



Western Cape  
Government

BETTER TOGETHER.

PRELIMINARY PUBLIC PARTICIPATION

# The Redevelopment of the Oude Molen Precinct, Cape Town

VISIONING WORKSHOP

4-6 May, 2021

**CHAND** Environmental Consultants &  
Stakeholder Engagement Specialists



# Agenda

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## AGENDA

1. Introduction of Participants
2. OMP Background Information
3. Baseline Information
4. Visioning Exercise
5. Next Steps
6. Discussion (Ideas/Vision/Aspirations)
7. Closure

# Introduction of Participants

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## The Interested & Affected Parties

- “MY NAME IS .....
- “TODAY I AM REPRESENTING .....
- MY CONNECTION TO THE SITE IS .....

# Purpose

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## WHY ARE WE HERE?

- Understand the context of your connection to the site (current & historical)
- Share background information that the professional team have gathered to date
- Verify baseline conditions (opportunities and constraints)
- Gain insight into local information and imbedded knowledge that would be valuable to the planning process
- Offer a discussion space for understanding your vision for the site
- Inclusively moving forward

# Introduction of Participants

## Property Custodian/Applicant

Western Cape Government, Dept. of Transport and Public Works

- WCG Project Manager – **Amozelle Lambrechts**

## Appointed Multi-Disciplinary Professional Team

- **SVA International** - Project Lead, Urban Design, Green Architecture
- Nigel Burls & Associates - Town Planning
- Planning Partners - Landscape Architecture
- GIBB - Civil and Transport Engineering
- SRK - Geotech Engineering
- CHAND Environmental - Environment & Stakeholder Engagement
- Bridget O'Donoghue - Heritage Practitioner
- Urban Econ - Urban Economics
- FJC Consulting - Land Surveying

## Other foreseen professional service providers:

- Empowerment Impact Assessment - Service Provider TBC
- Social Impact Assessment - Service Provider TBC
- Visual Impact Assessment - Service Provider TBC
- Built-environment Study - Service Provider TBC
- Cultural Landscape Study - Service Provider TBC

# Introduction of Participants

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## WCG Dept. involved with supporting the Professional Team

- Department of Human Settlements (DHS)
- Expanded Public Works Programme (EPWP)
- Department of Health (DoH)
- Department of Roads (DTPW)
- Immovable Asset Management (IAM)
- Department of Cultural Affairs & Sport (DCAS)
- Department of Economic Development & Tourism (DEDAT)
- Western Cape Education Department (WCED)

# Professional Team Mandate

The purpose of the appointed project team is aimed at **securing appropriate land use zoning and development rights for OMP**, currently zoned “Utility Zone”, to enable WCG DTPW to better manage its property and potential future redevelopment.

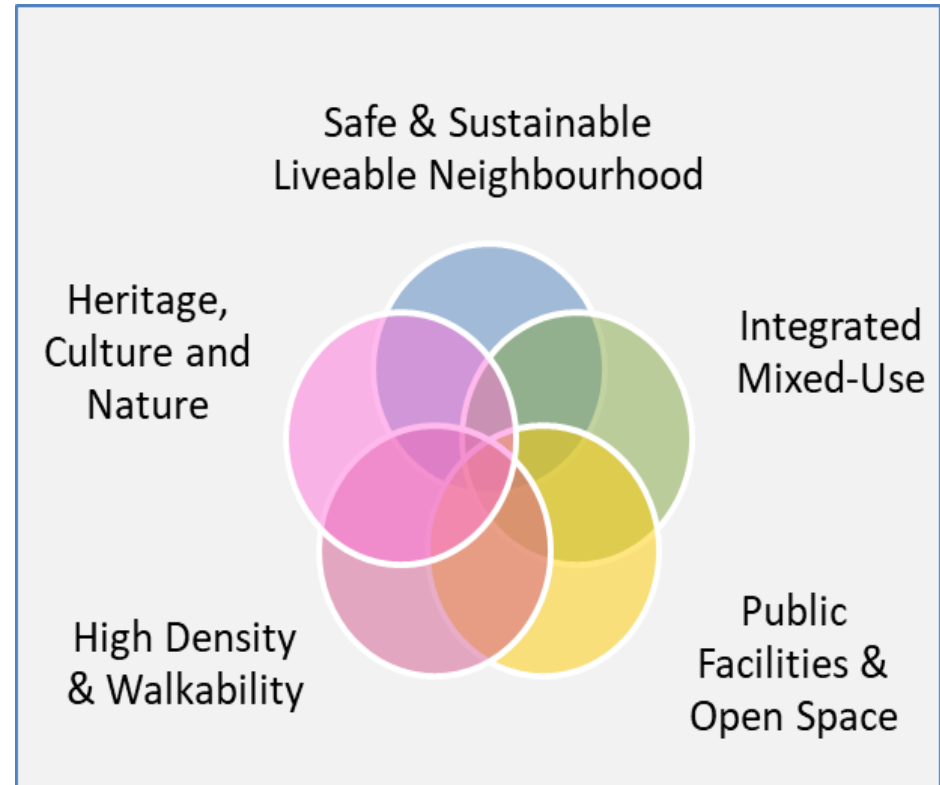
## Statutory requirements to achieve land use and development rights incl.:

- **Town planning process** which would be managed by the town planners and application made to the City of Cape Town;
- **Heritage process** managed by the heritage practitioner and application made to Heritage Western Cape.
- **Application for water uses** to the Department of Water and Sanitation.
- The need for an EIA application to DEADP to obtain an Environmental Authorisation is **yet to be determined** once there are firmer ideas around the development proposal.

# Redevelopment Motivation

## “People Focused Vision”

- Creating a **safe, liveable neighbourhood**;
- Promoting **walkable high density mixed-use developments**;
- Integrating **inclusionary housing**;
- Weaving **public facilities and open spaces** into the landscape;
- Providing equitable access to **cultural heritage, productive landscapes and natural reserves**; and
- Embracing the principles of **sustainability** into the design, construction and operational phases.



**Live – Work – Learn – Play**



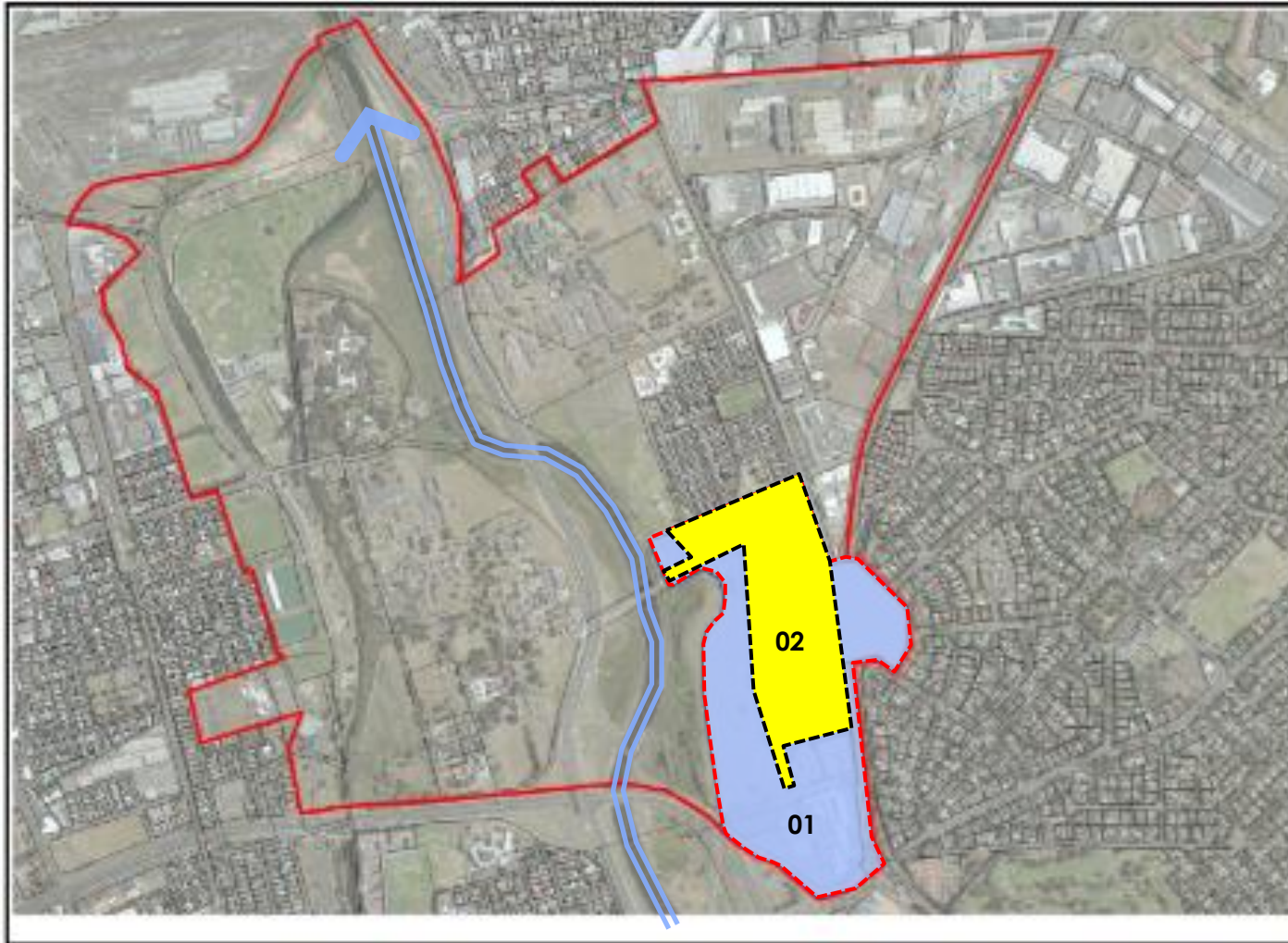
# OMP Background Information

## Location of the Oude Molen Precinct within Cape Town



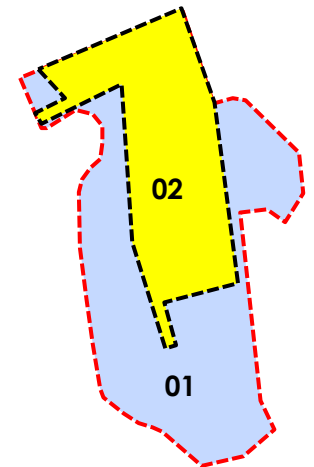
# OMP Background Information

The Oude Molen Precinct and the WCG Property



1. The Oude Molen Precinct within its urban context next to the Black River

2. Property owned by the WCG, currently the Oude Molen Eco Village



# OMP Background Information

## Description of the Site

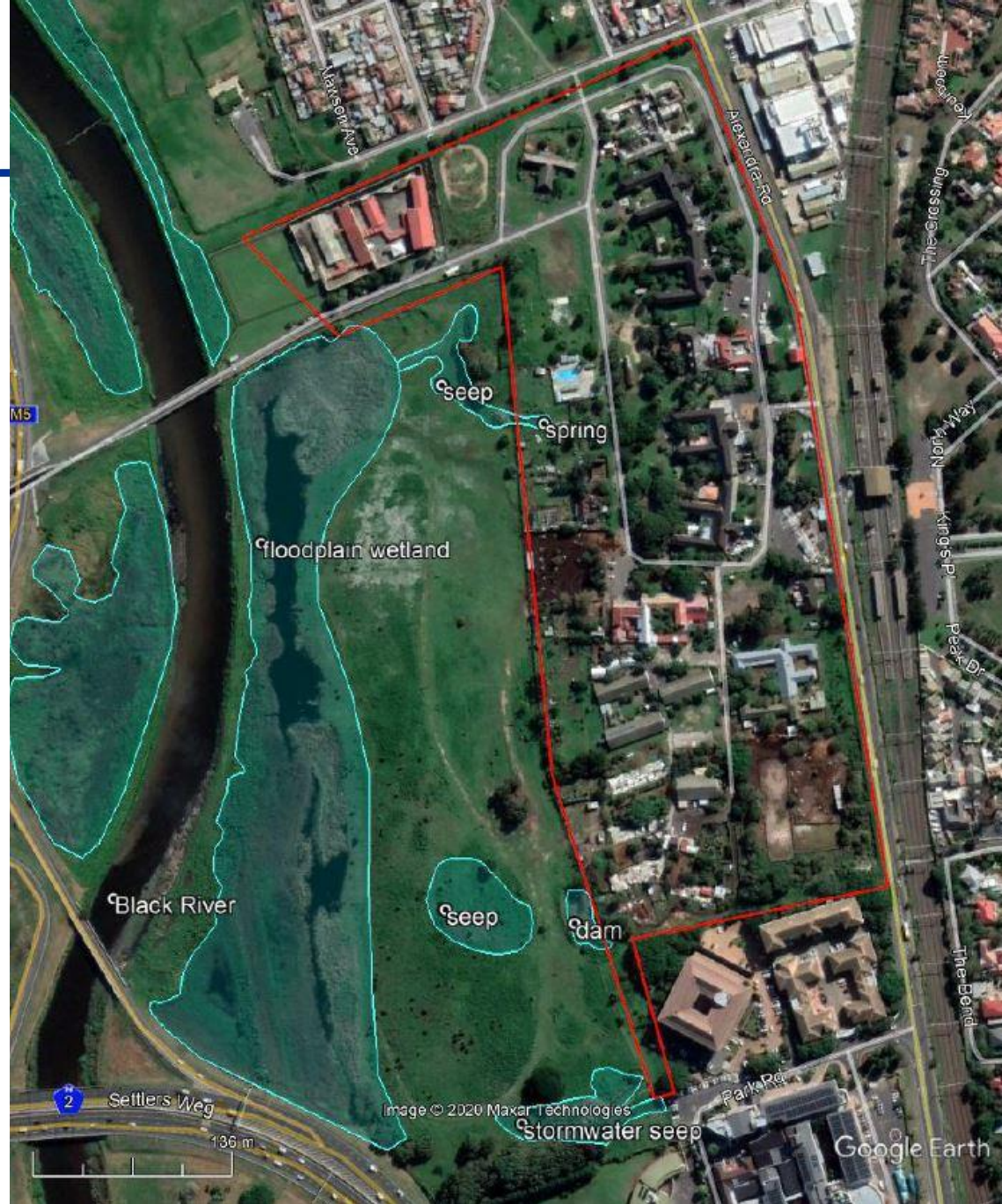
- The full WCG cadastral property boundary currently includes the Valkenberg Hospital Estate, but the land area on the east of the river will be subdivided off, and will measure approx. 14Ha
- Currently zoned “Utility Zone” in terms of the CCT MPBL DMS
- Accessed from Alexandra Road
- The current Oude Molen Eco-Village is a low density mixed-use development, comprising of various residential, commercial, institutional, hospitality and recreational facilities.



# Baseline Information: Freshwater

**SPECIALIST – TONI BELCHER,**  
*BLUE SCIENCE*

- The only natural aquatic feature within the site is a small spring
- 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.



# Baseline Information: Fauna

## HERPETOLOGIST – MARIUS BURGER

### Western Leopard Toad

- Site is relatively well-suited to accommodate WLTs during the non-breeding period.
- Typical residential gardens are generally more vegetated thus cater better for WLT shelter and sustenance needs during the non-breeding period.
- Few WLT observations have been recorded on the OMP itself.
- 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.



# Baseline Information: Botanical Sensitivities

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

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



# Baseline Information: Key Heritage Considerations

## SPECIALISTS – Bridget O'Donoghue

- Completed Heritage Studies:
  - Condition survey of buildings and trees on Oude Molen site
  - Heritage design indicators and desired outcomes
    - 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:
  - Place of memories and connections for the First Nations groupings
  - Associational significance regarding the incarceration of Chief Cetshwayo
  - Colonial buildings: Oude Molen Homestead incorporating the Millers cottage, 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 Liesbeeck and Black Rivers and the associated riverine floodplains
  
- Next Steps
  - Heritage Impact Assessment (HIA), with specialist heritage studies, as requested by HWC

# Baseline Information: Buildings and Places on the Site



Western Aerial View – Google Earth





# Key Spatial & Urban Design Informants

## Current Character Zones

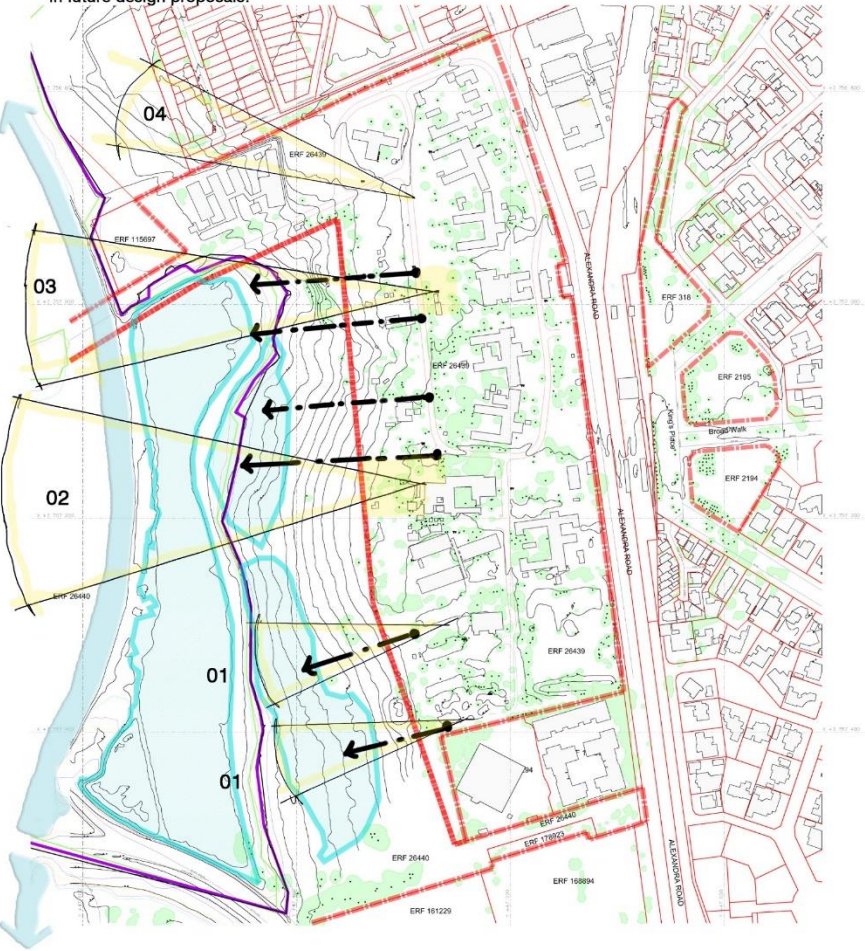
A photographic study was completed of the following character zones:

- Historic Areas
  - Homestead
  - Hall
- Educational & Institutional Areas
- Recreation Areas
- F-Wards / Mixed Use Areas
- Healthcare Zone
- Urban Agriculture & Gardens
- Horse Riding Zones

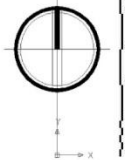


# Structuring Views

Throughout the Oude Molen Village, one is constantly drawn towards the magnificent view towards Devil's Peak. This defines the precinct and makes it special and unique. Landmark facilities are also visible from the higher parts of the site such as UCT, Rhode's Memorial, Valkenburg, The Observatory, Table Mountain and Cable Car Station, and the CT Harbour Cranes. These views should be celebrated in future design proposals.



- 01. UCT, Rhode's Memorial, Southern Table Mountain
- 02. Devil's Peak, Valkenburg Hospital
- 03. Table Mountain, Cable Car Station, CBD Skyline
- 04. Silos in Salt River, Harbour Cranes



# Green Reserve vs Developable Land

The ecological constraints on the site includes the 1-100 year flood line, as well as two wetland areas indicated below in green. The yellow colour designate the OMP land area that is developable, albeit that this area could be further reduced due to public open space restrictions, as well as medium topographical gradients that might make future development costly.



# Land Form & Gradient

The current Oude Molen Eco Village is separated from the banks of the Black River by a green open area that has a significant fall, from approx. 16m aml, at Old Homestead, down to 3m aml, at the river edge. Where developable land occurs within this sloping land form, future proposals should be cognizant of storm water routes, and possible extra costs to create developable flat sites.



- 01. UCT, Rhode's Memorial, Southern Table Mountain
- 02. Devil's Peak, Valkenburg Hospital
- 03. Table Mountain, Cable Car Station, CBD Skyline
- 04. Silos in Salt River, Harbour Cranes



# Dominant Climate

The precinct is in the low lying TRUIP valley, and exposed to the dominant Cape Town weather pattern. During Summer, strong South Eastern winds with sporadic rain occurs. During Winter, heavy and continuous rainfall comes from the North West, with mild wind speeds. Adequate design responses are required to create comfort levels in outside spaces and streets during windy summer months.



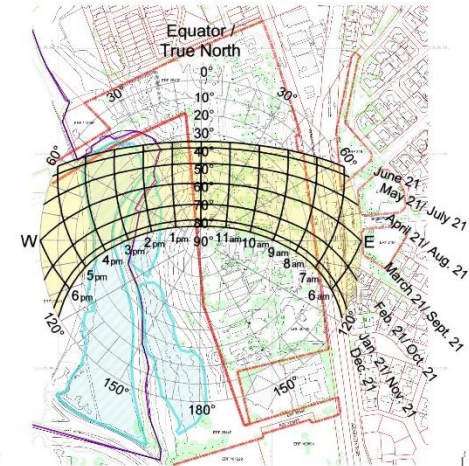
Winter

Summer



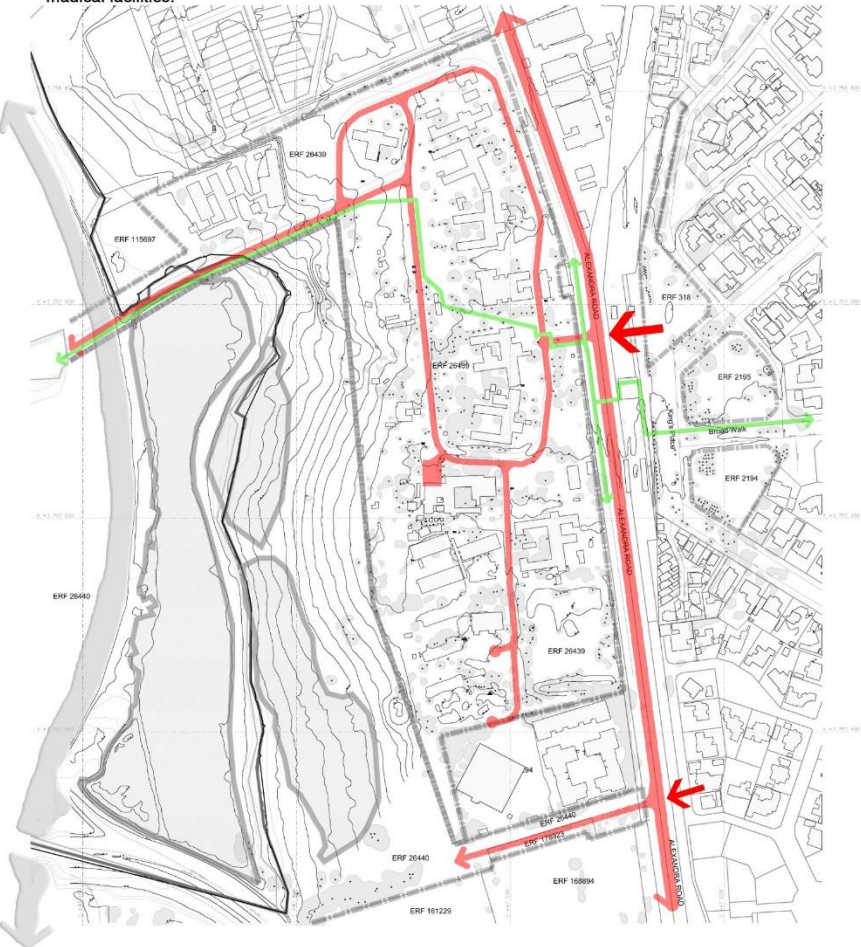
# Annual Solar Path

The re-use of current built fabric on the site needs to be cognizant of sunlight penetration and comfort levels inside buildings. Sun shading and screening elements can be incorporated to address places and interiors that are over lit and/or over heated. Future building designs and placements on the site should respond appropriately to the sunlight opportunities in the precinct.

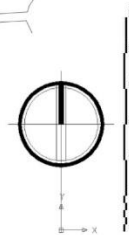


## Access & Permeability - NOW

The OMP Eco Village is accessed via one security gate, leading off Alexandra Road. The gate is a short distance (50m) from the signalised pedestrian crossing, connecting to the Pinelands Rail Station building. Internally, the precinct is serviced by a single carriageway loop-road, with one arm extending to the South, and one arm extending to the West, connecting with a bridge across the river to the Valkenberg medical facilities.

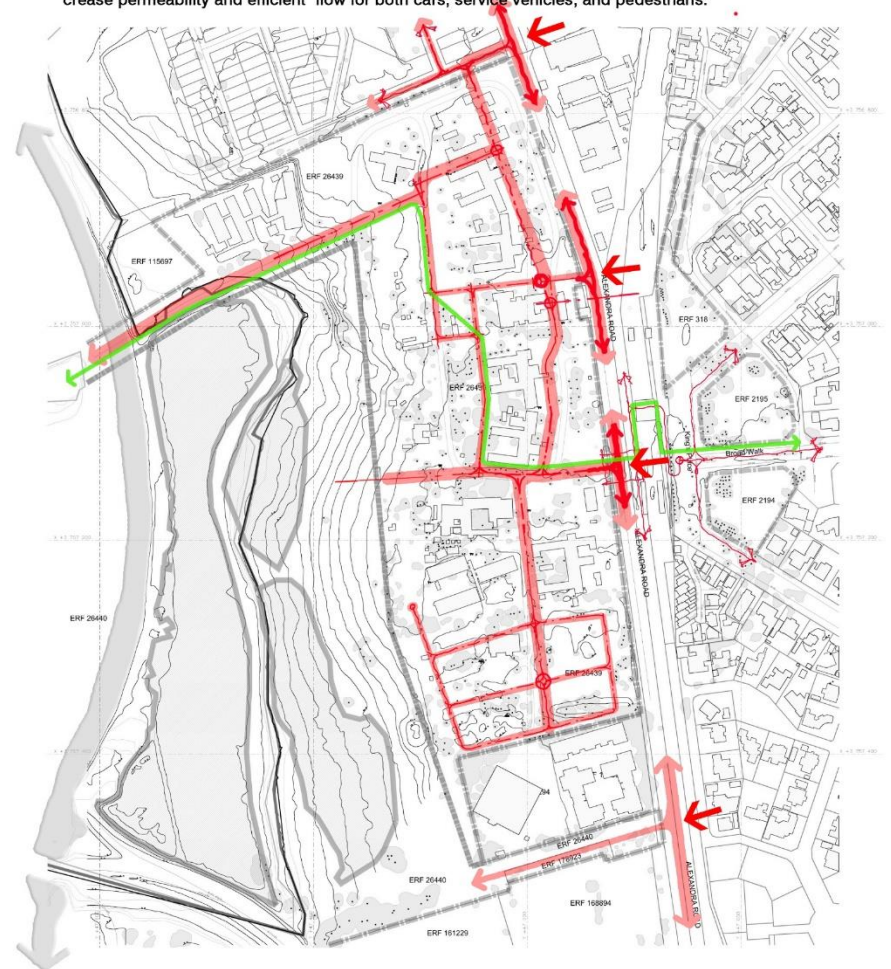


- 01. Roads and Streets
- 02. Pedestrian Routes

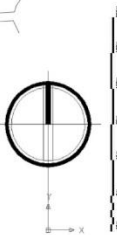


## Access & Permeability - FUTURE

In future, the new OMP development should benefit from more frequent access off Alexandra Road. The below concept diagramme suggests a relocated primary access, with a second access approach. 150m north along Alexandra Rd. Connecting though to Maitland Village is another opportunity to increase permeability and efficient flow for both cars, service vehicles, and pedestrians.



- 01. Roads and Streets
- 02. Pedestrian Routes



## Built Fabric and Urban Form

The map illustrates the built fabric on the OMP site. Buildings are mostly perceived as clusters within a garden farm-like landscape. Substantial areas are under-utilised, and can be considered for unfill and new development. Care should be given to views, and frontages of existing buildings when placing new urban fabric.

## Thresholds / Fronts&Backs

New placement of development infill needs to consider frontages, thresholds, and front-facing and back-facing building edges. Active edges should face towards roads and streets, creating safe and pedestrian orientated public movement routes and open spaces. Deep land pockets can be accessed via lanes. Public spaces should be well framed and enclosed, creating a hierarchy of urban rooms and linkages.



# Lost Space

The opportunity to consider urban infill and new developments amongst the current built fabric at Oude Molen is substantial. The below graphic illustrates developable land that can be considered as "lost space", and that can be re-designed as urban development, streets, urban spaces, both private and public. Carefull consideration must be paid to points of entry into existing buildings, as well as current active frontages.



## 7.5 Landscape Tree & Shrub Quality Survey

See ANNEXURE D inserted at the end of this report

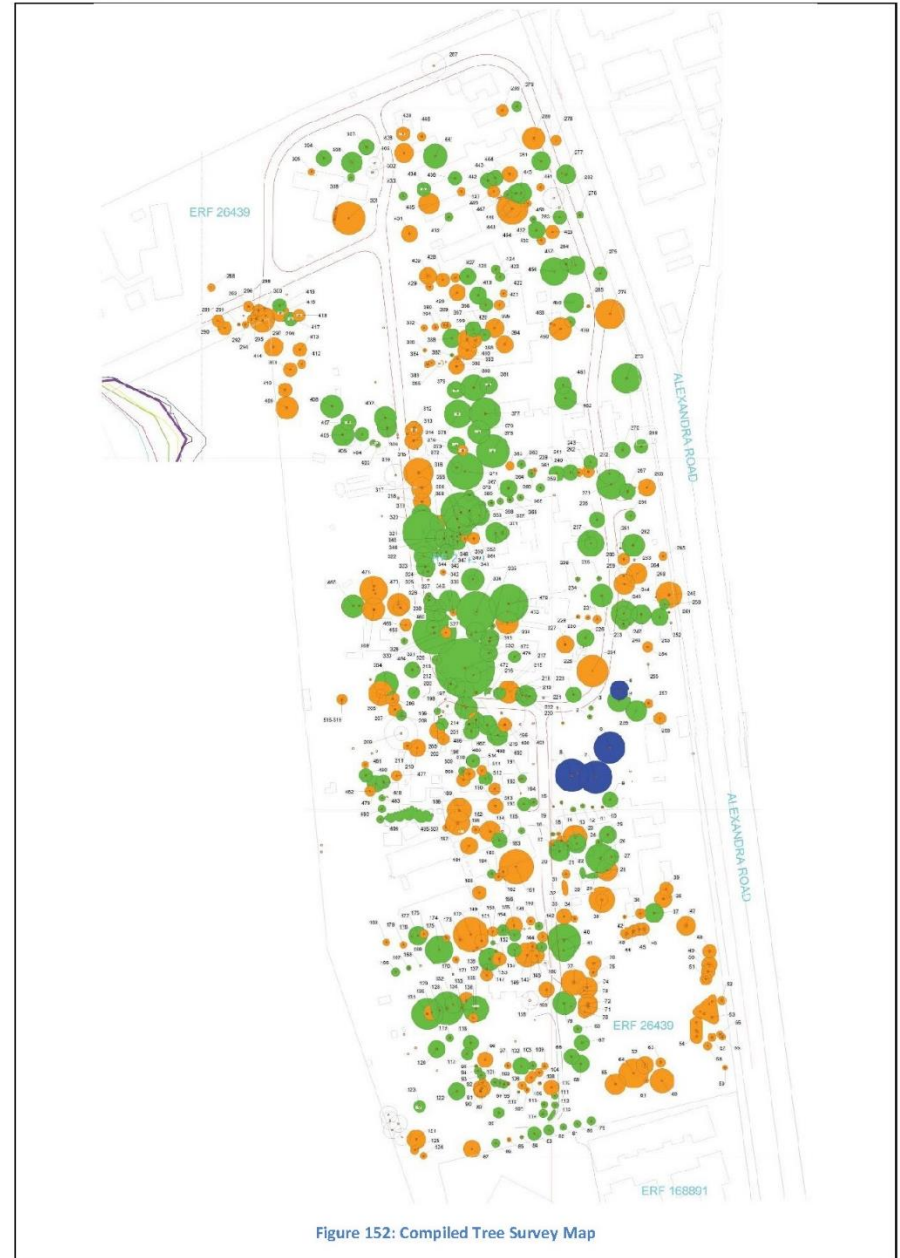


Figure 152: Compiled Tree Survey Map

# Visioning Exercise – Redevelopment Purpose Statement

A safe and sustainable liveable neighbourhood with walkable high density mixed-use developments, integrating inclusionary housing, public facilities and open spaces, while providing equitable access to cultural heritage, productive landscapes and natural reserves.



**Safe & Sustainable  
Liveable  
Neighbourhood**



**Integrated Mixed-Use  
Live-Work-Learn-Play**



**Public Facilities &  
Open Spaces**



**High Density &  
Walkability**



**Heritage, Culture  
and Nature**

# Visioning Exercise – Anticipated and Desired Outcomes

## Anticipated and Desirable Redevelopment Outcomes

- Strategic location allowing for the redressing of spatial justice issues (housing and work opportunities);
- Increasing public transport services to the area and providing of NMT infrastructure;
- Formalising and celebrating the on-site spring;
- Visually and physically integrating the site with 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 botanical status via landscaping; and
- Restoring heritage buildings.
- A cultural intervention to recognize, celebrate and memorialize the significant heritage elements on site, and to link with the Two Rivers National Restitution and Liberation Route

# Visioning Exercise – Anticipated and Desired Outcomes





# Visioning Exercise – Anticipated and Desired Outcomes



# Visioning Exercise – Anticipated and Desired Outcomes



# Visioning Exercise – Anticipated and Desired Outcomes



# Visioning Exercise – Statutory Requirements

## Next Steps...

- The information gathered from the visioning workshops, policy and legislative frameworks and the baseline investigations will inform the development vision;
- A **draft conceptual layout** will be generated (this will be subject to public review:
- This draft layout will determine whether an EIA is required or not ;
- Public participation will continue once alternative layout options are available; and
- Future public participation engagements as dictated by the legislated processes will be via **Focus Group Meetings**, an **Open House** and the **opportunity to review and comment on documentation**.



# Closure & Contacts

## **CHAND Contact Details**

021-7623050

[oudemolen@chand.co.za](mailto:oudemolen@chand.co.za)

## **WCG-DTPW Contact Details**

All updated project data will be made available on:

[www.westerncape.gov.za/tpw/oude-molen-precinct-omp](http://www.westerncape.gov.za/tpw/oude-molen-precinct-omp)

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Thank you