

# THE REDEVELOPMENT OF THE OUDE MOLEN PRECINCT

## VISIONING WORKSHOP WITH COUNCILOR/SUB-COUNCIL MANAGER

### KEY NOTES

**DATE:** Tuesday, 18 May 2021  
**VIRTUAL PLATFORM:** Zoom  
**TIME:** 08h00 – 09:30  
**FACILITATOR:** Sadia Chand, Chand Environmental Consultants

### 1. ATTENDEES

<b>NAME: PROJECT TEAM</b>	<b>ORGANISATION</b>
Sadia Chand	Chand Environmental Consultants
Laila Senaturo	Chand Environmental Consultants
Amozelle Lambrechts	WCG: Department of Transport and Public Works
Adriaan Mentz	SVA International Architects
<b>NAME: ATTENDEES</b>	<b>ORGANISATION</b>
Brian Watkyns	Ward Councillor
Mariette Griessel	Sub-Council 15 Manager

## 2. PRESENTATION

Sadia Chand (SC) welcomed everyone to the meeting and advised that the session will be recorded. She asked the attendees to give a brief introduction of their names and who they represent.

SC stated that the Team have consulted with various key identified interested and affected groups including the First Nation Groupings, tenants on the site, various Civic Organisations and Heritage and Conservation Bodies. The record of this meeting will be notes and not a formal minute. The intention of the notes is to highlight the key points of the discussion. 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. Additionally, to obtain any insights and guidance from the Councilor in terms of what the Team should consider regarding needs in the area, risks and mitigations. SC also asked for input with regards to specific groupings in the area who also need to be engaged in future public participation processes.

SC highlighted that the project was at the beginning stages of the pre-planning process and explained that the formal statutory processes and related public participation will be guided by legislative framework prescripts.

SC continued to present the background information, including the environmental context of the site, as determined by specialists, in terms of:

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

SC asked attendees for input following each slide which communicated the environmental baseline. There were no comments from the participants.

### **i) Heritage Aspects:**

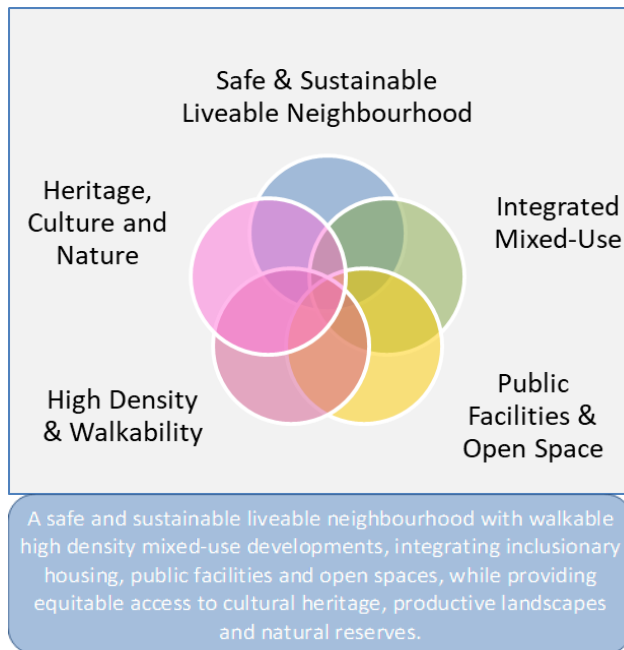
Heritage Aspects were presented by SC. The following was highlighted:

- 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, and
- 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 and Visual Impact Assessment, and the application subject to a public participation process.

## 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 provided attendees with the opportunity to ask questions and provide inputs on the content presented. Attendees were encouraged to provide input to 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. INITIAL CLARIFICATION STATEMENTS**

Brian Watkyns (BW) clarified that the suburb within which OMP falls is Mowbray. In 1977, the site was meant to fall under Observatory, however more recently, the demarcation allocates it within Mowbray boundaries.

BW alerted the Team to the trust issues that the surrounding communities have with Province, commenting that they are on edge when it comes to participation, specifically related to developments and promises made on the Conradie development which in the opinion of certain sectors of the community are not being realised and adhered to.

BW added that he is also protective of Pinelands as the 1<sup>st</sup> recorded planned city and Garden City development. The history of these two neighbourhoods specifically in relation to OMP should be acknowledged and respected in the future development proposals of the OMP site, the ties between OMP and Pinelands go back years.

##### **2. REPETITION OF DESIGN PROCESS AND PAST PROMISES NOT KEPT**

BW stated that he remains concerned that this exercise/process is nothing new but seems to be yet another attempt and repetition of the previous unsuccessful processes. As mentioned above, the surrounding communities have trust issues, specifically Pinelands, where certain promises had been made and then these disappeared in the implementation phase.

AL stated that the Department of Transport and Public Works (DTPW) is committed to fulfilling the mandate of this process and driving it through to successful securing of development rights. The DTPW is very aware of the trust issues and the shelved previous attempts to develop this Precinct, but irrespective of whether the development will proceed, the property needs to be rezoned to ensure that the Department manages the property and status quo better.

SC acknowledged the concern raised. She stated that any mitigation measures arising from the legislative processes (HIA, EIA, planning) are legally binding and must be upheld by WCG.

##### **3. MAITLAND GARDEN VILLAGE CONCERN**

BW expressed his concern regarding the Maitland Garden Village (MGV) community/residents. Areas/Precincts within the Two Rivers Area are being developed which means that MGV is under threat. He elaborated that he is advocating for this neighbourhood to be assigned a heritage overlay zone as the heritage significance linked to the MGV needs to be protected as it accommodates the 1<sup>st</sup> houses built for City Council workers. He vouched that he will be closely monitoring this aspect within the future

development proposals being made and the potential impacts and proposed mitigations to minimise the risks.

SC advised that representatives from respectively Maitland Garden Village Housing Forum and Maitland Garden Village Association attended the session held with various Civic Organization's on 6 May 2021. Unfortunately, some technical difficulties were experienced but they contributed questions via the chat space, which were recorded and responded to in the notes of the session.

#### **4. CLARIFICATION ON THE ZONING OF THE SITE**

BW requested clarity on the zoning of the Precinct as indicated in the presentation. He explained that the Precinct includes multiple zoning allocations and therefore needs clarity on the matter.

AM responded that this is a recurring question from the various Groups engaged with. The Oude Molen Precinct is zoned "Utility Zone" in terms of the CCT Zoning Map Viewer; which includes all the uses present on the Precinct within the cadastral property boundaries. It should be noted that currently the entire property cadastral includes the full Valkenberg Hospital Estate Precinct, and the entire cadastral property is zoned "Utility Zone" in terms of the Development Management Scheme (DMS).

#### **5. HOW WILL THIS BE DIFFERENT TO THE OTHER DEVELOPMENTS TAKING PLACE IN PINELANDS?**

MG stated that to link with what BW highlighted, Pinelands is a Garden City neighbourhood with lots of heritage significance and green elements that create a certain sense of place which attracts most people to this neighbourhood. There are a lot of new developments happening around Pinelands that place it and other neighbourhoods under strain.

MG stated that it needs to be clearly communicated what is expected from the communities when consulting and what will differentiate OMP development from the likes of others in TRUP, Conradie and Century City. The theme 'redress' is included but when it comes to the implementation these units are expensive and the incentive is lost.

#### **6. CONCERN OVER TRAFFIC IMPACT WITH OTHER DEVELOPMENTS IN THE AREA**

BW indicated that in terms of negative aspects the first thing that comes to mind is transport. He states that this will most probably be the most important issue or 'Achilles heel' to the successful implementation and function of development the OMP. The main consideration in terms of addressing mitigations to the status quo and adding traffic will be to not shift issues to other areas.

The impact on other developments happening in the area and the distribution of traffic should be carefully considered and the status quo should not be exasperated by future development on the OMP.

There is the possibility to widen Alexandra Road up till Biovac, but the question is how to resolve the issues on the remainder of the road. The issue of traffic was also raised by MG in relation to the development that is happening around Oude Molen including the TRUP and Maitland developments (integration of industrial and residential area) and the Conradie development. MG stated that there are over 2 million vehicles entering and existing Pinelands per month. MG questioned if the traffic generated by all these developments would be channelled through Berkley Road or Forest Drive and if so, she felt it would cause problems getting in and out of the area.

She advised the Team to consider the future access routes/movement to the Precinct and then carefully consider the entrance to OMP, this should not be via Pinelands as it will inflate the current issues.

## **7. VIEWS FROM RESIDENTIAL EDGE PROPERTIES AS A POSITIVE**

BW indicated that its positive aspects the first thing that comes to mind is the views, this is a magnificent informant to use and access should be afforded to all residential typologies to be proposed for inclusion. The edge of the Precinct its views will be premium value. Cross-subsidization should be used to realise affordability and give all access to the views.

AM noted the comment and added that inclusionary housing is motivated to be include in future development proposals for OMP; DTPW is in discussion with the Department of Human Settlements in this regard.

## **GENERAL CLOSING REMARKS**

BW indicated that he is supportive of idea that OMP be developed, he would advocate that the rural character/atmosphere be preserved for at least some portion of the Precinct. The shortage of true affordable housing is crucial for consideration, neighborhoods' residents like MGV is desperate for access to affordable housing.

MG indicated that the fight between the OMP and TRUP development will be to maintain conservation spaces; protection and respect, providing quality open spaces vs concrete jungle. She indicated that she will also advocate for the respect and preservation of conservation areas and heritage significance.

In her opinion, OMP's future development should be an extension of garden city type development.

SC asked BW if there are other interested and affected groups this Team should consider for inclusion in future public participation processes. BW mentioned that years ago there was a claim made on a portion of OMP by a Xhosa clan. He offered to review historic records and share the information. He added that consideration be given to include Mowbray Ratepayers Association, Maitland Garden Village Ratepayers Association and Housing Forum, and conservation related groups like Friends of the Liesbeek. These will be added to the OMP database for notifications about future interactions.

## **4. CONCLUSION**

S Chand thanked all those present for their attendance and valuable inputs and closed the meeting at 09h30.

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