

THE PROPOSED REDEVELOPMENT OF THE OUDE MOLEN PRECINCT

VISIONING WORKSHOP WITH OUDE MOLEN TENANTS ASSOCIATION

KEY NOTES

DATE: 05 May 2021
VENUE: Oude Molen Hall
TIME: 14h:00 – 15h:30
FACILITATOR: Sadia Chand, Chand Environmental Consultants

1. ATTENDEES

NAME: PROJECT TEAM	ORGANISATION
Sadia Chand	Chand Environmental Consultants
Laila Senaturu	Chand Environmental Consultants
Claudette Muller	Chand Environmental Consultants
Amozelle Lambrechts	WCG – Department of Transport and Public Works
Adriaan Mentz	SVA International Architects
Bridgette O'Donoghue	Bridget O'Donoghue Architect Heritage Environment Consultancy
Mida Korova	Nigel Burls & Associates
Nigel Burls	Nigel Burls & Associates
NAME: I&APs	ORGANISATION
Carol Ford	Oude Molen Eco Village
PJ Van Der Walt	Oude Molen Eco Village
Elaine Smith	Oude Molen Eco Village
Dan Nesser	OM TA EXCO Chair
Rod Solomons	OM TA EXCO Secretariat
A.Le Fevre	GAIA Waldorf School
Hudson McComb	Oude Molen Eco Village
Desy	Oude Molen Eco Village
Kelly Mansfield	OMEVTA
Chris Harper	OMEVTA
Jeanne Goodall	The Playshed
Natheema Jacobs	GAIA Waldorf School
Zandy Gordon	Rooster House
Dee Heare	River lodge Backpackers
Georgie Ravenscroft	Oude Molen Stables
Keandre Allies	Oude Molen Stables
Helen Harper	OMEVTA
Bill Dilowe	OMEVTA
Omar Mutombo	OMEVTA
Faiez Evans	Millstone Coffee Shop
Gary Harper	Oude Molen Food Garden
John Holmes	Lighthouse Circles and Cycles
NAME: OBSERVERS	ORGANISATION
Bathandwa Same	WCG: DTPW – Graduate Intern
Riphuluse Sy Muditambi	WCG: DTPW – Graduate Intern

2. PRESENTATION

Sadia Chand (SC) of Chand Environmental Consultants welcomed everyone and introduced the project team and the Project Manager representing, the Western Cape Government (WCG): Department of Transport and Public Works (DTPW). She explained that the purpose of the meeting was to, introduce the project and project team and share the information gathered by the professional team to date, as well as to understand attendees' aspirations for the site for consideration in the vision development process.

SC highlighted that the project was at the beginning stages of a town planning application and heritage application while the need for an environmental application would still be determined following the drafting of a proposed site layout and design. She highlighted that a multi-disciplinary professional team has been appointed to the project, supported my multiple departments within the WCG.

The full presentation is contained in **Annexure A**.



Background information on the site and its location were provided where after the baseline environmental context (biophysical attributes), as determined by specialists, were presented in terms of:

- Freshwater Aspects;
- Fauna – specifically the Endangered Western Leopard Toad; and
- Botany.

SC asked the Chair of the Oude Molen Tenants Association Executive Committee (OM TA EXCO), Mr. Dan Nesser to introduce himself on behalf of the Oude Molen Tenants Association and state his/their role and connection to the site.

SC asked attendees for input on baseline information which the specialist team might have missed and a map of the site was made available during the exercise. The feedback provided by attendees for each environmental aspect is summarised in the tables below:

i) Freshwater Aspects:

<p>Baseline Information: Freshwater</p> <p>SPECIALIST – TONI BELCHER, BLUE SCIENCE</p> <ul style="list-style-type: none">o The only natural aquatic feature within the site is a small springo Other aquatic features are located outside the site boundary within the open space between the site and the Black River in a form of a small dam with its seep area further to the west of the site; and the wetland habitat associated with stormwater runoff at Park Road. <p></p> <p><small>© Western Cape Government 2012 Oude Molen Precinct – Visioning Workshop</small></p>		<ul style="list-style-type: none">• The wetlands and spring on site need to be considered as part of the greater freshwater ecosystem and not in isolation as appears to be the case.• Flood lines must be identified and considered.• Heavy run-off is being experienced at what is known as the “Yellow House” from a natural slope which must be considered (the exact location was marked on the map).
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Fauna - Western Leopard Toad:

Baseline Information: Fauna

HERPETOLOGIST – MARIUS BURGER
Western Leopard Toad

- o Site is relatively well-suited to accommodate WLTs during the non-breeding period.
- o Typical residential gardens are generally more vegetated thus cater better for WLT shelter and sustenance needs during the non-breeding period.
- o Few WLT observations have been recorded on the OMP itself.
- o Only two WLT records exist on the OMP, observed during November 2014 and October 2016. Burger undertook interviews on site in both 2017 and 2020 at the compost plot in the south western reaches of the site. The feedback indicates that the WLTs are apparently often encountered in that specific area.



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Additional sightings by tenants of WLT's were marked on the site map including at:

- The community garden;
- The Kindergarten
- Yellow House; and
- The Backpackers.

Botany:

Baseline Information: Botanical Sensitivities

SPECIALISTS – T BELCHER (2020) AND N HELME (2016)

- o Historically, Peninsular Shale Renosterveld
- o Site has slightly been transformed by development
- o No sensitive vegetation on the site



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- The community garden may have species of conservation concern, particularly medicinal plants for example *Sutherlandia* (Cancer Bush) (the exact location was marked on site).

ii) Heritage Aspects:


Heritage Aspects were presented by Bridget O'Donoghue (BOD). The following was highlighted:

- Completed Heritage Studies to date in terms of this contract, includes a condition survey of buildings and trees on-site and investigating heritage design indicators and desired outcomes. These show that the site is complex from a heritage perspective with elements of high intangible and tangible cultural significance.
- Importantly, it is understood that the First Nations have connections to/memories of the site.
- Several buildings on site also have heritage value such as the Oude Molen Homestead, the Hall, F Wards (although these will not form part of the property and development) and the Old Residence.
- Changes in the landscape (both cultural and natural) and past interactions of people with the site must be considered.

In terms of statutory processes, a Notice of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC) who confirmed that a Heritage Impact Assessment (HIA) must be undertaken to understand heritage impacts. The HIA will include a Social Impact Assessment, Archaeological Impact Assessment, Visual Impact Assessment, Built Environment Study and Cultural Landscape Study. Once submitted, the application will be subject to a public participation process in terms of the required legislative framework.

Comment on the cultural environment from attendees is summarised in the table below.

Cultural Heritage:

<p>Baseline Information: Key Heritage Considerations</p> <hr/> <p>SPECIALISTS – Bridget O'Donoghue</p> <ul style="list-style-type: none"> ➤ Completed Heritage Studies: <ul style="list-style-type: none"> ○ Condition survey of buildings and trees on Oude Molen site ○ Heritage design indicators and desired outcomes <ul style="list-style-type: none"> • Homestead and adjacent open space • F Wards / Hall and related service building / Old Residence • Historic movement routes ➤ Site of high intangible and tangible cultural significances as follows: <ul style="list-style-type: none"> ○ Place of memories and connections for the First Nations groupings ○ Associational significance regarding the incarceration of Chief <u>Cetshwayo</u> and the Mill stone as the only known remains of the Oude Molen Mill ○ Institutional buildings: Wards of the former Valkenberg East Psychiatric Hospital ○ In the broader context, the natural environment of a natural <u>Liesbeeck</u> and Black Rivers and the associated riverine floodplains ➤ Next Steps <ul style="list-style-type: none"> ○ Heritage Impact Assessment (HIA), with specialist heritage studies, as requested by HWC <p> <small>© Western Cape Government 2012 Oude Molen Precinct – Visioning Workshop</small></p>	<ul style="list-style-type: none"> • The crematorium was highlighted as a place of possible heritage value and marked on the map of the site. • It was highlighted that what is known as the “Yellow House” and old Nurses Home are over 105 years old.
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Post meeting clarification:

An image of the “Yellow House” on-site referred to at the session:



iii) Urban design Aspects:

Urban design aspects were presented by Adriaan Mentz (AM). The following was highlighted:

- The extent of the site in question, and the extent and ownership of adjacent land parcels were presented. While synergy would be required between the OMP site and adjacent properties, the development of these properties is beyond the mandate of the project team.
- The main purpose is for a people-focused re-development, and the following vision statement and key objectives/" development pillars" have been identified (refer to Figure 1):
- AM highlighted that the vision statement was not a final plan, but a starting point for discussions.

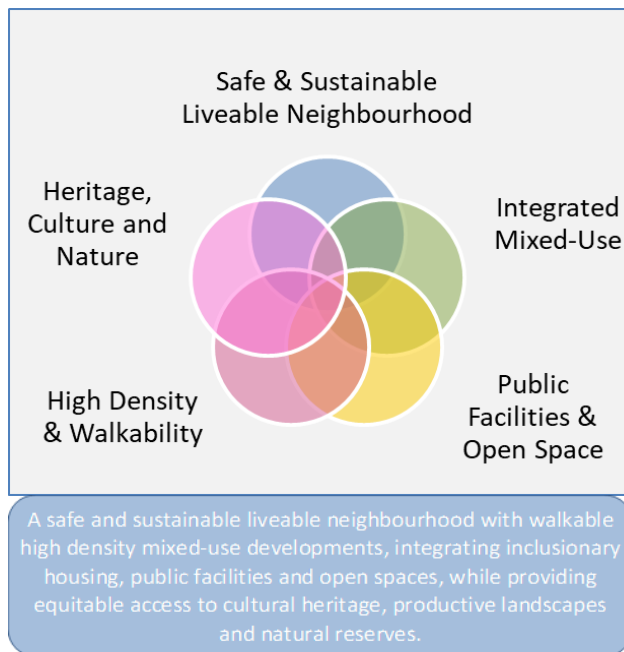


Figure 1: Key objectives and vision statement of proposed re-development

- The anticipated and desired outcomes for the site include:
 - A strategic location which allows for the redressing of spatial justice through inclusionary housing and work opportunities;
 - Increasing public transport services to the area and providing NMT infrastructure;
 - Formalising and celebrating the on-site spring;
 - Visually and physically integrating the site with its natural surrounds such as the freshwater resources and the mountain;
 - Formalising stormwater management to protect the adjacent conservation area;
 - Formalising a strategy to support the WLT;
 - Removing aliens and upgrade the botanical status of the site via landscaping;
 - Restoring heritage buildings; and
 - Recognising and celebrating the significant heritage elements on site, and to link to the Two Rivers National Route. **Post Session Note:** the correct term of this Project is *Tussen Die Riviere Resistance and Liberation Heritage Route (RLHR)*.
- AM reiterated that people-orientated development is the main goal of the project.
- Story boards of the early vision of the proposed re-development were presented which include the following urban design aspects:
 - People-orientated spaces and places.
 - Pedestrian and cycle friendly streets.
 - Healthy green landscapes.
 - Buildings with soft edges on open streets.
 - Residential buildings which are rich in variety and character.

- Parking and different forms of transport would need to be considered and accommodated.

SC concluded the presentation by explaining that the information gathered from the visioning workshops and the baseline investigations will inform the re-development vision, where after a draft conceptual layout will be generated.

3. DISCUSSION

SC opened the floor for discussion reiterating that the proposal is still at the beginning of the planning process. Attendees were encouraged to provide input for the project team to gain a better understanding of the site, as well as to input on their vision for the site.

3.1 KEY ISSUES

The key issues from the discussion are summarised below:

1. ISSUES AROUND LAND OWNERSHIP AND CUSTODIANSHIP

It was expressed that the government "cannot own land" but that they are the "custodians" of public land owned by the citizens of the country/users of the site. Clarity around the definition of ownership and the context of re-development (private versus public) was requested.

The question of historic ownership of the site was raised. It is understood that the site was donated by the Valkenberg family to the public under custodianship of the government to preserve as public land. The people should thus have the final say in the re-development of the site and not the WCG. The wish is for the land to remain a public space.

Post-session clarification:

The DTPW has custodianship of the property and any parties wishing to contest this have to use platforms and mechanisms established for this purpose.

2. CONCERN FOR HIGH-DENSITY DEVELOPMENT

It was highlighted that high-density living such as high-rise apartment buildings is not desirable. The site must maintain the look and feel of a "village." There must be cohesion with the surrounding built and natural environment.

AM clarified that high density does not necessarily mean high-rise but is more about "compactness" and efficient use of space.

3. CONCERN THAT THERE IS ALREADY A FRAMEWORK/VISION IN PLACE AND POSSIBLE BIAS/MANDATE SET BY THE WESTERN CAPE GOVERNMENT

A concern was raised that the project team has already developed a vision/framework for the re-development of the site. This is not considered as inclusive/participatory planning. True people-orientated development/planning would have put input from the community first. Interested & affected parties should have been approached for their input prior to the consultants producing "their" vision.

SC & AM highlighted that the workshop is the tenants' opportunity to provide their input and that what is presented on the day is not a vision statement and not a final plan which is meant as a starting point for engagement. AM stated that there is not a pre-determined mandate apart from understanding the potential of the site.

Post-session clarification from Department of Transport and Public Works (DTPW):

DTPW is assisted by a multi-disciplinary team of Built Environment Professionals who will conduct detailed specialist investigations and liaise with stakeholders and Interested and Affected Parties in the development of an inclusive vision for the redevelopment of this Precinct.

The Department is guided by various legislation; and its response to these is guided by the legislative prescript that is being triggered and the timing thereof. Public engagement early in the process is guided by the Spatial Land Use Management Act 16 of 2013 in terms of Precinct Planning guidelines which motivate for early notifications and **initiating** discussions and having **introductory** engagements with key Interested and Affected Party Groups. Our aim is to ensure that each process that is triggered is attended to and complied with.

The aim of these preliminary public engagements was to, at this very early stage in the Project investigations, introduce the Project, conceptual redevelopment framework, the project planning team and explain the upcoming statutory processes; and afford the preliminary key I&AP Groups the opportunity to engage with the Professional Team and share information contributing to the vision.

3.2 Q&A

Questions raised by attendees and answered by the project team during the discussion are listed in the table below:

QUESTION	RESPONSE FROM PROJECT TEAM
<i>In 2006/2007 an EIA was done related to the site but was stopped before the project came to fruition. Is it related to this project?</i>	The 2006/2007 study does not form part of this process. This precinct planning process is being initiated from the beginning. However, existing studies pertaining to Oude Molen will be reviewed and treated the same as all information and input on this project, including these sessions."
<i>How old is the Homestead building?</i>	Believed to have built in the early 1700s.
<i>What is the mandate provided to the project team by the WCG?</i>	The Professional Service Provider's mandate is for the Provision of Professional Services: precinct planning, specialist studies and impact assessments and relevant statutory applications for the Oude Molen Precinct.
<i>Are you starting from a blank slate as suggested or are there preconceived ideas of what the re-development should entail?</i>	Over the 2 decades, there has been a number of studies that have been conducted for the Two Rivers broader area including Oude Molen, with the Draft Local Spatial Development Plan and Draft Heritage Impact Assessment Phase 1 being the most recent. Relevant documents have been consulted and reviewed and will continue to be consulted along the way. The WCG has a broad vision of a development that celebrates and respect the heritage and environmental characteristics and resources of the site whilst leveraging this development to achieving SPLUMA objectives. These engagement sessions are an important platform for all I&AP to input on this process at its initial stages.
<i>What is meant by high-density living and is it desirable?</i>	Exact density cannot be quantified at this stage. However, an urban environment is visualised (not suburban). Desirability is subjective and can be derived

	through engagement; hence these sessions and future public participation are important.
<i>What is meant by inclusionary housing?</i>	<p>Inclusionary housing is meant for households with a monthly income of R 3000 - R 22 000</p> <p><u>Post-session clarification:</u></p> <p>In terms of the 2021 Draft Inclusionary Housing Policy Framework; "Inclusionary housing is a spatially targeted mechanism that relies on the regulatory system of planning permissions to oblige property developers to provide affordable housing at prices below those targeted by their development. Inclusionary housing leverages the greater societal role in creating land value, along with the significant increase in the value of land, as a consequence of granting new or additional land use rights."</p> <p>"This policy aims to benefit employed households earning stable incomes that fall within the affordable housing market. These are households that fall between the cracks of the state-assisted housing delivery programmes, which are primarily targeted at households earning R3,500 a month or less, and those households that qualify for a bond with a bank (these households typically earn R22,000 or more) or can rent accommodation privately (these households typically earn R15,000 or more)."</p>
<i>Is it law to include inclusionary housing?</i>	Redressing spatial injustices and imbalances is a SPLUMA directive and must be considered in all developments including this proposed development of Oude Molen.
<i>Is there an economic model driving this process? Does the proponent want the land to remain public land or be subject to private development?</i>	There has been no instruction from the WCG to pursue either a public or private development. This phase of the project focuses on planning and not how development will be procured or managed. The brief is to propose a feasible and viable vision. The economic model will emerge following the visioning exercise.
<i>Clarification around zoning required. What is the current zoning and when did it change from agricultural use?</i>	Current zoning is utility use according to the City's zoning map. Any information related to previous changes in the zoning can be obtained from the City's Land Use Management department.
<i>Does the current zoning allow for the envisioned redevelopment of the site?</i>	No. By law, most of the current land-uses on site do not comply with the City of Cape Town's Development Management Scheme. The land would need to be rezoned to accommodate whatever proposal is accepted for the site; including regularising the existence of other uses as it is currently the case even if development were to be delayed or abandoned in the future for whatsoever reason.

3.3 VISIONING EXERCISE

The tenants' vision and aspirations for the re-development of the site shared during the discussions are summarised below:

- The site could be a space of innovation ("smart-village") where technology is showcased (for example in terms of transport and agriculture).
- Sustainability should be at the forefront of design (for example recycling, up-cycling, renewable technology etc.).
- The current vision does not include enough emphasis on "ECO" and sustainability principles such as zero waste.
- Self-governance would be important during operation. The vision is for decisions on site to be made by the users of the site, for example through a governing body.
- The site should maintain a public space open to visitors.
- The site currently attracts visitors for its "rural feel" - would like "rural/country/farm" character to be maintained.
- The site is currently inclusive and attracts visitors of diverse backgrounds and cultures – would like this aspect to be maintained.
- Urban agriculture is currently happening on site and is desirable.
- OMP should remain a space for education and learning.
- The natural environment must be considered and be at the forefront of re-development.

As an additional visualisation exercise, attendees were asked to share key words which encapsulate their vision for development. The results of this exercise are presented in the text box overleaf:



4. CONCLUSION

SC thanked everyone for their attendance. It was agreed that the presentation would be shared with attendees who were encouraged to submit any additional comments/questions to Chand via the established structure for this Group, which is the OM TA EXCO Chair.

The meeting was adjourned at 15h40.

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