



**SOUTH AFRICAN HERITAGE  
RESOURCES AGENCY**

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**Meeting: Proposed Development on OR TAMBO SITE**

**Location:**

SAHRA Castle of Good Hope  
Held at 10:00 for 10:30am at SAHRA Western Cape Built Environment Office,  
Castle of Good Hope, on Monday, 6 August 2012

**Attendees:**

**IDT:** Mr. Niraj Naamdheew /Ms. Gretchen P. Gongora / Ms. Sandisa Mgcokoca / Mr. Bunmi Ilori

**DAC:** Mr. Irwin Langeveld

**SAHRA:** Mr. Dumisani Sibayi /Mr. Greg Ontong / Mr.Gcobani Sipoyo

**Welcome & Introduction by Mr D. Sibayi:**

- Welcome & outlined the importance of the meeting introducing SAHRA mandate to the project
- Aim is to advise the consulting team in their pre-submission to the Permit Committee
- This was not an approval meeting, adjudication would only be done by the Built Environment and Landscape Permit Committee **BELCOM**

**Mr Niraj Naamdheew:**

Briefly introduced his team and covered the purpose of the presentation. This was to to obtain guidance in order to have a comprehensive submission to **BELCOM** in order for construction works to proceed.

**Project Overview:** DAC initiated a number of Legacy projects the OR TAMBO LEGACY PROJECT has the following objectives:

- create a living and tangible link between Mr. OR Tambo legacy and greater South Africa
- Recognize the intangible heritage inherent in the site as well as an approach to celebrating that legacy for all South African.

The project team recognizes the significance of the project as well as its relevance in the national heritage landscape. The scope of works involves building and restoration where necessary tying in with the broader OR TAMBO development. With any intervention on the site, conservation and restoration would be prioritized, and wherever possible sustainable development would be taken into account throughout the development process.

### **Sites for Development :**

- OR Tambo Homestead (**Stage under Current Consideration**)
- OR Tambo Memorial Site
- Khananda Memorial Site
- National Tourism Route
- Socio-Economic Projects

The OR Tambo Homestead was divided into various zones in order to establish scope of works:

- Siteworks
- Landscaping Soft and hard
- Define intangible heritage and the understanding of that
- Buildings on site: OR TAMBO

***NB: The submission sets to establish the criteria that need to be followed when submitting to the Permit Committee. There is with the understanding that a full Heritage Impact Assessment is currently being undertaken and will form part of the submission.***

### **Siteworks:**

- **Fencing for the cattle kraal:** Perimeter fencing and vegetable patch to be redone. The type of fencing should be looked at more closely (what precedent exists from vernacular architecture). The current form illustrated in the 3D renderings deemed not to suit the area and vernacular architectural style of the area. Research into alternatives need to be taken into account. E.g. woven reeds etc. (views through and beyond). Conclusion was that gumpole and lattice weave with reed is deemed the most appropriate solution.
- **Paving:** Even though brick making machinery has been bought for the local community a cautious approach to its use relative to existing material and heritage values should be a guideline. Innovative use of adobe construction methods should be employed. The type of ground cover has to be looked at more closely. i.e. Heavy traffic v light traffic/ connection between buildings.
- **Landscaping** :A need for an investigation into how the landscaping around the buildings would impact on the overall running of the site would be needed. E.g. Where do people walk? How

are cars going to impact the site? A more thorough landscaping plan needs to be devised speaking to the above but taking into account the heritage resource value and future development on site.

- Traditional builders and local building methods are paramount in carrying out this work as part of the project's sustainable development component as well as empowering the local community and preserving traditional building methods. These building techniques would speak to intangible heritage of the site.

The function of a perimeter fence was discussed at length. The fence should not form an edge to the site but rather lend itself to the landscape and beyond in keeping with the character beyond rather than creating a container of space/barrier. Although security and demarcation of public and private zones is important, this should not in any way cause a hindrance on the site. **“Idea of the Past, Present and Future, were discussed that could be further explored in how this aspect of the site is treated.”**

#### **Rondawels:**

- The need for renovation is recognised and local builders should be employed to carry out works.
- The construction engineer's report assessing the stability of the thatch roof structure as well as scope of works to be carried out on the roof should form part of the submission.
- Initial assessment of rondawels is that they need to be restored.
- Spatial position of the Rondawels on the site should remain unaffected in order to reinforce the domestic scale of the site and any change in position should not adversely affect the overall 'sense of place' and morphology of the site.

#### **Buildings on Site:**

- It was the advice of SAHRA that without an HIA the demolition of any building and their importance would be difficult to motivate. The demolition of which could have an adverse on the overall makeup of the site.

#### **Basic Services:**

A site analysis/inspection, as stated by IDT, has been done and some aspects of the site has been identified for improvement. Rainwater runoff collection as well as rehabilitation of the surrounding stream should be considered as part of the development. Problematic issues are, for example, the use of JoJo tanks and hard landscaping which could potentially, if not assessed in context, become problematic.

**Conclusion:**

Due to the tight timeframes on the overall project, it was discussed that an interim meeting could potentially be facilitated by SAHRA BELCOM in order for the project to meet the submission and developmental deadlines. In this regard, IDT would furnish BELCOM with the necessary HIA. Any proposed work should reflect careful consideration of both the heritage and design guidelines as proposed in the HIA. The deadline for the HIA submission was set for 2pm on Wednesday 8<sup>th</sup> August, 2012.



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**Mr. Gcobani Sipoyo**  
**HERITAGE OFFICER: IDENTIFICATION AND PROTECTION**  
**For SAHRA BUILT ENVIRONMENT DIVISION**