

SECOND WRITTEN SUBMISSION OBJECTING TO PROPOSED DEVELOPMENT OF OUDE MOLEN PRECINCT

ATTENTION : OMP Project Office (OMP@westerncape.gov.za)
Department of Infrastructure

cc Ms C. Postlethwayt (cindy@cpheritage.co.za)



COMPILED : Oude Molen Stables
FOR On behalf of Owner/Manager –
Mr Kendre Allies,
Ms Georgie Ravenscroft and clients and
supporters of Oude Molen Stables

IN RESPONSE : Revised Heritage Impact Assessment for
TO proposed development of Oude Molen Precinct
Portion of ERF 26439



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VALIDITY and INTEGRITY of REVISED HIA

Timing and response period

This was shared with I&APs at an obviously busy and impractical time of the year which is prohibitive to information gathering, research, resources and availability of relevant individuals and resources needed to respond.

4 Dec '25 correspondence from OMP states : "Please note that requests for extensions of time **will not be granted** because most of the documents released for viewing and comment as part of the Revised HIA process have been part of the process and public domain since the release of the draft HIA, September 2024 and the Final HIA March 2025."

☀ In actual fact, these revisions require *further* investigation and research which is understandably and quite obviously not easy or viable to obtain over the response period provided.

1 Dec '25 correspondence from OMP states : "Site notices have also been placed around the site with all instructions related to the process."

☀ We observed only ONE notice placed near the main entrance which could not be viewed from passing vehicles and was subsequently blown off by strong winds. Please provide proof of all locations this notice was put up and whether it is monitored to ensure that it is visible until after the submission deadline has past.

Please provide your definition of I&AP, as well as proof of clear and accessible distribution of this Revised HIA to ALL potential I&APs who are not just National, but International e.g. Cape nature Reserve, Western Cape Protected Areas Expansion Strategy; Open Circle; Valkenberg; etc.

Corrections critical to clarity and accessibility for objection purposes

Two different website links in correspondence – second one of which is in email and is inactive (site not found).

Though the Oude Molen Stables document/submission in response to the first HIA is included on the government website under 'attachments to submissions' (under annexure L) - it is still not listed in either annexure K or annexure L list, so is easily missed.

This was raised as a concern with the initial HIA report also.

When we requested on 14 Nov '25 : "Please can you rectify this."

Response was : no one-to-one responses to comments or queries.

HOWEVER – this lack of correction impacts understanding and source references for any I&APs who will not have full picture and insights at their disposal based on previous submissions!

VALIDITY and INTEGRITY of REVISED HIA

CONTINUED

Knowledge of sharing of *Misinformation and Misrepresentation*

Please can you advise whether Heritage Western Cape approved and endorsed the Oude Molen Precinct documentation which was presented/displayed to the national and international public and business owners at the recent Investment Summit (5-7 November).

The revised HIA was underway at this stage and the printed and digital collateral presented at the summit implies that the Heritage Authorisation was completed by July 2025.

This further implies that there is no honesty or integrity, and that the intention is to disregard and disrespect the HIA process and HWC findings which is unethical at the very least!

Zoning History

We submitted a PAIA request for the zoning history of Oude Molen, ERF 26439 well before the revised HIA was released.

Information Officer with the Access to Information Unit queried if ERF number was correct and subsequently requested a 30 day extension.

This resulted in an *affidavit* claiming that “**records do not exist**”.

This clearly, impossibly *untrue statement* was brought to the attention of the Premier at First Thursday Open Government Session on 2 Oct '25. Despite numerous follow-ups – we still do not have the requested documents.

As the zoning history is an important part of and contributor to the heritage status – this documentation is an imperative to having a full picture when responding/objecting to the revised HIA.

Has this documentation been misappropriated? The HIA report and any decision making process must be halted until this is made available.

VALIDITY and INTEGRITY of REVISED HIA

CONTINUED

In Summary

This revised HIA does not include all necessary information for I&APs to make a fully informed objection.

As this land is of National (and International) heritage and environmental value and importance – the revised HIA has not been diligently distributed to all potential I&APs Nationally and Internationally.

Have extensive interviews been conducted with I&APs who have, are and continue to be impacted by everything that takes place at Oude Molen Eco Village? If not done – then the social, living, intangible heritage is not being clearly represented or given the weight of generational impact on individuals, families, communities and institutions. This is a Heritage *IMPACT* Assessment – which should dictate extensive time investment in learning more about those who are impacted by Oude Molen Eco Village an absolute imperative. Starting with Garden Village alone, whose heritage is strongly, if not symbiotically intertwined with Oude Molen Eco Village.

The integrity of provincial Government and sincere respect for the HIA process and HWC decisions is highly questionable.

The process needs to be halted, until a full and thorough forensic investigation of available data from provincial government and integrity of their processes is conducted.

Preserving this space is not only an environmental imperative but also a **legal and constitutional obligation** to protect biodiversity, safeguard indigenous knowledge systems and honour South Africa's heritage for future generations.

OVERVIEW / COMMENTS / OBJECTIONS

All content of this document is to be reviewed alongside our document dated 31 October 2024 in response to the first HIA report, as much of this content speaks to the revised HIA.

The revised HIA report is incomplete as it continues to work in isolation of the cumulative impact on both heritage and environment, across the Western Cape and suffocatingly so in Cape Town and close surrounds.

The response to Living Heritage is incomplete as it does not address the powerful synergistic heritage that has developed through joint initiatives and common goals of several enterprises at Oude Molen.

No interrogative interviews have been conducted with enterprises, individuals and stakeholders (which include clients, patients, neighbours) all of which have their unique histories, and many of which confirm/entrench Oude Molen as a textbook UNESCO candidate.

Oude Molen Eco Village, is 'Valkenberg Estate' by another name. It is important to note that some of the key enterprises were entrenched while OMEV was still officially Valkenberg Estate. Since then – they have not only continued, but rather built on and dramatically extended their services of therapy, healing, education etc. The traditions and sharing of skills have continued and been built on, with no cessation to the existing heritage and culture.

Were above mentioned interviews and deep-dive research instituted, then comments such as that quoted by HWC member would be more enlightened: "There is a very vigorous horse stable there but that is unfortunately not a heritage issue."

Horses have been on Cape Town soil and close surrounds since 1653! Cart horses alone go back to the 1800s where horses replaced ox drawn wagons; then came horse-drawn passenger wagons; horse-drawn bus services; post wagon services; horse-drawn trams – all the way to through to today where we have Cape 'carties' on the roads.

This history and heritage has grown dramatically and exponentially, and evolved in social/mental/physical and emotional impact.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

It is a **responsibility** to ensure that any proposed mass development of a Heritage site be reviewed according to **intent** also.

Both Valkenberg Hospital and Alexandra Hospital have large areas of open land which seldom see human or animal footprint. These same institutions have large buildings, several of which are unoccupied.

The buildings are there, the space is there, it belongs to the government, it will not displace enterprises, people or animals, or insist on destruction of buildings or heritage.

When it comes to both Living and Intangible Heritage :

OMEV already has the ethos, infrastructure, reputation, skill sets, clientele and environment to pioneer and showcase a global example of how to successfully integrate Health, Environment, Education and Diversity.

The Revised HIA carries some inconsistencies which call into question whether the report is speaking to protecting heritage, or promoting/facilitating development :

- The socio-historical study provided repeatedly emphasises existing uses as being of - cultural, therapeutic, educational and community value. However, the HIA claims this value is “not significant” or “not aligned with planning intent”.
- Supportive documents identify “loss of open space” and “loss of social texture” as RISKS, yet conclude that impacts are “acceptable” without mitigation.
- The HIA acknowledges First Nations significance but proposes no mechanism to protect ceremonial practice, but rather tokenism.
- It is claimed that “no NEMA triggers exist” however, this requires further specialist ecological expertise. E.G. Soil health experts required at this stage already.

Please refer following page for elaboration.

These contradictions remain unresolved and demonstrate that the Revised HIA has not achieved a consistent, credible, fully comprehensive or legally sustainable basis for decision-making.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

The assertion that NEMA regulations stipulate that no EIA is called for needs immediate review.

- Proposed development and HIA reports can not justify the exclusion of the area 'beyond the black fenced in area'.
- Heritage and the land on which that heritage is 'situated' are symbiotic and must be seen and managed as such – hence the need for an EIA.
- Who/what entity speaks to the "rights of the land"?
- The recent overdevelopment of closely situated delicate and biodiverse environments have a knock-on, cumulative impact on the shrunken 'green lung' that remains.
- As development of Amazon and River Club are not yet completed (construction and development ongoing) – the environmental impact in this designated conservation area and it's knock-on affect on surrounding areas has *not been measured since* the DEA&DP issued/confirmed no need for an EIA at Oude Molen. The cumulative impact can only currently be guessed at, and needs to be reviewed, implementing an EIA.
- This needs to account for migratory patterns and breeding times. Current Government surveys are infrequent (once per year?), meaning they will easily miss seasonal migrations and changes in biodiversity which need to be measure over a few years, not seasons.
- Timeline awaited, but the DEA&DP advised they will be conducting an exercise providing aerial view of all developments. This will assist in the assessment of the cumulative impact of development across the Western Cape.
- Proposal is also tabled for the review of Environmental regulations which proposed amendments are in their infancy stage. Once available, this will go out for public comment. This could and should put in place legal restrictions to protect rapidly diminishing biodiverse and environmentally sensitive areas. Any proposed development needs to be put on hold until such time as these regulations have been approved.
- The biodiverse and delicate environment and life dependent on it will suffer IRREVERSIBLE DAMAGE that can not be recovered.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

- Cultural landscapes need to be protected against increasing neglect, and inappropriate and insensitive developments putting irreplaceable legacies at risk. Today's short-sighted decisions threaten the long term survival and continuity of our shared heritage.
- There are current buildings marked as Heritage, shown as being in repairable state, yet it is proposed that they be demolished. The preferred option would be to renovate and repurpose these for a flourishing environment dedicated to education, healing and NGOs aligned with the values of Oude Molen Eco Village.
- What little is left of Observatory, Woodstock and Salt River needs to be able to link to the remaining urban oasis which is Oude Molen Eco Village.

Community and Policy Alignment

Oude Molen Eco Village functions as a community hub, supporting health practitioners, educators, and residents in alignment with national strategies promoting sustainable development, indigenous knowledge protection and climate resilience. This aligns with the *Protection, Promotion, Development and Management of Indigenous Knowledge Act, 2019 (Act No. 6 of 2019): Section 5(1)(a–c)* affirms the State's responsibility to recognise, affirm and protect indigenous knowledge. *Section 7* outlines the right of indigenous communities to the continued practice, development and transmission of their knowledge systems.

Municipality and Government departments need to review all robust arguments/rebuttals, along with their own policies (both regional and national). Aligning with this, we request that government :

Halt any proposed development projects that threaten the ecological and cultural integrity of Oude Molen Eco Village.

Recognise and designate the site as a protected ecological and cultural heritage area under applicable legislation.

Support the continuation and expansion of programmes and community initiatives already established at Oude Molen.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

CITING NATIONAL ACTS

This site is not merely a community facility - it constitutes an area of **ecological, historical and cultural significance**.

Ecological Importance The Oude Molen Eco Village is home to ecosystems with a high degree of endemism. Any large-scale or modern development would irreversibly degrade biodiversity and undermine ecosystem services vital to the surrounding urban environment.

Such development would contravene the **National Environmental Management Act, 1998 (Act No. 107 of 1998)**: *Section 2(4)(a)(i)* requires that “the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied.” *Section 24* mandates that activities significantly affecting the environment may only be undertaken after consideration of their environmental impacts, with a duty to avoid harm.

Cultural and Historical Importance

The site holds deep indigenous heritage value, containing stories, practices, and knowledge systems tied to the San and Khoekhoe peoples.

Oude Molen was among the first areas subject to illegal colonial occupation, making it a place of both historical trauma and cultural resilience.

LET US NOT FORGET THE HISTORICAL EXPERIENCES AND ROOTS WHICH ARE EMBRACED BY OTHER COUNTRIES AS THEIR HERITAGE.

Protection of this land is supported by the **National Heritage Resources Act, 1999 (Act No. 25 of 1999)**: *Section 3(2)* recognises places of cultural significance, including those associated with oral traditions, indigenous knowledge and history. *Section 27(18)* requires that once a place is declared a heritage site, no person may damage, alter, or develop it without the necessary permits.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

The isolated application for/to Oude Molen Eco Village shows a short sightedness which plays into monetary gain only.

Growing need for housing is due to political decisions – both historical and financial. Foreigners and people from other regions are being encouraged to come to Cape Town, putting enormous pressure on current infrastructure and resources – impacting the security and cost of living for current and longstanding residents of the area, who will no longer be able to afford to live in the home they grew up in and where generations have lived and their family's heritage lies.

Regional government are selling the Western Cape a piece at a time, with focus on BIG income and investment – BUT – who is really paying the price?

Proposed gentrification means that rates and taxes based on new land values will impact on Garden Village. Not just heritage and living heritage and businesses - but also an entire community that will be destroyed through loss of culture and a generational understanding of their indigenous lifestyle which needs to be maintained and passed down to the next generation. Skills such as cooking over open fire, building of huts and working with clay, eating natural foods and healing with herbs – all at risk of being 'lost in history'.

Increased crime, cost of living and traffic congestion, along with decreased access to open / uncluttered green spaces, is not in line with the heritage of this land.

Garden Village residents frequently visit or work at Oude Molen and also come to take part in learning programmes related to the Food Garden or the Stables etc.

Heritage between Oude Molen Eco Village and Maitland Garden Village is strongly intertwined – what impacts one, impacts the other. You cannot exclude them in this process – it's their heritage and their future at stake also!

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

This living heritage is remembered and treasured by Garden Village residents going back several generations. The surviving elders and adults of the community wish to preserve and leave a legacy of an untouched natural environment, rich in memories and cultural history, to their children and their children's children.

Their heritage and long-standing relationship with Oude Molen and surrounding land is one of the few things left to the Garden Village community.

Not only can they not afford the proposed housing that is to be developed, but gentrification will directly impact the security and cost of living (rates etc) for current and longstanding residents of the area, who will no longer be able to afford to live where they grew up and where their and their families' heritage lies.

Every recent development and proposed development proudly makes mention of : Affordable Housing or Social Housing.

This is not only tokenism but terribly misleading, with the media being fed untruths.

River Club – Affordable Housing is far too high for the majority of 'white collar' South Africans.

Conradie – Many white collar workers cannot afford to move there.

Proposed Social Housing at Oude Molen Eco Village – not affordable to backyard dwellers, should any family have the combined income required to be considered, they will not be able to move their full family in to the unit they can afford.

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

This ongoing avaricious pursuit of property for financial gain is aggressively, single minded and has nothing but disdain for the various levels of heritage they are prepared to destroy.

This is not just about state owned land or custodianship - but the lack of EIAs, overturning of HIAs, and power of developers and foreign investors. The Western Cape is being sold off piece by piece... to those who can afford it (are they Cape Tonians, are they South Africans, do they comprise those who have been promised affordable housing?). In reality, the gap between the 'haves and have nots' is widening as foreign investment displaces born and bred Capetonians.

HOW WILL HERITAGE WESTERN CAPE STAND FIRM AND PROTECT THE SHRINKING HERITAGE ENVIRONMENT THAT REMAINS FOR CURRENT AND FUTURE GENERATIONS TO PROTECT AND TO PASS ON?

OVERVIEW / COMMENTS / OBJECTIONS

CONTINUED

A UNESCO application is a moral (if not legal) imperative – it is a critically important, threatened area needing UNESCO status and protection.

- Oude Molen Eco Village and adjacent wetlands qualify from not just a heritage perspective, but also environmental.
- Fragile biodiversity (now reduced and therefore at far greater risk) and cumulative impact on both heritage and environment.
- This current cultural and heritage rich landscape is a legacy to everyone –
 - The site reveals aspects of our country's origins and development, as well our evolving relationship with the natural world.
 - It provides scenic, economic, ecological, social, recreational and educational opportunities – helping communities to better understand themselves.
 - It demonstrates the promotion of social cohesion and dialogue between communities. OMEV is surrounded by institutions dependent on our services, which relations and reach can be grown even further.
 - It provides therapy, with education, environment, health and diversity – all come together to impart lasting and powerful change in the lives of at-risk human beings, cultures and environment.
 - It shares and builds on generations of shared knowledge passed down through the ages.

It is imperative that with the help of the likes of UNESCO, that we preserve, promote and protect this precinct which is diverse, delicate, multi-faceted and rich in historical, environmental, living, cultural and intangible heritage linked to the land.

OUDE MOLEN STABLES

Owned and Managed by Kendre Allies,
also a resident of Garden Village.

Kendre has been working with the horses at Oude Molen since his childhood.

His journey with Oude Molen Eco Village began when it was still Valkenberg Estate. He learnt his gardening skills from an ex Valkenberg patient who moved from the hospital to Oude Molen. He then took horse and cart to all surrounding areas to sell produce (at this time needing to take a 'white man' with him so as not to 'alarm' homeowners in the areas such as : Observatory, Salt River, Pinelands, Mowbray and Rondebosch.

His work ethic and passion were noticed by Howard Krut who encouraged his work with the horses. He then recognised Kendre's ability to learn quickly and apply his natural affinity and skills with the horses. His mentor became his business partner and when Howard moved to Stanford, Kendre purchased 6 horses with his hard-earned savings and an inheritance from his grandmother.

Since then, he's been rescuing abused and neglected horses and bringing them back to the stables – healing and rehabilitating them until they are ready to be integrated into the riding school.

Kendre now cares for a herd of 40 horses

The horses are used in both formal and informal Equine Therapy, working with challenged children and adults from Valkenberg, NICRO, Alexandra Hospital, Open Circle and various rehabilitation programmes.

The stables provide riding lessons, pony rides, ponies for parties, cart rides, photo and TV shoots, school initiatives, children's holiday camps, and clinics. Children from Garden Village enjoy free participation and full inclusion on holiday camps.

Most staff employed are from Garden Village, which allows them an escape from their high-risk environment and gives them an opportunity to not only learn valuable skills, but to meet and interact with people from all walks of life.

OUDE MOLEN STABLES

CONTINUED

Kendre's work extends way beyond the boundaries of Oude Molen Eco Village. He travels long distances to Cape Flats, Bonteheuwel and the like, educating and assisting cart horse owners in a non-judgemental manner. He works closely with the Cart Horse Protection Association whose work promotes the safety, recovery, education and dignity for both the cart horses and their owners. OMEV have previously hosted the Cart Horse Protection Association with Farrier workshops – extending and building on horse care knowledge.

He also invests both time and money in Maitland Garden Village, having been a key player in creating a sustainable food garden for the elderly. This is now in its second year and contributes to the soup kitchen run in the village.

Kendre's diverse clientele at Oude Molen Stables speak about how they experience joy, healing, peace and friendship with his horses, with many stating that the horses are the reason they have been able to overcome various challenges in their lives.

It was with the horses that Kendre found his own healing and a sense of peace outside of his troubled circumstances. He has taken this, the lessons from his past and his mentors and ensured that he passes this on. As do the horses in the herd, drawing on their own experience and animal instincts and centuries of the bloodlines of the first horses that propagated the heritage and growth of the horses in the Cape today.

Even his beginnings with his gardening skills learnt from a Valkenberg patient, have come full circle, with Kendre not only working with patients (outpatient and equine therapy), but participating in Valkenberg's first "supported employment programme". He now employs a Valkenberg patient full time, who is in turn passing on the skills they learnt from Kendre.

This is an example of how knowledge moves from one pair of hands to another. People learn skills not only through being told what to do, but through watching, listening and mimicking their teachers and mentors. These skills are transferred continuously with the past reflecting in the present. It is through this sharing and teaching that history is kept alive.

To Kendre - giving, sharing, teaching and learning are the same.

OUDE MOLEN STABLES

CONTINUED

Requests for participating with and learning from the riding school and the horses and the use of the horses for therapeutic programmes is consistently growing.

These requests come from : Schools, Universities, Non-profits, Therapists (Psychiatric, Occupational Therapy, Physiotherapy, Spectrum specialists etc), International bodies, Practitioners, Rehabilitation Centres, Neighbouring communities, Corporates etc.

The Stables work closely with other business and enterprises to provide the best possible learning and healing experience to all, maintain a synergistic partnership with the likes of The Food Garden (just one example), where we exchange notes on the progress of challenged residents from nearby NGOs and support each other in providing the best offering to facilitate a positive experience.

The Stables also play a vital role in supporting South African Equine Export Trade and Biosecurity and is actively involved in the AHS sentinel surveillance programme. Participation in this programme and its rigorous audits, meant that the consistent data provided by the Stables were a key factor in meeting stringent international requirements, leading to the successful reopening of horse exports from South Africa to the EU in 2024, which had been restricted since 2011.

Kendre and Oude Molen Stables are a haven and place of healing to many, where life-changing moments are experienced on a daily basis.

Oude Molen Stables, its staff, associates, service providers and clients work together with intent, to share the knowledge and benefits of the riding stables and the horses that heal.

ATTACHMENTS

NOTE : THESE ATTACHMENTS/REFERENCES/TESTIMONIALS SPEAK TO THE TANGIBLE AND INTANGIBLE HERITAGE OF OUD MOLEN STABLES WITHIN OUDE MOLEN ECO VILLAGE AND THE CRITICAL ROLE IT PLAYS IN ENSURING THAT EXPERIENCES AND WISDOMS ARE PASSED ON FROM GENERATION TO GENERATION IN ANY AND ALL WALKS OF LIFE.

1. Original objection submitted October 2024
2. **N.B.** Please view these videos featuring Kendre Allies and Oude Molen Stables which clearly indicate the depth and extent of the many layers of heritage that have been, and continue to be passed from generation to generation.
 - YouTube link : <https://youtu.be/g9u3g3Q18yo>
(Kendre Allies / Urban Cowboy / Oude Molen Stables)
 - YouTube link : <https://youtu.be/CdQzhml-F88>
(Kendre Allies / Horses to the Rescue / Oude Molen Stables)
3. We have attached just some of our references which reinforce the impact we and our horses have on the greater community, showcasing where we have been able to teach, nurture, guide, heal, motivate, empower and bring peace.

References and Testimonials speaking to our services of education, healing and sharing of skillsets

- 1. Valkenberg Hospital patient / employee of Stables
- 2. The Open Circle
- 3. SA Equine Health & Protocols
- 4. Equinox Trust
- 5. Kim Goodwin / International Post Graduate
- 6. The Human Connection / Coaching and Leadership
- 7. EdgeWise Learning Centre
- 8. Rondebosch Boys' High School

CONCLUSION

Western Cape Government made a conscious decision to put governing bodies in place to address different areas of vital importance to the future of the Western Cape.

However, they also respond in a disrespectful, condescending and dismissive manner, minimising and ignoring expert advice, while knowing the dire consequences.

We cite the following example :

In July 2025 – a Cape Times article quotes Melt Botes (spokesperson for Western Cape Minister of Infrastructure, Tertuis Simmers) - when responding to Western Cape Heritage not being satisfied with current HIA :

“The provincial infrastructure department meanwhile maintained they would forge ahead with their plans as custodians of the land.”

<https://capetimes.co.za/news/2025-05-27-wc-government-told-to-go-back-to-drawing-board-over-its-plans-for-oude-molen-village/>

This implies that Public Participation (PP) and submissions by Interested and Affected Parties (I&AP) is a farce - decisions have already been made and committed to and governing bodies, be they Heritage or Environmental have no say? This in no way speaks to democracy!

It is time for experts with integrity and passion to stand up to the bullies, the dictators, dismissive government officials and exploitative developers.

The work you do is integral in :

Preserving the Past

Promoting the Present

Protecting the Future

THANK YOU