ilha de moçambique
THE CROSSROADS OF CIVILIZATION

a world heritage site
an agenda for its sustainability and conservation

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Conceptual and Philosophical Statement

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Mozambique
People of the Island

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   public participation
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3 Conserving the Built Heritage

3.1 Context and approach
Time and Place
Principles and priorities
Meaning to the Island
Population
Needs
Economic Programme

ILHA -
THE CROSSROADS OF CIVILIZATION

World Heritage Sites belong to the place and the people, who become custodians for the cultural heritage. There are four aspects of heritage that need to be understood in order to develop a sensitive policy of conservation:

PEOPLE
PLACE
BUILDING
CULTURE

In the case of the ilha de moambique the aspects of people and culture outweigh the aspects of place and building. This is the issue that must be addressed. We will deal later with the social responsibility within the context of cultural conservation.

Meaning to the Island

First and foremost, the approach should be the continuity of a living community - a normal neighbourhood on the island.

The discussion of the meanings of the island will allow the alternative policies to be evaluated and decisions regarding the possible action plan for the island.

<table>
<thead>
<tr>
<th>Meaning</th>
<th>Manifestation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social</td>
<td>life styles</td>
</tr>
<tr>
<td>Functional</td>
<td>sub-regional hinterland</td>
</tr>
<tr>
<td>Historical</td>
<td>world heritage site</td>
</tr>
<tr>
<td>Cultural</td>
<td>social patterns</td>
</tr>
<tr>
<td>Maritime</td>
<td>corals, research,</td>
</tr>
<tr>
<td></td>
<td>fishing &amp; boat-building</td>
</tr>
<tr>
<td>Administrative</td>
<td>sub-regional centres</td>
</tr>
<tr>
<td>Tourism &amp; recreation</td>
<td>windsurfing</td>
</tr>
<tr>
<td>Architectural</td>
<td>macuti and colonialism,</td>
</tr>
<tr>
<td></td>
<td>details including cisterns</td>
</tr>
</tbody>
</table>

The site represents a symbiosis between the local indigenous community and the Portuguese colonization, which existed within a social and economic equilibrium.

Conservation policies for the Island should be responsive to the possible scenarios and the interdependence of each of the meanings.
Population

There are some 12,000 inhabitants of the island including indigenous population and refugees that have squatted in the City of Stone since the Civil War. Twenty-five per cent of the population are children.

The problem of cultural tourism is a bitter-sweet issue that should determine the number of tourists on the island as day-visitor and overnight visitors. If the natural character should limit the number of overnight tourists and their subsequent buildings to a percentage not more than 15% of the total local population at around 1800 persons.

Needs

Land uses should reflect the diverging scenarios for the continuing livability of the island. As our proposal relates to incremental activity, it is important to identify the non-changeable parts of these scenarios in order to determine the first phase priorities. This will relate to the possible uses and adaptive functions that the buildings could be renovated. The needs will come from the local activities and those activities generated from outside factors:

Local needs
- hospital/clinic
- kindergarten
- primary school
- secondary school
- vocational school
- community centre
- electricity sub station
- religious buildings

Outside needs
- volunteer centre and project office
- academic marine research centre including conference facilities
- hotels
- youth hostel
- guest rooms

Economic Programme

Economic base relating the island to the hinterland.

<table>
<thead>
<tr>
<th>Province</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nampula province</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Nampula</td>
<td>200,000 - 240,000</td>
</tr>
<tr>
<td>Ilha province</td>
<td>50,000 - 60,000</td>
</tr>
<tr>
<td>Ilha</td>
<td>10,000 - 12,000</td>
</tr>
</tbody>
</table>

The economics of the island is based on:

1. Fishing and ancillary industries including boat-building
2. Traditional arts and handicrafts
3. Mainland industries
   - salt pans
   - soap
4. Agriculture
   - cashew nuts
5. Tourism

The proposals have to ensure that an economic balance remains on the island, to which should be added the building trades for reconstruction.
Investing money in the historic core would be useless unless combined with a comprehensive social and economic programme for the island. What are the objectives of such a programme?

1. Training the local people to do their work better; the time and experience must be strengthened into a CONTINUOUS dialogue of action and reaction.

2. Immediate strong comprehensive action is needed. This critical mass is needed to inject the necessary stimuli to the economic base of the island for it to rejuvenate itself and take the necessary steps for self-renewal.

These actions might allow a new and continuing meaning for the island. This raises the question of criteria for a living World Heritage site and deserves reconsideration within the World Heritage Centre.

3. Determine a specific conservation policy to include the recuperation of the buildings which have potential.

Alternative conservation policies could range from total preservation to limited restoration and 'pocket conservation'. For instance, it might be preferable to continue some limited restoration of the City of Straw or the Public Colonial buildings while within the 'living city' changes will be permitted. The restoration examples could be restored as museum pieces with international aid, (perhaps!). Parallel to this, new straw/block buildings and less-than-reasonable adaptive reuse of other buildings could take place. The new meaning will be a NEW LIVING REALITY based on sociological, economic and political changes. World Heritage has to work laterally through PEOPLE OF THE PLACE and not governments. Perhaps the establishment of a local-government company might be a catalyst creating direct responsibility and accountability.

The objectives for the master plan should be:
- to protect the heritage
- privatization
- maintain the local population

The plan should be quantified.

REHABILITATE & PARTICIPATE

MAKE CONDITIONS AND SET THE RULES

The conditions are the priorities and the rules are for the involvement. There should be special and meaningful connections, for example, to Portugal.

The social policies within the comprehensive plan, in addition to social services and training, will have to look at three specific issues:
- social mobility and the balancing of the refugee section
- privatization and gentrification
- cultural changes
3.2 Programme for conservation on the island
   Master/Action Plans
   Phasing
   Step-by-step
   non-changeable parts
   alternative scenarios

Comprehensive Programme and Action
Conservation within the Comprehensive Plan.
Plan and policies
   Land use policies.
   Conservation policy.

Comprehensive Programme and Action

We recommend that a comprehensive programme and action be developed for the Island. This programme will be based on the mutuality linking human and cultural heritage. It should be carefully prepared bearing in mind that problem definitions are different from each point of view. They must be clarified to prevent misunderstanding and expectations.

   Whose problem?
   World Heritage
   Mozambique
   People of the Island

We do not need more studies!

A comprehensive programme of action should be prepared based on the alternative strategies proposed and the resulting economic implications. This will include relating to national policies and priorities together with the amount of international aid available. The questions that will be addressed include an investigation of the potential revenues that the island could generate and the social impact of each scenario. The result should be in a MICRO not MACRO-operation giving the maximum combined effect for the minimum effort.
It is clear that investing money in the historic infrastructure would be useless unless combined with a comprehensive social and economic programme for the island. What are the objectives of such a programme?

1. Allowing the local people to do their work better; the time and experience must be strengthened into a continuous dialogue of action and reaction.

2. Immediate strong comprehensive action is needed. This critical mass is needed to inject the necessary stimulus to the economic base of the island for it to rejuvenate itself and take the necessary steps for self-renewal.

These actions might allow a new and continuing meaning for the island. This raises the question of criteria for a living world heritage site and deserves reconsideration within the World Heritage Centre.

3. Determine a specific conservation policy to include the recuperation of the buildings which have potential:
   - those that could characterize the island
   - those reflecting the past with integrity
   - those belonging to the government

Alternative conservation policies could range from total preservation to limited restoration and 'pocket conservation'. For instance, it might be preferable to continue some limited restoration of the City of Straw or the Public Colonial buildings while within the 'living city' changes will be permitted. The restoration examples could be restored as museum pieces with international aid, (perhaps!). Parallel to this, new straw/block buildings and less-than-reasonable adaptive reuse of other buildings could take place. The new meaning will be a NEW LIVING REALITY based on sociological, economic and political changes. World Heritage has to work laterally though PEOPLE OF THE PLACE and not governments. Perhaps the establishment of a local-government company might be a catalyst creating direct responsibility and accountability.

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- privatization and gentrification
- cultural changes
Conservation within the Comprehensive Plan.

Conservation attitudes are varied and have to be applied with sensitivity and with due understanding of place and people. The buildings have a life of their own, will grow old, die and even be resurrected or reincarnated according to the beliefs of the local culture.

restoration is the total destruction of a building
lamp of memory, the seven lamps of architecture - John Ruskin, 1890

buildings will die.......
Athens Charter, 1933

Cities should die with dignity
Ankor Wat

Buildings that have fallen into disrepair, are quickly taken over by nature.
This building is part of a derelict street north of the hospital.
The comprehensive programme would have the following aims:
1. physical restoration of the cultural heritage
2. rehabilitation of the human settlement infrastructure
   education opportunity for work health and social well-being
3. economic sustainability target group island hinterland

The island could be leased to Club Med

A programme for people by subject, by geography and by history - theme/culture, place and time.

Whatever attitude considered the built fabric is the historical evidence of the past.
What is in a name? Even the semantics of the name ILHA DE MOÇAMBIQUE becomes a testimony to this history.

The growth and change in the island has to be meaningfully added to the past.

The main problem of deterioration is the lack of roofing. Once the roof is removed the building deteriorates rapidly.
Plan and policies

What is missing is a comprehensive and integrative land policy for the harnessing of public and private funds. The decisions will have to be made regarding:
the original macuti population
the children of the original macuti population
the refugees
other Mozambicans
the original Portuguese owners.

**Master Action Conservation Plans**
Time and Place
Phasing
Step-by-step
Non-changeable parts
Alternative scenarios

The Master Plan as a framework for Positive Action and Preventive Disaster. This means a simultaneous process of top » down and bottom » up. The actions should be considered as part of short, sharp list of specific actions, each one coherent within itself and yet part of an incremental programme.

1. **Economic base and employment**
The economic base will relate to a sub-regional policy for arts and crafts with special emphasis on the building trades:
tourism
fishing and agriculture
commerce and administration

2. **Housing policy and population**
Total capacities and population densities; growth and change.

3. **Emergency and disaster planning**
Natural disasters include effects of sea, wind and rain. Man-made disasters would relate to fire and other aspects relating to lack of maintenance.
Provisions should be made for such exigencies to include police and volunteers, and an action plan to include a supply of craftsmen and materials, especially roofing.

To generate the Master Action Conservation Plan a three-day workshop and summary should be made with knowledgeable people from the local community, using the Danish Report as the base for action and physical data.

Three scenarios should be generated including do-nothing, a direction towards tourism and a direction towards other internal economic solutions. Alternative growth rates will be considered allowing for differing phasing possibilities.

On this basis the non-changeable parts of the alternative scenarios will provide the proposals for immediate action. This will include a land zoning and structure policy integrated with conservation and socio-economic statements.

Land use policies.

The land use policies have to relate to the reality of the socio-economic potential of the island. We discussed these issues with representatives of the Ministry of Culture, the professional committee of the Friends of the Island both in Maputo and Moçambique and the Presidente of the Island. The possible uses that where raised by these local groups included:

- international centre for maritime or historical studies
- specialised conference facilities
- tourist facilities - hotels, guest-houses, youth hostels or bed-and-breakfast
- second homes - or time-sharing
- district government offices
- local municipal functions.

A study will have to be made of the economic investments and returns of each of these uses and the compatibility to the adaptive re-use of the buildings. The social-cost benefits and added values will have to be measured, even if it is only to determine the priorities and ranking of the various alternatives.

Conservation policy.

The Island of Moçambique as a World Heritage Site raises new issues as to the meaning of conservation within its socio-economic context. Living cities cannot be considered in the simple sense as monuments or museums; they will live and die like all organisms and will therefore experience growth and change.

The importance of step-by-step activities which allow a continuity of the historic patina should not be underestimated and therefore social, economic and physical actions should take place on a comprehensive and simultaneous basis in chunks of not more than 17%.

Evolution, NOT revolution.

Conservation of a living monument when we are addressing difficult socio-economic problems and changing demands on the urban fabric demands that we create a more sensitive approach to the preparation of criteria for the conservation of such a site. To this end the changes that will evolve in the building fabric and the land policies recommended might appear in the first instance to be the antithesis of correct conservation. Whereas the Venice Charter looks at the motherhood statements of conservation with specific relationship to archaeological sites, the Washington Charter looks at historic cities. In considering the theoretical and philosophical aspects of the IHA we have also evoked the Athens Charter of 1933. Albeit over 60 years old, it wears well and adds to the discussion base of this report.
3.3 Physical fabric
The Potential

identify buildings and urban ensembles for restoration

attention to ruins
identify adaptive use of abandoned buildings

structural issues in global terms - fire, wind, water

The Potential
Environmental Capacity
Rehabilitation.
Built form programme

1 Land use
2 Buildings
3 Infrastructure
4 Disasters and Emergency Planning
5 A Strategy for Priorities

The Potential
the people, the place and the built fabric

Environmental Capacity

What is the environmental capacity of the island? This is a complex matter and cannot be determined by simple arithmetic. The environmental capacity of the island to be estimated should relate to total population.

Residents
Summer residents - owner/occupier
part time employment

Tourist - long term
- short term

Daily visitors

This will take into account and balance between the infrastructure capacity
community services
planning and land use policies
architectural and design implications.

In order to maintain a living community, it is considered that the accommodation of the visitors should not exceed 17% of the total population. The question then arises regarding the definition of non-resident and the grouping of these activities. In keeping with the step-by-step approach a programme of action should be activated which looks at the minimum required within the critical mass so essential for the first stage.

Therefore, considering the total population at around 12,000, the non-residents should not be more than 2000. This should include the 'summer residents'.

The enemy of good is best - Voltaire
Rehabilitation.

Perhaps the key action is embodied in the word 'rehabilitation'. This means the involvement of people and fabric. The cultural built heritage can only be seen within the framework of the people living in the place. The issues identified include:

people:
- training, both vocational and professional,
- economic, including structure for management and investment cooperation and self-initiatives,
- attracting new ideas, functions and investments,
- special activities for children, handicapped and old people.

fabric:
- infrastructure,
- connections to the mainland,
- clean up the beaches,
- adaptive use of the buildings.

Built form programme

1 Land use
   Laissez-faire framework

2 Buildings
   Monuments
   public buildings
   government
   religious
   warehouses

   Vernacular Architecture
   housing design guidelines and policy
   the city of stone
   the city of straw

   Building elements
   roofing
   drainage- surface water 
   cisterns
   streets
   open spaces
   beaches

   in-depth studies
   architectural
   economic
   historical
   infrastructure
Building Rehabilitation Programme.

Restoration is the total destruction of a building. - John Ruskin
- Athens Charter

List of buildings of interest that should be included in the building rehabilitation programme. The criteria should relate to the importance of the building representing the architectural heritage of the island regarding its historic and cultural meaning as affecting the investment from social, economic and visual points of view as a contribution to the meaning and rehabilitation of the island as a whole for rehabilitation considering the physical condition of its deterioration as a potential for further action and adaptive reuse considering its future economic viability

Possible sites included monuments as public buildings, public space, streets and squares and residential groups.

Monuments as public buildings
- fortress
- palazzo - the governors house
- al fandiga - the customs house
- the warehouses
- the mosque
- church of the misericordia
- the school of arts and crafts
- casa di cultura

Public space, streets and squares
- the beaches
- the cisterns
- street facades
- public square
  - by the hospital
  - the street market
  - by the bridge
  - by the customs house
  - by the fortress

Residential groups
- the city of stone
- the city of straw

The building analysis as to identify the functions of the buildings by generic form, and the possible new uses that the buildings might sustain.

<table>
<thead>
<tr>
<th>Function by</th>
<th>original use</th>
<th>possible new</th>
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<tbody>
<tr>
<td>generic use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>form</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ownership</td>
<td></td>
<td></td>
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<tr>
<td>Monuments</td>
<td></td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>local</td>
<td></td>
<td></td>
</tr>
<tr>
<td>private</td>
<td></td>
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</tbody>
</table>
The monuments are the public buildings; the fortress.

Open spaces are often formal public squares.

Open space as the connection between land and sea; the quays.
Open spaces in front of public buildings: the al fandega

The first view of the island from the bridge entrance.

The city of straw.
3 Infrastructure

General projects related to needs
- economic capability
- capacity increase drinking and other uses
- sustainability
- effects on sewage capacity
- effects on social fabric
- effects on use of cisterns

Water
- infrastructure
- primary sedimentation - plant phasing

Electricity
- potential
- electricity sub-stations

Sewage
- public latrines and toilets
- septic tanks
- design guidelines

Surface Water
- traffic strategy
- roads and quays
- control of entry
- drainage

Road Works
- design guidelines

Open Spaces
- squares
- cemeteries
- horticulture
- beaches

Infrastructure

It is clear that infrastructure investment is the first priority for the island. This will create better conditions for the inhabitants, generate work and allow for growth. Even these works have to be part of a comprehensive programme. This would look at the following aspects:

Water
Sewage
Surface water/drainage
Roads
Electricity and telephone/communications
Garbage disposal
Open space systems

The present situation is that a new piped water system has been installed; no upgrading of the sewage system has been done although works were commenced in 1965 based on a plan prepared by the Portuguese. Nothing was completed. These works destroyed the roads, in turn making the drainage system ineffective. The electricity and telephone services are run down and need to be replaced.

Water
The new water system should preferably been developed in parallel with the sewage system, and unless steps are taken four problems will now arise:

- social effects on the cultural change; women and children taking water from central points and cisterns
- economics of use; the cost of the water to the consumer and the returns needed to ensure proper maintenance.
- effects on sewage; the increased use of water will have to be discharged. This will also have to relate to the demands of recycling and the possible two systems for drinking water and other uses including gardens, cisterns; many cisterns are no longer in use and are falling in disrepair. This will be made more problematic and relate to safety and conservation.

There should therefore be a phasing policy to determine the use of water based on the development of the island. In addition to the socio-economic aspects, a plan for the gardens, horticulture, fountains and laundry will be made. This will also determine a conservation policy for the cisterns of the island.

Sewage
This is one of the most critical aspects of the programme. While it would be prudent to re-investigate the original plans and evaluate if works done could be recovered, it is clear that new plans will have to be made. To main factors need to be discussed. The capacity and the lowest level for gravitation. The capacity of the system will have to relate to the tourist policy and economic base of the island. The problems of the low-lying areas of the City of Straw will have to be discussed due to the fact that the costs involved relating to the number of units to be served might be out of proportion. This issue should be related to the problems of urban renewal considering population densities, land policies and public open spaces.

In addition, a phasing policy based on economic viability should be prepared. Voltaire has said that the enemy of good - is best, and in keeping with this adage, the first stage for piping and primary treatment should be given top priority, while future treatment and recycling should be left to later stages. A careful survey should be made regarding the sea outlet.
Surface water/drainage
The drainage system will have to relate to the road upgrading programme and the adaptive re-use of the cisterns in the island. Here again the issue of the low-lying areas will have to be addressed.

Roads
The road system will have to be upgraded. There will need to be a policy for the vehicular movement, parking and pedestrians, including access to buildings and commercial activities. The design implications will include decisions on surfacing and conduits for the infrastructure programme based on comprehensive phasing decisions.

Electricity and telephone/communications
Due to the fact that the level of service is low, due regard should be taken to the design of these services. Overhead lines, poles and lighting not only pose as a visual hazard, but create problems at times of high winds. Sub-stations and transformers could utilize abandoned buildings.

Garbage disposal
Once again a phased action plan should be considered. Central points of collection should be immediately identified and collection should be made directly from 1.5 ton containers. This would allow for a beach clean-up programme.

Public open spaces
The historic systems of open spaces, including squares and promenades has fallen into disrepair. The Nadia Cyclone contributed to the disarray uprooting over a third of the trees. A programme of rehabilitation should be prepared, and phased into the infrastructure programme.

gardens - trees
boulevards
streets and squares
beaches and quays
horticulture
cemeteries
The cisterns

The cisterns should be reappraised considering their size, form and function. A conservation policy analyzing the results will include structural stability, possible adaptive reuse, potential dangers of roofs and contamination and the possible potential for the use of water for non-potable functions and horticulture.
Low-lying areas

Special mention must be made of the low-lying areas. According to the survey prepared in 1985 some 265 units are situated in areas subjected to flooding and consequently technical problems to be solved for the sewage lines. The report also identified a certain amount of overcrowding which affected half of this number, and therefore a land relocation policy needs to be prepared. The issue of fire breaks should be considered within this context. The policy would look at the availability of alternative accommodation and the possibility of land fill for the raising of some units above the water level, together with the economic evaluation of the costs against the possible number of flooding days per year and the number of units involved. In addition the policy will look at the Macuti City of Straw considering its conservation value.

straw for the tourists and the historic conservators - permanent structures for the local population.
5 A Strategy for Priorities

The strategy should provide a balance between the provision of essential services to the island and the demands for the safeguarding of the cultural heritage. It should first foremost look at the needs of the community providing a critical mass at the first stage to include extending the programme for vocational training. This would develop the economic activity of the island with a possible labour intensive conservation programme. This programme should not be more than 1.5% of the total investment programme proposed.

Start with a study for justification with a quantitative and qualitative study relating to the costs and added value of each project.

1 income
2 pay for electricity
3 critical mass
   conservation
   further works
4 increasing circles of economic activity
Costs

The work of the EU through OIKOS gives us an indication of the costs of rehabilitation of a typical residential unit in the city of stone. The four-room apartment was brought up to minimum condition to include roof, walls and openings using indigenous materials, kitchen, toilet and bathroom. A simple cement screed internal floor finish and minimum courtyard improvements were made. The total budget was $10,000 and include $7000 for materials and the rest for specialized labour. Co-ordination and other contractual activities were made by the owner.

Summer houses

A small number of units as summer-houses could be considered. An amount that would not change the social character of the island and yet would help to inject money and activity into the economy. It would also serve to create an area for rehabilitation as an example for future works. These works should be seen on the background of the vocational training programme and integrated within the socio-economic activity of the island. This should prevent the feeling of the City of Stone and the City of Straw becoming the City of Haves and the City of Have-nots.

The areas recommended are two pockets each of approximately 20 units. They were chosen because of their physical suitability to the possible adaptation, their potential impact on the total rehabilitation programme, and their functional implication within the physical planning context. Forty or fifty such units could bring in over $1,000,000 based on a unit at a value of $25,000. In discussions, it was not seen as a problem to find such monies.
3.4 Framework
public participation
pre-feasibility study

The framework.

A structure for administration should be established. The following players should be considered:
The local inhabitants
The local council
The Friends of the Island, Moçambique
The Friends of the Island, Maputo and the rest of the world
Government Agencies
Donor Agencies
Other volunteer groups.

Who decides? payer
implementor
initiator
recipient

Presently, there exists donor fatigue after the peace process and the slow evolution of the democratic elections.

A local company could take over from the interim period of the UNDP trust fund (at 3% management fee). The company would be made up of three components: the Local Authority, the Governmental Agencies directly involved and a representative of the Donor Agencies on a project by project basis. There would be an agency for responsibility and an agency for execution.

The framework should provide a comprehensive structure allowing works to take place project by project according to predetermined priorities.

IDENTIFY PROJECTS

====> CULTURAL
====> MONUMENTS
====> INFRA

====> WATER,

====> SEWAGE

====> SUPRA

====> HOUSING

STRUCTURE

TRAINING

A project office should be set up in the Island. This office should be part of the building rehabilitation programme, with high visibility, but of modest scale. It would be a 'shop-front' allowing the inhabitants to visit, understand and partake of the project. It should also be perceived as part of the local network and as such seconded to the municipal services.
set up MANAGEMENT AUTHORITY

COORDINATED & COMPREHENSIVE POLICY
including lands and management
cost study and details

DECISION POINT

simultaneous

FIRST STAGE CRITICAL MASS

AN AGENDA FOR...
A FRAMEWORK FOR............ international cooperation

steering committee local office -
THE ACTION UNDP
by time training
by place infrastructure MONITORING
by money

We do not need more studies!
The problem of monies being spent:
* Not through the central government due to the difficulty in management
* Not through local government as the structure has yet to be democratized
* Not directly as there can be no comprehensive plan, and is a recipe for waste.

Possible trust fund - through the UNDP at a charge of 3%.

4 Recommendations and Conclusions
The actions would be quantified and detailed within a project profile to be discussed by the Mozambique Authorities and the Donor Agencies. These profiles should be defined under GRANT or LOAN headings and relate to the added value of the project and the social/cost benefits accrued.

The basis for the recommendations and feasibility.

Appendices
Definition of terms
Danish Report
List of meetings
Plans
Photographs
The proposals

A series of projects were identified within a total conservation policy, that might respond not only to the values of conservation but specifically to the needs and demands of the local community.

A
The urban pattern.
Gardens, squares and street furniture
Sea front and beaches.

B
The fortress
The palazzo - governors residence
The customs' house - al fandiga
The Church of the Misericordia
The school for arts and crafts
The warehouses
The Mosque and market place
The hospital.

C
Residential buildings
the city of stone
the city of straw

Terms

It is important to specify the meaning of the terms used with regard to conservation. While the Venice Charter gives the principles for the Conservation Policy for the island, there needs to be site specific definition so as to turn the policy into an action plan.

restoration
preservation
conservation
rehabilitation
façadism
The Urban Pattern

The pattern of the island and the architectural grain has to be preserved by all means. The sub-division of land should remain, and land assembly must not be permitted.

To understand the urban pattern, the pedestrian routes and views should relate to those areas designated for preservation, while a certain amount of façadism might be considered.
open space
water frontage
long narrow parcels
continual urban blocks
small parcelation
individual units
spontaneous parcelation
individual units
movements &
historic buildings
Gardens, Squares and Street Furniture

The open spaces of the island are an important part of the island's heritage. As mentioned, over a third of the trees were uprooted during the Cyclone Nadia of 1994, and therefore a planting policy should be prepared, bringing back the formal squares and boulevards to their previous condition.

Special attention should be given to the entrance area by the bridge and the open spaces of the city of straw.
The importance of linking open and public spaces into a single coherent system. Identifying the main streets and squares together with the open sea-spaces.
The Sea Front and Beaches

The sea front and beaches need special attention. This must start with a 'clean-up' to include the positioning of garbage collection points.

To return the piers, jetties and promenades to their original state, can only be part of a larger programme, and not within the reach of the present economic state of the island. Remaining details should be identified and preserved to prevent further deterioration or vandalism, so any future plan will have the physical base for restoration.
The beaches are presently part of the infrastructure, and are being used for the dumping of rubbish and for public conveniences.
The buildings that abut on to the sea have enormous potential. These on the lee-side of the island are part of the boat-building, fishing and sea-faring heritage. The access is somewhat restricted and should remain as such.

The ocean-side of the island was the main promenade of the Colonial city of stone, and should be developed as the main spine of the island linking the bridgehead to the fortress.
The sea is to be reintegrated into the life of the island by determining the points of access for public and private uses.
The Fortress

The Fortress is unused except for the cistern for fresh water. Attempts have been made over the past number of years to restore the site, and detailed plans have been presented. While the main fortifications are in reasonable state, the buildings are quickly falling into disrepair. The proposals for the rehabilitation of the fortress can be considered as follows:

* restoration of the fortress as a museum
* partial restoration with adaptive reuse
  * hostel or other volunteer facility
  * conference centre with residential areas
  * research centre with living facilities
* adaptive re-use of the whole fortress.

The compromise between restoration and re-use must be made. Areas to be preserved in their original state should include parts which allow the visitor, on a continuous path, to understand the building and the special architectural parts. These should include the main fortifications, the church, the main offices and a representative part of the barracks and the water system and main cistern.

The area for adaptive reuse should be consolidated around the north-eastern section of the fortress, thus allowing for a functional separation between public and other facilities.
Proposed layout for the fortress
Alternative A: Public Site
The fortress was surveyed some eight years ago, and there are recommendations for opening up the monument to touristic visits.

A further alternative would be to allow an adaptive re-use of the fortress as a possible tourist or conference centre facility.

The walls and ramparts of the fortress are in relatively good condition, while the cisterns in the building are still used by the local population.
The church at the most northern tip of the island is supposed to be the oldest building surviving.
The buildings in the fortress include the barracks which could be used as tourist rooms.
The church is an impressive building commanding the central open space and with a massive cistern to the rear. The building should be restored.
The Palazzo

The Governor's residence is fitted out as a museum, and contains most of the furnishings of the Portuguese colonial period. In spite of the damage of Cyclone Nadia, the building is in relatively good condition. The effort to expand the museum to the naval history of the island is excellent, and it can be hoped that if this will be successful, such parts can be later transferred to a more naval building and site on the island.

Little building work needs to be done, while help should be given to discuss the didactic presentation and interpretation of the history within the confines of the building. This is, perhaps, only an issue of money.
The Customs House - Al Fandiga

The Customs House - Al Fandiga was the first building to be approached from the sea prior to the building of the bridge. The pier now is derelict, with only the steel beams remaining. The alignment of the pier is on an axis directly to the entrance of the Governor's Palace, while the remaining street furniture in this space gives evidence to the opulence of the site.

The building had four functions:
- customs for visitors
- customs office for the island
- bonded storage
- water cistern

The customs area still has some of the original furniture and even files with official notices from the 1940's. The cistern is in good condition. The structure itself is in poor condition especially the roofing, with parts in disrepair or even non-existent. There are three families squatting in the building amongst the original fittings.

The building should be reused as offices, perhaps for the local government or district offices. In a future tourist scenario, it could be reused for boat-trip offices and other boating facilities. Another possibility is that a local conservation office and shop-front could be introduced in part of the building. It is unsuitable for housing.

The formal layout of the square linking the building to the Governor's Palace should be restored.
The pier, with its imposing piers is in disrepair.

The entrance to the pier was surrounded by a formal garden the Customs House and the Governor's Palace.
The interiors of the Customs House still contain some of the original furnishings. This is the entrance hall, with the place for the checking of passengers' baggage. The state of the roofing which was destroyed by the Cyclone Nadia, will speed up the deterioration of the whole complex.
Most of the interiors can be accommodated within the existing building fabric, utilizing as much of the existing furnishings as possible.
The façades are in reasonable situation with much of the original ironwork still in place.
The Church da Misericordia

The Church's position by the Governor's Palace is important in the urban fabric of the area. The church is maintained by the local community, and has many tombstones within and without the building. It should be part of conservation project as it forms an integral part of the story of the island. The epitaphs, after documentation, should be able to provide the history of the island in a form that would be indigenous.
The School for Arts and Crafts

One of the few public buildings that are presently used within their original context. The school houses students in dormitories on the upper floor, and classrooms on the ground floor, including printing, carpentry. Parts of the building on the second floor are about to cave in, and there are two families squatting in these rooms.

As can be imagined, the building is in a state of disrepair due to the nonexistent budget for maintenance. The furnishings are sparse and the detailing of the building has been lost or destroyed.

The building complex includes a small theatre complete with orchestra pit and stage with sloped auditorium, while on the other side of the courtyard is a large cistern, once again in use.

The continuing use as a school should be encouraged, and extended to the neighbouring building to the south. This should allow the expansion of the school and its facilities while giving meaning to this block, which faces the main spine-road of the island.
The main entrance of the building still preserves the original formality, including the internal staircase to the upper floor.
The internal courtyard is flanked by the theatre on one side and the cistern on the other. Only a little effort is needed to restore the original functionality of the building.
The Warehouses

The Warehouses were a subject for rehabilitation in the Danish Report of 1985. Since then the buildings have deteriorated, and the large cistern creating an upper court, has disintegrated. As mentioned, the situation is dangerous, and to prevent accidents and open standing water it is recommended to demolish the last part of the structure and open up the lower part of the cistern as part of the rehabilitation proposals of the complex. As identified in the report, the buildings could serve as tourist support facilities, due to the site position on the island and also to the generic form of the buildings themselves.

Special attention might be given to the possible use for arts and crafts, with emphasis on the boat-building activities.
The warehouses are the last building complex before the Fortress. The five bays are a prominent feature in the surrounding area.
The water run-offs from the roofs still exist, but the cistern which was covered at the time of the Danish Report some 10 years ago, is now in ruins and dangerous.
The warehouses in 1985 - large water cistern intact

Proposal for warehouses 1995 - large cistern as open garden
To prevent further damage and suggest a possibility for re-use, the last remaining covering should be destroyed and the piers and beams strengthened for open space uses.
The Mosque and Market Place

The main mosque has undergone renovations and is in good repair, but the outside spaces which link to the market area need attention. This space contains the commercial activity of the island and needs to be upgraded and expanded. It is clear that with further tourist activities, the place could become a major attraction.
The market-place is one of the main thriving areas of the island. Shade structures and general upgrading of the infrastructure is all that is needed to make this a more convenient peoples' place.
The Hospital

The hospital is still in use as such, although the demands of modern medicine will require large changes to the building fabric. It is important that the medical facilities of the sub-region will remain on the island giving real meaning and life to the complex.

The hospital is the connecting link between the City of Straw and the City of Stone. This link is strengthened with the open space and schools to the east and the market-place and Mosque to the west.
Residential buildings
the city of stone
the city of straw

There needs to be an identification of groups of buildings that represent the architectural and historical heritage of the housing of the island. These groups should create an ensemble which would allow the visitor to feel the patterns of history. The areas identified should relate to the urban structure and the pedestrian routes of the island.

Essentially, the buildings should be in use as residential units, in their original state and size; therefore without any subdivision. A small number of examples could be represented in their restored state to include typical furnishings, and technological methods of building.

Perhaps one of the areas designated for the summer houses could be the first buildings for reconstruction.
A public discussion by the local inhabitants is needed to determine the needs of the population of the City of Straw. How much interest is there in keeping the original traditional building technologies. On this basis, a maximum and minimum area for preservation should be designated. Preference should be given to those areas that front on to the main spine-streets of the island; and those with high visibility.
In the City of Stone, the streets and colonnades are part of the urban pattern and therefore those areas should be identified which allow for the maximum renovation of the original building to the original use.
List of maps and drawings.

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   1.2 The island and its sites

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3 Problems
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   3.4 Low-lying areas

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   4.2 Key-map of proposals
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       5.1.2 policy plan
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       5.10.2 identification of indigenous vernacular architecture
1 Background

1.1 The region.

Ilha de Moçambique District

1: 2,500,000
1 Background
1.2 The island and its sites
2 Existing situation

2.1 Land use

- Residential areas
- Shops and commerce
- Public buildings
- Public open space
3 Problems
3.1 The built fabric

- derelict buildings
- neglected areas
3 Problems
3.2 The open spaces

- derelict formal open spaces
- derelict quays and promenades
- other neglected open spaces
3 Problems
3.3 The cisterns

- public cisterns in use
- public cisterns in disrepair
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3.4 Low-lying areas
4 Proposals - policy
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4 Proposals - policy

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2. The palazzo
3. The custom's house
4. Church of the Misericordia
5. The school for arts and crafts
6. The warehouses
7. The Mosque and market place
8. The hospital
9. Residential buildings - the city of stone
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- urban rehabilitation
- activity centre
- second residence project
- commercial frontage
- street conservation
- monument renovation
- tourist facilities
- typical housing
4.3 action plan - city of straw
- main pedestrian route
- urban rehabilitation
- activity centre
- commercial frontage
- street conservation
- monument renovation
- tourist facilities
- typical macuti housing
4.4 public open space system

- formal squares
- open space
- boulevards
- promenades and quays
- beaches
4.5 movement

- - - - main spine road
- - - access roads
- - - - main pedestrian spine
- - - - secondary pedestrian spine
5 The Monuments and Public Buildings

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The area for adaptive reuse should be consolidated around the north-eastern section of the fortress, thus allowing for a functional separation between public and other facilities.

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The chapel at the most northern tip of the island is supposed to be the oldest building surviving.

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The Governor's Palace is situated on the main access of the pier, being the original sea entrance to the island. The building is fitted out as a museum, and contains most of the furnishings of the Portuguese colonial period. In spite of the damage of Cyclone Nadia, the building is in relatively good condition. The effort to expand the museum to the naval history of the island is excellent, and it can be hoped that if this will be successful, such parts can be later transferred to a more naval building and site on the island.

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The Customs House - Al Fandiga was the first building to be approached from the sea prior to the building of the bridge. The pier now is derelict, with only the steel beams remaining. The alignment of the pier is on an axis directly to the entrance of the Governor’s Palace, while the remaining street furniture in this space gives evidence to the opulence of the site.

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Special attention might be given to the possible use for arts and crafts, with emphasis on the boat-building activities.

5.7 The Mosque and Market Place

The main mosque has undergone renovations and is in good repair, but the outside spaces which link to the market area need attention. This space contains the commercial activity of the island and needs to be upgraded and expanded. It is clear that with further tourist activities, the place could become a major attraction.

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5.8 The Hospital

The hospital is still in use as such, although the demands of modern medicine will require large changes to the building fabric. It is important that the medical facilities of the sub-region will remain on the island giving real meaning and life to the complex.

The hospital is the connecting link between the City of Straw and the City of Stone. This link is strengthened with the open space and schools to the east and the market-place and Mosque to the west.

5.9 Residential and Other Buildings
- the city of stone

5.10 Residential and Other Buildings
- the city of straw

There needs to be an identification of groups of buildings that represent the architectural and historical heritage of the housing of the island. These groups should create an ensemble which would allow the visitor to feel the patterns of history. The areas identified should relate to the urban structure and the pedestrian routes of the island.

Essentially, the buildings should be in use as residential units, in their original state and size; therefore without any subdivision. A small number of examples could be represented in their restored state to include typical furnishings, and technological methods of building.

Two possible areas for summer houses have been identified. The areas are not on the main frontage. Perhaps one of the area designated for the summer houses could be the first buildings for reconstruction.
5.1 The fortress
5.1.1 existing state
The Fortress has enormous potential for a variety of public purposes including the use of the barracks as bedrooms.
The church in the fortress is in disrepair. The renovation as a church or the adaptive reuse as a meeting hall could be considered.
5.1 The fortress

5.1.2 policy plan

- areas for restoration
- main walkways
- viewpoint
- water system for restoration
- gardens
5.1 The fortress
5.1.3 visitors alternative

- entrance
- visitors' centre and interpretation
- main visitors' route
- secondary visitors' route
- five-minute museum
5.1 The fortress
5.1.4 possible proposals
5.1 The fortress
5.1.4 possible proposals
5.2 The palazzo

site plan
The Plazzo has been turned into a local museum. Further thought should be made as to the integration of local artifacts in the building, and the presentation of the history of the island through the various sagas.
5.3 The custom's house

5.3.1 existing state

- roof intact
- concrete ceiling
- roof in disrepair
- existing furnishings and fittings
- squatter families
- cistern
The façade of the Customs House is the first building that the visitors to the island would have seen; it is proposed to use some of the halls as a five-minute museum.
5.3 The custom's house
5.3.2 policy plan
area for restoration including furnishings
renovation of outer spaces
5.3 The custom's house

5.3.3 Administrative centre proposal
5.3 The custom's house section
The Church of the Misericordia is an important part of the street façade; the epitaphs are a testimonial to the history of the island.

5.4 Church of the Misericordia
5.5 The School for Arts and Crafts
5.5.1 existing state
5.5 The School for Arts and Crafts
5.5.2 proposal for upgrading
5.6 The warehouses

5.6.1 existing state

/// roof in disrepair

## cistern
The system of water collection from the roofs is part of the architectural heritage and should be preserved, even if there is no further use for the cisterns.
5.6 The warehouses

5.6.2 policy plan
5.6 The warehouses
5.6.3 proposal for conservation
- tourist and gardens
The roofs of the cisterns in the warehouses have fallen into disrepair; the proposal is to turn them into a garden space.
5.7 The Mosque and market place

5.7.1 Policy plan

- building conservation
- new building and tourist facilities
- market area
- pedestrian access
The hospital is one of the few remaining public buildings that is still used in its original intention. The building needs up-grading and a general improvement to the outer semi-public spaces.
5.9 Residential buildings - the city of stone

5.9.1 Policy plan

- Improvement of existing housing
- Second residences
- New housing
5.9 Residential buildings - the city of stone
5.9.2 Renovation of street façades
The street façade should be restored, preserving its scale and character.
The street façade should be restored, preserving its scale and character.
Original street-furniture should be preserved and integrated in the urban renewal.
5.10 Residential buildings - the city of straw

5.10.1 Policy plan

- - commercial frontage

Renewal or improvement

New housing
5.10 Residential buildings - the city of straw

5.10.2 Identification of indigenous vernacular architecture