

IMPLEMENTATION AND MANAGEMENT PROCEDURES
 Management as defined in the Schedule (xxiii) of the Act.

Management procedures be implemented in accordance with provisions contained in Section 8 RESPONSIBILITIES AND COMPETENCE OF HERITAGE RESOURCES AUTHORITIES AND LOCAL AUTHORITIES FOR IDENTIFICATION AND MANAGEMENT OF NATIONAL ESTATE of the Act, and in particular, without limiting the generality thereof, Section 27 (19), Section 28(5) and (6) and Section 30(11), which also addresses responsibilities for the protection and management of national heritage sites by local authorities, as it would apply to town planning and development control.

It is further recommended that, in terms of Section 54 of the Act, the City of Johannesburg be mandated to introduce appropriate by-laws, according to and not conflicting with, those development control guidelines contained in this document, for the management of this heritage site (subject to the declaration thereof, as such, by the PHRA-G).

The important role of Site Development Plans in management :

The requirement for a Site Development Plan (SDP) of development proposals for all new development (as defined) to be executed in the Upper Houghton subregion of cultural significance, as delineated in this document (which includes Category 1,2,3 and 4 listed properties), be provided for and, (in terms of Section 5 GENERAL PRINCIPALS FOR HERITAGE RESOURCE MANAGEMENT Subsection 4), that such SDP's be furnished to the Upper Houghton Association Committee (UHAC) for comment, prior to the submission thereof, together with such comments, to the relevant statutory authorities as required in terms of the Act. UHAC's comments on SDP's are to be strictly in terms of the UHNDF (which forms part of the City's Regional Spatial Development Frameworks) and intension, recommendations and development control guidelines contained herein. For the execution of this duty, the committee should have at its disposal, the professional assistance of a town planner, an architect and when required, access to legal council.

Compliance with which, should greatly facilitate the implementation of statutory management's obligations outlined in the Act. The SDP is the catalyst for close and joint cooperation between the UHA, the PHRA-G and the relevant departments of the City Council of Johannesburg, which is pivotal for the effective implementation of management as it would be necessary for the administrative maintenance of this heritage resource.

Provision for a SDP requirement, in terms of Section 34 and Section 38 (of the Act), is essential and should be mandatory.

EXTENT OF INTERVENTION PERMITTED, IN PRINCIPAL

The nature of development permitted in terms hereof is subject to the Development Control Guidelines as contained in this document (p.38) and does not imply exemption of any, protection or management or general, provision required in terms of the Act.

fabric includes natural environmental features and structures.
 heritage value as determined in terms of the Assessment Criteria List (p.6).

INTERVENTION refers to all newly proposed action, listed and defined as follows:

Restoration means improvement as defined in the Act.

Alteration means alter as defined in the Act.

Addition means new works (attached or detached as defined).

Demolition means the removal of a structure or part thereof.

		Restoration	Alteration	Addition		Demolition
				Attached	Detached	
FABRIC OF HIGH HERITAGE VALUE	Category 1 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	PROHIBITED
	Category 2 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	PERMITTED	PROHIBITED
	Category 3 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
	Category 4 Properties	PERMITTED	PERMITTED	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
FABRIC OF LOW HERITAGE VALUE	Category 1 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
	Category 2 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	PERMITTED
	Category 3 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	PERMITTED
	Category 4 Properties	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	PERMITTED	PERMITTED

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