

THE PROPOSED REDEVELOPMENT OF THE OUDE MOLEN PRECINCT

VISIONING WORKSHOP WITH CIVIC ORGANISATION REPRESENTATIVES

KEY NOTES

DATE: Thursday, 6 May 2021
VIRTUAL PLATFORM: Zoom
TIME: 16h00 – 17:45
FACILITATOR: Sadia Chand, Chand Environmental Consultants

1. ATTENDEES

NAME: PROJECT TEAM	ORGANISATION
Sadia Chand	Chand Environmental Consultants
Laila Senaturu	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
Riad Davids	Pinelands Ratepayers & Residents Association
Leslie London	Observatory Civic Association
Yazied Davids	African Development Network (NPO)
Mark Turoc	Two Rivers Urban Park Association.
Carol Clark	Pinelands Ratepayers & Residents Association
Sheila Barsel	Observatory Civic Association
Tariq Jenkins	Ward Forum 57
Angie	Maitland Garden Village Association
Maxine Herbet	MGV Housing Forum Garden Village Maitland
NAME: OBSERVERS	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 asked the attendees to briefly introduce themselves and indicate which interest group they represent.

Mr Jenkins had an issue with the Zoom recording of the meeting. SC asked if other attendees had issues with the meeting being recorded. SC advised that attendees could leave the meeting if they did not feel comfortable with the Zoom meeting being recorded. She offered to send the presentation to them and invited written comment instead. After getting input from the DTPW Project Manager, SC closed the debate in the interest of honouring the intention of the meeting and the time taken by the other participants to attend the meeting. SC thus concluded that the meeting will not be a Zoom recording.

There was also a question raised for clarity related to the status of this preliminary engagement process; what the legal assumptive implications are.

There was no clear response provided in the session.

Post-session clarification on the matter: The preliminary consultation conducted with identified interested and affected party groups form part of the initial engagements guided by SPLUMA Precinct Planning guidelines whose main objective is to inform, share and gather information. The preliminary engagement sessions are not part of a legislated statutory application process; but will form part of the Public Participation Report to be prepared later in the Project Lifecycle. Notes from these sessions will become public record and reflect on the webpage for information purposes.

The next engagements are anticipated to form part of the legislative public participation process and will have legal status and form part of the guiding legislative framework(s). I&APs will be notified in due course of opportunities to further engage with the process.

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

The intention of the notes is to communicate the feedback received on the information presented. The presentation discussed is attached as **Annexure A**.

SC 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 briefly outlined the statutory requirements and how the public participation would support these processes.

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) 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.

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.

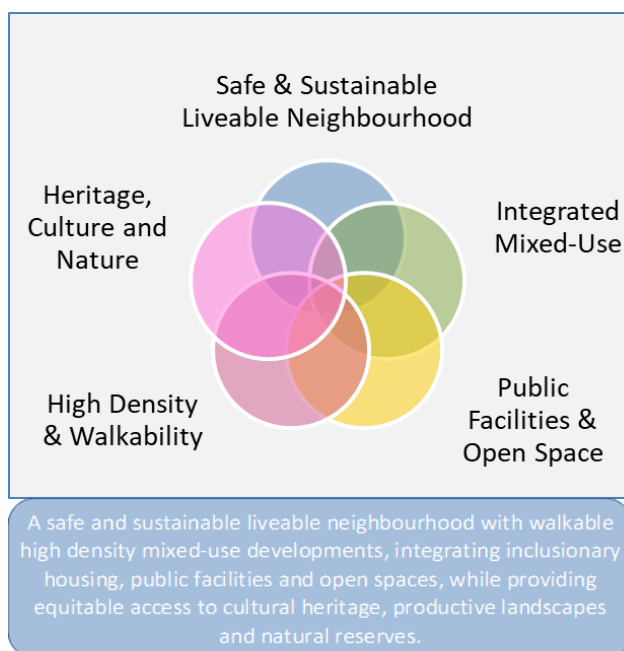


Figure 1: Key objectives and vision statement of proposed re-development

- 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.

SC provided attendees with the opportunity to ask questions and provide inputs on the content presented. Attendees were encouraged to provide input for the project team to gain a better understanding of the site. As a starting point, she asked attendees what their vision for the site is.

3. DISCUSSION

3.1. KEY ISSUES

The key issues from the discussion are summarised below:

1. HOW WERE THE INVITEES DETERMINED FOR THE MEETING?

SC explained that an initial database was compiled using previous databases from Chand, inputs from the DTPW and the project team. She confirmed that the database would be expanded upon as the public participation process unfolds. She also mentioned that the public participation process has not been advertised yet as applicable statutory processes have not been triggered, and further appealed to the attendees to indicate individuals/organizations who should be engaged, noting that there will be other opportunities in the future to engage as the process progresses, including Focus Group Meetings, an Open House and documentation review. I&APs will be notified on the timing of these engagements in due course.

2. EXPAND ON THE STATUTORY APPROVALS REQUIRED

The DTPW will be the Applicant for all required statutory applications related to OMP, which will be made to the relevant mandated authority(ies).

3. HOW MANY OF THE CURRENT RESIDENTS WILL BE DISPLACED BY THE POTENTIAL DEVELOPMENT?

The tenants on Oude Molen have been consulted as part of the preliminary stakeholder engagement process.

This stage of development planning does not deal with tenancy issues which will be determined as the process unfolds and enters the development phase. Tenancy related matters will be dealt with through the existing channels and via the Estate and Property Managers.

4. WILL THERE NEED TO BE A REZONING PROCESS?

Yes.

Post-session clarification:

By law, most of the current land uses on-site do not comply with the Development Management Scheme (DMS) of the City of Cape Town (CCT). The property 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.

5. WILL THIS TEAM BE TAKING COGNISANCE OF THE CO DESIGN PROCESS THAT TOOK PLACE PREVIOUSLY?

The Professional Service Provider (PSP) team will take into consideration all existing reports related to the Oude Molen Precinct and new information arising from specialist/technical reports and the public participation process.

6. HOW DOES THE HERITAGE PROCESS INITIATED BY THE DEPARTMENT OF CULTURAL AFFAIRS AND (DCAS) FIT INTO THIS PROCESS?

The Project Team is aware of this Department of Cultural Affairs and Sport (DCAS) driven Project.

Post-session clarification:

The Department is both aware of and represented in the Steering Committee established by DCAS to guide the *Tussen Die Riviere Resistance and Liberation Heritage Route* projects within the Two Rivers Area as part of the National Resistance and Liberation Heritage Route.

Further, DCAS is represented in the Steering Committee of WCG departments established by Department of Transport and Public Works (DTPW) to guide the project.

7. WHAT IS THE FINANCIAL MODELLING FOR THE PROPOSAL?

The OMP Project is at conceptual pre-planning stage; as such, no proposals that can be costed have been made and costing has not been determined as yet.

8. IS THERE A POLITICAL WILL TO ADDRESS THE INJUSTICES FROM THE PAST? IS THIS A TICK BOX EXERCISE WHICH IS WASTING VALUABLE TIME AND RESOURCES AS BEFORE? WILL IT ALL BE SHELVED AS BEFORE?

With regards to the political will, the project team cannot respond on behalf of the WCG. The team has been appointed to assist with developing a vision for the site, which includes input from the various stakeholders. This is a WCG project driven by the Department of Transport and Public Works and the Head of Department is aware of it. The project is not at development, construction, or implementation yet. A full response to this question will be sourced from the relevant parties and distributed.

Post-session clarification:

DTPW is committed and has secured the required resources and mandate to conclude the planning work which will result in the securing development rights and pave way for development. A lot of factors will influence timing the development is initiated.

9. CONCERN AROUND THE TERMINOLOGY OF HIGH DENSITY AND WHAT THIS MEANS FOR THE SITE. IS THERE AN IDEA OF WHICH CURRENT BUILDINGS WILL BE DEMOLISHED AND WHAT PERCENTAGE OF LAND WILL BE BUILT UPON?

- **HIGH DENSITY**

Compaction leads to effective use of land. It provides an opportunity to create open spaces which serve as a recreational facility for the the people living on site. It also allows for other social and economic activities to be included such as schools, shops, community centres. The Idea of walkability and creating a neighbourhood where people will have short walkable distances to achieve daily needs is part of what supports the idea of high density/compaction. The OMP Team is investigating options and inputs from various engagements will be considered in this process.

- **PERCENTAGE OF SITE DEVELOPMENT**

There is no spatial proposal, so this is not clear as yet. After receiving initial input from various engagements, a spatial proposal will be compiled.

- **DEMOLITION OF BUILDINGS**

In terms of the reference to demolition of buildings; a full HIA investigation and related specialist studies will be undertaken to assess impacts on heritage resources, make recommendations on the management thereof and on the future of the current buildings in future development proposals.

Post-session clarification:

Should a need exist for demolition of any buildings at the development stage, this will be done in accordance with applicable laws and regulations.

10. WHAT INCOME LEVEL HOUSING WILL BE CONSIDERED?

There is a drive from the proponent to consider inclusionary housing as one of the uses in the proposed development. To assist in exploring this possibility, consultations are taking place with the Department of Human Settlements with a view to understanding their needs in this regard.

Post meeting clarification:

The Professional Service Provider (PSP) Team will investigate potential development options linked to strategic objectives behind this development as guided by existing policy which will also be considered in the context of feasibility and viability studies and the outcome of all the contributing information emerging from this planning phase.

The development objective is for a mixed use, mixed income, and mixed tenure options.

11. HOW DOES THE PLANNING OF THIS PROCESS TAKE PLACE IN THE CONTEXT OF POLICY FRAMEWORK?

The Team will consider all policies, approved or draft, and aim to align future development proposals for OMP as far as possible. In terms of current conceptual pre-planning investigations, there is no misalignment to policy guidelines.

12. WILL THE RESIDENTS OF MAITLAND GARDEN VILLAGE BE CONSIDERED FOR THE DEVELOPMENT IN THE OUDE MOLEN ECO VILLAGE?

The mandate of this process is to investigate and determine the most appropriate land use mix for this Precinct aimed at potential future development proposals and securing the appropriate development rights to ensure better management of the Property and potential future development.

There will be other processes that determine the potential future users and beneficiaries regarding the potential future development of the Precinct.

4. CONCLUSION

S Chand thanked all those present for their attendance and valuable inputs and closed the meeting at 17h45.

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