

## HERITAGE RESOURCE MANAGEMENT

The National Heritage Resources Act, No. 25 of 1999, was promulgated in March 2000. Any person who contravenes the stipulations of the abovementioned act is guilty of an offence and liable to a fine or imprisonment, or both.

**Section 34 of the Act stipulates that no person may improve, alter, develop, or demolish structures older than 60 years without a permit issued by the Gauteng Provincial Heritage Resources Agency.** Before any structure can be conserved, altered, improved, or demolished a written statement / motivating memorandum or conservation policy pertaining to that specific building or structure must be professionally prepared setting out the cultural significance, physical condition and proposed actions, together with motivational and supporting evidence and an analysis of all appropriate samples.

**Contact West Rand Heritage Consultants at [info@wrhc.co.za](mailto:info@wrhc.co.za) or 082 334 7913 or fax 086 362 9455 for:**

- **Administration and the handling of permit applications.**
- Research on historical, cultural and architectural significance or heritage resources.
- Heritage assessment and impact studies.
- Identification and documentation of heritage resources.
- Project Management on the conservation and / or restoration of heritage resources.
- Development of policies / strategies on heritage resource management and conservation, and

West Rand Heritage Consultants (WRHC) undertakes research of heritage resources to gain greater understanding of historic structures and sites. In producing written documents, WRHC places the structure or site within the appropriate context, addressing both the historical and architectural significance. In discussing the origins and subsequent development of a structure, WHRC also examines the relationship to local, regional and national trends, and considers associations with important persons or events. The history complements the existing drawings and photographs by documenting the changes and additions to structures.

**The following definitions in the Act have an influence on the interpretation and application of Section 34 of the Act.**

- 1) “alter” means any action affecting the structure, appearance or physical properties of a place or object whether by way of structural or other works, by painting, plastering or other decoration or any other means.
- 2) “improvement” in relation to heritage resources includes the repair, restoration and rehabilitation of a place protected in terms of the Act.
- 3) “structure” means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.
- 4) “places” includes –
  - a site, area or region,

- a building or other structure which may include equipment, furniture, fittings and articles associated with or connected with such building or other structures,
  - a group of buildings or other structures which may include equipment, furniture, fittings and articles associated with or connected with such group of buildings or other structures,
  - an open space, including a public square, street or park; and
  - in relation to the management of a place, includes the immediate surroundings of a place.
- 5) “development” means any physical intervention, excavation, or action, other than those caused by natural forces, which may be in the opinion of a heritage authority in any way result in a change of the nature, appearance or physical nature of a place, or influence its stability and future well-being, including –
- construction, alteration, demolition, removal or change of use of a place or a structure at a place,
  - carrying out any works on or over or under a place,
  - subdivision or consolidation of land comprising a place, including the structures or airspace of a place,
  - constructing or putting up for display signs or hoardings,
  - any change to the natural or existing condition or topography of land, and
  - any removal or destruction of trees, or removal of vegetation or topsoil.

**Requirements for permit applications:**

- Completed application form as provided by the Provincial Heritage Resources Agency Gauteng.
- A copy of the original building plan or a signed note from the local authority stating that this is not available.
- Locality plan showing the position of the structure in relation to its surroundings.
- Site Development Plan in the event of any demolition and NEW development of the property associated with the structure.
- History of the structure, including the cultural significance, architectural history, previous ownership (all owners) and conservation-worthiness of the structures.  
“cultural significance” means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.  
“conservation” in relation to heritage resources includes protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance.
- Coloured photographs with descriptive caption of all elevations of the structure in its present form and context adjacent houses in the area, streetscape and interior.
- Proof of notice calling for comments from interested or affected parties in the case of demolition and/or rezoning and new development.
- In the event of proposed alteration or partial demolition, three sets of drawings, one of which must be coloured up to show the proposed work / restoration details. (Colour codes provided by the Heritage Resources Agency).

**Factors for conservation-worthiness:**

- The older the building / structure, the greater its rarity and its likelihood of being historically significant and therefore the greater is value as a relic.
- Rarity can refer to age or typology, as well as to qualitative within an environment, scarcity or condition.
- Architectural form typical to an area, building or period adding to and reinforce the character of such an area.
- By virtue of its position, some structures are more visible than others. The physical position of a structure sometimes indicates that it played a particular role in the visual and social aspects of the community.
- Architectural detail contributes to the visual richness of a building and the character or an area. Such details include plaster detailing, ornamental ironwork, boundary walls and timber detailing.
- The relationship of the building to the street is a major component of physical and aesthetic appeal. This applies equally in areas of high density and less densely developed or rural environments.
- The condition of the building may affect the capacity of it to be conserved. Condition however will only marginally affect its cultural significance.
- Historically structures are not necessarily the most aesthetically appealing or visually significant. The role that the structure and / or its owner(s) played in the life of the community makes it of significance.

With kind regards,



**Dr Janet du Plooy**  
**WEST RAND HERITAGE CONSULTANTS**