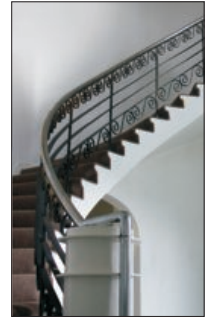
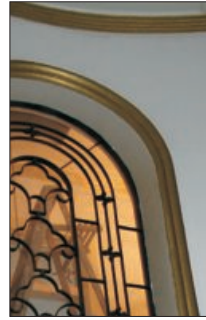
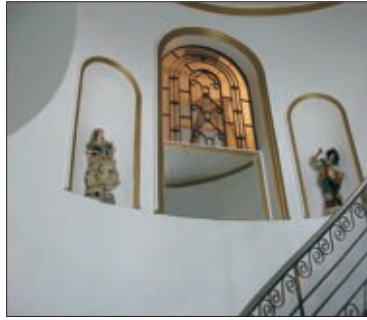
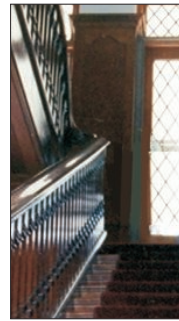


NELLY EDWARDS 1938: ENTRANCE HALL INTERIOR (EXTERIOR: PREVIOUS PAGE)
38 HOUGHTON DRIVE



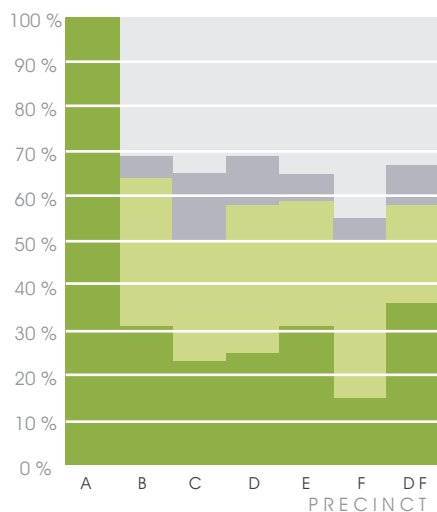
ORIGINAL NO RECORD (BELEIVED TO BE HOWDEN) BEFORE 1919,
WILLIAM PAYNTER 1923 (VERANDAH ADDITION)
43 ST DAVID ROAD



ENTRANCE HALL INTERIOR (REFER TO ADDENDUM A FOR FURTHER INFORMATION)

THE RELATIONSHIP BETWEEN PROPERTIES OF MERIT AND UH PRECINCTS (as defined in the UHNDP)

Precincts are UH development sub-regions formulated in terms of the Upper Houghton Neighbourhood Development Framework as amended April 2005. The following diagram illustrates the portion (percentage) of each precinct which consists of merit and no-merit properties, by means of a bar chart. The Precinct Bar Chart also indicates properties of merit identified to be significant. Data reflecting the same in terms of the number of such properties, is contained in the accompanying table. Properties marked DF fall within two precincts (located on the division between precincts D and F). For information regarding the physical demarcation of UH precinct regions, consult the Neighbourhood Precinct Map (PART 1: DEVELOPMENT MANAGEMENT CONTEXT, p.4).



THE PRECINCT BAR CHART
THE RELATIONSHIP BETWEEN LAND USE PRECINCTS
AND HERITAGE PROPERTIES IN UH

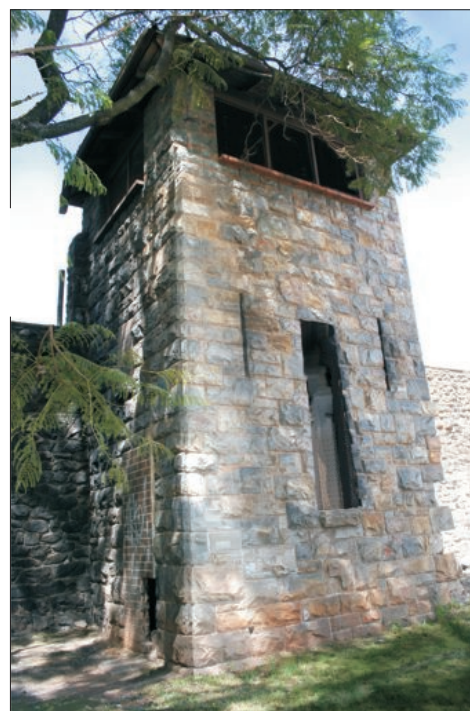
| | NUMBER OF PROPERTIES PER PRECINCT | | | | | | | |
|--|-----------------------------------|----|-----|----|----|----|----|--------|
| | A | B | C | D | E | F | DF | |
| ○ NO-MERIT PROPERTIES | 00 | 12 | 47 | 20 | 06 | 09 | 10 | 104 |
| ● INCOMPLETE DATA | 00 | 02 | 16 | 07 | 01 | 01 | 03 | 030 |
| ● PROPERTIES OF MERIT | 01 | 24 | 78 | 37 | 09 | 11 | 20 | 02 181 |
| TOTALS | 01 | 38 | 141 | 64 | 16 | 21 | 33 | 02 316 |
| ● SIGNIFICANT PROPERTIES ALSO CONSTITUTE PROPERTIES OF MERIT | 01 | 12 | 40 | 19 | 07 | 04 | 12 | 02 097 |

NO-MERIT PROPERTIES EQUAL THE SUM OF
40 UNREPRESENTATIVE
48 CONDITION 3 AND
16 BOTH UNREPRESENTATIVE AND CONDITION 3

The Precinct Bar Chart unequivocally demonstrates that, with the single exclusion of The Wilds (Precinct A), no relationship exists between properties of merit and property development rights. Approximately 60% of all 5 Precincts, B to F, consist of areas worthy of conservation. This ratio also applies to properties of significance. While this should not necessarily imply a conflict between conservation and development, the potential for the abuse of development rights, permitting

inappropriate developments to impact negatively on areas of historic value need to be addressed. Regrettably, after 6 years of implementation, it has become clear that the UHNDF is failing in this regard, neglecting its principal objective "to protect the character of the area". Such incidents of exploitation are briefly examined in PART 2 of this document: THE FRAGMENTATION OF UPPER HOUGHTON's ARCHITECTURAL HERITAGE (below). The present UHNDF's land development controls are clearly vulnerable and do not prevent development from detrimentally impacting on conservation initiatives.

The area identified as the Central Region (refer to PART 2: AREAS OF MERIT, p.24-26), typically extends across all 5 Precincts (B to F incl.). Should heritage significance inherent in UH be conserved, the introduction of appropriate (realistic) environmental controls and implementation procedures, (formulated for the protection and enhancement of the surviving amenity of the central region in particular, if not the entire study area) are essential. The declaration of such an area as a heritage site is pivotal to realizing this objective. The implementation of which should be in conjunction with guidelines contained in the UHNDF.



THE LOUIS BOTHA AVENUE (previously Morgan Road renamed Louis Botha in 1917 in appreciation of the General's services rendered to the Empire during the war) BUS SHELTER: DESIGNED BY THE CITY COUNCIL OF JOHANNESBURG PRESUMABLY DURING THE 1930's LOCATED AT THE JUNCTION OF LOUIS BOTHA AVENUE AND HOUGHTON DRIVE (previously Kloof Road, 1904). (Smith 1971: 221)

THE FRAGMENTATION OF UPPER HOUGHTON's ARCHITECTURAL HERITAGE

Having conducted the 1999 UH Heritage Survey, now updated, presents the opportunity to monitor conditions as they evolved in UH over a 6 year period. The erosion of UH's environmental amenity is by no means an exclusively recent occurrence. However, research indicates an unprecedented increase in development activity, transcending that which had been experienced following 1930 (refer to PART 2: THE DEVELOPMENT ACTIVITY LINE GRAPH, p.21). Indicators further suggest that this trend is most likely to escalate.

SITE MAP 2.6 (following page) indicates recent property developments (represented in red) deemed to be inappropriate in the context of a heritage area. These are developments which emerged during the past 6 years, most of which have already been erected or are presently in the process of implementation. They include various development options, exercised in terms of current town planning legislation, approved by the city's Development Planning and Management department. Recent developments considered to be in keeping with the character of UH have not been indicated on this site map.

