



Western Cape  
Government



## PROPOSED REDEVELOPMENT OF THE OUDE MOLEN PRECINCT

## What is this project about?

The Western Cape Government through its Department of Transport and Public Works (DTPW) has a vision to create a sustainable, mixed - use development based on a live - work - play philosophy and transit - orientated development (TOD) principles on the Oude Molen Precinct (OMP). The development vision would be supported by the inputs of a multi - disciplinary team and inputs from key stakeholders and the public. The OMP is situated in the greater Two Rivers area and currently consists of a low - density mixed - use development comprising of the Oude Molen Eco - Village (which accommodates a mix of residential, commercial and institutional uses), and the Valkenberg Psychiatric Hospital Forensic Unit. It is acknowledged that there have been other statutory processes undertaken for proposals within the Two Rivers Area. Information gathered from these processes will inform the OMP development. It should however be noted that the OMP proposal is independent of those applications and thus the upcoming statutory processes will be focussed on the merits of this specific area.

## Where is the Oude Molen Precinct?

The Oude Molen Precinct (OMP) is located on the eastern bank of the Black River in Observatory within the City of Cape Town. It consists of a portion of Remainder Erf 26439, Observatory and is owned by the Western Cape Government. The site is zoned Utility (UT) and measures 14.62 ha in extent.

## What is the motivation for the redevelopment of the OMP?

The proposal was initiated by the Western Cape Government to create a “People Focussed Vision” with the following objectives:

- Creating a safe, liveable neighbourhood;
- Promoting walkable 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.

## Who is the professional team appointed to assist in developing this vision?

A Technical/Design Team has been tasked with providing design and development indicators which encompass aspects related to town planning, engineering, environmental, heritage, transport, economic, and landscape considerations. Stakeholder engagement will also be a foundational element contributing to the design of this proposal. Each member of the design team plays a different role, aligned with their expertise, some required by law and others required in terms of the needs of the project. The team members include:

- SVA International: Project Lead, Urban Design, Architecture and Green Building
- Nigel Burl and Associates: Town Planning
- GIBB: Civil Engineering and Transport Planning
- SRK: Geotechnical Engineering
- Chand Environmental Consultants: Environment and Stakeholder Engagement
- Bridget O'Donoghue: Heritage Practitioner
- Urban Econ: Urban Economist
- Land Surveyor: FJC Consulting
- Landscaping: Planning Partners

## Statutory processes and Interested and Affected Party (I&AP) engagement - how can I be involved?

At this stage there are two confirmed primary statutory processes required to achieve land use and development rights for the proposal, namely the town planning process which would be managed by the town planners and application made to the City of Cape Town, and as well as the Heritage process managed by the heritage practitioner and application made to Heritage Western Cape. The need for an environmental process whereby application for Environmental Authorisation would be made to the environmental authorities is yet to be determined once there are firmer ideas around the development proposal. A public participation process will be undertaken not only to support statutory requirements, but to create meaningful stakeholder engagement opportunities. As a key stakeholder, you will receive notifications from Chand Environmental

Consultants when there are opportunities to engage with the professional team or review documentation. We look forward to engaging with you/ your organization in the near future.

*You may also see media releases and other information in the press regarding this project but note that these are unrelated to the statutory processes, which must be undertaken prior to any development on site.*

## **Who are the key I&APs and why are we making contact with you?**

A number of key I&APs have been identified at this initial phase of the project planning, and will be receiving this document. The purpose of this communication is to get in touch with key I&APs at the outset of the planning and design phase with a view to making you aware of the DPTW's intentions, the motivating factors which have initiated this proposal, the upcoming regulatory processes, and introducing the professional team involved. You will be engaged in a more detailed manner once there is more information to share. Hence, this communication has the primary aim of being a simple introductory document.

YOU are considered to be a key stakeholder for this project, along with those who value and make use of the OMP currently, have historical ties to the site, and those who may benefit from the development vision. You (or your organisation) are already on our database of Interested and Affected Parties (I&APS), hence receiving this notice. If you believe there are other parties who would benefit from having knowledge of this project, or who may wish to provide input into the stakeholder engagement process, please feel free to recommend them to us. You can do so, in writing or telephonically, to **Chand Environmental Consultants:**  
**oudemolen@chand.co.za, Tel: (021) 762 3050, or Fax: 086 665 7430.**

