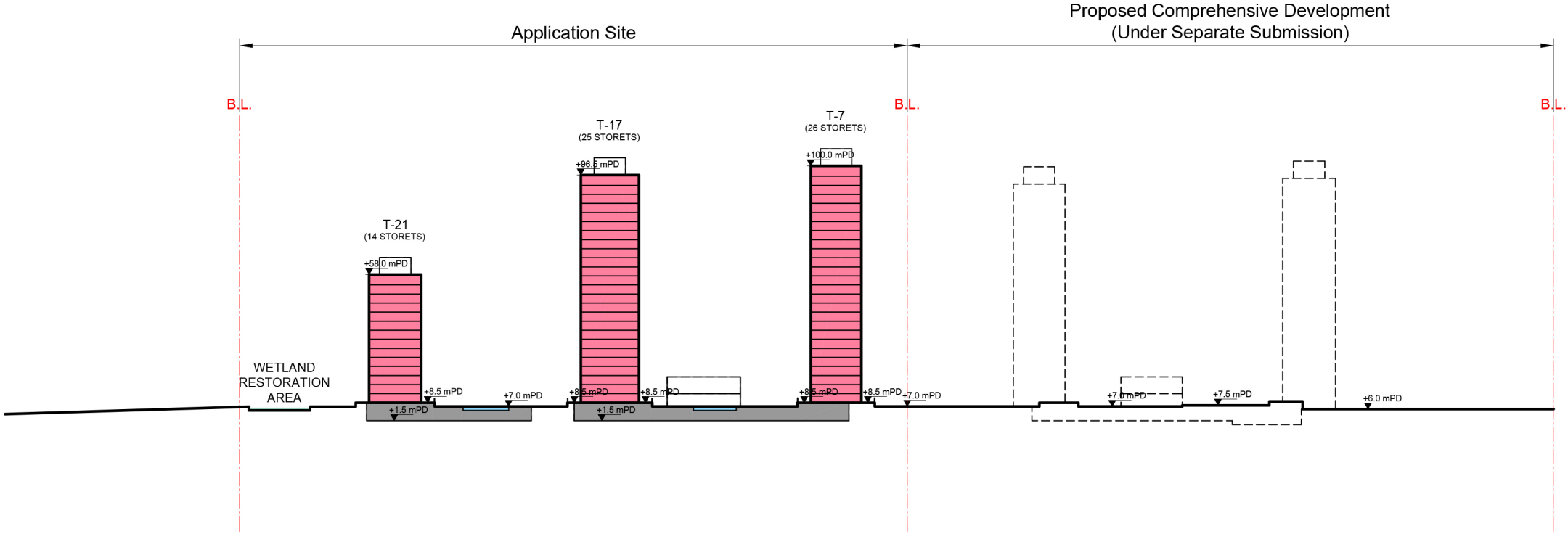
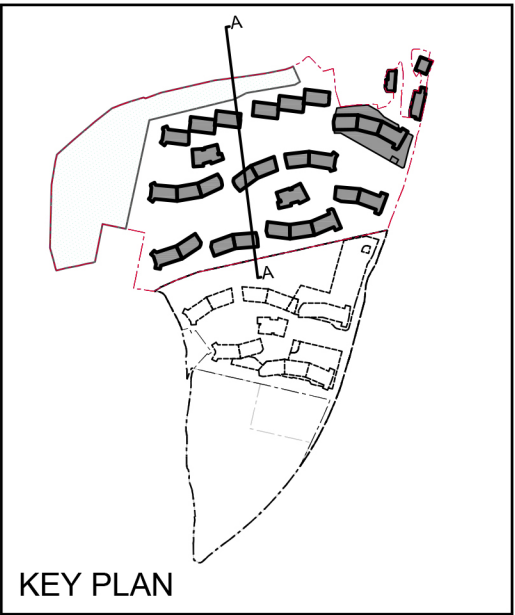
Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale	Figure 4.1		



- RESIDENTIAL TOWERS
- SWIMMING POOL
- CARPARK / E&M



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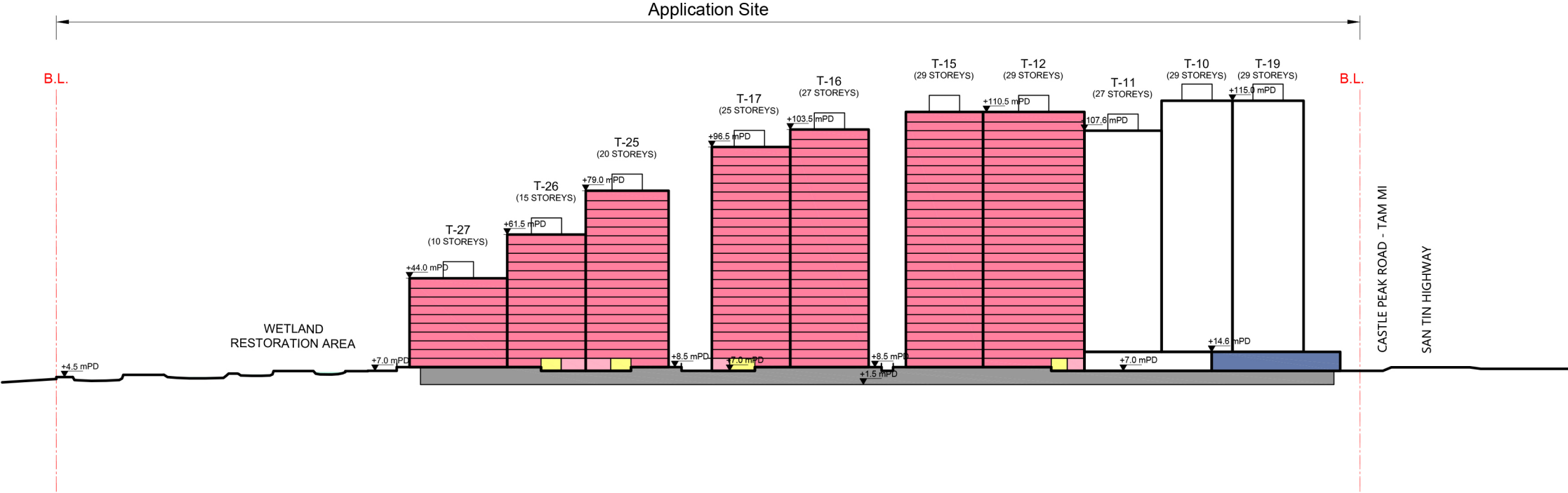
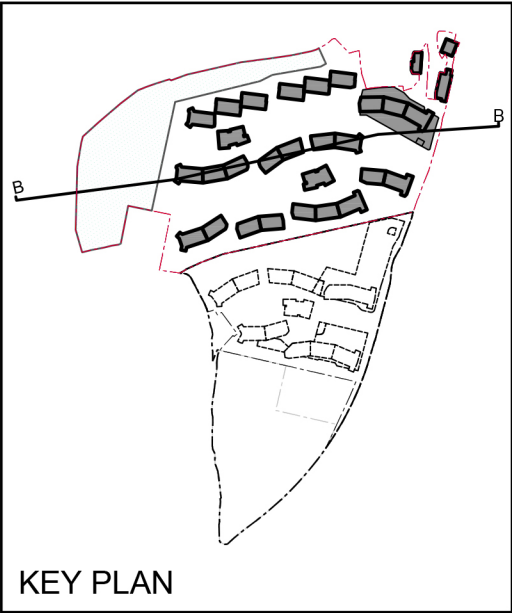


Title

Indicative Section A - A Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale		Figure 4.5	

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



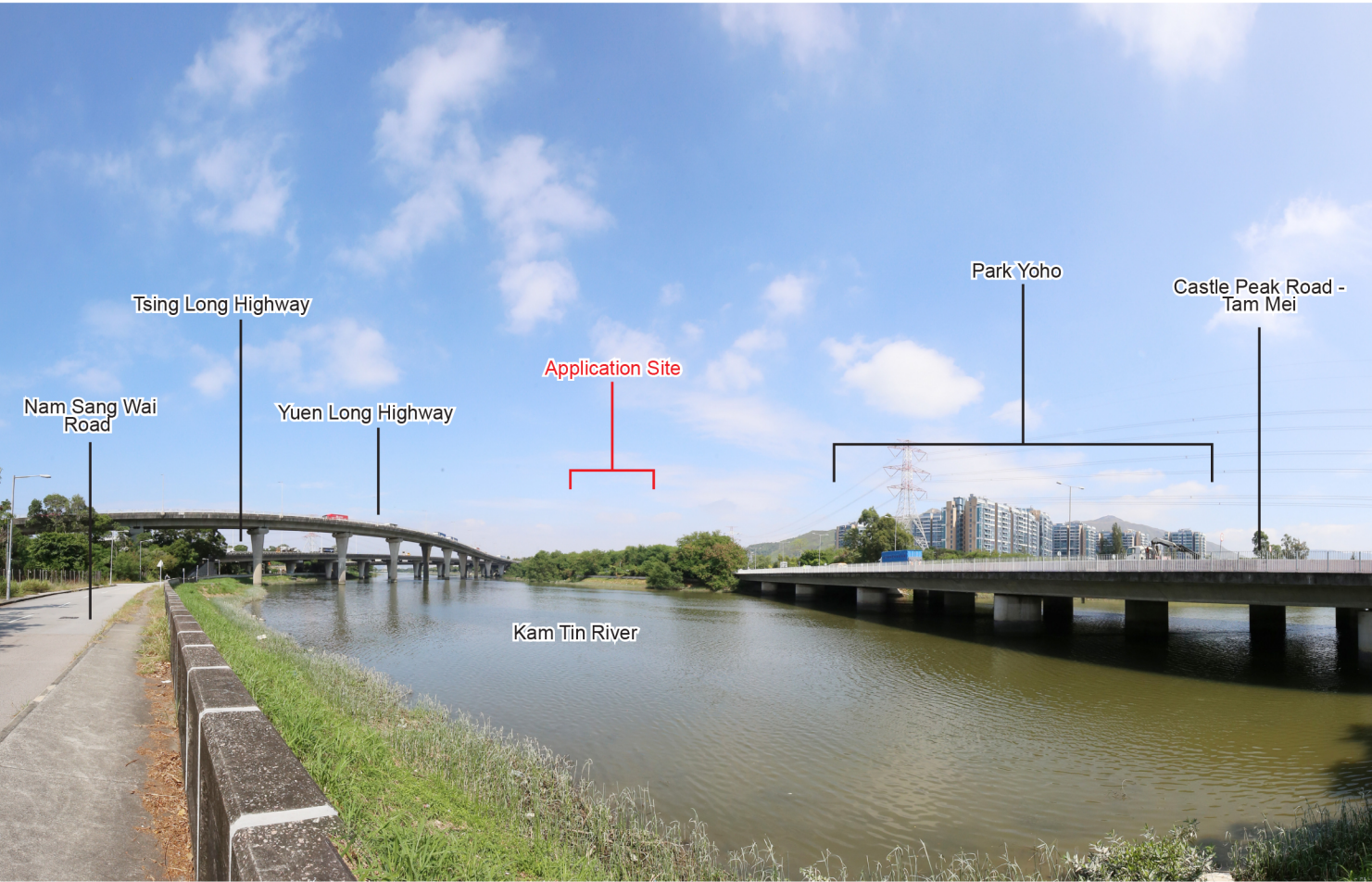
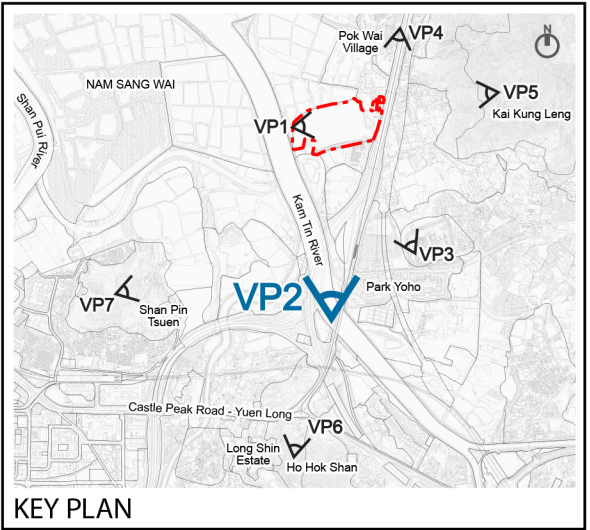
申請編號 Application No. : Y/YL-NSW/8
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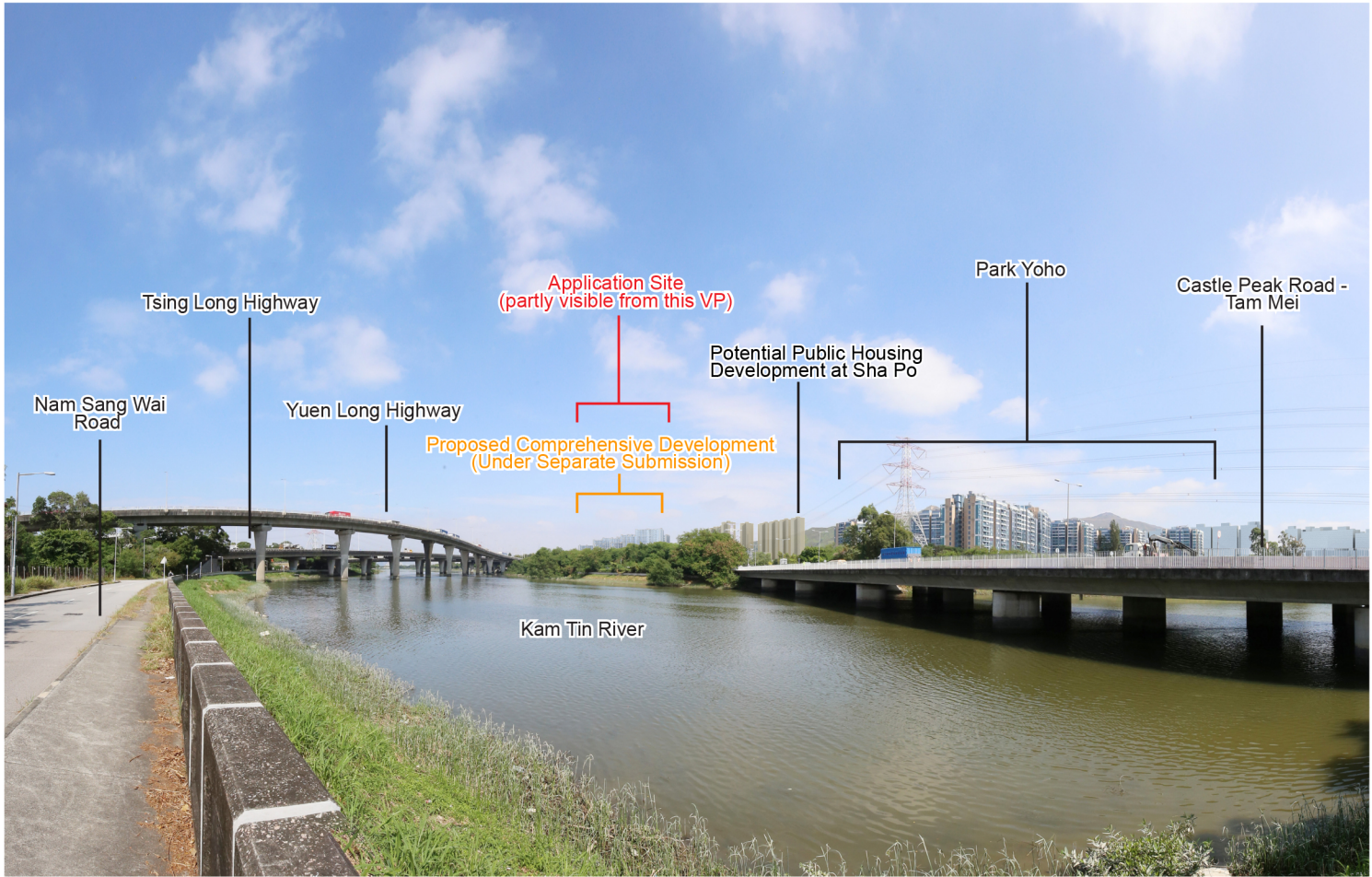
Title

Indicative Section B - B Plan

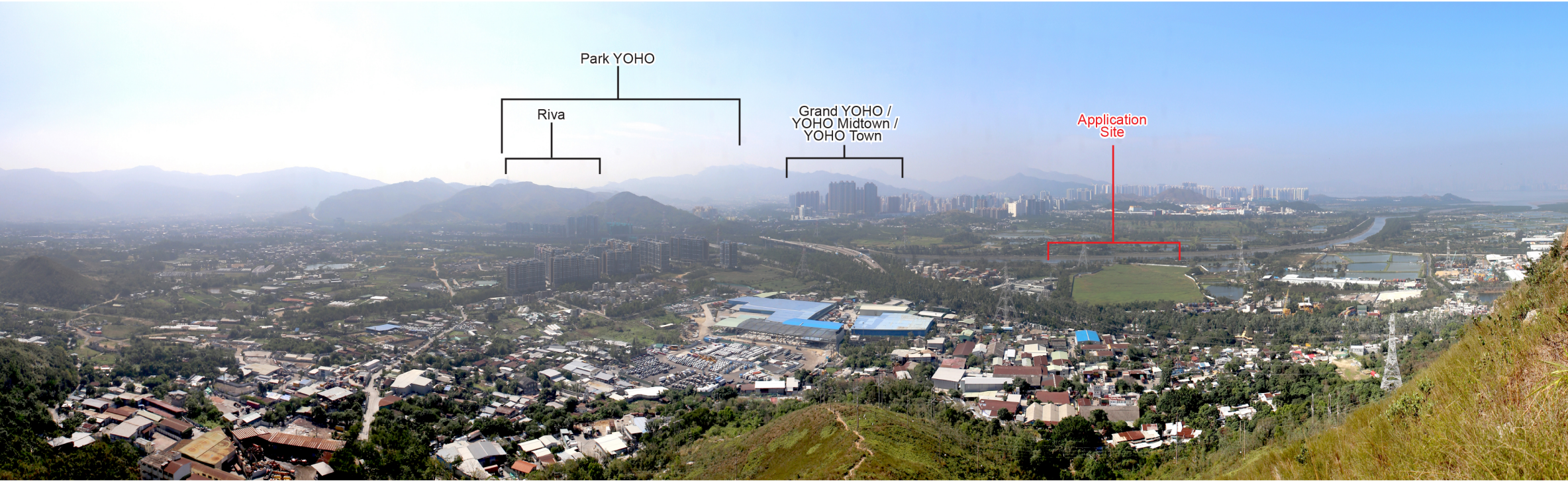
Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale		Figure 4.6	



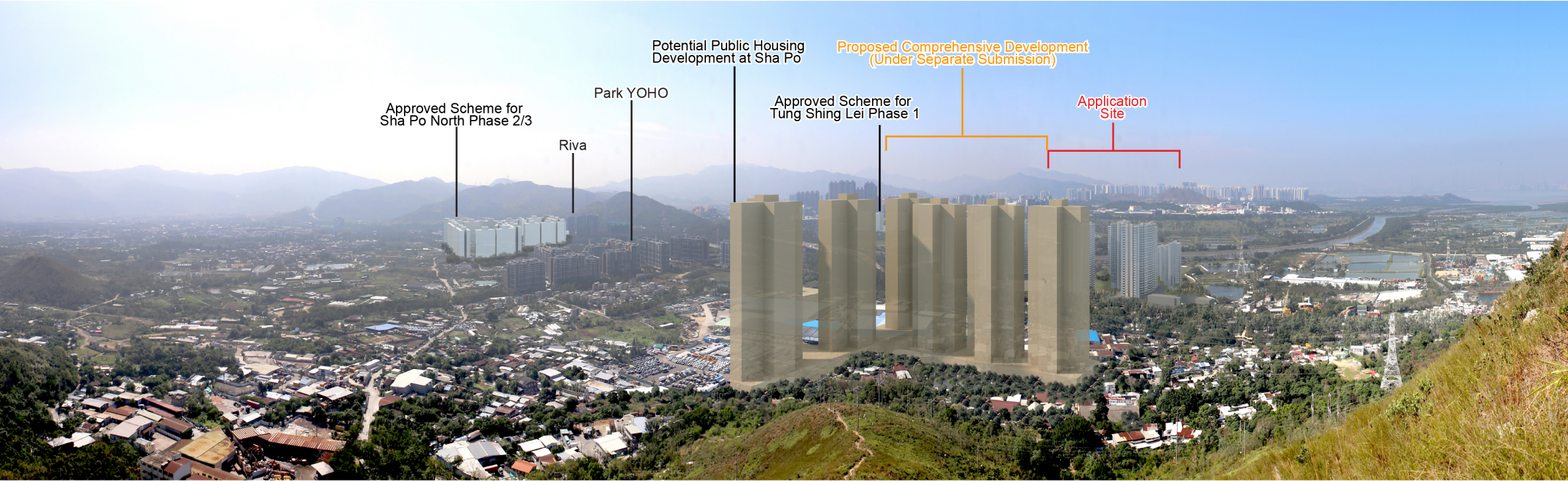
Existing Condition



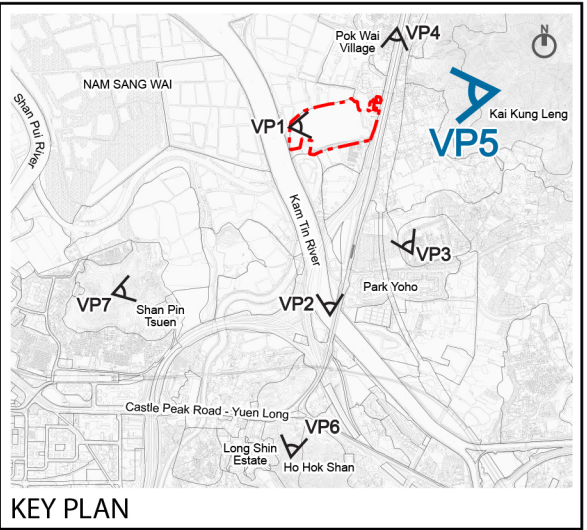
Proposed Scheme



Existing Condition

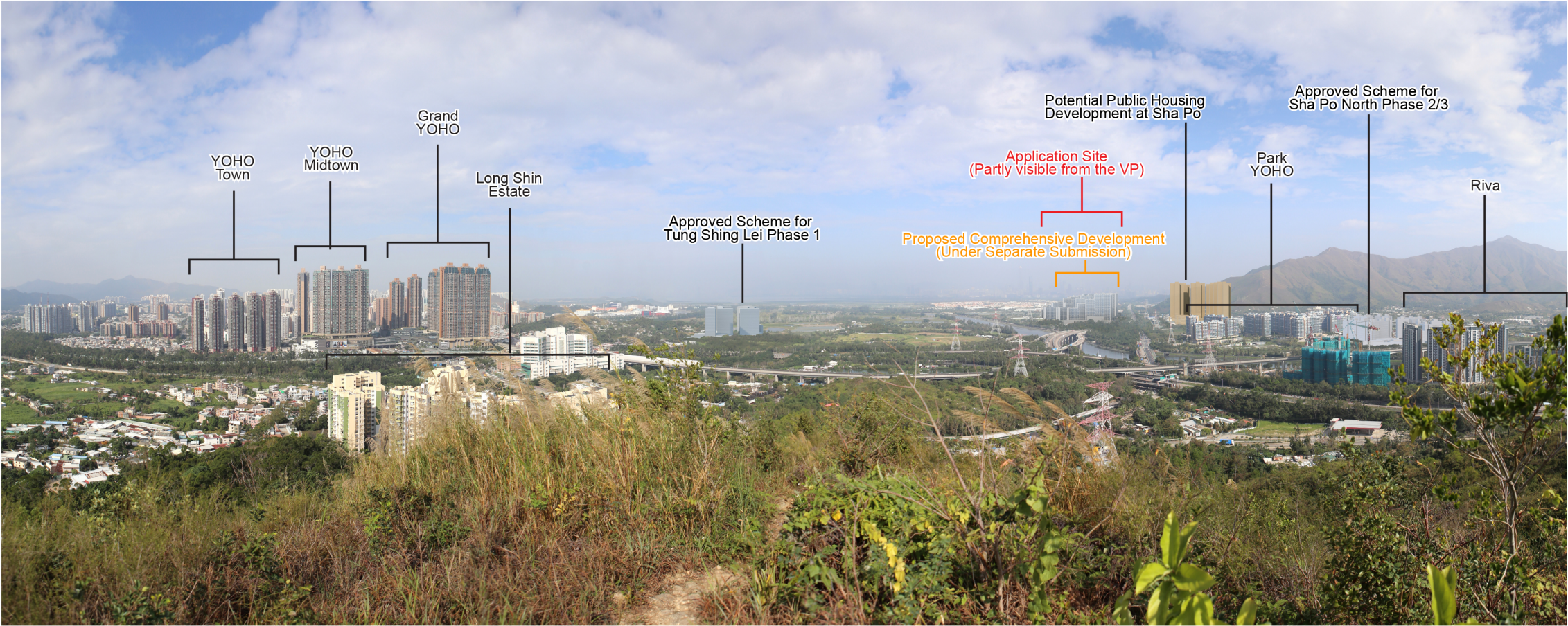


Proposed Scheme

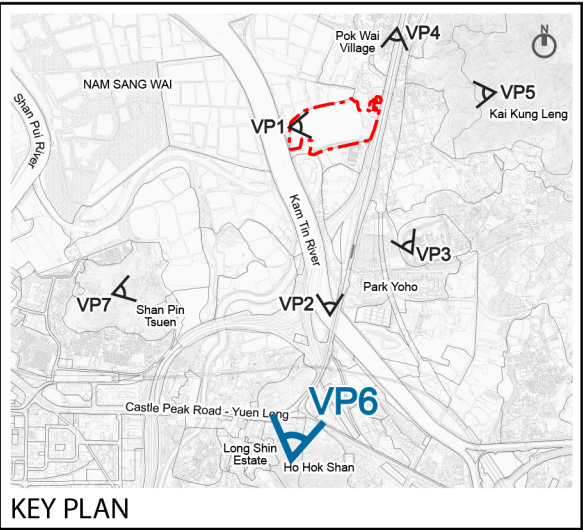




Existing Condition



Proposed Scheme



KEY PLAN