



GANDHI SETTLEMENT

ALSO KNOWN AS

PHOENIX SETTLEMENT

Bhambayi, Phoenix Area, EThekweni, KZN

REPLACEMENT OF FENCING MOTIVATION & INCEPTION REPORT

REVISION 00

Sakhisizwe Architects, Byron Snow (Architect). August 2021

Our reference: S534



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1 Submission Summary

The report below outlines the application for the replacement of an existing contemporary palisade and mesh fence with a new small-aperture mesh fence with a higher security rating at the Gandhi Settlement Bhambayi, Phoenix.

2 Information on the Site

2.1 Summary

2.1.1 Site Introduction

The Phoenix Settlement, also known as the Gandhi Settlement is located in what is now known as Bhambayi between Phoenix & INanda areas of EThekweni, KZN.

It was founded by Mahatma Gandhi in 1904 as an experiment in an ideal way of living involving a number of people as well as extensive productive gardens, later becoming the printing site of an important local independent newspaper. The site may also have significance in terms of the 1985 INanda Riots, and apartheid liberation history both in South African and international terms.



Figure 1: Location of the Phoenix Settlement terminating the access route

2.1.2 Site Overview

The site occupies a prominent position on a hill and terminates the road accessing it.

It consists of a fenced area including:

- The original residence on the site built by M. Gandhi and rebuilt in the 1980s
- A building originally used as a printing press by M. Gandhi
- An active vegetable garden

- A visitors center
- A building previously used as a residence by the family of M Gandhi
- A number of toilet blocks
- A number of monuments dedicated by various local and foreign heads of state and dignitaries.

The condition of all of the above is poor, and some are positioned, used, or have been altered at odds with their heritage importance.

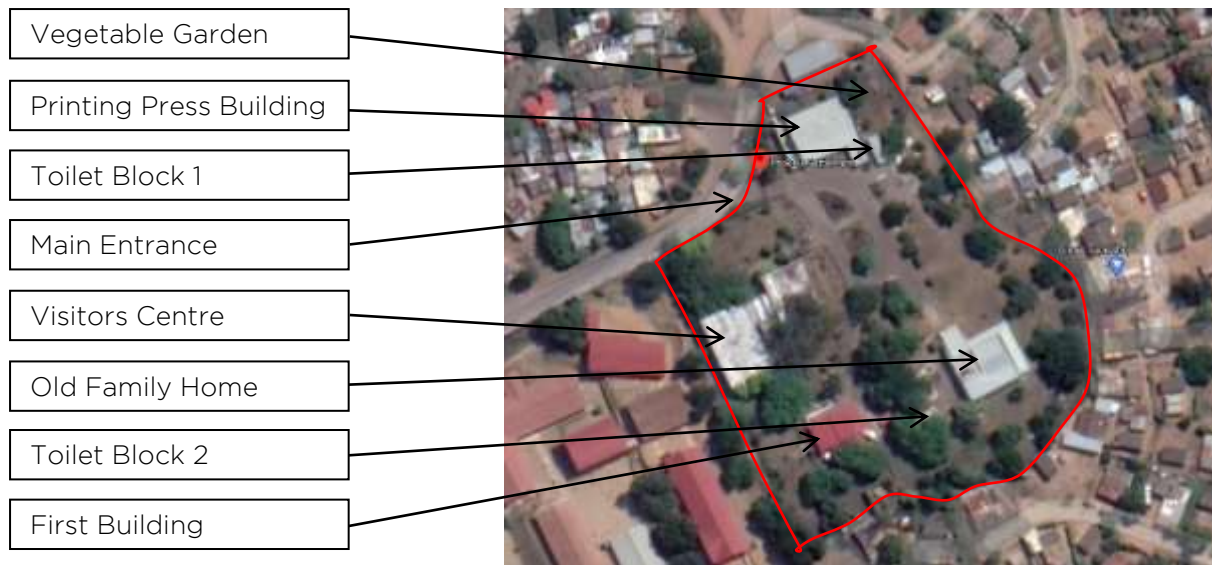


Figure 2: Aerial view of the site showing buildings

2.2 Record of Previous Information & Reason for Deviation

2.2.1 Known Information

A Master-Plan for the INanda Heritage Route, is known and has been reviewed, with a number of other sources of information.

- o EThekwini Architecture Department:
 - Untitled. No. CSA 3137-2, drawn N. Mokoapa. Showing caretakers cottage
 - Landscape Plan No. 06/20. Drawn Landscape Inspiration, S. Asmal
 - **Development Framework & Marketing Strategy for the Inanda Route** for eThekwini Municipality Procurement and Infrastructure Cluster: Architecture Department (July 2010). Submitted & Prepared by: Harber & Associates IHR Consortium (Harber & Associates, Lees + Short Associated Architects, DPA, Meluleki-DRPS, Peter Rutsch, Sabine Marschall, Richard Winn, Mister Walker)
 - **'Gandhi Master Plan'** as included in the document above (p48 to 51 & 83 to 85)

- “Declaration Of The Historical Portion Of The Phoenix Settlement, Inanda, Ethekewini, Kwazulu-Natal As A National Heritage Site” Republic of South Africa: Government Gazette Vol.663, 25 Sept 2020, no. 437334
- Various South African Heritage Resources Agency documents outlining the intention to declare a portion of the site a National Heritage & notification of the Declaration as a National Heritage site.

We note here that work proposed DOES NOT strictly follow that outlined in the 2010 Heritage Route Master Plan. A site specific master plan has been developed which addresses the sites immediate and current requirements.

2.2.2 Likely Sources of Further Information

It is likely that a large volume of additional information is present. These are likely housed in the UKZN ‘Barry Biermann’ Architectural Library, and other UKZN libraries. Sources other than the above have not been consulted, as the current application relates to perimeter fencing, and further investigation will be conducted for any other building work if needed.

2.3 Current Heritage Status

A summary of the protections afforded by legislation to this site are included below.

Considered here are items relating to the National Heritage Resources Act, and any other applicable act or declaration.

Item	Applicable	Comment
Declared National Heritage Site	Yes	National Heritage Resources Act No. 25 Of 1999 Section 27, Government Gazette No 43734 (25 September 2020)
Carries a Plaque or other marker indicating Heritage Status	Unknown	
Buildings or ruins appear to be over 60 years in age (Statutory Protection)	Yes	A number of building in original, ruin, & restored state.
Trees or other items appear to be over 60 years in age (Statutory Protection)	Possible	Mango trees on site are may be over 60 years in age.
Any evidence or suspicion of items buried below ground, rock-art, graves, or any archaeological item.	Unknown	
Site has historical Significance	Yes, Multiple	Links to Mahatma Gandhi, Local Press, Anti-Apartheid Struggle, 1967 Riots, etc.

Further protections may be applicable.

3 Role-Players

	Entity / Person	Contact
Site Management & Funders of Proposed Works	EThekwini Municipality: Economic Development	
	EThekwini Municipality: City Architecture	
Affected Party & Property Owner	Gandhi Trust	Chairperson: Ela Gandhi
Consultants	Sakhisizwe Architects	

We note here that the core site as shown on the plans is not the cadastral site. This is the area controlled by the Gandhi Trust. The extent of the cadastral site is covered by a large portion of the Bhambayi Informal Settlement, with a large number of dwellings adjoining the fenced site area. It is therefore unclear as to who the immediate neighbours are, and their role here. Consequently no neighbours consent is included, and we await correspondence from the Heritage Authorities if this is required.

4 Sectional Approach

A sectional approach has been adopted, to allow work to proceed as and when funds become available. A site specific Master-Plan has been drawn up with the intention of guiding work, and is intended to prevent haphazard piece-meal additions that may be at odds with heritage considerations or future work.

The sectional approach allows the full resolution of sections of required work for approval by the heritage authorities, but also allows for the resolution of consultation with various stake-holders without all future work having to be fully resolved and agreed in detail. Should all work required or foreseen need to be agreed in detail and order between all role-players, a significant delay may develop in implementing the required work. Any delay might affect budget provisions and allowing further building decay.

We trust that this approach is supported by the Heritage Authorities, with a revised Master-Plan showing the context of any new work on the site included for information in this and any future applications by us, but not requiring approval. Only the section of work covered in the application, a fully detailed requires approval.

The masterplan is shown below:

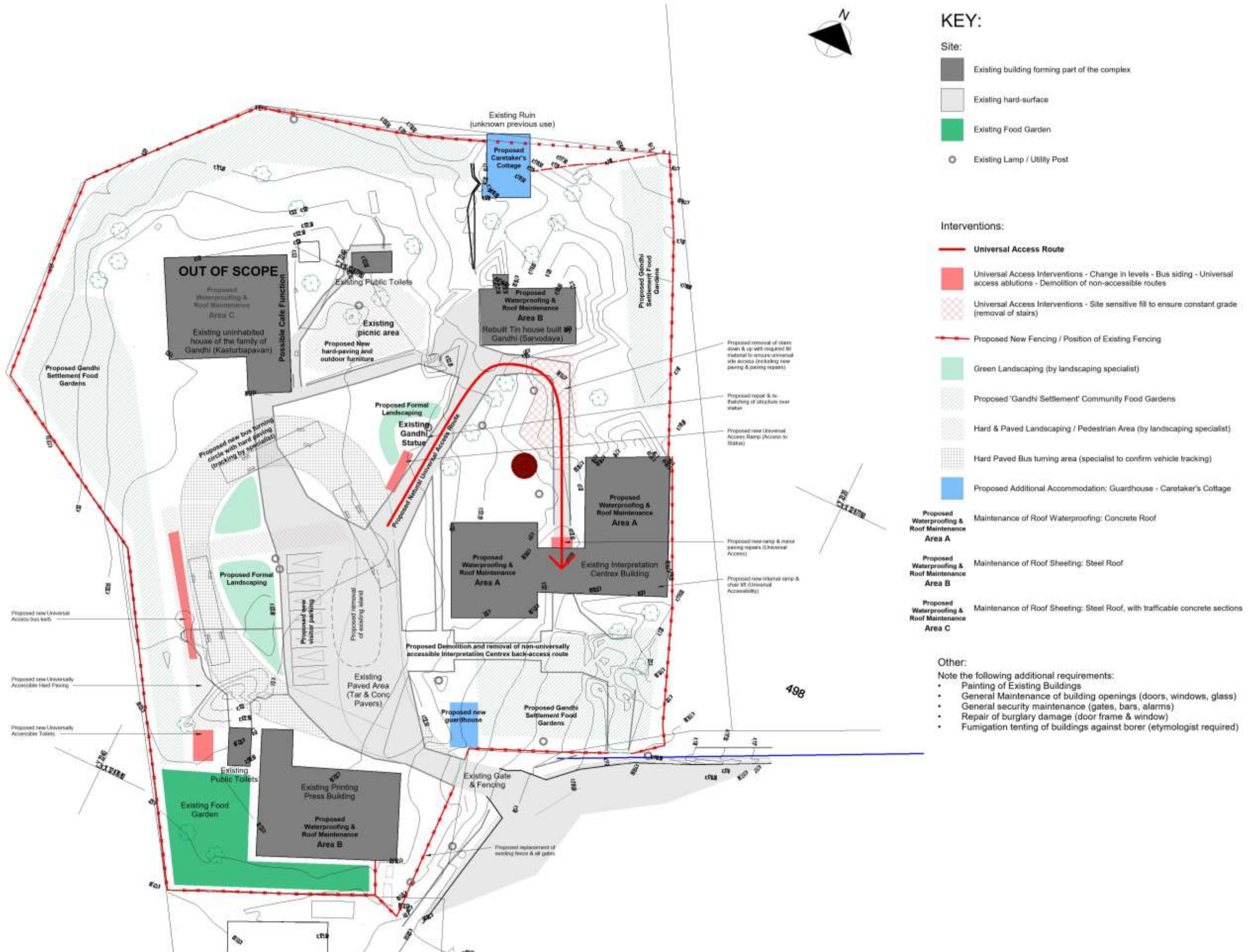


Figure 3: Preliminary Site Master-Plan

5 Details on THIS Application: Re-Fencing

5.1 Existing and Proposed Fencing

The existing fence consists of two sections. Both are modern contemporary fences <60years in age and with unlikely links to the heritage of the site. The majority of the fencing is raw galvanised palisade fencing, with some sections being green plasticated large-aperture mesh fencing (Clear-Vu low-security type). All existing sections have a height of 1,8 meters.



Figure 4: 1,8m Existing Fence (Part palisade, part plasticated mesh)

Security issues have been a problem on the site for a number of years, and a proposal has been made for the replacement or upgrading of this fence to increase the security of the site.

The proposed fencing is a small aperture, high security fence, with height 2,4meters including shark-toot topping and under-dig. The mesh under-dig is intended to prevent access under the fence and will require the trenching of the entire fencing route.

Please refer to Drawing **S534-SK-003 – Fence Type**

Images showing the proposed fencing below:

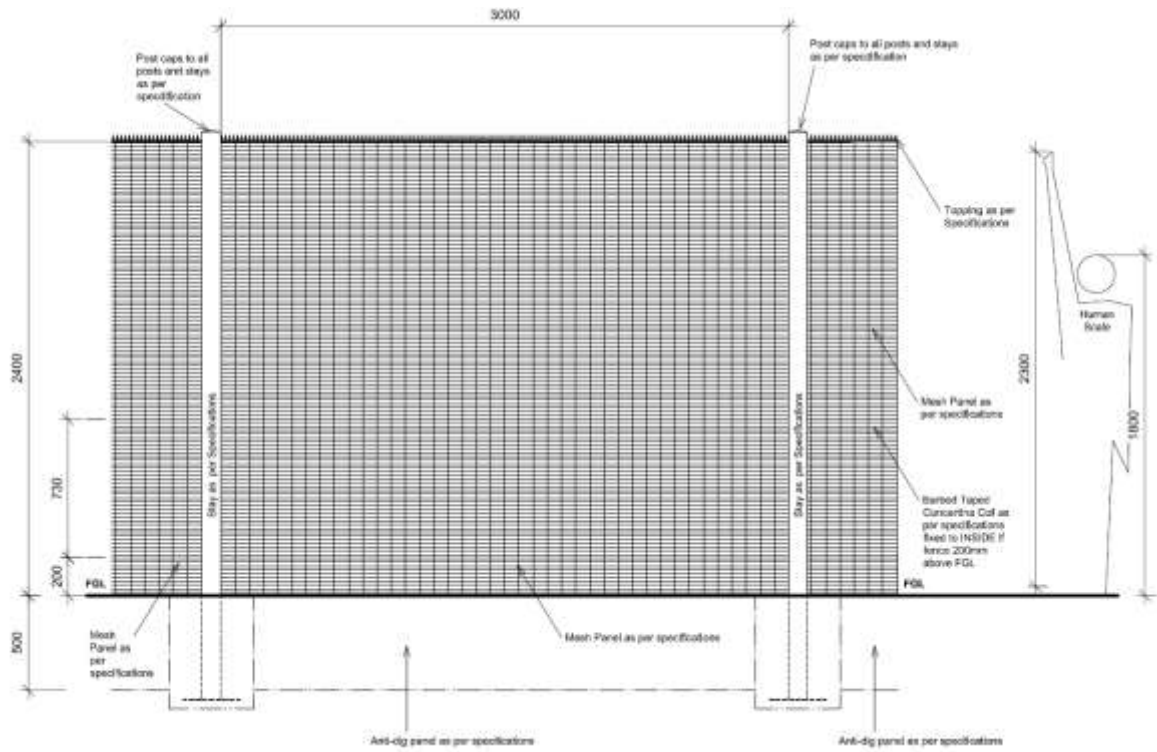


Figure 5: Proposed Fence Type

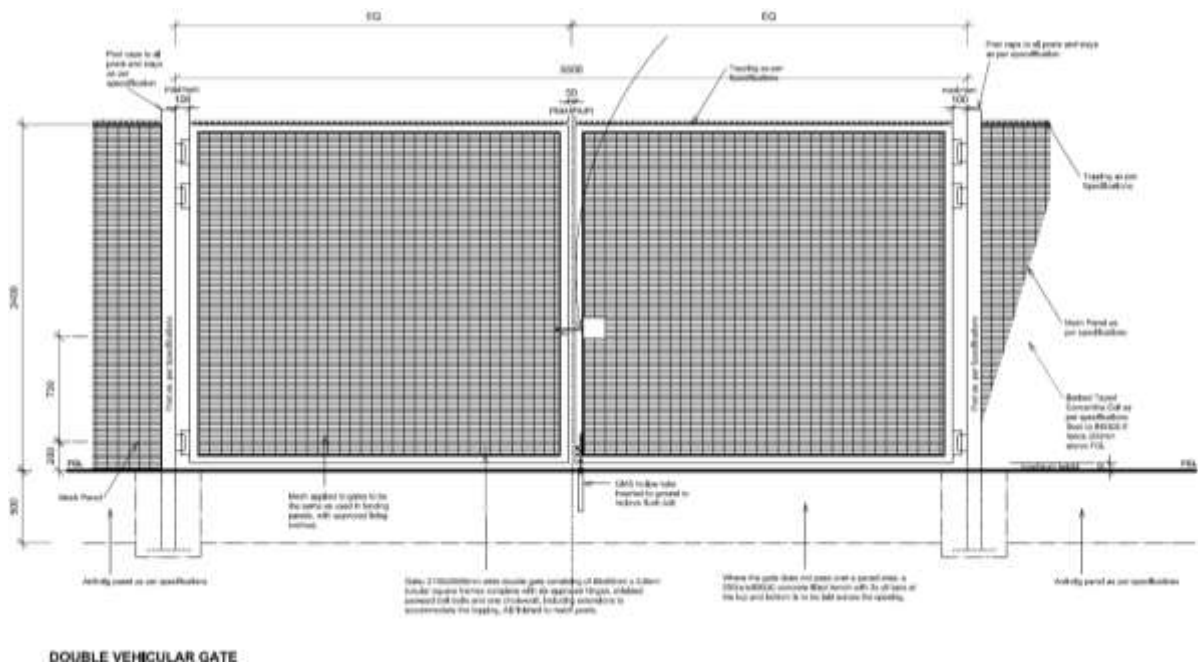
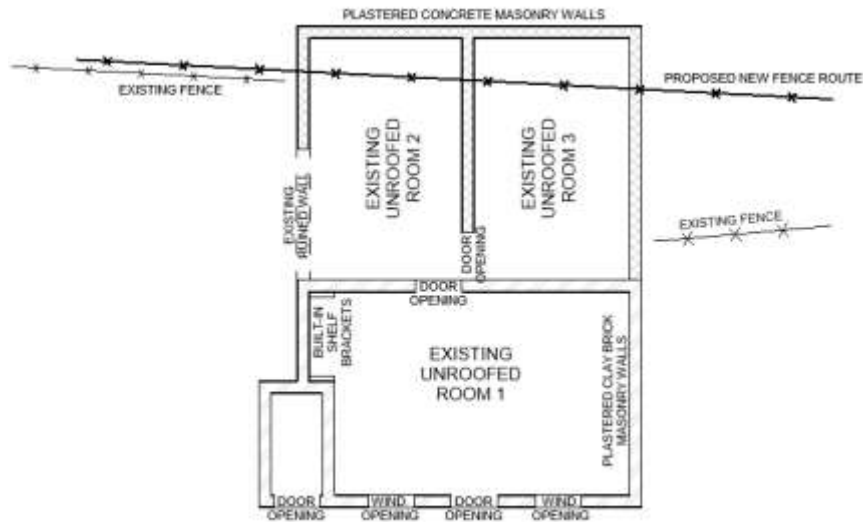
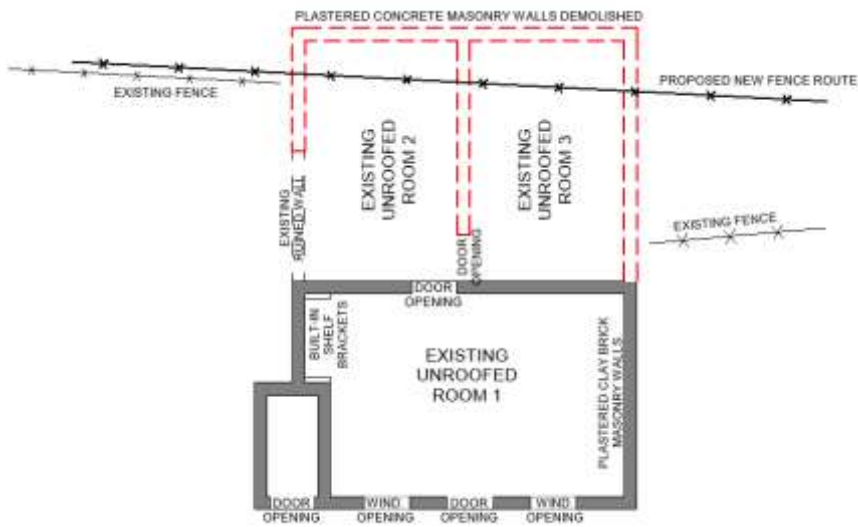


Figure 6: Proposed Vehicular Gate Type



Plan - Existing



Ground - DEMOLITION

Figure 8: Existing Unroofed Ruin - Proposed Demolition

It is believed that the area proposed for demolition is a contemporary addition to the unroofed building due to the use of cement-based bricks and blocks in contrast to the clay-based bricks on the original building. We recommend that the clay-brick section of the unroofed building / ruin be retained, with demolition of the cement brick section proposed only. No windows, doors, roofs, joinery, or other items are present.

Please see selected photos of this area below:

5.2.2.1 Photos of section of ruin to be retained:



Figure 9 - 14: Un-roofed Ruin - Section to be Retained

5.2.2.2 Photos of section of ruin for proposed demolition:



Figure 10: Section of Ruin for Proposed Demolition

It is proposed that this cement based material can be carted off site and disposed in any landfill in compliance to EThekwini by-laws.

We note that the demolition was proposed by the Gandhi trust, and is noted and indicated on drawings signed by them.

5.2.3 Protection of Possible Heritage Items

Due to the agrarian nature of the heritage of this site, we have noted the position and likely species of all trees on the fence-line. This does not include every tree on the site, but rather the trees near the fence, or those that may be affected by trimming or felling required during fencing.

We note a number of Mango trees with ages likely >60 years. These are not near or overhanging the fence-line and no disturbance to these trees is anticipated.

Where trees are to be trimmed, or felled, this is indicated on the drawing **S534-SK-004 - Fence Route - Including Trees**. Due to the type of fence, and level of security required, some trenching to a depth of 500mm will occur, with minor disturbance to the natural ground level along the whole fence route.

6 Summary

While there is no doubt as to the significance of the site, we trust that the improvement of the fencing and site security as outlined above will meet with your approval.