CONSERVATION OF HERITAGE BUILDINGS IN BOKSBURG

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A Research Report submitted to the Faculty of Engineering and the Built Environment, University of the Witwatersrand, in partial fulfillment of the requirements for the degree of Master of Science in Development Planning.

Germiston, 2008

Declaration

I declare that the Research Report is my own unaided work. It is being submitted for the Degree of Master of Science, Development Planning, to the University of the Witwatersrand, Johannesburg. It is not being submitted before for any degree or examination to any other University.

…….

…….. day of …….. year ……

WHY SHOULD THE OLD BUILDINGS IN COMMISSIONER STREET, BOKSBURG, BE CONSERVED?

ABSTRACT:

Development in towns and cities often comes at a price. In most cases, this is the loss of the history and the heritage of the place. Few developers see buildings as adaptable structures, partly due to their own educational background, experience, profitability, poor implementation of legal restrictions, economic issues, profitability and partly, due to the legalities of modern building regulations.

In the research report, I have situated the study area in the city of Boksburg, a place typical of an old gold mining centre on the Witwatersrand. In doing the research, the history of the place unfolds, as does the present day situation. It becomes evident, that, unless action to conserve structures is taken at all institutional levels, the physical evidence of the heritage and history will be lost forever. Suggestions and recommendations are made, pertaining to the processes required to conserve structures and the reasons for conservation.

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Mr & Mrs Uren	Past residents of Boksburg.
Boksburg High School	Archival material
Ms Bridget Venter	Inspiration and motivation

In honour and the memory, of all the families, that contributed to the development of Boksburg, especially the Gerickes' and Urens'.

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CHAPTER 1

THE STORY OF TIME, AS RECORDED IN OUR BUILDINGS

1.1 Introduction

Mining towns throughout the world, go through cycles of life and death. In my experience I have had the good fortune to live in some that were in their prime economically and in others that were slowly dying economically. I have also been able to visit some that had become ghost towns, such as Eureka City near Barberton and another that was saved from total economic disaster by being sold in its entirety to become a tourist attraction, namely Pilgrim's Rest in Mpumalanga. The reasons for their establishment, growth and decline are usually related to the size of the reserve of the resource being mined at that locality, as well as the price of the mineral on the world market. In some places such as Eureka City, all the trappings of a once vibrant settlement can be seen in the ruins that remain, together with a few derelict signposts. The gold obviously did not last long, so the people left the area. Pilgrim's Rest was experiencing a similar decline but was developed as a historic village, a tribute to the brave folk who entered the area and also to the craftsmanship and materials of the time as most structures are still standing. In both instances, the primary source of income for the town was gold. Boksburg, on the other hand, had diversified its economy and is no longer totally reliant on gold. It suffered losses but not nearly enough to close the town. Its industry and proximity to other large centres assisted in its survival.

What remains, in terms of the structures built at the time of the development of gold mining, needs conserving. The link between why the city began and where it is now needs to be conserved because the structures are the only visible records we have of that time. The people who were responsible for mining and development in the city are no longer with us as one hundred and twenty years

have passed since mining started here.

> "Heritage influences and shapes the way we live and think as individuals, members of a community and citizens of a nation".
>
> *(Opportunity Magazine. SACOB. 2007:87)*

1.2 Rationale

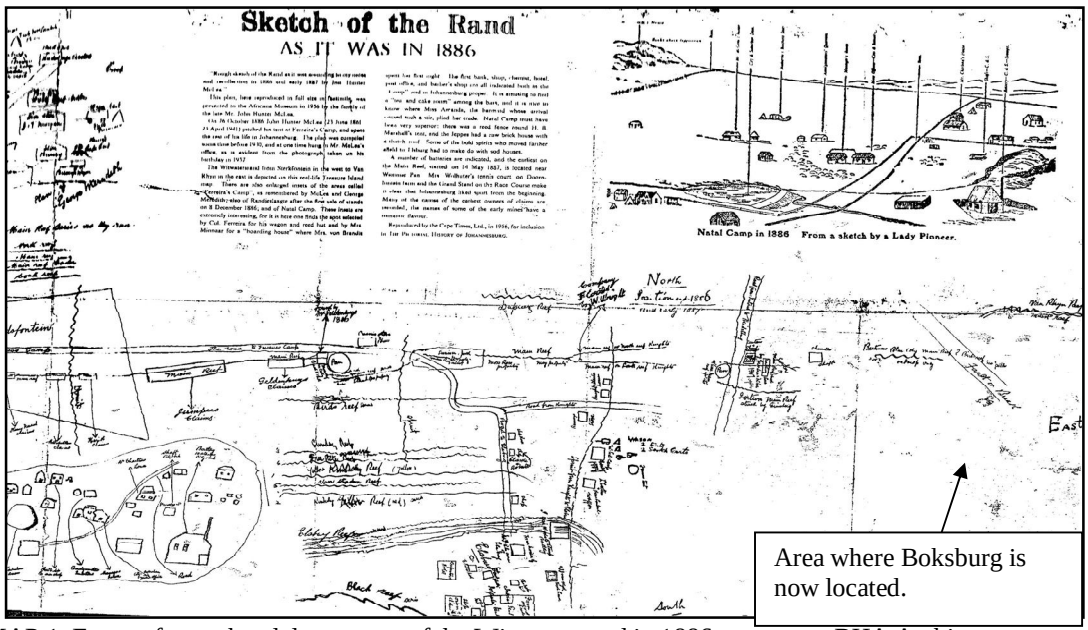
My family comes from Boksburg and was involved directly with the gold mining at East Rand Propriety Mines (ERPM). Collectively their service amounts to one hundred and seventy years. Scholastically, my family has had sixty years at schools in the town. Members of the family have worked in the town in various fields other than the mine for fifty years and I have been working in the town for the last thirty one years. There have been tremendous changes in the area. Not all of these have been positive especially with regards to the buildings in the town as many of the really unusual ones have been demolished. Over the years, I have made it part of my teaching of Geography, to expose my learners to their heritage and land use development. They have been taken on numerous town trails from the suburb of Plantation to the suburb of Boksburg South. This enabled them to see the development of history in their own space and their community and to appreciate what is around them that they would not normally see. The route of this trail includes landmarks, which have significant heritage value and which could become officially listed structures both provincially and nationally.

It also came to my attention some time back that there is a wood and iron building on the ERPM golf course that was the original school building in the town. As an adjunct to my research, I shall be attempting to get this building restored and back in use, in conjunction with the members of the club, the community and also with the permission and assistance of the Provincial Heritage Resources Agency of Gauteng (PHRA-G). It will serve as a useful case study and, perhaps, my experience in following this process to fruition will enable guidelines to be published. The interested parties could then make use of this within the area known as Precinct 81 around the Central Business District (CBD)

in other localities. Terminology in use is tabulated in Appendix A:83, at the end of the document.

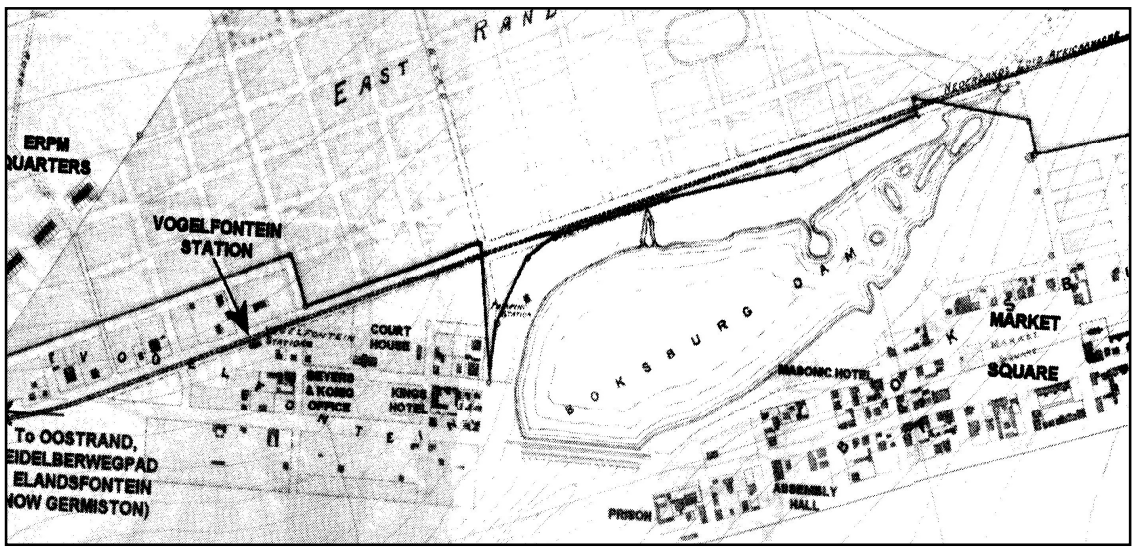
1.3 *History*

The town of Boksburg originally started as a gold mining centre. Shortly after the discovery of gold, coal was also found in the region in 1888 and the area supplied the settlement of Johannesburg and its mines with fuel. The two maps below, illustrate the progressive development of the area in the early stages.



MAP 1 Extract from a hand drawn map of the Witwatersrand in 1886. BHA Archives

A section of this same map can also be found in the C.M.Chipkin's *Johannnesburg Style (1993)*



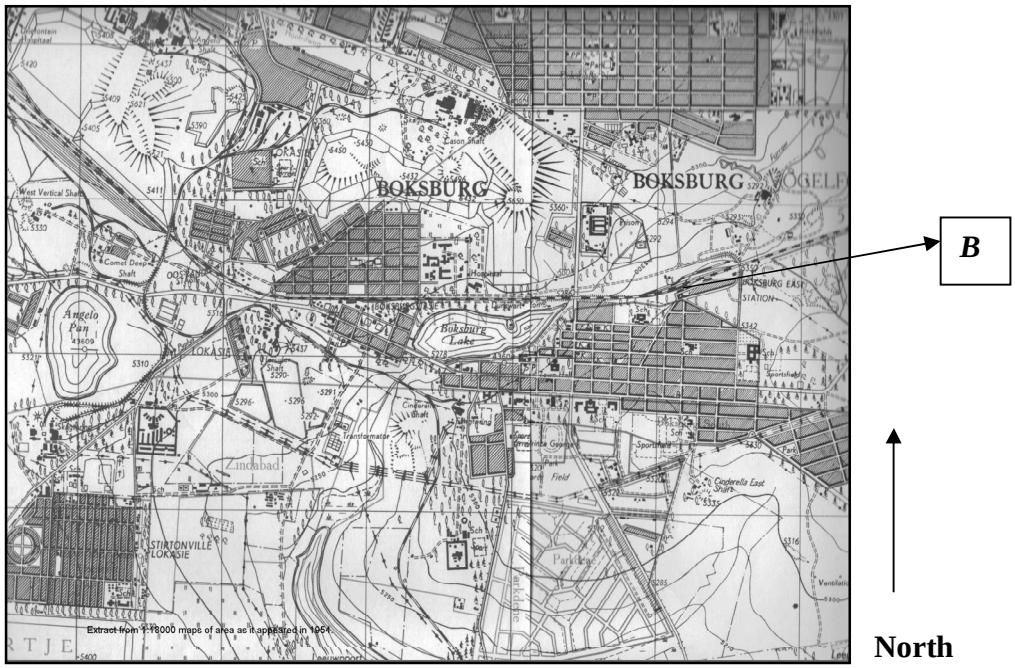
MAP 2. Extract of the map showing the layout of the town in 1889. BHA Archives

Photograph 1 Illustrating the town of Boksburg Central looking Westwards Circa 1995

The photograph above is included for comparison, to show the development of this region over a century.

The old gold mining activities are evident throughout the town but there is little evidence of the coal mining activity except behind the present day Boksburg East station. This area is indicated on Map 3 below. It has relevance with respect to the development and industry and the town as a whole.

MAP 3. Extract of Municipal Suburb planning map. Scale 1: 20000



MAP 4. Extract of Trigonometrical Survey Map of 1954. Scale 1:18000

The railway line was extended from Johannesburg to the then Vogelfontein station, now Boksburg station, (Labelled *B* on Map 4) to facilitate the movement of the coal. President Kruger referred to it as the Rand Tram. Mining then started in earnest along the reef which runs in a roughly east – west direction. The town was only declared a municipality in 1903. (BHA Archives)

In the early years the economy of the area boomed and many structures were built to meet the needs of the rapidly growing community, e.g. a school was erected to provide education and it is still on the ERPM golf course.

Photograph 2. Original school building located on ERPM Golf Course. Photographer. T R Uren October 2007.

The suburb of Plantation was developed by the mine as housing for staff and management. Among these buildings were some designed by Herbert Baker. Some of these are seen below.

Photograph 3 Double Storey Married Quarters. Photographer. T R Uren January 2009

Photograph 4 Double Storey in South Street Photographer. T R Uren January 2009

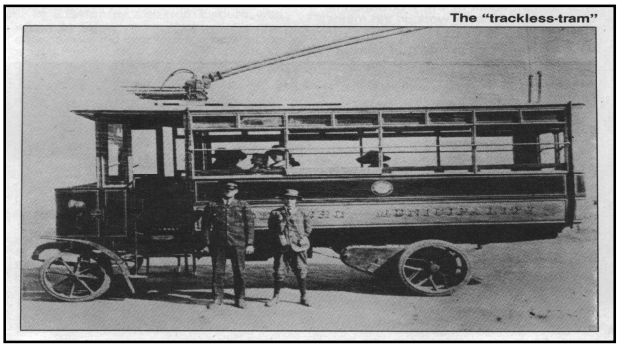
The whole suburbs' buildings have since been gradually sold off by the mine, to private owners and are in varying states of repair. There has also been some demolition of structures in the recent past (Appendix N:145).

Photograph 5. Site of recent demolition houses in the suburb of Plantation.

Photographer T R Uren January 2008

The area of the old town centre had numerous hotels, recreational, administrative, and service buildings. Their architectural styles varied greatly and they too are in varying physical states. The styles varied greatly and included Georgian, Victorian, Edwardian, and Elizabethan structures. The choice of style came about because of fashions, the varying utilities for which the structures were built, and the finance available at the time. Adjacent to this region is the Boksburg Lake and Boksburg Prison. Montagu White was responsible for the project of creating the Boksburg Lake. The prison was built to house prisoners brought to the region to excavate what is now the lake area. This was needed to water the many animals used for transportation to the rapidly growing settlement. The excavated hole remained empty for some years as there was a drought and it was referred to as 'White's folly'. Once filled, after a tremendous downpour of rain, it became the place to vacation on weekends. The many hotels in the area around its shores were always busy, as recorded in newspapers of the time and in postcards sent to family members from those that were holidaying in the area. The extension of the railway further east also resulted in roads being developed in an east - west direction. The town centre gradually shifted to the area now occupied by the Town Hall. This ground was the original market around which many activities were developed. The street on the south side of the old market, Commissioner Street, served as the main access route between the other mining towns of Germiston and Benoni. The area was also serviced by a Trackless Tram between 1914 and 1925. It traveled a circuit route along the present day

Commissioner Street and Trichardt Road, along Main Reef Road to the ERPM workings and back to the then Vogelfontein Station.



Photograph 6 Trackless Tram. BHA Archives Circa 1920

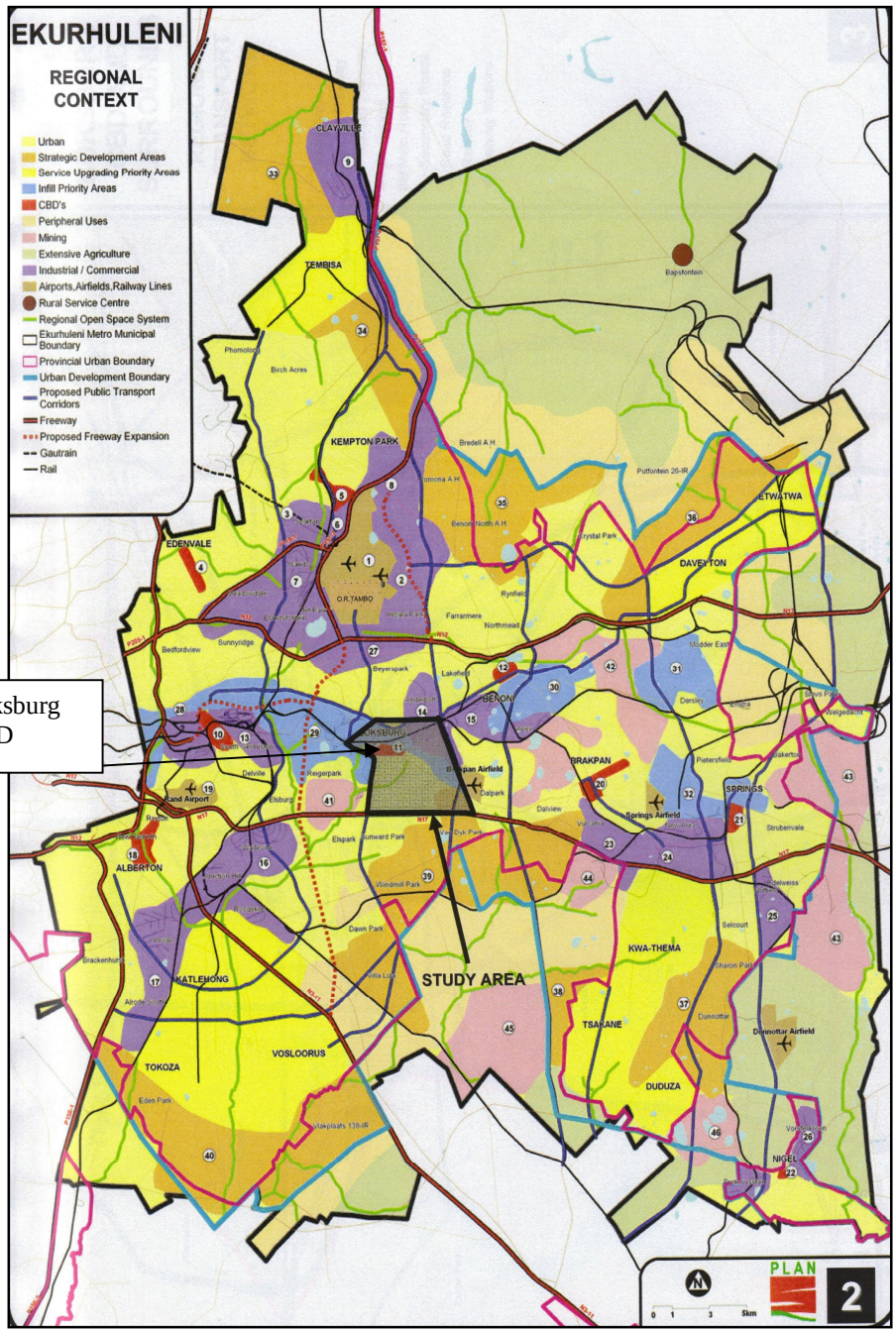
The north-south access route on the east side of the old market still acts as the through route, called Trichardt Road. The shops and services needed by the community of that time developed along Commissioner and Market Streets. Many of these are still in existence, although some have changed both in use and structure. Refer to Appendix B (80 – 81) for a list of buildings/structures older than 60 years along the street.

Zeeman's Building at the corner of Commissioner Street and Trichardt Road

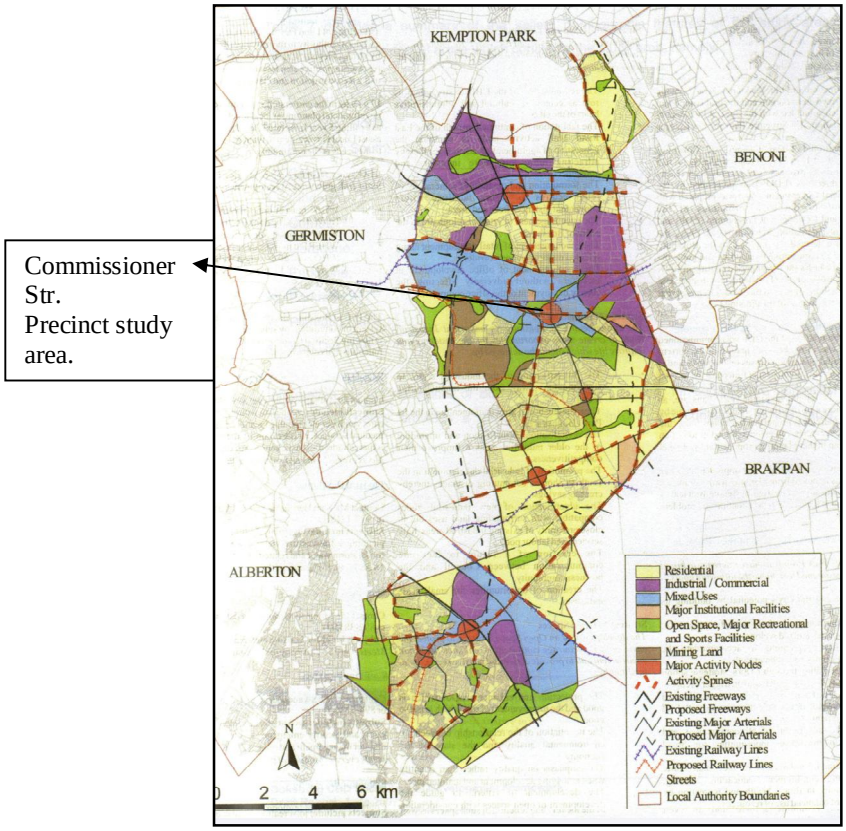
Commissioner Str on the southern side of the Market.

Photograph 7 The old Market Square. BHA Archives.

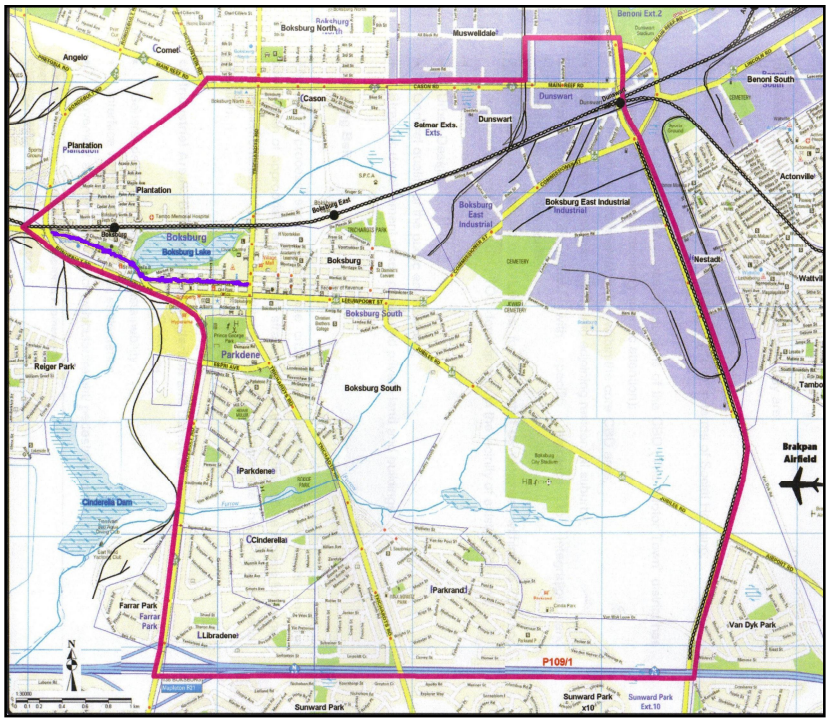
A Local Spatial Development Framework (LSDF) document has been prepared for the development of a precinct plan for the Area known as Area 81 (i.e.The CBD and surrounds). To contextualize the study area a copy of the map of the region and its land use proposals is included as Map 5 below.



Map 5 . Ekurhuleni region LSDF document 1998



Map 6 Boksburg Land use map



Map 7 The LSDF Area 81. Extract of the LSDF document January 2008.

Photograph 8 Satellite view of the study area . Google Earth 2008

My focus will be specifically along the Commissioner Street activity spine, as indicated in the photograph above, between point A and Trichardt road at point B, as it lends itself to study as a (chronology) timeline of Boksburg's history and commercial development as evidenced in the ages and styles of the different structures. At present there are no heritage sites fronting this specific road, but there are three within the Area 81, an area demarcated for specific development in the LSDF for Boksburg. The map of their location and the list and photographs of these Heritage buildings can be found in Appendix C:82 – 83.

Should my research show that the other buildings of architectural value are worthy of restoration and conservation within the planning framework, it would make this street a worthwhile precinct to visit and it would lend economic value to the present owners. This section of street coincides with the area between two proposed development nodes in the Precinct Plan, around the stations mentioned previously. Commissioner Street is an axes road (an obliged way through which people have to pass to access a particular site/sites in a locale) for this area.

There are many examples in South Africa where urban renewal has enhanced the value of areas, Newtown being one. Creative re-use of buildings has also been undertaken as seen in East London, in the old goal, which has been converted to a shopping centre. My research has however shown that in the

South African context, there is little being done practically with set guidelines on how to go about decision making in this regard. The constitution, planning law and the development frameworks tell one what should be done, not how to go about the process. This means that in principle, there are vague guidelines but little means of these being effectively implemented. The reasons for this will be alluded to in the text.

My research aims to provide a framework within which it can be shown how to decide on which buildings to conserve. I will also establish, whether the buildings I have identified as heritage buildings in Boksburg's Commissioner Street, should be conserved within the planning framework of the area.

1.4 Approach

My approach to the research report is normative. Sarantakos and others, describe normativism as an approach in which:

- "Objectivity is unattainable, unnecessary and undesirable.
- Social science is normative; its goal is to study what ought to be and not only what is.
- People's orientation is based on and constructed with values, which direct thinking and action, and cannot be neutralized, isolated or ignored.
- Being normative and disclosing the inevitable bias or personal beliefs is less dangerous than to be value free." (2005:93)

It is my aim to be as objective as possible within this framework. The nature of research, however, means that there will be a measure of influence from my background and education. In terms of the research completed it is important to note that it is highly representative even though it is a localized site that is being studied. This implies that the findings and outcomes for the targeted streetscape along Commissioner Street, from the Boksburg Station developmental node to the Boksburg East developmental node within the LSDF area 81, could be applied to other areas and towns. The site of my research is typical of other old mining towns in the country, whether urban or rural in character. Schofield is frequently quoted in work by Sarantakos. He points out that certain criteria could

be used to assess the level of generalization. These are “conceptual power, fittingness, and comparibility” (Sarantakos 2005:25).

The research design I chose was a triangulation method, which is a combination of desktop research, interviews and fieldwork. The interviews were with a variety of stakeholders. These included planning authorities, landowners, developers, residents, heritage resource officials, and council officials. The nature of the research is of a flexible qualitative design nature. This approach links with the normative approach as defined by Sarantakos. My research could also be viewed as critical research. This is because it is a “topical subject with political significance” (Sarantakos. 2005:115) within the South African National and Local Planning arenas. It goes further, in that it publicizes an issue which has been ‘neglected’ for a period of time.

In order for the research to be done effectively I have made use of the triangulation method of research, as described above. By using multiple approaches it has been possible to gain differing perspectives on the issues. This has allowed for a more normative approach and it has lent more objectivity to the exercise by having other viewpoints included. In this way the findings have been validated through other sources, particular that of Bakker, as he reports in the periodical SAJAH (2007).

The study area selected involves thirty-five buildings older than sixty years along Commissioner Street in Boksburg. This implies that a collective study has been done and that each structure forms part of the whole. A precinct is purported to have more heritage value than individual structures. The fieldwork carried out is in context and forms part of the LSDF planning for the specific area 81.
In terms of applied research methodology the route I took was that of action research. The nature of this research within the study I have done, highlights certain aspects of this type of research. I should like to quote these and put my research in the context of this approach.

Sarantakos quotes Burns et al. as follows:

- “Applied – addresses specific problems and proposes immediate solutions.
- Situational – it diagnoses a problem and attempts to solve it.
- Topical – It focuses on topical issues of social and political nature.
- Collaborative – It requires the efforts of researchers and practitioners.
- Participatory – Researchers take part in the implementation of the findings.
- Political – It employs a political stance and direction in its orientation.
- Emancipatory – It attempts to actively involve people in the process of change.
- Self-evaluation – It involves a constant evaluation of its process and modifications to adjust research and practice.” (2005:333)

On a personal level, I hold a pragmatic view of conservation. In support of this statement I should like to quote Stewart Brand, the well know American author. He was “drawn to preservationists, because they are the only building professionals with a pragmatic interest in the long term effects of time on buildings. They work creatively with the economy and changing uses of buildings and they promote expertise in the crafts of longevity. The preservationists have a philosophy of time and responsibility that includes the future. They act on what they learn” (1994:90).

I have concluded from my research, that the idea of the old buildings in Commissioner Street in Boksburg being conserved for the future does not restrict their use in any way, even within the planning documents and legalities for the area. Many have changed their function whilst retaining some of their structure, albeit not all, in most cases. What remains of the structures is still able to represent their original use and they are able to tell the story of their time. The history of the town both good and bad is represented in these structures. To return to the pragmatic philosophy I have, I appreciate the comment by Clem Labine in Brand’s work, on *How buildings Learn,* that “If it works and is built well, and it’s a nice example of whatever it was intended to be, and it is not getting in the way, then I say leave it”. (Brand 1994: 108) This would certainly be a good

approach to take for the buildings selected for research along Commissioner Street. Even though there is pressure for change in the older areas, there are many other structures built more recently within this area that can be more easily and cheaply adapted and altered for re-use.

The introduction, philosophy and descriptions are followed by commentaries on the research processes undertaken. In the final chapter the answer to the research question is given making use of all the research information which precedes it. For the purpose of assisting the bodies involved in heritage listing, the fieldwork reports include photographic records of the structures. These will serve as preliminary steps towards getting the structures protected in the interim, while the official processes are undertaken. Relevant documents in use in South Africa are included in the appendices, as well as others in use in other countries for the sake of comparison. These are included to enable authorities receiving this document to make appropriate decisions. A document in use in the USA is included as Appendix D:84 for comparison.

The report follows the pattern of addressing the planning issues together with the legal framework pertaining to old buildings in this country. It sets the scene for identifying the conditions under which structures exist at present in Commissioner Street, Boksburg. Having researched the structures and documents, it is relevant to comment on what is being done to conserve old buildings in South Africa.

A comparison of approaches both local and globally was undertaken in the literature review in a thematic manner. This was done to make some sense of all the readings and cover the research findings, both of these enabling answers to the research questions to be successfully undertaken.

CHAPTER 2

THE SITUATION AT PRESENT, IN AREA 81

2.1 The neglect and demolition of the listed buildings, within the study area, have been brought about by the forces as described below.

The development of regional and suburban shopping centres has greatly influenced the Central Business District (CBD) of Boksburg. The threshold populations (minimum numbers of people required to maintain the turnover of a business), of most of the businesses can no longer be met and these businesses have been forced to relocate to these outlying centres or close down. The structures they occupied have undergone physical and functional blight, over a long period, starting in the early 1980's. The nature of the goods sold also altered from high to low order goods. A large shopping centre was recently built on the south-west side of the CBD adjacent to the K90 ring road and this has drawn even the local shoppers away from the CBD because its location is easy to access.

A second major influence on the demise of the CBD was the economic situation pertaining to mining in the city. The price of gold fluctuated enormously in the late 1970's and early 1980's. The mines closed many of their developments and also paid off many of their labourers. These workers lived in compounds close to the older part of the CBD and spent much of their income on goods that they could send home and also goods they required on a daily basis. These residential compound buildings on the fringe of the more recently built local shopping centre are presently abandoned and in a poor state of repair. Particular note must be made of the important informal social service and function these old shops provided. There were always groups of similar cultures and language speakers located in the downtown section. It was a happy and vibrant area. (BHA archives)

The CBD suffered some decline with the improvement of the thoroughfare upgrade between Germiston and Benoni, along Leeuwpoort Street, in the late 1990's. This took away a great deal of traffic from Commissioner Street. The problem has been exacerbated by the development of the K90 ring road around the city centre. Very few vehicles actually go along the central section of Commissioner Street now, unless they have particular business in the town centre. Public transport is still running into the town centre, but that mainly goes in a north - south direction towards the residential areas. None go along Commissioner Street, where there used to be a very efficient tram service in the old days between 1914 and 1925. Despite a large taxi rank in the CBD, very few people move along the central section of Commissioner Street in the present day CBD.

The adaptability of many of the old buildings has been questioned. They are mostly of the same height, i.e. double storey. There are no lifts in them and perhaps that has led to the owners not seeing potential adaptive re-use. Many of the frontages have been changed over the years and not many have the original materials left. The wood and glass making up these facades are not that secure and that has led to many modifications. Even in the past this seemed to be an issue as they have mirrors above the entrances and glass bricks on the pavement to allow light into basements. Internally, many have left the original staircases intact and some of these are solid wood and are quite sturdy, albeit narrow. An example of these entrances is given in photograph 9 below.

Typical entrance to buildings, showing the wood, glass and tiles, as well as mirrors above the entrance.

Photograph 9 Photographer TR Uren July 2008

Many of these buildings were designed to have people living in the upper section. This has continued to be the case and many of the inhabitants are foreigners and young couples with low incomes and no transport of their own. Access to the taxis, busses and trains is within walking distance. Education facilities are also within walking distance for both primary and high schools.

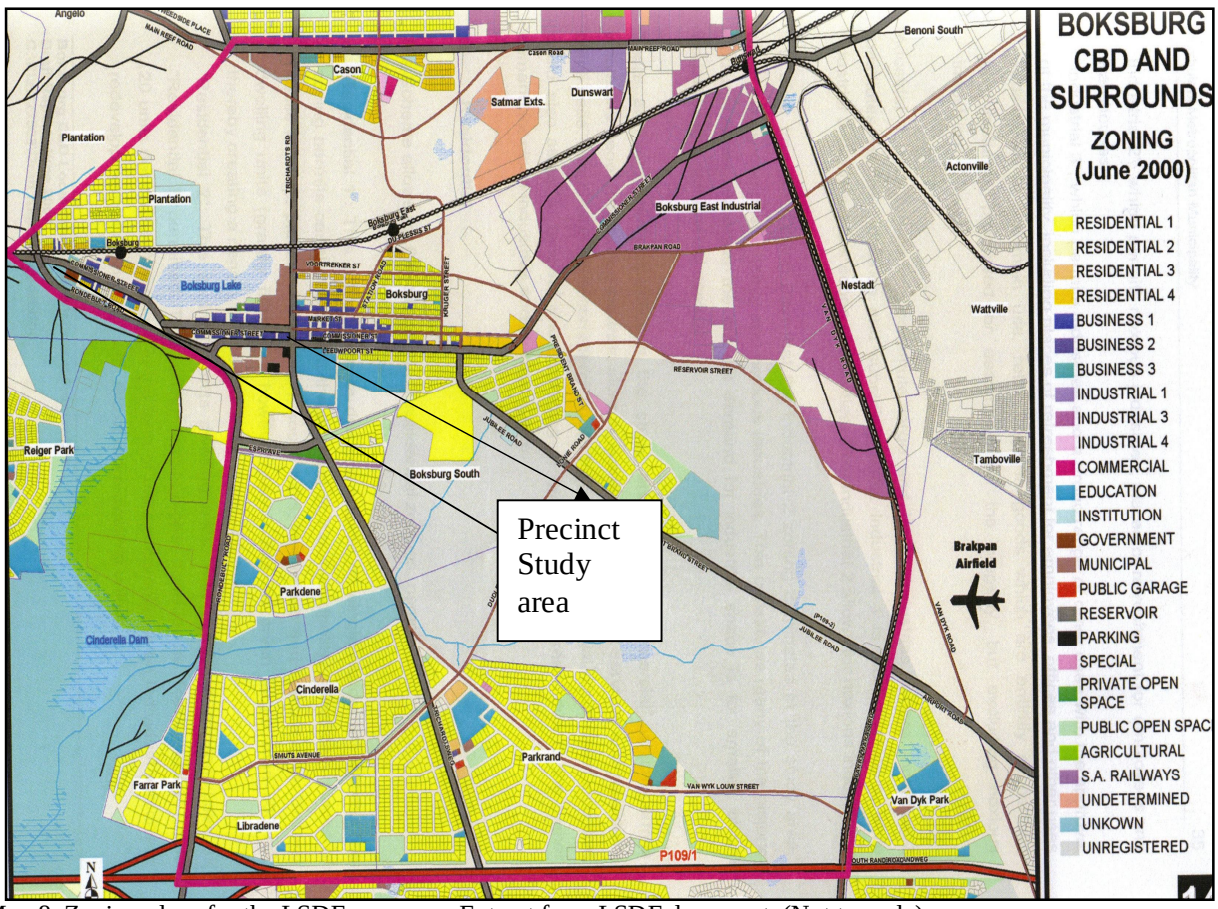
Cost analysis pertaining to renovation or rebuilding has to be assessed. In the past it was quite cheap to demolish and rebuild structures anywhere. The cost of materials has now escalated and this is no longer such a viable option, especially where land values have dropped, as in the economically declining CBD. It is also affected by the position of the newer buildings and also the prospective profitability. The CBD, as mentioned, no longer has the numbers of people moving through it that there used to be in the past and this implies that it is not worth spending large amounts of money on a new structure. Building costs for retail structures similar to those in existence in the area are approximately R6500 per metre squared.

The age of the owners of the properties also plays a role in whether the buildings are maintained or not. The older people are less likely to make changes to the structure because they are unable to afford to do so. The turnover in the affected study area has dropped and so the owners are only able to survive the changing economy. Younger owners are more likely to make changes and have less attachment to the heritage value of the structures. This means that the functionality is the priority and changes are made based on improved utility not sentimentality or historical value and aesthetics.

The function of the building also influences whether they are maintained or not. In some instances in the study area there are legal firms occupying upper floors and retail activities below. This makes a difference to the impressions of clients on arrival at the firm. Should the building be decaying there will be a drop off in clientele, whereas if smart and well maintained, it retains some influence and, therefore, keeps its business. In another instance a beautiful and influential building became a panel beater, and subsequently a wheel and tyre

centre/warehouse and it has fallen into a greater state of disrepair. The acoustics inside of this structure are excellent and some valuable structures are still intact inside.

The aspect of whether the title deeds conflict with the land use management plan and zoning for the area, appears to be a non-issue in that the zoning for the area has remained the same. At the same time cognizance must be taken of the Development Facilitation Act 67 of 1995, when referring to the Precinct plan for the area. This may impact on the length of time the buildings are able to withstand the pressure for change. An extract of the Land-Use Zone map is provided to assist in understanding the planning for the area in the research report.



Map 8. Zoning plans for the LSDF area. Extract from LSDF document (Not to scale)

Education of the owners is an issue that needs to be addressed. I am aware that some of the owners have been informed of the historical value of their property. It

is my intention as part of this research project to inform owners and to encourage them to participate in the renewal and conservation of this precinct. The reasons used to encourage them, will be elaborated on in a later chapter. Some of them do not reside in the town and, therefore, have little attachment to the community other than providing a service even though they know the value of what they own.

2.2 Legal Implications

In terms of town planning, defined as "the preparation and construction of plans in accordance with which the growth and extension of a town is to be regulated, so as to make use of the natural advantages of the site, and to secure the most advantageous conditions of housing and traffic, the convenient situation in public buildings, open spaces, et cetera" (Van Wyk 1999:22), there is little change within the area. This is partly because in the Government Notice 1888 of 1990, erven already in use in an area retain their use in terms of land use zoning. The map of land use zones proposed in the Area 81 plan is what is currently taking place. The application of this within the Physical Planning Act 125 of 1991 and application to Boksburg would be the "harmonious and coordinated development of an area to which it relates (including, where necessary, the layout and redevelopment of any part of it which has already been subdivided and built upon) in such a way as will most effectively tend to promote health, safety, good order, amenity, convenience and general welfare, as well as efficiency and economy in the process of development" (Van Wyk 1999:30).

In particular, Boksburg has a history of hanging onto its apartheid past. The previous authorities had the old provincial flag flying at the Municipal offices prior to the general elections that brought the African National Congress to power. The local authorities of the time also fenced the lake grounds off and restricted access to the area by non-whites. This was not the only area where division along racial lines was pronounced.

Obviously the new legislation required that communities be protected from this within the planning schemes. "The Government Notice R1888 of 1990 titled *Land Use and Planning Regulations,* stated that the purpose of a structure plan is to

lay down guidelines for the future spatial development of an area to which it relates, including urban renewal, the preservation of the natural and developed environment, urban design or the preparation of development plans, in such a way as will most effectively promote the order of the area as well as the general welfare of the community concerned" (Van Wyk 1999:31). This legislation arrived in time to ensure that the area in question has some protection within the law, but does not offer specific protection for old buildings, because the definition is too broad and, therefore vague. (Ref - Appendix P:148)

Further legal protection for the area is given by way of the Development Facilitation Act 67 of 1995. This legislation enabled Land Development Objectives to be outlined and Integrated Development Plans to be developed for each area of the country. There are procedures in place and these have to be followed.

Where a change in Land-use is requested there are procedures to be followed. This may require the removal of restrictions as they appear in the title deed, and also consent use for the new development. These processes are lengthy and require public participation and legal input. To undertake this, the Gauteng Development Planning Bill 1999 procedures must be followed. Jeannie van Wyk makes extensive reference to the procedures to be followed and which legislation affects decision making in her book, *Planning Law, Principles and Procedures of Land-use Management* in Chapters Seven and Eight (1999:190-236). She highlights the issues which are relevant to the enforcement or removal of restrictive conditions, such as the neighbourhood, its character, local authority domain, public law, neighbour law, and public interest. I shall be referring to these issues later when specific buildings are studied in the LSDF Area 81 and the Activity spine of Commissioner Street. The documents have been included as a guideline on how to follow a process towards protecting structures.

2.3 Current Planning issues in the Area 81 LSDF

The extract below from the LSDF document is headed *Revitalisation of the Boksburg CBD* and it states:

“In line with the Metropolitan Spatial Development Framework, The LSDF for Area 81 promotes the concentration of non-residential uses in nodes. The decentralization of retail uses had a negative impact on the Boksburg CBD, with most of the high-order retail and wholesale trade now found in Boksburg North close to the N12 freeway. It is therefore necessary to propose alternative uses to support revitalisation of the CBD. The LSDF proposes the development of the CBD with the highest intensity of uses, both in terms of the range of land uses permitted and the development parameters (controls) Future retail growth in the area should be taken up through limited expansion of the existing neighbourhood centres, but primarily through additional retail rights in and around the CBD, specifically in the areas to the west and north of the CBD, the CBD itself and along Trichardt Road between Cason Road and the railway line. This is in support of the revitalization of the CBD.

The LSDF permits auto trade, general business (retail, offices and other businesses) community facilities, hospitality uses, medical facilities, personal service industries and service industries in the CBD. In terms of development parameter, the LSDF permits buildings up to ten storeys high, with coverage of 85 % and floor area ratio of 9.0. The parameters are lenient to encourage redevelopment” (LSDF. 2008). This, may also be a potential threat to the conservation of these buildings.
“Residential development with densities of 60+ dwelling units per hectare is permitted. The intention of this is to promote redevelopment of medium to high rise, high density residential development for the entry level low to middle class income groups. The CBD is within walking distance from the Boksburg East station, hence promoting the use of public transport. By increasing the residential component of the CBD, the demand for shops, fast food outlets and entertainment will increase, with positive spin-offs on the entire area.’ Ekurhuleni Metropolitan Municipality” (EMM) January 2008.

According to the document quoted above there are only three types of activities that would require the consent of the local authorities should they wish to start up in the CBD core and secondary area and they are, spazas, taverns and home enterprises. In my study I shall propose alternative uses for some buildings that would still remain within the gamut of the plan for Area 81. My area of study is restricted to the activity spine of Commissioner Street from Plantation, up to Trichardt Road. The revitalization Plan for the Boksburg CBD compares favourably to the revitalization presently being carried out in Pretoria CBD. (Building Africa. October 2007)

CHAPTER 3

CONSERVATION OF OLD BUILDINGS IN SOUTH AFRICA

3.1 Processes

Globally, there is a non-governmental agency called ICOMOS (International Council on Monuments and Sites) and we as a country are signatories of some of the Charters. It is a group which is "dedicated to the conservation of the world's historic monuments and sites. It has adopted a wide range of Charters on heritage related issues since 1964 [www.saia.org.za/heritage.php (14/3/08)]. This organization is supported by the Vienna Memorandum and the Jerusalem Declaration which "focus on the sustainability and integration of the Historic Urban Landscape" [www.saia.org.za/heritage.php (14/3/08)].
Other sites of use in the South African context include: http://www.southafricanheritage.co.za, http://www.sharpcity.co.za, UDISA, SACPLAN, www.architectmagazineonline.co.za and http://www.journalofarchitecturaleducation.co.za.

Planning Legislation as referred to in Chapter 2 is important as it legally binds owners regarding land use, but not specific structures. This is insufficient to protect the buildings themselves. I have commented on this issue in Chapter 2.

Other legislation was enacted in the form of the National Heritage Resources Act (No 25 of 1999) South African Heritage Resources Agency (SAHRA) is a statutory organisation established in terms of the Act as a national body responsible for the protection of South Africa's cultural heritage resources. This document states clearly that a Heritage register must be kept as indicated in Section 7 of the Act. I shall refer to this again in my research findings.

SAIA (South African Institute of Architects) is a voluntary body to which any architect may belong, but does not legislate or determine whether buildings are preserved.

SACAP (South African Council for the Architectural Profession) is the regulatory body for the profession. It provides for the registration of practitioners in the field. SAPI (South African Planning Institute) requires all planners to be registered and they do play a role in ensuring planners take heed of legislation pertaining to heritage buildings. These members are obliged to follow guidelines pertaining to planning at all levels of government and are instrumental in developing the planning documents within the tiers at local government levels.

It is at this level that Heritage Impact Assessments be done carefully, before any changes in land - uses are allowed and before buildings are demolished. There are numerous examples of criteria in use in different parts of the world. Most of these require baseline studies, desktop studies, and fieldwork. The criteria in use in South Africa are attached, and these will be used in fieldwork to assess the study area along the activity spine of Commissioner Street. Together with this I have attached the criteria in use in Chichester, Shanghai and Belfast for comparison. (Ref: Appendix E, F & G:85 – 88)

It is apparent in the economic climate of today that the vast majority of developers and real estate agents are motivated by profit, not by heritage issues. It will become evident in the research results that this remains a major stumbling block to preservation. Within the first six months of 2008 there have been numerous old buildings demolished. (Ref - Appendix N:145) Somehow the legislation was unable to protect them in time. Perhaps there has been some way for the developers to bypass the legislation and once the problem is highlighted or noticed they are simply prepared to pay the fines and apologise. Alternatively the local authorities have given special permits to the applicants for demolition. The structures cannot be rebuilt as the material has been removed from the site.

It illustrates that the importance of the site is not the same for all communities.

Owners are also a problem as most of them lack the knowledge about their particular assets' value from a heritage perspective. This is illustrated in my research findings.

3.2 Why conserve old buildings?

In my introduction I quoted from the Opportunity Magazine,

> *'Heritage influences and shapes the way we live and think as individuals, members of a community and citizens of a nation'.*
>
> (SACOB. 2007)

The Boksburg Historical Association has as their motto:

> *'The past is the key to the future'.*
>
> (BHA Archives)

Taking these quotes together I feel that there is much worth preserving throughout the country. In particular in Boksburg as it is so important in the economic history of this country. For many years the ERPM shafts were the deepest in the country and had the best technology for the mining of gold at the levels of three kilometers and more. The industries which developed in the town in support of the mining sector are numerous and varied. During the time of sanctions in South Africa, many specialized industries developed in the area too. All the while there was a continuous increase in the population in the town. Unfortunately, the mining industry suffered due to the fluctuating gold price and many of the migrant labourers were repatriated to their homes, mostly across our borders. These people had a special influence on the town as there were regular dancing competitions between language and cultural groups. The areas along the old sector of Commissioner Street were where groups could often be found socializing.

CHAPTER 4

LITERATURE REVIEW

There are numerous works that guide my research. I have tried to group these into themes so as to give my review some structure.

4.1 Buildings:

In his book, *The Real World*, Bruce Marshall has covered different aspects of the natural and built environments. His introductory description of the Urban Mosaic is relevant to this research. He describes the city as a "vast and seemingly haphazard structure",(1991:166) in which even "diverse architectural styles compete for attention"(1991:166). He comments further that "within the chaos of urban life, each different type of building has its place"(1991:166) Marshall goes on to say that city layouts, major buildings, et al. represent certain beliefs about the nature and structure of the world, even from earlier times. He mentions that "even today, values and beliefs of societies are still reflected everywhere" (1991:166), regardless of culture or country. He relates that through disruptions and regeneration, some original elements remain, usually the physical ones. He states that cities are "the most complex human artifacts and today those living in them often have no emotional attachments to them or shared beliefs in them" (1991:167). I believe his comment that "nowhere is the urban mosaic unchanging" (1991:167), is apt, yet there needs to be some stability and retention of the old to have a sense of place one might call home.

Brand's book, *How Buildings Learn*, follows an interesting approach to structures. He, together with Marshall, holds the view that the concept of a building implies change. He comments that change happens differently in different building types. The examples he gives are those of commercial, institutional and domestic buildings. The first type changes rapidly because of competition, the second do not adapt well or at all, and the third adapt continuously. As part of his insight

particularly the commercial buildings he comments that “cities devour buildings” (Brand 1991:82), especially in the area surrounding the city centres. His ideas take into account issues raised by other architects, planners and statesmen before him, that ‘form follows function’, and that ‘we shape our buildings and then they shape us’, but he more realistically, together with Rina Swentzel, has the idea that change in buildings is cyclical and that “functions reform form” (Brand 1994:3).

Brand’s research raised examples of other approaches to buildings and change. He cites Duffy as having an unusual approach in that buildings are said to have four layers. Brand adjusted these for his purposes to having six layers, namely site, structure, skin, services, space plan, and stuff. He stated that the dynamics of change are dominated by the slow components of site, structure and skin whilst the other layers are able to change more rapidly through human interaction.
His other approach is to classify buildings into types, namely, Low Road, High Road, and No Road buildings. The first type he mentions, take on the personality of the occupants. They tend to be low visibility, low rent, have no style and have high occupancy turnover. Jane Jacobs describes these, as buildings in which you “could do what you want” and they are highly flexible. (Brand 1994:33).

In contrast, the High Road buildings are those which impose themselves on the occupant. They are described as having “high intent, duration of purpose, high visibility, high style, and maturity”(Brand.1994:49). They are also expensive to maintain and are not flexible. He states the “time has taught them and they teach us” (Brand 1994:49). The No Road buildings are also referred to as magazine architecture. Many of these buildings adapt very poorly and reflect, as Joel Garreau an American journalist and author mentions in his book *Edge Cities* (1992), the conflict between the architect and the developer. Many of these buildings are the result, as Brand mentions, of “waste, haste and avarice” (1994:72), and often appear as “contradictions, as habitats and property, within the surrounding community” (1994:72). In a later section of his book, Brand says that “mistakes instruct” (1994:88) and there should be the approach of “get rich

slow" (1994:88) when it comes to architecture and development. Although he agrees that "strangeness encourages longevity" (1994:109), this is not always going to hold true if the building in question is unable to be adapted and re-used.

4.2 History

In the book, *The Park Cities: A Walkers Guide and Brief History*, the authors, Galloway and Matthews, express their desire to share their fascination with the history of the place. They state that "history tends to change as the identity of the story teller changes" (1988:ix). I find this relevant in my research in that the buildings themselves need to be the storytellers as most have been around for more than a century. I need not give their individual histories because they do it by way of their "site, structure and skin", as described by Brand. (1994:12)
In a book called *Landmarks, An exploration of the South African Mosaic* (1991), which arose from a long running radio series, some interesting facts stood out for me. One of these is that, fact is much more fascinating than fiction. Many buildings and the stories associated with them have enriched our cities and societies. Some of the buildings mentioned have given people a sense of identity and recognition. There is also a familiarity with the way many towns associated with gold mining developed and the structures in these places which still remain. The changes and their effects then and now are similar, as are the attitudes of the people affected.

In the essay, *Urban Fragmentation, Inequality and Social Justice: Ethical Perspectives* by David M. Smith, Young is quoted as saying that "a model of a transformed society must be given from the material structures that are given to us at this time in history" (2003:26). This would be appropriate in that the buildings that remain are our direct physical link with the past and the only material thing we have on which to plan the future. Linking this again with Brand's site, structure, skin. et al., approach, I would refer specifically to the site and structures.

A Time and Space for African identities in Planning in South Africa, an essay by Mark Oranje, suggests we take cognizance of the fact that living and non-living things are bound together. People and structures therefore influence each other. Our past experience influences our decisions, as does our environment.

If one takes the ideas of the last two authors and links them with an architectural film festival review given by the editor of the periodical *Archi-technology*, (September 2007), there is an emphasis on the link between the past and present. The editor commented that the festival highlighted the fact that it is a fabulous world in which the architectural profession finds itself, relative to the constantly changing environment. He also described the festival as a celebration of architecture and the built environment. I think that planners need to perhaps look at old buildings as a celebration of our past and actively pursue a path to retain these structures.
In the same periodical, Peter Brown, the then President of the SAIAT wrote an article decrying the Education Minister's call to cut back on the arts and humanities. He questions where this would leave the profession and the people making use of their services. I feel that we need the arts and humanities in order to make sense of the world, to appreciate the buildings, cities, and their history, as well as our own.

Some buildings in our cities may be iconic, although not all of them tall. They are seen as "landmarks which are legible from afar, but most people who interact with them do so at street level" (Eiker 2007:2). This would surely be a reason to retain these old buildings to give the community a sense of place, a frame of reference and enable the users of the space to have a proper mind map of that space.

There is a definite need for "stability within these mental maps and city images" (Markus 1979:1). Should the space be constantly altered research has shown there is an increase in vandalism, complaints and disorientation. Markus' work illustrates that "stability is a sense of continuity with the past. A prevailing sense of history embodied in a building or place gives roots to this sense of stability and

security" (1979:2). He quotes Lynch as saying "A proportion of the past has been saved as being good and this promises that the future will also save the present" (1979:2).
His work gives insight to various attitudes towards old buildings. He states that "as the rate of change increases, the pressure to maintain continuity with the past and hence stability also increases. The more ancient the building, the more the implied continuity, and the greater the resistance to it being lost" (1979:2).

Supporting the topic of stability and sense of place, Fitch is quoted in Diamonstein's work, *Buildings Reborn*, as saying "that out of a realization that familiarity makes for livability and comfort, that too concentrated a dose of the new may leave people feeling uprooted and disoriented, that a proper balance must be struck between conservation and new development" (1978:15).
Many buildings can be hidden treasures in a city where new development continues without due respect and regard for what came before. Reference is made to this in Brands work where he sites the good example of St Mark's Square in Venice, in which rulers that developed the city over a period of time made every effort not to disturb the facades and structures in place prior to their respective rule. He has also been able to make use of the economists' contribution to valuing old buildings by appraising them as having "intergenerational equity" (Brand 1994:83).

4.3 Attitudes:

I felt that it was important to include some readings from old works regarding attitudes towards preservation and restoration as recorded in text, by Bassett in 1978. A symposium was held forty years ago in Cape Town and things were very different to today. The views held by the presenters at the time were euro-centric and they failed to consider the effects of their decisions and suggestions on the greater community of the areas. They were all products of the political ideology of the day. Today things are different and the community is largely protected from such a one-sided view by means of legislation. The Simon van der Stel foundation was and still is very influential in the field of preservation and

restoration. Back then, however, most structures that underwent preservation or renewal processes were destined to be museums. This is in stark contrast with what is happening today. There were concerns voiced by most speakers at the conference about the haphazard way new buildings were being erected in Cape Town at the time. They highlighted the incongruity then between the new and the old settings and the changes these new structures brought about in the character of particular areas.

At this juncture Cook (1968) mentioned various reasons for restoration and preservation being needed. He mentioned particularly the prevention of loss of specific buildings and the need to preserve evidence of how people lived, worked and thought. At the same conference, a Professor Pryce Lewis highlighted how new buildings were out of scale in relation to old buildings. He urged town planners to “ensure satisfactory backgrounds and organization of space surrounding old buildings” (Immelman et al 1968:10) in their approach.

In the book *Buildings Reborn*, the author Barbaralee Daimonstein, mentions that there is a strong movement towards preservation and recycling old buildings. This group leads the way in the criticism of new buildings and architecture. The variety amongst old buildings in terms of their “site, structure and skin” (Brand 1994:12), is being replaced by homogenous structures. These modern structures do not seem to age very well and are not always able to be used effectively in the long term. A case in point would be the Pruitt Igoe housing estate in St Louis, Missouri in the USA, which was ultimately demolished.

Buildings also lose their aesthetic value. There seems to be a concurrent decline in the modernistic approach because of all these factors. It was also noted that “no city and no neighbourhood, can survive being improved by radical surgery On the contrary, it is likely to die of it. The way to improve a city is to save as much as one can of its past and by a sympathetic adaptive use of that past create for it a healthy, nourishing future” (Daimonstein 1978:27). The conservation movements have over time gained much influence and they have led to the development of statutory frameworks for the preservation of old

buildings, both locally and abroad. The population of cities has been influenced by these groups and gradually changed their attitudes. This has been added to by globalization and increased sophistication and exposure to other things. Further to this, people no longer accept plans and changes to old buildings without having had input themselves. The community has also realised that resources are finite and why not use what already exists. Ada Louise Huxtable was very influential in this arena and she also noted that the changes in politics, social spheres and economics affected attitudes towards preservation and recycling of buildings.

Noteworthy at this point is the fact that schools of architecture changed in their attitudes. The *Bauhaus* movement taught architects to shape the space to fit the function. This inductive process relates to the concept of “form follows function” (Daimonstein 1978:28). The *Recycling* movement relates to environmentalism and they taught architects to look at the space and then to deduce what kinds of functions it will accept. Huxtable suggests that it must be recognized in architecture schools i.e. that some buildings should just be left alone. The interpretation of zoning and landmark law and the methods and rationale of control and compensation should guide architects in their decision making, not fashion at the time or money.

In his lecture series at the York Institute of Advanced Architecture, Professor Lindstrum suggested that old buildings have appeal from different perspectives. He said that they have appeal from the archeological side because they are interesting and may be valuable. From an aesthetic appeal he said they have visual amenity, illustrate good regional and perhaps particular character and cultural value. They may also have appeal from an economic view because they can accommodate tourism and leisure and they may be cheaper to re-use and may be good investments. He went further to say that they may be valuable energy sources and their re-use could create jobs. He highlighted in his presentation that the buildings’ functional value increased when new uses are found because they may set off regeneration in the surrounds. This will directly affect the impact areas and poles. (Latham 2000:4)

Following on these approaches it must be said that “all buildings needs repair, even famous ones” (Burnett 2005:12). If it should be one of these buildings, “it should remain as a moment in time, with that set of ideas” (Burnett 2005:12). She advocates that each building be assessed individually and then decisions made regarding what to preserve and how one should go about it. She gives the example of Lafayette Park designed by Mies van der Rohe. It should be noted that “architecture reflects what’s happening in the world and it is born from its own history” (Burnett 2005:20). Her concluding statement sums up her views very well – “The key is in respecting the past while forging ahead in the present with an eye focused on the future. And don’t be intimidated by a name” (Burnett 2005:20).

4.4 Utility:

In my readings I found an appropriate description which links architecture and utility. “It is easy to see that in all grades of man’s life, and the dwellings which typify them, only one idea has yet manifested itself in his architecture – viz. that of utility. In the savage, half-civilized, and the civilized states, the idea of useful and the convenience differ, but only in degrees. In all architecture adaptation to the end in view is important” (Downing 1969:4). It would apply to newly built structures. What happens to them over time?

Brand has a divergent view in that he says “Almost no buildings adapt well. They are designed not to, however they do adapt anyway, because usages in and around them are changing constantly” (1994:10).

With the knowledge that buildings outlast us, we know they will be adapted for re-use by the generations that follow. As mentioned before Brand highlights the six ‘s’ concepts of site, structure, skin ,et al and comments that “adaptive buildings have to allow slippage between their differently paced systems” (1994:12) He quotes Alexander as saying “things that are good have a certain kind of structure” (1994:49).

In his commentary on magazine architecture he mentions the “specious old box, is old because it is profoundly adaptive” (1994:61). This particular kind of structure is typically able to be adapted internally, where the services, space plan and stuff can be changed to meet new user requirements. This is of course providing that is it at a level of ‘loose fit’. This would give the building the “use value of time” as described by Jane Jacobs. She makes reference to, many examples of buildings that have undergone adaptive re-use (Brand 1994:73).
I have come across many South African examples of adaptive re-use, for example, a railway station in Natal has become a tourist venue, the old goal in East London has become a shopping centre and the Old Post Office in Boksburg has become a theatre. Rosemary Rudd also gives examples of timber structures that have changed because the materials are so versatile and durable. Further examples can be found in the Pretoria CBD revamp described extensively in the periodical, *Building Africa* – (October 2007. Vol 7.no 10). The author gives a full description of the plans, ideals, needs and catalysts for the project.

It must be said that due regard for the materials of construction must take place. These must be cared for when the adaptation takes place. In Europe there is extensive use being made of laser to clean up buildings as it minimizes damage during the process.

Throughout the readings many terms are used interchangeably. Daimonstein uses recycling as a term to describe adapting the building to different uses for which it was originally intended. Latham comments that conservation is a more mature term to describe this process. Daimonstein highlights the fact as do others that the forms and materials from the past are still valid if adapted. This leads on to research by Pamela Cunnington. She points out that whatever the “new use of a building is, it must be viable and self financing” (1988:20). This approach is similar to Latham who points out that buildings adapted must work for a living. According to Derek Latham the opportunities for re-use come from many sources, namely – people, buildings and policies. He also states that successful re-use is never an easy process.

This section can by summed up accurately by way of a quote found in the introduction to a book on adaptive re-use by Austin. “What we need is continuity… Historic preservation is not sentimentality but a psychological necessity. We must learn to cherish history and to preserve worthy old buildings… We must learn how to preserve them, not as pathetic museum pieces, but by giving them new uses” (1988:vii).

4.5 Decision making:

A link between utility and decision making was made by Dr SS Morris in his conference presentation years ago. He stated that “the preservation of listed buildings which have become obsolete and have not adapted themselves to the changing life around them is fraught with many difficulties” (Immelman et al 1978:77). They are subject to the natural law “adapt or perish” (Immelman et al 1978:77). In the review thus far it is clear that buildings, even though they may be old, need not last forever.

In his chapter on preservation, Brand quotes P. Goldberger as saying ‘A lot of our belief in preservation comes from our fear of what will replace buildings that are not preserved… because we know what will replace it will be no better’. Other arguments included in his work for preservation follow the thought that “urban regeneration now, is able to achieve what urban renewal failed years ago to achieve”(Brand 1994:93). Huxtable mentions this too, when she stated that “destruction in the name of renewal created urban wastelands” (Brand.1994:93).

How then to make a wise decision for the future of cities? Graham Aylward makes a comment: “When we see a decrepit area it is not just the physical decay we are observing but a manifestation of organizational lethargy, disinterest and financial withdrawal, and of individual despair and lack of motivation. These grim qualities are self reinforcing and together make any change towards improvement a very difficult task” (Markus 1979:1).

He continues describing that change can be observed if it is physical because it "compares the present situation with the past" (1979:2). However he stresses that this is subjective. From within he says it is less obvious because the community there is part of the change process, whether positive or negative. Aylward created models to illustrate the processes of change and he describes the implications of these changes. He urges too that the adaptive potential of buildings be measured as part of the process. This refers mainly to the form, which he sees as the structure of movement patterns and organization of routes within the structure. This means that actual measurements must be made of distances travelled within the structure and the focus versatility be established. The idea behind this is to establish whether all that is required, as well as the number and variety of functions can fit into the structure. Some buildings have low adaptive potential and then they are not the ones valued sufficiently to list.

Other writers have put forward ideas as to what is required for listing. The obvious is age. Farrell suggests in his work that the following criteria be used:

- "Knowledge of the economic value of the structure.
- Structural soundness
- Load bearing capacity
- Total area
- How many floors in height
- Clearness of span
- Access to the building
- Access to services "

To these he suggests we add the following questions:

- "What is the building like at the moment? How compartmentalized is it?
- What is the current state of the building fabric? How long will it last?
- What is the relationship between money which must be expended to ensure a good life expectancy and that which is necessary to allow for the new use of the building?
- What are the particular characteristics of the building which can be exploited to achieve an optimum solution to the new requirements?
- What are the respective financial implications of rehabilitation or

redevelopment?" (Latham 2000:32 - 35)

Once a decision has been made it is important to note that the new owner may not be the only owner in the future, for this reason it is wise to ensure a "loose fit" within the structure. I have mentioned this before. It will ensure the continued adaptability of the building and lengthen the life of the building. The questions Austin asks cover the following aspects:

- "What criteria are to be used?
- What is the philosophy or guiding motive for dealing with the buildings?
- What are the potential costs and benefits of the work required?" (1988:112)

R.D. Pickard takes a somewhat different view and says that besides the building, assessed on its own merit, (for architectural composition, spatial treatment of scale, architectural idiom or style, intelligence, ingenuity or innovation, materials and integrity) the following issues are to be taken into account:

"Any respect in which the exterior contributes to the architectural interest or historic interest of any group of buildings of which it forms a part" (1996:16). He further extends this to include "any feature of any building or a man-made object or structure fixed to the building or forming part of the land comprises within the cartilage" (1996:16). He does interpret historic interest to include "a person or event associated with the structure as well as the importance of the building in relation to that person's life and work or that event" (1996:16). The events alluded to could be economic, social, cultural or military. In the United Kingdom (UK) the ages of buildings is one of the criteria used. Following this there are guidelines for owners of listed buildings which is the result of the application of criteria or considerations used. These include

- "Special value within certain types.
- Technological innovation or virtuosity.
- Association with well known characters or events.
- Group value, especially as examples of town planning" (Pickard 1996:23).

Quoting from the Department of the Environment's (DoE) guidance notes for surveying buildings in the United Kingdom, Pickard highlights the following:

“The replacement factor must also be kept in mind when selecting buildings in the group category. A building must not be chosen merely because its neighbours are good and one is afraid that if it were demolished it would be replaced by an incongruous monstrosity. The design of new buildings can and should be controlled under general planning powers and it is not permissible therefore to place a building on the statutory list simply to ensure a congruity of neighbourhood which could as well be achieved in a new building. It must be possible to say the existing building has some quality in relation to the context which no new building could have ...” (Pickard: 1996:32).

Once listed, the statutory information required for it to be included covers:

“B - building types
D - date of construction and alterations
A- architect
M- materials used,in structure, cladding and roof
P- plan or style of layout
F- façade description
I - interior features
S - subsidiary features such as boundary walls, etc
H - historical information
E - extra information
S - sources of information from which the description has been compiled” (1996:32).

In the UK there are strict controls over listed buildings, whether for the purpose of repair, alteration, painting or renovating. There are even stricter controls over the decisions to be made if a listed building is to be demolished. There are only three main principles to be followed but they require input from numerous bodies and this takes time.

“A city without old buildings is like a man without a memory” (Latham 2000:20)
In both Canada and the United States of America (USA) studies were done to establish which buildings were worth preserving or not. Lichfield in his book *The*

Economics of Urban Conservation sites, gives five headings which were used together with a rating scale of 1 – 100. The headings used were, Architecture, History, Environment, Usability and Integrity. These enabled the cost factors to be compared with the heritage ranking of a particular building and decisions could be made as to what to do with the building. He mentioned too that the social opportunities were to be considered in the decision. The USA used a similar system but made use of only three headings. An alternative approach could be used and that is the Planning Balance Sheet Analysis.

In the local context SAHRA has established a set of criteria for use in decision making regarding old buildings. (Ref - Appendix H:89)
It is worthwhile comparing our documents with the others described thus far. Age is a primary factor, but we are a young country so the cut-off date is sixty years and older. Our Act incorporates buildings, structures and man-made objects of architectural and cultural significance, as well as sites of archeological and paleontological interest. There are nine other criteria to use, which are similar to others in use globally, but with specific significance to South Africa. The main sections which guide the selection are categorised into: Historic value, Aesthetic value, Scientific value and Social value. The last category includes a section on Sphere of significance and grading attached to that as High, Medium and Low. Following that is a question which asks for a comparison between the site in question and others which it can be compared with. Mining in South Africa has special significance and criteria are site specific.

As much as protection is given to old buildings in this country, they are not beyond being demolished if the local authorities give permission and PHRA-G and SAHRA do so too. A case in point can be referred to in Boksburg where one of the original mine houses, opposite the first mine shaft in the town, was demolished in July, 2008. Its architecture and setting were particularly significant. Another more public issue occurred in 2005 where SAHRA gave permission for ten buildings in the Johannesburg CBD to be demolished. Some of these were very good examples of art deco architecture. Various opinions were given by groups of architects, developers and the public in regards to this decision.

Questions were also raised as to the financial viability of the proposed replacement structures and about who did the Heritage Impact Assessment (HIA). It was recommended that the HIA be refined and redone and that adaptive re-use of the buildings be investigated. Somehow politics and avarice seem to have overridden the statutory requirements as well as inclusivity.

4.6 Legalities:

The last section refers to building demolition and the rights of all to be party to decision making. It is necessary to know which statutes are in place to prevent such decisions continuing. The relevant sections can be found in the constitution and the Bill of rights of the country. To start with the relevancy of issues and responsible levels of government can be found in Section 4 A and B and Section 5 A and B. The Schedule 4 A, lists the functional areas of Concurrent National and Provincial Legislative competence and the issues pertaining to this building research material are: cultural matters, the environment, housing, pollution, population development, property transfer fees, public transport, regional planning and development, tourism trade and urban and rural development. Section 4 B specifies local government areas of responsibility, which includes building regulations, electrical and gas reticulation, tourism, municipal planning, municipal public transport, storm water management, trading regulations and water and sanitation services.

Functional areas of exclusive provincial legal competence found in Section 5 A are archives, museums, libraries, provincial planning, provincial cultural matters, provincial recreation and amenities, provincial roads and traffic and in Part B the control of public nuisances, local amenities, parks and recreation, public places, street trading, traffic and parking.
These areas of responsibility are important to know should permission be required for any activities pertaining to old buildings. The following is Law and in the Bill of Rights Section 32, “Every person has the right to access all information held by the state or any of its organs in any sphere of government in so far as that information is required for the execution or protection of any of their

rights". Similarly one has the right to lawful administrative action, so officials cannot override individuals by withholding documents or planning proposals which may affect the ownership of your property. Therefore the law protects owners to some degree from decisions to demolish or expropriate. Other relevant sections in the constitution are Sections 24, 25 & 26. Oranje, in his work, cites the example of Atlanta with regard to the black and white groups moving within the city. He highlights the fact that informal arrangements may exist between developers and city officials. In this way the process of urban renewal displaced many old communities. It also happened here in South Africa in the past, though this was legal within the political system of the day. Our new constitution and planning documents protect communities from a similar fate now. In Atlanta and our old system this process could be referred to as "system bias, reflecting the capacity of city authorities to single-mindedly pursue narrow sectional interests with little concern for those literally in the way" (Harrison et al 2003:31).

Such situations should not arise now in South Africa, but the reality is as the "case of Atlanta illustrates how the resources and ingenuity of those who own and control capital can meet and accommodate challenges to their power" (Harrison et al 2003:32). He also states that internal differentiation is a universal feature of cities. In South Africa where apartheid policies existed as evidenced in the built environment it will take a long time to change. He suggests too that planners in the new system have "regard for the material of the old era, with its own trajectory of change" (Harrrison et al 2003:33) The Policy, Plutocracy and Practice debate can be raised here. It was commented on by Grady Clay, the editor of Landscape Architecture, together with examples of situations and places.

Referring to my initial information regarding legalities, I should like to expand on this. On hand, are other issues raised in work on Planning Law within the legal system, which pertain to permission granted erroneously for subdivision. Van Wyk quotes J A Botha as saying "there are potentially conflicting interests at stake: those of the applicant owner who wishes to use his property to his own best advantage; those of neighbouring owners in the locality who may be

adversely affected by the subdivision; and those of the local authority itself which is charged with the supervision of the orderly harmonious and effective… development of the area" (Van Wyk 1999:30). This situation could arise when renewal takes place and plans and procedures are not adhered too within the law.

At the root of this issue are the three parties involved. All should have input within the law and the Constitution pertaining to land - use. Because Planning Law deals with the regulation and management of land-use other clauses can play a large role. The deprivation clause is one, applied to planning, determines certain limitations or restrictions. Van Wyk explains that this clause also refers to expropriation. This is important in the context of land-use planning and zoning. Expropriation can happen as per Section 25(2) of the Constitution which states in section (a) 'that for a public purpose or in the public interest', it is in order. These issues would become relevant in cities where the old buildings could be considered to be 'in the way' of proposed new roads, shopping malls or housing estates. Should the owner of the old buildings or a neighbour to that building be felt aggrieved or wronged in terms of these processes they may appeal to the courts. This pertains particularly to rights of access, administrative action and access to information, property and environmental rights and equality.

In South Africa land-use planning legislation has been categorized and van Wyk elaborates on these in detail, giving examples of cases and the laws applicable in each instance. Should a change in land-use be required it is important to note that public notice be given to all interested parties. As example cited is from J Alexander 'Amendments and the like to the existing user under a town planning scheme matters of great moment. Not only are the lot holders in the immediate vicinity affected, but proposals can alter the entire character of the neighbourhood, causing concern even to those residing further afield.
With all the legal requirements being met, there may be problems with the enforcement of these. The problems highlighted by van Wyk include:
Poor planning, involved parties flouting the law, such as town planners, developers, estate agents and lawyers, accountability by authorities, lack of

vision, lack of will, lack of interest and no tradition. The Integrated Development Plan (IDP) programmes in place now, are a way to ensure enforcement but as mentioned policy and practice do not always work in parallel (van Wyk 1999).

4.7 Financing and procedures:

In most of the literature I have reviewed the authors from some years back have said that it has always been cheaper to renovate than build a new structure. This would have been the case for basic renovations prior to re-use and providing not too many repairs needed doing at that time. If one looks at the cost factor one should take into account the broad view of costs. This applies to materials that can be re-used and savings on these as well as the cost of labour. The structure is complete, so no wages are required in that area. The cost of energy can be computed in terms of what was required to make the materials which have already been paid for. Daniel P. Coffey discusses this in his article on adaptive re-use, which can be found in the periodical called *Contract,* Volume 46, Iss.8.

Today it has become more expensive to renovate than to build new structures. This is due to the fact that the services, space plan and stuff required within the building to meet legal and safety requirements are difficult to adapt and have to be replaced. The consequence has been the mushrooming of large structures all mostly the same in design, shape and materials. The older buildings are standing vacant throughout cities and in most places in the world. Brand makes three interesting statements concerning values, costs and buildings

- “Adaptive life re-enters a building when it becomes too cheap for speculation
- Zero value land destroys buildings as surely as infinite value
- Value of land overwhelms the value of existing buildings so they become disposable” (Brand 1994:83).

What determines these values? Market forces which relate to demand are the main causes. As mentioned before, the city centre areas are dying for various reasons, already mentioned. As a result there is less demand for space and

buildings in these central locations. When these buildings undergo blight, in all its forms, the neighbourhood gets affected. I mentioned this in a previous section where decayed areas tell more about them than just their physical appearance. Therefore there is little motivation to fix as mentioned by Jane Jacobs. The blight extends to the occupants and functions and they go from “legal to illegal” buildings (Brand 1994:79).

The poorer an area becomes over time as part of the decay process, the change process comes to a standstill. In contrast Cunnington says that in poorer towns more conversions take place because of economics. Distinction should perhaps be made between towns as a whole and neighbourhoods. In some instances when the whole town becomes affected by poverty and decay they have been sold in their entirety. This was the case in Pilgrims Rest some years ago. The new owner buys with a mind to developing it as a unit of history, culture and as a tourist centre. The effect should be that value is brought to the place with a marked increase in the market value of property depending on how it is advertised and used. Examples of neighbourhoods that underwent an economic increase are Westdene, Benoni and Melrose, Johannesburg.

Should buildings in a precinct become listed or declared valuable according to used criteria it enhances the value of these. This should result in economic upliftment in the area as a whole. Care must however be taken not to displace the original inhabitants of the area by increasing rents and costs. This did happen in the past in many countries. The concepts being referred to here are ‘boutiquification and gentrification’.

Whenever changes occur in areas and these changes lean towards the High Road concept mentioned in Brand, the economy should benefit. At this point it needs to be said, that the buildings need to remain flexible to re-use by others later on and that not all buildings may improve after change. I should like to link the quotes of Brand, at the beginning of this section, especially the first one, with that of Jane Jacobs in which she mentions that Low Road buildings encourage economic activity.

Sally Oldham a more recent writer has observed that it is now cheaper to build new. This has been influenced by improved technology, available funding, fashion and the economy at the time. An example can be given of any new factory building - It has pre-constructed frames and pillars, cladding and bulk layout of flooring. These structures meet all the by-law requirements pertaining to fire codes, electrical and water standards. Old buildings need a great deal of work to reach the required standards. As Brand mentioned before in his work, the site and structure would not need change but the skin, services, space plan and stuff would and it would be difficult. In some countries there is finance available to do this from governments as well as the official preservation organizations. The graph below illustrates the comparison between value and feasibility of conservation. It is useful when decisions are taken in this regard.

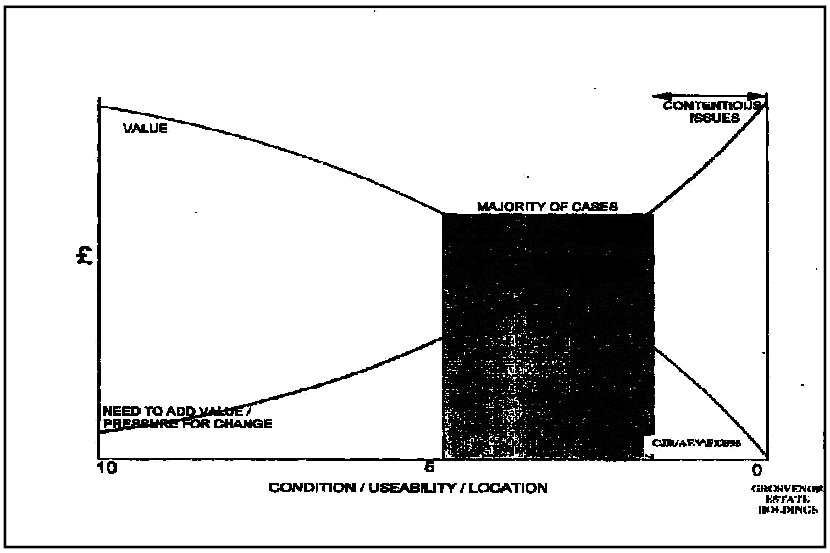


Figure 1.Comparison between value and factors affecting value. Extract from Latham, D. (2000)

CHAPTER 5

UNFOLDING STORIES

Regional Heritage Services Manager – Ekurhuleni Metropolitan area. (July 2008) Discussion with this gentleman was worthwhile. He is responsible for all heritage issues for nine municipalities in the district. I had arranged an interview to obtain a list of heritage buildings in the Boksburg municipal area. I received a portion of the report submitted by a service provider the metro had engaged, to list the buildings and structures in the region. The full document was e mailed to me for scrutiny. The important point he made clear, was that the list had still to be verified and its accuracy was questionable. On quick perusal I found this to be the case, in that specific structures of which I am aware are older than 60 years, had not been placed on the list. In particular I found that the whole group of old buildings along the Commissioner Street of Boksburg historical CBD had been mentioned as worthy of conservation. No specific structures were listed and there are some more modern buildings in the area.

He reiterated that a comprehensive list of conservation worthy buildings does not exist at present, in spite of the National Heritage Act 25 of 1999 saying that it should be there, by law. This is required in terms of NHRA Act. (Ref- Appendix P:148) The manager gave numerous reasons for the lack of provision of such lists. Among these being the lack of staff with the necessary skills and training for accurate assessments to be made. The size of the area which is under his management is too large to effectively provide protection for structures. He often got calls from developers and officials at the end of a phase of demolition or construction questioning whether what they have already damaged or demolished was a legal process or not. At that juncture, it will have been too late to alter the course of events and the structure is generally lost. I was made aware that the members of the public may call him or the police should they see an old valuable structure being tampered with, altered or destroyed.

We discussed the issue of funding for conservation of buildings. It is clear that the conservation of old buildings is not in the forefront of the minds of decision makers and therefore when they allocate money in their budgets, these buildings are not a priority. Only if one person in the council has energy and passion to drive a conservation process, is it likely to get funding and support. Sometimes such support and funding can take the form of instructions in wills or donations from families or businesses. A case in point would be the donation of some buildings and a museum from the Simmer & Jack Gold mining company to the Metropolitan heritage services. It again is clear that little can be done through the usual local authority pathway. The manager referred me to some of his contacts at SAHRA. He requested that my study be passed on to him at his offices and to SAHRA and PHRA-G for inclusion in their inventory of resources.

I was directed to the offices of this organization, SAHRA by the Area services manager I had visited previously. On arrival at the venue I found that they had moved premises about eighteen months prior. I eventually arrived at their offices in Braamfontein. I requested a list of buildings older than sixty years in Gauteng. Once again I was told it does not exist as yet. The excuse given was they were a young organisation and had not had sufficient time to put one together. (July, 2008) I requested what they had as documentation and also contact numbers I could make use of for interviews. I did get a copy of the contacts, which contained the name of the service specialist that did the initial Ekurhuleni district. In the light of the list needing verification and some major features not being included in it, its validity is questionable. I did manage to establish the grades of buildings which exist. Grade 1 structures are National heritage buildings, Grade 2 structures are Provincial heritage buildings and Grade 3 structures are Local heritage buildings.

Attached as Appendix I:90, is a copy of the survey documents used by the Provincial Heritage Resource Agency of Gauteng (PHRA- G). This document is made use of for the survey and identification of conservation worthy buildings and structures. For the purposes of my research I have modified it somewhat to enable me to cover the 35 structures and buildings along Commissioner Street.

The document Appendix J:91 – 102, is the document requiring completion if an application is made for any alterations, demolition or re-location of the structure. This applies to those structures older than sixty years.

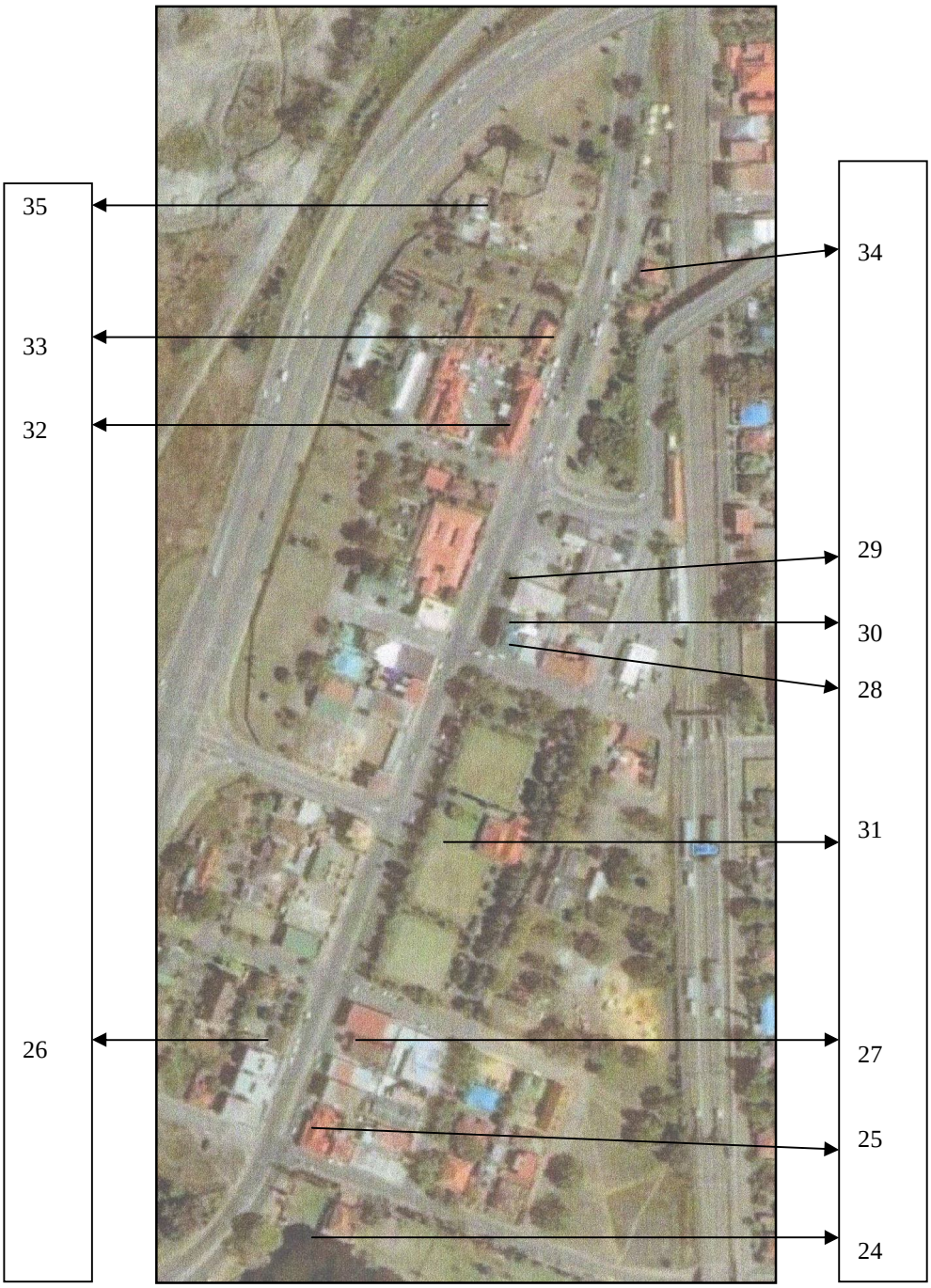
The Appendix K:103 – 108, document is very interesting in the light of my research and its usage. It instructs the owner of a declared heritage site as to how it should be managed. It is a complex document and detailed instructions are issued as to what needs to be done. The idea of this document is to retain the significance of the place. I shall refer to this again in my conclusion and the feasibility of my research proposal.

In the course of the last two years (2007 & 2008) The Boksburg Local Authority called for public interest and comments regarding their development plans for the Area 81. The company contracted to do this and collect and collate responses was Plan Associates in Hatfield in Pretoria. Submissions were made by the public, one of which I have included for interest, as Appendix L:109. Some interesting suggestions were made regarding the regeneration of the town centre especially with reference to the Cinderella Prison alongside Trichardt road. Official feedback was directed to the planning department of the Local Authority.

At this point I should like to make reference to the fieldwork reports covering the Axes road Commissioner Street, between the K90 ring road and the North-South axes road of Trichardt Road. The topological sketch maps below indicate the location of the specific buildings that were researched.

Photograph 10. Commissioner Street, central section, looking westwards from the old PLVI.

Photographer: T R Uren. July 2008

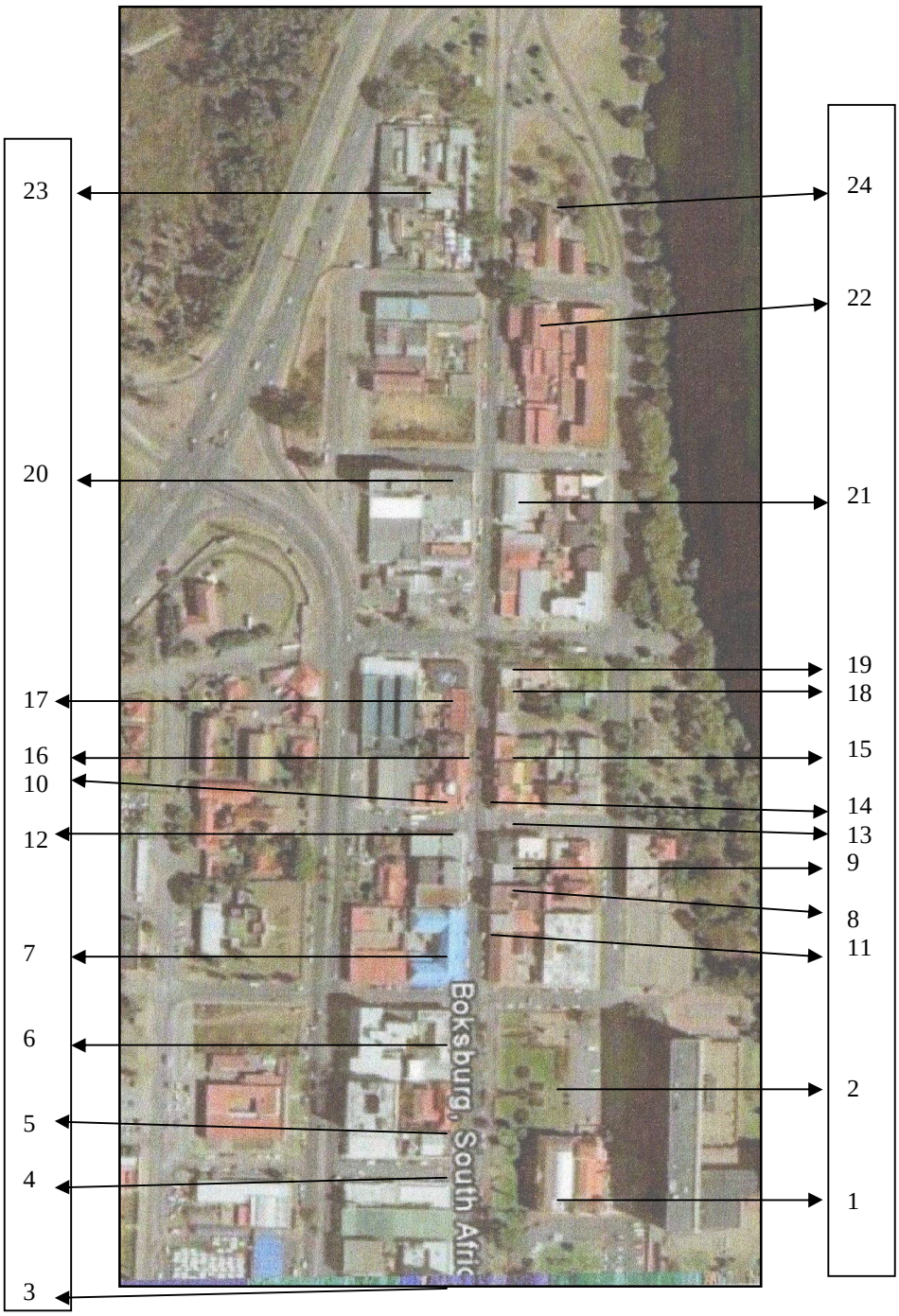


Photograph 11. Satellite image of the old section of Commissioner Street. (Union Rd)
Google Earth 2008

Map 9 a & b. Topological Maps of the Western and Central sections of Commissioner Street. Map numbers correspond to fieldwork report reference numbers.

Map	*Name of Building & Street No.*			*Name of Building & Street .*		*Map No.*
35	House	110				
	Police cottage			97 Railway Cottage		
33	Police cottage			99 Railway cottage		
32	Police station buildings	112	C	Used for bridge & gardens		
			O			
	Rissik Str		M			
		114	M		113	
		116	I		115	
		118	S	117 Old Hotel Bottle Store		29
		120	S	119 Pope's Building		
		122	I	121 Old chemist		28
		124	O	123 Old chemist		
	Buitekant Str		N			
		126	E			
		128	R	Pergola		
		130				
		132				
		134	S			
		136	T			
			R			31
	Middel Str		E			
		138	E	Bowling club		
		140	T			
		148				
	Plein Str					
	Church & Manse	150			125	
		152		127 Christian Science		27
26	Anglican Annex	154			129	
		156		131 Annex		25
		158		133 Café		
		160		135 Café		
	Hospital Str					
	Canal under road to Cinderella dam			Boksburg Lake		24

Map No.	Name of building & Street No.		Name of building & Street No.	Map No.
	Land used by tenants of :		Land used by :	
23	Prison 212		Methodist Church	22
	Osbourne Str			
		214	209 Masonic Hall	
		216	211	21
		218	213	
		220	215	
		222	217	
		224	219	
	Loop Str			
20	Assembly Hall	226	221	
		228	223	
		230	225	
		232	227	
		234	229	
		236	231	
	Oostelig Str			
		238	233 Premier Glass	19
17	Group 240	240	235 Orange flats	18
	Group 242	242	237	
16	Chester Court	244	239 Flats with balcony	15
10	BK Building	246	241 Maroun	14
12	Cuthberts	248	243 Fishing shop	13
	Joubert Str.			
	Kelvin House	250	245 Bezuidenhout's Building	9
		252	247 Galloways 247	8
		254	249	
	Corders Building	256	251 Leggatt's	11
7	Corders Building	258	253	
	Corders Building	260	255	
	Bank Str.			
	Standard Bank	262		
6	Standard Bank	264		
		266	Cenotaph	2
5	Central Hotel	268		
	Central Hotel	270		
4	First National Bank	272		
	Pretoria Str			
		274	City Hall and gardens	1
		276		
		278		
		280		
		282		
3	Zeeman's	284		
	Trichardt Rd			



Photograph 12. Satellite image of the central section of Commissioner Street.
Google Earth 2008

I modified the Heritage Impact Assessment form to meet the requirements of my research. Below, is a simplified sample of the form used.

Venue:			
Observation category	Historic value	Aesthetic value	Social value
Site			
Structure			
Skin			
User functions			
Intangible feeling & spirit			
Conserve the**:**			

Figure 2.Sample of form used for the Heritage Impact Assessment of Commissioner Street, Boksburg.

Appendix B: 80 – 81 is a list of the names of the structures and their dates of construction as can best be established, condition, ownership and usage past and present. It is necessary that this list be consulted to gain an understanding of the chronological development, as it occurred along Commissioner Street from the western end to the intersection with Trichardt Road.

The full set of completed research reports is included as Appendix M:110 -144. As can be seen on each building report I have highlighted the specific aspects of the structure worth conserving. The photographs are included for record purposes. The summary of these reports is as follows:

Conserve the …	*Whole structure*	*Facade*	*Unique features*
Number of structures	29	6	1

Unfortunately the ground floor frontages on many of the structures have been changed for security reasons. The rest of the buildings have remained largely in tact. Internally the bulk of the buildings have undergone changes to suit tenant requirements, but some still have internal support pillars and the original pressed ceilings. For the most part the streetscape is still attractive and can with minor effort be cleaned up. Many of the facades have unusual and unique entrances which are well worth conserving. This basic cleaning up would improve the area immensely. If the whole street became a historic precinct which illustrates the

chronological development of the town it could have an important economic and social impact on the inner city area. A precinct would be of greater economic and historic value than individual structures. Many people reside in the flats on the upper floors of these buildings and if the inner city area was upgraded then more income could be raised by the building owners in the form of rentals.

Should the findings of the contracted company show that viable suggestions exist regarding the use of the Cinderella Prison land as a tertiary institution then Boksburg centre would be a vibrant place to live. It has all the old buildings, public transport, and some fast food outlets. The atmosphere could become like Melville in Johannesburg or Hatfield in Pretoria. The area of the prison in the Area 81 plan is designated for other uses, but finance and alternatives may dictate other uses. There is a great deal of densification going on in the northern section of the town, near the East Rand Mall and the N12 Freeway. The population of the town is growing very rapidly. At present there is no tertiary institution site in the East Rand region so the idea of a university campus is worth considering. The infrastructure already exists so it could be feasible.

Linking my research with planning possibilities for the area Commissioner Street would be an Axes route from both the eastern and western areas. The north - south Axes would intersect at the City Hall adjacent to the main bus terminal and the taxi rank, which is a block away. The impact area extending from the proposed conservation precinct would extend to the other access roads and businesses along those. These roads are Market and Leeuwpoort Streets. There are many conservation-worthy structures along these and with the economic spillovers from increased tourism into the area the economy of the town centre could be regenerated. This income change could be measured and over time can be used to incentivise the owners of the buildings, to join in the conservation programmes and get involved in the upgrading of structures. These conservation sites once declared could act as growth poles for the economy. This implies that the population of the area would increase and it may attract the shops that left the CBD to return or for others to take over.

My research has also led to an interesting development taking place on the old mine recreation facilities. A gentleman with passion and money as well as time has purchased the Recreation Hall, store, old house, First aid station and assay offices. He is presently fixing up the old recreation hall, and attempting to conserve what is left and not irreparably damaged. The gardens are already being restored to their former glory and the cenotaph is included in his plans. His intention is to maintain the integrity of the structures and develop this as a heritage site. It is precisely this type of input required to conserve these buildings. In my discussion with the heritage resource manager he highlighted that there is a need for someone with passion, money and drive to get this off the ground. This fellow is doing exactly what the local authorities are loath to do and that is take action, do something. He is spending considerable amounts of money on something he sees to be of heritage value and obviously doing it with an eye towards profit in the long term.

I was enlightened in another interview with a businessman who owns land in the old section of Plantation fronting Commissioner Street. (July 2008) He is aware of the value of old buildings and owns a fair number of them. However he has tried over the last few years to evict squatters who have made South Street, parallel to Commissioner Street into an urban slum. The Local Authorities would like to get rid of these occupants, but are not prepared to engage in the task. Negotiations have been protracted and nothing has prevailed. He has the eviction notices and has served them, but still the occupants will not budge. In the week of my discussion with him some of these structures will be demolished. In terms of their value and referring back to my research, a point has been reached that too much damage has occurred to the structures and they posed a serious health hazard. The land is worth far more than the building, so there is little choice for the owner. One or two he has managed to rescue from total destruction, both have links to Herbert Baker (1862 – 1946), the famous architect.

CHAPTER 6

THE STORY HAS A CONCLUSION

Why the old buildings in Commissioner Street, Boksburg should be conserved?

There are numerous parts to the answer required. The first step I followed was identifying the structures that fall into the required age category of sixty years and older. (Ref - Appendix B:80 – 81). Having identified them, I undertook a preliminary Heritage Impact Assessment. Following this exercise I compiled a list and findings and have agreed to give this to the relevant planning authorities for inclusion in a Local Heritage building list. This step is the one required to give these structures a modicum of protection within the Local Authority. This enables a process to be started to legally have the buildings declared and protected within the law. Should any one of the owners or developers then want to demolish or alter them, they would have to get permission to do so. On completion of this research report, a copy will be given to the Boksburg area 81 planner and it will also be forwarded to PHRA-G, to the Ekurhuleni Heritage Manager and to SAHRA. All these bodies and authorities need the list, because it has become clear to me as a result of my research, that there is little communication between the different levels of responsible heritage authorities. In theory there is protection, but in practice very little is undertaken. A case in point would be the demolition of buildings adjacent to the research study area in the first week of September. See the newspaper article attached in the Appendix N:145, at the end of the report. I understand the economics of the decision taken and the social impact of what was going on in the buildings prior to their demolition, but there were unique features in these structures that are now gone.

One outcome of applied action research is to get things done and suggest viable solutions to issues arising from the research. In the case of the buildings lacking protection, then the list needs to urgently be given to the relevant authorities. The comprehensive list supplied to me by PHRA-G could then be added to should they approve of the methods and information supplied. It would partially address

the shortage of information that SAHRA has. It would validate and correct the omissions on the Ekurhuleni list.

The collaboration between me, as a researcher, and the practitioners would be another criteria of action research that would be fulfilled. As a process then, the validity of the work completed should allow for the listing to take place and place the conservation process on the correct footing.

From the political standpoint, the application of the Spatial Development Framework within the requirements of National policy, to the conservation policy is constitutionally lawful. The conservation of the buildings does not impact on the variety of activities they are presently being used for, as the area is zoned for retail and mixed use. These activities can continue within the structures as they stand and new uses can also be found for some of the structures and certainly for the spaces around them. Educating the owners, not so much the tenants as to the heritage, cultural and historical value of these structures is a major task. There has been publicity through the Boksburg Historical Association and the local newspaper over the recent years. It seems though that unless directly affected financially they have little interest. The owners need to understand that in the context of planning for this area that “group value” (Pickard 1996:23) or “mainstreeting” (Brand 1994:96) is most important. The idea of a Heritage Precinct needs to be sold to the landowners. A concept of this nature has been implemented in the Pretoria CBD. (Building Africa 2007)

The second step has been alluded to it is one of education. As John Ruskin pointed out, as was quoted in Daimonstein’s work, “We may live without her and worship without her, but we can never remember without her … The built environment is the most tangible record we possess, the most palpable proof of civilizations’ continuous evolution”(1978:13).

The owners, developers and the public need to be made aware, through a variety of means that “forms, and materials devised in the past are still valid when properly adapted to the functions of today’s’ life” (Daimonstein 1978:15).

As the New York Landmarks Preservation Commission's statement point out "Creative adaptation provides pride in our heritage, a link with the past, respect for the aesthetics and craftsmanship of another time, insights into our development, ample creativeness" (Daimonstein 1978:13).

It is therefore imperative that the Local Authorities make an educated stand when it comes to planning issues and heritage value. It should become their responsibility to inform owners and developers of their responsibility towards the structures. However they will have no teeth unless these structures get listed quickly at local level. The laws regarding protection of these structures can then be legally followed up on and policed. Once education of all parties has taken place then it is easier to protect the culture and heritage of the area. As mentioned these structures are all that is left of the history of Boksburg. The people of the time are long gone and cannot tell their stories. Oral history is an important part of modern education but for that time it is too late. The history of that era will therefore have to live on, through the structures left.

The public are probably the most ignorant in regard to the value of the structures. They are also less likely to be interested as they are not financially affected by changes in the structures, even the old ones. The public of Boksburg was invited to meetings concerning the future development issues in the CBD. These were poorly attended which supports my statement concerning their knowledge. Those attending for the most part had vested interests in the area. It is therefore vitally important that the good work being done by the BHA continues. They have been tireless in their efforts to inform the public about the history of the town, its characters, structures the towns' contribution to South African and international history and they have a well visited website.

Personally I shall be mailing the PHRA-G documents to the owners of the relevant buildings, once they have been listed by the Local Authorities. It should have the desired effect in notifying them of their responsibility in this area. In conjunction with the BHA I shall be organizing and publicizing heritage walks of the area. This would involve all the relevant landowners/tenants on a particular

day. In Appendix O:146 - 147, a copy of the most recent BHA newsletter in included in support of the conservation efforts they are making the public aware of.

The public includes children. It would be simple to provide each school with a small portfolio of relevant structures and a brief commentary on each as well as a map. This would then extend an interest and create a love for the structures. Brand refers to “loved buildings” (1994:21) in his work, as the old ones. All cultures are included in this exercise as they are all tied to the town’s history in some way and need to gather information in this regard. All schools have to study their local environment and what better way to do this then to get out of the classroom and see the structures for themselves. The fields of study that could be incorporated are: geography, history, economics, art, design, environmental science and life orientation. Concurrently, schools with additional information could send information to a central source for inclusion in the portfolio. This would mean that a simplified HIA form be sent to them as part of the portfolio. A comprehensive list of all structures in Boksburg could be compiled and forward to the authorities. When a particular structure becomes threatened or endangered, for whatever reason, the greater input from the community would lead to more protection and it would be conserved.

I found that in my research the authorities that should be concerned and should have accessible lists are not that efficient. I was quite taken aback with some of the interviews and visits I undertook in regard to accessing lists. The most helpful group was PHRA-G. The lists drawn up in the past ought to have been passed on to the new authorities. It does not appear to be the case and there are huge gaps in the different levels. The ‘new’ South Africa does not mean that we have to throw everything useful from the old out. The various reasons given about staff shortages, budget constraints, skills shortages and newness of the body seem to be excuses for lack of motivation to get the job done. There are various ways of achieving an end, as suggested happen through schools in the Boksburg area.

It was possible to obtain from the local authority the relevant names of owners of the buildings in the study. The ground areas of the structures and their municipal valuations were also accessed. I only researched the information for buildings that have market value and not the institutional structures. The reasoning was that they have not changed owners recently and are still essentially being used for their original purpose, such as the banks, municipal building, police station and churches. The single stands in the area, average 248 m², double stands 495m² in size. The majority of structures have higher improvement values than the ground value. The municipal valuation places the marketable structures at an average of R227000 in the central area and those in the western section they average R117000. These figures differ quite a lot from the actual market value. However these remain fairly low because of the lack of demand and the falloff in turnover mentioned as one of the reasons for the economy of the area declining. As a consequence of the low turnover of buildings and the lack of demand, there are one or two structures standing vacant. Some of the buildings cannot be sold, often because their asking prices are too high and the return for the investment will be too low to warrant the expense. These are mentioned in my field research reports.

Most of the owners have registered addresses in Boksburg but others are from as far as Pretoria. Few of these owners themselves occupy the structures, but rent them out. The tenants do not even know who the owners of the buildings are. In the cases of owners being active in the buildings, the structures are fairly well maintained. In the instances where there are tenants only, the structures tend to be poorly maintained. This is because they have little interest in the structures and see no financial benefit to maintaining them and take no responsibility. The buildings with residential components tend to be better maintained than the retail structures. Should the owners wish to increase the value of their properties, they need to lay out some capital. Those buildings with upper floors not used for residential purposes need to spend some money in order to increase their returns on the investments made. The buildings with residential components have the highest municipal valuation and at present they have the highest resale or market value. Adaptive re-use under this circumstance

would be beneficial to the owners. Something like the Central Hotel could be converted permanently and this would enable permanent constant income to be received by the owners.

The building called Zeeman's at the intersection of Trichardt and Commissioner Street has a high value in spite of its appearance and low order of goods it is selling. This could be attributed to its location and accessibility. It is in an outstanding position. In old planning theory and land use valuation systems, this would have been at the site called the Peak Land Value Intersection. (PLVI) All values of buildings leading away from that point would have decreased gradually in value. The principle of this change in value along main roads would be caused by demand and availability of land in the central area. This no longer applies to Boksburg CBD because of the low demand for space, suburban centres and planning within the town.

Should the buildings in Boksburg become officially listed structures and the whole precinct be declared a heritage site, the value of the structures would increase. It would attract more vehicular and pedestrian traffic, partly due to the heritage and cultural value, but also due to the curiosity value. The impact of this may encourage tenants to upgrade the nature of the goods they sell, clean up the frontages, interiors and curtilages. Though the curtilage maintenance is the responsibility of the local authority it is not a priority. At present most of these pavements are in poor condition and are quite hazardous to pedestrians.

There is a distinct lack of entertainment activity in the town. Understandably the people residing in the town centre are not wealthy, but others from the suburbs would use the facilities if provided. The city hall and its parking areas could also provide ground for recreational activities. The use of the institutional ground could be used without a charge and the rest could charge a nominal fee only to recoup monies for their capital outlay. Adaptive re-use could take place in some of the structures as suggested. The assembly hall could be changed into a games hall or bowling alley. The acoustics are good so the noise could be contained. The hours of operation could be restricted to late afternoon and early

evening so as not to attract problems. The Masonic Hall land facing Commissioner Street is quite extensive and could easily house a skate park, to operate during the same hours as the games hall across the road. In the old western section the roadhouse which has now opened could provide the same facilities or the ground behind the old Magistrates court would be useable. The bowling club or the churches could increase their income by operating tea gardens on weekends and providing space for croquet and other sedate activities. This may draw people back to the area of the CBD and Commissioner Street in particular.

The answers to the research question, therefore, are extensive. In summary, my research has shown that the structures are not valuable financially, but are valuable from a historic, aesthetic, architectural, urban and cultural point of view. They are mostly double or single storey structures that can easily undergo small alterations internally to make them multifunctional. The adaptive re-use of these structures will enhance their value as a group and individually. They need protection from the developers, planners and owners that are unaware of their particular importance. This means that they have to be declared as listed buildings on the Local Authority level and with Heritage agencies responsible. The history of the town is evidenced in these structures and this is not just from a eurocentric perspective but for all residents. Each person residing in the town usually has had some connection with the town in the past. The people from that time are not around but what they planned and constructed then, has stood the test of time. The process of declaring buildings on a heritage list is long and one needs patience with the authorities, but it needs to be started before the historical records in the form of buildings and structures are lost.
I refer again to the introductory quotation, which simply answers the research question:

> *"Heritage influences and shapes the way we live and think as individuals, members of a community and citizens of a nation"*.
>
> Opportunity Magazine (SACOB 2007)

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Interviews:

Chief planner – Boksburg Area 81	Louise Cremer
Chief Heritage Officer – EMM.	Mr Vincent Maumela
Members of Boksburg Historical Association	
Boksburg residents.	
PHRA-G Officials.	
Landowner/developer.	Dino (preferred name)
Landowner/Developer.	Mr Marius Steyn

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Appendix A.
Terminology.

Axes	The obliged ways through which visitors to the site have to pass, such as streets, avenues, squares and stations.
CBD	Central Business District
Conservation	Retention of a building in its present state, for future use.
Cultural economics	Deals with cultural built heritage. It must be inherited and of a certain age.
Culture	Refers to an indefinable but recognizable element which current society would wish to pass on to posterity.
Demolition	Complete destruction and removal of the environmental elements, buildings, trees and other structures.
Economy	The satisfaction of needs covered by the use of resources. The well-being of the future will depend on the careful utilization, rationally planned and optimally designed use. This requires both quantitative and qualitative data.
ERPM	East Rand Propriety Mines
Fiscal	Taxes and rates
Group of buildings	All groups of separate or connected buildings and their surroundings….. which, because of their architecture , their homogeneity or their place in the landscape, are of value from the historical, artistic, scientific or ethnological point of view.
Heritage site	Listed or non-listed place of significance on different levels.
Heritage value	Importance of the place of significance.
Impact area	Limited zone in which significant economic spillovers can be detected.
Landmark	Structure that is outstanding within an environment.
LSDF	Local Spatial Development Framework
Maintenance	Continuous restoration
Monument	Includes all structures (together with settings and pertinent fixtures and contents) which are of value form the historical, artistic, architectural, scientific or ethnological point of view.
Preservation	Action taken to maintain an asset in a stable, existing form and stop or slow the process of deterioration and maintain the integrity of the place.
Poles	CBH that attracts people and economic activities through its attractiveness and economic spillovers, not its architecture or artistic value. Generally associated with the tourist business.
Protection	Indirect preservation by legislation or prevention of public access.
Redevelopment	An area, together with the structures and land-uses that will disappear, which has been identified by authorities, but in which it cannot be decided which land uses will be

	established.
Rehabilitation	The new uses in an area have been decided together with the percentages of these and the quality of upgrading required. But no decision has been made regarding which particular structures are to be rehabilitated.
Renovation	The painting, cleaning and replacement of damaged and/or decayed sections and missing components.
Repair	Return to original condition of existing components
Restoration	Return to a condition existing at some previous point in time
Stock value	Relevant old buildings repeatedly transacted on the real estate market. This then remains a solid evaluation of the willingness to pay for the CBH.
Translocation	Removal of environmental elements to new sites, resulting in the loss of evidence and external relationships
Threshold population	Minimum number of people required to keep an activity functioning
EMM	Ekurhuleni Metropolitan Municipality

Appendix B.

Buildings over 60 years of age along Commissioner Street between Boksburg Station and Trichardt Road

	Building/structure	Built	Owner	General Condition	Original Use /Changed
1	City Hall	1924	Local authority	Good	OU some only
2	Cenotaph	Relocate 1965	Local Authority	Good	OU but relocated
3	Zeeman's	1902	Pvt	Fair	Retail & business but Low order
4	Bank FNB		FNB	Good	OU
5	Central hotel	1905	Pvt	Good	OU but Low order
6	Bank Standard		Standard Bank	Good	OU
7	Corder's building (deVries)	1910	Pvt	Good	Retail & admin
8	Galloways		Pvt	Fair	Retail & admin
9	Bezuidenhouts' building	1909	Pvt	Good	Retail & admin
10	BK building	1909	Pvt	Good	Retail & admin
11	Leggatt's	1908	Pvt	Poor	Retail & admin
12	Cuthbert's		Pvt	Fair	Retail & admin
13	Fishing shop		Pvt	Fair	Retail
14	Maroon structure		Pvt	Good	Retail & resid.
15	Flats/balcony		Pvt	Good	Retail & resid
16	Chester		Pvt	Fair	Retail & resid
17	Group 240-242	1905	Pvt	Poor	Retail
18	Orange flats	1906	Pvt	Fair	Low order retail & resid
19	Premier glass		Pvt	Good	Retail now also light Industry
20	Old Assembly Hall	1890	Pvt	Poor	Opera house now tyre shop & store
21	Masonic Hall	1895	Garage	Good	Meeting and function hall, now garage
22	Methodist church	1906	Methodist church	Good	OU
23	Boksburg Prison		Dept of Public wks	Fair	Prison now home for destitute

24	Boksburg Lake , bridges, island and promenade	1896	Local Parks and recreation	Poor……	Recreational area now open sewer
25	Trafalgar café and annex		Pvt	Fair	OU & service
26	Anglican church Annex	1911	Anglican church	Fair	Distillery & Bottling, now offices
27	Christian Science		Church	Good	Church now abandoned
28	B. Owen Jones Chemist	1904	Pvt	Fair	Retail & residential
29	Hotel off-sales	1905	Pvt	Fair	OU
30	Pope's building	1904	Pvt	Fair	Retail & residential
31	Bowling club, green and gazebos		Boksburg Bowling club	Good	OU
32	Police station	1920	SAPS	Good	OU
33	Police cottages		SAPS	Poor	Empty
34	Railway cottages		SARS	Fair	OU
35	Old Mine Doctor'sHouse		Pvt	Good	Residential now school for poor children.

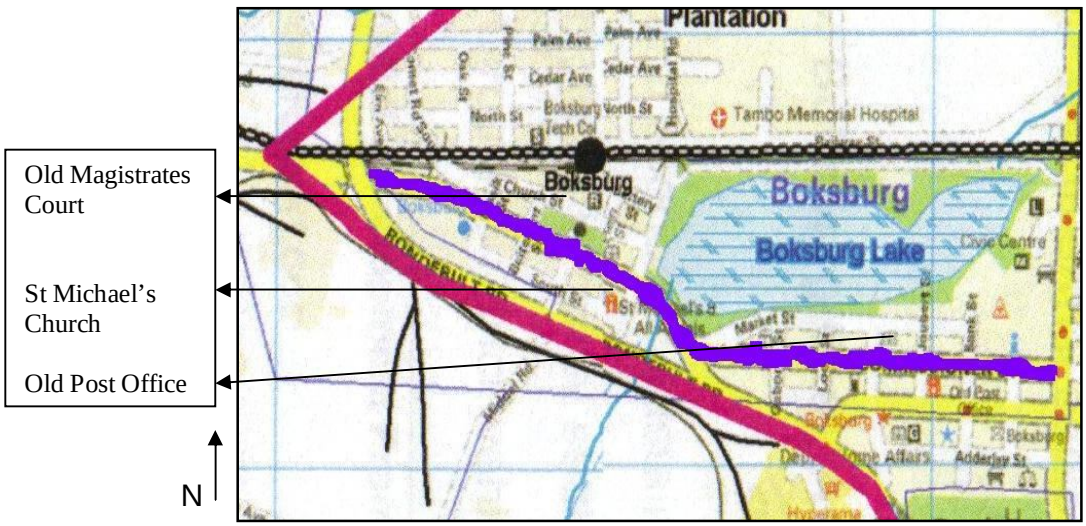
Appendix C
National Heritage Site in Area 81

Photograph 5. Old Post Office (Theatre). July 2008

Provincial Heritage Sites in Area 81

Photograph 6. Front of the old Magistrates Court. July 2008

Photograph 7. St Michaels Anglican Church . July 2008



Map 10 to show the location of the above three sites relative to study precinct.

Appendix D:

1. *GENERAL:* Think strategically – range from brief-making to building design. Rehab design is essentially a *matching* process – matching *USER*(s) & *BUILDING*(s)

2. *THE USER*

Known user

Understand the user – always build organisation diagram – remember to change users activity pattern and/or make best match with building. Requires a good understanding of how user operated.

Can the user be re-designed? It often costs more to alter buildings than the way we have structured our activities. Consider design input here to be essential.

Users finance resources – strings attached to aid (eg: Improvement grants (etc). Also who will maintain building and staff it: is proposed building rehab capable of being kept up to standard from resources available for maintenance.

Possible future changes that will/could take place in users character/ organisational structure, etc. What in-built allowances should be made for such future change.

Gross space requirements to be assessed against *net* requirements allowing for dual space usage (space invariably costs money from capital and current expenditures).

Unknown user

The *LOCATION* is prime determinant of use.

The buildings are second determinants – what do they lend themselves to best?

What expressed needs are evident, i.e: what activities are chasing space?

Compatibility of newly introduced uses with existing – not only social and economic, also fire escape, building regs, planning.

Is a money earner needed to subsidise improvements/ running costs.

Is there a money surplus which could subsidise a needy user.

When new users selected apply 'known user' checklist on left.

3. *THE BUILDING*

(*a*) *Physical condition*

First priority is repairs and restoration of structure and weather enclosing elements. What life expectation can be anticipated after rehab? How does this match user?

Materials of construction – what condition; damp proofing, insulation; each building type has its own type and range of defects. What materials can be *salvaged* for re-use?

Structure: is expert advice needed? Where can alterations be made and where not? What repair work is needed whatever the rehab scheme?

Services: within the dwelling and outside the dwelling: can drains and other mains services take the load proposed? Again, is salvage and re-use possible?

(*b*) *Space gain and space change*

Within the building envelope; what is the total volume? Floor to floor heights? Is there scope for extra accommodation? Can roof space be used? What structural limitations are there to space re-structuring?

Outside the building envelope; can spaces between buildings be filled? Can building be extended by annexes, extensions, etc? Can extra storeys be added above rooftops? Can complete new buildings be added to work in conjunction with the existing? What extra space requirements are being generated by new activities, e.g. car parking, servicing, refuse storage and collection, etc.
Should the area be reduced, or outbuildings demolished in order to achieve overall viable scheme.

(*c*) *Architectural character*

What fabric should be kept? Is there a range of priorities from features 'to be kept at all costs' to 'kept if possible'?

Does building need restoring in some respects (all respects?) to a previous condition which is much more satisfactory/ attractive than at present?

What aesthetic rules of existing building – massing, details, angles of roofs, eaves heights, materials: can these/should these be observed?

(*d*) *Future change*

Can spaces be articulated so that they are not over-determined? Can services be zoned and structured to allow for future growth and change?

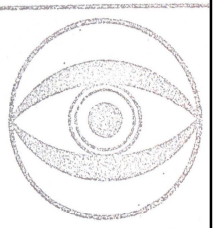
Extract of a checklist for decision-making: Markus, T.A (1979)

Appendix E:

ENVIRONMENTAL APPRAISAL SHEET No. NAME

LOCATION OF VIEWING AREA DATE

DESCRIPTION OF AREA



SCORES	+ 5	+ 4	+ 3	+ 2	+ 1	0	- 1	- 2	- 3	- 4
1. VISUAL ASPECTS (a) Appearance (b) Condition (c) Relationship to surroundings (d) Scale of buildings (e) Trees and shrubs (f) Street furniture (g) Tidiness (h) Surprises										
2. TRAFFIC (a) Moving (i) Danger to people (ii) Noise (iii) Smell (iv) Damage to property (v) Ugliness (b) Parked (i) Danger to people (ii) Parking space available (iii) Delivery access										
3. PEOPLE POPULARITY Do people seem to enjoy the area? Can they walk freely?										

TRACKER'S LIKES AND DISLIKES:

Total

Extract from Chichester Environmental Appraisal Sheet for structures. www.chichester.co.uk

Appendix F:

Criteria for Cultural Heritage Impact Assessment

(1) Baseline Study

1.1 A baseline study shall be conducted to identify and compile a comprehensive inventory of sites of cultural heritage within the proposed project area, which include:

(i) all sites of archaeological interest;
(ii) all pre-1950 buildings and structures;
(iii) selected post-1950 buildings and structures of high architectural and historical significance and interest; and
(iv) landscape features include sites of historical events or providing a significant historical record or a setting for buildings or monuments of architectural or archaeological importance, historic field patterns, tracks and fish ponds and cultural element such as *fung shui* woodlands and clan grave.

1.2 The baseline study shall also include a desk-top research and a field survey.

1.3. Desk-top Research

1.3.1 Desk-top searches should be conducted to analyse, collect and collate extant information. They include:

a. Search of the list of declared monuments protected by the Antiquities and Monuments Ordinance (Chapter 53).
b. Search of the list of deemed monuments through the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department.
c. Search of the list of sites of cultural heritage identified by the AMO.
d. Search of publications on local historical, architectural, anthropological, archaeological and other cultural studies, such as Journals of the Royal Asiatic Society (Hong Kong Branch), Journals of the Hong Kong Archaeological society, Antiquities and Monuments Office Monograph Series and so forth.
e. Search of other unpublished papers, records, archival and historical documents through public libraries, archives, and the tertiary institutions, such as the Hong Kong Collection and libraries of the Department of Architecture of the University of Hong Kong and the Chinese University of Hong Kong, Public Records Office, photographic library of the Information Services Department and so forth.
f. Search of any other unpublished archaeological investigation and excavation reports kept by the AMO.
g. Search of historical documents in the Public Records Office, the Land Registry, District Lands Office, District Office and the Hong Kong Museum of History and so forth.
h. Search of cartographic and pictorial documents and maps of the recent past in the Maps and Aerial Photo Library of the Lands Department.
i. Study of existing geotechnical information (for archaeological desk-top research).
j. Discussion with local informants.

1.4 Field Survey

1.4.1 The potential value of the project site with regard to the cultural heritage could be established easily where the site is well-documented. However, it does not mean that the site is devoid of interest if it lacks information. In these instances, a site visit combined with discussions with appropriate individuals or organisations should be conducted by those with expertise in the area of cultural heritage to clarify the position.

1.4.2 Historic buildings and structures survey

a. Field scan of all sites of cultural heritage, including relics, historic buildings, structures and graves within the project area.
b. Photographic recording of each historic building or structure including the exterior (the elevations of all faces of the building premises, the roof, close up for the special architectural details) and the interior (special architectural details), if possible, as well as the surroundings of each historic building or structure.
c. Interview with local elders and other informants on the local historical, architectural, anthropological and other cultural information related to the historic buildings and structures.
d. Architectural appraisal of the historic buildings and structures.

1.4.4 If the field survey identifies any additional sites of cultural heritage within the study area that are of potential historic / archaeological importance and not recorded by AMO, the AMO should be informed as soon as possible. The historic / archaeological value of the items will be further assessed by AMO.

1.5 The Report of Baseline Study

1.5.1 The study report should have concrete evidence to show that the process of the above desk-top research and field survey have been satisfactorily completed. This should take the form of a detailed inventory of the sites of cultural heritage supported by full description of their cultural significance. The description should contain detailed geographical, historical, archaeological, architectural, anthropological, ethnographic and other cultural data supplemented with illustrations and photographic and cartographic records.

1.5.2 Historic Buildings and Structures

a. A map in 1:1000 scale showing the boundary of each historic building or structure.
b. Photographic records of each historic building or structure.
c. Detailed record of each historic building or structure including its construction year, previous and present uses, architectural characteristics, as well as legends, historic persons and events, and cultural activities associated with the structure.

1.5.4 A full bibliography and the source of information consulted should be provided to assist the evaluation of the quality of the evidence. It is expected that the study and result are up to an internationally accepted academic and professional standard.

(2) Impact Assessment

2.1 Culture heritage impact assessment must be undertaken to assess the impacts, both direct and indirect, on **the sites of cultural heritage by the proposed project based on the result of desktop research** and field **evaluation**. The **prediction of impacts and an evaluation of their significance must be undertaken by an** expert in cultural heritage. The impacts shall include, but not limited to, the direct loss, destruction or disturbance of an element of cultural heritage, impact in its settings causing impingement on its character through inappropriate siting or design, potential damage to the physical fabric of archaeological remains, historic buildings or historic landscapes through air pollution, change of water-table, vibration, recreation pressure and ecological damage by the project. A detailed description and plans should be provided to elaborate to what extent the sites of cultural heritage will be affected.

2.2 Preservation in totality must be taken as the first priority. Detailed requirements of the impact assessment are contained **in section 2 of Annex 10, sections 2.6 to 2.9 of Annex 19 and other relevant parts of the Technical Memorandum on Environmental Impact Assessment Process (the TM).**

(3) Mitigation Measures

3.1 It is always a good practice to recognise the sites of cultural heritage early in the planning stage and site selection process, and to avoid it, i.e. preserve it in-situ, or leaving a buffer zone around the site.

Extract from a planning document for Shanghai which includes an HIA.

Appendix G :

Criteria used for evaluation

1. **Annual funding**

- Ensuring Belfast is an attractive and welcoming city
- Enhancing quality of life, making Belfast enjoyable and attracting people to the city
- Enhancing the cultural and economic infrastructure and understanding of its historical importance
- Ensuring information and services for residents and visitors
- Allowing communities to use Arts and Heritage as a means of expressing pertinent issues
- Enhancing reputations and market opportunities of artists both at home and abroad
- Subscribing to a common branding of Belfast

- Accessible to the general public
- Innovative
- promoting cultural participation
- Demonstrating best practice
- Demonstrating Value for Money
- Demonstrating viability, i.e. partnership funding in place
- Demonstrating realistic budgeting
- Demonstrating why funding is required on an annual basis rather than project basis
- Evidence of marketing strategy
- Evidence of audience development strategy

Extract from Heritage Assessment in Ireland.

Appendix H:

SIGNIFICANCE AND VALUE OF HERITAGE RESOURCE SITES

The following guidelines for determining site significance were developed by the South African Heritage Resources Agency in 2003. We use them in conjunction with tables of our own formulation (see that for the Southern African Iron Age, below) when considering intrinsic site significance and significance relative to development activities, as well as when recommending mitigatory action.

Type of Resource
Place
Structure
Archaeological Site
Palaeontological Site
Geological Feature
Grave

Type of Significance
1. Historical Value

It is important in the community, or pattern of history
- Importance in the evolution of cultural landscapes and settlement patterns
- Importance in exhibiting density, richness or diversity of cultural features illustrating the human occupation and evolution of the nation, Province, region or locality.
- Importance for association with events, developments or cultural phases that have had a significant role in the human occupation and evolution of the nation, Province, region or community.
- Importance as an example for technical, creative, design or artistic excellence, innovation or achievement in a particular period

It has strong or special association with the life or work of a person, group or organisation of importance in history
- Importance for close associations with individuals, groups or organisations whose life, works or activities have been significant within the history of the nation, Province, region or community.

It has significance relating to the history of slavery
- Importance for a direct link to the history of slavery in South Africa.

2. Aesthetic Value

It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Importance to a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
- Importance for its creative, design or artistic excellence, innovation or achievement.
- Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

3. Scientific Value
It has potential to yield information that will contribute to an understanding of natural or cultural heritage
- Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- Importance for information contributing to a wider understanding of the origin of the universe or of the development of the earth.
- Importance for information contributing to a wider understanding of the origin of life; the development of plant or animal species, or the biological or cultural development of hominid or human species.
- Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the nation, Province, region or locality.

It is important in demonstrating a high degree of creative or technical achievement at a particular period
- Importance for its technical innovation or achievement.

4 Social Value

It has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, symbolic, aesthetic or educational associations.
- Importance in contributing to a community's sense of place.

Degrees of Significance
Rarity

It possesses uncommon, rare or endangered aspects of natural or cultural heritage
- Importance for rare, endangered or uncommon structures, landscapes or phenomena.

Representivity

It is important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects
Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, Province, region or locality.

Sphere of Significance	High	Medium	Low	
International	☐	☐	☐	
National	☐	☐	☐	
Provincial	☐	☐	☐	
Regional	☐	☐	☐	
Local	☐	☐	☐	
Specific Community	☐	☐	☐	----------

What other similar sites may be compared to this site?

.....
.....
.....
.....

Extract of documents pertaining to significance and value of heritage sites. SAHRA

Appendix I:

Box 1: Types and ranges of heritage resources as outlined in Section 3 of the National Heritage Resources Act (No 25 of 1999).

The National Heritage Resources Act (No 25 of 1999) outlines the following types and ranges of heritage resources that qualify as part of the national estate:

(a) places, buildings structures and equipment of cultural significance;
(b) places to which oral traditions are attached or which are associated with living heritage;
(c) historical settlements and townscapes;
(d) landscapes and natural features of cultural significance;
(e) geological sites of scientific or cultural importance;
(f) archaeological and palaeontological sites;
(g) graves and burial grounds including-
  (i) ancestral graves;
  (ii) royal graves and graves of traditional leaders;
  (iii) graves of victims of conflict;
  (iv) graves of individuals designated by the Minister by notice in the Gazette;
  (v) historical graves and cemeteries; and
  (vi) other human remains which are not covered in terms of the Human Tissue Act (Act 65 of 1983);
(h) sites of significance relating to the history of slavery in South Africa;
(i) moveable objects, including -
  (i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects, material, meteorites and rare geological specimens;
  (ii) objects to which oral traditions are attached or which are associated with living heritage;
  (iii) ethnographic art and objects;
  (iv) military objects;
  (v) objects of decorative or fine art;
  (vi) objects of scientific or technological interest; and
  (vii) books, records, documents, photographs, positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act (Act 43 of 1996).

The National Heritage Resources Act (Act 25 of 1999, Sec 3) also distinguishes nine criteria for a place and/or object to qualify as 'part of the national estate if they have cultural significance or other special value ...'. These criteria are the following:

(a) its importance in the community, or pattern of South Africa's history;
(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and/or
(i) its significance relating to the history of slavery in South Africa.

Extract from NHRA Act document.

Appendix J

PROVINCIAL HERITAGE RESOURCES AUTHORITY – GAUTENG (PHRA-G)

APPLICATION REQUIREMENTS

1. Requirements for PHRAG Permits
2. Check list
3. Explanatory notes
4. Definitions

ADD THE PREAMBLE

1. Requirements for PHRAG permits

The following must be submitted with reference to the proposed destruction, damaging, defacement, excavation, alteration, removal from its original position, subdivision or changing of the planning status of a provincial heritage site or a provisionally protected place, or the proposed alteration or demolition of a structure or part of a structure that is older than 60 years.

Provincial heritage site	**Provisionally protected place**	**Structure/any part of a structure older than 60 years**
Completed PHRAG application form (see attached)	Completed PHRAG application form (see attached)	Completed PHRAG application form (see attached)
		A copy of the original building plan or a signed note from the responsible local authority stating that this is not available
Locality plan showing the position of the site in relation to its surroundings	Locality plan showing the position of the place in relation to its surroundings	Locality plan showing the position of the structure in relation to its surroundings
Site Development Plan in the event of any proposed new development of the property associated with the site	Site development Plan in the event of any proposed new development of the property associated with the place	Site Development Plan in the event of any proposed NEW development of the property associated with the structure

Provincial heritage site (continued)	**Provisionally protected place** (continued)	**Structure/any part of a structure older than 60 years** (continued)
		History of the structure: includes architectural history and previous ownership details (all owners). This can be obtained at the Deeds Office. The PHRAG may require additional information.
Coloured photographs with descriptive caption of all elevations of the site in its present from and context	Coloured photographs with descriptive caption of all elevations of the place in its present form and context	Coloured photographs with descriptive caption of all elevations of the structure in its present form and context adjacent houses in the area, street- scape. (for demolition include interior photographs)

		In the event of partial or complete external alteration or demolition, proof of the notice calling for comments from interested or affected parties. (see 3.3)
In the event of proposed alteration/s, three sets of drawings, one of which must be coloured up to show the proposed work / restoration details	In the event of proposed alteration/s, three sets of drawings, one of which must be coloured up to show the proposed work / restoration details	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
Written comments on the subject of the application from the Heritage Assets Management Section of the Department of Public Works (PWD), in the case of the site being under the control of PWD (National)	Written comments on the subject of the application from the Heritage Assets Management Section of the Department of Public Word (PWD), in the case of the place being under the control of PWD (National)	Written comments on the subject of the application from the Heritage Assets management Section of the Department of Public Works (PWD), in the case of the structure being under the control of PWD (National)

If in doubt about the extent of information required, please discuss your intended application with the PHRAG Provincial office.

2. Check list

The information to be submitted as part of a permit application is required both for PHRAG records and in order for an application to be successfully considered. Prospective permit applicants must therefore ensure that they have all the correct information before proceeding to submit their applications. **All documents must be bound in an A4 Format and filed in the same order as the Checklist. Plans are to be folded to an A4 size and placed at the back of your document. Incomplete applications will not be processed! In order to prevent unnecessary delays and frustration, it is therefore suggested that you tick the attached check list and then submit it together with the rest of the application documents.**

3. Explanatory notes

3.1 **What are the contact details of the Provincial Heritage Resources Authority-Gauteng?**

Mr. G. Botha, 6th floor of the NBS Building at 38 Rissik Street, (Cnr. Rissik & Market Street), Johannesburg. Tel. 011 -355 - 2570;
Fax 011 355 2565/ 2513

Johannesburg offices: Ms. M. Ramphele, Room 639, 6th floor of the NBS building at 38 Rissik Street, (Cnr. Rissik & Market Streets), Johannesburg Tel. 011- 355 2572; Fax 011 355 2513

3.2 **What happens if a prospective applicant finds it difficult to determine the age of a structure (this refers to the so-called 60 Year Rule)?**

In the event of the original building plan of a structure not being available, it will be the prospective applicant's responsibility to then research other potential sources of information, such as relevant title deeds, showing information of previous ownership. Such information is required in order to develop a statement of the cultural significance of the structure in question.

3.3 Why and how to invite comments from interested or affected parties before application is made to demolish a structure / parts of a structure older that 60 years?

Under the National Heritage Resources Act, 1999 (Act 25 of 1999), all efforts are to be made to prevent the destruction of heritage resources that are considered part of the country's national estate. A structure/parts of a structure that are older than 60 years, might be culturally significant in view of *inter alia, "its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*" (quoted from the above Act). It is therefore necessary to provide interested or affected parties with an opportunity to comment on any proposed demolition prior to making of an application to PHRAG.

A prospective applicant must in this regard and together with the rest of his/her application documents, submit to PHRAG clear evidence of a notice – calling for comments with respect to the proposed demolition – having been published in an appropriate local newspaper and a notice to be put up on site. Such a notice must allow for a minimum period of 30 days for comments. See example below of such a notice, it is important to note that the information shown in this example is the minimum that PHRAG would like to see published.

Where a local residents association exists, prospective applicants will be required to also show evidence of having gauged the opinion of such a residents association. In rural areas, a prospective applicant will be expected to circulate a notice calling for comments through other appropriate means e.g. radio, school and churches.

All notices in the above connection must call for written comments to be furnished directly to PHRAG

> **Example of notice:** "The owner, Mr. Jim Brown, (*the name of the registered owner*) plans to demolish the existing structure/s at Happy Street (Erf 212), Arcadia, Pretoria.
> Any interested or affected party who wishes to comment on this is invited to do so in writing to the Provincial Heritage Resource Authority at Private Bag X33, Johannesburg, 2000 / Facsimile (011) 355 2565. Closing date for comments:…….(*30 days from and inclusive of date of publication of notice).*"

3.4 Where to submit permit applications?

Applications may be submitted at either of the following addresses:

> Mr. G. Botha, 6th floor of the NBS Building at 38 Rissik Street, (Cnr. Rissik & Market Street), Johannesburg. Tel. 011 -355 - 2570;
> Fax 011 355 2513
>
> Ms. M. Ramphele, Room 639, 6th floor of the NBS building at 38 Rissik Street, (Cnr. Rissik & Market Streets), Johannesburg Tel. 011- 355 - 2572;
> Fax 011 355- 2513

3.5 What happens when PHRAG approves a permit application?

In the event of the approval of an application, PHRAG will issue a permit to the applicant. The issuing of such a permit will be subject to a general appeal period of 14 days, and the permit may be suspended should an appeal against the issuing of the permit be received by PHRAG within 14 days from the date of the permit. PHRAG shall not be held responsible for any costs or losses incurred in the event of the suspension of retraction of such a permit. The appeal against the issuing of a permit will be considered by PHRAG's Appeals Committee within 21 days of the receipt of such an appeal.

The following conditions may often precede or be attached to the issuing of a permit:

- amendment of drawings;
- detailed recording of the structure/s to be demolished;

- donation of items e.g. doors, window frames, floor boards to PHRAG's restoration materials bank.

3.6 **Appeals against decisions by PHRAG pertaining to permit applications**

An applicant will have the right to appeal against a decision of PHRAG not to approve his/her permit application. An applicant may also lodge an appeal against a decision pertaining to the conditional issuing of a permit. Any such appeal must be considered within 21 days of PHRAG having been notified in writing of the intention to appeal and having been furnished with the ground of such an appeal.

Heritage Impact Assessments (HIA 'S)

It is important to note that PHRAG may call for a Heritage Impact Assessment (HIA) in the event of a proposed development being categorized as follows and an Environmental Impact Assessment (EIA) not being required under any other legislation:

- the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- the construction of a bridge or similar structure exceeding 50m in length;
- any development or other activity which will change the character of a site
    - exceeding 5 000 square metres in extent; or
    - involving three or more existing erven or subdivisions thereof; or
    - involving three or more erven or divisions thereof which have been consolidated within the past five years; or
    - the costs of which will exceed a sum set in terms of regulations by PHRAG;
- the re-zoning of a site exceeding 10 000 square metres in extent; or
- any other category of development provided for in regulations by PHRAG.

It is suggested therefore that the PHARG Provincial Office be consulted at the earliest possible opportunity in the event of the likelihood of PHRAG calling for an HIA. Information pertaining to the following would need to be included in a Heritage Impact Assessment Report:

- *The identification and mapping of all heritage resources in the area affected;*
- *an assessment of the significance of such resources…;*
- *n assessment of the impact of the development on such heritage resources;*
- *an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
- *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
- *if heritage resources will be adversely affected by the proposed development, the consideration of alternatives;*
- *plans for mitigation of any adverse effects during and after the completion of the proposed development.*

For further information, kindly contact:

Johannesburg Offices: Mr. Grant Botha, 6th floor of the NBS building at 38 Rissik Street, (Cnr. of Rissik & Market Streets), Johannesburg.

Tel. 011- 355 2570;
Fax 011 355 2565

Johannesburg offices: Ms. M. Ramphele, Room 639, 6th floor of the NBS building at 38 Rissik Street, (Cnr. of Rissik & Market Streets), Johannesburg.
Tel. 011- 355 2572;
Fax 011 355 2513

Any comments with respect to the above-mentioned permit application requirements would be welcome. Such comments should likewise be forwarded to PHRAG'S Provincial Office.

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4. Definitions

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"

Cultural significance means "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance"

Heritage resource means "any place or object of cultural significance"

Provincial heritage site means a place declared to be a provincial heritage site in terms of section 27 of the National Heritage Resources Act of 1999 (such sites were previously known as national monuments)

Provisionally protected place means a place protected under section 29 of the National Heritage Resources Act of 1999 (such places include former provisionally declared monuments)

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".*

CHECK LIST FOR APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS.

- **All documents must be bound in an A4 Format and filed in the same order as this Checklist.**
- **Plans are to be folded to an A4 size and placed at the back of your document.**
- **Complete this checklist as comprehensively and attach it to your application.**
- **Incomplete applications will not be processed! In order to prevent unnecessary delays and frustration, it is therefore suggested that you tick the attached check list and then submit it together with the rest of the application documents.**

i)	**COMPLETED APPLICATION FORM (301)**	
ii)	**2 SETS OF DRAWINGS** (One approved and stamped set will be returned to the applicant.)	
iii)	**1 SET OF COLOURED-IN DRAWINGS**	
iv)	**CLEAR COLOUR PHOTOGRAPHS:** - (Labelled elevations and Context.)	
	STREET ELEVATIONS OF NEIGHBOURING PROPERTIES: - (Labelled elevations and Context.)	

v)	**COPY OF ORIGINAL BUILDING PLAN.** (If the Local Authority does not have the original plans, then an official letter from the Local Authority, stating that no plans are available, will be required.)	
vi)	**LOCALITY PLAN** (Copy of page from a map book.)	
vii)	**SITE DEVELOPMENT PLAN (SDP)**	
viii)	**HISTORICAL BACKGROUND INFORMATION, OWNERSHIP & ARCHITECTURAL.**	
ix)	**COMMENTS – STATE-OWNED PROPERTY (NATIONAL)**	
x)	**PROOF OF INVITATION FOR COMMENTS FROM INTERESTED / AFFECTED PARTIES.** (All Total Demolitions & All State-owned building.)	

- Please note that processing time may be four to six weeks.
-

Application Form 301

OFFICIAL USE ONLY:

PHRAG Ref: ……

Date receive: ……

Application No: ……

Application approved: ……

Not approved: ……

Date of permit notification: ……

APPLICATION

To destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a **Provincial Heritage Site or a Provisionally Protected Place, or** to alter or demolish a **Structure 60 years old or more**, as protected in terms of the National Heritage Resources Act (Act No> 25 of 1999).

PLEASE FILL IN <u>ALL</u> SECTIONS RELATING TO YOUR APPLICATION.

1. APPLICANT

Name: ……..

Address: ……..

……..

Post Code: …… Telephone: …… Fax: ……

Identity Number: …… e-mail: ……..

2. OWNER OF PROPERTY (when this is not the applicant)

Name: ……..

Address: …….

…….

Post Code: …….. Telephone: …… Fax: ……...

Identity Number: …… e-mail: ……..

Signature: …….. Date: ……..

3. SITE indicate by means of a cross in the appropriate space(s) below:

- **Provincial Heritage Site (previously a National Monument) Gazette No: ……**
- **Provisionally Protected Place**
- **Structure older than 60 years**
- **Situated Within a Heritage Area (previously Conservation Area)**

Current use: …….

Proposed Use: …….

Name of Property: …….

Address: …….

Erf /Stand/Farm no: …….

Magisterial District: ……...

Address of Local Authority: ……..

4. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect, Designer, etc.)

Name: …….

Qualification: …….

Company: …….

Address: …….

Post Code: …… Telephone: …….. Fax: …… e-mail……...

5. PROPOSED WORK (indicate by means of a cross in the appropriate space(s) below):

↑Total Demolition	↑Alteration	↑Subdivision
↑Partial Demolition	↑Restoration	↑Rezoning
↑Excavation	↑Landscaping	↑Departure

Other: …….

Drawing Reference Numbers and their Dates:

……

……

……

Detail the manner in which the proposed work is carried out:

……

……

……

……

……

……

……

Motivation For Proposed Work (please motivate fully, with reference to conservation principles where appropriate. This space may be used for additional details required above)

……

……

……

Approximate value of proposed work:R
Old buildings require special treatment in terms of specifications, techniques and planning of alterations:

What experience does the Primary Agent have in working with historical sites?

……

What experience does the contractor working on the site have in working with historical sites?

……

6. APPLICANT

I, ……
Undertake fully to observe the terms, conditions, restrictions, regulations, guidelines and directions under which the Provincial Heritage Resources Agency - Gauteng may issue the permit to me.

Signature: ……..

Place: …… Date: ……..

ITEMS TO ACCOMPANY THIS FORM:

- THREE SETS OF DRAWINGS, ONE OF WHICH MUST BE COLOURED-UP
- PHOTOGRAPHS OF STRUCTURES IN THEIR PRESENT FORM AND IN CONTEXT
- ANY OTHER INFORMATION REQUESTED BY PHRAG

PLEASE NOTE:

* UNLESS THIS FORM IS SIGNED IT WILL NOT BE PROCESSED

* IT IS AN OFFENCE IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT TO MAKE ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION

GUIDELINES FOR THE PREPARATION OF PLANS
COMMITTEE SUBMISSIONS

INFORMATION

It is important to submit sufficient information to clearly describe the property and your proposals. To avoid delay in the consideration of your application please make sure that submission is complete.

The information required may vary according to the extent of your proposals. For example, if the proposal is very minor, the completed application form and photographs of the affected area my be sufficient, For a major structural alteration or addition to a national monument, however, historical and architectural reports and a full set of plans, sections, elevations and details may be required, please discuss your proposals with the PHRAG's Office. (see page 8)

Please note that the information submitted is required for PHRAG records. Two approved and stamped sets of plans will be returned to the applicant.

PLANS

Plans (see nº. 1-3 and 8 below) must be copies of the original, and must be submitted in triplicate. All sets must be coloured in accordance with the instructions below, and signed in ink by the owner and the architect or designer and dated. One set will be kept by the PHRAG.

Plans should not be smaller than A4 size (210 x 297 mm) and should preferably not be larger that A0 size (841 x 1 189mm)

1. SITE PLAN

The site plan may be drawn at 1: 000, 1:500, 1:200 or 1:100 scale, and the scale must be clearly stated on the plan. The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show –

- the north point
- the location of the site and any structures on it in relation to surrounding roads, buildings and other features
- Existing building, structures, and pools on the site (coloured grey or uncoloured), proposed work (coloured red) and buildings or portions of building which it is proposed to demolish (in dotted lines)
- The erf/property/farm number of the site
- The extent of the declared area (in the case of a national monument)

2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, sections and elevations must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned.

The position of section lines must be indicated on the plan.

The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

MATERIALS COLOUR
all existing …….. .....grey
demolition ……...dotted lines
new masonry …….. red
new concrete …….. green
new iron or steel …… blue
new wood ……brown
other ……clearly indicated using colours other than those above

3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the plans submitted, a measured floor plan of the structure as it exists is required. It should preferably be at the same scale as the plans of the proposed work to facilitate comparison.

4. PHOTOGRAPHS OF EXISTING STRUCTURE(S) AND SURROUNDINGS

Sufficient photographs (colour or black and white) must be submitted to clearly illustrate the features of the affected building which are relevant to the application. Photographs showing all the elevations, which will be affected by the proposed work, as well as a general view showing the building in its context, must be provided.

Photographs should preferably be mounted with photo corners on A4 sheets, and be keyed (indicating position and direction of view) to a suitable copy of the plan. Photographs not mounted are to be place in an envelope. They will be kept and entered into the NMC's photographic database.

5. HISTORICAL REPORT

When the building or site is of historical importance, a brief history of the occupation of the site and the phases of construction, as well as an assessment of historical significance is necessary. Consult the NMC's Regional Manger if you are in doubt about the amount of information required.

6. ARCHITECTURAL REPORT

An assessment of the condition of the building should usually be given. When require, provided an analysis of the styles and phases of construction of the building, include g alterations and additions and a statement of its architectural significance.

7. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials). If shutters are to be changed or added, this information should be included.

8. SURVEYOR'S DIAGRAM

A land surveyor's diagram is required for any application to subdivide a national monument. All copies must be signed by a registered land surveyor.

9. ARCHAEOLOGICAL REPORT

If the development is likely to disturb buried features and artefacts of historical, archaeological or palaeontological interest, a professional archaeologist must be hired to do an impact assessment

and a written report must be submitted to the NMC. See the NMC publication “Archaeology for Planners, Developers and Local Authorities” for details.

Appendix K:

SOUTH AFRICAN HERITAGE RESOURCES AGENCY

SITE MANAGEMENT PLANS:
GUIDELINES FOR THE DEVELOPMENT OF PLANS FOR THE MANAGEMENT OF HERITAGE SITES OR PLACES.

1. INTRODUCTION

The heritage sector has always used the term Conservation Management Plan (CMP) to refer to plans providing for the management of heritage sites or heritage resources within sites. There is however confusion among some institutions and professionals who feel that the term CMP as provided for in section 47 of the National Heritage Resources Act No 25 of 1999 (NHRA) is outdated and therefore the term Integrated Management Plan (IMP) should rather be used. IMP is the term used in the World Heritage Convention Act and clearly has been borrowed from environmentalists who use the term Integrated Environmental Management Plan.

Although it is not important what such a plan is called, it is important to clarify whether a CMP and an IMP is one and the same thing. In simple terms a CMP is a single policy focused on the management of heritage resources. An Integrated Management Plan is broader because it normally involves different policies of which the CMP is only one. A CMP can therefore be a part of an IMP or it can be the basis of an IMP.

SAHRA therefore is adapting the use of the term IMP for sites, which involves a variety of aspects and as a result requires policies that covers more than just heritage conservation and/ or management. The term CMP as provided in section 47 of the NHRA will be used to refer to all other heritage management plans (i.e. Heritage Conservation Plans, Heritage Management Plans, Conservation Plans, etc). The IMP may be used for example for a cultural heritage landscape such as Mapungubwe and CMPs may be prepared for the management of specific sites.

SAHRA understands very well that there are no single answers or solutions for a given place/ site but believes that there are basic principles that guide the management of sites and, equally important, an essential logical sequence of management planning and actions, which must be followed to ensure success, or at least to avoid action that could well make the situation worse than before.

2. DEFINITIONS

2.1. *Heritage Site Management:* Heritage site management is the control of the elements that make up physical and social environment of a site, its physical condition, land use, human visitors, interpretation, etc. Management may be aimed at preservation or, if necessary at minimizing damage or destruction or at presentation of the site to the public. A site management plan is designed to retain the significance of the place. It ensures that the preservation, enhancement, presentation and maintenance of the place/site is deliberately and thoughtfully designed to protect the heritage values of the place.

3. WHY DO WE NEED A MANAGEMENT PLAN?

3.1. SAHRA has made it compulsory for a management plan to be developed before any site can be declared as a National Heritage site.
3.2. A management plan also gives directions to operate, for example:
  3.2.1. What needs to be done;
  3.2.2. How it will be done;
  3.2.3. Who will do it;
  3.2.4. How it will be funded;
  3.2.5. When it will be done.
3.3. It helps define clear objectives and goals.
3.4. It defines activities.
3.5. It guides any future development.
3.6. It gives an idea of cost implications.
3.7. It is a good monitoring tool.
3.8. It helps in the development of partnerships.
3.9. It helps involve stakeholders and encourages co-ordination among stakeholders and authorities.
3.10. It describes the process for attaining approvals for changes to the site.
3.11. It helps to identify professional needs.
3.12. It clarifies responsibilities.
3.13. It also helps in the identification and definition of values of the place or sites.
3.14. A management plan provides and establishes guiding principles or coordinated actions for activities on site, including conservation, maintenance, monitoring, interpretation, enhancements and evaluation.

4. WHAT SHOULD BE COVERED IN A SITE MANAGEMENT PLAN

Although SAHRA does not wish to prescribe a template for management plans, we believe that all management plans should include at least the following basics:

4.1. Statement of site significance (including values);

4.2. Site description, including environmental setting;

4.3. History of the site;

4.4. Stakeholders;

4.5. Legal framework and management context;

4.6. Present and past uses of the site;

4.7. Site condition and history of conservation;

4.8. SWOT analysis;

4.9. Guiding principles;

4.10. Visitor management;

4.11. Objectives and strategies;

4.12. Action plan;

4.13. Objectives, strategies and action plan should cover the management of the site, site presentation, interpretation, safety, education and research, marketing and site conservation;

4.14.Plans / alterations approvals system – process of getting approvals for changes, approvals committees, delegations, responsibilities etc

4.15. Monitoring and evaluation;

4.16. Documentation of implementation and monitoring.

5. STEPS TO BE FOLLOWED IN THE DEVELOPMENT OF SITE MANAGEMENT PLANS

5.1. Step 1: Social Assessment, Identification of Stakeholders and Formation of Management Committee

5.1.1. A team should be formed to initiate the project.

5.1.2. A project leader should be identified to lead the establishment of a management committee and to eventually coordinate such a committee.

5.1.3. All relevant stakeholders should be identified at this stage.

5.1.4 Information on the identity of the place (e.g. boundaries) should also be gathered at this stage.

5.1.5 The first stakeholders' meeting should be held to explain the intended plan and to assess their attitude.

5.2. Step 2: Documentation, Research and Investigation of the Identity of the Place.

5.2.1 All available information about the place/site should be gathered (all documentation as well as oral history and intangible values).

5.2.2. All data that puts the place/site into context should be gathered (e.g. relevant legal documents and development plans).

5.2.3. A condition survey or the state of conservation of the place/site should also be investigated.

5.2.4. Information on the past and present management authorities and/ or owners should be gathered.

5.2.5. Information on the past and present interpretation, presentation and visitor management practices at the place/site should be gathered.

5.3. Step 3: Analysis of the Information Gathered

5.3.1. Values of the place/site should be determined.
5.3.2. The cultural significance of the place should be determined.
5.3.3. Key Issues should be identified.
5.3.4. The authenticity and integrity of the place/site should be investigated.
5.3.5. Guiding principles should be determined.
5.3.6. A situational Analysis should be conducted at this stage (this can be by way of SWOT and/or other types of analysis.
5.3.7. Various types of responses should be explored and evaluated before appropriate ones are chosen.
5.3.8. A stakeholders' meeting should take place a t this stage to discuss all gathered data with all stakeholders.

5.4. Step 4: Development of Appropriate Responses.

5.4.1. Specific Objectives should be developed.
5.4.2. Strategies for meeting the objectives should be designed.
5.4.3. An Action Plan should be developed.
5.4.4. An Implementation Plan should be developed.
5.4.5. A Monitoring and Evaluation strategy should be spelled out.
5.4.6. There should be an evaluation of the process thus far before implementation recommendations can be made.

5.5. Step 5: Implementation Plan

5.5.1. Short term and long term actions should be clearly spelled out.
5.5.2. Resources necessary for the implementation of the plan should be identified (this should include the institution or office to be tasked with the implementation of the plan).
5.5.3. The Management plan should be properly communicated to all stakeholders.
5.5.4. All actions must be documented.

6. Basic Principles for the development of Management plans.

6.1. All management plans should take into consideration the general principles for heritage resources management as set out in Section 5 of the NHRA.
6.2. All management plans should promote cooperative governance and stakeholder cooperation.
6.3. Management plans should be in very simple language and they should not be unnecessarily complex (*management plans should not look like dissertations for a University degree).*

6.4. Tabulation of the details of the site (name; erf; owner; contact details etc) at the beginning is useful.
6.5. Tabulation of monitoring and evaluation requirements and responsible parties is useful.
6.6. Stakeholders should be consulted at all stages of management planning.
6.7. Planning must be realistically suited to the cultural and social conditions of the community.
6.8. Where consultants are hired to develop a management plan, the relevant heritage resources authority should manage the process and provide guidance (*this applies to all management plans including those paid for by the private sector).*
6.9. A Management plan will only be considered official policy for the management of a site once it has been endorsed/ adopted by the relevant heritage resources authority.

7. STATEMENT OF SITE SIGNIFICANCE

7.1. **Cultural Value**

The cultural significance or value of a site is the cultural value it holds for the community, or for sections of the community.

Cultural significance can be determined by establishing the values of the site. Various Charters and Declarations (e.g. Burra Charter, Nara Declaration, Venice Charter, etc) put forward different values for the assessment of cultural significance. The following values (adapted from various charters and declarations and from the National Heritage Resources Act, Act No 25 1999) should be used for the assessment of cultural significance: Social, Historic, Scientific and Aesthetic Values.

7.2. **Social Value**

Social value embraces the qualities for which a place has become a focus of spiritual, political, national, or other cultural sentiments to a majority or minority group. Obviously many traditional sites have such a value. The local, provincial or national community may find them a source of pride, or education, or celebration, or a symbol of enduring culture. This may be because the site is accessible and well known, rather than particularly well preserved or scientifically important.

These values are very important and are probably the 'strongest' in terms of the conservation of a site. They apply not only to the finest and best examples of sites.

A site has often gained social value because of its aesthetic, historic or research value. For example, in Tanzania, research by archaeologists into the 3,5 million-year hominid (*Australopithecus afarensis*) footprints at Laetoli indicated the first effort by our ancestors to walk up right. Because of this research, the site has become of immense social significance (as a source of pride, and a symbol of continuity and history).

7.3. **Historic Value**

This value recognizes the contribution a place makes to the achievements of, and to our knowledge of, the past. A place can be a typical or a well-preserved example of a cultural, group, period of time, or type of human activity, or it can be associated with a particular individual. Often, a place, rather than representing one phase or aspect of history, has a long sequence of historic overlays and this long period of human history gives such places high historic value. These places take our imagination back in time and cause us to ponder on the past lifestyles and histories of our ancestors. Such places are a trigger to the historic imagination and have powerful evocative and educational value. Slave markets in West Africa, Nkrumah Park in Ghana or Sharpville and Robben Island here in South Africa would be cases in point.

7.4.**Scientific Value**

These are features of a place that provide, or have a realistic potential to yield knowledge that is not obtainable elsewhere. The scientific or research value of a place will depend upon the importance of the data involved or its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information. This value is variously called scientific, archaeological, research or information value. Scientific or research value has often been the major value attached to places by Western professionals and Western Law. It has been used not only to protect sites but also to remove them from their owners' care.

7.5. **Aesthetics Value**

Aesthetic value may be described as the beauty of design, association or mood that the place possesses or it may be demonstration in a place, of a particular design, style, and artistic development of high level or craftsmanship. This is a recognition that a place represents a high point of the creative achievement in its design, its style, artistic development and craftsmanship. Aesthetic value may sometimes be difficult to measure or quantify. In Western society with its strong emphasis on measured time, the concept and symbolism of ancient things and the evidence of time's passing has itself a strong effect on the visitor. This is in contrast to the local community views. Time past is the immeasurable and dynamic because it is the time of the ancestors. The past is very often seen as the present. Aesthetic value is therefore subjective, especially when it arises from cultural backgrounds and individual taste. Aesthetics, like beauty are "in the eyes of the beholder"

8. **APPROVAL SYSTEM FOR CHANGE**

8.1.Changes in the management plan can be proposed by any affected party.
8.2.Changes should be discussed with the stakeholders including the designated SAHRA official.
8.3.Changes should be submitted to SAHRA for approval.
8.4.Any changes will be considered official after a formal approval by SAHRA.

END

Appendix L:

To:	Plan Associates PO Box 14732 Hatfield 0028 Fax: (012) 342-8701 E-mail planassoc@icon.co.za
From Name and surname	Dr Johann Beuster
Physical Address	9 Cedar Avenue Plantation Boksburg, 1459
Interest	Resident
What are the most important problems or issues to be addressed by the Spacial Framework in the study area	• To preserve the old and historical buildings in the area (see attached list of buildings deserving conservation and restoration) • Not to demolish any buildings older than 80 years. • To add new developments that are sympathetic to the ambience of the original town • Not to overtax current infrastructure – e.g. sewerage and electricity. • Not to build high density housing, but rather low density housing befitting the atmosphere of the town
Do you have any specific proposals or suggestions for the development of the area?	• Boksburg CBD and surrounding areas will greatly benefit and revive if a major university is started close to the Boksburg CBD. The University of Johannesburg has recently closed its branch at Daveyton (Benoni) leaving the entire Ekurhuleni region without a university. UJ is currently investigating an alternative site for an East Rand campus of UJ. I propose that the land including and surrounding the old Cinderella prison be redeveloped as a university campus. (The prison itself can still be preserved as a museum of the Freedom struggle). This site is ideal for a university as it is close to the Boksburg East station and major access routes. Establishing a university will provide Boksburg with the special niche of being the educational and cultural hub of the Ekurhuleni region. This will greatly revitalize the whole area (as RAU did for the western suburbs of Johannesburg) • The lake has to be revived in order to become a major attraction and to become the green lung of the city. This has to be done in sympathy with the original design of the lake, which contained formal gardens, a refreshment kiosk, band stand etc. Slums surrounding the lake have to be cleared and historical buildings surrounding it should be restored to their former condition. Proper security measures should be enforced to make it an inviting and safe recreation centre for the whole community. • Boksburg has two theatres and a Masonic hall. These can be restored and operated as theatres – which will further add to the cultural character of the area. These are the Empire Theatre in Trichards Street – Boksburg North, The Assembly Hall in Commisioner street (now a motorbike shop) and the Masonic

Extract of public participation in planning issues in Boksburg CBD.

Appendix M:

FIELDWORK RESEARCH REPORTS:

Venue1:		**Town Hall**	
Observation category	Historic value	Aesthetic value	Social value
Site	Intersection of main through roads. The land was the original market.	Very imposing structure. Accessible to all residents using public and private transport.	Important as meeting place for civic and service related activities.
Structure	Classic frontage with ionic columns aside the large wooden doors set back on the land. Internal division into offices on one side for administration and north side a hall for functions. Flooring sprung and parquet tiles. Black & white tiles at entrance and steps. Staircase steep and pressed ceilings.	Good sound building with many windows. Colour of structure makes it rather garish and out of keeping with its function and history. (Pink and green, next to the dark red brick.) **Roof is tiled**	Internally altered to meet user requirements, so the rooms have been made smaller. Commemorative plaques still in place in some areas.
Skin	Red face-brick and plaster.	Easy to maintain. Still looking good except for colour.	Pictures of the civic officials that served on councils in the past have been removed. (**basement)**
User functions	Always been institutional but civic. Now used by NGO activity as well.	Changed over time to include other functions so no longer as important to the town.	Still has some value to the people of the town although not as important as before.
Intangible feeling & spirit	Still proud but needs cleaning	Can be good but quite sad as it houses various welfare offices.	Only visit if need arises.
Conserve the**:**	**Whole structure**		

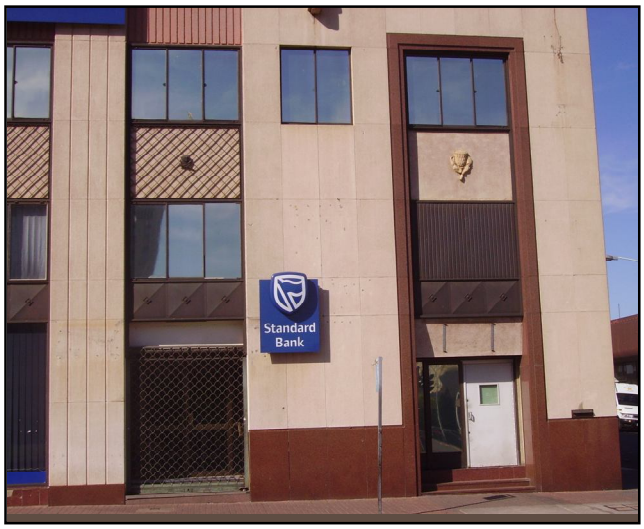
Venue 2:	**Cenotaph**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located adjacent to the town hall on the old market ground. Commemorates those residents of the town that lost their lives in the two world wars.	Quite imposing and has a nice setting on lawn surrounded by roses. Entrance only from south side.	Was important for families who did not get remains of loved ones back. Little value now because of its location and meaning in the new SA.
Structure	Cement and granite in plinth. Engraved. Nest to it are two small canons.	At this point still in tact.	Important in social history of the country.
Skin	Still in tact although canons rusting.	As above	Engravings are weathering and need to be conserved for families.
User functions	Only used on Armistice Day.	Often littered and vagrants leave all sorts of things around it. Lawn is now full of weeds.	Vagrants use it as a meeting place and to sit on and around.
Intangible feeling & spirit	Needs to be looked after or moved or added to, as it is only relevant to whites that were in the town. Records of other races not included.	Has value in terms of its somber appearance.	Sad place and more so because of its deteriorating condition.
Conserve the:	**Whole structure**		

Venue 3**:**	**Zeemans 1902**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located at the intersection of the main access routes. Next to the old market square.	Regal structure with great location in present town centre.	Has a perfect location and is accessible to many. Always busy.
Structure	Double storey with business premises upstairs.	The upper section is still quite attractive. Lower level decayed and in poor repair.	Functional at street level. Upper floors not easy to access and so not well used.
Skin	Painted and plastered. Old iron work gone.	Only the upper floor is able to be conserved, the rest is badly weathered.	The frontage is dark and poor, but still attracts customers.
User functions	Café to bottle store to low order goods.	Not attractive	Low order goods serving poorer public.
Intangible feeling & spirit	Not pleasant because of its condition	Dirty	Friendly to a certain group of the community.
Conserve the: **Upper floor and façade.**			

Venue 4:	FNB		
Observation category	Historic value	Aesthetic value	Social value
Site	Located opposite civic building and near main road intersection in CBD.	Open access from main and side road. Parking available for short stops.	As a finance centre it is used daily by many people who work in the town centre.
Structure	Large building with imposing pillars. Was a double volume inside but altered.	Pillars are Corinthian in design and attractive.	Service facility so very functional
Skin	Brick and cement with stair-cased entrance.	Easy to maintain and pillars set back above entrance and what would have been mezzanine level.	Easy to maintain exterior. Internally well looked after. People only there for short periods.
User functions	Always a finance facility	Functional although low ceiling and quite dark. Offices and space small and cramped.	Useful as banking area, not as hall.
Intangible feeling & spirit	More pleasant to use in the past.	Cramped interior	Business transactions only
Conserve the: **Whole structure because of its appearance and function.**			

Venue 5:	**Central Hotel**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located opposite the town hall. Accessible and quite attractive in its day	Lovely view northwards in early years.	Was important in the early years for visitors and civic officials. Pleasant diversion close to offices.
Structure	Double storey with large balcony on north facing side. Internally many nooks and passages and internal balcony access. Subdivided by dry walling into rooms after extensive fire. Steep and narrow staircase.	Was sound and exterior still is quite solid. Ugly interior with dark rooms on the ground floor used as pool room and pub.	Now only functions as a hotel for quick visits and drinking venue for lower income people.
Skin	Plaster and tin roof. Painted bright yellow.	Poorly maintained in the interior. Dirty and an awful colour for a building.	Sound would carry carries through the walls and it is noisy.
User functions	Was always a hotel, became residential type and then changed into a brothel type.	Only one use now as a pub and for illicit activities.	Has value for users and street walkers.
Intangible feeling & spirit	Dirty, unkept and really unpleasant although secure at entrance.	Not pleasant and cheap and nasty.	Unpleasant
Conserve the:	**Only the façade.**		

Venue 6:	**Standard Bank**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located at edge of main section of CBD on access routes. Parking available.	Quite a severe looking building. Square and windowless.	As a finance centre it is used daily by many people who work in the town centre.
Structure	Internally modified from large hall with double volume space to low ceiling and offices.	Fairly cramped and dark due to alterations.	Service facility so very functional
Skin	Mix of plaster, concrete and stone. Metal as security doors.	Interesting moulds of protea flowers on exterior walls and artwork on metal doors. Cladding also granite on lower sections. Not original.	Easy to maintain exterior. Internally well looked after. People only there for short periods.
User functions	Always a service centre for finance.	Finance centre – austere.	Useful as banking area, not as hall.
Intangible feeling & spirit	Strict and functional	It works although not well when crowded.	Business transactions only
Conserve the: **Whole building because of its location and functions**			



Venue 7:	Corder's Building		
Observation category	Historic value	Aesthetic value	Social value
Site	Corner site. Long building down the main street. Doric pillars on cartilage.	Unusual façade. Very large building extending along two streets.	Very accessible to community. Has had a history of use by upper income group which has now relocated and it is used by poorer residents in the area.
Structure	Double storey. Upper floor in good condition. Used by attorneys. Original entrance and stairwell banisters in tact.	Good sound structure. Building on upper floor is maintained. Ground floor needs repair and cleaning. Most ceilings still sound.	Upper floors have been used for legal and administrative purposes. Lower always retail and it is designed for those purposes.
Skin	Plaster and paint.	Overall condition good except ground floor and pavement.	Sound and shop windows advertise goods on sale.
User functions	Offices above retail. Ground floor becoming damaged and blighted.	Retail but low order goods at ground level.	Multifunctional.
Intangible feeling & spirit	Lovely looking building that needs repair.	Can be fixed easily.	Lively and serving all visitors.
Conserve the: **Whole structure**.			

Venue 8:	**Galloway structure**		
Observation category	Historic value	Aesthetic value	Social value
Site	Main road	Set of shops all together as one building.	Accessible to all along the main road.
Structure	Plaster with metal pillars. Glass and wood window fittings. Mirrors at entrance with tiles flooring. Small frontages. Original doors.	Units have separate doors and entrances. Interior some ceilings have been changed but others are of the pressed type.	Frontages allowed advertising and access.
Skin	Wood, iron, glass, metal.	The exterior of all of these are in tact and the original woodwork is in good condition.	Interiors visible to passers-by.
User functions	Retail	Retail	Retail and admin services.
Intangible feeling & spirit	Really proud retail history.	Still used and functional	I'm old but I work!
Conserve the: **Whole set, as frontages are unique & what was fashionable at the time.**			

Venue 9:	**Bezuidenhouts 1909**		
Observation category	Historic value	Aesthetic value	Social value
Site	Corner therefore access along two roads.	Corner and very accessible.	Accessible to users of different functions.
Structure	Plaster, red brick upper floor, Subdivided internally. unique.	Entrance to upper floor has original green small wall tiles, mirror doorway, tiles on the floor and wooden door and balustrade. Pillars on the pavement are Corinthian in design. The upper façade is very ornate. Windows set in brick arches. Unusual rounded glass on shop front. Quite unique and no longer made. 2 still in tact.	Upstairs quite formal and owners have tried to keep ethos of building.
Skin	Mix of brick, plaster, wood and glass.	Lovely and very ornate. Difficult to maintain.	Being adequately maintained.
User functions	Retail and administration upstairs.	Functional upstairs but very mixed on ground level.	Mixed use so different types of people use it.
Intangible feeling & spirit	Quite sad feel	Lovely but overdone.	Not that friendly by nature of its activities.
Conserve the:	**Whole structure for its unique features**		

Venue 10:	**BK**		
Observation category	Historic value	Aesthetic value	Social value
Site	Small frontage along the main road. Double storey.	Frontage very ornate. Ionic columns on pavement. It has fancy air vents and chimneys in tact.	Has some value as meeting place and home.
Structure	Ornate frontage includes doorway and entrance. Pressed ceilings.	Lovely old structure but overdone sculptings and pillars	Functional and accessible.
Skin	Plaster and sash windows.	Was brick but has been painted. Colours darken the structure	Dark and somber but does not show ageing.
User functions	Retail below with residential on upper floor.	Retail and residential, serviceable.	Mixed
Intangible feeling & spirit	Heavy feel	Very overdone in appearance.	Dark and heavy, not welcoming.
Conserve the:	**Whole structure for its uniqueness**		

Venue 11:		**1908**	
Observation category	Historic value	Aesthetic value	Social value
Site	Along main road	Pillars alone are attractive and encourage one to stop.	Along the road. Light enters the street from behind it because it is single storey.
Structure	Single storey, glass, wood and plaster.	Unique in its appearance in the street as it is one floor only and has lost the covered section of the pavement.	Open approach makes it friendly.
Skin	Plastered and painted with very interesting metal columns on the pavement.	Single storey, glass, wood and plaster.	Needs some repair and for the pillars to be conserved.
User functions	Retail	Retail but lower order goods.	Always retail and a meeting place for all sorts of people.
Intangible feeling & spirit	Attractive to visit	Inviting and friendly	Friendly if a little blighted.
Conserve the:	**Frontage**		

Venue 12:	**Cuthberts.**		
Observation category	Historic value	Aesthetic value	Social value
Site	Corner of a main road and an access road.	Good example of art deco.	Access good, so many people use it.
Structure	Double storey, Large building extended along two roads. Cape Dutch façade with windows jutting out of the building.	Sound and in good condition. Always looks good	Visible from many parts of the block. Attractive to visit.
Skin	Plaster and glass. Granite cladding along sides at bottom.	Well maintained except in shops on ground floor.	Easy to maintain and keep visitors going there.
User functions	Retail and still is but low order.	Retail and admin on upper floor.	Mixed so all types of people come to the place.
Intangible feeling & spirit	Okay to visit, not exciting.	Has little spirit in terms of appearance.	Useful not friendly
Conserve the:	**Whole structure for its architectural style**.		

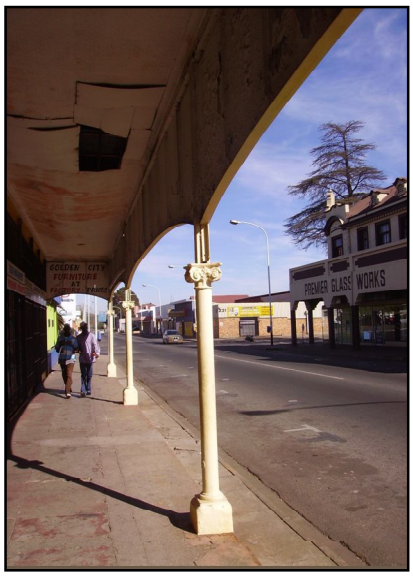
Venue 13:	**Fishing shop**		
Observation category	Historic value	Aesthetic value	Social value
Site	Corner along the main road	Unusual roof and visiblilty	Certain clientele will access this place.
Structure	Very steep pitch roof with a fancy extra steep tower type section above door. Basement.	Roof and glass bricks (Made in London by Hayward Brothers; Union Str) on pavement make it unique. Metal pillars on pavement as well.	Double storey and basement makes for storage of stock.
Skin	Been changed in the last 3 months. Wood and glass. Now cladding of stone. Very interesting glass bricks on pavement to light basement and air grills.	Some original material lost in refurbishment.	No longer as neat as it was, but modern and attractive to clients.
User functions	Retail	Retail continues	Fishing retail
Intangible feeling & spirit	Serviceable	Outside appearance friendly	Interesting place to visit.
Conserve the:	**Pavement glass brickwork, pillars and roof.**		

Venue 14:	**Opposite BK**		
Observation category	Historic value	Aesthetic value	Social value
Site	Along main road	Unusual gables and lovely windows.	Retail, so only those needing things go there.
Structure	Brickwork which has been painted. Steep roof. Arched windows. Doric pavement pillars. Gables	Arched windows still in tact. Very ornate gables. Windows upstairs painted closed.	Can be useful but fairly quiet.
Skin	Painted brick.	Paint and windows at ground level.	Not that attractive and inviting.
User functions	Retail and storage	White painted windows detract from the appearance.	Retail so only for that.
Intangible feeling & spirit	Heavy feeling; Unwelcoming.	Why maroon and green?	Not a friendly place.
Conserve the:	**Structure**		

Venue 15:	**Flats**		
Observation category	Historic value	Aesthetic value	Social value
Site	Access and near facilities.	Near other old buildings and facilities.	Place to call home that looks reasonable.
Structure	Double storey. Large shared balcony. Curved windows. Doric columns on pavement. Pressed ceilings.	Looks good still although ground floor needs repair.	Easy to access and user friendly.
Skin	Plaster and paint.	Open and light	Easy to access
User functions	Residential and retail.	Functional	Functional
Intangible feeling & spirit	Happy and busy.	Nice structure to live in.	Friendly
Conserve the:	**Whole structure but fix ground floor frontage.**		

Venue 16:	**Chester court**		
Observation category	Historic value	Aesthetic value	Social value
Site	On main road. Retail on ground floor and residential upstairs.	Along main road and attractive to live in.	Along the road it is used by locals and residents.
Structure	Double storey. Wooden doors at entrance.	Accessible and functional. Entrance is wide and light. Pressed ceilings;	Functional and accessible.
Skin	Plaster walls. Main entrance has marble and granite floor tiles. Terraza steps inside. Frontages are glass and wood in some places;	Entrance is unusual and not much has been changed.	Easy to maintain, but ground floor frontages need upgrading and cleaning.
User functions	Mixed	Mixed	Mixed and used well.
Intangible feeling & spirit			
Conserve the:	**Whole structure, especially the entrance and doors.**		

Venue 17:	**240 – 242 Commissioner**		
Observation category	Historic value	Aesthetic value	Social value
Site	Retail along the main road. Set of buildings. Internally divided.	Unusual entrances. Frontages still largely in tact and are a good example of retail shop groups.	Retail service to lower income earners. That type of patron will visit.
Structure	Glass and wood frontages. Entrances glass, mirrors, mosaic floors and wooden doors and brass handles. Metal pillars and sunshades on pavement unique.	Still in tact except for the inner ceilings. They are not in good repair. Pillars cannot be identified as to maker but they are made in Natal and are forged.	Material inside visible so easy sales.
Skin	Hard to maintain	Run down but can be repaired.	Run down
User functions	Retail	Retail but low order goods.	Retail
Intangible feeling & spirit	Not proud, very run down	Worth keeping as examples.	Need to be rescued from destruction. Help!
Conserve the:	**Whole set – unique and mostly in tact externally.**		



Venue 18:		**Orange & green**	
Observation category	Historic value	Aesthetic value	Social value
Site	Along main road. Retail and residential	Unusual windows and plaster work on upper façade.	Accessible and near busy intersection.
Structure	Double storey. Wooden sash windows in curved arches.	Internal changes have taken place and it has lost some appeal.	Internal alterations have affected its usefulness.
Skin	Plaster and wood and glass.	Plaster and paint upper area, Glass at street level.	Attractive in terms of colour but insufficient to attract people.
User functions	Retail	Retail	Retail only.
Intangible feeling & spirit	Severe structure	Different appearance in terms of the rest of the area.	Leave me alone, it seems to say.
Conserve the**:**	**Facade**		

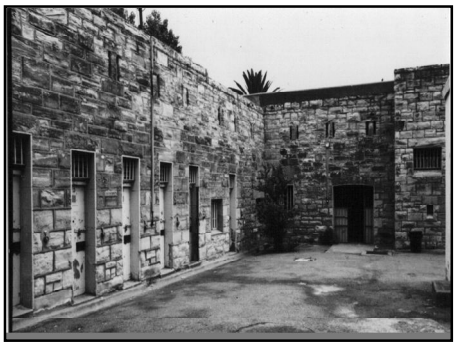
Venue 19**:**		**Original bank now Premier Glass**	
Observation category	Historic value	Aesthetic value	Social value
Site	Corner along the main road.	Quite an imposing structure with heavy pillars on street level.	Very accessible to users.
Structure	Double storey with balcony surrounding facing street.	Heavy and large building. Many internal alterations.	Functional but cramped on ground floor.
Skin	Plaster and glass. Sash windows and ornate gable.	Painted plaster and dark colours. Unusual gables, balcony and sash windows.	Not attractive
User functions	Retail and residential then, now admin and retail	Mixed retail and admin of company.	Functional
Intangible feeling & spirit	Functional structure.	Not welcoming	Not friendly
Conserve the:	**Whole structure for it is unique and in good condition**.		

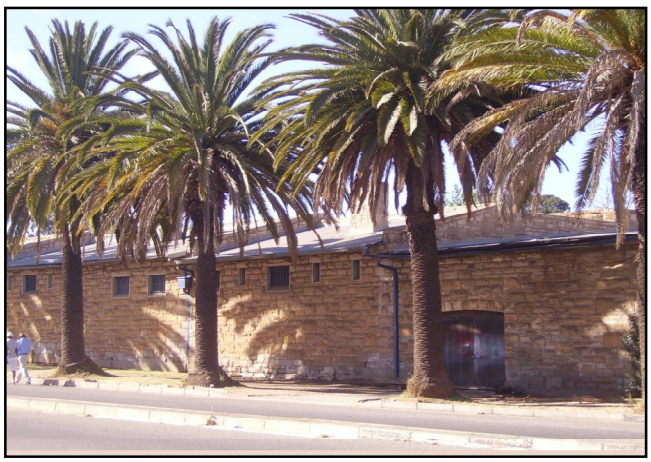
Venue 20:	**Assembly Hall**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located near the lake and walking distance of old hotels. Was the meeting place for the high society of the time.	Was a lovely place and some- what imposing in the area.	History of the townsfolk here.
Structure	Plaster outer walls. Sprung floor at the time. Gallery and wooden ceiling and sash windows and air vents, with finials.	Large venue with the most amazing acoustics. Huge windows and very high ceiling.	Meeting place of immense value to the town.
Skin	Plaster and wood	Undergoing major internal changes.	Can be fixed, if the owner cares to do it.
User functions	Changed often and owner making a mess inside.	Making a mess of it. Using as tyre and wheel place.	Physical and functional blight.
Intangible feeling & spirit	Proud but no longer.	Needs to be rescued.	Great loss
Conserve the:	**Things left** if possible for their historical value.		

Venue 21:	**Masonic Hall**		
Observation category	Historic value	Aesthetic value	Social value
Site	On corner near prison, lake and church.	Façade is quite imposing although does not front the main road. Old trees near entrance still.	Its location made it easy to access and users not be seen form main road.
Structure	Very large structure. Been changed to meet altered use.	Large building with many potential uses.	Imposing and severe. Not welcoming except for members. Now access is off main road and access easy.
Skin	Plaster, with pillars at the old entrance and structure high on the entrance gables.	Easy to maintain and very simple in design.	Plain and functional.
User functions	Changed to use as a garage.	Can be altered for other uses.	Garage at present as hall area converted.
Intangible feeling & spirit	Severe and mysterious at old entrance.	Quite unique old entrance. Doors are however gone.	Useful place.
Conserve the:	**Old entrance façade.**		

Venue 22:	**Methodist Church**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located opposite the lake and near the prison.	Typical of this religious group, to locate near town centre.	Religious gatherings
Structure	Small building, pointed windows, steep pitched roof.	Pretty and well kept.	New structures have been added to meet needs of community.
Skin	Plaster and wood with tin roof.	White paint walls with red roof.	
User functions	Religious centre	Religious centre	Religious centre although a small congregation
Intangible feeling & spirit	Calm and quite with large trees at the entrance on the pavement.	Pretty setting, calm and quiet.	Meeting place for congregation, which is quite old.
Conserve the:	**Whole structure**		

Venue 23:	**Boksburg Prison**		
Observation category	Historic value	Aesthetic value	Social value
Site	Built at the outer end of the old town sector. Housed prisoners that were made to dig out the lake.	Overlooking the lake and accessible to public transport at the Boksburg station.	Protection of locals as it was not near the residential areas.
Structure	Sandstone blocks. Large wooden doors. Tin roof. Divided internally into blocks around quadrangles used as exercise areas.	Very well designed. Thick high walls and quads. Few windows, so it is dark inside. Play areas have been constructed for the children outside.	Enables separation of groups internally.
Skin	Sandstone.	Low maintenance but is weathering in many places.	Requires little work externally but some work and maintenance internally to make it useable.
User functions	Prison for men, then women. Was left abandoned for years. Military use followed. Now used as a safe house for abused woman and children and some men.	Safe from interference by the public and gives residents' privacy.	Protective and private facility.
Intangible feeling & spirit	Sad air about it and always has had.	Enables safety by way of its design.	A very sad place.
Conserve the:	**Whole structure**		





Venue 24:		**Boksburg Lake**	
Observation category	Historic value	Aesthetic value	Social value
Site	Originally a wetland excavated manually to create lake.	Centrally located. Lovely resource when pristine. Island habitat for birds in the past	Was always centre of activity in area as well as town. Located between numerous hotels within walking distance in old days.
Structure	Bridges to island, promenade and over inlet	Gardens, fountains, bandstand and promenade lovely to use.	Building on western bank a clubhouse in past and well used. No longer ideal.
Skin	Natural banks Concrete inlet and outlet	Useable facility for public over many decades in the past.	Easy to maintain gardens around the feature but not the water itself.
User functions	Was important as recreation area for water sports, picnicking and social events	Cannot be used because of the water condition shown to have excessive ecoli levels and no one taking responsibility.	No longer except for illicit use.
Intangible feeling & spirit	Disgust at the state of resource and security problems	Won't use area in spite of setting and views.	Wasted resource
Conserve the:	**Lake itself, (fix water first and maintain it).**		

View westwards along the western section of Commissioner Street. This section was called Union Road. Older section of the town covering the buildings listed below. Photographer T R Uren October 2008

Venue 25**:**	**Trafalgar café & Annex**		
Observation category	Historic value	Aesthetic value	Social value
Site	Always been a service building. Adjacent to it as part of structure is a residence and medical practice.	Lovely entrance and doors and windows still in tact.	Was a meeting place with easy access from Plantation suburb and lake users.
Structure	. Pressed ceilings and Doric columns on curtilage. Original roof. One wall gone internally.	Wood and glass with mirrored entrance. Tin roof. Wooden air vents in facade	Street façade quite large and would have been enticing in the past.
Skin	Only addition has been security bars	Plastered where not glass. Doors painted.	Simple structure and easy to use.
User functions	Still in use as café, but goods of low order to supply basics to the poor neighbourhood.	Not pleasant inside but fairly sound.	Meeting place in the past and still is so. Although the nature of the people using has changed.
Intangible feeling & spirit	Would not make use of it at present, not clean enough.	Can be fixed to look better and set example of conservation.	Service to poor and passing trade still valuable.
Conserve the: **Whole structure and fix interior –**			

Venue 26:	**Anglican Annex**		
Observation category	Historic value	Aesthetic value	Social value
Site	Was part of a large distillery, ideally located between all the old hotels in area.	Only the façade is good.	Close to church and manse.
Structure	Plaster, wooden floors and has an **old basement**	Serves its purpose inside as privacy is needed hence subdivisions.	Does not allow for crowds to gather inside so keeps to business type gatherings.
Skin	Plaster work interesting in façade. Ornate date crests.	Functional	Poor view to the south.
User functions	Distillery and changed to offices of Anglican church which is a provincial heritage structure.	Offices therefore do not need to be good- looking.	Offices so it serves its purpose.
Intangible feeling & spirit	Not welcoming , door in on south side and small and dark inside	Not welcoming and creaky floor and dark and damp.	Functional not friendly
Conserve the:	**Façade and basement and also the wood and iron garage at the manse**.		

Venue 27:	**Christian Science Church**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located near old hotel sites. In walking distance of public transport facilities. On main access road.	Main old structure quite good.	Used until recently
Structure	Red brick with arched windows. Added foyer more recently and not of matching material	Easy to maintain and very solid.	Can be converted because it's a solid fairly large structure.
Skin	Face-brick and tin roof. Wooden bargeboards and finial.	Well constructed with very intricate brickwork around windows.	Low maintenance. Presently becoming overgrown.
User functions	Used extensively in the past	Has potential for re-use	Unused
Intangible feeling & spirit	Quiet place and seldom used.	Can be pleasant but area not good.	People will not easily enter the area
Conserve the: **Building without the new entrance.**			

Venue 28	Old chemist		
Observation category	Historic value	Aesthetic value	Social value
Site	Located at an accessible point near the original station. Central to the many medical doctors in the area.	Has granite columns on façade and pillars on cartilage and inside. Window arches are unusual	Had always had an important role to play in terms of local businesses and as a meeting place.
Structure	Large impressive structure.	Good looking even 100 years on.	Was a good sound structure with easy access.
Skin	Mix of plaster and paint. Stonework has been painted.	Still appears reasonable.	View of recreational areas and places of importance exceptional at the time.
User functions	Chemist, then bottle store now split into light industries. Upper floor used for residential activity.	Internally not good.	It is a home for some tenants and a place of business for others.
Intangible feeling & spirit	Tells the story of the time, still.	Can be conserved on the outside and upstairs.	Meeting place but for very different clientele.
Conserve the: **Whole structure – what remains.**			

Venue 29:	**Nicks Bottle Store**		
Observation category	Historic value	Aesthetic value	Social value
Site	Along the main road at the time and near the station.	Very unique	Important then and still now due to its location.
Structure	Sound and in good order. Unique iron work and access to upper floor.	Only remaining structure of this type in the town.	Was a bottle store which it still is but it has changed owners. Upstairs residential.
Skin	Plaster and iron work unique.	Only one in town that remains.	Can tell of the history and activity of the time.
User functions	Accessible and well used venue.	Pleasant to look at. Still looks good but function changed.	Meeting place and it still remains so.
Intangible feeling & spirit	Unusual appearance gives it an air of being in the USA and in a Western movie.	Can still be used and improve its appearance if upper façade fixed up and restores and if missing staircase on side replaced.	Retain the structure as it is being used well and serves the population of the area.
Conserve the: **Whole structure**.			

Venue 30.	**Pope's Building**		
Observation category	Historic value	Aesthetic value	Social value
Site	Between the hotels. Near the station and facilities.	Very unusual in its appearance and it juts out over the pavement.	Accessible and near all the functions of the time. Was a butchery at the beginning.
Structure	Soundly constructed. Pillars on the pavement to support the upper floors.	Large bold structure. Shakespearian in appearance and design.	Easy to enter and access.
Skin	Plaster and paint	Basic plaster and paint	Ground level is glasses so easy to enter and use.
User functions	Residential upper section and retail at ground floor.	Hotel and residential upper section. Now mixed. The annexes behind are also being used as residential flats.	Busy and was always in use even tough functions changed.
Intangible feeling & spirit	Proud and unusual.	Bold and appears to say I am here to stay.	Seems to be happy place and lots of people are using it.
Conserve the:	**Whole structure**		

Venue 31:	**Bowling Club and pergola**		
Observation category	Historic value	Aesthetic value	Social value
Site	Large open space placed between all old hotels. One block from station.	Green space. Peaceful setting with creepers over pergola in the grounds.	Central location made it user friendly for locals and visitors to the town.
Structure	Building on north side. Greens to south and pergola on western side with lawns surrounding it.	Fencing - picket metal. Pergola has concrete columns with wooden cross beams.	Although small the clubhouse serves the purpose for the members and visitors.
Skin	Face brick structure, Parquet flooring. Roofing is tin	Pretty setting and needed green area in a very run-down sector of town.	Easy maintenance of building but lawns are hard to keep.
User functions	Club for recreation	Still maintained as club.	Still used regularly.
Intangible feeling & spirit	Well loved and cherished venue. Steeped in history and linking past residents to the town.	Happy place and proud of what it represents.	Happy and utilized place with many memories of past and present.
Conserve the:	**Whole structure and grounds as it is.**		

Venue 32:	**Police Station**		
Observation category	Historic value	Aesthetic value	Social value
Site	Corner of main road and at old railway crossing which was replaced by a bridge.	Stands at the Western entrance to the town along the main access roads.	Civic function, so people only go there when needed and it is easily accessible.
Structure	Large, long double storey building.	Balconies are unusual. Entrances ornate.	On entrance and usually crowded on weekends.
Skin	Red brick and tiles roof. Sash windows replaced some years back. Balconies set in front of glass doors on upper floor.	Some weathering of structure, especially balconies. Internal subdivisions were made to suit modern day needs.	Appearance intimidating so people don't often go there unless they have to.
User functions	Civic use as police station. Cavalry unit in the past is back.	Severe appearance does not make for a pleasant visit.	Police – law enforcement.
Intangible feeling & spirit	Impressive building.	Unpleasant because it is usually a negative visit and good service not guaranteed.	Not a nice place to go to.
Conserve the:	**Whole structure**		

Venue 33:	**Cottages adjacent to Police station**		
Observation category	Historic value	Aesthetic value	Social value
Site	Accessible to main road. Near the old railway crossing and now the K90 bridge.	Frontage is attractive and easily accessed even form the back of the structures.	Next to the police station so there may be some negative influence to bear on occupying them now.
Structure	Solidly constructed. Single storey and of the semi-detached type.	Good looking frontages. Many fireplaces internally.	Sociable in terms of its large verandah, but not private in terms of its position.
Skin	Plaster and painted walls and tin roof.	Well maintained until recently.	Open and inviting.
User functions	Was used for policeman and families.	Residential, now abandoned although owned by the police.	Residential now abandoned.
Intangible feeling & spirit	Sad and neglected. They are in a very noisy place.	They need young people to occupy them to cheer them up and make use of them.	Needs to be occupied by someone and maintained or else squatters may enter them and destroy them.
Conserve the:	**whole structure.**		

Venue 34:	**Houses opposite Police Station**		
Observation category	Historic value	Aesthetic value	Social value
Site	Railway cottages near the old station and old crossing.	Examples of basic old cottages that were constructed for employees. Few remain in towns that have not been renovated.	Would have been important in the past because of their position. Now cut off from the rest of the area by roads and freeways.
Structure	Brick and plaster with some wood.	Basic and simple structures. Large front verandahs.	Cosy homes, friendly for those that visit and accessible.
Skin	Painted brick	Not in good condition because of cost of maintenance.	Not inviting because its in a state of disrepair.
User functions	Residential	Residential	Residential
Intangible feeling & spirit	Poor and yet functional	Poor	Friendly
Conserve the:	**Both structures.**		

Venue 35:	**Old Mine doctor's house**		
Observation category	Historic value	Aesthetic value	Social value
Site	Located between the mine houses and shafts. Accessible to all.	Unusual setting in town now. But originally well planned.	Easy meeting place for those in need.
Structure	Mix of brick, plaster and wood. Lovely large verandah.	Very unusual and in good condition. Grounds need work.	Large and could be used by many.
Skin	Well preserved and recently painted.	Good condition and good to look at.	Large verandah welcomed people.
User functions	Residential and now nursery school.	Can be used easily as there is much space inside and outside.	Have changed to include lots of small children.
Intangible feeling & spirit	Kind and welcoming place on large grounds.	Friendly and happy appearance.	Warm and remains a safe place.
Conserve the:	Whole structure.		

Appendix N

Thuli Dube

THE illegal squatters inhabiting homes situated next to Mercy Haven and the Boksburg Child and Family Welfare Keep-Me-Safe house, on South Street, were evicted from the property by police on Thursday, last week.

The Advertiser ran a story about the squatters and how these places of safety deemed the situation to be unsafe.

The property owner on which the numerous houses are situated, Dino Topella, had issued the squatters with numerous warnings over a long period of time, but they took no heed of these.

According to Topella, he bought the property about seven years ago, to rent out, but then the squatters moved in.

The squatters asked him to put toilets into the property. "I did put toilets in for them, but they never paid and they never took care of the property," he said.

"We've had many meetings with the squatters and issued them with court orders that they need to vacate the property," he said.

"But they never did listen to us.

"They were given till the end of winter to find elsewhere to stay.

"I really do feel sorry for these people, but there's nothing I can do.

"At the end of the day the building, which has now been divided to serve as many homes, has to be demolished because it has become a health hazard.

"The Health Department should have done something about this building, because we have cleaned it numerous times, but the squatters keep messing it up.

"The squatters have been practicing all kinds of illegal businesses, such as promoting prostitution.

"This place is really unhealthy.

"I have documents with which we've issued them, which they ignored. I'm now forced by government to put them out, because if I don't then the state will take over the property."

(Story continues on page 5).

The Boksburg SAPS removed illegal squatters from a property on South Street, on Thursday, last week. The squatters were given ample warning to find new homes, but they failed to comply.

along Rondebult Road.

Responding to a call from a resident early on Tuesday morning, last week, members of the Boksburg SPCA were dispatched to investigate.

"Members of the Boksburg SAPS were already on the scene when we arrived," said SPCA inspector Vicky Finnemore.

"We were horrified when we found black bags containing 14 reptiles, such as pythons and vipers, with two lizards and two newly born piglets.

"All the animals were dead and frozen - the piglets obviously were to serve as food for the reptiles."

(Continue on page 4).

INSIDE PAGES

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HARSHER SENTENCES DEALT OUT - Page 8

SPEED HUMPS GET ERECTED - Page 5

HEAD TO TOE - Pages 12/13

FOCUS ON K90 - Page 16 -24

VALKE PROVIDE FOR THRILLS - PAGE 40

Squatters removed

(Continued from page 1)

Rose Toggard, of Mercy Haven, has mixed feelings about the eviction of the squatters.

"On one hand, I'm saddened that these people are going to be displaced, with nowhere to go; I do hope they find a place to stay," she said.

"But then again, I am glad for the evacuation and clean up of the area, because I have been threatened quite a number of times by the squatters.

"I do feel that we will be safer, but at the same time we will be left vulnerable to vandalism once the building is demolished.

"We are right across Rondebult Road."

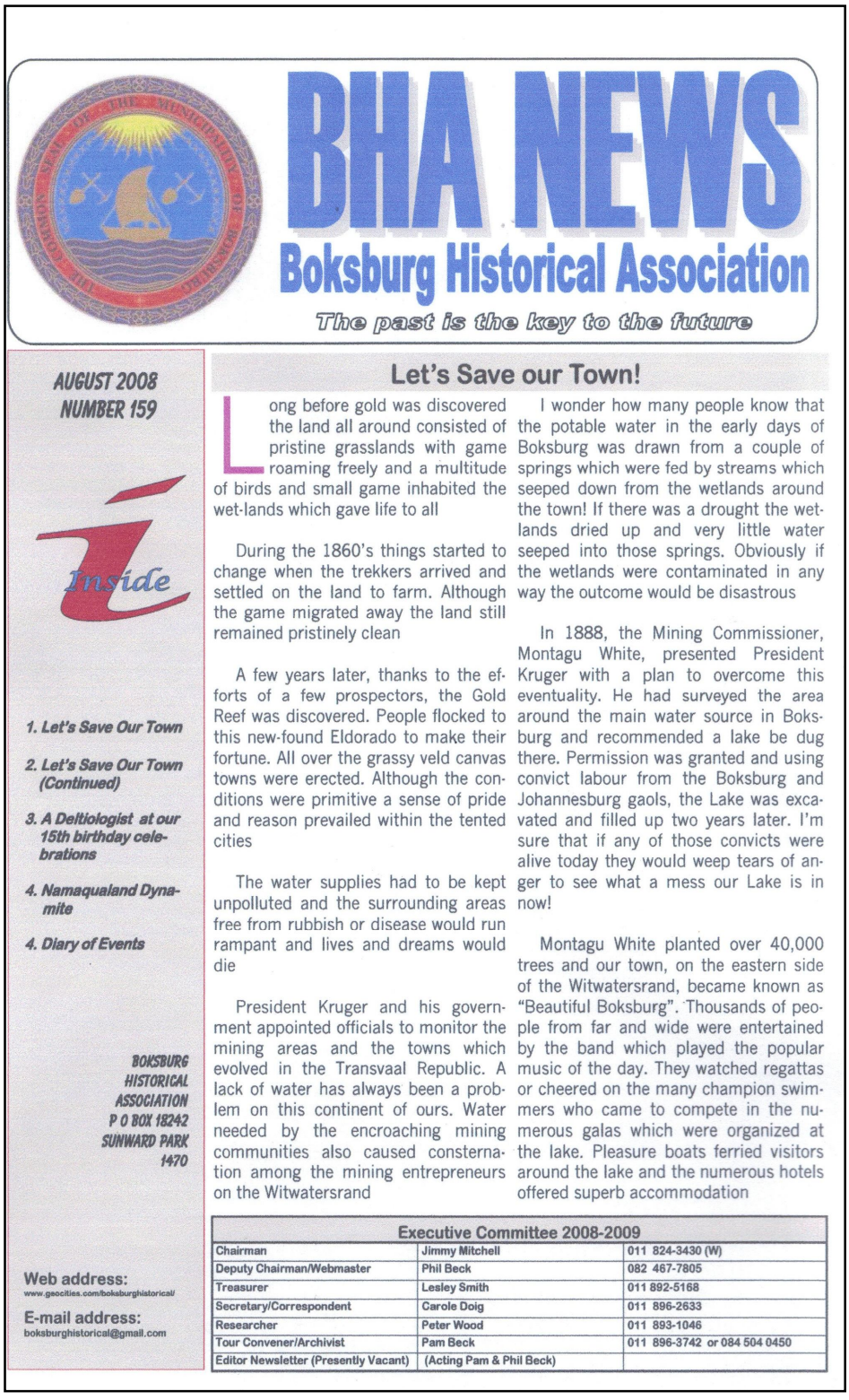
Rose expressed her gratitude to the policemen who were present at the eviction.

"They came with a positive attitude and not with a mentality of violence; they handled the situation properly," she said.

Police swooped on South Street on Thursday last week to evict illegal squatters. The building will be demolished as it is deemed a health hazard.

Newspaper article and picture of South Street demolition.

Appendix O



BHA NEWS

Boksburg Historical Association

The past is the key to the future

AUGUST 2008
NUMBER 159

Inside

1. Let's Save Our Town
2. Let's Save Our Town (Continued)
3. A Deltiologist at our 15th birthday celebrations
4. Namaqualand Dynamite
4. Diary of Events

BOKSBURG HISTORICAL ASSOCIATION
P O BOX 18242
SUNWARD PARK
1470

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www.geocities.com/boksburghistorical/

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boksburghistorical@gmail.com

Let's Save our Town!

Long before gold was discovered the land all around consisted of pristine grasslands with game roaming freely and a multitude of birds and small game inhabited the wet-lands which gave life to all

During the 1860's things started to change when the trekkers arrived and settled on the land to farm. Although the game migrated away the land still remained pristinely clean

A few years later, thanks to the efforts of a few prospectors, the Gold Reef was discovered. People flocked to this new-found Eldorado to make their fortune. All over the grassy veld canvas towns were erected. Although the conditions were primitive a sense of pride and reason prevailed within the tented cities

The water supplies had to be kept unpolluted and the surrounding areas free from rubbish or disease would run rampant and lives and dreams would die

President Kruger and his government appointed officials to monitor the mining areas and the towns which evolved in the Transvaal Republic. A lack of water has always been a problem on this continent of ours. Water needed by the encroaching mining communities also caused consternation among the mining entrepreneurs on the Witwatersrand

I wonder how many people know that the potable water in the early days of Boksburg was drawn from a couple of springs which were fed by streams which seeped down from the wetlands around the town! If there was a drought the wetlands dried up and very little water seeped into those springs. Obviously if the wetlands were contaminated in any way the outcome would be disastrous

In 1888, the Mining Commissioner, Montagu White, presented President Kruger with a plan to overcome this eventuality. He had surveyed the area around the main water source in Boksburg and recommended a lake be dug there. Permission was granted and using convict labour from the Boksburg and Johannesburg gaols, the Lake was excavated and filled up two years later. I'm sure that if any of those convicts were alive today they would weep tears of anger to see what a mess our Lake is in now!

Montagu White planted over 40,000 trees and our town, on the eastern side of the Witwatersrand, became known as "Beautiful Boksburg". Thousands of people from far and wide were entertained by the band which played the popular music of the day. They watched regattas or cheered on the many champion swimmers who came to compete in the numerous galas which were organized at the lake. Pleasure boats ferried visitors around the lake and the numerous hotels offered superb accommodation

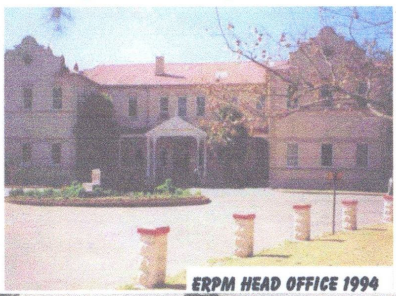
Executive Committee 2008-2009

Chairman	Jimmy Mitchell	011 824-3430 (W)
Deputy Chairman/Webmaster	Phil Beck	082 467-7805
Treasurer	Lesley Smith	011 892-5168
Secretary/Correspondent	Carole Doig	011 896-2633
Researcher	Peter Wood	011 893-1046
Tour Convener/Archivist	Pam Beck	011 896-3742 or 084 504 0450
Editor Newsletter (Presently Vacant)	(Acting Pam & Phil Beck)	

Let's Save our Town! (Continued)

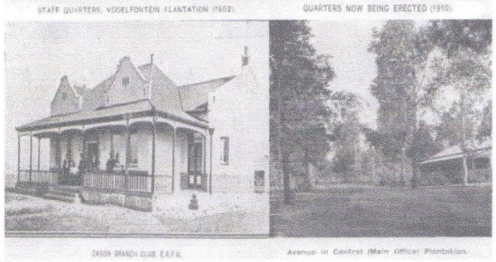
OUR LAKE CIRCA 1905

The major mine which operated during this time was ERPM, controlled by Sir George Farrar. The head office he had built for his mining empire was magnificent as were the surrounding offices. The single and married quarters he had erected for his employees plus the various sporting clubs and the Recreation Hall (built in 1910) were well-designed and built by renowned architects



ERPM HEAD OFFICE 1994

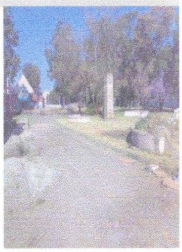
STAFF QUARTERS, VOGELFONTEIN PLANTATION (1902). QUARTERS NOW BEING ERECTED (1910).



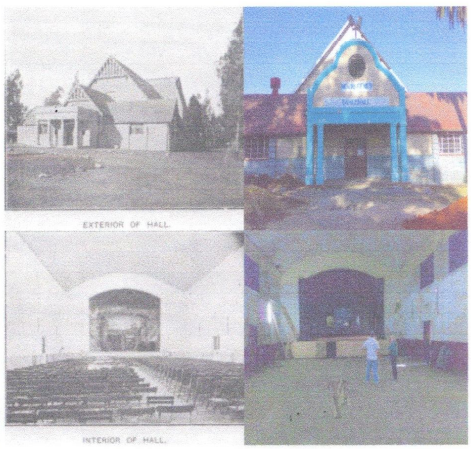
DRIEFONTEIN CLUB, E.R.P.M. Avenue in Central (Main Office) Plantation.

Due to the numerous changes of ownership of ERPM and the rise and fall of fortunes, these buildings have been sadly neglected. In some cases the vandalism has been so huge that there is very little left of some while others, despite the fact that they were declared historical buildings, have been demolished

However, there is a shining light on the horizon! A Boksburg businessman and his wife have purchased a section of the ERPM property (across the road from the old Head Office) where they plan to restore the buildings, the grounds and the ERPM Cenotaph to what they were like in the good old days



Children will be able to play in the grounds and see some antique farming and mining equipment standing in the gardens. The ladies can enjoy their tea and scones in a Victorian setting while their men folk watch their favourite sports or enjoy a game of billiards or pool in the sports bar. Entertainers will be invited to once again tread the boards in the lovely theatre in the Old Recreation Hall. Boksburg's artistic folk will have the chance to display and sell their wares from small shops which are being built in the converted stables. In one of the restored buildings they plan to have a small private museum in which they will display the historic memorabilia they have collected



EXTERIOR OF HALL. INTERIOR OF HALL.

They would love to share this space with historic pieces the residents of Boksburg might wish to showcase on loan. This is what "The Friends of the Roodepoort Museum" have done and their displays are wonderful!

This enterprising couple plan to construct a small Victorian-styled chapel in the grounds. As far as possible they are utilising the old materials to restore the old and build the new. With the restoration of the grounds and buildings this part of Boksburg will hopefully herald the "Rebirth of Beautiful Boksburg", complete with a wedding and honeymoon venue for Gauteng's young lovers

Extract from BHA Newsletter.

Appendix P:

1999. Communities definition of cultural significance should not be undermined when assessing significance of heritage resources. The process should be a collective effort involving communities concerned, heritage resource authorities and experts.

6.3 Declaration:
According to the NHRA, those heritage resources of South Africa which are of cultural significance or other special value for the present community and for future generations must be considered part of the national estate and fall within the sphere of operations of heritage resources authorities.

i) National Estate - Intangible heritage requires a different management approach and so it applies to the format for listing on national register. A specific criteria for listing of intangible heritage resources must be established and should adhere to the conservation needs of such heritage resource. Listing as part of the National Estate requires communities to provide information to substantiate the origin, meaning, value and ownership of such resource, and a clear statement of significance of the resource. Intangible heritage for consideration for proclamation or declaration should not violate human rights enshrined in the South African Constitution. SAHRA shall maintain and administer the list and information management process for registered heritage resources, including the threatened resources.

ii) Nomination and Grading – Any person may nominate heritage resources associated with living heritage on the bases of the cultural significance relevant to the heritage resource . Nomination forms shall be accompanied by a detailed document that reflects the history, context, originality, use, meaning and value, and statement of significance of the heritage site or object. The nomination for grading shall be considered by the South African Heritage Resources Agency grading committee after which shall be submitted to the SAHRA Council for consideration. (*see* Heritage Assessment Criteria and Grading in the Act, (s.7). For grading purposes, nomination forms may be obtained from SAHRA or PHRA offices.

6.4 Audit:
i) Record – Provision must be made for formal recording, documentation and survey of components of intangible heritage associated with heritage sites or objects for the purpose of inventory-making. Communities whose heritage resources is being audited are encouraged to participate, especially in assessment and definition of the cultural significance of the heritage resource.

6.5 Heritage Register:
i) Register – In terms of the Act (s.30) a Provincial Heritage Resources Authority must compile and maintain a heritage register listing the heritage resources in the province which it considers to be conservation-worthy in terms of the heritage assessment criteria. Listing of heritage resources in the heritage register assigns legal and financial protection to the affected heritage resource. Heritage resources must be listed in the

Extract of NHRA Act pertaining to keeping of registers.