

Review of Shire of Christmas Island Local Planning Scheme no.2

April 22nd 2021



George Fam Centre, site of the Shire of Christmas Island offices

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BACKGROUND

The Christmas Island Local Planning Scheme No.2 (LPS 2) was gazetted in February 2016 after receiving the sign off from then Minister for Territories Paul Fletcher in December 2015.

Christmas Island LPS 2 was prepared by the Shire of Christmas Island in accordance with the *Planning and Development Act 2005 (WA)(CI)* and took into consideration all of the elements required under the Act to do so. Strategic planning around land usage was given great weight in the context of the Island looking to diversify its economic base.

February 2021 marks the five year anniversary of LPS 2 and hence the mandatory review of the Scheme pursuant to Part 6 the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)(CI)*.

This Review of LPS 2 is being completed by following the manner and form in which a review is to be prepared, pursuant to Part 6, Division 1, Regulations 66(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Planning and Development (Local Planning Schemes) Regulations 2015 – Reg 66

- (2) *The report must be prepared in the manner and form approved by the Commission and must include the following information —*
 - (a) *the date on which the local planning scheme was published in the Gazette in accordance with section 87(3) of the Act;*
 - (b) *the date on which each amendment made to the scheme was published in the Gazette in accordance with section 87(3) of the Act;*
 - (c) *the date on which the scheme was last consolidated under Part 5 Division 5 of the Act;*
 - (d) *an overview of the subdivision and development activity, lot take-up and population changes in the scheme area since the later of —*
 - (i) *the date on which the scheme was published in the Gazette in accordance with section 87(3) of the Act; and*
 - (ii) *the date on which the scheme was last reviewed;*
 - (e) *an overview of the extent to which the scheme has been amended to comply with the requirements of any relevant legislation, region planning scheme or State planning policy.*

Regulation 66 (2)(a)

The date on which the local planning scheme was published in the Gazette in accordance with section 87(3) of the Act;

LPS 2 was gazetted on 17th February 2016.

Regulation 66 (2)(b))

The date on which each amendment made to the scheme was published in the Gazette in accordance with section 87(3) of the Act

Strategic Context – Scheme Amendments

There have been two amendments to LPS 2 made in its five year life as summarised below:

SHIRE OF CHRISTMAS ISLAND SCHEME NO. 2 - TEXT AMENDMENTS

AMD NO	GAZETAL DATE	UPDATED WHEN		DETAILS
		DATE	BY	
2	16/6/17	21/6/17	AT	<p>Amended clauses 1.4 Deleted references to the following terms and replaced them with the corresponding term throughout the scheme:</p> <ul style="list-style-type: none">• planning application with development application• planning approval with development approval• Council with local government• Residential Planning Codes with R-Codes. <p>Amended sub-clauses: 1.5(e), 1.7.1(b), 1.7.2(b), 5.8.2, 5.9.1, and 5.10 Deleted "2005" from sub-clause 1.5(g). Deleting the following clauses from the Scheme Text, as they have been superseded by the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2:</p> <ul style="list-style-type: none">• Clauses 2.1 - 2.6, 5.12, 5.13, 7.1, 7.4 - 7.6, 7.8, 7.9, 7.11, 8.1, 8.3, 8.4, 9.1 - 9.4, 10.1 - 10.10 and 11.1 - 11.7.• Sub-clauses 5.2.1, 5.8.1, 5.9.2 - 5.9.4, 5.11.1 - 5.11.3, 5.11.5 - 5.11.9, 7.2.1, 7.2.2(a)-(b), 7.2.3, 7.2.5, 7.2.7, 7.3.1, 7.3.2(a)(i)-(ii), 7.3.2(a)(iv), 7.3.2(a)(vi), 7.3.2(b), 7.3.3(b)-(c), 7.3.4 - 7.3.5, 7.3.7 - 7.3.8, 7.7.1, 7.7.3 - 7.7.5, 7.10.2, 8.2(a)(i)-(ii), 8.2(a)(iv), 8.2(b), 8.2(c)(i)-(ii), 8.2(c)(iv)-(v), 8.2(d)-(e), 8.2(j) and• Schedules 6, 8 and 9. <p>Amended the following clauses by removing the cross references to the clause deleted by the amendment and replaced them with cross references to the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: 3.4.2(a), 4.3.2(a), 4.3 Note 3, 4.4.2(b), 4.8(c), 4.9.2, 5.5.2, 5.6.2(a), 5.6.3(a) and 6.1.3(b). Amending Clause 4.3 Note 1. Amended Table 1 - Zoning Table to make Ancillary Accommodation a P use in the Residential Zone. Inserted new Schedule A - Supplement Provisions. Deleted definitions Advertisement, Amenity, Building Code, Conservation, Cultural Heritage Significance, Development Contribution Plan, Owner, Place, Premises, Region Scheme, Residential Planning Codes, Substantially Commenced, Zone and Plantation from Schedule 1. Amending various definitions in Schedule 1.</p>
1	27/7/18	30/07/18	HB	<p>Amend Schedule 2 – additional uses - by insertion of No.1 - Lots 417, 418, 419, 420 and 422 Kiln Place and Murray Rd. Amend Scheme Map 3 to show additional use. Delete clause 4.5 and replace it with new text.</p>

Strategic Context – Local Planning Strategy Amendments

There have been no amendments to the *Christmas Island Local Planning Strategy 2015* document.

Regulation 66(2)(c)

The date on which the scheme was last consolidated under Part 5 Division 5 of the Act.

LPS 2 has not been consolidated under Part 5 Division 5 of the *Planning and Development Act 2005(WA)(CI)*

SHIRE OF CHRISTMAS ISLAND

Local Planning Scheme No. 2

Updated to include AMD 1 GG 27/07/2018



**Department of Planning,
Lands and Heritage**

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal

17 February 2016

DISCLAIMER

This is a copy of the Town Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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Regulation 66(2)(d)

An overview of the subdivision and development activity, lot take-up and population changes in the scheme area since the later of —

- (i) the date on which the scheme was published in the Gazette in accordance with section 87(3) of the Act; and*
- (ii) the date on which the scheme was last reviewed;*

Development Activity in the Local Government Area in Local Planning Scheme No. 2

CI LPS 2 has never been reviewed until now. It was published in the Gazette on 17 February 2016. It's five year life brings it to February 2021.

There has been several major development activities in the life of LPS 2 as follows-

- a) Expansion of the Light Industrial Area
- b) Establishment of additional Tourism Accommodation supply at both the luxury and standard levels

These have taken place in areas where Structure Plans were not needed. Hence, no Structure Plans have been endorsed under the CI LPS2.

The major activities in the 2016-2021 period however are to do with the Commonwealth. The Immigration Detention Centre has re-opened and is presently operating at a capacity which requires 250 odd mainland staff on Island to operate the facility¹ in tandem with the dozens of locals that are engaged there. This is significant in the context of our Island's population. For reference the largest local employer is the mine which has 100 FTE in its organisation of 30 years.

The Commonwealth has also commenced the *Christmas Island Strategic Assessment*, which is a Strategic Assessment under the *Environmental Protection and Biodiversity Conservation Act (1999) Cth*. This seeks to undertake documentation of heritage and conservation values that must be taken into consideration by any potential developer on a site that the Commonwealth wishes to make available through sale or lease.

In March 2017, then Minister Mc Veigh had announced the sale or lease of eleven significant sized parcels of land in the township precinct². This is the first land to be released on Christmas Island not for mining usage since the Island came under control of the Commonwealth in 1958.

Combining with the medium term end of mining on Christmas Island in 2034, and the preceding five year shut down and clean up process the mine will undertake prior to this date, the question of strategic use of land to maximise economic diversification possibilities has taken front and centre for Council's strategic thinking.

Opportunities to diversify the economy and according land release coincides with the five year mandatory review of a LPS under the WA framework.

¹ See Appendix 'Community Fact Sheet and FAQ – Transfer of Detainees to Christmas Island' Australian Border Force, 4.8.2020

² See Appendix Minister Mc Veigh Media Release, March 2017

Structure Plans that have been endorsed under the Scheme:

There have been no Structure Plans endorsed under the CI LPS2.

Lot Creation – Preliminary and Final ApprovalThe following tables the preliminary and final approvals from 17 Feb 2016 to 31 March 2021 on Christmas Island.

Christmas Island - Preliminary and Final Approvals - 17 February 2016 to 31 March 2021

Output Stage	Output Lots	ZONE	APP NO	APP DEFINITION	APPTYPE	STAGE ID	APPROVAL DATE	SUBURB	LGANAME	SUBJECT
FinalApps	1	Other	148244	S	SUBDIVISION	F	Mar 01, 2017	CHRISTMAS ISLAND	SHIRE OF CHRISTMAS ISLAND	Subdivision To Create 10 Lots For Industrial Purpose
FinalApps	3	Industrial	148244	S	SUBDIVISION	F	Mar 01, 2017	CHRISTMAS ISLAND	SHIRE OF CHRISTMAS ISLAND	Subdivision To Create 10 Lots For Industrial Purpose
Cond Approvals	4	Residential	156605	S	SUBDIVISION	P	Jul 26, 2018	CHRISTMAS ISLAND	SHIRE OF CHRISTMAS ISLAND	SUBDIVISION to create 4 lots for RESIDENTIAL purpose
Cond Approvals	4	Residential	155416	S	SUBDIVISION	P	Sep 26, 2017	CHRISTMAS ISLAND	SHIRE OF CHRISTMAS ISLAND	Subdivision To Create 4 Lots For Residential Purpose

Extracted on 15/4/2021 by Spatial Data, Data Analytics

Dwelling Commencements (based on building licenses)

Date	Location	Builder	Permit Number
7.4.2015	Lot 19, House 18 Plant Hill Road, Phosphate Hill	Watson's Carpetnry	07/2015
2.9.2019	318 Tong Chee Road, Christmas Island	David Guest Building	03/2019

There have been two dwelling commencements on Christmas Island in the past five years. Both of these are residential developments. They are both used for tourism accommodation on occasion.

Commercial Development Activity

The most notable development activity has to do with the standing up of the Immigration Detention Centre at North West Point. As noted, this is outside the jurisdiction of the local council and WA legal framework. This has spawned some commercial activity in the township, but not so much that new lands have been developed to support the IDC operations.

Other Available Development Information –

The Commonwealth's development projects on Christmas Island exist outside the framework of the CI Local Planning Strategy 2 when they take place on Commonwealth land.

There are several instances of the Commonwealth operating outside the WA planning process to meet their own needs. As such no planning or development approvals were lodged with Council. The majority of these development initiatives were to do with the Immigration Detention needs of the Commonwealth.

One notable exception was the Commonwealth granting permission to a resident to operate a halal grocery store in a Commonwealth owned building that did not meet the zoning or parking requirements as such under WA legislation.

It was deemed by the Commonwealth to be an acceptable use of the building to cater for the significant sized Islamic community on the Island which did not up until that point in 2016 have a dedicated halal grocery.

The Shire applies applicable health regulations for the grocery, but does not action zoning or associated requirements thereof.

Development of a luxury eco-resort within the Christmas Island National Park also took place in the period. The Commonwealth granted permissions for the investor to construct; no building or development application was lodged with Council.

Population Change

The present population of the Island is 1921 as per the Christmas Island's 2017 Preliminary Estimated Residential Population from the Australian Bureau of Statistics, 3218.0 – Regional Population Growth 2016-17.

Currently, the Western Australian State Demographer does not produce official population forecasts for the Shire of Christmas Island.

In 2020, the Department of Planning, Land and Heritage prepared the *Christmas Island Land Supply Analysis* (CI LCA)³ which provides a broad overview of the existing and future land capacity of the settlements on Christmas Island with respect to potential population growth. In particular, the CI LCA examines land identified for residential, commercial and industrial development and considers possible implications with regard to the local government area's land supply needs in the context of a number of nominal population scenarios.

The CI LCA concluded that based on the current extents of zoned residential land and land identified for future residential purposes within LPS 2, this analysis suggests that there is a sufficient amount of land capable of substantial further development to cater for a considerable expansion of Christmas Island's existing population.

Consultation

The Shire of Christmas Island has undertaken significant consultation activities as part of our process to review the CI LPS2. These have been triggered not only by the mandatory five year requirements, but by the Commonwealth's initiative to commit to a Strategic Assessment of large areas of Crown Land for economic development in February 2019⁴ and community dissatisfaction of the boom-bust cycles in the last five years.

Consultation with Commonwealth -

The significance of this Christmas Island Strategic Assessment (CISA) process can not be understated. It is the first time that the Commonwealth will release land on Christmas Island for any economic development purposes outside mining since 1958, when the Island came under control of the Commonwealth.

A 2019 meeting with the Assistant Minister for Territories and the Shire of Christmas Island saw a commitment from the Minister to have the Department undertake a monthly CISA-LPS teleconference with itself, the Shire and the DPLH to progress the projects in tandem. It was recognised by all parties that the outcomes would be most aligned if the local, state and federal agencies could have regular contact.

There were seven teleconferences in 2020 with the Department, with a subsequent two postponed because of COVID. These meetings continue in 2021.

³ Shire-of-Christmas-Island-LCA <https://www.dplh.wa.gov.au/getmedia/2ee27185-da25-4989-8dd5-4432935e5dd2/Shire-of-Christmas-Island-LCA>

⁴ Christmas Island Strategic Assessment Agreement between Minister for Territories and Minister for the Environment, February 2019 <https://www.environment.gov.au/system/files/pages/252ac14f-9424-49be-845c-468adfd18f3a/files/christmas-island-strategic-assessment-agreement.pdf>

Consultation with State Government-

The Shire of Christmas Island developed with the DPLH in 2019 the “CISA-LPS Flowchart” that worked as a timeline between the Shire, DPLH and Department of Territories as to when actions would happen over the following two years leading to the finalisation of the CISA EPBC process and the Shire’s mandatory review of the LPS slated in 2021.

This was adopted by Council at the October 2019 Council Meeting (resolutuion 97/19) and presented to the Department to inform them of our way going forward⁵.

Many of the subsequent meetings with the DPLH in the context of the LPS and CISA progress has happened under this framework.

Consultation with major stakehodlers-

In line with the CISA-LPS Flowchart, the Shire sought to review the Strategic Directions of its present LPS2. The Strategic Directions underpin the economic thought rationale for LPS2 in respect to land allocation. Subsequently the Strategic Directions needed to be updated to understand what major stakeholders were planning in respect of the next five years.

Shire undertook a Strategic Directions review from March to August 2020 with major stakeholders and all residents on Christmas Island. Submissions were sought and received from –

- a) Phosphate Resources Limited
- b) Water Corporation WA
- c) Christmas Island Tourism Association
- d) Indian Ocean Group Training Association
- e) Extra Divers Christmas Island

The responses were used to update the Strategic Directions draft. It will subsequently inform the Council on how to organise zoning and other development land planning opportunities to match the requirements identified in feedback from stakeholders.

Further mandated public comment periods when the Draft Local Planning Scheme 3 will also assist to refine Council’s rationale for land and planning opportunities in the economic, social and environmental space.

⁵ See Appendix for “CISA-LPS Flowchart.” Council Ordinary Council Meeting minutes of 22.10.2019 viewable at <https://www.shire.gov.cx/>

Consultation with Christmas Islanders

2015-2021 has seen a continuation of boom-bust cycles of previous decades. It is unsustainable for a small town to experience such highs and lows in terms of retaining population, economic growth and so on.

The Shire has put out, received comments and consequently refined several key economic planning documents that will have a significant impact on land planning –

- a) Shire of CI Land and Economic Futures Charter
- b) The Christmas Island - Singapore Strategy

In summary these two documents discuss options for economic diversification away from the traditional industries of mining (due to end 2034) and immigration services (reliant on changing Government policy).

Meaningful Tourism, Education and Agricultural sectors are highlighted in these two documents. The CISS plan has specific steps to achieve these ends which are presently being executed by Council.

Council's aim is to progress land development planning to seize on the opportunities documented in the CI-Singapore Strategy. The CI Land and Economic Futures Charter informs Shire's policies for economic development on the Island.

Officer's Comments

The Commonwealth conducting the EPBC Act Strategic Assessment on Crown land, the planned release of assessed land to the market by the Commonwealth and the impending end of the mining era on Christmas Island brings opportunities to develop the Tourism, Agricultural and Education potential of the Island.

It is a conjunction in opportunity of rarity and weight that is happening at the five year expiry of the LPS2.

The Shire of Christmas Island has seized the moment and with their land planning obligations under the Act wish to take the opportunity to consult with residents, businesses, state and federal agencies as well as education institutes domestic and abroad to see what can be achieved.

The Island is a finite space, and exact planning is needed to maximise opportunities presented as mining ends slowly in the 2020s. The population needs new jobs in new sectors to maintain life on Christmas Island; new sectors need land released to start their initiatives. It is the role of Local Government to be able to liaise between its constituents, industry and investors to develop outcomes that will appeal to all.

A new Local Planning Strategy and Scheme is needed especially in the lack of any WA State Government Region Planning Scheme or State Planning Policy to frame development.

- Chris Su, Manager of Governance, Research, Policy and Grants.

Regulation 66(2)(e)

An overview of the extent to which the scheme has been amended to comply with the requirements of any relevant legislation, region planning scheme or State planning policy.

LPS 2 was prepared prior to the commencement of the *Planning and Development (Local Planning Scheme) Regulations 2015(WA)(CI)* and there is variation between the provisions of LPS 2 and the model scheme provisions as detailed in Schedule 1 of the Regulations.

CI LPS2 has been amended to provide consistency with the deemed provisions in Schedule 2 of the Regulations.

There are no Region Planning Schemes which apply to the Shire of Christmas Island.

Given the 5-year timeframe since LPS 2 was gazetted, the provisions of LPS 2 are considered to be consistent with the contemporary State Planning Policy framework.

Recommendation

That Council resolves:

- pursuant to Regulation 66(3)(a)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)(CI)* to make a recommendation to the Western Australian Planning Commission that the Shire of Christmas Island Local Planning Scheme No. 2 be repealed and a new scheme be prepared in its place; and
- pursuant to Regulation 66(3)(b)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)(CI)* to make a recommendation to the Western Australian Planning Commission that the Shire of Christmas Island Local Planning Strategy 2015 should be repealed and a new strategy prepared in its place

Appendix

1. Community Fact Sheet and FAQ 'Transfer of Detainees to Christmas Island,' Australian Border Force, 4.8.2020



Community Fact Sheet and FAQ

Transfer of detainees to Christmas Island

4 August 2020

The Australian Government has today announced that in the weeks ahead, detainees within the mainland immigration detention network will be temporarily transferred to North West Point Immigration Detention Centre (NWPIDC) on Christmas Island.

The Australian Border Force (ABF) will meet all necessary health and travel requirements in relation to quarantine and isolation to ensure the ongoing protection of the Christmas Island community.

We are working closely with the Christmas Island Emergency Management COVID-19 subcommittee, which includes the Administrator and the Territory Controller on safe arrangements for the entry of detainees and staff.

We are also working with the Department of Infrastructure, Transport, Regional Development and Communications (DITRDC) and Western Australian authorities to implement quarantine requirements where appropriate for service providers and ABF staff deploying to Christmas Island.

The detainee group will be accommodated at the North West Point facility for approximately six months to relieve capacity within mainland immigration detention facilities due to COVID-19 measures.

Global COVID-19 measures such as flight reductions and border closures, has curtailed the ABF's ability to remove unlawful non-citizens from Australia.

With unlawful non-citizens continuing to move from prison to immigration detention, and with required COVID-19 distancing measures in place within the detention network, this is placing the detention network under pressure.

As the community is aware, the facility at North West Point was used earlier in the year successfully as a quarantine facility for Australian citizens evacuated from Wuhan in China. None of this cohort tested positive to COVID-19 and the facility received a deep clean after its use for this group.

We are engaging with all relevant stakeholders to ensure this operation meets all best practice requirements for the health and safety for all those involved, including the local community.

Since the detainees are high risk, is there an increased risk to the CI community?

- The NWP facility is a purpose-built high security immigration detention centre at least 15 kilometres away from the main settlement areas.
- There is no increased risk to the CI community from the detainees.

What will the ABF be doing to ensure the CI community is not at higher risk of COVID-19 as a result of these transfers?

- The ABF will ensure all proper process is followed to ensure the protection and safety of the Christmas Island community and will adhere to the State of Emergency restrictions currently in place on Christmas Island.
- Where required, detainees and staff will adhere to quarantine requirements enforced by the West Australian Government before arriving on Christmas Island.
- Staff will only engage with the CI community if they have been through appropriate quarantine measures.
- Detainee transfers will not be through commercial passenger flights.
- Detainees and escort staff will not transit through the airport terminal.
- Detainees will be transferred from the airport in buses owned by Serco, our detention services provider. Community buses will not be used.
- We also note that no immigration detainees in the detention network have tested positive to COVID-19.

How many staff will travel to CI?

- It is likely between 200-300 staff from the ABF and its service providers will be on island during this time.

Who will provide health care to the detainees and staff?

- The facility at NWPIDC has its own medical services provided by International Health and Medical Services (IHMS).
- Where a service is not available within the detention facility on Christmas Island, it can be facilitated through visiting specialists or referral to the Australian mainland. Mental health services are also delivered onsite and include visiting psychiatrists.

Are appropriate measures in place inside the detention centre to reduce the risk of COVID-19?

- Infection control plans are in place and plans to manage suspected cases of COVID-19 have been developed and tested.

- A range of measures have been introduced, and are being continually reviewed, to keep detainees and staff informed of preventive measures and personal hygiene standards.

When will detainee transfers begin?

- The date of the first transfer has not yet been set, but it will be in the coming weeks. We are committed to keeping the community informed with regular updates as arrangements progress.
- We will continue to provide the community and local stakeholders with ongoing updates and information on arrangements as required.



John McVeigh

Minister for Regional Development, Territories and Local Government

Message from the Minister

Wednesday 23 May 2018

Release of Crown Land on Christmas Island to stimulate the local economy

I am very pleased to advise you today of the outcomes of the Registration of Interest for Crown land on Christmas Island, which will support economic activity and opportunities to diversify the local economy.

After a thorough registration of interest process that attracted a strong response from potential investors, I can confirm that the Government is now proposing to sell seven parcels of land on the open market and offer long-term leases on four more. I have written to all applicants to advise the outcome of their particular application.

Proposed projects include tourist accommodation, agricultural development, residential housing, retail complexes and aged care accommodation – all exciting proposals for the island.

The number and diversity of applications demonstrates the willingness of organisations to invest in the future of Christmas Island and support ongoing economic development.

Where the requested land poses rockfall and stormwater risks or where no land was identified in the registration of interest, I have asked the Department to work with proponents to identify alternative sites.

The sale or longer term lease of these sites will be subject to approval under the *Environment Protection and Biodiversity Conservation Act 1999*. I have asked the Department of Infrastructure, Regional Development and Cities to submit a referral to the Department of Environment and Energy.

Work to finalise the sale and lease of Crown land will be undertaken as a priority to ensure the island can realise the economic benefits as soon as possible.

The land proposed to be sold or leased will include safeguards to prevent land banking.

I am aware Christmas Island is undergoing a period of change and I look forward to working with proponents and the community as these exciting developments materialise.

John McVeigh, Minister for Territories

LIST OF SITES BEING SOLD OR LEASED

Sale on the open market

Site Number	Land Parcel
1	Current golf course area and coastal area to the west of Golf Course Road
	Current golf course area, area to the north of the course and area to the west of the course
2	North of Phosphate Hill Road and east of Irvine Hill Road
3	North of the sports oval at Phosphate Hill
4	Northeast of Silver City, bounded by Murray Road
5	North of Silver City, bounded by Murray Road
6	North of Plant Hill Road, bounded by Murray Road
7	Southwest of Pak Kam Loh in Silver City

Lease

Site Number	Land Parcel
8	42-56 Gaze Road
9	Next to the intersection of Lily Beach Road and Link-Water Road
10	East of Phosphate Hill Road and west of the airport
11	North of Irvine Hill Road and west of the airport

Sale on the Open Market



For Lease



3. CISA – LPS Flowchart

