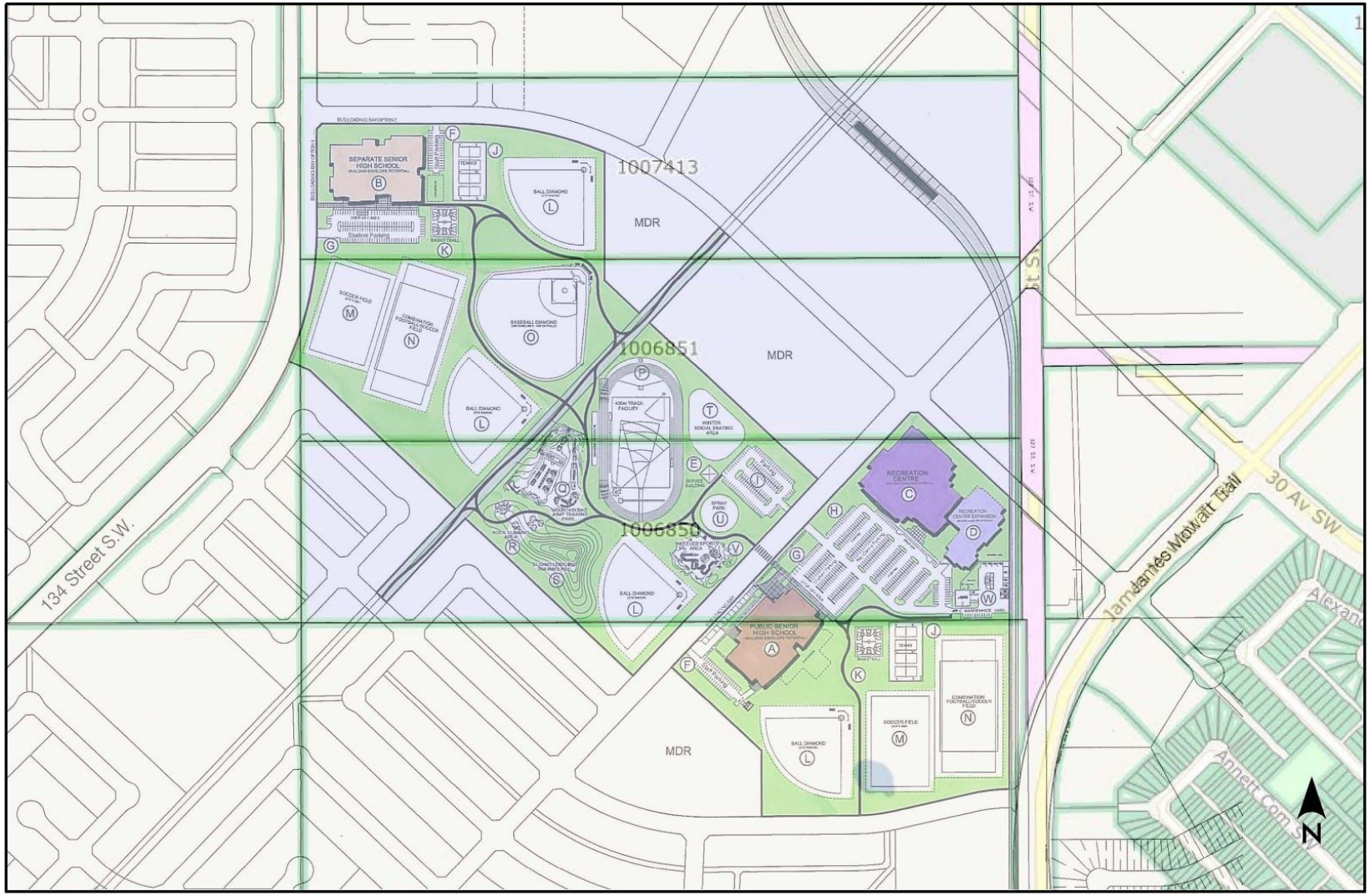Heritage Valley Town Centre City Land Overlay