

## Amozelle Lambrechts

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**From:** Jean Sleigh <jean.sleigh@gmail.com>  
**Sent:** Thursday, October 31, 2024 4:56 PM  
**To:** Omp@desertbloom.co.za  
**Cc:** Cllr Riad Davids (DA); Pinelands Ratepayers  
**Subject:** Objection to Oude Molen Precinct proposed development

To whom it may concern,

Dear Sir/Madam

I hereby submit my objections to the proposed Oude Molen Precinct (OMP) development plans.

Developing the Valkenburg land for high density housing on an open layout, is not compatible with the environmental conservation vision of the Black River Confluence Area Urban Park.

I am not opposing all development, but argue that:

1. The closed security and single access point must remain. The fact that Pinelands is safer than Observatory, for example, is because Pinelands has fewer access points to police. This is a basic security issue. Even the Conradie development has such enclosure and security. Oude Molen precinct would benefit from being enclosed. Enclosure is also needed to protect sensitive environments like the wetlands, horses etc.
2. A substantial farm precinct with animals, restaurants and vegetables must remain around the historic farm house. The farm house must be restored, but can be rented for commercial use. The proposed 'coffee shop' area is minute far too small to accommodate any decent number of visitors;
3. The remaining land must be developed for institutional use such as the current schools and medical facilities. Tertiary education would also be appropriate (the local Pinelands schools are fully accommodated and cannot accept additional scholars - same for the veterinary clinics in Pinelands, all are full to capacity;
4. The high density housing is NOT appropriate or compatible with the sensitive environmental situation within Oude Molen precinct. There is NO point in forcing a type of development into an area that it cannot and does not fit into. It's like trying to get a round peg into a square hole! Additionally, Nature must come first. If the CTCC continues to drive Nature to the brink, we will suffer as a society and a City in the end. This has been proven around the world.
5. The current horse use of the Pallotti field is win-win for security and environmental conservation. It also allows the wide variety of water birds and other animals to live and thrive - putting a road through their habitat will be a truly mindless decision. The use of greenwashing text does not instil a sense of trust and does not honestly represent the City's opinion. If merely developing in order to garner votes, or tick political boxes, then none of the explanations on the Ctcc website for the OMP proposals mean anything.
6. While it is not essential, the historic medical use, and the neighbouring medical use of Biovac, Vincent Pallotti etc are appropriate and compatible with the land and surrounding communities. Pinelands has tolerated them, so that may remain.

7. We do not want a road as proposed on the ridge line of the Pallotti field. This is a beautiful vista to be preserved. A walkway may be more appropriate - this will encourage public use of facilities and promote local residential engagement.

I strongly suggest a re-design of the 'block houses' as depicted on the artist's impression images. It reminds one of prison block accommodation, or a sardine can - this is certainly not progress or advancement, but digression.

It would be greatly appreciated if you would consider the above recommendations and objections.

Yours faithfully,  
Miss J Sleigh  
Pinelands resident

**By: Jean: Sleigh**  
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084 575 3444