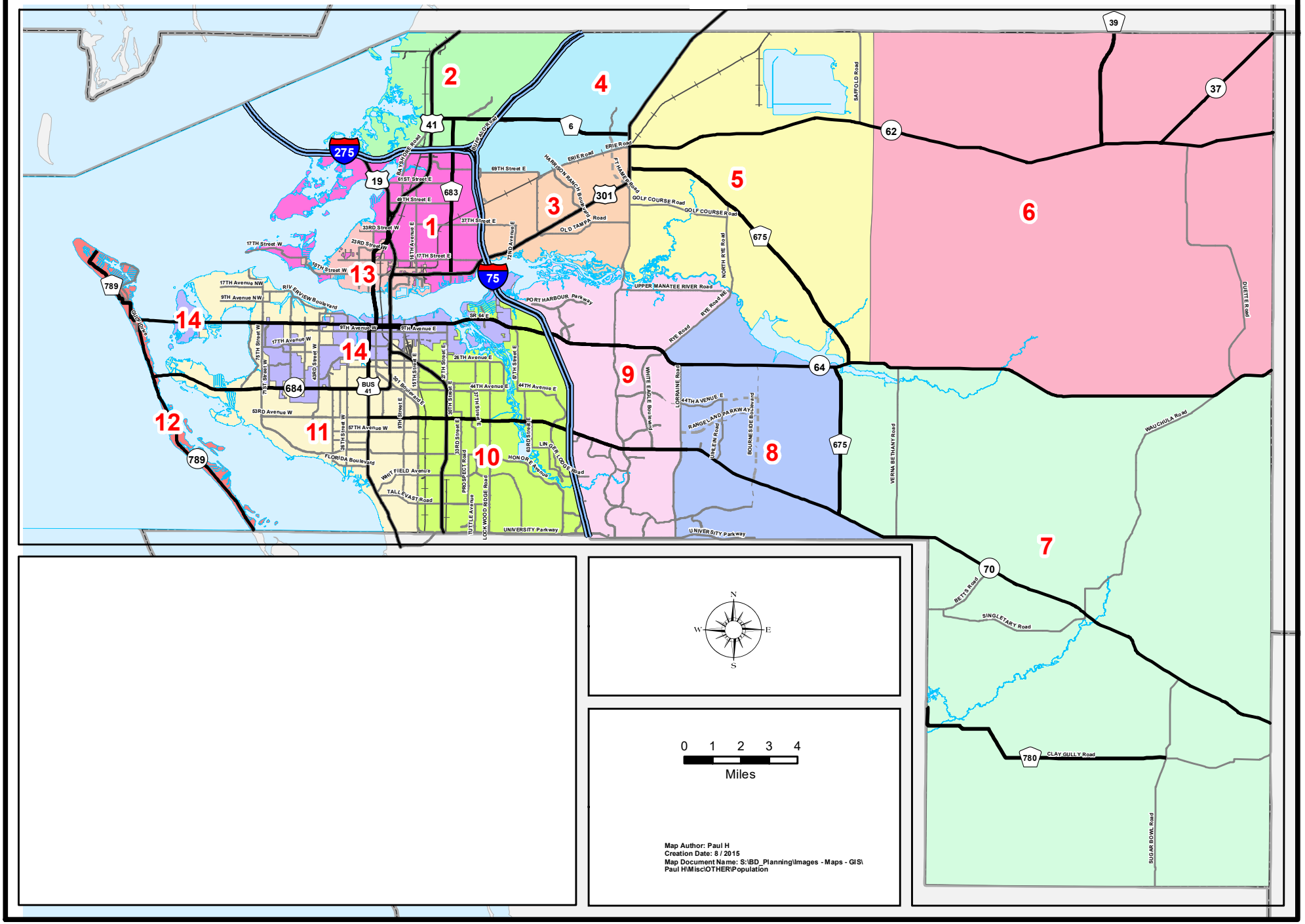PLANNING & POPULATION SUB-AREAS