

Getting the Joburg heritage sector working

James Ball - June 2018



Penalising compliance

- Long delays
- Increased costs
- High stress levels

Rewarding non-compliance

- No delays
- No costs
- Little chance of being caught
- Few consequences if caught

How would you behave in such a system?

The Big Issues

- Inadequate enforcement
- Slow permit process
- Difficulty finding out a property's heritage status
- Low awareness of heritage processes
- Using firms without the necessary expertise
- Limited incentives

Inadequate Enforcement

- Illegal work happening across the city
- Neglect of heritage resources
- Low number of inspectors
- Stop orders often ignored
- Few compulsory repair orders issued
- No prosecutions



JICP

- Volunteer heritage inspectors
- Workshops for officials

Can the City help?

- Set the example with City owned buildings
- Engage with Province
- Send officials to heritage workshops
- Employ more inspectors
- Legal action as a deterrent



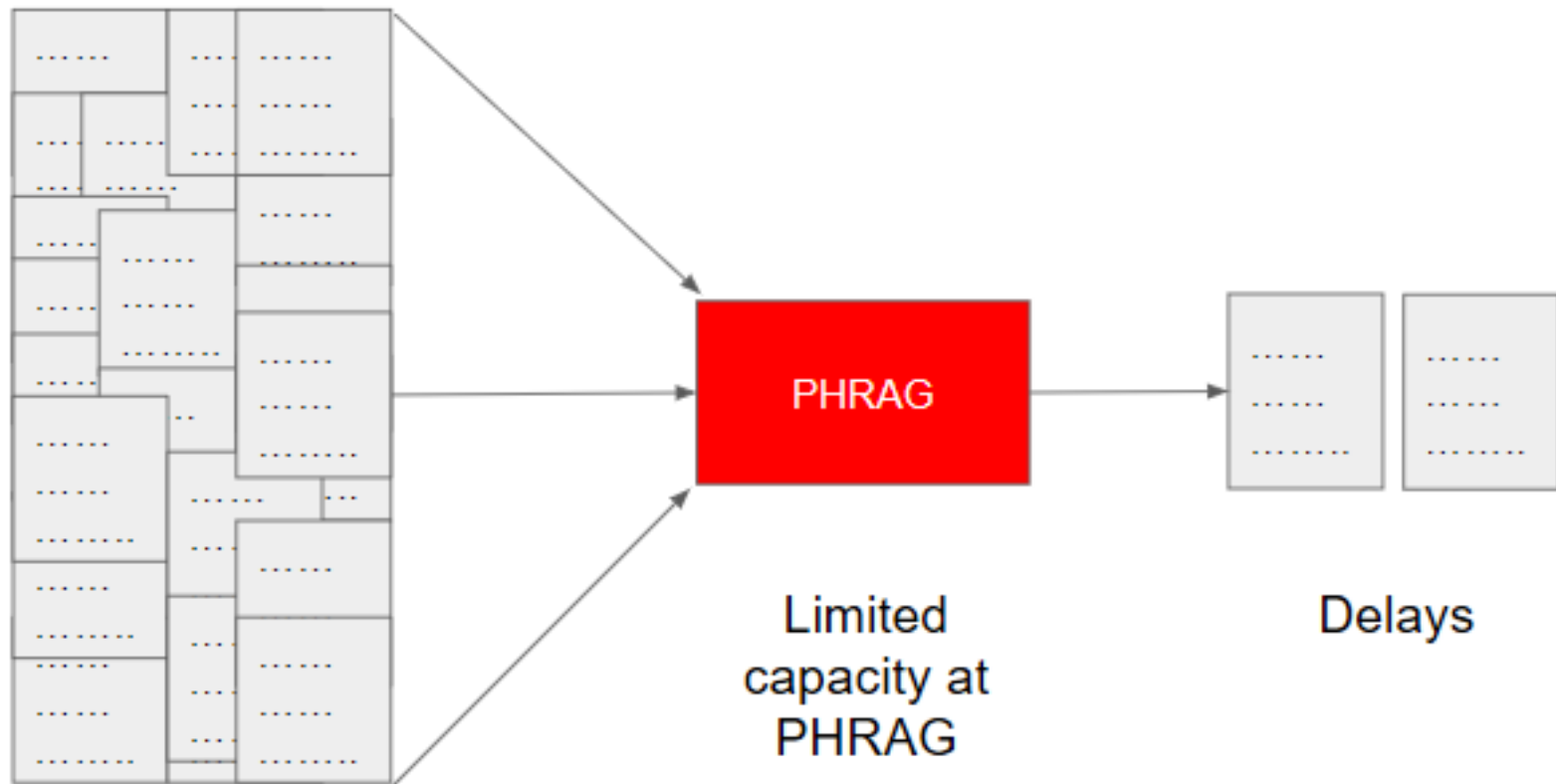




Slow Permit Process

- Limited capacity at PHRAG
- Overburdened officials
- Deterrent to investment
- Risk of greater non-compliance





Growing number
of applications

Limited
capacity at
PHRAG

Delays

JICP

- Facilitating professional surveys
- Working with PHRAG to exempt areas from the sixty year rule

Can the City help?

- High level engagement with Province
- Fund surveys
- Take control

Difficulty finding out a property's heritage status

Declaration Status

Is a property a declared heritage site, provisionally declared heritage site or part of a heritage area? If it is you will need a permit from the PHRAG before any work can be carried out.

Sixty Year Rule

Is a property older than sixty years? If it is you will need a permit before any work can be carried out (additions, alterations, demolition).

Volunteer Rating

Does a local group believe the property has cultural significance? Consultation with the group is highly recommended.

JICP

- Heritage Status Reports
- The Heritage Register

Can the City help?

- Funding for Heritage Status Reports in priority development areas

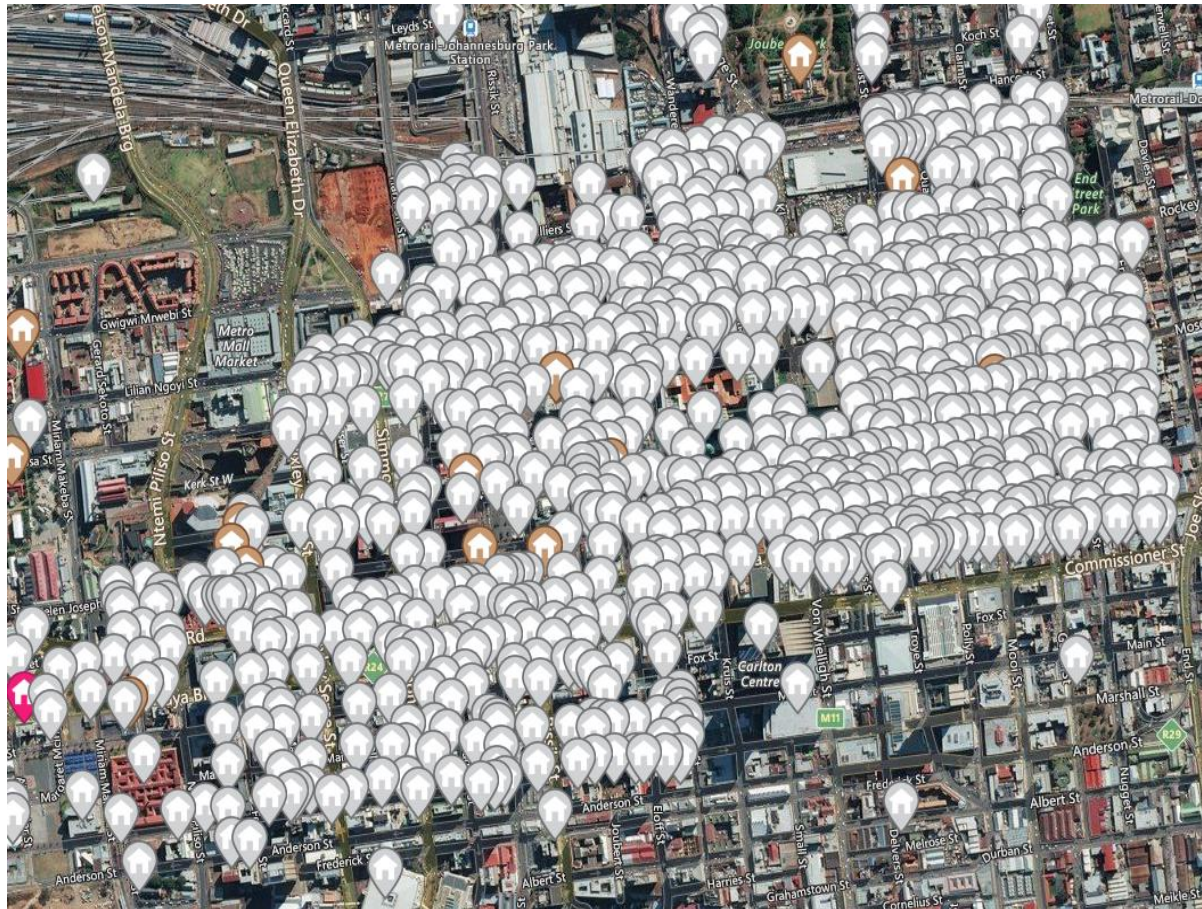
Heritage Status Report for Stand 52 Greenside - 5 May 2018

Address	49 Greenside Road, Greenside (Stand 52)
Image via Google Maps	
Declaration Status	The property is not a declared or provisionally declared heritage site. It does not fall within a heritage area.
Sixty Year Status	Parts of the property date back to the mid 1930s making them well over sixty years old. See original plans from 1934 below.
What this means	You will need to apply for a permit from the Provincial Heritage Resources Authority Gauteng before carrying out any work (alterations, additions, demolitions). Click here for contact details and application forms. Section 34 of the National Heritage Resources Act states that 'No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority'. 'Alter' is defined by the Act as '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'.

Need assistance?	Search the Professionals Directory if you need help making an application. Click here to view some frequently asked questions.
Professionals recommended in your area	Place Matters Mayat Hart Tsica Heritage Consultants



Original plans from the plans office at the City of Johannesburg



www.heritageregister.org.za

Barbican Building Johannesburg



Rating: A - **Johannesburg Heritage Foundation**

Original Owner: H.G. Heiman

Builder:

Unknown

Architect:

Not applicable

Architectural Firm:

Obel & Obel

Location Details

Street Number: 89

Street Name: President Street, Helen Joseph Street

Township: Johannesburg

Erf Number:

688

SG ID:

TOIQ0183000000006880000000

[Links and Sources](#)

[Downloads](#)



Permit required - Older than 60 years.



Consultation recommended - Rated by local group.



Check heritage impact assessment criteria.

Declaration Status: Not Declared

Blue Plaque: No

Construction Date - Start: 1929

Construction Date - Completion:

1931

Circa: 1920-1929

Heritage status and guidance for owners



Low awareness of heritage processes

When do I need
a permit?

What is cultural
significance?

When do I need
to commission a
heritage impact
assessment?

When do I need
a conservation
management
plan?

What is a Heritage
Authority?

When do I speak
to a
professional?

What is the sixty
year rule?

JICP

- FAQs on The Heritage Register
- Guidance on site listings and heritage status reports
- Email and telephonic assistance
- Workshops

Can the City help?

- Training public facing officials
- Awareness campaigns

Using firms without the necessary expertise

- Extensive damage to the historic fabric of the city
- More expensive over the long term
- Holding back the development of an extensive supply chain (jobs, skills development etc.)

JICP

- Directory on The Heritage Register (list of heritage professionals, contractors, craftspeople and product suppliers).

Can the City help?

- Lead by example by using experienced professionals, contractors and craftspeople.

Limited Incentives

- Joburg's rates rebate for Provincial Heritage Sites is not attractive enough.
- Declarations process is in crisis (PHRAG).
- Research needed on the most appropriate incentives for Joburg.

JICP and the City can lead the way and get the Joburg heritage sector working.

