

OMP

From: Lisa Morrison <lis.strachan@gmail.com>
Sent: Monday, 08 December 2025 14:25
To: OMP
Subject: Objection to proposed redevelopment of Oude Molen Precinct

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Dear OMP Project Office / Heritage Authorities,

I write as a concerned member of the public to object to the proposed redevelopment of Oude Molen Precinct on the following grounds:

1. Heritage & historical significance

- The Oude Molen site is historically important: the area, now known as Oude Molen, dates back to the early 18th century when a mill was granted to the VOC in 1717.
- The site features what was historically Cape Town's first permanent windmill, erected 1782, and later became part of a property that transitioned through various hands up to the 20th century.
- Over time the precinct, now often referred to as Oude Molen Eco Village, has evolved into a vibrant community: multiple small businesses, social enterprises, schools, workshops, equestrian-stables, communal gardens and recreation facilities have occupied the site for decades.
- The site carries layered cultural, social and archaeological heritage. An archaeological impact assessment, part of the assessment materials for this redevelopment, notes that the precinct may hold traces reflecting pre-colonial activity (Khoekhoe pastoralists), colonial settlement, and later institutional history (mental-health hospital), thereby making its heritage value multi-dimensional.
- Given this rich and layered heritage, any redevelopment appears to risk erasing tangible and intangible aspects of our shared history rather than preserving them meaningfully.

2. Community, ecological and social value

- Oude Molen Eco Village has served for decades as a hub of affordable rental space for micro-businesses, creative enterprises, social initiatives, and community services, producing employment, supporting youth development, urban agriculture, social cohesion, and local economy.
- Redevelopment threatens to destroy the "garden-village" feel, the green spaces, gardens, and natural surroundings that have become part of the site's identity and value for the community.
- The loss of these green areas undermines a fragile urban-ecological balance. Even if parts of the site are not formally conservation-zoned, the broader precinct lies within what is recognised in heritage and environmental assessments as part of a cultural-landscape and ecological corridor (adjacent to the Black River corridor and within the broader Two Rivers Urban Park (TRUP) heritage landscape).

3. Precedent, community cost and environmental stress coming on the heel of other developments

- The timing is particularly unfortunate given what has already been happening across the freeway at other developments (e.g. the recently completed/ongoing Riverlands Development nearby). Adding yet another large-scale development nearby will likely

intensify traffic, pollution, noise, and environmental stress on an already fragile urban ecosystem.

- The redevelopment threatens to displace years of what has been described by many tenants as a “labour of love”: community-driven enterprises, small businesses, creative workshops, urban agriculture, social enterprises and affordable rentals likely cannot survive under intensified high-density development.
- More traffic, increased pollution, loss of green space, and degradation of ecological corridors (wetlands, the Black River, and associated biodiversity zones) are foreseeable, all of which would degrade quality of life for surrounding communities - many of whom already struggle with pollution and infrastructure strain.

4. **Inadequate protection and insufficient heritage impact study so far**

- In May 2025, the heritage-authority body Heritage Western Cape (HWC) rejected a previous “Heritage Impact Assessment” (HIA) submitted for this redevelopment, citing that it did not satisfy the requirements of the relevant legislation, particularly in terms of investigating intangible and living heritage, and understanding its role within the broader TRUP heritage landscape.
- Rushing ahead now on the basis of a “revised” HIA - without transparent, meaningful consultation and without full protection of the heritage, ecological, and social value - risks repeating past mistakes and undermines the long-term wellbeing of community and natural heritage.

Conclusion

Given the above - the deep historical, cultural, archaeological, social and ecological significance of Oude Molen - I strongly object to any redevelopment plan that would transform the precinct into a high-density mixed-use development. I believe the site’s value lies precisely in its current form: a unique, living heritage village and ecological oasis within Cape Town.

I urge the Department of Infrastructure, the heritage authorities, and all decision-makers to reconsider this proposed redevelopment, to preserve and protect Oude Molen in a manner that respects its layered legacy - not erase or commercialise it.

Thank you for considering my objection.

Yours sincerely,
Lisa

Kind regards
Lisa Morrison
Mobile: +27 76 112 2189

On Fri, 14 Nov 2025 at 07:20, OMP <OMP@westerncape.gov.za> wrote:

Dear Interested and Affected Parties for the proposed Oude Molen Precinct redevelopment:

This email serves as announcement that members of the public and interested and affected parties are invited to comment on the Revised Heritage Impact Assessment and associated Annexures, for the proposed plan for the Oude Molen Precinct. **The 30-day commenting period will end on 15 December 2025.**

Any person wishing to object to or comment on the application on heritage grounds must submit such objection or comment in writing to the Oude Molen Precinct Project Office at email OMP@westerncape.gov.za on or before **15 December 2025**.

Kindly find attached copy of the NOTICE OF PUBLIC PARTICIPATION PROCESS HERITAGE IMPACT ASSESSMENT (HIA) OUDE MOLEN PRECINCT, PORTION OF ERF 26439-RE, CAPE TOWN, which includes a link to download the relevant documentation.

Kind Regards / Vriendelike Groete

OMP Project Office

Department of Infrastructure

Chief Directorate: Economic Hub

Western Cape Government

Email: OMP@westerncape.gov.za

Webpage: <https://www.westerncape.gov.za/infrastructure/oude-molen-precinct-omp>



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