

## Central City Provincial Property Regeneration Projects: vision document

1. Refurbish and achieve savings in the operation and maintenance of provincial properties
2. Generate economic activity and create new jobs and opportunities for empowerment
3. Provide access to the city's resources and opportunities
4. Create conditions for social cohesion and wellbeing
5. Enable environmental sustainability and energy efficiency
6. Inspire and lead the way for replication elsewhere
7. Importance of new systems for managing resources more sustainably
8. The re-emergence of public life and community, and more cooperative trust-based modes of working in the social economy
9. City that comes alive as a diverse, globally connected and socially inclusive space that encourages an entrepreneurial culture and provides a welcoming and inspiring place for socially mixed communities
10. Demonstrates sustainability in relation to the beauty of green and blue spaces, water and energy resources, the diversity and value of locally produced food and the resources which citizens and businesses recycle
11. Ensure that a significant component of the business premises are affordable for small and micro enterprises
12. Develop a percentage of the residential stock for affordable housing
13. Access to green and vibrant public spaces within walking distances of all residential buildings
14. Provision of exemplary social facilities for all age groups and cultural persuasions
15. Development is checked against socio-economic benefits
16. Types of property transaction achieves socio-economic and sustainability return

## The OMEVTA together with a core group of rent paying tenants vision:

1. Embrace as much of the Central City Provincial Property Regeneration Projects vision as what is relevant and applicable to the OMEV property eg the above 16 points
2. A balanced building densification "*as much as what is necessary to ensure financial viability*" approach, that also ensures a sense of space and public interaction urban park character, which allows for weekend craft and organic food markets, cultural and music events, recreational and social activities.
3. Provide affordable residential premises that can accommodate small and micro enterprise owners and their staff
4. Providing affordable commercial premises for emerging small and micro enterprises as apposed to established medium to large enterprises that have the financial means to lease or secure alternative premises
5. An inclusive place for all cultural, community, economic classes and groups to visit and interact with one another
6. A Social Enterprise management model that is accountable to local stakeholders and where profits can be used more effectively to provide financial support to socio-economic environmental and educational development services initiatives

and activities to previously disadvantaged communities in the local and regional context

7. The inclusion of a range of Non Profit and educational enterprises / activities providing services to local, neighboring and outlying communities
8. Generate a justifiable rental income from the OMEV property for Provincial Government
9. Ensure the inclusion of all current rent paying value adding tenants enterprises in the proposed future use of the OMEV proposal

**The OMEVTA together with a core group of rent paying / value adding tenants do not support:**

1. A “market related / highest return / profit only” driven management model that does not take cognisance of the immense social, recreational and cultural benefits the property as well as profits derived from income have to offer previously disadvantaged and other citizens in the region
2. The presence and inclusion of mainstream medium-to-large businesses on the OM property, given the need to promote, empower and support small and micro enterprises
3. One or other social or cultural group / industry / community or economic class exclusively monopolizing the Oude Molen Property
4. The unnecessary densification of the OMEV property that will undermine the sense of public space, unique ambiance and opportunities for social, recreational and cultural activities and interaction by local, neighboring and outlying communities in the region