

# THE PROPOSED REDEVELOPMENT OF THE OUDE MOLEN PRECINCT

## VISIONING WORKSHOP WITH HERITAGE BODIES & GREEN ORGANISATIONS

### KEY NOTES

**DATE:** Thursday, 6 May 2021  
**VIRTUAL PLATFORM:** Zoom  
**TIME:** 14h00 – 15h30  
**FACILITATOR:** Sadia Chand, Chand Environmental Consultants

### 1. ATTENDEES

FULL NAME	ORGANISATION
Sadia Chand	Chand Environmental Consultants
Laila Senaturo	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	ORGANISATION
Dave Whitelaw	Cape Bird Club
King Khoebaha Cornelius	Royal House of the Khoisan Nation
NAME	ORGANISATION
Bathandwa Same	WCG: DTPW – Graduate Intern
Riphuluse Sy Muditambi	WCG: DTPW – Graduate Intern

### 2. PRESENTATION

Sadia Chand (SC) welcomed everyone to the meeting and advised that the session will be recorded. 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. She asked the attendees briefly introduce themselves and indicate which interest group they represent.

She informed the attendees that the written record of the meeting would take the form of summary notes rather than formal minute style.

She continued to explain the environmental context of the site in terms of:

- Freshwater Aspects;
- Western Leopard Toad; and
- Botany.

After each slide about the baseline information aspects, SC gave the attendees an opportunity to contribute additional information that could be added to the specialists mapping. The participants did not highlight any additional information in the session in response to what was presented.

### i) Heritage Aspects:

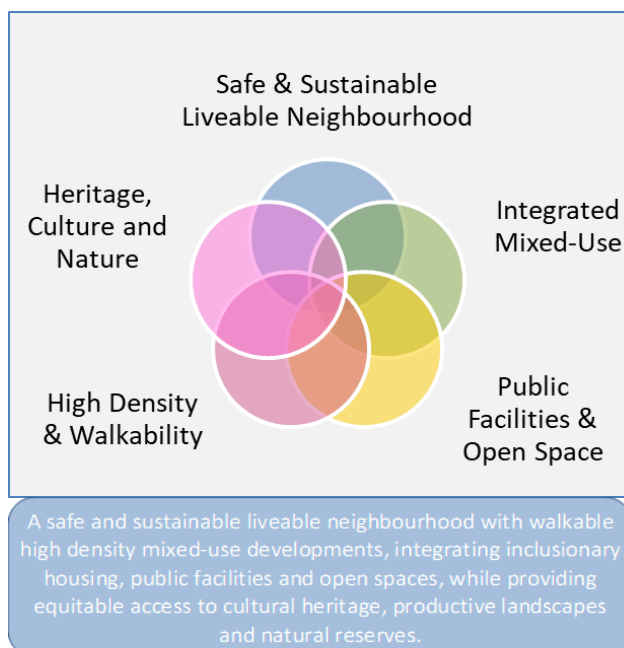
Heritage Aspects were presented by Bridget O'Donoghue (BO). The following was highlighted:

- 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); and it was 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.

### ii) 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

#### 3.1. KEY ISSUES

The key issues from the discussion are summarised below:

#### 1. WILL THE BOUNDARY BETWEEN THE DEVELOPMENT AND THE VINCENT PALOTTI WETLANDS BE STRICTLY MAINTAINED?

- **WETLANDS**

The Western Cape Government's custodianship of the land does not extend all the way down to the Black River or the flood line as shown in the map contained in the presentation. The team is considering how integration and edge treatment of the boundary could take place. There are discussions underway with the City of Cape Town to explore how best to do this in a way that would be synergistic between the two parties.

- **SPRING**

The Spring is located within the OMP cadastral property boundaries, which is under the custodianship of the Western Cape Government. The team is dedicated to understanding how this connects to the Black River and will be considerate of the ecological sensitivities surrounding these informants when considering spatial interventions.

## **2. WILL THE WETLAND BE PRESERVED AND NOT BE COMPROMISED?**

The intention is not to impose or threaten the ecological integrity of any waterbodies and conservation elements with future development proposals on OMP.

## **3. WHERE WILL THE HORSES RIDE? WILL THEY GO ONTO CITY OF CAPE TOWN LAND POSSIBLY INTRUDING ON THE SENSITIVE WETLAND?**

Currently the horse-riding facilities on OMP are using a portion of the Black River Corridor Precinct as part of its operations. Given that the process is currently in the conceptual pre-planning stage, it will be premature to make a statement on this use and its future within future development proposals for OMP.

## **4. WILL DISCUSSIONS BETWEEN CITY COUNCIL AND PROVINCE REGARDING HOW THE INTERFACE OF THE LAND WILL BE TREATED BE AVAILABLE FOR COMMENT?**

The Department of Transport and Public Works (DTPW) and the Professional Service Provider (PSP) Team are in discussions with the City of Cape Town's Property Management, Urban Design and Spatial Planning and Development Management Departments regarding the relationship and interaction between the OMP and the Black River Corridor. Results of these interactions will be fed into the concept precinct plan development process. I&AP Groups will have the opportunity to review and comment on the outcome of these discussions, fed into the design of a concept plan, within the relevant legislative public participation processes to follow as regulated by the various required statutory processes.

## **5. WHERE DOES EXISTING WATER GO FROM THE SPRING, AND WILL IT BE DIVERTED?**

The spring is currently located close to the swimming pool on site. It flows to the North and then down to the Black River. It is not the intention of the future development proposal to impact negatively on the spring or any other natural resources.

The spring is considered an asset to future development proposals and can be used to honour the historical significance without compromising the ecological integrity.

## **6. WILL THE BOUNDARIES OF THE SITE STAY AS THEY ARE? AND WHAT WILL THE CITY BE DOING ON THEIR LAND?**

The future development proposals for OMP will be focused within the cadastral property boundaries.

The Team cannot speak on behalf of CCT owned land, but discussions with CCT in terms of the interface of these two properties are being undertaken to ensure the best possible proposals for both.

**7. CLARIFICATION WAS ASKED ABOUT HOW STORM WATER AND WASTE WATER WOULD BE HANDLED.**

Proposals on the management of Storm water and wastewater will be guided by and made in terms of the related CCT policies and by-laws.

**4. CONCLUSION**

S Chand thanked all those present for their attendance and valuable inputs and closed the meeting at 15h30.

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