BRUNETTE RIVER MASTER PLAN | Sapperton Reach

Case Study and Conceptual Design

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Submitted to:

Development Services Department

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INTRODUCTION

Created as a guide to land use planning, protection and enhancement of the Brunette River corridor within the municipal boundaries of New Westminster, the Brunette River Master Plan establishes objectives and a Development Permit Area (DPA) for the river's riparian area. Master Plan objectives provide a balanced approach to ecosystem management, development and recreational use within the corridor, including:

- Mitigate geotechnical hazards along the banks of the Brunette River
- Improve hydrological function, reduce erosion and control run-off through stormwater management
- Provide habitat protection and enhancement within the Brunette River corridor
- Minimize risk to people, wildlife and pets through contaminated sites management
- Enhance New Westminster's urban forest and green infrastructure network
- Provide for recreation planning, education and interpretation within publically accessible areas and promote conservation and climate awareness
- Manage development interface to ensure protection of adjacent environmental values

As the management tool for the Master Plan, the Brunette River DPA is structured to provide guidance for development, landscaping and recreational uses within the sensitive riparian area, in service of the objectives listed above.

Within the DPA, the river corridor is divided into 4 distinct river reaches, defined by biophysical characteristics and current land use conditions (refer to Master Plan Reference Plan):

- Hume Reach
- Sapperton Reach
- Braid Reach
- Canfor Reach

Master Plan objectives and Development Permit Guidelines apply equally to each of the four reaches; each will be subject to a separate case study to understand and illustrate application of the guidelines within its unique biophysical and land use context.

This case study has been completed to address the specific context and condition of the Sapperton Reach.

1 DESCRIPTION | SAPPERTON REACH

Extending from the eastern property boundary of Hume Park to the approximate location of the Skytrain overpass near Braid Station, Sapperton Reach is defined by the steep embankment (>30%) of the south bank, riffle-glide stream features and the availability of in-stream cover habitat.

LAND USE

Current land use within the Sapperton Reach is limited to the natural landscape adjacent Brunette River, the gravel surfaced Fraser-Brunette Recreational Greenway, and industrial uses within private land parcels above the river bank.

The Brunette Recreational Greenway extends east-west along the southern bank of the Brunette River. Within the Sapperton Reach, the dirt and gravel surfaced trail is enclosed by a narrow passage edged with invasive species Himalayan Blackberry along the shore-edge, and a high chain-link fence along the property line.

Industrial uses abutting the Sapperton Reach are extensive, primarily in the form of a distribution centre surrounded by paved surface parking and loading areas (built in the 1990s). With limited permeability, and no vegetation or habitat value, the site in its current state creates an abrupt urban/industrial edge to the riparian zone. The private land parcel extends into the Development Permit Area (DPA), with the existing warehouse structure encroaching beyond the Top of Bank.

At the easternmost section of the Sapperton Reach, several major infrastructure corridors cross the river, including: BC Hydro Transmission power lines; Translink's SkyTrain Millenium Line platform (the Braid Station is situated to the south, adjacent the eastern portion of the Sapperton Reach); and Canadian National rail trestle and associated service road/bridge crossing.

An application to amend the Official Community Plan was adopted (2015) to accommodate the Sapperton Green Neighbourhood Plan and its vision for a mixed-use commercial and residential "Transit Oriented Development."

BIOPHYSICAL INVENTORY

Along the western portions of the Reach, the land rises upwards towards a well-defined top of bank, where the well-used Brunette regional trail is situated on the level or gently sloping bench. In some areas the land between the river and the top of bank is steep, ranging from 70 – 100% slope, with signs of instability. Active bank erosion as a result of stormwater outfall extends from the bank along the northwestern portion of the reach.

This westernmost area supports a second growth mixed forest that is dominated by mostly bigleaf maple with mixed components of western hemlock and western redcedar. Mature trees average 50cm in diameter and 25m in height, and the understory is moderately dense and discontinuous supporting a variety of native plants. There are, however, a number of non-native invasive species that have established, the most common include small flower touch-me-not, Himalayan blackberry and English Ivy. Average cover of non-native species is 15%. No significant wildlife trees have been observed, although a low cover of coarse woody debris is present.

At the eastern end of the Sapperton Reach, the elevation drops and the slope between the river and the bench becomes gentler (between 30-50%). There is very little tree cover in this area and the plant

community is dominated by invasive Himalayan Blackberry. There are also pockets of invasive Japanese knotweed.



At the west end, the recreation trail runs adjacent to the top of bank and is bordered by turf grass



At the east end, the recreation trail is narrow and bordered by thick blackberry on both sides with no tree cover.



The forest in the western edge of the site is moderately dense consisting of mainly young to mature deciduous species



There are areas below the top of bank with signs of slope instability including area adajcent to a stormwater outfall



View of the southern end of the reach where the riparian vegetation consists of blackberry with few trees.

2 PROGRAMMING + DESIGN CONSIDERATIONS

DEVELOPMENT PERMIT GUIDELINES

Based on the objectives of the Master Plan, the Development Permit Area (DPA) establishes a set of guidelines to manage programming and design within the Brunette River riparian environment. Project teams should enlist the assistance of a Registered Professional Biologist and ISA Certified Arborist in identifying opportunities to integrate environmental features into development planning and design.

Full DPA Guidelines are listed within the Brunette River Master Plan, with specific application of the Guidelines to the context and condition of Sapperton Reach summarized in Table 1. Variances to the Guidelines may be considered where undue hardship occurs, or where an application meets the intent of the Master Plan but not specific guidelines.

MANAGEMENT AREAS

Within the Brunette River Master Plan, four landscape zones are identified to guide ecosystem management and restoration, landscape programming and design. Directed by Master Plan objectives, the Management Zones provide varying levels of protection, enhancement and intensity of use within the DPA, as defined by proximity to the river and environmental sensitivity. Nearer the river, ecosystem protection and enhancement objectives are strongest; farther from the riparian area land uses are intensified but provide critical support to habitat success.

Reflecting the context of the Sapperton Reach, the following Management Zones apply to Sapperton Reach:

1. The Naturalized Zone
2. The Transition Zone
3. The Activity Zone
4. The Urban Improvement Zone

A description of the Development Permit Management Zones is provided in the Brunette River Master Plan. For Sapperton Reach, specific conditions and opportunities within each Zone are noted below:

1. Naturalized Zone – *includes the area from the active river channel to 10m above Top of Bank in order to accommodate a wildlife corridor*

The Naturalized Zone includes a 30m RAR setback in addition to a 10m wildlife corridor within the gentle lands above top of bank. In its current state, the area is afflicted with a significant percentage of invasive species (approximately 15%). Additional concerns include slope instability as a result of erosion.

- Opportunities
  - management of invasive species and replanting a native forest is a priority
  - wildlife habitat should be enhanced through the planting of wildlife trees and snags, and through installing large woody debris and raptor perches
  - slope instability should be protected through geotechnical setback and improved through uphill stormwater management

- while generally not supporting development or recreational uses, opportunities for river crossings may exist in the future.
- river crossings or any other encroachments into the Naturalized Zone should be designed in conjunction with the recommendations of a Registered Professional Biologist

2. Transition Zone – *measured as 10m beyond the boundary of the Naturalized Zone, in this reach*

The Transition Zone currently accommodates the 2 -3 m gravel BFRP pathway. In this location, the landscape is dominated by invasive Himalayan Blackberry, and other invasive species.

- **Recommendations**
  - The 10m transition zone in this reach should generally accommodate the BFRG, improved to a 4m wide paved pathway, relocated outside the naturalized zone, and with improved grades, where possible
  - manage invasive species as a priority, and replant native species where possible
  - enhance wildlife habitat through the planting of wildlife trees and snags, and through installing large woody debris and raptor perches
  - manage stormwater management through the minimization of impervious surfaces and the use of naturalized stormwater features

3. Activity Zone – *measured as a 20m strip between the Transition Zone and the Urban Improvement Zone*

Currently a large warehouse with associated hardscaped parking and loading area are situated within Activity Zone area.

- **Opportunities**
  - buildings and hardscape should be removed from the Activity Zone in support of habitat enhancement and riparian protection
  - construct landscapes that promote recreation, with features such as look-outs and passive recreation areas, playscapes (naturalized play spaces), pollinator gardens and community gardens
  - manage invasive species as a priority, and replant native species where possible
  - the chainlink fencing should be removed to enable access and movement between Management Zones (a split rail fence may be used in some locations)
  - a staging area for a potential future river crossing should be accommodated within the Activity Zone
  - manage stormwater and minimize erosion through minimizing impervious surfaces and the incorporation of naturalized stormwater infrastructure, such as stormwater ponds and bioswales
  - manage the development interface to ensure protection of adjacent environmental values, provide recreational opportunities and provide appropriate transition to the Urban Improvement Zone

4. **Urban Improvement Zone –** *measured as 20m along the outermost extents of the DPA opposite the active river channel*
   Currently home to a large warehouse with associated parking and loading facilities, the Urban Improvement Zone area currently holds little habitat value.

   - **Opportunities**
     - support habitat enhancement goals within adjacent Zones
     - buildings and hardscaping should be contained within the Urban Improvement Zone
     - improve hydrological function currently impacting river bank stability

     manage stormwater through minimizing impervious surfaces and the incorporation of naturalized stormwater infrastructure and natural features/landscape designs that improve water quality and reduce runoff

CONCEPTUAL PROGRAMME, FORM & CHARACTER

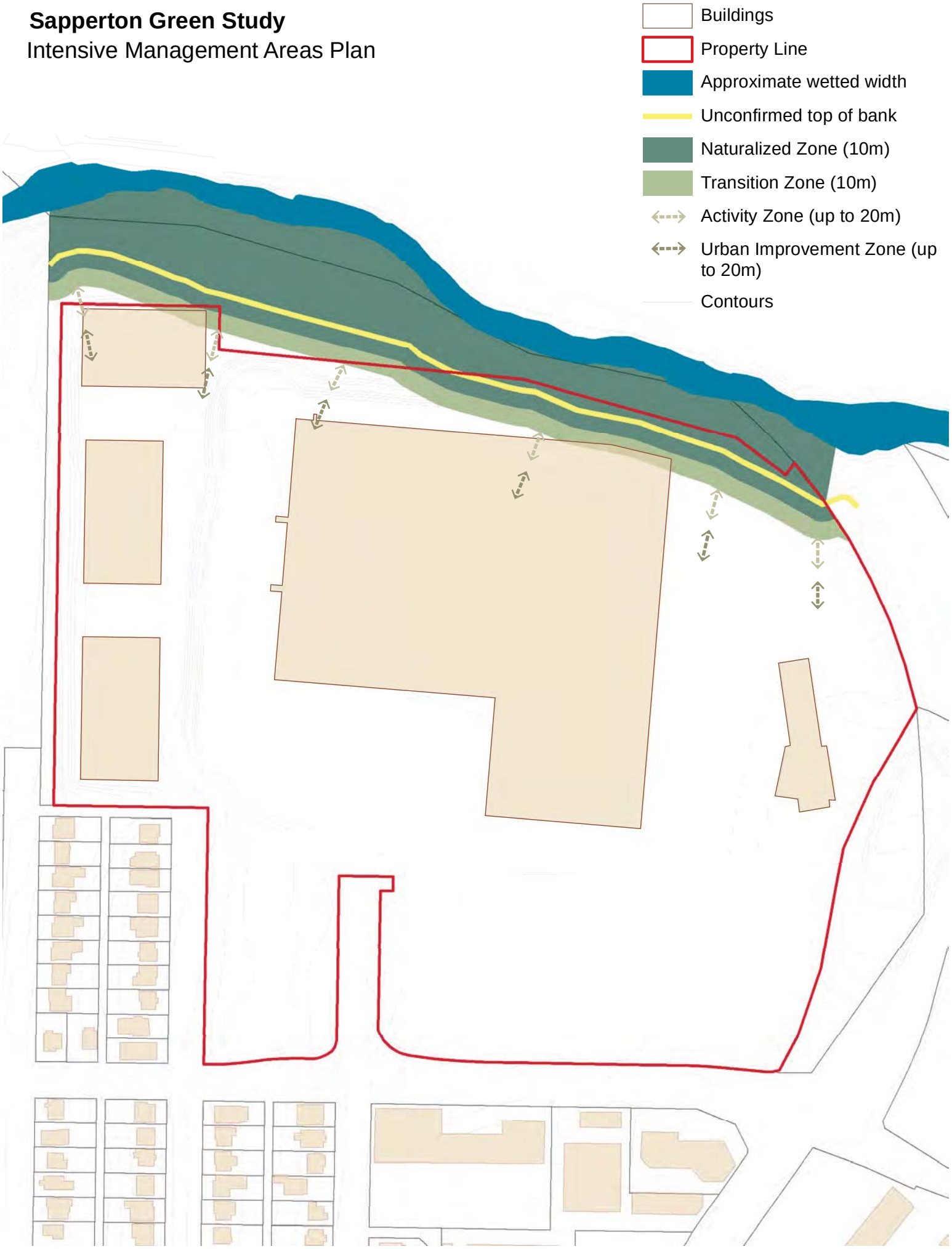
The attached design concept for Sapperton Reach illustrates conceptual programme, form and character as directed by Development Permit Guidelines and Management Zones.

TABLE 1 : Summary of Brunette River Master Plan | Development Permit Guidelines for Sapperton Reach

OBJECTIVE	GUIDELINE	MANAGEMENT ZONES			
		NATURALIZED ZONE	TRANSITION ZONE	ACTIVITY ZONE	URBAN IMPROVEMENT ZONE
Geotechnical Hazard	Geotechnical Setback	Conform to a geotechnical setback of 5m from Top of Bank or 3:1 from Top of Slope, pending detailed assessment by a Professional Geotechnical Engineer	Conform to a geotechnical setback of 5m from Top of Bank or 3:1 from Top of Slope, pending detailed assessment by a Professional Geotechnical Engineer	Conform to a geotechnical setback of 5m from Top of Bank or 3:1 from Toe of Slope, pending detailed assessment by a Professional Geotechnical Engineer	Conform to a geotechnical setback of 5m from Top of Bank or 3:1 from Toe of Slope, pending detailed assessment by a Professional Geotechnical Engineer
	Bank Stability	Stabilize steep slopes using rip rap, vegetation or other interventions as recommended by a Geotechnical Engineer, or increase setback by 5 - 10m	Stabilize steep slopes using rip rap, vegetation or other interventions as recommended by a Geotechnical Engineer, or increase setback by 5 - 10m	Stabilize steep slopes using rip rap, vegetation or other interventions as recommended by a Geotechnical Engineer, or increase setback by 5 - 10m	Stabilize steep slopes using rip rap, vegetation or other interventions as recommended by a Geotechnical Engineer, or increase setback by 5 - 10m
	Forest Restoration	Restore the natural forest as means to stabilize the bank	Restore the natural forest as means to stabilize the bank	Ensure plantings and vegetation support forest restoration goals within the Naturalised and Transition Zones	Ensure plantings and vegetation support forest restoration goals within the Naturalised and Transition Zones
Stormwater Management	Permeable Surfaces	The ground surface area should be 100% permeable - no hardscaping is permitted	The ground surface area should be 100% permeable with no hardscaping except for the Central Valley Greenway	The ground surface area should be at least 80% permeable, and all run-off should be directed to stormwater management infrastructure	The ground surface area should be 40% permeable, and run-off should be directed towards stormwater management infrastructure
	Low Impact Design	Where development is permitted within the Naturalized Zone, utilize low impact development techniques to minimize stormwater runoff	Utilize low impact development techniques to minimize stormwater runoff	Utilize low impact development techniques to minimize stormwater runoff	Utilize low impact development techniques to minimize stormwater runoff
	Stormwater Management Facilities	Where required, incorporate stormwater management facilities for conveyance and infiltration, where appropriate and as recommended by a Geotechnical Engineer	Incorporate stormwater management facilities for retention and infiltration, where appropriate and as recommended by a Geotechnical Engineer	Incorporate stormwater management facilities for retention and infiltration, where appropriate and as recommended by a Geotechnical Engineer	Incorporate stormwater management facilities for retention and infiltration, where appropriate and as recommended by a Geotechnical Engineer
	Hydrological Function	Restore pre-development hydrology, capture stormwater as close to where it falls, and manage stormwater quality + quantity on-site	Restore pre-development hydrology, capture stormwater as close to where it falls, and manage stormwater quality + quantity on-site	Restore pre-development hydrology, capture stormwater as close to where it falls, and manage stormwater quality + quantity on-site	Restore pre-development hydrology, capture stormwater as close to where it falls, and manage stormwater quality + quantity on-site
	Flood Protection	Protect all natural floodplains within the Naturalized Zone, with consideration for wildlife passage where land is sufficiently wide and flat	Support objectives of floodplain management within the Naturalized Zone	Support objectives of floodplain management within the Naturalized Zone	Support objectives of floodplain management within the Naturalized Zone
	Integrated Stormwater Management Planning	Consider Integrated Stormwater Management Plan pilot projects within stormwater management planning	Consider Integrated Stormwater Management Plan pilot projects within stormwater management planning	Consider Integrated Stormwater Management Plan pilot projects within stormwater management planning	Consider Integrated Stormwater Management Plan pilot projects within stormwater management planning
Habitat Protection and Enhancement	Environmental Assessment	Retain an RPbio to identify habitats and species at risk, as well as mitigation measures	Retain an RPbio to identify habitats and species at risk, as well as mitigation measures	Retain an RPbio to identify habitats and species at risk, as well as mitigation measures	Retain an RPbio to identify habitats and species at risk, as well as mitigation measures
	Habitat Diversity	Enhance wildlife habitat and diversity	Support wildlife habitat and diversity enhancement measures within the Naturalized Zone and provide a transition towards more intensive uses	Support wildlife habitat through a mix of native plantings and pollinator gardens with more formalized landscaping	Support wildlife habitat through a mix of native plantings and pollinator gardens with more formalized landscaping
	Invasive Species Management	Remove all invasive species, particularly Himalayan Blackberry, Japanese Knotweed, English Ivy and Impatients that dominate the area	Remove all invasive species, particularly Himalayan Blackberry, Japanese Knotweed, English Ivy and Impatients that dominate the area	Remove all invasive species, particularly Himalayan Blackberry, Japanese Knotweed, English Ivy and Impatients that dominate the area	Remove all invasive species, particularly Himalayan Blackberry, Japanese Knotweed, English Ivy and Impatients that dominate the area
	Tree Planting	Replant all areas treated for invasive species with a mix of tree species including both deciduous and conifers, targetting 400 - 800 stems per hectare	Where appropriate, replant all areas treated for invasive species with a mix of tree species including both deciduous and conifers	Where appropriate, replant all areas treated for invasive species with a mix of tree species including both deciduous and conifers	Within landscaped areas, replant areas treated for invasive species
	Large Woody Debris	Retain and reintroduce large tree trunks that have fallen	Where appropriate and at the river side of the Zone, retain and reintroduce large tree trunks that have fallen	Habitat enhancement measures should support small species only; installation of large woody debris is not appropriate	Habitat enhancement opportunities are limited and should support small species only; large woody debris is not appropriate
	Standing Wildlife Trees	Install planted wildlife trees	Where appropriate and at the river side of the Zone, install planted wildlife trees	Habitat enhancement measures should support small species only; installation of wildlife trees is not appropriate	Habitat enhancement opportunities are limited within the Urban Improvement Zone and should support small species only; wildlife trees are not appropriate
	Raptor Perches and Nest Sites	Install raptor perches and nest sites along forest edges and in habitat islands	Where appropriate and at the river side of the Zone, install raptor perches and nest sites along forest edges and in habitat islands	Habitat enhancement measures within the Activity Zone should support small species only; installation of perches and nest sites is not appropriate	Habitat enhancement is limited within the Urban Improvement Zone and should support small species only; perches and nest sites are not appropriate
	Wildlife Corridors	Protect wildlife corridors within the flood plain where area is wide and flat, otherwise ensure a minimum of 15m is protected above top of bank	Protect corridors for larger animals within the Naturalized Zone; corridors for smaller animals may be supported within the Transition Zone	Wildlife corridors for larger animals are protected within the Naturalized Zone; corridors for smaller animals may be supported	To avoid human/wildlife conflict, wildlife corridors are discouraged
	Species at Risk	Identify Species at Risk, and develop habitat protection and enhancement strategies in conjunction with an RPbio	Identify Species at Risk, and develop habitat protection and enhancement strategies in conjunction with an Rpbio	In support of objectives for the Naturalized and Transition Zones, identify Species at Risk, and develop habitat protection and enhancement in conjunction with an RPbio	In support of objectives for the Naturalized and Transition Zones, identify Species at Risk, and develop habitat protection and enhancement in conjunction with an Rpbio
Contaminated Sites	Contaminated Soils	Provincial Contaminated Sites Regulation applies to the entire DPA	Provincial Contaminated Sites Regulation applies to the entire DPA	Provincial Contaminated Sites Regulation applies to the entire DPA	Provincial Contaminated Sites Regulation applies to the entire DPA
Urban Forest Management	Canopy Cover	Protect existing canopy cover and target a minimum of 60% total tree canopy cover	Protect existing canopy cover and target a minimum of 45% cover	Protect existing canopy cover and target a minimum of 45% cover	Protect existing canopy cover and target a minimum of 20% cover
	Tree Protection	Protect healthy trees from disturbance as a result of construction or works within the DPA, under the direction of a Registered Arborist	Protect healthy trees from disturbance as a result of construction or works within the DPA, under the direction of a Registered Arborist	Protect healthy trees outside of the development footprint from disturbance as a result of construction or works within the DPA, under the direction of a Registered Arborist	Protect healthy trees outside of the development footprint from disturbance as a result of construction or works within the DPA, under the direction of a Registered Arborist
	Specimen Variety	Improve urban forest diversity by planting no more that 10% of any species, 20% of any genus or 30% of any family	Improve urban forest diversity by planting no more that 10% of any species, 20% of any genus or 30% of any family	Improve urban forest diversity by planting no more that 10% of any species, 20% of any genus or 30% of any family	Improve urban forest diversity by planting no more that 10% of any species, 20% of any genus or 30% of any family
Recreation Planning, Education and Interpretation	Recreational Corridor	Support objectives for the Central Valley Greenway within the Transition or Activity Zone, as appropriate	Realize the goal for the Central Valley Greenway connecting the Fraser River to Burnaby Lake Park	Realize the goal for the Central Valley Greenway connecting the Fraser River to Burnaby Lake Park	Support objectives for the Central Valley Greenway within the Transition or Activity Zone, as appropriate
	Playscapes	No active recreational uses are supported	No active recreational uses are supported other than the Central Valley Greenway	Design and construct play spaces using natural forms and materials	Play spaces may be constructed within the Urban Improvement Zone
	Gardens	Gardens are not supported	Gardens are not supported	Encourage pollinator and community gardens, emphasizing the use of natural landscape materials	Gardens may be constructed within the Urban Improvement Zone
	Viewpoints	Where viewpoints and other landscape features are constructed, manage human/pet encroachment using boardwalks and fencing as directed by an RPbio	Construct viewpoints and other landscape features at points of interest along the river	Construct viewpoints and other landscape features at points of interest along the river	Construct landscape features at points of interest, where appropriate
	Signage	Signage is not appropriate as it encourages human encroachment	Support conservation, protection and enhancement through interpretive signage appropriate to the natural environment	Support conservation, protection and enhancement through interpretive signage appropriate to the natural environment	Support conservation, protection and enhancement through interpretive signage appropriate to the natural environment
	Community Stewardship	Support opportunities for stewardship projects and interpretive programs	Support opportunities for stewardship projects and interpretive programs	Support opportunities for stewardship projects and interpretive programs	Support opportunities for stewardship projects and interpretive programs
Development Interface	Native Vegetation	Target 100% native vegetation	Target 75% native vegetation	Target 50% native vegetation	Target 50% native vegetation
	Awareness	Promote awareness and stewardship of wildlife habitat and conservation	Promote awareness and stewardship of wildlife habitat and conservation	Promote awareness and stewardship of wildlife habitat and conservation	Promote awareness and stewardship of wildlife habitat and conservation
	Public / Private Interface	Provide a publically owned and management natural habitat enhancement area	Design a natural landscape with a regional pathway	Design a well-landscaped semi-public or private green space providing playspaces, gardens, small structures and pathways	Design semi-public and private green spaces including gardens and patios
	Development Footprint	Buildings and structures are not permitted	Buildings and structures are not permitted	Small structures are permitted (no buildings are allowed)	Buildings and structures are permitted
	Landscape Buffers	Support landscape buffer objectives through forest restoration and increasing the canopy cover	Support landscape buffer objectives through forest restoration and increasing the canopy cover	Plant trees, shrubs and other landscape buffers adjacent any land use that poses a threat to the objectives of the DPA	Plant trees, shrubs and other landscape buffers adjacent any land use that poses a threat to the objectives of the DPA
	Cohesiveness	Use consistent materials and landscape to ensure a smooth physical and programmatic transtition between Management Zones	Use consistent materials and landscape to ensure a smooth physical and programmatic transtition between Management Zones	Use consisten materials and landscape to ensure a smooth physical and programmatic transtition between Management Zones	Use consistent materials and landscape to ensure a smooth physical and programmatic transtition between Management Zones
	Access	Restrict human and pet access except under the guidance of an RPbio where boardwalks and fencing may be used to limit impact	Enable access and enable movement between public and private lands	Enable access and enable movement between public and private lands	Enable access and enable movement to public lands
	Site Planning	Provide a comprehensive site plan considering building siting and massing, landscaping, stormwater management, wildlife habitat and geotechnical stability within the DPA	Provide a comprehensive site plan considering building siting and massing, landscaping, stormwater management, wildlife habitat and geotechnical stability within the DPA	Provide a comprehensive site plan considering building siting and massing, landscaping, stormwater management, wildlife habitat and geotechnical stability within the DPA	Provide a comprehensive site plan considering building siting and massing, landscaping, stormwater management, wildlife habitat and geotechnical stability within the DPA
	Energy Conservation	Support energy conservation objectives within the Urban Improvement Zone	Support energy conservation objectives within the Urban Improvement Zone	Support energy conservation objectives within the Urban Improvement Zone	Use energy conservation measures, such as building massing, shading and glazing, in all building design and construction
	Water Conservation	Support water conservation objectives within adjacent Zones	Employ water conservation measures, such as rainwater capture, and greywater re-use in all landscaping	Employ water conservation measures, such as rainwater capture, and greywater re-use in all landscaping	Employ water conservation measures, such as low flow fixtures, rainwater capture, and greywater re-use in all building and landscaping
	Green Roofs	Green roofs are not appropriate	Green roofs are not appropriate	Green roofs may be considered	Encourage the use of green roofs
	Permeability	Support permeability objectives within the Urban Improvement Zone: no public access is permitted	Create a permeable and welcoming open space for humans and pets	Create a permeable and welcoming open space for humans and pets	Minimize continuous horizontal and vertical building facades adjacent to open spaces
	Architectural Design	Buildings are not permitted	Buildings are not permitted	All structures must complement building architecture, the natural setting and landscape features	Implement architecture that complements the natural setting and landscape features

Sapperton Green Study

Intensive Management Areas Plan



BRUNETTE RIVER MASTER PLAN | Development Permit Area | SAPPERTON REACH

DPA extends to include area below Top of Bank and active stream channel

Extensive management within the naturalized area (below Top of Bank) is focused on management of riparian vegetation and control/removal of invasive species

The NATURALIZED ZONE (above Top of Bank) accommodates a wildlife corridor with management activities focused on invasive species removal and active habitat enhancement.

The TRANSITION ZONE provides accommodates public trail infrastructure and features habitat-friendly landscape programming and design.

The ACTIVITY Zone provides a semi-public landscape transition between semi-private outdoor amenity space and the public realm.

The urban improvement Zone permits permanent strutures (building program) within the Brunette River DPA, subject to architectural design guidelines (in support of DPA objectives).

large woody debris
wildlife tree (installed)
signage
BFRG
naturalized seating, planting and play features
community garden
strata walkway
private yards + gardens

extents of building and/or parkade foundations shall be subject to geotechnical considerations

natural habitat, native plants and animals

fence
barrier (hard edge)
landscape feature
transition (soft edge)
landscape feature
transition (soft edge)

Naturalized Area
(below Top of Bank)

PUBLIC

Naturalized Zone
varies - minimum 10 m

Transition Zone
10 m

PRIVATELY-OWNED LAND

Activity Zone
varies - maximum 20 m

Urban Improvement Zone
varies - maximum 20 m

Adjacent Urban Edge
(beyond DPA)

Top of Bank

INTENSIVE MANAGEMENT AREAS
(50m)

Top of Bank
+ 50m