

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL/20**  
**關乎申請編號 Y/YL/20 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	Y/YL/20		
Location/address 位置／地址	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories 新界元朗十八鄉路丈量約份第 120 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 6,060 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 744 sq. m 平方米)		
Plan 圖則	Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶及修訂適用 於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 36,360	Not more than 不多於 6
	Non-domestic 非住用	Not more than 不多於 3,030	Not more than 不多於 0.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	2	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	9.75	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 3	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 90	mPD 米(主水平基準上)
		Not more than 不多於 25	Storey(s) 層
1		Exclude 不包括 Basement 地庫	
Site coverage 上蓋面積	About 約 33.33 %		
No. of units 單位數目	943 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,640	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		197
	Private Car Parking Spaces 私家車車位		123
	Motorcycle Parking Spaces 電單車車位		11
	Bicycle Parking Spaces 單車泊車位		63
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
Heavy Goods Vehicle Spaces 重型貨車車位		4	

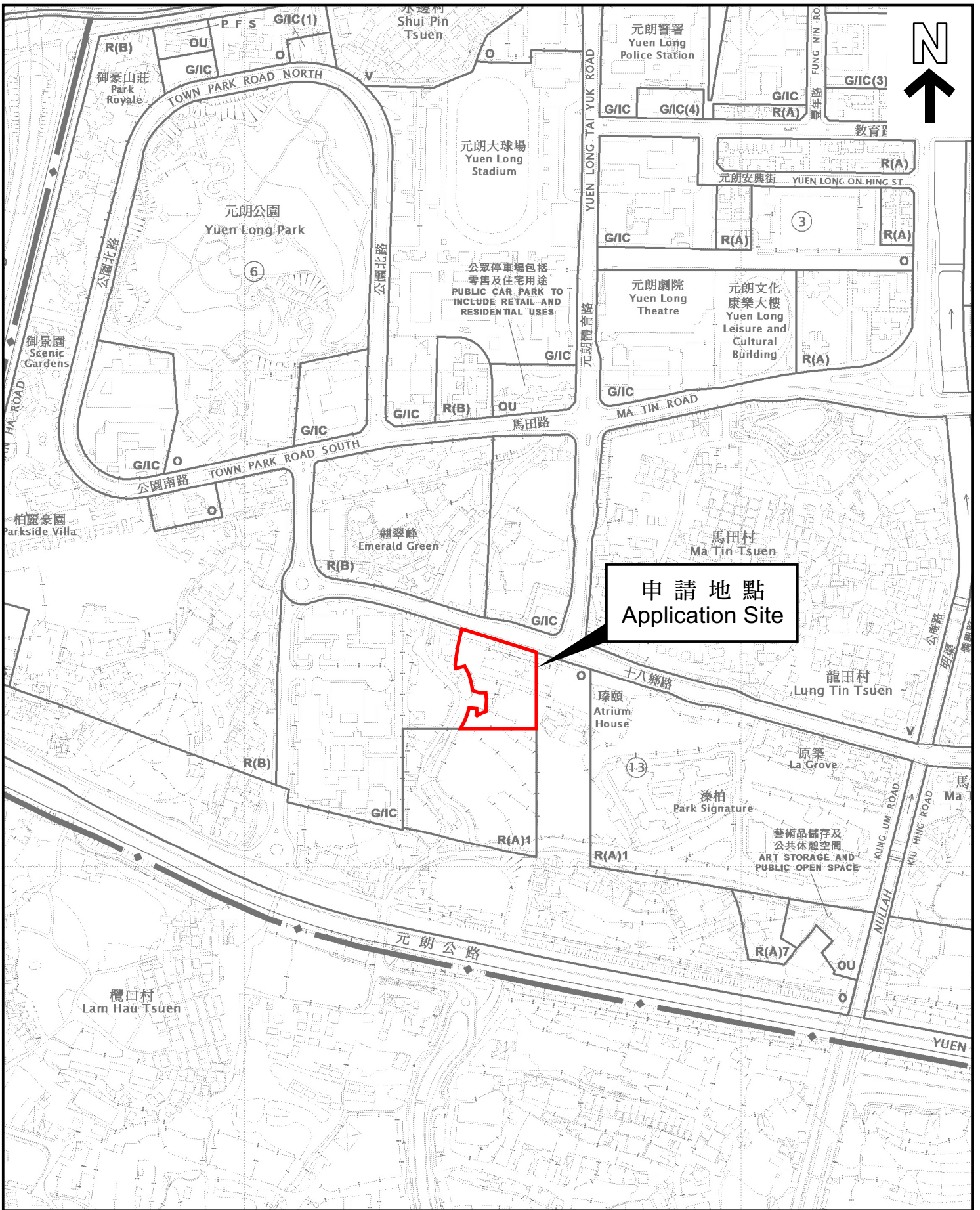
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Land Status Plan 土地類別圖</u>		
<u>Plan showing Existing Building Height Profile of Surrounding Existing and Planned Residential Developments 顯示周邊現有及已規劃住宅發展高度的圖則</u>		
<u>Plan showing Nearby Planned/Committed High-Density Housing Developments 顯示附近已規劃／已落實高密度房屋發展的圖則</u>		
<u>Plan showing Nearby Unmaterialised "G/IC" Sites 顯示附近未落實的「政府、機構或社區」用地的圖則</u>		
<u>Private Open Space Provision Plan 私人休憩用地圖</u>		
<u>Greenery Coverage Plan 綠化用地覆蓋圖</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Tree Preservation Proposal 樹木保育建議書</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

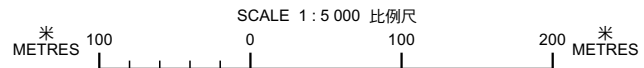
本摘要圖於2023年7月3日擬備，  
所根據的資料為於2023年1月6日  
展示的分區計劃大綱圖編號 S/YL/26  
EXTRACT PLAN PREPARED ON 3.7.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/26 EXHIBITED ON 6.1.2023

位置圖 LOCATION PLAN

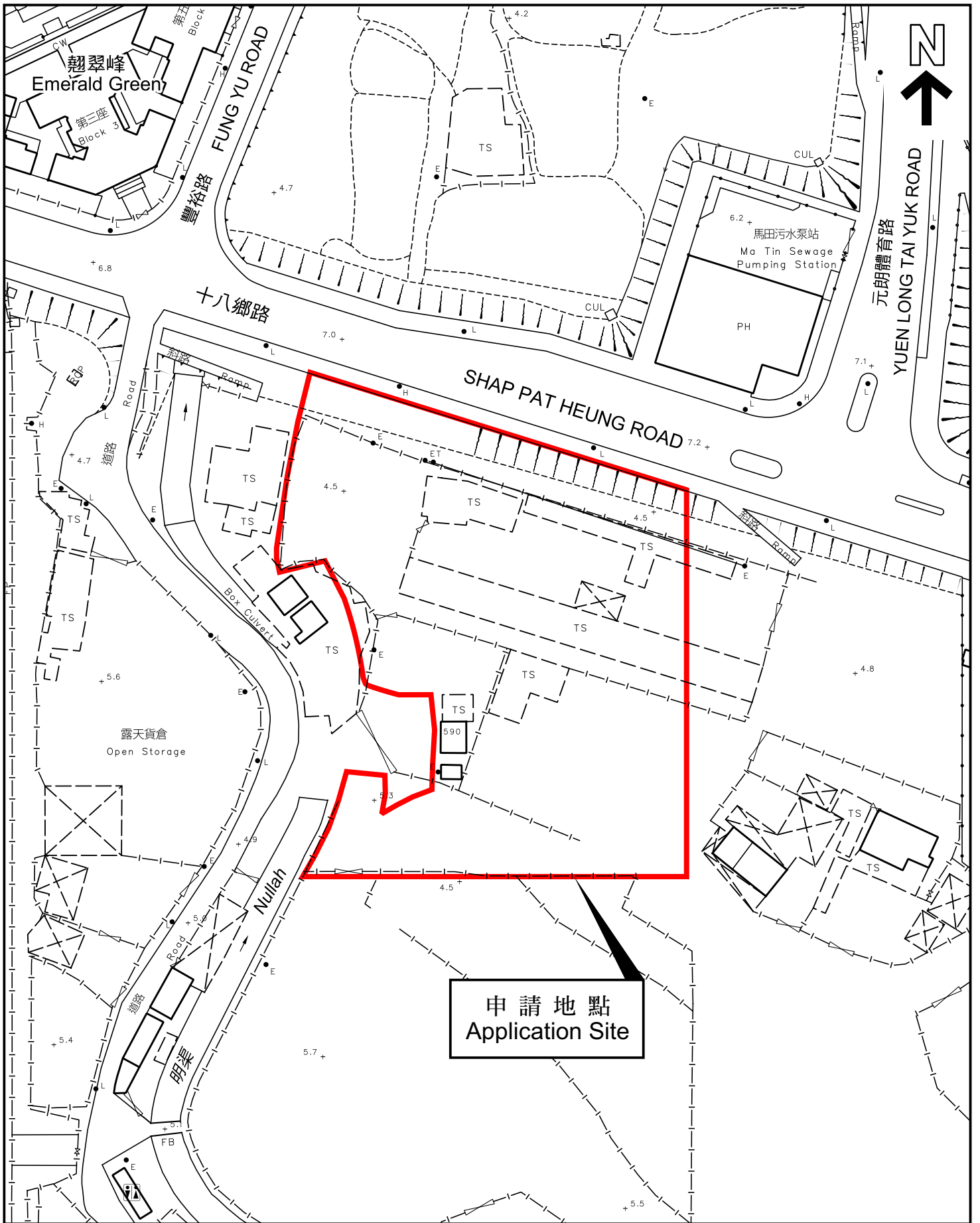
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

Y/YL/20







申請地點  
Application Site

本摘要圖於2023年7月3日擬備，  
所根據的資料為測量圖編號  
6-NW-14A 及 6-NW-14B  
EXTRACT PLAN PREPARED ON 3.7.2023  
BASED ON SURVEY SHEETS No.  
6-NW-14A & 6-NW-14B

平面圖 SITE PLAN

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/20

# Executive Summary

This Supporting Planning Statement is submitted to substantiate the Proposed Amendment to the Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26 under Section 12A of the Town Planning Ordinance (Cap. 131), in respect of rezoning of an area in the current “Government, Institution or Community” (“G/IC”) zone to “Residential (Group A)9” (“R(A)9”) at Lot Nos. 2231 RP, 2232, 2233, 2235, 2236, 2237, 2238, 2239 RP, 2240 RP, 2241 (Part), 2296 S.A, 2297 RP, 2300 (Part), 2302 S.A, 2303 RP, 2305 RP and 2306 S.B in D.D. 120 and adjoining Government Land on Shap Pat Heung Road, Area 13, Yuen Long (the Application Site). This is to unleash earlier the development potential of this privately-owned site for multiple uses, viz. residential, social welfare facilities and shop and services, thereby enabling housing supply with supporting public facilities provision timely benefitting the community.

The Application Site is located at the southern part of Yuen Long New Town in which transformation to a quality residential neighbourhood is underway, noting that various high-density residential developments have been committed/planned in the vicinity. Being to the immediate north of a “R(A)” zone now, the Application Site was in fact part of the “R(A)” zone, but has been converted to “G/IC” zone for a planned school use since 2008. However, the school use has never been materialised in these 15+ years, leaving the site for merely some temporary brownfield uses. Given (1) the existing and projected surpluses in both primary and secondary school classes recorded in the Yuen Long District Council area; (2) the abundant vacant school premises in Yuen Long; and (3) availability of various unmaterialised “G/IC” sites nearby, there is a need to revisit the long-term use of the Application Site to optimise the scarce land resources for housing supply via private initiatives and to synergise with the development momentum, particularly at a site with great accessibility.

The Proposed Amendment seeks for rezoning of the Application Site to “R(A)9” which will allow for a maximum plot ratio of 6.5 (of which the domestic plot ratio should not exceed 6.0) with a maximum building height of 25 storeys (excluding basement) generally in line with the “R(A)” parameters on the same OZP and the development intensity in the Northern Metropolis as introduced in the latest Policy Address. To demonstrate the feasibility of the Proposed Amendment, an Indicative Scheme has been formulated in which 2 residential towers with about 943 units will be provided to accommodate a population of about 2,640. At the lower floors of the development, supporting shop and services use and social welfare facilities including a 150-place Child Care Centre and a 60-place Day Care Centre for the Elderly are proposed as the Applicant’s efforts in promoting intergenerational-friendly concept in response to Hong Kong’s changing demographic structure for serving the public.

The Proposed Amendment to facilitate the Indicative Scheme could achieve the following planning merits:

- Responding to the Policy Addresses on housing provision and meeting territorial housing need.
- Responding to the changing planning context of housing sites in Yuen Long.
- Improving the environmental quality of the area through development of brownfield sites.
- Unleashing the long-wasted development potential given that there is no development programme for the reserved school use at the Application Site.
- Factoring in the over-supply of school use in light of the demographic change in Yuen Long and confirming that no deficit of G/IC Facilities for Yuen Long New Town will be resulted arising from the Proposed Amendment.

- Providing merits and certainty to support intergeneration living and improving quality of life of the neighbourhood as a private sector initiative.
- Achieving synergy with the adjoining “R(A)1” site in compatible with the surrounding developments.
- Complying with Sustainable Building Design Guidelines.
- Technically feasible and resulting in no adverse impacts to the surrounding area.
- Will not set an undesirable precedent.

The Applicant has demonstrated genuine intention and commitment to taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek favourable consideration from the Town Planning Board on this Section 12A Application.

# 行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於元朗第十三區十八鄉路丈量約份第 120 約地段第 2231 號餘段、第 2232 號、第 2233 號、第 2235 號、第 2236 號、第 2237 號、第 2238 號、第 2239 號餘段、第 2240 號餘段、第 2241 號(部分)、第 2296 號 A 分段、第 2297 號餘段、第 2300 號(部分)、第 2302 號 A 分段、第 2303 號餘段、第 2305 號餘段、第 2306 號 B 分段及毗連政府土地(「申請地點」)，擬議修訂元朗分區計劃大綱草圖編號 S/YL/26，將申請地點由「政府、機構或社區」改劃為「住宅(甲類)9」(「擬議修訂」)。擬議修訂旨在盡早釋放這個私人擁有的地段的開發潛力，以提供多種用途(包括住宅、社會福利設施和商店及服務行業)，從而使房屋供應與配套的公共設施及時惠及社區。

申請地點坐落於元朗新市鎮的南部，附近有多個已計劃的高密度住宅發展項目，可見所在的社區正迅速轉型為一個優質的住宅社區。申請地點雖本身屬「住宅(甲類)」地帶，亦現與其他「住宅(甲類)」用地相連，但在 2008 年被改劃為「政府、機構或社區」規劃作學校用途。唯學校用途在過去的 15 年間從未實現，用地只一直作臨時的棕地用途。鑑於(1)元朗區議會地區內現有和推算的小學和中學學位供應過剩；(2)元朗有大量的空置校舍；以及(3)區內有多個未被實現的「政府、機構或社區」用地，申請人希望透過是次規劃申請重新審視申請地點的長遠規劃用途，通過私人倡議，在此交通便利的申請地點充份利用香港珍貴的土地資源作房屋供應，與附近眾發展產生協同作用。

本擬議修訂旨在將申請用地改劃為「住宅(甲類)9」，設最高地積比率 6.5 倍(當中住用地積比率不超過 6 倍)和最高建築物高度 25 層(不包括地庫)的限制，與分區計劃大綱圖內「住宅(甲類)」地帶的限制及政府最新施政報告中「北部都會區」的發展密度大致相符。申請人亦制定了一個指示性方案以展示擬議修訂的可行性。指示性方案包含 2 座住宅大樓，提供約 943 個住宅單位，容納約 2,640 人。指示性方案的低層內除有商店及服務設施配套外，亦會提供社會福利設施，用作幼兒中心服務(150 個服務名額)及長者日間護理中心(60 個服務名額)。申請人希望透過此方案惠及社區，亦為應對香港正在轉變的人口結構繼而推廣長幼共融的概念。

擬議修訂可實現以下的規劃增益：

- 響應政府施政報告的房屋政策和滿足本港的房屋需求；
- 回應元朗區區內規劃環境的變化；
- 通過開發棕地改善區內環境；
- 申請地點多年來並無任何用作學校的發展計劃，擬議修訂有助釋放申請地點長期被浪費的發展潛力；
- 申請考慮了元朗區內學校因人口結構轉變而導致的供應過剩情況，亦確認不會影響區內政府、機構或社區設施的供應；
- 擬議修訂積極倡議跨代共居，並提高區內居民的生活質量；
- 擬議修訂與毗鄰的「住宅(甲類)1」地帶產生協同效應，並與周邊發展兼容；
- 符合可持續建築設計指引；
- 擬議修訂在技術上可行，不會為周邊環境帶來負面影響；及
- 不會構成不良先例。

申請人對推進此項目持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據，我們懇請城市規劃委員會支持是次規劃申請。

# ARUP

v.0 | Jun 2023 | Arup Hong Kong Limited

申請編號 Application No. : Y / YL / 20

此頁摘自申請人提交的文件。

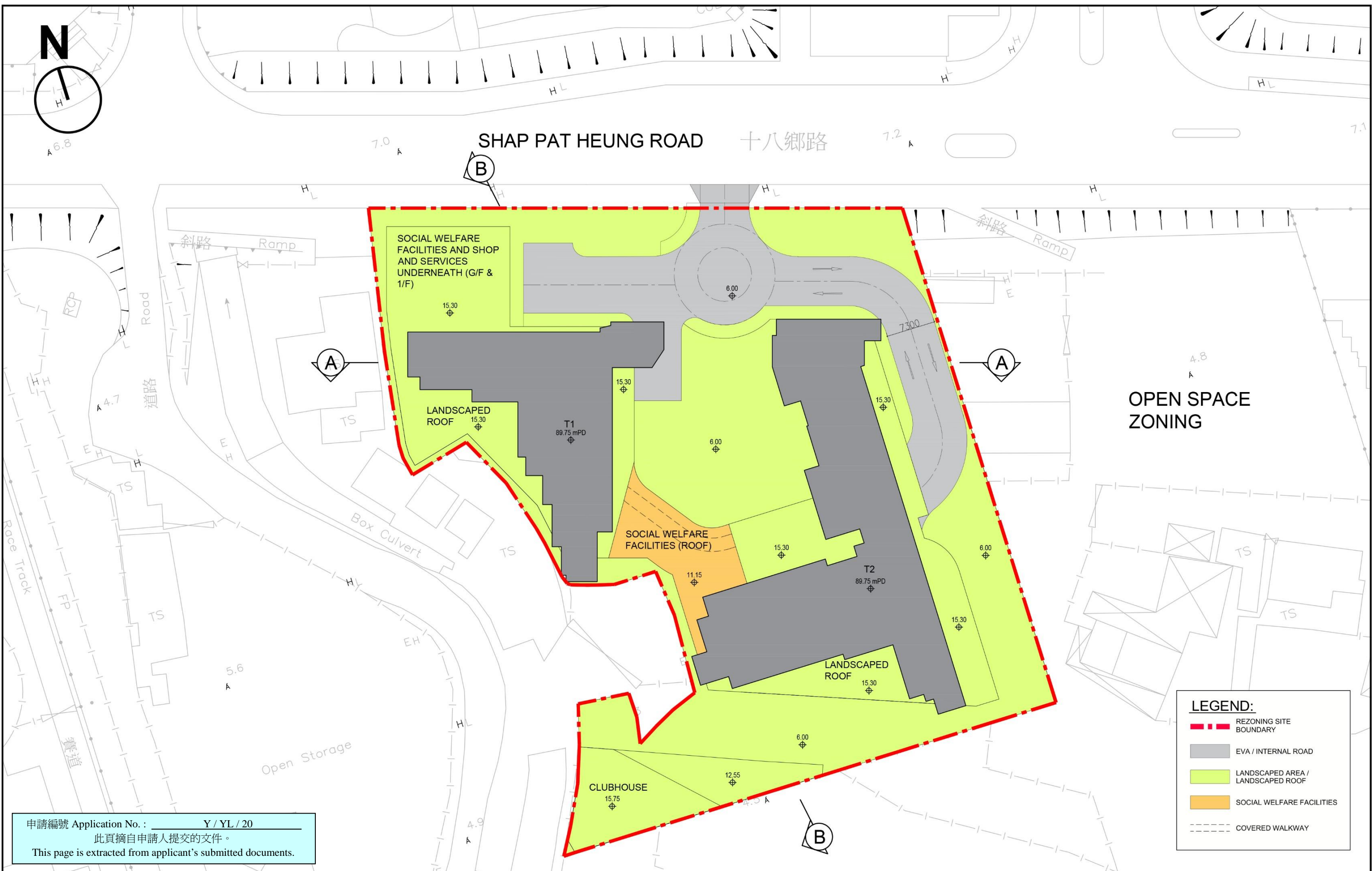
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Supporting Planning Statement – Executive Summary





# SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

**LEGEND:**

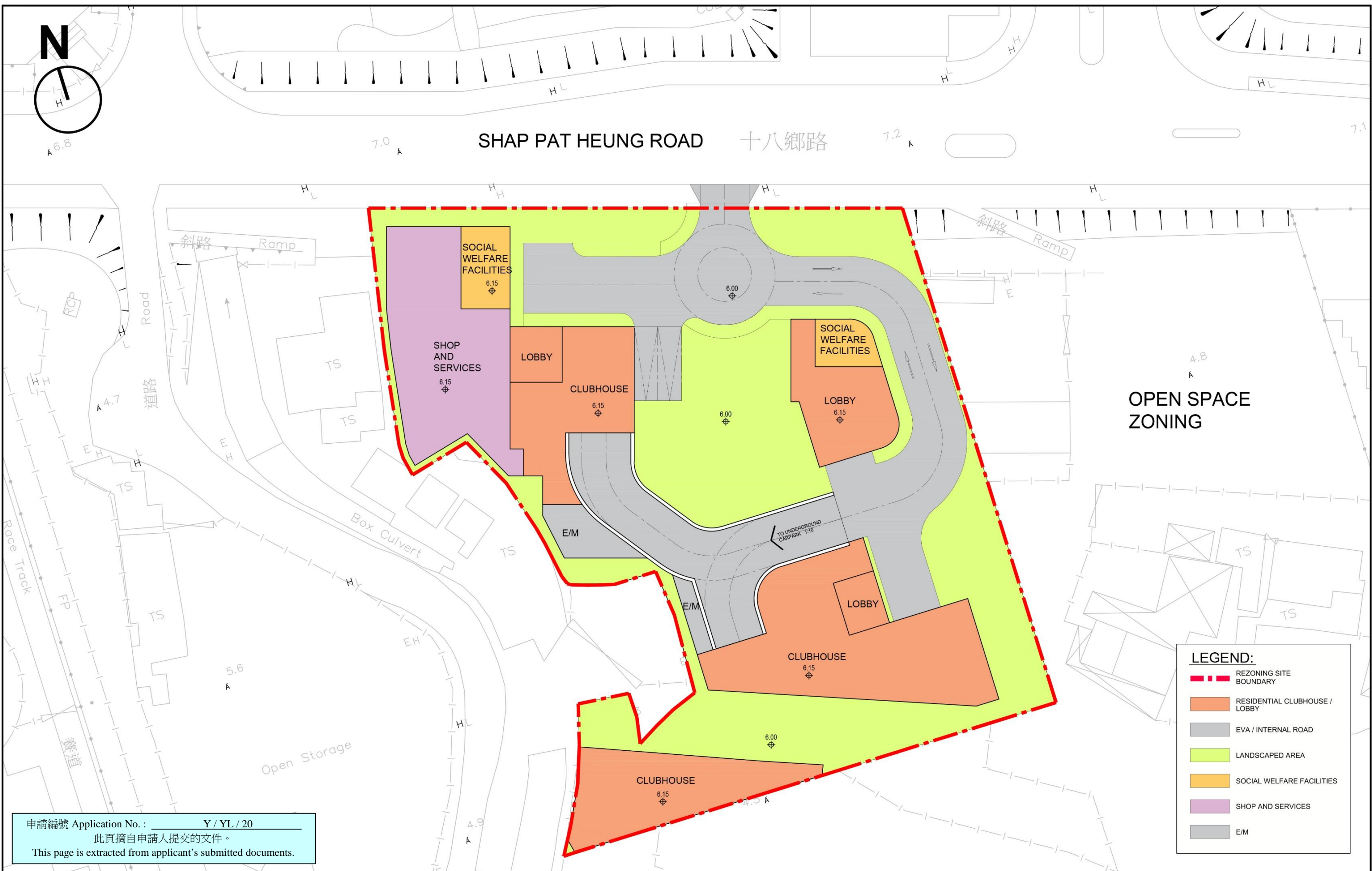
- REZONING SITE BOUNDARY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA / LANDSCAPED ROOF
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
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Drawing Title <h2 style="text-align: center;">INDICATIVE SCHEMATIC DESIGN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
	Date <h3 style="text-align: center;">31/05/23</h3>			



# SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

**LEGEND:**

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- E/M

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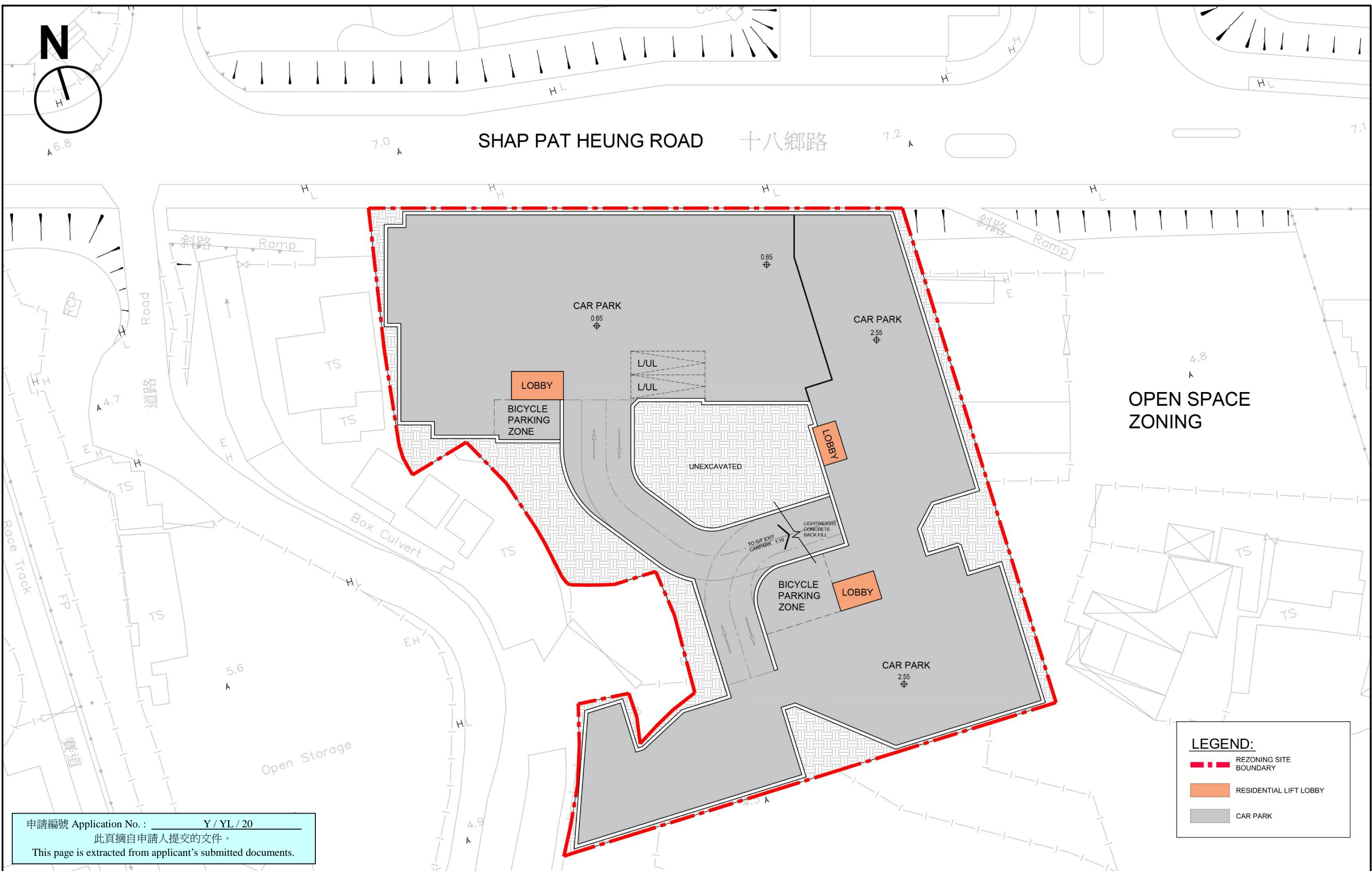
<p>Drawing Title</p> <h2 style="text-align: center;">INDICATIVE GROUND FLOOR PLAN</h2>	<p>Scale</p> <p style="text-align: center; font-size: 1.2em;">1:500</p> <p>Date</p> <p style="text-align: center;">31/05/23</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center; font-size: 1.2em;">P169</p>	
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# SHAP PAT HEUNG ROAD 十八鄉路



**LEGEND:**

- REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

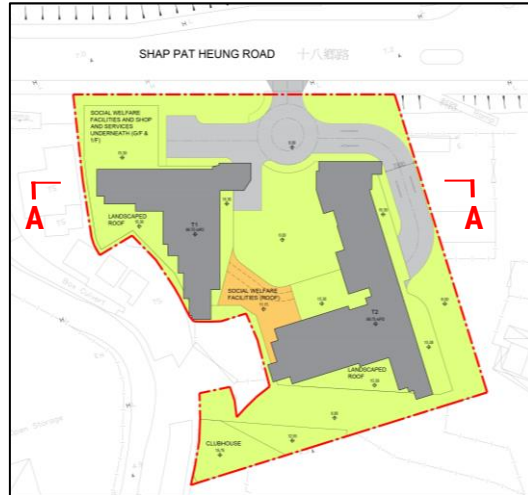
申請編號 Application No. : Y / YL / 20  
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<p>Drawing Title</p> <h2 style="text-align: center;">INDICATIVE BASEMENT PLAN</h2>	<p>Scale</p> <p style="text-align: center; font-weight: bold;">1:500</p> <p>Date</p> <p style="text-align: center;">31/05/23</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
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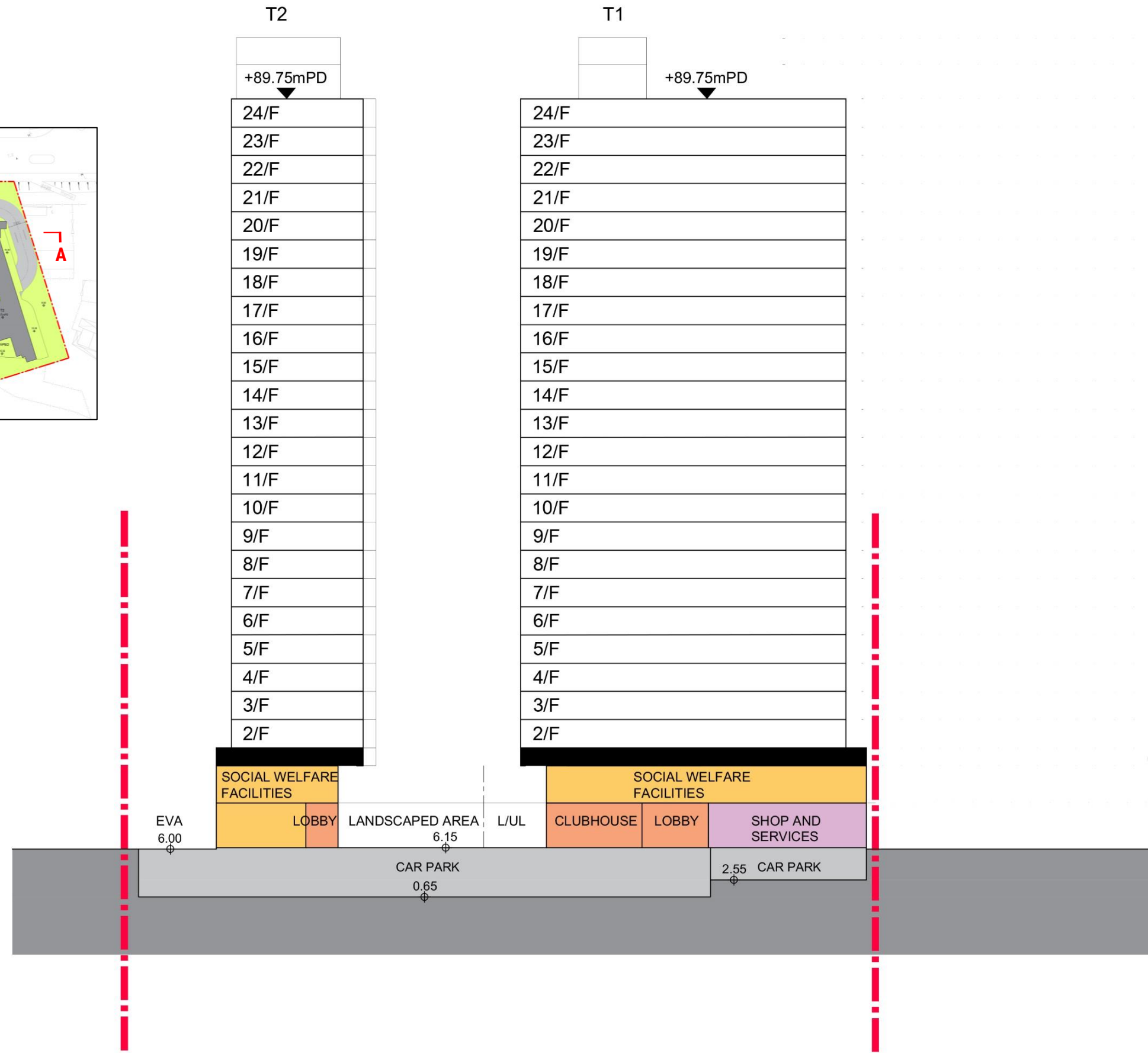


**LEGEND:**

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK



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Level	Height (m)
UR/F	
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
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8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B/F	5500

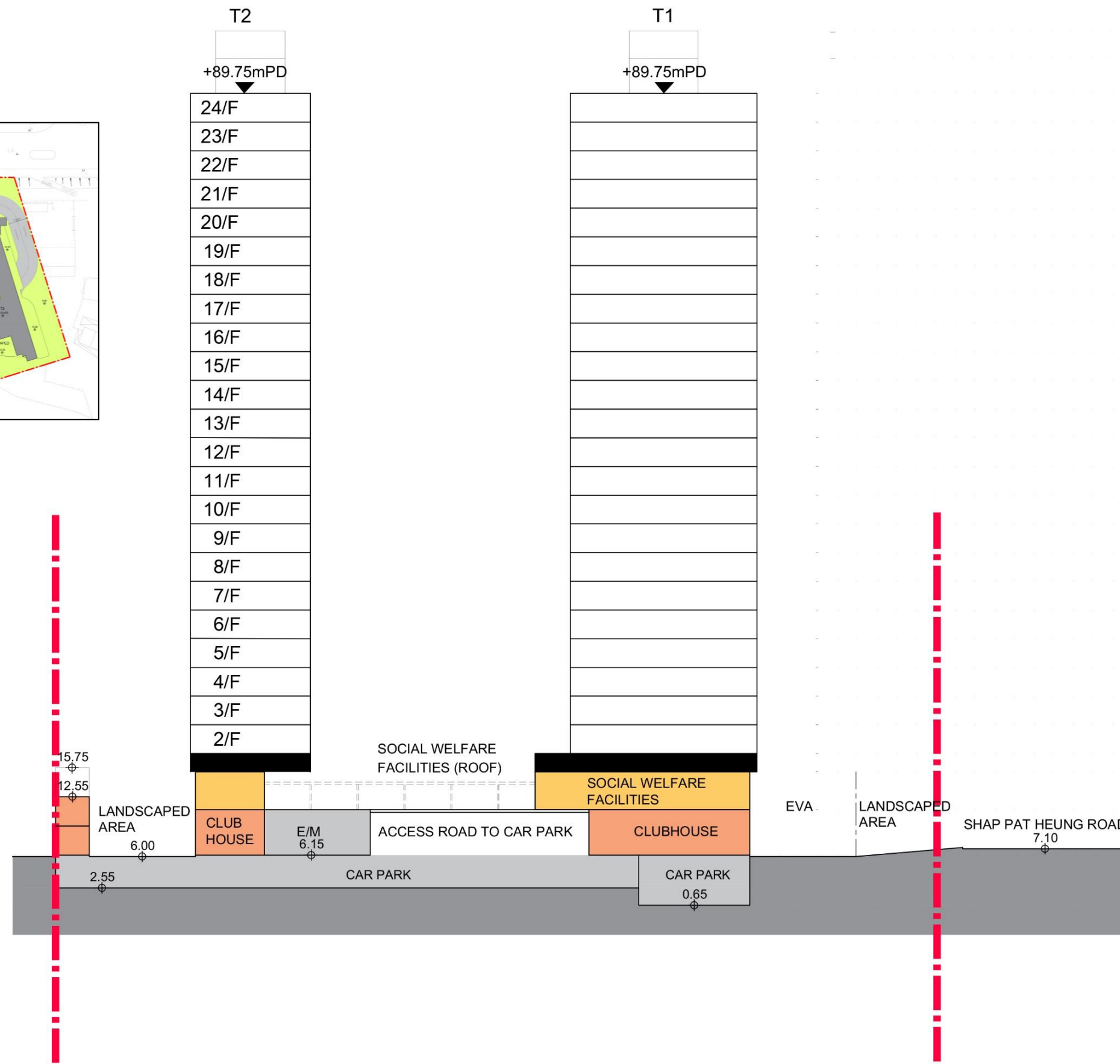
TOTAL 23 RESIDENTIAL STOREYS

**LEGEND:**

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- E/M / CAR PARK / ROAD



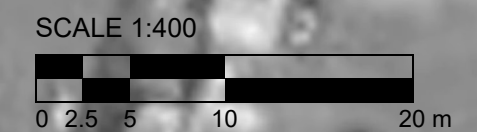
申請編號 Application No. : Y / YL / 20  
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UR/F	Height
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B/F	5500

TOTAL 23 RESIDENTIAL STOREYS





LEGEND

	APPLICATION SITE BOUNDARY
	GREEN WALL EXTENT
	VEHICLE ENTRY
	BUILDING ENTRY

	OPEN LAWN AREA
	WATER FEATURE
	CHILDREN'S PLAY AREA
	MULTI-FUNCTIONAL DECK
	GUARD HOUSE
	OPEN PLAZA
	MULTIFUNCTIONAL COURTYARD

DRAWING TITLE	Landscape Master Plan - Overall
DATE	June 2023
DRAWN	IL
CHECKED	CY
APPROVED	CY

FIGURE NO.	FIG 1.5a
SCALE AND ORIENTATION	1:400@A3
JOB TITLE	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

N

ARUP





LEGEND  
 APPLICATION SITE BOUNDARY  
 LOCAL OPEN SPACE PROVISION : NOT LESS THAN 2,640 SQM

DRAWING TITLE  
 Local Open Space Provision

DATE  
 June 2023

FIGURE NO.  
 FIG 1.6

SCALE AND ORIENTATION  
 N.T.S.@A3

DRAWN  
 IL

JOB TITLE

CHECKED  
 CY

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

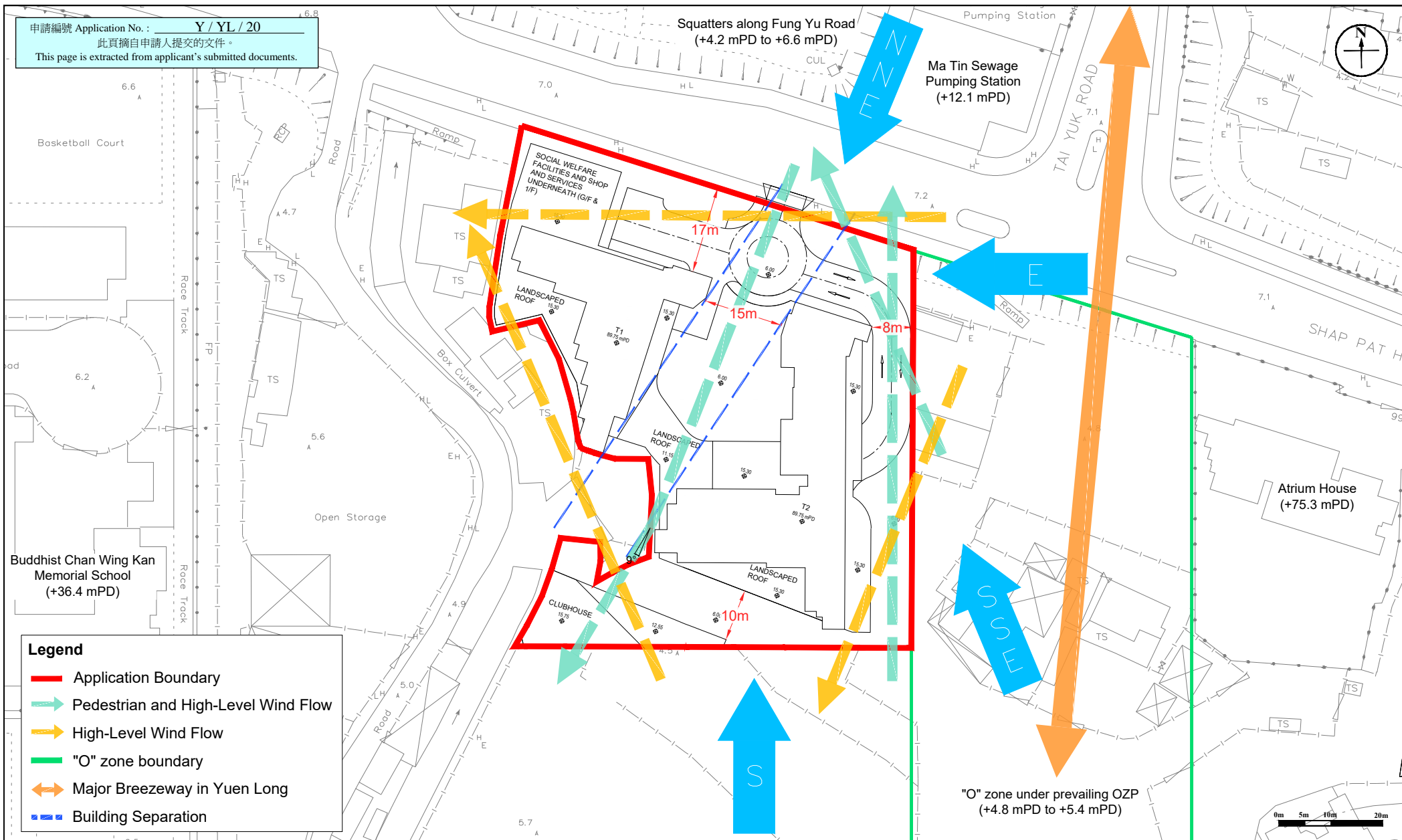
APPROVED

CY



ARUP





**Figure: 5**

**Title:** Illustration of Annual Wind Flow for Proposed Development

**Project:** Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

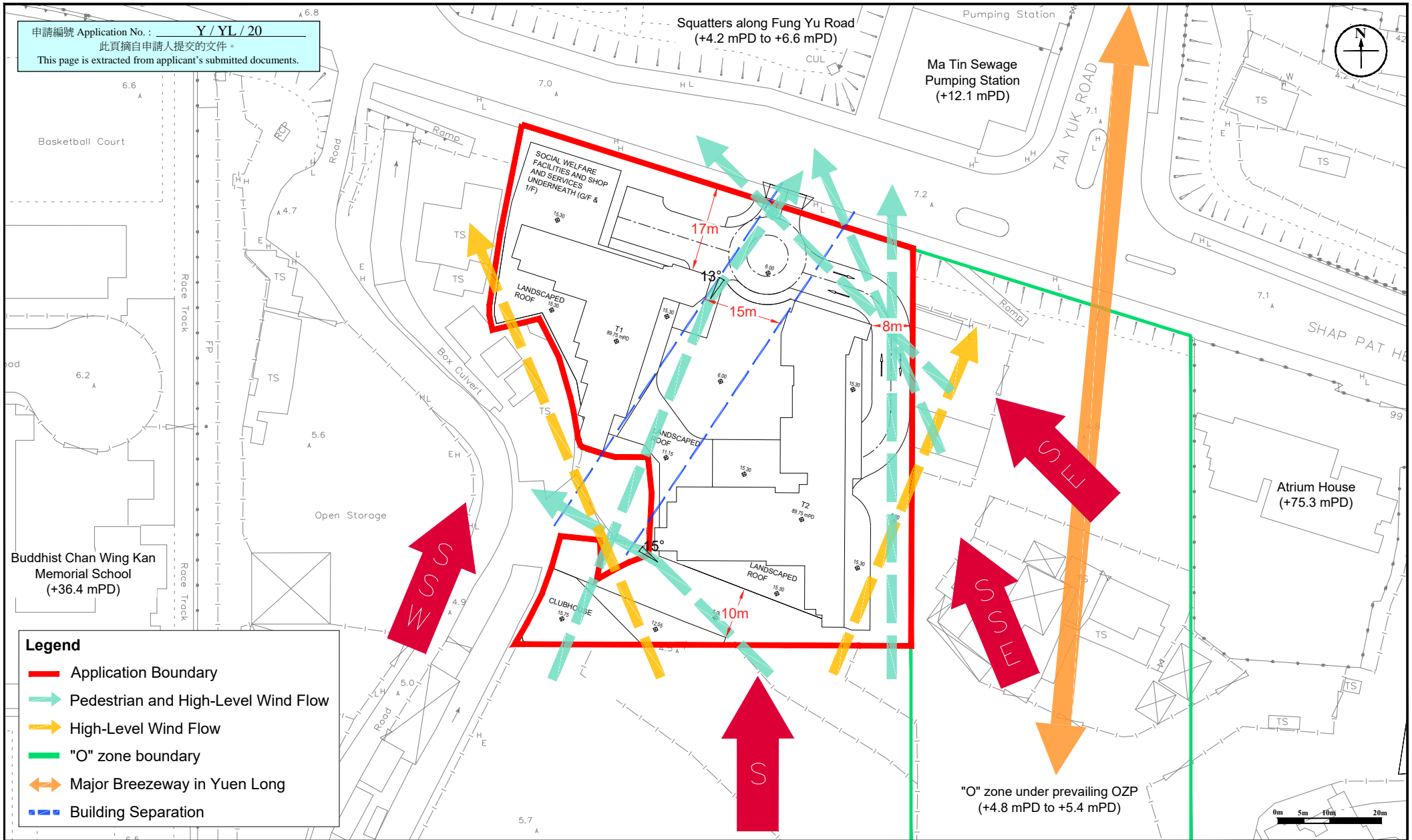
**RAMBOLL**

Drawn by: YM

Checked by: KY

Rev.: 1.2

Date: Jun 2023



**Figure: 6**

**Title:** Illustration of Summer Wind Flow for Proposed Development

**Project:** Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

**RAMBOLL**

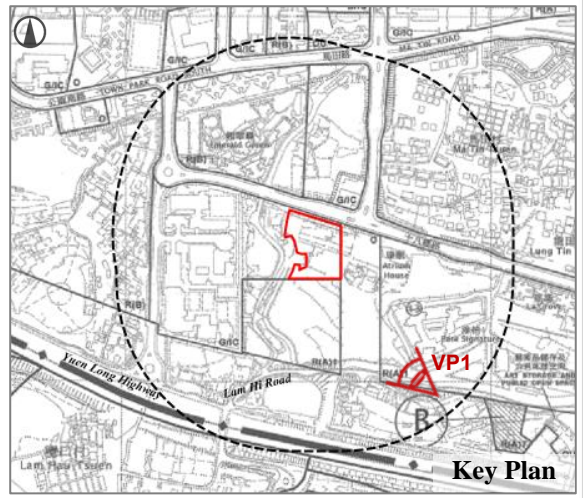
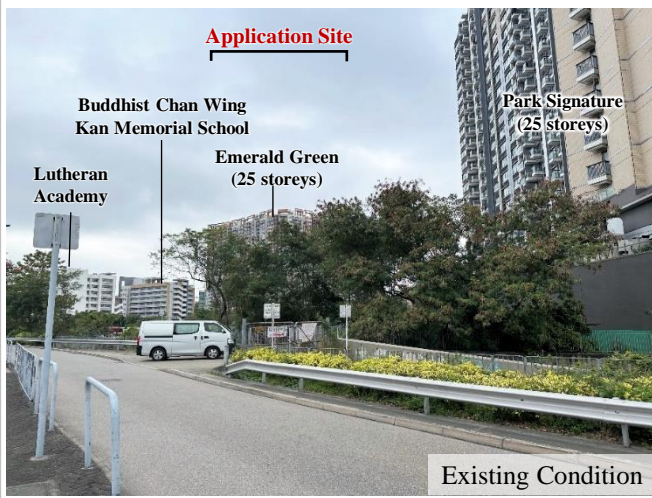
Drawn by: YM

Checked by: KY

Rev.: 1.2

Date: Jun 2023





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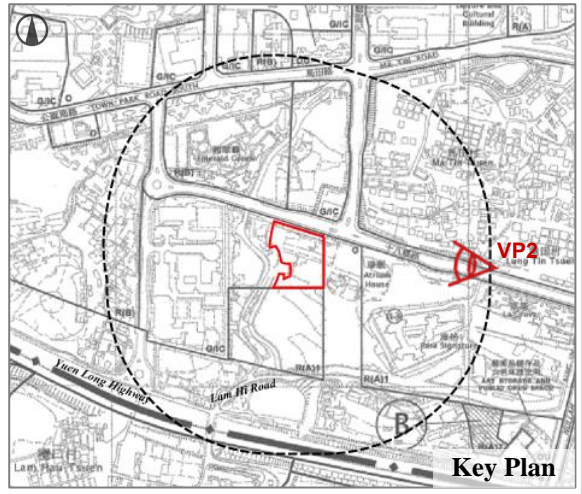


**LEGEND**

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

<b>Figure No.</b> <b>4</b>	<b>Scale</b> -	<b>Figure Title</b> <b>Viewing Point 1: Lam Hi Road</b>
<b>ARUP</b>	<b>Date</b> May 2023	<b>Source</b> Site Photo taken on 8 February 2023





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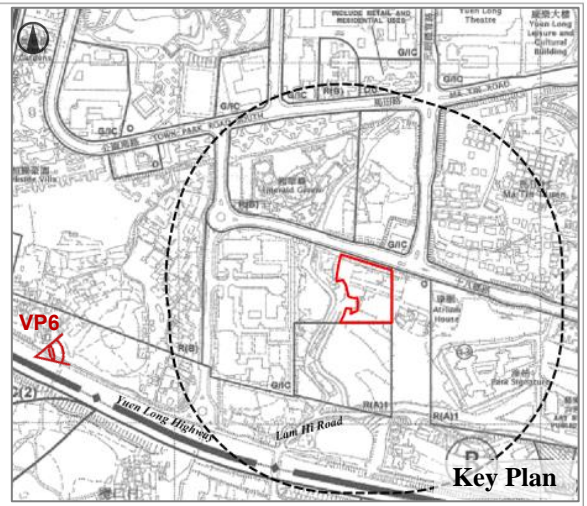


**LEGEND**

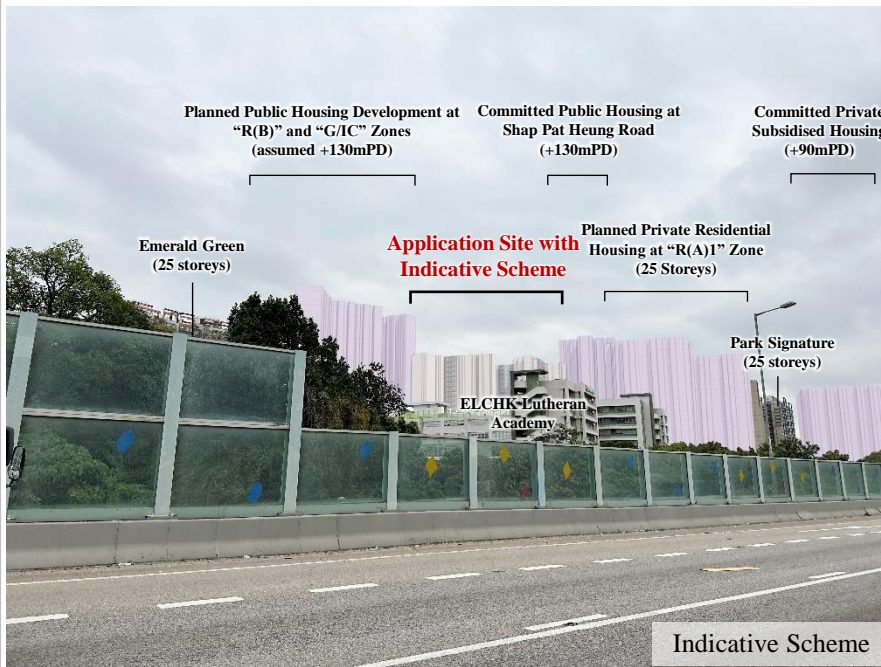
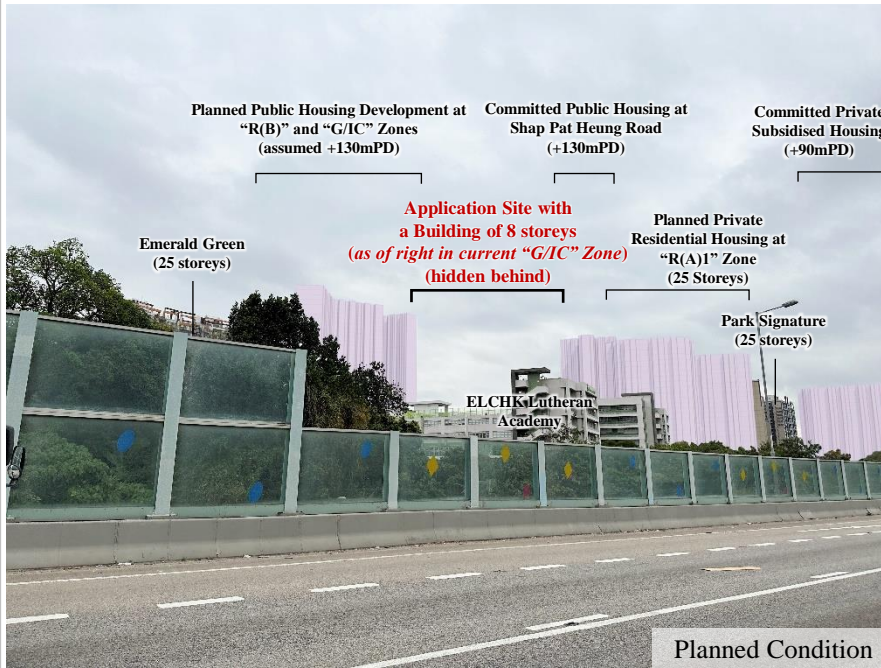
- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
<b>5</b>	-	<b>Viewing Point 2: Bus Stop at Shap Pat Heung Road</b>
<b>ARUP</b>	Date May 2023	Source Site Photo taken on 14 April 2023





申請編號 Application No. : Y / YL / 20  
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**LEGEND**

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
<b>9</b>	-	<b>Viewing Point 6: Yuen Long Highway</b>
<b>ARUP</b>	Date May 2023	Source Site Photo taken on 8 February 2023