

PERMIT APPLICATION & HERITAGE ASSESSMENT TO THE SOUTH AFRICAN HERITAGE  
RESOURCES AGENCY (WESTERN CAPE)

ALTER, REFURBISH & PROPOSED CONSTRUCTIONS WORKS


AT THE OR TAMBO HOMESTEAD

MBIZANA, EASTERN CAPE

SUBMITTED BY THE INDEPENDENT DEVELOPMENT TRUST ON BEHALF OF THE  
DEPARTMENT OF ARTS AND CULTURE

21 FEBRUARY 2013





***“In paying homage to our comrade President, I am addressing not only the unrivalled qualities and achievements of the individual, Oliver Tambo, I am addressing the man as the crystallization and personification of what the ANC is and became under his leadership”***

Nelson Mandela on O.R. Tambo, 1990

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## SECTION 1: INTRODUCTION

IDC Consultants have been briefed by the Independent Development Trust (IDT) to prepare a Heritage Impact Assessment for the O.R. Tambo Homestead Site (See Annexure 1: Letter of Appointment). A Heritage Impact Assessment is required by the South African Heritage Resources Agency in Western Cape for development of the O.R. Tambo Homestead site and is required for compliance with National Heritage Resources Act (No. 25 of 1999).

The National Department of Arts and Culture has initiated several legacy projects to establish commemorative symbols of South Africa's history, to celebrate its heritage and create economic upliftment. In particular these will serve to emphasize the legacy of O.R. Tambo and in particular pay tribute to his family through the beneficiation of the homestead which will serve to preserve the dignity of the Tambo family and honor O.R. Tambo.

### 1.1. Objectives and Purpose of the Proposed Development.

The purpose behind these legacy projects is to create monuments, museums, plaques, outdoor art, heritage trails and other symbolic representations that will serve as visible reminders of, and commemorate, the many aspects of South Africa's past. The National Department of Arts and Culture (DAC) have appointed the Independent Development Trust (IDT) as an implementing agent for some of the projects within this programme.

The interventions to be undertaken at the OR Tambo Legacy Project will consist of the following elements (but is not limited to the scope outlined below):

- The repair of the existing rondavel structures at the O.R. Tambo Homestead Site consisting of remedial and upgrade work to establish the dwellings as fit-for-habitation and usage.
- The repair of the primary O.R. Tambo dwelling to its optimum condition of usage.
- The upgrading of the Tambo family homestead.
- Upgrading of the family graves.
- Associated landscaping and fencing in a context-sensitive manner, including fencing of the site as a whole.
- Upgrading of the existing vegetable garden to serve as a self-sustaining entity.
- Upgrading of the existing livestock kraal and chicken coop.
- Establishment of a clear potable water supply.
- Upgrading of site available ablutions and an upgrade of the general sanitation conditions on the site.
- The provision of electricity supply, which will explore self-sufficient site energy generation.

These interventions will serve to preserve the existing heritage potential of the site, as well as generating additional site value for the Tambo family through the subtle upgrading of the homestead and formalization of the spatial layout of the site. This will be done in a context-sensitive manner driven through an understanding of the site-specific elements and their place within larger discourses of vernacular architecture, contemporary interpretations of architectural memes and through sensitive cultural engineering.

## 1.2. Mandate and Mission of the Proposed Development

The overall intent of the proposed works is outlined in the following encapsulating mission statement:

***The legacy of our great leaders will provide a platform for rural development through the effective stewardship of this heritage site, dedicated to the memory of Oliver Reginald Tambo. This heritage site will serve to actively promote his legacy in the context of self-sufficiency and will exemplify rural living and provide economic and income generation opportunities for this region, and act as a catalyst for sustainable people-centred growth.***

The emphasis on legacy will infuse and inform all aspects of this project, providing the platform for interpreting the context and site-specific deliverables contained in the overall scope-of-works contemplated for this site. In particular the following conceptual mission statements have been developed for this development:

- Cultural engineering of the architectural response to the site based on thematic elements drawn from the life of O.R. Tambo.
- Focus on the effective transformation of heritage elements from static heritage into dynamic heritage elements, providing mechanisms for community upliftment.
- Generating sustainable and meaningful growth through the incubation, sponsorship and development of co-operative enterprises and the utilization of the O.R. Tambo Legacy as a mechanism to achieve this.
- Focus on the “rurality” of the site as a content-driving memetic device to inform site-specific proposals.
- The understanding of self-sufficiency as more than a concept but as a pragmatic response to the lived experience of project beneficiaries.
- Interpreting the site as a focal-point for pro-active and progressive value generation.

### 1.3. The Client Brief

The Client Brief was developed by Sandisa Mgcokoca of Independent Development Trust (hereafter IDT) and represents the understood scope-of-work required by the Department of Arts and Culture (hereafter DAC) in order to articulate the legacy potential of this site, as well as to provide lasting beneficiation of the site for the Tambo family and the broader Nkantolo community: to transform the site into a meaningful space for dialogue into the core values held by O.R. Tambo and to create a lasting space for his family and to memorialize this important place.

#### **"1. Background**

*The National Department of Arts and Culture has initiated several legacy projects to establish commemorative symbols of South Africa's history and to celebrate its heritage.*

*The purpose behind these legacy projects is to create monuments, museums, plaques, outdoor art, heritage trails and other symbolic representations that will serve as visible reminders of, and commemorate, the many aspects of South Africa's past. The National Department of Arts and Culture have appointed the Independent Development Trust as an implementing agent for some of the projects within this programme. In establishing this programme, Government aims to:*

- *Expound the legacy of our Great Leaders*
- *Expound the legacy of our Struggle Heroes*
- *Regenerate Significant National Heritage Sites*
- *Engage with a Broad Spectrum Interventions for Community Development*
- *Create a linkage between cultural heritage and the country's National Development Agenda*

#### **2. Objectives of the O.R. Tambo Homestead Intervention**

*The main objective of the intervention at the O.R. Tambo Homestead is to create a living and tangible link with the great personality of the Oliver Reginald Tambo and the great events in South Africa that were influenced by his actions. This will be achieved through the implementation of intangible heritage methods into the way we approach the tangible heritage.*

*There are obvious areas of overlap between 'tangible' and 'intangible' forms of heritage: memory, stories, cultural knowledge and performances of all sorts that are invariably anchored in concrete spaces and have tangible objects at their heart, around which, significance and cultural practice are spun. Equally, the construction and maintenance of tangible heritage derives from knowledge, techniques and skills which have been developed over time and passed on through traditional cultural institutions, such as apprenticeship, each with their own intangible heritage value, in this case evidenced through the existing four rondavels and its maintenance and reconstruction year after year by the family members and community.*

*Heritage values are inseparable from the economic, cultural and social values in which they are embedded, and which they help to create; in this case the development of the OR Tambo Homestead will empower the entire Nkantolo community, both socially and economically.*

### **3. Stages of Site Development**

*The OR Tambo Legacy Project comprises five key sub-projects within which some elements involve building or constructions related works while others are related to the upliftment of the community and incorporation of the area into the National Tourism landscape.*

*The five sub-projects are as follows:*

- 1. O.R. Tambo Homestead. Phase 1,2,3.*
- 2. O.R. Tambo Memorial Site*
- 3. Khananda Memorial Site*
- 4. National Tourism Route*
- 5. Socio-Economic Projects*

### **4. Stage under Consideration: O.R. Tambo Homestead**

*The sub-project under consideration is the OR Tambo Homestead Site comprising the following work elements:*

- Rehabilitation of the existing Aunty Ghetty and O.R. Tambo dwellings due to lack of structural integrity.*
- Construction of new structures to replace the Aunty Ghetty*
- Restoration of the O R Tambo Two Bedroomed Dwelling.*
- Repairs to the four (4) existing rondavels – three (3) to be converted into guest accommodation, one (1) to be a meeting space for the community.*
- Perimeter fencing of entire homestead property.*
- Fencing and making good the existing Vegetable Garden, Livestock kraal and Chicken Coop.*
- Potable water supply, ablutions and sanitation, electricity supply.*
- Landscaping*

### **5. Description of Existing Structures: O.R. Tambo Homestead**

*The following elements constitute the extent of the existing structures of significance on the site<sup>1</sup>:*

#### **5.1. O.R. Tambo Dwelling**

*This two roomed brick and mortar dwelling was constructed in 1989. It is significant as it is the house in which the late O.R. Tambo lived upon return from exile. The dwelling displays irreparable structural damage by virtue of to the poor quality of the original construction, substantiated by a report from a structural engineer. Additionally, the roof of the dwelling has also failed structurally.*

#### **5.2. Aunt Ghetty's House**

*This brick and mortar dwelling was constructed by the local Municipality in 2004 and comprises three bedrooms, an open plan lounge and kitchen and a store room. The house accommodates*

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<sup>1</sup> An archaeological study is currently underway which may generate additional points of significance and as such this list does not representative a complete outline of the significant heritage elements, but rather reflects those elements identified by DAC, IDT, IDC as well as those elements identified in discussions with Ms Gertrude Tambo.

*Ms. Gertrude Tambo (Aunty Ghetty), the only living sibling of the late O.R. Tambo, and her two sons. This dwelling has also been recommended for demolition by the structural engineer due to the fact that its structural integrity cannot be guaranteed.*

### **5.3. Existing Rondavels**

*There are four rondavels, all of which contain structural and aesthetic defects which have rendered three of the rondavels unusable. The largest of the four rondavels is currently being utilised as a meeting place and contains a single bed which can accommodate one person.*

### **5.4. Vegetable Garden, Livestock kraal and Chicken Coop**

*The current vegetable garden is fairly neat in appearance and is bounded by a traditionally constructed wire strand fence which is in need of replacement due to its poor condition. The livestock kraal and chicken coop are “make-shift” in appearance, being bounded by a combination of irregular sized poles and randomly mounted metal roofing sheets.*

### **5.5. Storm Water Drainage**

*Currently, only the Aunty Ghetty house structure has some measure of rainwater harvesting in place. This is facilitated by the drainage of precipitation from the roof into a single plastic water tank.*

### **5.6. Basic Services**

*There is electricity supply to the homestead. There are no municipal services for water and sanitation. Ablutions are ventilated improved pit latrines*

## **6. Intended Interventions: Planned Scope of Work**

*The design of improvements and new structures, through appropriate design interventions and an extensive study of the site and its contextual reality, will not detract from the existing site layout and will serve to reinforce the culture associated with a local “traditional” family structures as well as providing a bridge between traditional understandings of family and community and negotiation with contemporary developments within Pondo culture. The design of the interventions conceptualises and celebrates this. The interventions on the Tambo Homestead Site will be designed and developed to have meaningful and real relevance to the local Nkantolo community, who are both situational and emotionally related to this site and the legacy of O.R. Tambo. This will be unpacked through the lived experience of Community.*

*The proposed work is being undertaken based on an “existing conditions” survey and with a clear understanding of the significance and impacts of buildings, structures, furnishings and related objects. The design has taken into account the new use, which is compatible with the preservation of the historic, cultural and heritage significance of the landscape.*

*There are seven (7) primary elements that constitute the extent of intended interventions on the Tambo Homestead Site, which intend on preserving the heritage significance of the site, as well as generating improvements for Ms Gertrude Tambo and the wider Nkantolo community.*

### **6.1. Reconstruction of the O.R. Tambo Dwelling**

*The construction works at the O.R. Tambo Dwelling will consist of the following:*



- *Restoration of the structure, foundation and roof to address the severe structural problems in the existing two bedroom dwelling.*
- *Refurbishment of the roof, walls and flooring.*
- *Replacement of windows and doors*
- *Repair and Upgrading of the existent electrical installation.*

### **6.2. Reconstruction of the Aunt Ghetty House Structure**

*The construction works at the Aunt Ghetty's House will consist of the following:*

- *Rehabilitation of the existing house (The existing house was built by the municipality and has severe structural problems).*
- *Construction of a new three bedroom house structure as per the submitted design.*
- *The design intends the followings:*
  - *Reinforce the concept of the forecourt as a permeating concept of the traditional home*
  - *Use of elements like the thatch roof as an ethnic building material*
  - *Use of the light as a building element*
  - *Use of stone as a representation of the role of the kraal within a rural context*
  - *The architecture of the home to reiterate the concept of celebrate culture through beadwork and ornate and ethnic artwork and ethnic garb*
  - *This design seeks to reiterate the intangible value of the heritage presence of O.R. Tambo as the very fundamental principle.*

### **6.3. Refurbishment of the Four Existing Rondavels**

*The refurbishment of the four existing rondavels will consist of the following:*

- *Three of the rondavels will be refurbished.*
- *The refurbishment works will include:*
  - *Repair of the existing walls (mud structures)*
  - *Repair existing flooring*
  - *Replace of existing windows and doors*
  - *Repair and upgrade existing electrical installation*
  - *Installation of toilets in each rondavels as per submitted drawings.*

### **6.4. Fencing and Upgrading of the Existing Agricultural Elements**

*The existing agricultural elements, consisting of the vegetable garden, livestock kraal and chicken coop, will be made good and upgraded.*

*Fencing will be provided to these elements to create a clear spatial delineation in the usage of the space as well as to reinforce and support the land usage in these areas.*

### **6.5. Fencing of the Property and Landscaping**

*This will primarily consist of fencing the site as a spatial-territorial mechanism, as well as to address security and safety on the site. It will be designed in such a manner as to form an integral component of the overall site concept.*

*Extensive landscaping will be undertaken to improve the aesthetic appeal of the site as a whole, as well as to act in such a manner as to reinforce the interventions elsewhere on the site.*

#### **6.6. Rain Water Harvesting**

*Comprehensive rain water harvesting measures will be implemented through drainage of all roof structures into plastic water tanks. Overland flow measures will include engineered stormwater channels directed to minimize erosion of the natural landscape.*

#### **6.7. Provision of Basic Services**

*It is intended to site at least one borehole at the homestead and to utilise a solar driven pump to propel fresh water into an elevated water tank for onward distribution under head of pressure to all buildings on the site.*

#### **6.8 New Structures (House,)**

#### **6.9 Rondaves and**

#### **6.10 Visitor Centre**

#### **6.11 Landscaping**

### **7. Conclusions**

*The intended interventions at the O.R. Tambo Homestead and that form the scope-of-work for this project are aimed at ensuring the establishment of visible cultural heritage structures and material that will both celebrate and commemorate the legacy of Oliver Reginald Tambo.*

*This document serves as a formal request to the South African Heritage Resources Agency (hereafter SAHRA) to grant the necessary and requisite permits and/or permissions for the proposed interventions, particularly with regard to the proposed design(s) and construction works at the O.R. Tambo Homestead Site. “*

#### **1.4. Statutory and Regulatory Framework**

The primary statutory instrument is the National Heritage Resources Act, No. 25 of 1999. Also of importance are the Cultural Laws Second Amendment Act (No. 69 of 2001) and the Culture Promotion Act (No. 35 of 1983). As this application will be submitted to SAHRA, it falls under the planning ambit and direction given in terms of the National Heritage Resources Act.

The National Heritage Resources Act (hereafter the Heritage Resources Act) states that:

*“SAHRA must identify those places with qualities so exceptional that they are of special national significance in terms of the heritage assessment criteria set out in Section 3(2) and prescribed*

*under section 6(1) and (2) and must investigate the desirability of their declaration as national heritage sites*

...

*This site will be declared a National heritage site and application must be made for a permit under the following legal framework”*

For the purposes of this application the requisite permit required relates to that category of heritage resource defined as “National Heritage Site, Provincial Site, Provisionally Protected Place, or Structure older than 60 Years”.

#### **APPLICATIONS FOR PERMITS:**

#### **NATIONAL HERITAGE SITE, PROVINCIAL HERITAGE SITE, PROVISIONALLY PROTECTED PLACE, OR STRUCTURE OLDER THAN 60 YEARS.**

*Section 27(18), 29(10) and 34(1)*

#### *Applicability*

*7. (1) the regulations in this chapter apply to any person applying for a permit to:*

- 1. Destroy, damage, deface, excavate, alter, remove from its original position, subdivides or changes the planning status of a national heritage site or provincial heritage site under section 27 (18) of the act or under section 29 Of the act.*
- 2. Alter or demolish any structure or part of a structure that is older than 60 years as protected under 34 of the act.*

#### **Application requirements and procedure**

Permit applications must be made on the official form.

Application to destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a national heritage site, provincial site, provisionally protected place or structure older than 60 years, available from SAHRA.

The following information must be supplied:

- The name and address, erf /stand/ farm number or geographical coordinates of the place, and the magisterial district.
- The name, address, telephone number of the planning authority of the place.
- The number and date of the notice of declaration or provisional protection in the Gazette.
- A statement on the conservation policy for the place.
- An annotated recording of the place or parts of the place to be affected by the action for which application is made, in accordance with SAHRA guidelines.
- Motivation for the action, including supporting documentation, and research, in accordance with SAHRA guidelines.
- Details of the cost of the action.
- Name, I D number, address and telephone number, qualifications, relevant experience, and signature of the person who will be responsible for the action.

- Name, ID number, address, telephone number and signature of the applicant.

## SECTION 2: BACKGROUND INFORMATION

### 2.1. O.R. Tambo Legacy

**The O R Tambo legacy** - (Beyond the Engeli Mountains. A biography of O R Tambo by Luli Callinicos)

The following extract highlights his contribution to society:

He consolidated the organisational practices of consensus making and collective leadership inside the organisation of the ANC.

- A key figure in the development of the youth league, whose call for a Program of Action was to transform the ANC from its dependency on goodwill of the oppressors to direct action by ordinary members.
- He, and the political generation of which he was part, broadened the constituency of the ANC by establishing a close working relationship with the Communist party (and continuing this relationship in exile) and its working class base.
- He embraced an inclusive, non-racial projection and consolidated it both inside South Africa and in exile, over many years.
- He developed a diplomatic strategy that isolated the Apartheid regime.
- He consciously instilled in a generation of young people a love of intellectual enquiry and professional excellence, in the service of a future, free and democratic SA.
- And, most significantly through his commitment to human rights and reconciliation, he laid the basis for the South African Constitution and, by means of the Harare Declaration; an ANC led negotiated resolution of the struggle.

His legacy extends beyond aspects mentioned above into his encouragement for people to be self-supporting, and to resist oppression in its many forms.

***“O R Tambo rejected the rise of 20th century individualism and aspired to deeply embedded collective African traditions.” (Beyond the Engeli mountains Luli Callinicos)***

The aspect of collective decision making as opposed to individualism is pertinent and relevant in today’s society.

#### PART 1: THE O R TAMBO MILESTONES

No.	THEME	HISTORICAL REFERENCES	FUTURE APPLICATION
1	Rural roots	(1)Born in Nkantolo, Mbizana in the Eastern Cape, (2)Mpondo Revolt Commemorative Site is adjacent to the Holy Cross Church, in Nquzu Hills, where OR was baptised and a member	(1)Further development of the Mpondo Revolt Site. The Holy Cross Church will be declared a heritage site. (2)Eastern Cape /Xhosa traditional values.
2	Education and intellectual	(1)OR Tambo a brilliant student (2)A dedicated mathematics and	The key importance of education

	brilliance	physics teacher (3)Clear, rational and abstract thinking (4)Chancellor of Fort Hare	
3	Law	(1)Qualified as an attorney (2)Set up first black legal firm, with Nelson Mandela	(1)The power of legal knowledge (2)Debate
4	ANC - development of the organisation	(1)Secretary General, acting president of the ANC, developed it into a contemporary more assertive body (2)ANC members, under his leadership, would continuously deepen their understanding of the ANC, its culture and policies (3)Developed a culture of debate, consensus in taking decisions.	
5	Youth	Helped establish the Youth League	Youth in leadership
6	Freedom Charter	Helped write the Freedom Charter	Human rights
7	Family values	(1) With wife Adelaide Tambo, provided a home from home for exiles (2)Warm and caring nature, father figure for many	(1)Strong family values (2) The support and ability of Adelaide Tambo
8	International links / diplomacy	(1)Grew the ANC in exile (2) Addressed UN, heads of state, EEC, House of Commons etc (3) Galvanized support from ordinary men and women and nurtured the growth of vibrant anti-apartheid movements in Europe and other parts of the world. (4) He nurtured solidarity with the Soviet Union, Cuba, China (5) By 1990, the ANC had 27 missions abroad which were impressive for a liberation movement. (6) United Nations declared apartheid a crime against humanity, a result of his tireless diplomatic work (7)The campaign to release Nelson Mandela and other political prisoners, campaign for sanctions against apartheid South Africa and the creation of an understanding of	(1)Our foreign policy is a continuation of the foundation that OR Tambo established. The headquarters of the country's Department of International Relations is called OR Tambo House. (2) Cannot create prosperity alone. Need to work with partners and organisations e.g. business, labour and the community for economic freedom now.

		South Africa under apartheid, were skilfully executed under his leadership.	
9	A revolutionary	(1) Called on South Africans to make the country ungovernable (2)Umkhonto Wesizwe leader (3)Bravery and commanding capabilities.	
10	Leadership	(1)Rebuilt the ANC in exile after the Rivonia arrests (2) A patient listener who always sought to achieve consensus. (3)Humble and respected every viewpoint, made all feel important and welcome in the ANC (4)Visionary and strategic - understood ANC's mission, its role and what its membership should do.	Leadership qualities
11	Strong values	Unity, selflessness, sacrifice, collective leadership, humility, honesty, discipline, hard work, internal debates, constructive criticism and self-criticism and mutual respect	We need to shape the South Africa of our dreams; a society we can all be proud of and a society rooted in freedom, equality and human dignity for all.
12	Political clarity and vision	(1)Conceptualised and articulated the policies and programmes of the ANC extremely well (2)Understood the Alliance and the broader Congress movement, and how to enhance and enrich it to be more united and more empowered to carry on the struggle	
13	A life lived in the service of humanity	His memory invokes admiration and respect from ANC members and lovers of freedom and human rights worldwide	Human rights

**PART 2: CONTEMPORARY INTERPRETATIONS**

No.	THEME	
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1	Rural roots and development of sites.	Integrated information resource on the life and times of OR Tambo, giving members of the public, scholars and fellow memory institutions across the globe access to relevant information. Information on Eastern Cape rich history, cultural tourism applications. Exploration time-tested African traditions Showcase vernacular architecture
2	Education and intellectual brilliance	Promotion of education and love of learning among youth. Outreach education programmes. Youth leadership school.
3	The power of legal knowledge / debate	Promote and facilitate dialogue around critical social issues within communities and focus on building capacity at a grassroots level.
4	Leadership	Youth leadership programmes. Inspirational meeting place for leadership programmes. Training in collective decision-making/negotiation.
5	Freedom Charter / human rights	Promote upholding the Constitution, regarded as one of the most progressive in the world, with a Bill of Rights second to none. Prevent erosion of human rights in SA. Educate youth on civil liberty and responsibility.
6	Current need for strong values and shaping a society we can be proud of.	Youth guidelines, leadership Women empowerment initiatives
7	International links / diplomacy	Encourage SA international relations to uphold democracy. Advocacy, for example, in crucial votes at UN, call for appropriate voting by SA representatives, or in situations such as Dalai Lama visa application
8	Working with partners for job creation/economic liberation now that political liberation achieved.	Link with Oliver and Adelaide Tambo Foundation, started in 2011. The Foundation will address issues of socio-economic upliftment and the advancement, protection and promotion of Arts, Culture and Heritage initiatives. Contact: 011 646 5595 or info@tambofoundation.co.za.  The Small Enterprise Development Agency (Seda), an agency of the South African Department of Trade and Industry.  The SA association of Local Economic Development agencies (LED) network – includes the Rural Economic Development Initiative. Members drawn from local, provincial and national government officials, consultants, facilitators and other organizations working on the development of local economies. www.led.co.za Craft development Agricultural development with University of Fort Hare Tourism development

		<p>Ethno-botanical nursery (could grow indigenous plants as a sustainable resource for traditional healers and promote learning about traditional healing methods)</p> <p>Vegetable gardens (food security)</p>
9	A life lived in the service of humanity	<p>Volunteering: Link to Nelson Mandela International day 18 July – giving of your time and related events e.g. Start of Mandela Mondays / Bikers for Mandela Day / Internationally: The South African Permanent Mission to the UN and various missions undertake Mandela Day activities.<a href="http://www.nelsonmandela.org">www.nelsonmandela.org</a></p> <p>Alternatively, start a movement around the birthday of OR Tambo, 27 October.</p> <p>Volunteer and Service Enquiry Southern Africa (VOSESA. Its mission is to support the growth of knowledge about civic service and volunteering in the SADC region through research, publishing and evidence-based advocacy. Contact: <a href="http://www.vosesa.org.za">www.vosesa.org.za</a> / <a href="mailto:info@vosesa.org.za">info@vosesa.org.za</a> / 0 11 486 0245</p>





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16 August 2012

**Attention Phillip Thompson  
John Sachs**

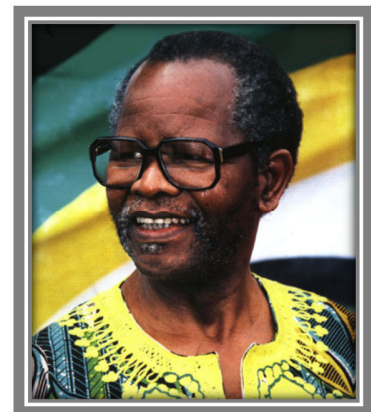
**Historical Synopsis and Heritage Statement for the OR Tambo Homestead at Mdikiso,  
Bizana District, Eastern Cape Province, South Africa**

– **Background**

The South African Department of Arts and Culture (DAC) have initiated a number of Legacy Projects to honour prominent Liberation Struggle icons. The objective of the OR TAMBO LEGACY PROJECT is to create a living link between the legacy of OR Tambo and the greater South Africa, while recognizing both the tangible and intangible heritage inherent to his natal district.

The intention of the project includes:

- Expounding the legacy of OR Tambo as a hero of the struggle and an international iconic figure;
- Regenerating a heritage site of national significance;
- Implementing a broad spectrum of interventions for community development; and
- Honoring the family of OR Tambo through the rehabilitation of existing infrastructure, including the home of his sister, Mrs. Gertrude Tambo.



The interventions herewith proposed relate specifically to the upgrade of the OR Tambo family homestead at Mdikiso.

In due course it is the intention of the DAC is to submit an application for nomination of the OR Tambo Homestead at Mdikiso and the OR Tambo Memorial Site at Nkantolo as National Heritage Sites to SAHRA, the South African Heritage Resources Agency, in terms of Section 27 of the National Heritage Resources Act 25 of 1999 (NHRA).

- **OR Tambo in the Liberation History of South Africa**

Oliver Reginald Tambo was born on 27 October 1917 to Mzimeli Lokomane Tambo and his second wife, Julia (MaNzala), at Kantolo in the Bizana District of eastern Pondoland. He started school at the local Ludeke Methodist Mission School and was subsequently enrolled at the Holy Cross Mission School in the Flagstaff District. He completed his high school career at St. Peters School in Johannesburg. On matriculating he qualified to enrol for degree purposes at Fort Hare University. In 1940 he, along with several others, including Nelson Mandela, was expelled from the University for participating in a student strike. In 1942 Tambo returned to his former high school in Johannesburg to teach science and mathematics.

Along with Mandela and Walter Sisulu, OR Tambo was a founding member of the African National Congress Youth League in 1943, becoming its first National Secretary and later a member of the National Executive in 1948. The youth league proposed a change in tactics in the anti-apartheid movement. Previously the ANC had sought to further its cause by actions such as petitions and demonstrations; the Youth League felt that these actions were insufficient to achieve the group's goals and proposed their own 'Programme of Action'. This programme advocated tactics such as boycotts, civil disobedience, strikes and non-collaboration.

In 1955, Tambo became Secretary General of the ANC after Walter Sisulu was banned by the South African government under the Suppression of Communism Act. In 1958 he became Deputy President of the ANC and in 1959 was served with a five year banning order by the apartheid government. Oliver Tambo, the co-founder of the modern South African state, came to London penniless and unknown in 1960, with the police on his tail. His wife, Adelaide, and young children were smuggled out to join him and they settled in Muswell Hill, north London, where he lived until 1990.

When Tambo first began the work of lobbying for international recognition, almost the only head of government prepared to support him was Kwame Nkrumah, in Ghana. But over the years he established ANC missions, shadow embassies for a future South Africa, in 27 countries, which by then was more than the number that continued to recognise white South Africa. He also founded the military wing of the ANC, Umkhonto we Sizwe. When the Portuguese empire collapsed in 1975, Tambo moved his guerrillas out of training camps in Tanzania and Zambia, into Angola, near the South African border, as a warning that if the apartheid system was not dismantled peacefully, the ANC was prepared to use force.

Tambo was involved in the formation of the South African Democratic Front and in 1967 he became Acting President of the ANC, following the death of Chief Albert Luthuli. In 1985 he was re-elected President of the ANC. He returned to South Africa in 1991 after over 30 years in exile, and was elected National Chairperson of the ANC in July of the same year. Tambo died aged 75 due to complications from a stroke on 24 April 1993.

#### – **Brief Site Description**

The OR Tambo homestead at Mdikiso is located in a typical rural Pondoland setting of rolling grassland interfluvies between steeply incised streamlines and river courses. Nguni language-speakers, including the amaPondo, have traditionally lived in dispersed nuclear homesteads scattered across the landscape as resource availability prescribed. However, from the late 1950s, recommendations of the Tomlinson Commission (1954) were implemented, whereby many people were forcibly moved into villages (*amalali*) and the surrounding landscape was formally demarcated into crop-lands and grazing camps. This social engineering and land management was enforced by local magistrates and fed into the anger and wider

frustrations and disenfranchisement that gave cause to the Pondo Uprising of 1960. Whilst some individuals have broken from this mould, *amalali* remain a characteristic feature of the modern rural settlement pattern. With the relaxation of controls over communal grazing camps and dedicated agricultural fields, fenced homestead precincts have become a necessity to protect vegetable gardens and maize fields from free-ranging cattle and small-stock



Typical fenced homestead precinct. Nkantolo, Bizana District.

“In circa.1942, Mzimeli Tambo established the Mdikiso homestead for his third wife, Lena (MaSwazini). She is OR’s sister, Aunt Gertie’s, mother. As there was no male head-of-household Mzimeli invested OR as *inhlokoyekhaya* to look after his ‘younger

mother’ and so the place became OR’s” (Vernon Tambo pers. comm. August 2012<sup>2</sup>). The homestead is currently home to a fourth generation of Tambo descendants and this lineage is poignantly attested to in the family graveyard located in the maize field down slope of the residential precinct:

1977	Lena (MaSwazini)	Aunt Gertie’s mother
1978	Lydia	Aunt Gertie’s older sister
1979	Jeffery	Aunt Gertie’s nephew
1985	Allen (Motshwa)	Aunt Gertie’s brother
1996	Greta	Aunt Gertie’s sister
2009	Infant	Babongile’s daughter
2011	Babongile	Vernon’s daughter
*	Isaac	Greta’s younger brother
*	Infant	Isaac’s daughter
*	Neonate	Aunt Gertie’s child
*	Neonate	Greta’s child

\* To be confirmed

<sup>2</sup> Vernon is Aur



OR Tambo Homestead Precinct.




OR Tambo Homestead Layout.

The homestead site has been continuously occupied for the past sixty years and has seen episodes of growth and demise depending on the family's needs and means. The most recent intervention has been the building of a modern style bungalow dwelling, of questionable construction quality, to the rear of the historical domestic locus, provided for Aunty Gertie by the District Municipality.

The historical domestic locus comprises an *indlunkulu* (a meeting place), a hexagonal thatched dwelling, a "4-corner" house that was the private residence of OR Tambo on his return from exile and two rondavels. The smaller of the two rondavels is the family shrine or *indluyamadlozi*, where the ancestors reside and are honoured.

The cattle byre and small-stock pen is located immediately in front and down slope of the residential units. The cattle byre is a spiritually sacrosanct place also associated with the ancestors, birth, life and death; and consequently subject to pollution and ritual taboos.

– **Heritage Statement**



The site has **high historical value at all levels** for its strong and special association with a person whose life, works and activities have been significant within the history of the nation, province, region and community.

The site has **high social value at all levels** for its social, cultural, spiritual, symbolic, aesthetic and educational associations with the life of a prominent South African. Furthermore, it contributes to the sense of place of the local community and their association with a person of social and political eminence. The homestead comes to symbolise all that OR Tambo stood and fought for, his sense of social justice and the significance that he ascribed to family cohesion and family values.

The **site is unique**, as the rural home of an individual who made an indelible contribution to the socio-political development of South Africa.

– **Recommendations**

The historical precinct of the OR Tambo homestead, comprising the following elements, is the fabric and physical manifestation of the site's significance:

- *Indlunkulu*,
- Hexagonal thatched dwelling,
- OR Tambo's "4-corner" residence,
- *Indluyamadlozi*,
- Second rondavel and
- The kitchen garden and maize fields.

No demolition of any of these buildings should be countenanced. Any interventions on these elements must be sanctioned by the family members who live at or have a close relationship with the homestead. Intervention strategies must be overseen by a conservation architect. Similarly, any interventions at the cattle byre must have family approval.

The layout and position of the vernacular dwellings on the site has to remain unchanged in order to maintain the domestic scale of the site. Any change in layout and position would immediately affect the overall morphological integrity and 'sense of place' of the site.

However, the following immediate interventions may proceed:

1. Appropriate perimeter fencing of the homestead precinct and the vegetable garden using a mesh that considers security and longevity and is in keeping with the extant cultural landscape.
2. Fencing the grave yard within the maize field as requested by the Tambo family. Consideration should be given to engage with the family regarding headstones to mark the currently unnamed graves.
3. Reconstruction of the palisade surround of the cattle byre and small-stock pen with wattle and eucalyptus uprights and horizontals, and finished with a wattle-lath weave.
4. Roofing of the small-stock pen with corrugated iron.
5. Rethatching of the rondavels in order to preserve the walls and floors prior to further maintenance interventions that are the subject of ongoing research and debate.

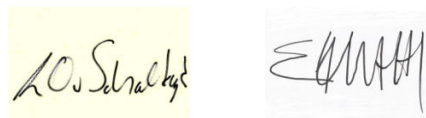
Note: Roof timbers must be treated, since regular fires will be burnt only in the *indluyamadlozi*, thus providing fumigation.

– **Conclusion**

We have compiled this document in the understanding that it will be reviewed imminently by the SAHRA Built Environment and Landscape Permit Committee (BELCOM) as part of the process of undertaking a full Phase 1 Heritage Impact Assessment for the site in compliance with Section 38 of the NHRA.

We wish to emphasise that tight timeframes on the overall project have necessitated the hasty composition of this document. We request that any omissions or mistakes should be considered in this context, and in no way reflect on the merits of the project or the abilities of the authors.

Yours sincerely



Len van Schalkwyk and Elizabeth Wahl

### 2.3. Consultations done

#### **The family consultations, community liaison and architectural briefing:**

The department of Arts and Culture has been involved in the community and family liaison for considerable time in assessing this communities needs. Community and family meetings have been held for the past three years to firstly respond to the communities' needs, aspirations, hopes and dreams. The second phase of the liaison has revolved around testing the communities and families responses to the intended interventions on the site.

The IDT are also currently involved in community development in the region implementing their community upliftment programs.

The O R Tambo family has been consulted both locally and in Johannesburg.

The development team have established a working relationship with the local municipal offices in tourism who are all actively engaged.

A local labour desk has been established to source local labour and a skills audit has been conducted.

A steering committee is in the process of being established to guide the process forward and act as a link between the local community and the proposed project.

This steering committee may form the basis to establish the governing council for the proposed development to act as stewards for the site and its intended program of activities.

This steering committees capacity will be built through a thorough program to enlighten and train them by viewing the best practices of similar institutions in other regions.

## SECTION 3: THE DEVELOPMENT PROPOSAL

The following is an outline of the rationale informing the development proposal, in particular an exposition of the architectural response that is appropriate to this context. Particular attention has been paid to the vernacular, traditional and interpretations of the traditional and vernacular in the contemporary built forms emerging in the Nkantolo community and the wider region of Pondoland.

### 3.1. An Overview of the Architectural Response to the Site

*“One of the truisms of architecture is that the design of any particular building will be subject to any number of variable factors, any one of which may radically influence the final aesthetic of the design ... Because of its intensely personal nature, rural architecture [in South Africa] has taken the truism to an extent which is almost total. The final house form may ultimately be influenced by any one of the variables associated with culture, local tradition, language, availability of materials, materialism, modern influences, aspirations, finance, social groupings, building methods, site and aspect”*

Franco Frescura, *Rural Shelter in Southern Africa.*

### 3.1.1. Introduction

The built form has invariably developed from traditional forms of construction and spatial planning and configuration to address concerns around adaptation towards a series of inter-related influences:

- Changing social structures and the reconfiguration of the family unit in the face of Apartheid migrant labour policies.
- The usage of readily available building material and the changing nature of available material from locally sourced construction materials (e.g. daub and wattle) towards the availability of more sophisticated technologies and materials (e.g. corrugated iron roof, concrete and cinder blocks).
- The re-use of discarded materials and of rejected manufacturing materials which are leveraged towards new and often novel usages.
- The introduction of consumer culture and the importing of other cultural memes and discursive elements, as well as the influence of these on built forms and spatial configurations.
- The existence of the built form in these environments as existing within a delicate environmental balance.
- The whole-life usage of these buildings forming part of the larger cycle of birth, life and death played out against the same backdrop of built forms and spaces.
- The group practice of architecture in the Pondoland region, which sees the whole family as engaged in the process of development and construction, and the changing role played by families through the course of the twentieth century.
- The introduction of specialized skilled tradesman and the industry of specialization in terms of construction, as well as the development of a construction trade and industry in the former Homelands.

These influences articulate the functionality inherent in the built forms that emerge from environments such as Nkantolo and are articulated through its performance, the constituent elements as well as the technological mechanisms employed to achieve the intended functionality.

Rather than viewing the development of non-traditional built forms as being somehow “alien” or “novel” to these environments, they should be seen as part of a continuum which addresses the changing material conditions under which the built form emerged as well as the adaptations relating to the functionality of the form under the socio-economic and environmental factors into which it was created. This is particularly evident in the case of the O.R. Tambo Homestead Site, which articulates this evolution in spatial understandings and negotiations, and the evolution of the built form seen as a continuum.



### **The circle as a design theme**

The circular theme denotes collectivism and responds to O R Tambo's collective decision making ideals as opposed to individualism

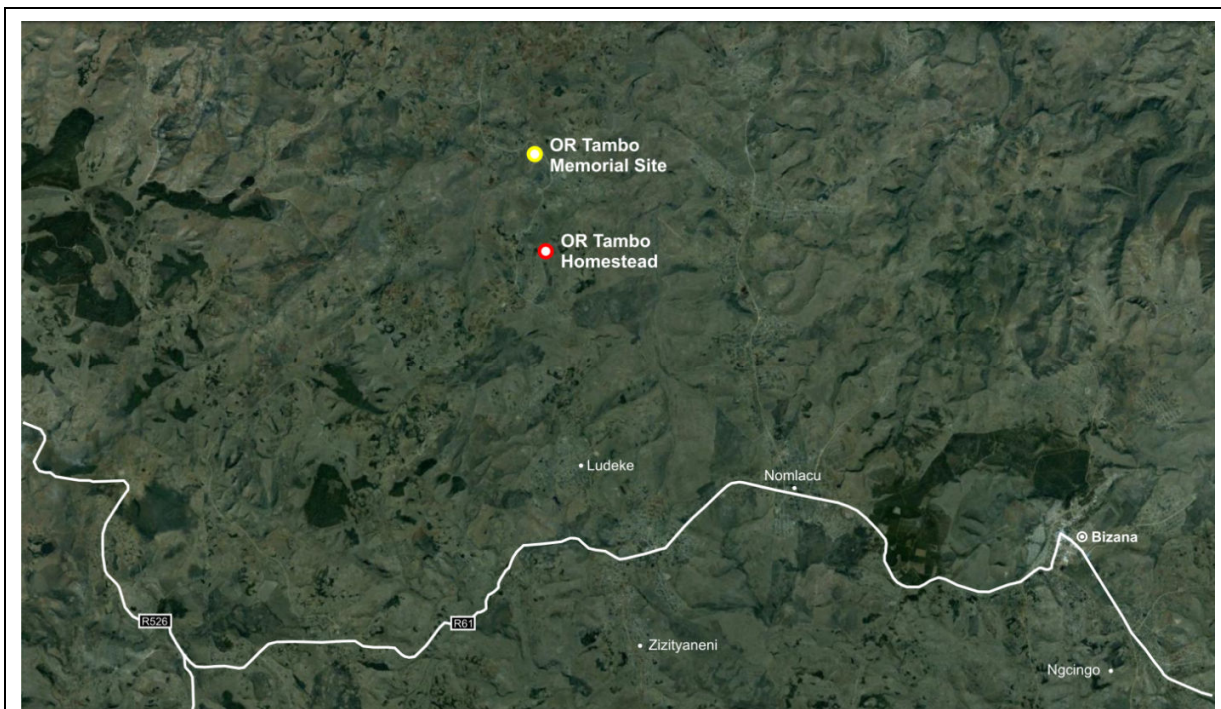
### **Intangible aspects**

We have the haunting and daunting task of considering:

What kind of rural abode would O R Tambo have wanted to construct if he were alive today?

- O R Tambo was a humble man that seemed to respond to frugality and not ostentation. When he returned home both pre and post exile he called his old dwelling on the memorial site 'his home'. After a while he referred to the current homestead as his home (O R Tambo's sister).
- On his return from exile he preferred to stay in his simple surroundings rather than a hotel in Bizana. The overall interpretive theme of the homestead site should relate to how a rural humble herd boy became a man and how, from these frugal beginnings, he was able to play a significant part in changing the forces of evil both locally and internationally. The theme is inspirational to the youth of today that leadership is not a prerogative of urban environments.
- He had strong views on self sufficiency and order. When a student at 'Holy Cross' his personal vegetable garden was extremely neat and well ordered with a flat top. The proposed development should be reflective of self sufficiency and a model for others to follow. The garden need not exclude modern, appropriate technologies that would change the current farming from subsistence to self sufficiency with solar pumps and irrigation systems incorporating modern farming practices.

### 3.2. Satellite View and Locality Plan



**Figure: Areas proposed for conservation: O.R. Tambo Site Location.**

As this figure indicates the site is characterized by a rural nature and a dislocation from basic service provision and delivery. The site is also characterized as existing in a predominantly rugged terrain within the rising escarpment formed by the Drakensberg Mountains. The largest nearest settlement is Bizana, situated at the bottom right-hand corner of this image.



**Figure: An Aerial View of the O.R. Tambo Homestead.**

This image illustrates the main features surrounding the Tambo Homestead, indicating the position of roads and major geographical features, notably the position of water features: the water course running through the region and visible from the Tambo Homestead. The predominant land-use also becomes evident from this image, illustrating the juxtaposition between less intensive forms of agricultural activity and the intensive agricultural activity located to the north of the homestead which is intended for upgrading in terms of the overall scope-of-works. A further element that is visible from this scale is the presence of the service road providing access to the homestead which has been formalized and tarred.

### 3.3. Site Considerations

Site considerations includes elements such as:

- Approach to the site
- Viewpoints
- Avenue lines
- Site Orientation
- Wind Factors

In order to assess the potential implications of these site considerations, it is necessary to consider the existing built forms that have emerged on the site, and surrounding the site. This necessitates an understanding of the development and resolution of the built forms and spatial configurations as outlined in the introduction to this section.

### 3.3.1. Introduction of Contemporary Layouts and Patterns

It is clear from the evidence obtained from the Homestead Site and surrounds that there has been a direct movement away from strictly vernacular systems of building towards a variety of different approaches: retention of the traditional methodologies and forms; a combination of the forms and/or technologies of traditional and more contemporaneous construction or the utilization of contemporary forms and technologies altogether.

The availability of corrugated iron and its influence on the traditional cone-on-cylinder structure indicates the establishment of a relationship with the external world, itself indicative of the fluidity of these forms of rural settlement. There is clearly, in terms of certain functional requirements, preference given in this environment towards the utilization of corrugated iron as a building material as it cannot be sourced locally but must be imported into the site. This would indicate that there is a certain utility to its utilization and this should be borne in mind in the development of an architectural response for the interventions proposed in the scope-of-works.

This is particularly pertinent in the situations where there has been a mixture of more traditionalized forms of building technology and construction methodology together with the utilization of more 'modern' materials: this is seen most interestingly in the hexagonal structures located in the surrounding area, a response to the difficulties in creating a cone-on-cylinder structure with the straight and flattened sheets of corrugated iron available to the builders of these structures.



**Figure: A Mixture of Contemporary Building Techniques.**

The infusion of contemporary building materials such as corrugated iron roof sheeting together with traditional daub and wattle techniques. The importance of this typology rests in the contrast and blending of existing so-called traditional typologies together with adapted materials. The movement towards contemporary consumerist modes of roof production is also demonstrated here, with the usage of a distinct flat-roof structure and associated rafter support. Importing contemporary features plays an important role in the response of built forms in this environment, and the utilization of an existing wall formation technology together with a non-traditional roofing type is typical of much of the architectural expression

found at the Homestead Site.

The most interesting development in terms of the introduction of rectangular built forms as been the introduction of modularity and the ability to expand the core built-structure. This is evinced in a number of different structures observed in Nkantolo and points to an awareness of the utility of these rectangular forms in the expansion of a primary household or structure. It also suggests a changing response from the spatial layout of rondavels providing differentiation in function and usage towards a more compact form which is enabled by the rectangular forms.



**Figure: Illustration of the Usage of the Rectangular Form.**


This image serves to illustrate the utilization of the rectangular form to modularize – see for example the two blue rectangular structures and the development of the modular form in both cases.

The differentiation in roof forms provides the easiest mechanism to assess changes in fundamental built-form, and also serves as an outline of the mechanisms utilized to address both environmental conditions as well as changing socio-economic patterns in this environment. This can be seen playing out in the configurations of structures when clustered together: there appears to be an almost evolutionary development from the cone-on-cylinder to rectangular forms, but a retention of the overall spatial strategy derived from vernacular modes of operation. Again, the ability to “add-on” and modularize the rectangular form comes into play and this inter-relationship of elements should be carefully considered in the architectural response.



**Figure: Roof Forms.**

A variety of roof forms and associated built-forms can be found in the surrounding environment. Far from a situation in which a “rondavel” type structure predominates the forms found in the environment, it is clear that there is a variety of different forms that have developed. The infusion of contemporary building technologies and materials, together with traditional or vernacular responses seems to be the overall thematic response that emerges from these examples. Of critical importance here is the relationship between these



articulations which in essence can be understood as running in parallel to each other, and this is an important design consideration in the formulation of the interventions proposed on the site.

The division of function is another important consideration in the assessment of built forms in Nkantolo and those areas surrounding the Homestead Site. The introduction of more rectangular built forms also seems to follow a differentiation and division in the functionality of buildings, with the primary dwelling moving towards the newer built forms and there is a discernable shift in terms of primary dwelling units away from the rondavel-type structure. This is attributable to changing cultural norms and mores, as well as a redefinition of the division of space and usage of such space. The variety of different forms adopted suggests not a novel approach to the entire exercise of construction, but rather should be regarded as a considered articulation of environmental and socio-economic circumstances, and in particular serves to indicate that there is a growing division in the forms of usage of elements of the built-form, with certain usages restricted to either new or traditional forms of built-form.



CONE ON CYLINDER



HEXAGON CORRUGATED ROOF



MONO-PITCH HIGHVELD DWELLING



RIDGED & HIPPED



RIDGED



CUBE/CONE ROOF ON CUBE



RIDGE & HIPPED WITH PATIO



MONO-PITCH HIGHVELD DWELLING



L SHAPED ORGANIC DWELLING VARIATION 1



L SHAPED ORGANIC DWELLING VARIATION 2



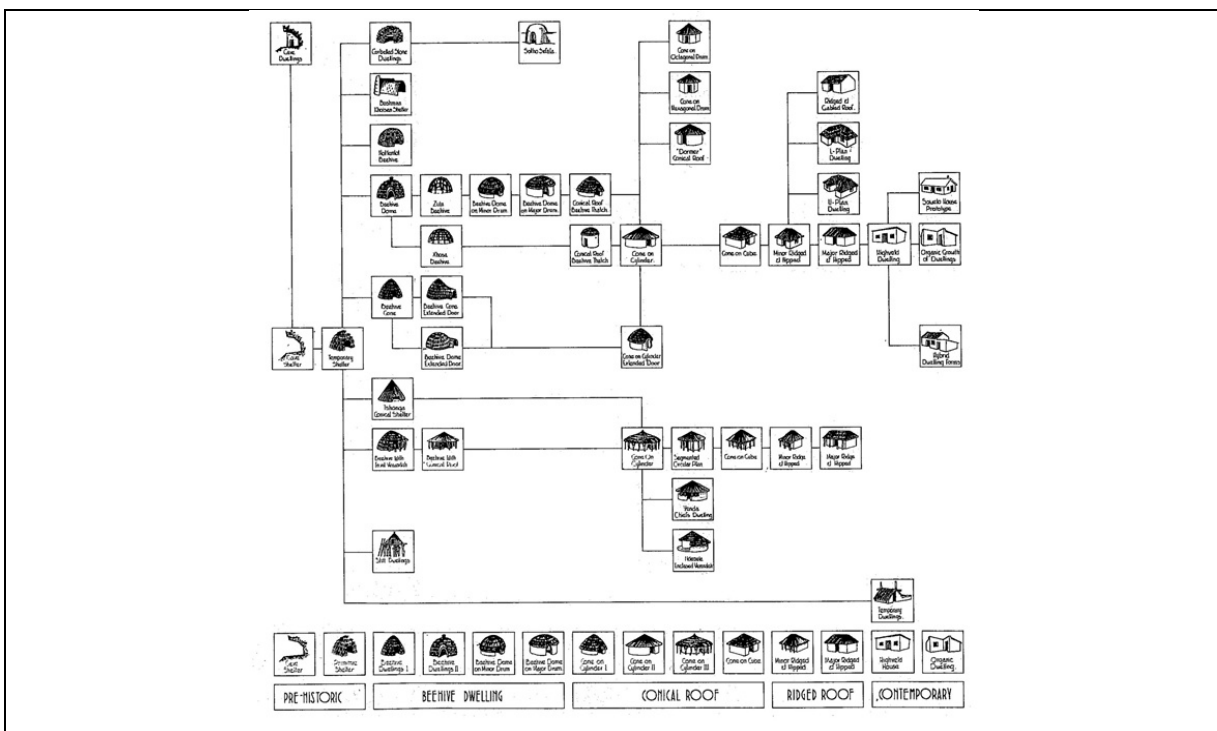
U SHAPED DWELLING



**Figure: A Study of the Built Forms present at Nkantolo based on Roof Typologies.**

This image provides an exposition of the built forms that are present at Nkantolo, utilizing the roofing typologies that are present at the site as a basis for classification. As evidenced by the photographic evidence and the assessments undertaken through the site visits and evaluations, there are a variety of different forms. The introduction of different built forms beyond the cone-on-cylinder typically associated with vernacular architecture into the environment clearly marks the growing awareness of a changing set of environmental needs which presented themselves in the context of the built-forms adopted. The scale of variety further suggests the articulation of divisions within domains of functionality and in particular the growing awareness of the suitability or ill-suitability of certain forms towards certain functions.

The continuum of built-forms serves to illustrate (see below) that there is no essentialist vernacular architecture that would be deemed to pre-exist any contemporary or modern “contamination” but rather serves to illustrate that the variety of built forms observed in Nkantolo should be regarded as organic developments from a long and continuous history of changes to the built-forms utilized by persons living under different and varying environmental and socio-economic conditions.



**Figure: The Historical Development of the Built-Form.**

This image, adapted from Frescura, serves to illustrate the changing nature of the built-form as emphasized through roof typologies, as a continuum based on changing responses to both environmental and socio-economic conditions. It emphasizes that there is no essentialist response inherent in vernacular architectural conditions.

### 3.4. Survey Sheets for each Building and the Grades of Significance and Mitigation

#### Summary Table of All Built Items: Value and Impacts

BUILT FORMS	SIGNIFICANCE	IMPACT WITH MITIGATION	IMPACT WITHOUT MITIGATION	ACTION
Traditional Rondavels 1	High	Positive high	Positive high	Consult
Traditional Rondavels 2,3,4	Medium	Positive High	Positive high	Consult
Cattle enclosure	High	Positive high	Positive high	Consult
Perimeter fencing	High	Positive medium	Negative low	Mitigation
Internal Fencing	High	Positive medium	Positive high	Consult

#### The current rural socio-economic statement.

The current family homestead indicates an unfortunate norm in this rural area of the Eastern Cape. The lack of labour and financial resources impacts on the family's ability to maintain buildings and generate a highly productive, self-sufficient small scale farming operation. The basic primary farming infrastructure is severely lacking for it to realize its full potential. Water is carried, by hand, in buckets from distant sources. (The nearest stream is approximately 1.5km away). There are no means of mechanized irrigation. The Kraal manure has not been removed for considerable time to make compost. The ploughing of the field is done with hired tractors at great expense and most of the farm work is still done by hand with a scarce labour resources.

#### General statement of intent:

The purpose of these interventions is to develop a model self-sufficient small scale farm with adequate infrastructure and mechanization to ensure that crops and vegetables can be harvested with as little labour as possible. The main requirements are irrigation, soil conditioning and mechanized implements. The built environment of the kraal requires adequate stock enclosures and a feed store. The chicken coop may be viewed as a potential income generator that will provide income over and above subsistence.

This model subsistence farm should be seen as an experimental farm for others to follow.

**Fencing: Perimeter**



**CURRENT FENCING DETAIL**



**PROPOSED CLEARVU FENCING**

<p>Statement of Intent:</p>	<p>The perimeter fencing is dilapidated and requires upgrading. The fencing proposal is primarily based on O R Tambo’s sisters need for security because of the high incidents of crime and stock theft in the area.</p> <p>The choice of the proposed fencing is related to providing security with the minimal visual impact on the site looking both inward and outward. The perimeter fencing will be ‘Clear View’ and erected in the standard modular format as recommended by the manufacturers, to a height of 1.8 meters. To blend in with the local environment a natural wattle pole will be attached to the uprights to add to the stability and soften the harsh impact of steel on the landscape.</p> <p>The perimeter fencing shall be confined to the outer perimeter only.</p>
<p>Impact on Authenticity and Integrity:</p>	<p>The current fencing is consistent with the local landscape and is the standard chicken mesh fencing with a double strand of barbed wire. The upright fencing standards are rural wattle with a stress braced double pole at the ends.</p> <p>The proposed fencing because of its clear view proportions is unobtrusive on the authenticity and site integrity.</p>
<p>Visual impacts:</p>	<p>The proposed fencing will have a negative impact on the current landscape because its height has increased from 1.3m to 1.8 m and is constructed with steel standards as opposed to the local wattle.</p> <p>The mitigating factors are related to the security needs on the one hand and the use of the branded name “Clear View’ highlights the fences ability to provide security without limiting the view through the</p>

	<p>fence.</p> <p>The visual impact of the steel uprights has been reduced by attaching a natural wattle pole to the steel standard to soften the impact on the landscape.</p> <p>The inward and outward views will be minimized with the proposed fencing.</p> <p>Supervision: The construction of the steel fencing requires standard contractual obligations. The application of the Wattle to the standards will require initial supervision.</p>
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**Grave Surrounds, Internal and Vegetable Garden Fencing.**



<p>Statement of Intent:</p>	<p>The fencing shall be the same type and style of the current fencing. The standards shall be of local wattle uprights (&gt; than 150mm) with heavy gauge chicken wire and three strands of barbed wire on the top. The pole shall be buried at least 700 mm into the ground with compacted fill. On the corners and in any stress points the double pole system shall be used at 1.2 m centres with double stranded 5mm soft wire tensioned by twisting the two wires together.</p> <p>Gates shall be traditional steel farm hinged gates.</p> <p>All poles to be treated by hand with an application of Boron preservative.</p> <p>This fencing will have a minimal visual impact on the rural landscape.</p>
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**Livestock Enclosures:**



THE CURRENT LIVESTOCK ENCLOSURE



RURAL FENCING

Architectural drawings	Refer to attachment
Statement of Intent:	<p>The current stock levels of homestead have exceeded the capacity of the Kraal. The footprint has been extended by 30% and an additional small livestock pen has been planned for goats at the request of the family. A stock feed store has also been added to minimize labour efficiency. The chicken coop has laying boxes for eggs.</p> <p>A roof has been applied to the building excluding the cattle Kraal to keep the moisture levels to a minimum. When Kraals become water logged small livestock suffer from hoof infections and disease. The roof will also capture rain water.</p> <p>The cattle Kraal is a very sacred space and any interventions must be conducted in consultation with the family on an on-going basis.</p> <p>The livestock enclosure has been designed using wattle standards 105mm to 200mm in diameter as the vertical element. The vertical sub-standards are 40mm to 50mm in diameter as the warps. The horizontal wefts of 30mm to 40mm are split and woven between the wattle uprights. All wattle must be debarked when wet by hammering the surface. The wattle is woven when wet. The surfaces of all the wattle work must be painted with 2 cotes of a Boron wood preservative when dry. This can be done in situ.</p>
Traditional and cultural references:	<p>The references for the livestock enclosure design have been sourced from the rural use of sleighs. Sleighs are still utilized in rural areas and are drawn by oxen to cart materials, ploughs and are used at harvest time for conveying. The sleigh sides are woven in the same way as the proposed Livestock enclosure is to be built. The skills and raw material are available in the area and if they are treated correctly with wood preservative they are extremely durable.</p> <p>The rain water tanks are situated at the rear of the enclosures and screened off with the same modular format of the kraals.</p>
Employment creation:	<p>These screens are in huge demand in the nursery business for garden screening in homes. This can be established as a community based</p>

	project for income generation along with wattle bark manufacture of baskets and planters.
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**RONDAVELS:**

**Statement of intent:**

The principle behind the rondavels renovation is to repair and restore the buildings to their original state with no change to the building envelope and footprint. The main departure from the 'original state' is the introduction of commercial thatching grass as opposed to traditional local grass. The thickness of the thatch has also been slightly increased by 50 mm to extend the life of the roof. The eve detail shall however remain the same. A cement mix of 1:15 with local soil and compacted to stabilize the area around the buildings is also departure from traditional practices.

The cultural value of rondavel 1 is extremely high and the entire integrity of the building and its furnishings should be retained with little change.

The social value is also high because the building is also used for ceremonial occasions and festivities.

<b>Rondavel 1</b>	
	
Rondavel 1	
Dimensions:	Diameter: 5780mm
Statement of Intent:	This Rondavel and kraal is a very sacred traditional family space and each stage of the work should be discussed with the family and local traditionalists prior to any work commencing. It is highly significant and

	<p>has extreme cultural heritage value.</p> <p>The building has high social value because it is also used by the local community for ceremonial occasions.</p>
Current building uses:	The building is primarily used to grind maize and for ritualized ceremonial occasions and festivities with the local community.
Roofing	The roof members shall be inspected for structural integrity, borer and replaced if faulty. The roofing members must not be removed and the work should be completed in situ. The timber shall be carefully selected to match with the existing members and shall resemble them in every possible way.
Thatching	<p>The original thatch must not be removed and be surface scraped with a blade to remove the dried and possibly rotten grass. The new grass should be placed on top of the current grass with commercial grass from the Drakensberg or other commercially specified sources. The thatch shall have a thickness of at least 120 mm. The thatching grass from the Western Cape should not be used because it has a different texture and is thicker than the local grasses. The binding twine shall resemble the existing twine that has been originally applied. The plaited grass rope detail on the outer perimeter shall not be removed or disturbed.</p> <p>The eve detail shall resemble rural vernacular design.</p>
Floor treatment:	Traditional dung flooring techniques applied by hand and surfaced burnished with round pebble stones when green (not dry) and then redone when dry.
Wall repair treatments:	External walls shall be repaired with traditional methodology and hand plastered. The weathered side shall be stabilized with a cement based 1:4 plaster mixture combined with soil to mimic the same texture as the old plaster. The exterior paint shall be traditional colours. Cracks shall be repaired by carefully exposing the crack to an extent where enough new material can be filled and bonded on the existing material.
Interior:	The interior shall be left as is with no sanitizing or repainting but softly cleaned. The furnishings shall be cleaned with sugar soap and steel wool. The traditional grinding stone shall area shall remain. The maize grinding mill shall also remain. The wall art is to remain as is.
Apertures:	Apertures shall be left as is and integrated into the plaster work.
Area around the perimeter of the rondavel:	Shall be compacted with 1:15 cement clay soil mix in 1m wide band around the circumference of the rondavel.
Door:	<p>The door may be cleaned with sugar soap and all hinges and ironmongery shall be repaired and not replaced unless absolutely necessary.</p> <p>The impacts: The impact of this intervention will be minimal because it is restorative. The only possible exception will be the increase in thatch thickness by 50 mm which is a conservation consideration.</p>
The management	The site supervision will be under the direction and instruction of the

plan and site supervision:

heritage practitioner who will initiate, supervise and monitor the work. The management plan for this building will be incorporated into the overall management plan for site.



RONDAVEL 2



RONDAVEL 3



RONDAVEL 4

<b>Rondavel 2,3, 4</b>	
Dimensions:	Diameter: 6036mm, 8540mm, 6832mm.
Statement of Intent:	These Rondavels are similar in function and construction and are grouped under one permit.



	Rondavel 3 is currently used for community meetings. Rondavel 2 and 4 are currently used for storage of farming materials.
Roofing	In Rondavel 3 the members shall be inspected for structural integrity and replaced if faulty. The roofing members must not be removed and the work should be completed in situ. The timber shall be carefully selected to match with the existing members and shall resemble them in every possible way. In Rondavel 2 and 4 the roofing members should be removed and replaced with a similar roofing structure and a pitch of not less than 40 degrees.
Thatching	The original thatch must not be removed on Rondavel 3 and the work should be conducted as in Rondavel 1. On Rondavel 2 and 4 all existing thatch can be removed and replaced with commercial thatch.
Floor treatment:	A 1:6 cement topping mixture will be applied, if necessary and wood floated out to resemble the same finishes was previously constructed.
Wall repair treatments:	Walls shall be repaired with a mixture of traditional methodology and cement. The weathered side shall be stabilized with a cement based 1:6 mixture. The exterior paint shall be applied in traditional colours but should be of exterior quality.
Interior:	The interior shall be plastered with traditional methods combined with cement and applied to match existing plasterwork. Windows shall be repaired wherever possible and where necessary replaced with windows that replicate the existing windows. The hinges and ironmongery will be repaired and not replaced unless absolutely necessary.
Impacts:	The impacts of the interventions shall be minimized because they are restorative with minimal change to the building envelope and footprint.
Area around the perimeter of the rondavel:	Shall be compacted with 1:20 cement clay soil mix in 1m circumference band around the rondavel. The compaction should be with drum compactors and not plate ones.
Door:	The door may be repaired and repainted in the same colours and all hinges and ironmongery shall be repaired and not replaced unless absolutely necessary.
The management plan and site supervision:	The site supervision will be under the direction and instruction of the heritage practitioner who will initiate, supervise and monitor the work. The management plan for this building will be incorporated into the overall management plan for site. .

### 3.5. Conservation Policy and Management Plan

This section defines what principles are to be applied to the development policy and approach. The principles become the guiding document for future expansion, re-use, or alterations to the various elements.

#### **Statement of intent**

The homestead governing council that exercises stewardship over this site will be committed to preserving, recovering and enhancing the cultural assets for the benefit of the public education of the local community, social interaction, and commercial and tourism development.

This governing council recognizes the importance of ensuring the ongoing process of caring for and monitoring and maintaining the sites heritage resources and assets. The management and financial resources to implement the maintenance programs will be provided for. This responsibility extends to the future land owners and lessors.

The following principles will be applied:

#### **The site**

From the relevant survey sheets, the conservation policy will be compiled with regard to:

- Its proximity and relationships with other buildings
- The building
- The features
- The contents
- Its adaptive re-use

Area of conservation;

Each application shall clearly define the aim, which is to preserve, retain or recover the cultural interest of a place. This aim must include provision for its maintenance and future.

Education;

The community, the stakeholders and the visitors will wherever possible be enlightened as to the cultural significance of the place. This will be achieved through meaningful interpretation, signage artefacts, exhibits pamphlets or relevant information media.

Investigation;

All sites will be thoroughly investigated using relevant experts in their respective fields. Survey sheets such as those accompanying this document will provide the base information to inform future changes or adaptive reuse of the site or place.

Location;

Buildings shall be classified as being site specific according to their historical or social proximity and their relationships with other buildings.

## **The Homesteads**

The O R Tambo homestead site has a long standing social history with regard to the following: Wherever possible cognizance, recognition and integration will be applied to these social aspects.

- The legacy of O R Tambo related to the 'struggle for freedom'
- The leadership relationship he had with the local community, the Pondo region, South Africa and the international arena in which he operated.
- R Tambo's contribution to the Freedom Charter which became the founding document for the 'Constitution of South Africa'.

Features, elements or components which have deteriorated should be repaired rather than replaced. The replacement should match the original in composition, design, colour, texture, and other visual qualities, but on close inspection, should be distinguishable as new work, so that the alteration does not falsify the historical nature of the building.

Reversible intervention and contemporary design;

If any alterations are to be considered the building fabric will be visible and should be retained. If repairs are to be conducted, then appropriate similar materials shall be used. If buildings have to be adapted for reuse then consideration should be given to utilizing contemporary materials to clearly define and keep the integrity of the historical component.

The proximities are listed below:

- Complete retention with compatible re-use
- Translation, interpretation if possible
- Interpretive only
- Demolition

Supervision;

All contractual work shall be undertaken by qualified artisans and shall be supervised by a heritage practitioner.

Criteria for significance;

Experienced heritage practitioners shall be engaged to classify the significance of the proposed intervention on appropriate survey sheets such as the ones presented in this document.

An integrated approach;

Each site, element, feature, social significance, building, landscape, streetscape, building outline, or any other relevant aspect considered worthy of conservation, shall not be viewed individually but as a whole. The interrelationships between these aspects are to be considered.

### 3.6. Construction Process and Phasing Plan

#### The phasing and construction plan

Due to the 'fast track' nature for the construction and rehabilitation of the buildings and site development the following process is proposed:

##### Phase 1

- The perimeter and internal fencing.
- Rehabilitation of the Rondavels.
- The Livestock enclosure construction.
- Farmyard development including irrigation systems
- The site development
- The farmyard and Kraal finishes and installation development
- The community self-sufficient garden
- Services implementation for water, electrical, irrigation and storm water drainage
- The rehabilitation of the family and O R Tambo homestead and related development of the site.

##### Phase 2

- OR Tambo two bedroom house
- Landscape

### 3.7. Costs and Budget for the Proposed Development

**The costs of this proposed rehabilitation and intervention is R 4.7 million.**

### 3.8. Conclusions and Recommendations

In conclusion the development team and heritage practitioners trusts that within the tight time frames for the project we have been diligent in ensuring that the incredible valuable of the heritage has not been compromised on this site. We would like to thank SAHRA for its commitment to assist us with the site visits in the interest of delivering a worthwhile project to the family and local community.