

Annexure A_Contemporary Oude Molen

Socio-Historical Impact Assessment (R Martin). Includes information directly based on T Barbour and S van de Merwe Socio-economic Baseline Report 2022

SECTION 4: CONTEMPORARY OUDE MOLEN

INTRODUCTION

Section 4 provides an overview of the current land uses and activities on the Oude Molen site. The information is based on a review of existing information, including leases and a report prepared by Professor Mark Swilling between 2005 and 2007, and interviews with tenants and representatives from Muster Property Services (Pty) Ltd. A lease audit conducted in 2020 indicated that there were approximately 40 separate tenants with leases on the Oude Molen Village (OMV). There are currently 62 tenants with lease agreements. A number of lessees had leases to multiple units, some multiple premises. These included Robin Trust, River Lodge, the Waldorf School, Pinelands Montessori, and Oude Molen Stables. The facilities on the site are fully let. All the original leases were found to have expired, and were deemed 'tacit leases', generally restricted to a 3-month period or less. All leases are subject to a redevelopment clause. This 'preamble agreement' sets out the fact that the Provincial Cabinet (in 2005) endorsed the redevelopment plans as contained in the document prepared by Prof. Mark Swilling – 'Towards a Strategic Development Approach for Oude Molen, and that the tenants, in signing the preamble, acknowledge support for this (SVA, 2020). The agreement has been updated and leases can be cancelled once a development plan has been approved.

Figure 4.1 illustrates the key tenants and where they are located on the site.



Figure 4.1: Key tenants, land uses and designated use areas (yellow outlines) on OMV site (red outline) referred to in report.

Referring to Figure 4.1, the following land uses / activities were recorded on the site. 1. Block B (fire damaged); 2. Lighthouse Backpackers; 3. Pinelands Montessori school; 4. Various artistic studios; 5. Cuckoo's Nest; 6. Picnic and braai area; 7. Lynne Matthysen onset catering; 8. Hall (Yes we Can foundation); 9. Pool; 10. Site entrance/ security; 11. Jet Away café; 12. Robin Trust (various functions); 13. OMV Food Garden; 14. Prop Art; 15. River Lodge Backpackers; 16. The 'Yellow House'; 17. Eden Valley take aways & small scale farming; 18. PoverSolv detergent manufacture; 19. OM stables and horse activity areas; 20. The Play Shed; 21. Gaia Waldorf School premises; 22. Historic farmstead; 23. Millstone deli and coffee shop; 24. Gorinhaikona kraal; 25. Various creative studios; 26. OM steel

workshop& Back of Beyond deli& coffee shop; 27. Back of Beyond food garden; 28. Composting operation; 29. Honeybee Foundation apiary; 30. Small nursery.

As indicated in Photograph 4.1, signage established by one of the tenants has been erected at the entrance to OMV indicating the activities that take place on the site.



Photograph 4.1: Information sign at site entrance

A substantial portion of current tenants have been on the site for a considerable period, in many instances, over 20 years. These include the Robin Trust, Gaia Waldorf School, PowerSolv, both backpackers, OM Workshop, and a number of artisanal/ artistic studios such as Chameleon Custom carpentry, Belinda Ormonde ceramics, and World of Wonder gifts. Many current tenants have also been living on the site during this period, and many still do. Land uses which have remained stable on the OMV site over the past 20 years or so include health care and training, food gardening, horse-related activities, the pool, film industry related businesses, backpacker-type accommodation, artistic/ artisanal/ creative studios and enterprises, education, residential use, the café, use by NPOs, and a few more industrial-type operations. In some instances, pre-existing activities were taken over by new tenants (e.g., pool, café, horse-related activities). New land uses include the establishment of two delis/ coffee shops (Back of Beyond and The Millstone), and the more recent establishment of a Gorinhaikona Khoi kraal.

A brief overview of current activities gained from interviews and site visits is provided below.

4.1 Education

The OMV site has strong links with education. This includes two holistically orientated schools and smaller a LEAP Science and Maths School located on the site, and some use of the site by visiting school groups (mainly linked to the 'farm-like' setting, and environmental and historical teaching 'outdoor classroom' teaching opportunities). A Waldorf school and a Montessori school were some of the early tenants on the site.

The Gaia Waldorf School has remained on the site since 2001, while the first Montessori school closed down, and was only replaced by the Pinelands Montessori School in 2015. The Waldorf School occupies a large portion of the old farmstead-complex and the bulk of one of the H-blocks (Block S) on nearby premises. It has also constructed three prefabricated structures and a large play area next to Robin Trust (Block T). Pinelands Montessori occupies most of the ground floor and front courtyard of one of the old F-shaped blocks (Block C). The school shares the block with mainly residential uses. Both schools have made considerable investment in basic maintenance and improvements.

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Photograph 4.2: Premises occupied by Gaia Waldorf's older learners, Block S



Photograph 4.3: South entrance to the Gaia Waldorf School's original premises, Block H



Photograph 4.4: Pinelands Montessori School, Block C.

The two schools cater for (more or less) the same age group, namely 2-12 (Montessori) and 3-13 (Waldorf). The Waldorf School has capacity for 224 learners, and the Montessori for 150. Waldorf learners are from a fairly large feeding area, while the core feeding area of the Montessori is within a 6 km radius. The Waldorf has a staff complement of 25 (10 full time teachers) and the Montessori 9 (8 teachers). The nearest similar Waldorf school facilities are located in Stellenbosch, Khanyisa, Zenzani, Constantia and Kenilworth. A number of smaller Montessori schools are located in the Pinelands area. Both schools were significantly affected by school closures associated with the Covid pandemic, and both are currently still running significantly under capacity (Jacobs, Loghdey, pers. comm).

Both schooling models are based on non-conventional, holistic teaching methods. The OMV setting is considered perfect for integrating teaching with practical example, e.g., aspects of the biophysical environment, farming, history and heritage. Additional attractive aspects include the central location (ideal for parents), and good on-site safety (including for pedestrians) (Jacobs, Loghdey, pers. comm). Many interviewees have indicated that the OMV site has great potential to serve as an 'outdoor classroom' to schools in the broader area. This would include increased showcasing of and exposure to the natural environment, built- and intangible heritage, and sustainability practices (e.g., organic farming) and -technologies. At this stage the showcasing of sustainability technology appears to be limited to a biogas-producing bio digester and a few aquaponic tunnels on the Yellow House premises, but there are plans to expand the bio-digester and harvest thermal energy for water heating (Holmes, pers. comm).



Photograph 4.5: 'The Yellow House', used by residents as a demonstration model of various sustainable resource use practices.

4.2 Health Care

Robin Trust is the tenant with the longest history on the site. The Trust was started in 1993 and moved onto the site in 1994. Robin Trust started as a day-care facility for Alzheimer's patients, the 'Duifnes' in one of the prefabricated structures now constituting Block T.

Activities have since been expanded to also include sub-acute/ step-down post-surgery care, the training of carers, and a placement service. The Duifnes still cares for Alzheimer's' and dementia patients, but now provides permanent care to 23 patients. The sub-acute unit currently provides 10 beds. Patients typically spend 7-10 days in the facility. A month-long SETA-accredited carer training course is currently provided to around 20 students a month.

Most of the trainees are from Cape Flats or more distant communities. The training benefits from the integration of practical and theoretical elements on the site. It is relatively unique in exposure of training carers to specifically Alzheimer's patients. The placement service currently has around 350 qualified carers on its books. The majority of placements are to private geriatric patients.

Robin Trust employs 30 staff, none of whom resident on the property. It currently occupies three premises on the site, namely the three prefabricated Block T-buildings, the old farm manager's house (Block R), and a portion of one of the F-shaped blocks (Block F). It hopes to increase capacity in the sub-acute unit by another 8 beds. Key attractions of the OMV site include affordable rentals (which enables more affordable care), location in proximity to Vincent Pallotti Hospital (referrals), location in proximity to Pinelands station (making the site accessible to trainee carers), and the therapeutic setting of the farm-like and accepting context. Dementia patients are often taken for walks on the grounds, and benefit from the exposure to open spaces and the presence of children (Esterhuizen, Viljoen, pers. comm).



Photograph 4.6: Parking area and front entrance to Robin Trust's Alzheimer's care unit ('The Nest'), one of 3 structures constituting Block T, all occupied by Robin Trust



Photograph 4.7: Robin Trust, administrative building (Block R).



Photograph 4.8: Robin Trust's Homebased Carer College, front (western) portion of Block F

4.3 Residential

The site has been used for residential purposes from the outset of the OMV. The concept of resident small-business owners was central to the original 1997 OMV vision, and continues to be regarded as ideal by many, as it would more in keeping with a true 'village' atmosphere. The informal surveillance provided by a resident community also greatly contributes towards safety and security on the site. To residents, key attractions include the spacious grounds, safe site, friendly on-site community, and strategic location. The site is generally considered child friendly and thus ideal for residents with younger kids (McKeown, pers. comm). To many residents the site is 'home' (Harper, Holmes, McKeown, Mansfield, McCombe, Dan and Margot Neser, pers. comm).

While many tenants with businesses also live on the site, there is also a substantial group of tenants that use the site exclusively for residential purposes. Residential use is therefore spread out across buildings over most of the site. Residential use is mainly confined to pre-existing buildings. Most

buildings accommodate residential use. Large premises which support no residential use include those of the two schools and the Robin Trust. Two of the four historic houses on the property are occupied, namely the old superintendent's house (Yellow House) and the late Victorian dwelling (Block W) adjacent to the west of the old farmstead complex. The old Valkenberg farm manager's house (R) is used as administrative office space by the Robin Trust. The old farmstead has been in a bad state of disrepair since the western wall partly collapsed in 2017, likely as a result of water damage sustained over the years. It was soon stabilized with joists (Hislop, 2021). By August 2021 the wall was still awaiting repairs, and the farmstead vacant pending repairs.

In the F-shaped blocks, residential use is concentrated on the upper level. Most of the habitable portion of the H-shaped block which had been partly destroyed by fire around 2001 (Block B) is currently used primarily for residential purposes. Distinctive of the residential community occupying Block B and the two old F-shaped female wards (C, D) is the large Congolese presence. The Congolese community has a relatively long history on the site, 20 years or so, but has grown over the years. More recently, another distinctive cultural group - constituted by Chief Aran of the Gorinhaikona and members of his following - has taken up residence in Block B.



Photograph 4.9: North-facing portion of Block B which was destroyed by fire sometime late 2000 or early 2001. Block B mainly accommodates residential uses.



Photograph 4.10: Back (facing Alexandra Road) of Block D. As evidenced by the satellite dishes, the top storey is used for residential purposes.

Informal residential use is currently limited, restricted to peripheral sites and in combination with some economic activity. These include structures erected by Mr Batch on the premises where the prefabricated house burnt down in 2019, and those on the slab of one of the demolished prefabricated buildings in the extreme SW corner of the site. Both premises are also used for small-scale gardening/ farming-type activities such as composting, small basic nurseries and a tilapia and broiler project on the Batch site currently being restarted. A 'social housing experiment' providing free accommodation in informal structures on this site portion proved problematic, as the area effectively became a drug den. The structures were taken down by the tenant who had provided the building material (Dan Naser, pers. comm).

While some squatting/ rent refusal remained an issue until about 2015-6 (when the group then occupying the old dining hall moved out), it does not appear to be a significant issue any longer. This is in part ascribed to the effective management provided by Mr Stassen/ property management. Uncontrolled residential subletting (which also pose health and safety risks) in some blocks remains a challenge but is also said to be an issue being dealt with relatively effectively by Mr Stassen.



Photograph 4.11: Informal structure used for residential purposes and accommodating a small nursery and composting/ mulching enterprise, located in the extreme SW portion of the site.

4.4 Gorinhaikona Kraal

The pre-colonial use of the site by the First Nations and the significance the 'Two Rivers' area holds is addressed as part of the heritage study as well as this amended study under 1.2 and 3.9.

A key gap in the Barbour Report was the inability to interview members of the Gorinhaikona group currently occupying various premises on the site. On fear of conjecture, information on the Khoi kraal and presence on the site has been kept to a few observable facts.

Paramount Chief Aran of the Gorinhaikona and members of his following moved onto the OMV site around two years ago (2019/20), and currently reside in Block B (or C, not entirely clear). Around the same time, a designated area on the site was set aside for the Gorinhaikona community as a kraal. The kraal is located on the western perimeter of the site, between the Millstone premises and the Black R floodplain, i.e., the site of the Glass Garden and likely where the old mill had stood. The site is closed off to the public. It is believed that the space is primarily dedicated to exercising Khoe cultural and spiritual practices, e.g., performing of rituals. It is also understood that an indigenous food forest is also currently being planted.

As mentioned under 3.9, the presence of the Gorinhaikona on Oude Molen has nothing to do with the initiatives of the Gorinhaikona or the WCFNC and had used their own initiative to gain a presence on the site through direct engagement with the OMV and letting agency. The Gorinhaikona have been invited to join and participate in the WCFNC but have consistently refused.



Photograph 4.12: Entrance to the recently established Gorinhaikona kraal located on the site's western perimeter, adjacent to the west of The Millstone coffee shop.

4.5 Gardening and Farming

Food gardening and farming-type activities form a key component of the sense of place of the OMV. Current activities include OMV Food Garden and a number of smaller food gardens and basic nurseries, OM Stables, and a few fledgling small-scale tilapia/ aquaponics and poultry enterprises. Related activities include three compost manufacturing operations, and the Honeybee Foundation's apiary. Food gardening, the horses and free ranging chickens are some of the most distinctive elements of OMV. These uses are generally considered to be aligned with the 'eco village' vision, and supportive of/ complimentary to other on-site uses, e.g., the schools on and off the site.

The OMV site was used for farming purposes from at least 1802 until 1954. This included private commercial farming before 1912, and as part of Valkenberg Hospital's larger farming operation until 1954. The purpose of the Valkenberg operation was threefold, namely self-sufficiency, occupational therapy, and income generation. Aerial photography up to 1953 suggests that dairy-related activities (paddocks, hay production) was the dominant farming activity, with vegetable gardening concentrated in modest patches around the old farmstead. Active field cropping was no longer evident. From around 1957 the space formerly occupied by farming activities would be progressively taken over by new psychiatric buildings, a process completed by around 1977. By the 1988 aerial survey, no signs of food gardening or any other farming-type activities were evident any longer.

Current farming/ gardening-related activities on the OMV site date to around 1994, when a former patient of Valkenberg, Gary Glass, started a small garden west of the old homestead. The project provided occupational therapy to Valkenberg patients and local youths. Organic produce was sold by horse cart in surrounding neighbourhoods (Allies, pers. comm).

The current OMV Food Garden next to the pool dates to around 2008, the initiative of a long-time resident, the recently deceased Mr Johnno Kennedy. The project started out as a food allotment area for OMV tenants. The project has retained links with occupational therapy of psychiatric patients, and currently caters for 3 patients (paid for their work) from Valkenberg and Alexandra Hospitals 4 days a week. The project is currently looking for corporate sponsorship in order to increase the number of psychiatric patients it could cater for. One day a week is dedicated visiting school groups and learners from various schools in the area doing community service work as part of their curriculum. A number of kids from adjacent MGV help out in the garden on a volunteer basis. The garden facilitates publicly accessible horticultural courses by outside experts (e.g., pruning) and requests from schools to conduct clean-ups of the Black River wetland. Produce is given to volunteers, allotment holders, or sold. A monthly produce market is currently held (Mansfield, pers. comm).



Figure 4.2: OMV site (red outline) indicated on 2010 (November) satellite imagery. Note the expansion of horticultural gardens (green), and the horse-related activities on the site portions still used by OM stables (yellow). The OMV Food Garden moved to its current location adjacent to the pool sometime around 2008- 9 (Source: Google Earth 2010-11)



Photograph 4.13: Entrance to Oude Molen Food Garden on the site's western perimeter



Photograph 4.14: Inside Oude Molen Food Garden



Photograph 4.15: One of two large compost/ mulch manufacturing enterprises on the site, both located in the SW portion of the site.



Photograph 4.16: Beehives on The Honeybee Foundation's premises in the SW portion of the site. The Foundation has been on the site for over twenty years.

4.6 Equestrian

The presence of horses on the site is generally considered a key contributing factor in creating the 'farm-like' atmosphere on the site. The presence of horses is also considered complimentary to the curricula of the two schools on the site. No other publicly accessible horse-riding facilities are located in significant proximity to the OMV site, the nearest being in Hout Bay and Noordhoek. The Oude Molen operation therefore provides an attraction to local communities as well as tourists. The corral, conspicuously located on the interface of the old farmhouse complex and the Black River, is often used in film- and photo-shoots.

Views of the horses against the expansive backdrop of Devil's Peak are distinctive of the site. Manure is used in on-site composting operations, and trail rides provide exposure to the natural environment.



Photograph 4.17: Oude Molen Stables' corral on the site's western perimeter north of the homestead complex

The first OMV-era horse presence on the site dates to the mid-1990s', initially as a project conceived by a resident, Mr Howard Krut to rehabilitate cart horses. The first set of horses were used to deliver firewood and vegetables from the Glass gardening project, a practice which continued for some time. The operation was expanded in 1997 to a riding school with 4 horses (Oude Molen Stables). Oude Molen Stables was taken over by the current tenant, Mr Allies. Mr Allies' association with OMV dates to 1993, when he was taken in as an outcast youth from MGV by Chief Little's programme. Mr Allies left the programme to work for Mr Glass/ Krut, initially driving the delivery cart. Mr Krut soon recognized Mr Allies' natural talent for horses and offered him ongoing mentorship. Mr Allies took over the OM Stables operation from Mr Krut in 2010 (Allies, pers. comm).

The operation currently makes exclusive use of two large areas on the site and has been expanded to 52 horses. The corral to the NW of the old homestead complex is used by day, with the horses moved to the premises along Alexandra Rd overnight. The latter premises are also used for dressage and jumping activities OM Stables currently uses the site for three purposes, namely an equestrian centre (main activity), a composting facility and a horse-and-cart operation selling firewood in surrounding suburbs. Combined operations employ 13 people, one of whom resident, and most of the balance residing in MGV. The equestrian centre provides publicly accessible rides, trail rides, and dressage and show jumping training. Trail rides are currently the main source of income. Extensive use is made of the Black River floodplain and the Raapenberg Bird Sanctuary (Allies, pers. comm).



Photograph 4.18: Block Z area located in the SE corner of the site. The area is used for dressage training and stabling by Oude Molen Stables

4.7 Artistic, Artisanal and Creative Activities

The OMV site attracted artistic, artisanal, and creative tenants from early on. Many have been on the site for over 2 decades. Early tenants include Chameleon Custom (creative carpentry), World of Wonder (gift manufacturing), Shannon Wright (musical instrument repair), various artist's studios (Andrew and Sylvie Phillips, Bruno Brincat), Belinda Ormonde Ceramics, and Debra Roets photographic studio. Currently, the mix also includes Masa Mara African fashion studio, and a number of fine artists, some of whom sharing studio space with lease holders. Some studios also offer tuition to the public on a limited scale (ceramics, musical instrument repair). Activities are currently dispersed across the site, but mainly concentrated in portions of the old F-shaped blocks (C, D and F), and in the H-shaped Block S. The murals and other artistic touches associated with the various studios and workshops (and some other tenants) are a very distinctive element of the OMV site.



Photograph 4.19: Mural and sculpture outside Masa Mara African fashion studio, adjacent to the Gaia Waldorf school's premises in Block S. The acclaimed sculptor Friday is also located on the Block S premises.



Photograph 4.20: Front entrance to World of Wonder gifts manufacturing, Block D.

Affordable rentals and what is perceived to be an 'alternative space valuing creative expression' are key drawcards to creative land users. The light flow provided by the pavilion-style design aspect of the F-shaped blocks also make them ideal for accommodating artists' studios (Ormonde, pers. comm).

4.8 Recreational Facilities

Recreation-orientated facilities include the OM Stables horse riding operation (see above), the fenced-in Oom Danie se Plaas pool/ picnic/ braai area along the site's western boundary, and a play/ party facility for young kids (The Play Shed, north of the old farmstead complex, Block G). The Play Shed provides indoor and outdoor play and party facilities for kids, mainly catering to nearby communities. It is open 6-7 days a week (depending on school holidays), from 9am-5pm. A kids' playing area has also been created outside the Millstone. Both schools have created confined playing areas on their premises.

The pool was built sometime between the 1973 and 1977 aerial surveys. According to one source, the pool was built from funds raised by the Valkenberg East staff after Government built a pool on Valkenberg West but refused to build one on Valkenberg East (SVA/ O'Donoghue, 2020). The pool was visibly abandoned by the 1998 aerial survey. The pool was rehabilitated by a tenant, Mr Danie Groenewald, around 2001 as part of Mr Groenewald's 'Oom Danie se Plaas' paying recreation facility, which was expanded to include a picnic area, a braai area and for a time, a petting zoo. Mr

Groenewald ran the operation for a number of years. The pool/ picnic/ braai area is currently leased by the OMVA TA and provides a major source of income for the TA for spending on the grounds. Operation is contracted out to an MGV-based team. The pool is said to be a major attraction to kids from MGV over the summer holidays, as such a facility is currently lacking in MGV (Goodall, pers. comm).



Photograph 4.21: Entrance to The Play Shed, Block G.

It is understood that use of the old hospital dining room (Block E) for youth-based teaching and recreational activities by the Yes, We Can Jazz and Sports Foundation as initially envisaged has not fully materialized, and that the hall is currently mainly leased out for functions and events by the tenant. Other premises on the OMV site which are occasionally leased out for hosting events, parties and functions include The Millstone and facilities at River Lodge.



Photograph 4.22: Pool area on 'Oom Danie se Plaas' Pool, Picnic and Braai area. The facility is named after a former tenant who started the enterprise.



Photograph 4.23: Braai area on 'Oom Danie se Plaas' located adjacent to the north of the pool.

4.10 Cafés, Shops and Delis

Two combined deli/coffee shop businesses (The Millstone, Back of Beyond), a café (Jet Away) and a tuckshop (Eden Valley) are currently located on the site. The café (as Oude Molen Café under a previous owner) has been on the premises opposite the site entrance for over 20 years. Jet Away mainly caters to OMV residents and people working on the site. It does brisk trade throughout much of the day, offering snacks and meal items. The Jet Away Café is owned by a member of the resident Congolese community, Mr Jeth Alfonso, and appears to be largely staffed by members of this community. The Eden Valley tuckshop is located on the premises opposite Pinelands Station which burnt down in 2019. The Tuck Shop has been a survival strategy for the owner seeking to rebuild the small-scale Tilapia and poultry enterprises destroyed by the fire. It mainly caters for commuters associated with Pinelands station (Branch, pers. comm).

The Millstone is located adjacent to the west of the old farmstead complex, adjacent to the Gorinhaikona kraal and the horses' corral. It was originally developed in the late-1990s, mainly to sell organic produce from the food garden. The shop appears to have closed down at some point, and the premises were vacant for some time. The current owner, Mr Evans, took over the premises in 2019, primarily for use as a supplier of self-sourced imported coffee beans. The operation now also includes a small deli and a coffee shop which offers light meals. The deli is located in a small, thatched building, with most of the seating for the coffee shop provided in a large courtyard to the north of the building. The Millstone is open from 8 am into the evening. The premises are used to showcase musical talent from local communities, and also as regular meeting place for a faith-based group and a group of home-schooling parents. The premises are also leased out for functions and events. Flea market events have been held in the past, and the owner is keen on expanding this. Key attractions are the heritage and landscape setting, conducive to tranquillity and spiritual healing (Evans, pers. comm).



Photograph 4.24: Jet Away Café and Prop Art props hiring opposite the main entrance to the OMV site (Block F)

4.10 Backpackers

Two backpacker facilities are located on the site, Lighthouse Lodge in the north-western portion of the site, and River Lodge which occupies a large portion of an old F-shaped block (Block G). Both have been on the site for more than 20 years. Both owners have made substantial investments in rehabilitating and improving their premises. Both operations were heavily affected by Covid-19 restrictions and are still struggling to recover.

The Lighthouse has capacity for 75 guests. It historically focused on international backpackers, but post-Covid currently focuses on the national backpacker market at reduced prices, and in providing accommodation to school groups and contractors. The owner hopes to eventually return to a focus on international visitors. The owner has been living on the site since 1997, and currently resides in the 'Yellow House' (Block Q) adjacent to the horses' corral. (Holmes, pers. comm).

River Lodge opened in 1999. Initial focus was on international attendees of language schools in the area, but from around 2009 shifted towards contractors, school groups and university groups. River Lodge has expanded considerably over the years. It now offers 150 beds and a number of on-site facilities such as Oude Molen Tavern and a large, covered courtyard. The tavern currently mainly caters for the Lodge's guests but is also used for hosting events. Pre-Covid River Lodge employed 17 people. It still offers 6-month internships in the hospitality industry (van der Walt, pers. comm).

Key attractions of the site to these operations include competitive rentals (affordability for guests), central/ strategic location, ample parking space for buses (for River Lodge), a safe site environment, and the farm-like setting (Holmes, van der Walt, pers. comm).



Photograph 4.25: Lighthouse Lodge backpackers which occupies the old Nurses Flats (Block A).



Photograph 4.26: Parking area and entrance to River Lodge backpackers, Block G.



Photograph 4.27: Covered area at the back of River Lodge, Block G.



Photograph 4.28: Courtyard of The Millstone coffee shop, damaged historic homestead on the left, Block H.

Back of Beyond is located adjacent to the OM Workshop (Block U) in the southern portion of the site. The owner has been resident on the site since 2002. The facility, which opened in 2009, consists of a deli and a coffee shop which also offers snacks and light meals. The deli sells a range of products, anchored by organic vegetable, mainly produced on the OMV site (including OMV Food Garden). Back of Beyond has its own organic garden, and the owner also operates a sizeable commercial composting operation ('Compost Happens'). The combined operation currently employs 7 people full-time. The site's key attraction is the farm-like setting and space for organic gardening (visible link to produce) (Margot Naser, pers. comm).



Photograph 4.29: Courtyard at the back of Back of Beyond deli and coffee shop (Block U)

4.11 Film Industry

Film-industry related operations currently located on the site include Prop Art props hire and Lynne Matthysen Catering specializing in on-set catering. Prop Art occupies a large portion of the E-facing wing of one of the old F-shaped blocks opposite the site entrance. Lynne Matthysen occupies the old hospital kitchen premises opposite the old boiler house (Block E). The owner of Prop Art, Mr Doman, has been on the OMV site for over 20 years. The Lynne Matthysen operation continues such use of the premises, started by Film Afrika over 20 years ago.

Key attractions of the site to the industry include the central location (including to the N2 and thus to Cape Town Film Studios and the airport), ample parking for trailer units (e.g., Lynne Matthysen Catering) and clients loading large vehicles (Prop Art). The 'alternative, artistic' atmosphere of the site provides a good setting for Prop Art (Stander, pers. comm).

The OMV site, especially the horses, is regularly used in film- and stills shoots (Allies, pers. comm).



Photograph 4.30: Mobile kitchen units in the parking area to the east of Blocks D and E. The units are used for on-set catering.

4.12 Light Industry

Activities that can be described as light industrial include a Mr Omar Mutombo's panel beating operation in a portion of the fire damaged H-shaped block (Block B), Cuckoo's Nest laser cutting and engraving (Block D), PowerSolv's detergent manufacturing operation next to River Lodge (Block G), and the OM Workshop (metal) and the Access Rigging workshop (steel rigging) located in the peripheral SW portion of the site. All of the relevant tenants also live on the premises. The panel-beating

operation, PowerSolv and OM Workshop have been on the site for more than 20 years. Past uses included outdoor mechanical workshops, but these have been found to pollute soils, and such tenants are no longer considered suitable by the OMV TA (Dan Naser, pers. comm). Munster Property Services (Pty) Ltd also indicated that application for operations like or similar to panel beating will no longer be considered.

This land use category is probably one of the least intrinsically tied to the OMV site or 'eco village' concept (although PowerSolv includes the recovery and reuse of plastic containers). While some, like PowerSolv rely on the site's strategic location for collection and distribution purposes (Harper, pers. comm), others like Cuckoo's Nest could theoretically operate from any comparable premises (McKeown, pers. comm). The panel beating workshop, albeit located on the site's northern periphery, is regarded as an eyesore by many tenants, and detracting from the OMEV vision. The peripheral locations of OM Workshop and Access Rigging in a gardening setting render them unobtrusive.



Photograph 4.31: Courtyard outside PowerSolv detergent manufacturing, Block G.

4.13 Non-profit Organisations

One of the first post-Valkenberg occupants of the site was Chief Joseph Little's 'Learn to Earn to Own' (LEO) programme for destitute youth from the surrounding area. While this programme had vacated the site by 1998, a generally sympathetic attitude towards non-profit, community-focused endeavours has remained.

Chief Little and his LEO initiative gave rise to the Cape Cultural Heritage Development Council (CCHDC), the forerunner to many of the Khoe and San revivalist groups who are now part of the WCFNC. He remains a symbolic patron to the WCFNC. This will be expanded upon in the next chapter. Social responsibility and socioeconomic development formed part of the original 1997-8 OMV proposal and have been reiterated in the 2014 Design Capital proposal which explicitly makes provision for such in its financial model.

The NPOs based on the site include O'Grace Land (Block G, above the OM Stables office). O'Grace Land has been on the site since around 2015. It is a residential out-of-care facility, essentially a bridging facility for girls which have outgrown children's homes and are preparing to become independent. The facility provides a residential programme which also facilitates internships and jobs. The programme is funded by private and corporate donations. The facility has a capacity to accommodate 20 girls, each typically residing for a 2-year period. It provides employment for two people, one of whom resident with the girls. Key attractions of the site for O' Grace Land include the safe space and accepting community, the park-like setting, central location, and rent-free space (Zama, pers. comm).