

The project team has actively been considering a number of iterations related to the development proposal as well as the associated implications of each.

The following aspects have been weighed up and considered by the project team as they relate both to the social, economic and environmental aspects of the site in conjunction with the needs of the Protea Village Communal Property Association (CPA):

- 1. The tree survey exercise was completed for approximately 900 trees.**
- 2. An arborist study was then conducted based on the tree survey, which study was then peer reviewed and the site plan amended to reflect trees which could be retained.**
- 3. The civil services have been considered, particularly with regard to stormwater management and the stability of the riverbanks. Provision of water, power and telecommunications infrastructure has been considered.**
- 4. The wetlands on the site have been investigated, mapped and the appropriate buffers recommended. These features and buffers have been incorporated into the planning and proposed development layout as far as possible.**
- 5. The traffic implications of the proposal have been examined and discussions have been had with City officials to determine the viability of the traffic control measures under considerations.**
- 6. The baseline heritage study has been conducted including interviews with a number of members of the CPA, in order to inform the impact on the heritage of the site, specifically with regard to the forced removals of the Community from the area.**
- 7. The amendments to the plan required by the aspects discussed above have also been considered from a financial viability perspective and changes proposed have been discussed with the CPA Members.**

It has been a slow and iterative process to formulate a revised conceptual proposal / design that responds to the above.