

# Oude Molen Eco Village

## Future Development Proposal

Managed as a Social Enterprise

Optimising the unique location and public open space character for the benefit of local and neighboring communities

Ensuring a financially sustainable catalyst for socio - economic, environmental and educational development in the region

Showcasing a unique mixed-use *live and work* urban neighborhood development



Conceptualised by the Oude Molen Eco Village Tenants Association and visual representation by engineering students from Worcester Polytechnic Institute, USA

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BEYOND WDC 2014



OMEV # WDC 387



*"Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has." - Margaret Mead.*

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## 1. INTRODUCTION

*"You may never know what results come from your action. But if you do nothing, there will be no results." - Gandhi*

The Oude Molen Eco Village Tenants Association, in partnership with the City of Cape Town's Two Rivers Urban Park organisation, are the drivers of a unique future development proposal committed to maximising the potential of the Oude Molen property as a flagship micro enterprise eco village. The development proposal aims to organise the initiative as a social enterprise so that profits are used for additional social, economic, environmental and educational development in the region. In addition, an estimated 100 enterprises will provide job shadowing and skills development opportunities to 160 unemployed youth per month.

Further, the aim is to optimise the unique location and recreational opportunities by providing a public urban park for the benefit of surrounding communities and creating an ambiance that is attractive, family friendly and child safe. Developments will complement the Two River Urban Park initiative and the Provincial City Regeneration Programme's vision for the city, and give tangible effect to the City of Cape Town World Design Capital 2014 Programme

The proposal aims to position Oude Molen as a catalyst for socio-economic, environmental and cultural development in the region, and grow worldwide recognition and support for social enterprise management models and micro-enterprise development as a means to address socio-economic and environmental challenges.

A collaborative feasibility study undertaken by the Tenants Association together with assistance from engineering students from Worcester Polytechnic Institute USA projected generating R600 Million direct income to Provincial Government, R300 Million for Two Rivers Urban Park wetlands management and distributing R165 Million to Non Profit Organisations in the region over a period of 50 years.

The initial micro enterprise village was created with the aim of establishing a dynamic public urban space that facilitates socio- economic and environmental sustainability and encourages a respect and consideration for bottom-up people centered development, the environment, and cultural diversity.

It is a working demonstration of how proactive citizen involvement has transformed an under-utilised and abandoned public asset to address socio-economic and environmental challenges in an innovative way. It showcases and promotes a unique amalgamation of; constructive and proactive community action, progressive and proven international best practices; responsible joint custodianship of public assets. This initiative has the potential to inspire similar proactive citizenship involvement to address unemployment, youth development, food security and environmental challenges.

The Eco Village currently hosts 42 small business enterprises that collectively employ approximately 300 people. Enterprises range from backpacker accommodation to music studios, equestrian activities, frail care services, metal, wood and craft workshops, public pool and braai facilities and urban agriculture. They include educational, cultural, social and recreational amenities and Non-Profit services for children, youth and the elderly all benefiting local communities.

## 2 HISTORY OF THE PROPERTY

### 2.1 PRE 1997

Activity in the area is dated back to 1652, when Khoi pastoralists utilised the land for cattle grazing. Over the next 300 years the property located in the Liesbeeck Valley became the wheat producing area providing food for the Castle and citizens in the region. In 1693 the Dutch East India Company built the first mill in South Africa on the property. In the 1920's the government built what became a psychiatric institution, part of which was built on the current site. In the early 1990's, the East Wing of the institute was closed, abandoned and thereafter vandalised.

### 2.2 AFTER 1997

The Oude Molen Eco Village was initiated in 1997 by a small group of proactive social entrepreneurs who, together with the local community and international volunteers, transformed the abandoned and vandalised hospital complex into a micro-enterprise village

The initial micro-enterprise village concept was based on the sites' inherent potential to contribute towards:

- Micro-enterprise development, job creation & youth development
- Social enterprise management distributing profits for additional socio-economic development in the region
- Local and International tourism development
- Healthy social and recreational activities for surrounding communities
- Food security in the form of organic permaculture / urban agriculture
- Arts and craft development and weekend craft & food markets
- Promoting recycling and eco-friendly renewable energy technology

A number of redevelopment proposals in 2003 to develop the site as a private office park were successfully opposed and prevented from becoming a reality. In 2009 an attempt was made to transfer the land over to a new national Housing Development Agency, which was successfully challenged by Premier Helen Zille.

In November 2010 the Oude Molen Eco Village Tenants Association submitted a draft proposal outlining a long-term vision for the property to Premier Helen Zille and in 2011 the property was incorporated into the Provincial City Regeneration programme.

### 2.3 WORLD DESIGN CAPITAL 2014

The Oude Molen Eco Village Future Development Proposal was selected as a World Design Capital (WDC) 2014 project. This exciting accolade affirms the proactive, innovative and socially relevant nature of the Village, and provides a platform for public participation in the design and future development of the Village as a *"people's legacy project."*

The ultimate aim is to establish an economically sustainable micro-enterprise eco-village that is able to showcase how government, community and key stakeholders are able to collaboratively address national and provincial priorities such as unemployment, youth skills development, micro-enterprise development, food security and the demonstration of renewable energy technology, all based on proven international best practices.

### 3 FUTURE DEVELOPMENT

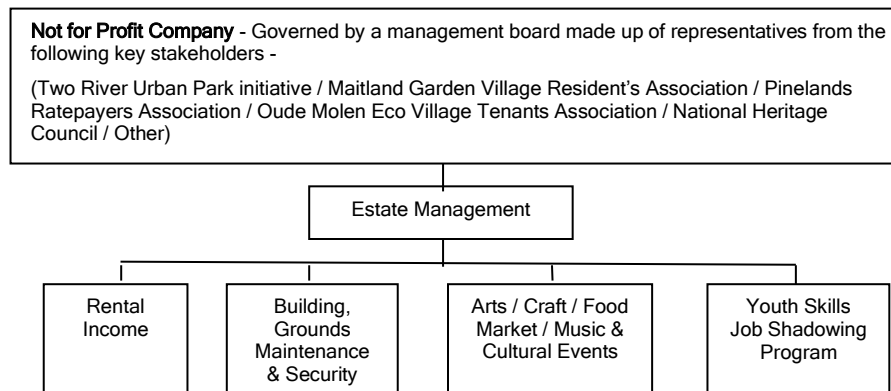
#### 3.1 OVERALL AIM

To continue transforming the Oude Molen property into a unique micro enterprise eco village and public urban park destination while being managed as a social enterprise to benefit local communities and act as a catalyst for socio-economic, environmental and educational development in the region.

#### 3.2 KEY OBJECTIVES

- Preserving the unique location, social, economic and recreational potential and public urban park character of the property
- Distributing profits towards additional socio-economic, environmental and educational development in the region
- Complementing the Two Rivers Urban Park (TRUP) initiative, the Provincial Regeneration Programme vision and the World Design Capital 2014 programme for the city
- Providing affordable rental rates to micro enterprises, non-profit organisations, educational institutions and mixed income residential occupants
- The inclusion of non-profit and educational institutions that can provide socio-economic, environmental and educational services to local and neighbouring communities
- Creating a unique destination for local and international tourism
- Optimising the use of renewable energy and water saving technology throughout the eco village development
- Providing a variety of social and recreational facilities such as; equestrian activities, public swimming pool, picnic and braai facilities, public playgrounds and an amphitheatre for music and cultural events
- Offering craft and food markets for informal sector employment opportunities
- Providing space for urban agriculture and communal food gardens
- For all enterprises to offer job shadowing opportunities to unemployed youth

#### 3.3 PROPOSED SOCIAL ENTERPRISE MANAGEMENT STRUCTURE



#### 3.4 SOCIAL ENTERPRISE MANAGEMENT MODEL

Based on growing international recognition and support for social enterprise *multi-bottom line* management models as the preferred means to address socio-economic and environmental challenges more effectively, a Not for Profit Company is proposed as the most suitable legal entity to perform the independent management role.

Similar to the City of Cape Town's Central Improvement District (CID) initiatives, which have proven to be accountable and effective throughout the city, a full time management team would be governed and accountable to a management board consisting of representatives from local stakeholder organisations and institutions,

#### 3.5 BENEFITS OF A SOCIAL ENTERPRISE MANAGEMENT OPTION

- Applies *multi-bottom line* business principles to achieve its aims and objectives
- Governed by and accountable to local stakeholders who have a direct interest in the success of the Oude Molen Eco Village project
- Able to utilise profits for socio-economic, environmental and educational development purposes ensuring additional benefits to the region as a whole
- Governed by statutory requirements to ensure financial accountability

#### 3.6 FINANCIAL SUSTAINABILITY

Potential income opportunities:

- Rental income (commercial / non-profit / educational enterprises & residential)
- Weekend art / craft & food markets
- Weekend music and cultural events

Based on financial projections, the project has the potential to;

- Generate R 600 Million in revenue / income for Provincial Government over fifty years
- Contribute R 165 Million to socio-economic, environmental and educational development activities in the region over fifty years
- Contribute R 300 Million to TRUP - Wetlands Management Operating Expenses (includes grounds maintenance / 24 hour security / youth skills job shadowing program stipends) over fifty years
- Collectively provide 700 fulltime and 2,000 informal employment opportunities
- Provide 160 youth per month with practical job shadowing opportunities
- Ensure an efficiently managed and attractive mixed use live and work neighbourhood development and a local and international tourism destination

*"To the daring belongs the future." - Emma Goldman*

### 3.7 THE OUDE MOLEN PROPERTY

The property has the potential to act as a catalyst for socio-economic development in the region as well providing safe social, cultural and recreational opportunities.

**Site Location** - Being adjacent to Pinelands railway station and next to the N1 freeway, the site is easily accessible by neighbouring and surrounding communities, primary, secondary and tertiary educational institutions and local and international tourists. Part of the transport plan is to encourage tenants and visitors to utilise public transport, bicycle, foot and alternative modes of transport to commute to and from Oude Molen.

**Scenic views of Table Mountain and open space** - Lends the site to music events such as the Sunday evening music concerts held at Kirstenbosch Botanical Gardens and in De Waal Park. Similar events on the Oude Molen site would enable communities who are not able to access Kirstenbosch or De Waal Park, to enjoy similar music and cultural events as well as the opportunity to identify and support new talent.

**Wetlands** - Oude Molen Eco Village borders on the City of Cape Town's wetlands and Two Rivers Urban Park area. The public park character of the micro enterprise eco village will ensure that a range of social and recreational family orientated activities such as hiking / bird watching / picnicking / horse riding will be accessible to surrounding disadvantaged communities as well as local and international tourists.

**The size and proximity of the property** - Lends the site to become a permanent weekend craft / organic fresh produce and food market destination, enabling stall holders the means to sell home-made products and providing citizens from surrounding communities with income generating opportunities.

In essence, the site has the inherent potential to address a range of socio-economic, cultural, recreational and environmental challenges, while simultaneously contributing towards local and international tourism in a financially sustainable manner.

### 3.8 OVERALL BENEFITS / OUTCOMES

- a) Preserving a unique public open space where people are able to experience the benefits of healthy social and recreational activities
- b) Direct and indirect employment opportunities for local and surrounding communities
- c) Practical job shadowing skills opportunities for unemployed youth
- d) A variety of Non-Profit Organisation services to; children, youth and the elderly, benefiting local neighbouring and surrounding communities.
- e) A local and international tourist destination contributing towards the regional economy
- f) Managed as an independent Social Enterprise ensures local accountability and the ability to contribute financially towards additional socio-economic and environmental development in the region
- g) Provides a Public / Private / Community Based Partnership that can be replicated
- h) Generates continued revenue / income to Provincial Government
- i) Showcases renewable energy and efficient water management technology
- j) Showcases a unique amalgamation of progressive international best practices, responsible joint custodianship of public assets and visionary political leadership

### 3.9 CONCLUSION

Oude Molen is a public asset with numerous stakeholders who have a direct interest in the future use of the property.

The Oude Molen Eco Village Tenants Association (OMEVTA) believe as proactive citizens and joint custodians of this precious asset we, together with our elected leaders have a responsibility to promote a future development model that integrates the needs and aspirations of multiple stakeholders while ensuring the continuation of a legacy which has benefited local communities in the region.

The proposed future development put forward by OMEVTA/TRUP Association is a unique amalgamation of carefully researched and selected international and local best practices appropriate for the property.

It is a win-win financially sustainable solution to ensure a future development emphasises a holistic development approach that optimizes the historical legacy, strategic location, scenic views and unique social and recreational opportunities the Oude Molen Eco Village property has to offer, with an emphasis on benefiting local, neighbouring and outlying communities in the region.

Based on a fifty year lease, R 600 Million can be generated for Provincial Government, R 165 million distributed to Non-Profit Organization in the region and R 300 Million to TRUP - Wetlands Management Operating Expenses over a fifty year period. In addition 700 fulltime and 2,000 informal employment opportunities will be created

The Tenants Association is confident that with public involvement and support, Provincial Government would provide a fifty year lease to a suitable social enterprise management entity that would then be able to secure the necessary capital funding from Corporate Social Investors and International Foundations.

The Tenants Association believes the general public, the Provincial Government and local communities would prefer a unique micro-enterprise eco-village and public urban park development on the Oude Molen property as this would complement the City Regeneration Programmes private medical park development ***on land surrounding the Oude Molen property***, give direct effect to Provincial and National government's shared values, principles and goals for the region and offer far more opportunities and benefits to a greater number of citizens in the region.

*The greatest danger for most of us is not that our aim is too high and we miss it, but that it is too low and we reach it. - Michelangelo*

#### 4. PROPOSED SPATIAL LAYOUT *(Extract from WPI students' project summary)*

Building Information Modelling (BIM) software was used to produce a representation of existing and additional buildings being proposed.

The structural integrity together with the location of existing buildings formed the basis on which it was decided which buildings would remain, which would be renovated, and which buildings should be replaced. Basic conceptual masses were then created to generate the optimum spatial layout.

The required rentable space for future commercial and residential activities based on financial projections, to ensure an economically viable and financially sustainable future development model.

Image A



The buildings highlighted in the above *Image A* represents the building footprint currently existing on Oude Molen. The buildings outlined in **red** represent buildings thought to be unsuitable (prefabricated structures / or beyond repair / or foundations only) and their total building footprint relocated in the proposed future development model. The buildings outlined in **blue** would be renovated in the proposed development model.

Image B



*Image B* is a representation of the proposed changes. The **blue** blocks represent the preserved (to be renovated) buildings, while the **yellow** blocks represent combining and relocating the current thought to be unsuitable buildings (prefabricated structures / or beyond repair / or foundations only) foot print to meet the financial sustainability criteria as per the basic assumptions and financial projections.

Every effort was made to preserve the unique ambiance on the Oude Molen property regarding the relationship and balance between open space and built environment.

*"You never change the existing reality by fighting it. Instead, create a new model that makes the old one obsolete." - Buckminster Fuller*



## 5. BIRDS EYE VIEW OF THE PROPOSED MICRO ENTERPRISE ECO VILLAGE SPATIAL LAYOUT AND ACTIVITIES

1. Mixed use (commercial enterprises - ground floor & mixed income residential & loft apartments units above) - *Proposed*
2. Amphitheatre for music and cultural events - *Proposed*
3. Arts craft food market area - *Existing*
4. Community hall for private and public social functions - *Existing*
5. Public pool with braai and picnic facilities - *Existing*
6. Robin Trust Frail Care Centre with enclosed outdoor social area - *Existing and relocated*
7. Manor house (Heritage site) for a museum and NGO services - *Existing and proposed use*
8. Gaia Waldorf School with enclosed outdoor playground - *Existing and relocated*
9. Preschool (Montessori or Other) with enclosed outdoor playground - *Proposed*
10. Restaurant with enclosed outdoor social area - *Proposed*

11. Farmstall & restaurant with enclosed outdoor social area - *Existing*
12. Urban agriculture / Organic food gardens - *Existing and relocated*
13. Public playgrounds with braai / picnic area - *Proposed*
14. Residential mixed income premises with loft apartments - *Proposed*
15. Horse stables and overnight paddocks - *Existing and relocated*
16. Horse jumping arena - *Existing and relocated*
17. Car parking areas - *Some existing and additional proposed*
18. Additional entrance / exit road - *Proposed*
19. Recycling station - *Proposed*
20. Waste treatment & Biogas production plant / underground - *Proposed*





## 6. WASTEWATER TREATMENT & BIO-DIGESTER PLANT

According to the bio-digesters specifications it is capable of converting waste produced by 5,000 people and as a result has the capacity to recycle Oude Molen Eco Village residence together with Maitland Garden Village residence and visitors to the OMEV, waste

### Installation



The bio-digester can be located underground under one of the parking areas and is capable of converting / recycling sewage and organic waste and able to produce methane gas and electricity for domestic use and grey water for gardens. This will reduce the bulk service demand and provide the City with additional capacity for other infrastructure development.

### After installation



## 7 FINANCIAL PROJECTION, LAND USE AND OCCUPANCY

### 7.1 SUMMARY

Total people living and or employed on OMEV property (approximate)	1,253
Number of full time employment opportunities (OMEV Management / SME Micro enterprises / Non Profit Organisations / Educational Institutions / Recreational Enterprises)	700
Number of part time informal sector employment opportunities - created by weekly craft & food markets and music events	2,000
Number of youth per month benefiting from practical skills job shadowing internship programs	160
Potential Annual Income (Residential / Commercial / NGO / Education / Recreation Enterprises / Weekend Craft & food market & Music Events)	R 32,801,800
Total building space for Commercial SME / Micro Enterprise purposes	16,100 m2
Total building space for Non Profit / Education / Recreation enterprise purposes	7,570 m2
Total building space for Mixed income Residential purposes	19,500 m2
Total building m2 - Ground floor and upper floors	43,170 m2
Total ground floor building footprint	16,570 m2
Total ground floor space for dedicated recreational / nonprofit / educational / agriculture / Amphitheatre use	40,038 m2
Total ground floor footprint (all activities / uses)	56,608 m2
Total Property size	140,000 m2
Remaining open space	83,392 m2
Number of residential units (From Bed-sitter units to - 4 bedroom units)	295
Number of Commercial SME / Micro Business Enterprises	84
Number of Educational / Non Profit / Recreational Enterprises	16



## 7.2 - GENERAL OVERVIEW (EXISTING AND PROPOSED BUILDING FOOTPRINT AND LAND USE)

Existing building Footprint (buildings / foundations without buildings / dedicated open spaces / land use)					
Type	Buildings - can be used for future development (m2)	Buildings - unsuitable for future use (m2)	Foundations with no buildings (m2)	Total footprint (m2)	In relation to property
<b>Buildings - ground floor footprint</b>	7,720	5,031	2,600	15,351	11%

Proposed future development footprint		
Additional - required (m2)	Total - Required footprint (m2)	In relation to property
1,219	16,570	12%

Type	Social / Recreational space footprint currently in use and which can be used for future development purposes	In relation to property
<b>Swimming Pool / Recreation area</b>	4,150	3%
<b>Weekend Craft / Food Market area</b>	3,900	3%

Proposed ground floor footprint	In relation to property
4,150	3%
3,900	3%

Type	Ground floor footprint currently in use. It is proposed for these areas to be relocated to ensure more complementary relationships with other enterprises & activities)	In relation to property
<b>Urban Agriculture Vegetable gardens</b>	4,250	3%
<b>Horse Riding - Paddocks / lunging &amp; jumping arena</b>	9,350	7%

Proposed ground floor footprint	In relation to property
4,250	3%
9,000	6%

Type	Ground floor footprint currently in use	In relation to property
<b>Vehicle Parking area</b>	1,520	1%

Proposed / required ground floor footprint	In relation to property
10,738	8%

Type	Ground floor m2 footprint (currently in use / unused / some to be relocated and others move with new building positions)	In relation to property
<b>Enclosed areas</b> (Playgrounds / Frail Care / Restaurant / Plant Nursery)	4,800	3.4%

Proposed ground floor footprint	In relation to property
3,300	2.4%

Type
<b>2 x Public Open Social Space / jungle gyms / playgrounds / Braai areas</b>
<b>In-house sewerage / organic waste bio digester</b> - recycling system for entire OMEV property & neighboring MGv
<b>Music amphitheatre / stage seating &amp; picnic area</b>

Proposed ground floor footprint	In relation to property
1,400	1%
1,000	1%
2,300	2%

Type	Ground floor footprint (Buildings / dedicated social recreational agricultural) currently in use	In relation to property
<b>Total ground floor footprint</b>	<b>43,321</b>	<b>31%</b>

Proposed ground floor footprint	In relation to property
<b>56,608</b>	<b>40%</b>

### 7.3 PROPOSED SIZES OF RESIDENTIAL UNITS AND RENTAL COSTS

The following are proposed sizes of the mixed-income residential units together with monthly rentals.

	High income			Middle income		Low income	
	m2	R / M2	Rent per month	R / M2	Rent per month	R / M2	Rent per month
<b>Bachelor</b> (open plan bedroom / lounge / kitchen)	35	R 100	R 3,500	R 65	R 2,275	R 40	R 1,400
<b>One bedroom</b> (with open plan lounge & kitchen)	58	R 100	R 5,800	R 65	R 3,770	R 40	R 2,320
<b>Two bedroom</b> (with open plan lounge & kitchen)	81	R 100	R 8,100	R 65	R 5,285	R 40	R 3,240
<b>Three bedroom</b> (with open plan lounge & kitchen)	104	R 100	R 10,400	R 65	R 6,760	R 40	R 4,160
<b>Four bedroom</b> (with open plan lounge & kitchen)	127	R 100	R 12,700	R 65	R 8,255	R 40	R 5,080

### 7.4 TYPES OF RESIDENTIAL UNITS / OCCUPANCY / NUMBER OF UNITS

Type	Bachelor	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total units & occupancy
<b>Units</b>	111	67	48	38	31	295
<b>Occupants</b>	223	134	193	225	246	1021

### 7.5 PROJECTED ANNUAL INCOME POTENTIAL

Activities	Rate / m2	Total m2	Per Annum
<b>Commercial / micro enterprise / SME use</b>	R 45	16,100	R 8,694,000
<b>Residential use - High income</b>	R 100	9,900	R 11,880,000
<b>Residential use - Middle income</b>	R 65	4,800	R 3,744,000
<b>Residential use - Lower affordable income</b>	R 40	4,800	R 2,304,000
<b>Non Profit / Education / Recreation use</b>	R 20	7,570	R 1,816,800
<b>Land enclosed dedicated Commercial / SME enterprises</b>	R 10	3,850	R 462,000
<b>Land enclosed dedicated NGO / Education / Recreation / Social use</b>	R 7	17,650	R 123,550
<b>Weekend Craft &amp; Food Markets</b>			R 2,497,450
<b>Weekend Music Events</b>			R 1,280,000
<b>Total income potential per annum</b>			R 32,801,800

### 7.6 PROJECTED INCOME & EXPENDITURE

Detail	Annually
<b>Potential Income</b>	<b>R 32,801,800</b>
Independent Social Enterprise Management Operating Expenses (includes building & grounds maintenance / 24 hour security / youth skills job shadowing program stipends / weekend craft food market & music events management)	R 10,000,000
Income to Provincial Government (R 600 Million over fifty years based on a fifty year lease agreement)	R 12,000,000
TRUP - Wetlands Management Operating Expenses (includes all grounds maintenance / 24 hour security / youth skills job shadowing program stipends) (R 300 Million over fifty years)	R 6,000,000
Allocation to Non-Profit Organizations for social, economic, environmental and educational intervention services & development activities in the region (R 165 Million over fifty years)	R 3,300,000
Allocation for improvements to property & buildings (Excludes initial capital cost estimated at R900 Million)	R 1,501,800
<b>Total Expenses</b>	<b>R 32,801,800</b>

## ADDENDUM A:

### THE OMEVTA/TRUP ASSOCIATION PROPOSAL CONTRIBUTES TOWARDS THE IMPLEMENTATION OF TWO SIGNIFICANT PROGRAMMES

(The proposed micro enterprise eco village development will contribute directly towards and give tangible effect to the following two programmes)

#### WORLD DESIGN CAPITAL 2014 AWARD PROGRAM

....exploring **new and innovative ways to create a city where everyone is included**".

....how **excellence in design can help change our lives..... Use design for social, economic and cultural transformation.**"

Explore ways in which **design can be used to heal the negative legacies of the city's divided past and reconnect its people and its spaces.**

To create an **inclusive city for all by embedding design thinking in its urban development plans.**

Design-focused on **creative communities for social, economic and cultural solutions.**

.....**inspire creativity, create business opportunities, advance culture and meet the needs of the future.**

....all **sharing a vision of the transformative power of design in the context of the many social and economic challenges we face.**

#### PROVINCIAL CAPE TOWN CENTRAL CITY REGENERATION PROGRAMME

**Unlock Cape Town's potential to become a city that serves the needs of all its citizens**

**Generate an income stream to finance provincial property development**

**Generate economic activity and create new jobs and opportunities for empowerment, provide access to the city's resources, facilitate social cohesion and well-being and enable environmental sustainability and energy efficiency**

..... **a city that comes alive as a diverse, globally connected and socially inclusive space that encourages an entrepreneurial culture, provides a welcoming and inspiring place for socially mixed communities**

.....develop Cape Town beyond the current amalgam of tourism, leisure, port activity and commercial company headquarters

.....**demonstrate sustainability in relation to the beauty of green and blue spaces, the water and energy resources required for growth, the diversity and value of locally produced food, and the resources which citizens and businesses recycle**

....**business premises are affordable for small and micro enterprises**

**Developing residential stock for affordable housing**

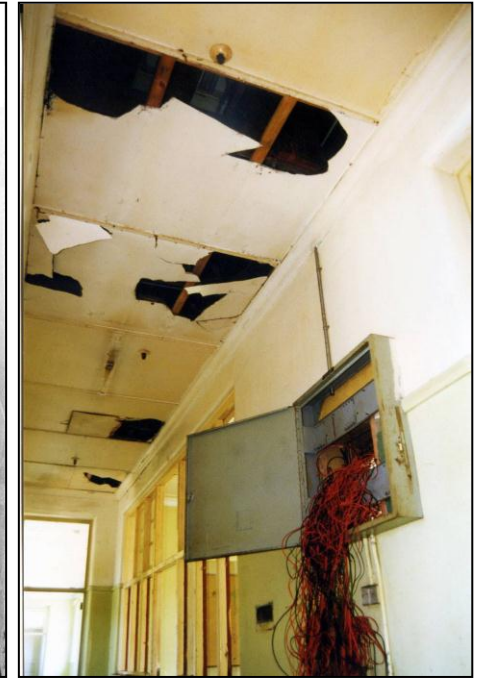
**Provide access to green and vibrant public spaces within walking distance of residential buildings**

**Develop exemplary social facilities for all age groups and cultural persuasions**

*Our grand business is not to see what lies dimly in the distance,  
but to do what lies clearly at hand. - Carlyle*

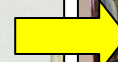
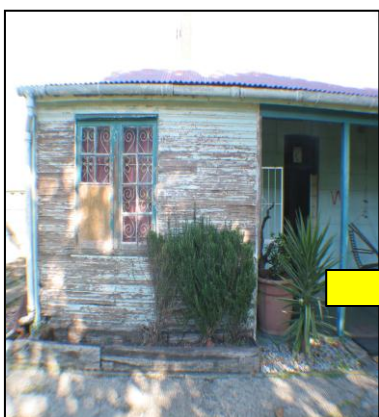
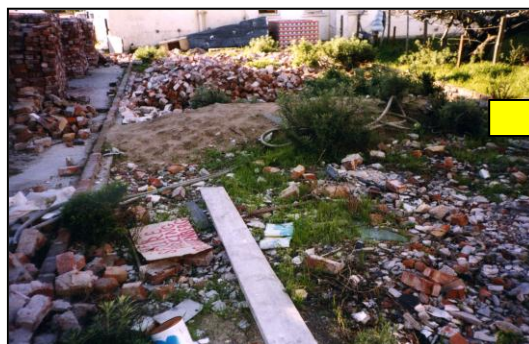
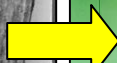
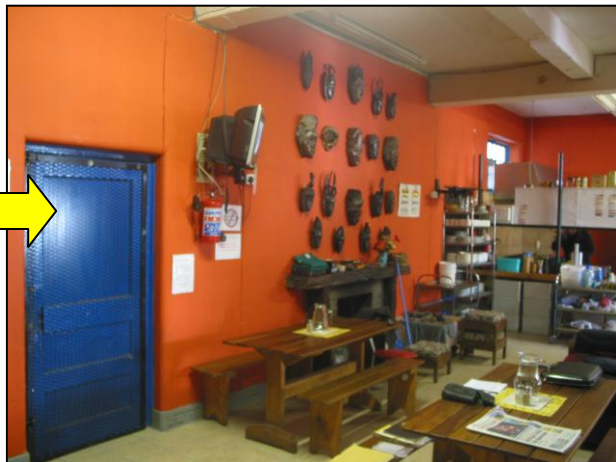


ADDENDUM B - CONDITION OF BUILDINGS AND GROUNDS WHEN THE MICRO ENTERPRISE VILLAGE WAS INITIATED IN 1997



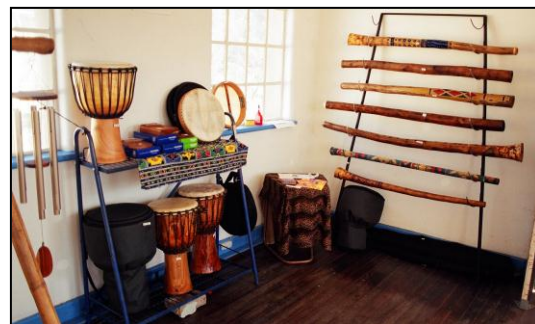


ADDENDUM C - BEFORE AND AFTER - IMPROVEMENTS BY TENANTS / LOCAL COMMUNITY & INTERNATIONAL VOLUNTEERS (1997 - 2001)





ADDENDUM D - AFTER IMPROVEMENTS - CRAFT MARKET AND PUBLIC OPEN DAYS (1997 - 2001)





ADDENDUM E - AFTER IMPROVEMENTS - GENERAL (2001)





**Oude Molen is a story about a small group of proactive citizens who –**

- **Embody the meaning of** - perseverance, tenacity, social entrepreneurship, vision, self-sacrifice for a greater cause, Ubuntu, determination, hard work, proactive citizenship, responsible joint custodianship of public assets, commitment to making a difference, environmentally conscientious intervention;
- **Have acted in good faith over the past 17 years** - consistently pursuing and implementing numerous political administrations' values, principles, objectives and goals for the region, trusting what different provincial administrations have advocated and championed, will be honoured and supported;
- **Have researched and amalgamated** – local, national and international best practices into a unique future development proposal that provides a win-win solution to competing stakeholder interests and aspirations while focusing on addressing local and national socio-economic and environmental challenges;
- **Believe in** - bottom-up development, proactive citizenship, sustainable urban development, social enterprise management models, joint custodianship of public assets, and tourism as a key economic driver for the region's development;
- **Have embraced** - diversity, social cohesion, a place for all;
- **Desire that** - the unique location and historical legacy and significance of the property be optimised for the benefit of local and neighbouring communities and the region as a whole, while still complementing all key stakeholders' aspirations and expectations.

Their efforts, vision, tenacity and perseverance not withstanding financial, social and political challenges, has insured that the property is still available to create a dynamic local and international tourism destination, for the benefit of future generations

*You are not here merely to make a living.*

*You are here in order to enable the world to live more amply, with greater vision, with a finer spirit of hope and achievement.*

*You are here to enrich the world, and you impoverish yourself if you forget the errand.*

*- Woodrow Wilson*