

Operational Constraints

1. Statutory and Regulatory Approvals

- **Heritage Authorisation:** Still in progress, expected to conclude by **July 2025**.
- **Land Use Application:** Not yet submitted; planned for **Q2 2025**.
- **Dependency on Approvals:** No development can proceed until all statutory approvals (heritage, rezoning, subdivision) are secured, which delays implementation.

2. Zoning and Land Use

- The site requires **rezoning and subdivision** to align with the proposed development objectives.
- This introduces uncertainty and potential delays due to appeals or objections.

3. Infrastructure Dependencies

- **Bulk services and transportation infrastructure** planning is pending final approvals.
- Detailed infrastructure design will only begin **after development rights are secured**, which may delay construction readiness.

4. Financial Constraints

- The **affordable housing component** (34% of units) relies on **cross-subsidisation** from market-rate units.
- Risks include:
 - **Insufficient funding** for affordable housing.
 - **Market appetite** for the open-market units may fluctuate.
 - **Uncertainty in securing private sector investment** during procurement.

5. Security and Site Management

- Risk of **unlawful occupation or invasion** of the site or buildings.
- Mitigated by:
 - **Formal leases** with termination clauses.
 - **Fencing and on-site security**, which adds ongoing operational costs.

6. Stakeholder and Community Engagement

- Requires **ongoing public consultation** under SPLUMA and heritage legislation.

- Potential for **community resistance or delays** if engagement is not well-managed.

7. Phased Implementation Complexity

- The project will be delivered in **phases** under a **Land Availability and Development Agreement (LADA)** model.
- This requires:
 - Careful coordination of land release.
 - Sequencing of infrastructure and vertical development.
 - Risk-sharing mechanisms with developers.

8. Environmental and Heritage Constraints

- The site has **significant heritage value**, requiring:
 - Retention and integration of heritage buildings.
 - Compliance with environmental and heritage impact mitigation measures.