



Ref: DOI12/8/1/OMP2/Project Management/Meetings

- MEETING** : Oude Molen Precinct (OMP) – Meeting with the Zulu Monarch Representatives led by MEC Thulasizwe Buthelezi
- FILE REF** : DOI12/8/1/OMP2/Project Management/Meetings
- TIME SLOT** : 08:30am – 12:00pm
- PLACE** : Boardroom 3, 8th Floor, DOI Offices (in-person meeting)
Oude Molen Precinct (site visit walk-around)
- DATE** : 03 November 2025
- ATTENDEES** : Refer to attendance register attached for details
- APOLOGIES** : None

Delegation from KZN:

Name and Surname:	Designation / Role:
Rev. Thulasizwe Buthelezi	MEC KZN COGTA
Prince Ntokozi Zulu	(KwaNkombabantu) Royal House – Zulu Monarchy
Ms. Lisa Del Grande	Act. DDG: Development and Planning – COGTA

Western Cape Government – Department of Infrastructure

Name and Surname:	Designation / Role:
Nathan Adriaanse	DOI - Public Information and Stakeholder Relations (Director)
Mawethu Giba	DOI - Public Information and Stakeholder Relations
Lindelwa Mabuntane	DOI – CD: Economic Hub (Acting Chief Director)
Amozelle Lambrechts	DOI – CD: Economic Hub (Project Leader – enablement)
Nozipho Mjacu	DOI – CD: Economic Hub (Project Support – enablement)
Edwellin Arendse	DOI – CD: Immovable Asset Management (Property Management)
Naila Mohamed	DOI – CD: Immovable Asset Management (Property Management)
Raashied Domingo	DOI - CD: Immovable Asset Management (Property Management)
Catherine Skillicorn	DOI – CD: General Infrastructure (Director)
Refiloe Monare	DOI – CD: General Infrastructure (Director)
Chantal De Jager	DOI - CD: General Infrastructure
Simone Le Fevre	DOI - CD: General Infrastructure (Project Leader – emergency works)
Colette Scheermeyer	DCAS - Heritage Resource Management Services
Cecilene Muller	DCAS - Heritage Resource Management Services

NOTES OF MEETING

1. Opening and Welcome

NA welcomed all; and apologized on behalf of Minister Simmers who could not meet the Delegation due to the Regional Leaders Summit taking place.

2. Introductions

A round of introductions was made.

3. Purpose of the Meeting

LM stated that the enablement and derisking project commenced in 2020 with a preliminary stakeholder engagement process where a letter was received from the late Prince Buthelezi expressing support for the project and interest to be involved in future discussions as an interested and affected party.

Given the delays the project experienced, another call for interested and affected parties was made in 2024 to update the details or register anew on the database. As such, the correspondence with the MEC Buthelezi was to seek contact details so that the existing contact details for the representative of the Zulu Monarchy can be updated to ensure that the Zulu Monarch be included in the enablement process and is able to provide inputs into the heritage impact assessment (HIA) process.

LM cautioned that there maybe questions this team will not be able to answer if they cross the line to the heritage process which is an independent process and the DOI and DCAS have to protect that space as well as the participation of the Zulu Monarch in the heritage process.

4. Expectations of the Meeting

LM further stated that the expectation is for the Delegation to acquire understanding of the proposed development and the heritage imperatives that would assist the Zulu Monarchy to meaningfully participate. To that end, the Delegation will receive 3 presentations; viz.: a) Introduction of the Oude Molen Precinct and proposed development; b) the Resistance and Liberation Heritage Route; and c) Homestead emergency works. Specifically, this engagement was an invite to the Zulu Monarchy to provide input into the upcoming revised HIA process to guide the future detailed planning on 'how the history associated with King Cetshwayo's time in Oude Molen and his role in the resistance of English colonization is commemorated.'

MEC Buthelezi expressed gratitude for the opportunity to engage and stated that the Zulu Monarchy is passionate about the future of this Project and what it can represent through the collaboration between the two (2) Provinces and for the bigger Zulu people.

This discussion, he continued, comes at the backdrop of collaboration discussions between the Premiers (of KwaZulu-Natal and Western Cape), and that this project can elevate the collaboration. He emphasized the site's historic and spiritual significance to the Zulu nation and the importance of balancing preservation, heritage, and economic value.

The MEC elaborated stating that the Zulu history is not restricted to the Homestead Complex precinct; but it has the potential to unlock cultural and economic value. There is a strong interest from the United Kingdom on this Project as it aligns with the imprisonment of King Cetshwayo at OMP before he briefly left to the UK and was housed there at Melbury Road in Holland Park where a plaque has been erected to commemorate his stay and return to OMP. King Cetshwayo's imprisonment in OMP represents resistance and liberation. The other link to Oude Molen, Resistance, and Liberation is the Anglo-Zulu War. He concluded by stating that the liberation aspect is important to record.

5. Presentations

Three (3) presentations (see attached) were made by DOI's Economic Hub, Department of Culture, Arts and Sport (DCAS), and DOI's General Infrastructure. An opportunity was provided at the conclusion of each presentation for the Delegation to ask questions or make input.

5.1. Proposed Mixed Use and Mixed Income Housing Development (Economic Hub)

Question 1: Caution was raised on the inclusion of social housing in the future development and so close to the heritage asset, which can become an unintended target of any unrest/protests and could result in the heritage asset being damaged. Clarity on the thinking of DOI for incorporating social housing within the future development? Several examples were given where the communities in social housing close to other heritage sites have tended to destroy the heritage sites during protests, hence the apprehension of social housing being provided so close to the heritage complex.

Response 1: The provision of affordable housing, including social housing, in well-located areas close to economic opportunities, and spatial redress and spatial inclusion is one of the key strategic objectives and mandates of the WCG and DOI. It should be noted that the Economic Hub Unit main mandate is mixed-use and mixed income housing developments which are not purely housing developments. The projects that are at implementation stage have successfully integrated these uses. The social housing is strictly managed by a registered social housing institute, and the residents take care of the developments, for instance the development of Conradie Park in Pinelands. The WCG and DOI cannot shy away from providing affordable and social housing as the bigger WC residents require affordable housing on well-located state-owned land in proximity to employment and transport opportunities; and to address the legacy of apartheid spatial planning. The inclusion of social housing is not seen as a threat to OMP's future development but as an opportunity.

Comment: The thinking presented seems aligned to that of the Zulu Monarchy for the site and it excites the Delegation to hear the efforts and consideration of various histories; but there is room for additional information to ensure accuracy of information. The opportunities for cultural events with certain traditional rituals and related space around the Homestead Complex must be considered. The Zulu Monarchy will discuss the input to be provided in response to the invitation to comment on the revised HIA and other upcoming processes and appreciates the opportunity to be involved.

A suggestion was made that thought be given to establish a cultural precinct or village around the Homestead for rituals, ceremonies, and heritage activities.

5.2. Future Tussen die Riviere Resistance and Liberation Heritage Route (RLHR) Project (Dept. Cultural Affairs and Sport)

Question 1: It was asked whether the future use of the Homestead Complex has been decided, and if not, when will this be decided?

Response 1: The Homestead Complex is the hub of heritage preservation, celebration, and commemoration in the proposed development, together with other heritage informants such as that associated with the First Nation. The input from the Monarchy is critical as this will inform how the history of the site is memorialized in the Homestead. This will be dealt with in the following phase on development, post the acquisition of development rights. Funding of the heritage and cultural aspects of the development is another aspect to be considered; and the fact that the British have shown an interest in the project present an opportunity to be explored.

Comment 1: This project is critical in telling the story. The impact of the colonial history - the impact that the British had on liberation to date - needs to be elevated as it plays a critical informant on how the history is being told, captured and memorialized.

Comment 2: The Head of the Delegation added that the history of this property provides an opportunity for the preservation of culture, tells history, and requires protection of the space. The various histories ought to be included, from First Nations as an important part of the history to that of King Cetshwayo's imprisonment. This can become part of the annual visit by the King which in the past has been hosted at Cape Castle of Good Hope. It would be great if Oude Molen could provide space at the Homestead Complex where such cultural ceremonies and rituals could be held.

Comment 3: Thought to be given to the space around the Homestead Complex to allow for modern expression of culture. The optics and practicality to provide for such events and the catalytic role this can play in tourism and related economy.

Comment 4: It was found encouraging for the Monarchy to be invited and afforded an opportunity to collaborate and participate in such an exciting cultural embracing project across the Western Cape which can align all. The role of the Zulu Monarch will include ensuring that the narrative to be included is historically accurate as this has spiritual connections for the Monarchy. The future can include educational and cultural legacies across and connect all, a potential African history development site, embracing related heritage.

5.3. Refurbishment of the old Homestead Complex (General Infrastructure)

It was clarified that the current work being undertaken is limited to emergency works only aimed at safeguarding the building from further collapse and future readiness for detailed refurbishment and determination of use aligned to the development rights and precinct plan once secured and approved by the various authorities.

Question 1: When in the process will the 'what/future use' of this sub-precinct (Homestead Complex with surrounding space) be defined?

Response 1: The project is an enablement and precinct planning stage with the aim to secure the appropriate development rights, guided by a high-level development plan (precinct plan) to enable DOI to proceed with procuring a developer to develop

the site on its behalf based on a set of conditions. The input provided within this stage of planning is critical to guide the discussions to follow at detailed planning and implementation stage, the inputs will form part of the formal engagement records to guide future discussions.

The current process will set a framework/basis for detailed planning, and the actual cultural uses/interventions/memorialization will be decided through extensive stakeholder engagements.

6. Discussion

General remarks:

- a) Thoughts and guidance to be given on 'how to make this a valuable space'.
- b) Protect the building and surrounding space.
- c) The Zulu Monarch's general interest is inclusion, celebration of heritage and history, economic inclusion.
- d) Retention of the Complex and linking it to tourism and economic development.
- e) The interest from here is on the 'end product' and providing that guidance with the backing of COGTA and the Zulu Monarchy.
- f) The Zulu Monarchy will participate when invited supported by COGTA.
- g) The Project in general has the potential to generate value and interest that goes beyond housing provision and focuses on convergence of tourism, history, and economic development.
- h) History should be protected and OMP can become a tourist destination with all its rich historical layers.
- i) It is critical for DOI to secure the required approvals and development rights, and from there procure a developer to ensure that the detailed planning of the cultural uses/precincts can commence. The other challenge will be to secure funding for future cultural development precincts.
- j) To be intentional about future development to embrace the heritage of the Western Cape.

Question 1: A request was made for the social housing management approach in the WC to be shared, if possible, to shed light on the concerns raised today and those prevalent in KZN.

Response 2: An offer was made to take the Delegation to Conradie Park to witness the current mixed-use development. The development is not far from Oude Molen; and if time permits, the Delegation can be taken through as a quick stop.

Question 2: What is the anticipated ownership or development management model?

Response 2: It is anticipated to be a conditional disposal to a developer to provide all the conditions set and then develop the rest as they see fit linked to the conditions of approval. The challenge with this project has been trying to balance all the various interests, extending beyond stakeholder demands. And the future development will not be a gated development to align to the vision of 'equitable access to cultural heritage and natural resources;' and the roads will be public road infrastructure with the development potentially managed via a property / homeowner's association.

Question 3: Will the land be released as a precinct/whole of subdivided portions?

Response 3: The precinct will be released to the developer as one and linked to the precinct planning, but subdivided into smaller portions for ease of implementation and to accommodate the different income and tenure options.

The Delegation was reminded to please formally send an email to OMP@westerncape.gov.za to ensure that the details are captured on the database to be informed of project updates and alerted to notices. And there is the dedicated project webpage, <https://www.westerncape.gov.za/infrastructure/oude-molen-precinct-omp> that provides project information, updates and notices.

7. Closure

Closing remarks included:

- a) Both parties expressed gratitude at the positive attitude towards this engagement and hope for fruitful engagement in the future.
- b) The interest is the end-product and therefore the Delegation would appreciate being added to the database to receive the future call for proposals to enable the participation to be part of the ultimate product.
- c) Consideration will be given to the criteria set and that which is negotiable.
- d) It was confirmed that Ms. L Del Grande is the point of call for engagement and will coordinate input.
- e) The project was recognized as a catalytic project within the KZN and WC collaboration.
- f) OMP can become a main tourist attraction if packaged properly and correctly.

General appreciation expression of gratitude for the acknowledgement of the Zulu Monarch's history on the site and in its future development. Both Parties (Zulu Monarch's Delegation and WCG – DOI and DCAS) will brief their respective principals.

8. Site visit – walk around

Concluded 12:30pm

FINAL NOTES OF MEETING



SENIOR PROJECT LEADER: OUDE MOLEN PRECINCT (OMP) PROJECT

DATE: 11 NOVEMBER 2025