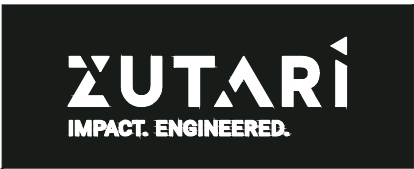
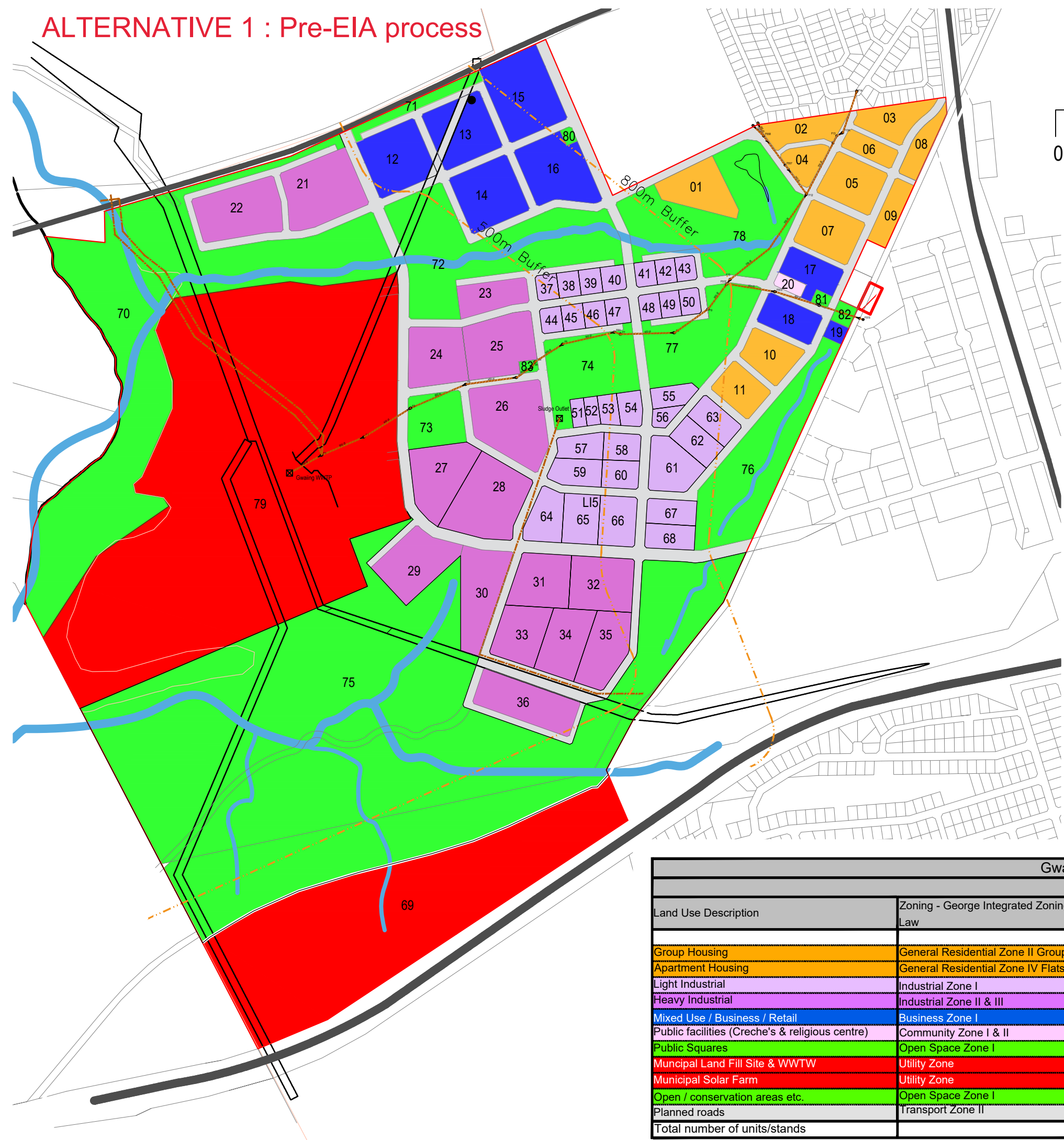
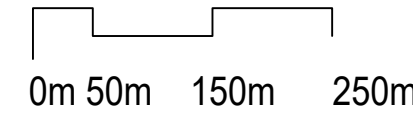


ALTERNATIVE 1 : Pre-EIA process



Gwayang Industrial Development
 Drawing: Structural Layout & Land Use
 Date: 28-04-2023rev2



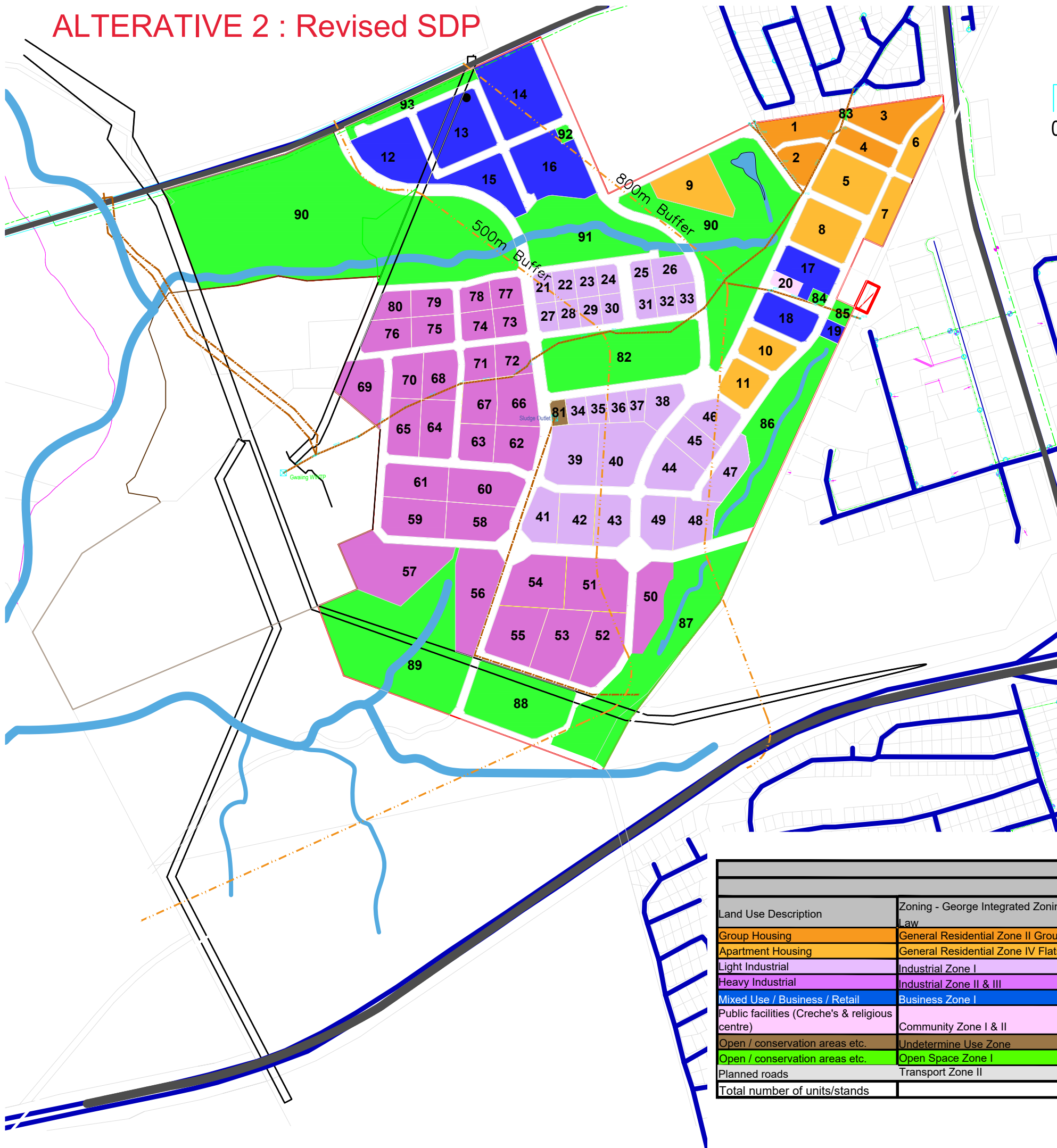
NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)	NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)
1	131663 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	43	3036 sqm	INDUSTRIAL ZONE I		
2	17984 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	44	3378 sqm	INDUSTRIAL ZONE I		
3	11951 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	45	3502 sqm	INDUSTRIAL ZONE I		
4	12699 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	46	3507 sqm	INDUSTRIAL ZONE I		
5	7696 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	47	3827 sqm	INDUSTRIAL ZONE I		
6	16565 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	48	3366 sqm	INDUSTRIAL ZONE I		
7	6800 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	49	3246 sqm	INDUSTRIAL ZONE I		
8	8129 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	50	3238 sqm	INDUSTRIAL ZONE I		
9	8636 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	51	2439 sqm	INDUSTRIAL ZONE I		
10	12787 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	52	2456 sqm	INDUSTRIAL ZONE I		
11	11384 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	53	3702 sqm	INDUSTRIAL ZONE I		
12	23606 sqm	BUSINESS ZONE 1	54	5001 sqm	INDUSTRIAL ZONE I		
13	20750 sqm	BUSINESS ZONE 1	55	5448 sqm	INDUSTRIAL ZONE I		
14	23743 sqm	BUSINESS ZONE 1	56	2843 sqm	INDUSTRIAL ZONE I		
15	31430 sqm	BUSINESS ZONE 1	57	6967 sqm	INDUSTRIAL ZONE I		
16	25722 sqm	BUSINESS ZONE 1	58	6244 sqm	INDUSTRIAL ZONE I		
17	11597 sqm	BUSINESS ZONE 1	59	8474 sqm	INDUSTRIAL ZONE I		
18	11746 sqm	BUSINESS ZONE 1	60	6435 sqm	INDUSTRIAL ZONE I		
19	2302 sqm	BUSINESS ZONE 1	61	14399 sqm	INDUSTRIAL ZONE I		
20	2600 sqm	COMMUNITY ZONE I & II	62	8501 sqm	INDUSTRIAL ZONE I		
21	29414 sqm	INDUSTRIAL ZONE II & III	63	8467 sqm	INDUSTRIAL ZONE I		
22	26750 sqm	INDUSTRIAL ZONE II & III	64	10885 sqm	INDUSTRIAL ZONE I		
23	12429 sqm	INDUSTRIAL ZONE II & III	65	11195 sqm	INDUSTRIAL ZONE I		
24	20510 sqm	INDUSTRIAL ZONE II & III	66	11470 sqm	INDUSTRIAL ZONE I		
25	24364 sqm	INDUSTRIAL ZONE II & III	67	7733 sqm	INDUSTRIAL ZONE I		
26	33021 sqm	INDUSTRIAL ZONE II & III	68	7608 sqm	INDUSTRIAL ZONE I		
27	23061 sqm	INDUSTRIAL ZONE II & III	69	245498 sqm	UTILITY ZONE		
28	31257 sqm	INDUSTRIAL ZONE II & III	70	268038 sqm	OPEN SPACE ZONE I		
29	23128 sqm	INDUSTRIAL ZONE II & III	71	9215 sqm	OPEN SPACE ZONE I		
30	24121 sqm	INDUSTRIAL ZONE II & III	72	93535 sqm	OPEN SPACE ZONE I		
31	18717 sqm	INDUSTRIAL ZONE II & III	73	18326 sqm	OPEN SPACE ZONE I		
32	21091 sqm	INDUSTRIAL ZONE II & III	74	38394 sqm	OPEN SPACE ZONE I		
33	16913 sqm	INDUSTRIAL ZONE II & III	75	717418 sqm	OPEN SPACE ZONE I		
34	18211 sqm	INDUSTRIAL ZONE II & III	76	66639 sqm	OPEN SPACE ZONE I		
35	18705 sqm	INDUSTRIAL ZONE II & III	77	43767 sqm	OPEN SPACE ZONE I		
36	23795 sqm	INDUSTRIAL ZONE II & III	78	84128 sqm	OPEN SPACE ZONE I		
37	3391 sqm	INDUSTRIAL ZONE I	79	578784 sqm	UTILITY ZONE		
38	3458 sqm	INDUSTRIAL ZONE I	80	1196 sqm	OPEN SPACE ZONE I		
39	3435 sqm	INDUSTRIAL ZONE I	81	1473 sqm	OPEN SPACE ZONE I		
40	3708 sqm	INDUSTRIAL ZONE I	82	2735 sqm	OPEN SPACE ZONE I		
41	3202 sqm	INDUSTRIAL ZONE I	83	1377 sqm	OPEN SPACE ZONE I		
42	3058 sqm	INDUSTRIAL ZONE I	84	333852 sqm	TRANSPORT ZONE II		

Land Use Description	Zoning - George Integrated Zoning Scheme By-Law	Units	Stands	Density	stand size (average)	Area (ha)	FAR	GLA (m2)	% of total area	% of units
Group Housing	General Residential Zone II Group Housing	137	4	35	285	3.9	na	na	1%	6.9%
Apartment Housing	General Residential Zone IV Flats/Apartments	1850	7	200	1.3	9.3	1.0	92517	3%	93.1%
Light Industrial	Industrial Zone I	na	32	na	0.5	16.7	1.5	251003	5%	na
Heavy Industrial	Industrial Zone II & III	na	16	na	2.3	36.5	1.5	548231	11%	na
Mixed Use / Business / Retail	Business Zone I	na	8	na	2	15.1	3.0	452688	5	na
Public facilities (Creche's & religious centre)	Community Zone I & II	na	4	na	0.07	0.3	1.0	2600	5%	na
Public Squares	Open Space Zone I	na	4	na	1.0	0.5	na	na	0%	na
Municipal Land Fill Site & WWTW	Utility Zone	na	2	na	na	57.9	na	na	17%	na
Municipal Solar Farm	Utility Zone	na	1	na	na	24.5	na	na	7%	na
Open / conservation areas etc.	Open Space Zone I	na	9	na	na	134	na	na	40%	na
Planned roads	Transport Zone II	na	tbd	na	na	33.4	na	na	10%	na
Total number of units/stands		1988	87			332.1			100%	100%

ALTERNATIVE 2 : Revised SDP



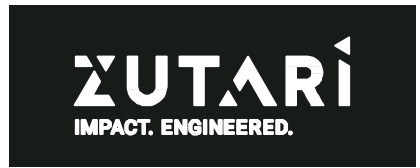
Gwayang Industrial Development
 Drawing: Structural Layout & Land Use
 Date: 09-06-2023rev4



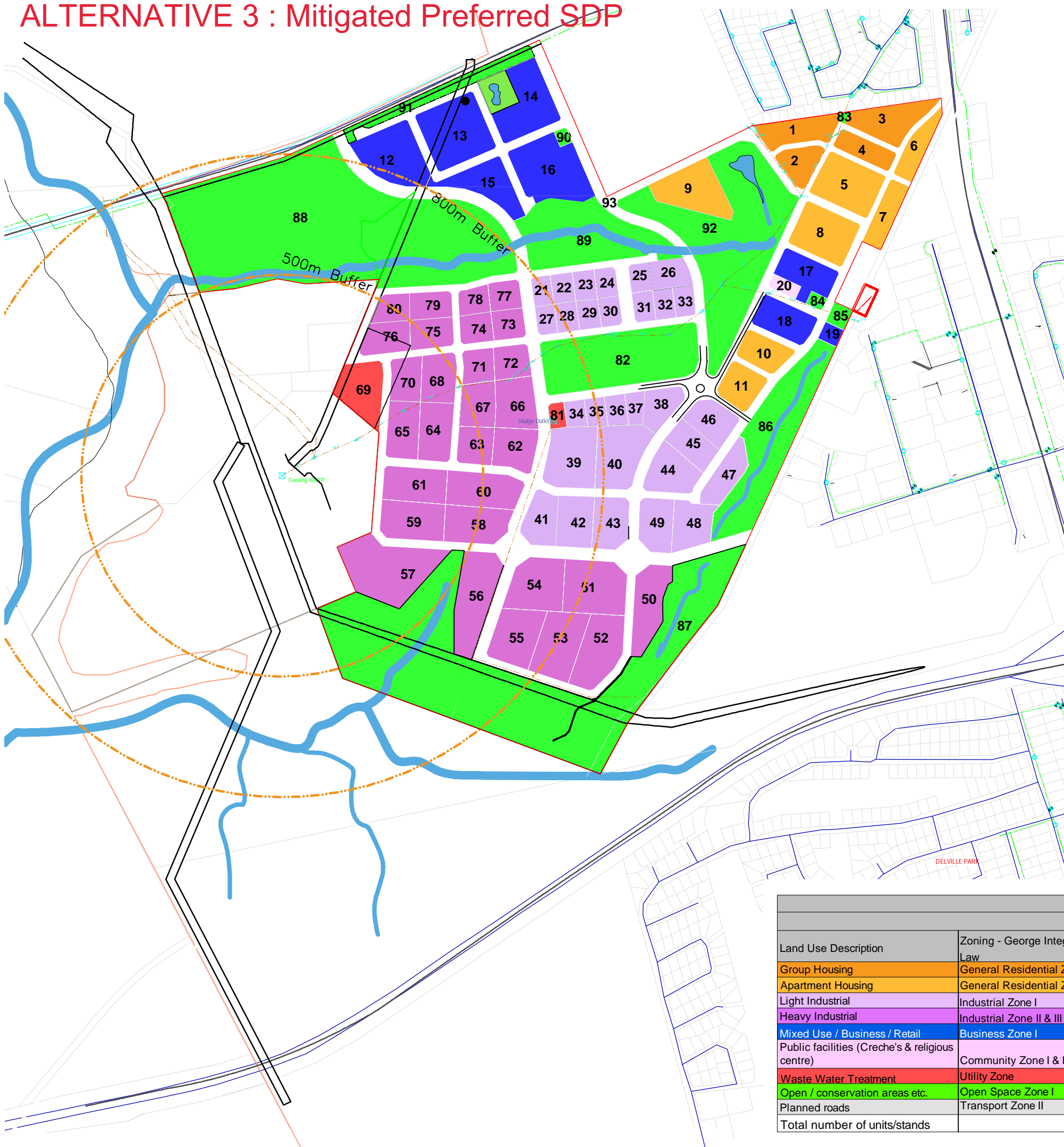
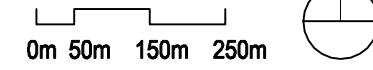
NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)	NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)
1	11683 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	48	11186 sqm	INDUSTRIAL ZONE I		
2	7796 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	49	10840 sqm	INDUSTRIAL ZONE I		
3	14208 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	50	15388 sqm	INDUSTRIAL ZONE II & III		
4	7528 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	51	20075 sqm	INDUSTRIAL ZONE II & III		
5	18087 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	52	17609 sqm	INDUSTRIAL ZONE II & III		
6	7985 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	53	17743 sqm	INDUSTRIAL ZONE II & III		
7	8636 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	54	18195 sqm	INDUSTRIAL ZONE II & III		
8	17032 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	55	16705 sqm	INDUSTRIAL ZONE II & III		
9	17985 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	56	22980 sqm	INDUSTRIAL ZONE II & III		
10	9048 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	57	30915 sqm	INDUSTRIAL ZONE II & III		
11	9308 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	58	14178 sqm	INDUSTRIAL ZONE II & III		
12	20710 sqm	BUSINESS ZONE 1	59	14856 sqm	INDUSTRIAL ZONE II & III		
13	24045 sqm	BUSINESS ZONE 1	60	15540 sqm	INDUSTRIAL ZONE II & III		
14	40809 sqm	BUSINESS ZONE 1	61	13406 sqm	INDUSTRIAL ZONE II & III		
15	14550 sqm	BUSINESS ZONE 1	62	10749 sqm	INDUSTRIAL ZONE II & III		
16	24578 sqm	BUSINESS ZONE 1	63	8159 sqm	INDUSTRIAL ZONE II & III		
17	11580 sqm	BUSINESS ZONE 1	64	12026 sqm	INDUSTRIAL ZONE II & III		
18	11601 sqm	BUSINESS ZONE 1	65	11218 sqm	INDUSTRIAL ZONE II & III		
19	2302 sqm	BUSINESS ZONE 1	66	12585 sqm	INDUSTRIAL ZONE II & III		
20	2607 sqm	COMMUNITY ZONE I & II	67	9494 sqm	INDUSTRIAL ZONE II & III		
21	3569 sqm	INDUSTRIAL ZONE I	68	10423 sqm	INDUSTRIAL ZONE II & III		
22	4054 sqm	INDUSTRIAL ZONE I	69	14266 sqm	INDUSTRIAL ZONE II & III		
23	4038 sqm	INDUSTRIAL ZONE I	70	8357 sqm	INDUSTRIAL ZONE II & III		
24	3850 sqm	INDUSTRIAL ZONE I	71	6471 sqm	INDUSTRIAL ZONE II & III		
25	3714 sqm	INDUSTRIAL ZONE I	72	7287 sqm	INDUSTRIAL ZONE II & III		
26	6868 sqm	INDUSTRIAL ZONE I	73	5859 sqm	INDUSTRIAL ZONE II & III		
27	3445 sqm	INDUSTRIAL ZONE I	74	5832 sqm	INDUSTRIAL ZONE II & III		
28	3974 sqm	INDUSTRIAL ZONE I	75	7924 sqm	INDUSTRIAL ZONE II & III		
29	3990 sqm	INDUSTRIAL ZONE I	76	8972 sqm	INDUSTRIAL ZONE II & III		
30	3834 sqm	INDUSTRIAL ZONE I	77	5627 sqm	INDUSTRIAL ZONE II & III		
31	3876 sqm	INDUSTRIAL ZONE I	78	5052 sqm	INDUSTRIAL ZONE II & III		
32	3739 sqm	INDUSTRIAL ZONE I	79	6945 sqm	INDUSTRIAL ZONE II & III		
33	3811 sqm	INDUSTRIAL ZONE I	80	5781 sqm	INDUSTRIAL ZONE II & III		
34	3381 sqm	INDUSTRIAL ZONE I	81	2502 sqm	UNDETERMINED USE ZONE		
35	3632 sqm	INDUSTRIAL ZONE I	82	51958 sqm	OPEN SPACE ZONE I		
36	3893 sqm	INDUSTRIAL ZONE I	83	506 sqm	OPEN SPACE ZONE I		
37	3441 sqm	INDUSTRIAL ZONE I	84	1473 sqm	OPEN SPACE ZONE I		
38	7928 sqm	INDUSTRIAL ZONE I	85	2733 sqm	OPEN SPACE ZONE I		
39	18341 sqm	INDUSTRIAL ZONE I	86	50103 sqm	OPEN SPACE ZONE I		
40	18224 sqm	INDUSTRIAL ZONE I	87	65625 sqm	OPEN SPACE ZONE I		
41	10060 sqm	INDUSTRIAL ZONE I	88	34257 sqm	OPEN SPACE ZONE I		
42	11495 sqm	INDUSTRIAL ZONE I	89	83737 sqm	OPEN SPACE ZONE I		
43	11097 sqm	INDUSTRIAL ZONE I	90	211685 sqm	OPEN SPACE ZONE I		
44	12538 sqm	INDUSTRIAL ZONE I	91	46465 sqm	OPEN SPACE ZONE I		
45	8699 sqm	INDUSTRIAL ZONE I	92	1298 sqm	OPEN SPACE ZONE I		
46	9627 sqm	INDUSTRIAL ZONE I	93	8894 sqm	OPEN SPACE ZONE I		

Gwayang Development - George										
Projected Land Use										
Land Use Description	Zoning - George Integrated Zoning Scheme By-Law	Units	Stands	Density	stand size (average)	Area (ha)	FAR	GLA (m2)	% of total area	% of units
Group Housing	General Residential Zone II Group Housing	145	4	35	285	4.1	na	na	4.1%	7.6%
Apartment Housing	General Residential Zone IV Flats/Apartments	1762	7	200	1.3	8.8	1.0	88081	8.8%	92.4%
Light Industrial	Industrial Zone I	na	32	na	0.6	20.7	1.5	310637	11.4%	na
Heavy Industrial	Industrial Zone II & III	na	17	na	2.2	38.1	1.5	570926	21.0%	na
Mixed Use / Business / Retail	Business Zone I	na	8	na	2	15.0	3.0	450525	8.3%	na
Public facilities (Creche's & religious centre)	Community Zone I & II	na	4	na	0.07	0.3	1.0	2607	0.1%	na
Open / conservation areas etc.	Undetermine Use Zone	na	na	na	na	0.3	na	na	0.1%	na
Open / conservation areas etc.	Open Space Zone I	na	4	na	1.0	55.9	na	na	30.8%	na
Planned roads	Transport Zone II	na	tbd	na	na	38.2	na	na	21.1%	na
Total number of units/stands		1907	75			181.3			100%	100%

ALTERNATIVE 3 : Mitigated Preferred SDP



Gwayang Industrial Development
 Drawing: Structural Layout & Land Use
 Date: 05-09-2024 rev8



NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)	NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)
	1	11683 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		48	11186 sqm	INDUSTRIAL ZONE I
	2	7796 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		49	10840 sqm	INDUSTRIAL ZONE I
	3	14209 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		50	15388 sqm	INDUSTRIAL ZONE II & III
	4	7528 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		51	20075 sqm	INDUSTRIAL ZONE II & III
	5	18087 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		52	17609 sqm	INDUSTRIAL ZONE II & III
	6	7985 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		53	17743 sqm	INDUSTRIAL ZONE II & III
	7	8636 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		54	17185 sqm	INDUSTRIAL ZONE II & III
	8	17032 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		55	15519 sqm	INDUSTRIAL ZONE II & III
	9	17985 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		56	21307 sqm	INDUSTRIAL ZONE II & III
	10	9048 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		57	29145 sqm	INDUSTRIAL ZONE II & III
	11	9312 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		58	14178 sqm	INDUSTRIAL ZONE II & III
	12	20710 sqm	BUSINESS ZONE 1		59	14856 sqm	INDUSTRIAL ZONE II & III
	13	24045 sqm	BUSINESS ZONE 1		60	15540 sqm	INDUSTRIAL ZONE II & III
	14	19776 sqm	BUSINESS ZONE 1		61	13406 sqm	INDUSTRIAL ZONE II & III
	15	14550 sqm	BUSINESS ZONE 1		62	10749 sqm	INDUSTRIAL ZONE II & III
	16	24578 sqm	BUSINESS ZONE 1		63	8158 sqm	INDUSTRIAL ZONE II & III
	17	11580 sqm	BUSINESS ZONE 1		64	12026 sqm	INDUSTRIAL ZONE II & III
	18	11601 sqm	BUSINESS ZONE 1		65	11218 sqm	INDUSTRIAL ZONE II & III
	19	2303 sqm	BUSINESS ZONE 1		66	12585 sqm	INDUSTRIAL ZONE II & III
	20	2607 sqm	COMMUNITY ZONE I & II		67	9494 sqm	INDUSTRIAL ZONE II & III
	21	3569 sqm	INDUSTRIAL ZONE I		68	10423 sqm	INDUSTRIAL ZONE II & III
	22	4054 sqm	INDUSTRIAL ZONE I		69	14266 sqm	UTILITY ZONE
	23	4038 sqm	INDUSTRIAL ZONE I		70	8357 sqm	INDUSTRIAL ZONE II & III
	24	3850 sqm	INDUSTRIAL ZONE I		71	6471 sqm	INDUSTRIAL ZONE II & III
	25	3714 sqm	INDUSTRIAL ZONE I		72	7287 sqm	INDUSTRIAL ZONE II & III
	26	6868 sqm	INDUSTRIAL ZONE I		73	5859 sqm	INDUSTRIAL ZONE II & III
	27	3445 sqm	INDUSTRIAL ZONE I		74	5832 sqm	INDUSTRIAL ZONE II & III
	28	3974 sqm	INDUSTRIAL ZONE I		75	7924 sqm	INDUSTRIAL ZONE II & III
	29	3990 sqm	INDUSTRIAL ZONE I		76	8972 sqm	INDUSTRIAL ZONE II & III
	30	3834 sqm	INDUSTRIAL ZONE I		77	5628 sqm	INDUSTRIAL ZONE II & III
	31	3876 sqm	INDUSTRIAL ZONE I		78	5052 sqm	INDUSTRIAL ZONE II & III
	32	3739 sqm	INDUSTRIAL ZONE I		79	6945 sqm	INDUSTRIAL ZONE II & III
	33	3811 sqm	INDUSTRIAL ZONE I		80	5781 sqm	INDUSTRIAL ZONE II & III
	34	3381 sqm	INDUSTRIAL ZONE I		81	2502 sqm	UTILITY ZONE
	35	3632 sqm	INDUSTRIAL ZONE I		82	51869 sqm	OPEN SPACE ZONE I
	36	3893 sqm	INDUSTRIAL ZONE I		83	506 sqm	OPEN SPACE ZONE I
	37	3441 sqm	INDUSTRIAL ZONE I		84	1473 sqm	OPEN SPACE ZONE I
	38	8071 sqm	INDUSTRIAL ZONE I		85	2736 sqm	OPEN SPACE ZONE I
	39	18341 sqm	INDUSTRIAL ZONE I		86	50103 sqm	OPEN SPACE ZONE I
	40	18224 sqm	INDUSTRIAL ZONE I		87	200141 sqm	OPEN SPACE ZONE I
	41	10060 sqm	INDUSTRIAL ZONE I		88	211684 sqm	OPEN SPACE ZONE I
	42	11495 sqm	INDUSTRIAL ZONE I		89	46465 sqm	OPEN SPACE ZONE I
	43	11098 sqm	INDUSTRIAL ZONE I		90	1298 sqm	OPEN SPACE ZONE I
	44	12538 sqm	INDUSTRIAL ZONE I		91	13788 sqm	OPEN SPACE ZONE I
	45	8699 sqm	INDUSTRIAL ZONE I		92	90553 sqm	OPEN SPACE ZONE I
	46	10073 sqm	INDUSTRIAL ZONE I		14	6735 sqm	OPEN SPACE ZONE II
	47	9947 sqm	INDUSTRIAL ZONE I		93	289306 sqm	TRANSPORT ZONE II

Gwayang Development - George									
Projected Land Use									
Land Use Description	Zoning - George Integrated Zoning Scheme By-Law	Units	Stands	Density	Area (sqm)	Area (ha)	FAR	% of total area	% of units
Group Housing	General Residential Zone II Group Housing	145	4	35	41216	4.1	na	2.3%	8%
Apartment Housing	General Residential Zone IV Flats/Apartments	1762	7	200	88085	8.8	2.0	4.9%	92%
Light Industrial	Industrial Zone I	na	29	na	207679	20.8	1.5	11.5%	na
Heavy Industrial	Industrial Zone II & III	na	30	na	360711	36.1	1.5	19.9%	na
Mixed Use / Business / Retail	Business Zone I	na	8	na	129143	12.9	3.0	7.1%	na
Public facilities (Creche's & religious centre)	Community Zone I & II	na	1	na	2607	0.3	1.0	0.1%	na
Waste Water Treatment	Utility Zone	na	2	na	16768	1.7	na	0.9%	na
Open / conservation areas etc.	Open Space Zone I	na	12	na	677353	67.7	na	37.4%	na
Planned roads	Transport Zone II	na	1	na	289306	28.9	na	16%	na
Total number of units/stands		1907	93		1812892	181.3		100%	100%