

# HERITAGE RESOURCE MANAGEMENT

## Town Planning And Heritage



CEDAR TOWER  
SERVICES

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# Significance

## Values Based Heritage Management

Different to NMA (1969)

Only one mechanism for conservation – National Monument

## Three Tier System in NHRA

Grade I: National

Grade II: Provincial

Grade III: Local (IIIA, IIIB, IIIC) – Importance of Local Authority

# IDENTIFICATION

# HWC Grading System Guidelines 2016

|      |  |   |  |
|------|--|---|--|
|      | Cathedral, Community House   |   |  |
| III  | Such a resource contributes to the environmental quality or cultural significance of a larger area and fulfils one of the criteria set out in section 3(3) of the Act but that does not fulfill the criteria for Grade II status. Grade III sites may be formally protected by placement on the Heritage Register. These resources are currently managed by HWC <i>unless the local authority has been found competent and has been granted delegated authority.</i> |   |  |
| IIIA | Such a resource must be an excellent example of its kind or must be sufficiently rare.<br><br>These are heritage resources which are significant in the context of an <b>area</b> .  | This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant that any alteration, both internal and external, is regulated. Such buildings and sites may be representative, being excellent examples of their kind, or may be rare. In either case, they should receive maximum protection at local level.  | High Significance                                    |
| IIIB | Such a resource might have similar significances to those of a Grade III A resource, but to a lesser degree.<br><br>These are heritage resources which are significant in the context of a <b>townscape, neighbourhood, settlement or community</b> .  | Like Grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than Grade IIIA examples. They would receive less stringent protection than Grade IIIA buildings and sites at local level.   | Medium Significance                                  |
| IIIC | Such a resource is of contributing significance to the environs<br><br>These are heritage resources which are significant in the context of a <b>streetscape or direct neighbourhood</b> .   | This grading is applied to buildings and/or sites whose significance is contextual, i.e. in large part due to its contribution to the character or significance of the environs. These buildings and sites should, as a consequence, only be regulated if the significance of the environs is sufficient to warrant protective measures, regardless of whether the site falls within a Conservation or Heritage Area. Internal alterations should not necessarily be regulated. | Low Significance                                     |
| NCW  | A resource that, after appropriate investigation, has been determined to not have enough heritage significance to be retained as part of the National Estate.  | No further actions under the NHRA are required. This must be motivated by the applicant and approved by the authority. Section 34 can even be lifted by HWC for structures in this category if they are older than 60 years.  | No research potential or other cultural significance |

# Reactive Conservation

## General Protections

### Method for identification of resources

General Protections cover any resources that *could be* significant  
**60 year rule (HWC deals with approximately 3000 applications/year)**

Archaeology, Palaeontology and Meteorites

Development and Mining

*This is the Status Quo in most of the Western Cape*

*Limited predictability in outcome for applicants*

*Red Tape*





# Pro-Active Conservation

## Formal Protections

## Identified Resources

Protections put in place once resources have been identified and their significance has been determined

eg. Provincial Heritage Sites

Heritage Areas

Heritage Register



# Pro-Active Conservation

## Inventories

### Pre-emptive identification – Section 30 of NHRA

Built Environment Heritage Surveys

Conducted by local authorities/eager amateurs

Required in terms of Section 30(5) of the NHRA

Properties can be protected via Zoning Scheme

Inform town planning and improve predictability

*HWC can exempt structures that are not significant from the 60 year rule*

Inform the declaration of Heritage Areas

Heritage included in PSDF

Creation of new heritage eg. Initiation Sites

*Increased predictability in outcome for applicants*

*Allows for administration that is clear, lawful and procedurally fair*

*Red Tape Reduction*

# PSDF 2016

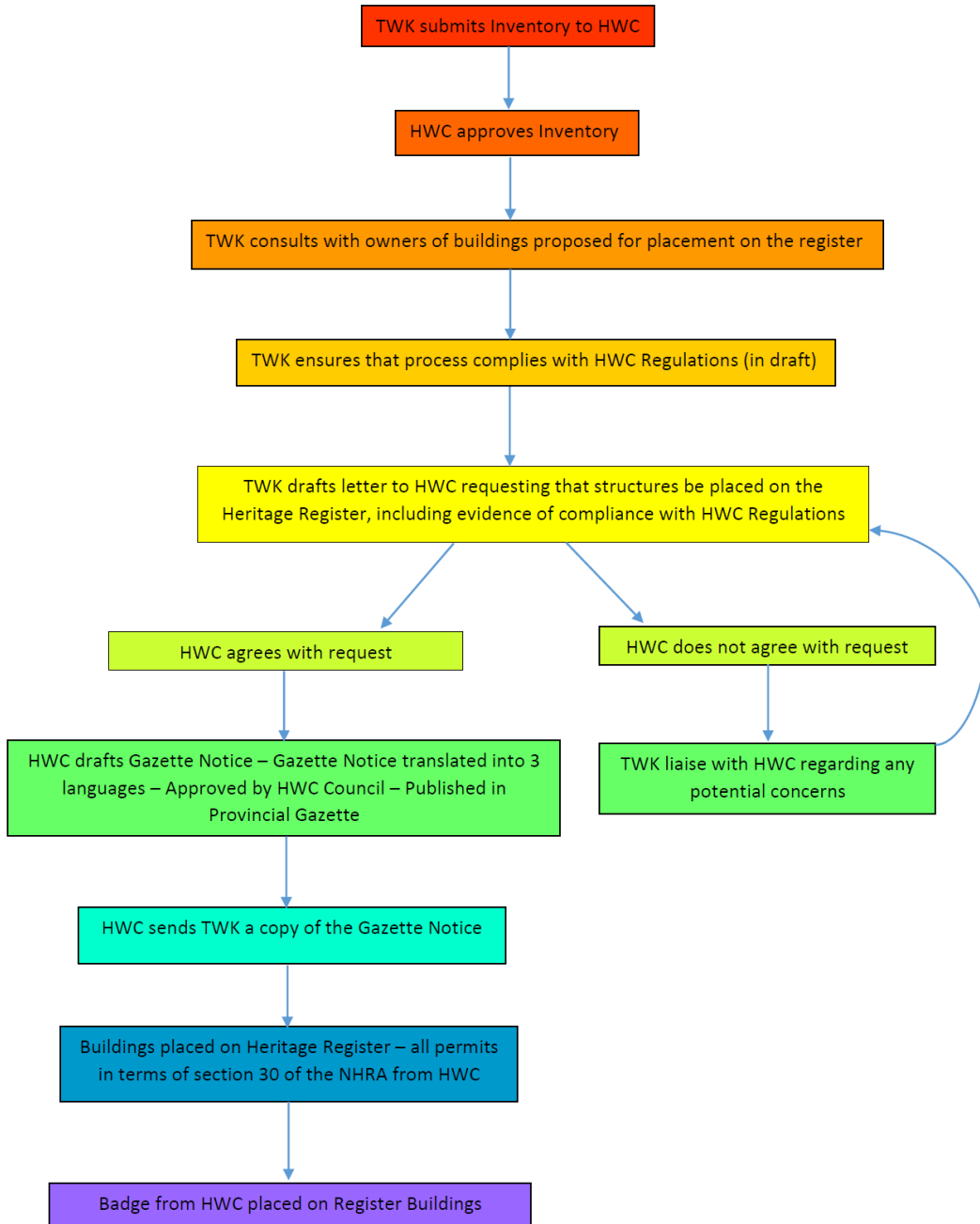
## Heritage and Scenic Landscapes

### SPLUMA (2013) and LUPA (2014)

*Provincial Sense of Place, Heritage and Cultural Landscapes must be protected, managed and enhanced.*

- Landscape setting and edge conditions, e.g. topographical containment, agricultural edges
- Scale and hierarchy, e.g. town, village and hamlet
- Geometry, e.g. linear, grid and informal
- Grain and texture, e.g. subdivision, street blocks, setbacks, built form
- Distinctive rural morphology, e.g. river farmlands, agricultural allotments
- Public realm, e.g. main street, public spaces
- Planting patterns and role of water, e.g. leiwater

## Heritage Register Process in terms of Section 30 of the NHRA



# HWC Heritage Register Process



# HWC Heritage Register Process

## **Grade IIIA**                      **Proposed Clause in Local Zoning Scheme**

*No grade IIIA building or structure approved by HWC as such shall be demolished, altered or extended internally or externally, nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality's special consent; and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and/or significance of the graded building or structure or the environment or the Heritage Area in which it is located.*

## **Grade IIIB**                      **Proposed Clause in Local Zoning Scheme**

*No grade IIIB building or structure approved by HWC as such shall be demolished, altered or extended externally, nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality's special consent; and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and/or significance of the graded building or structure or the environment or the Heritage Area in which it is located.*

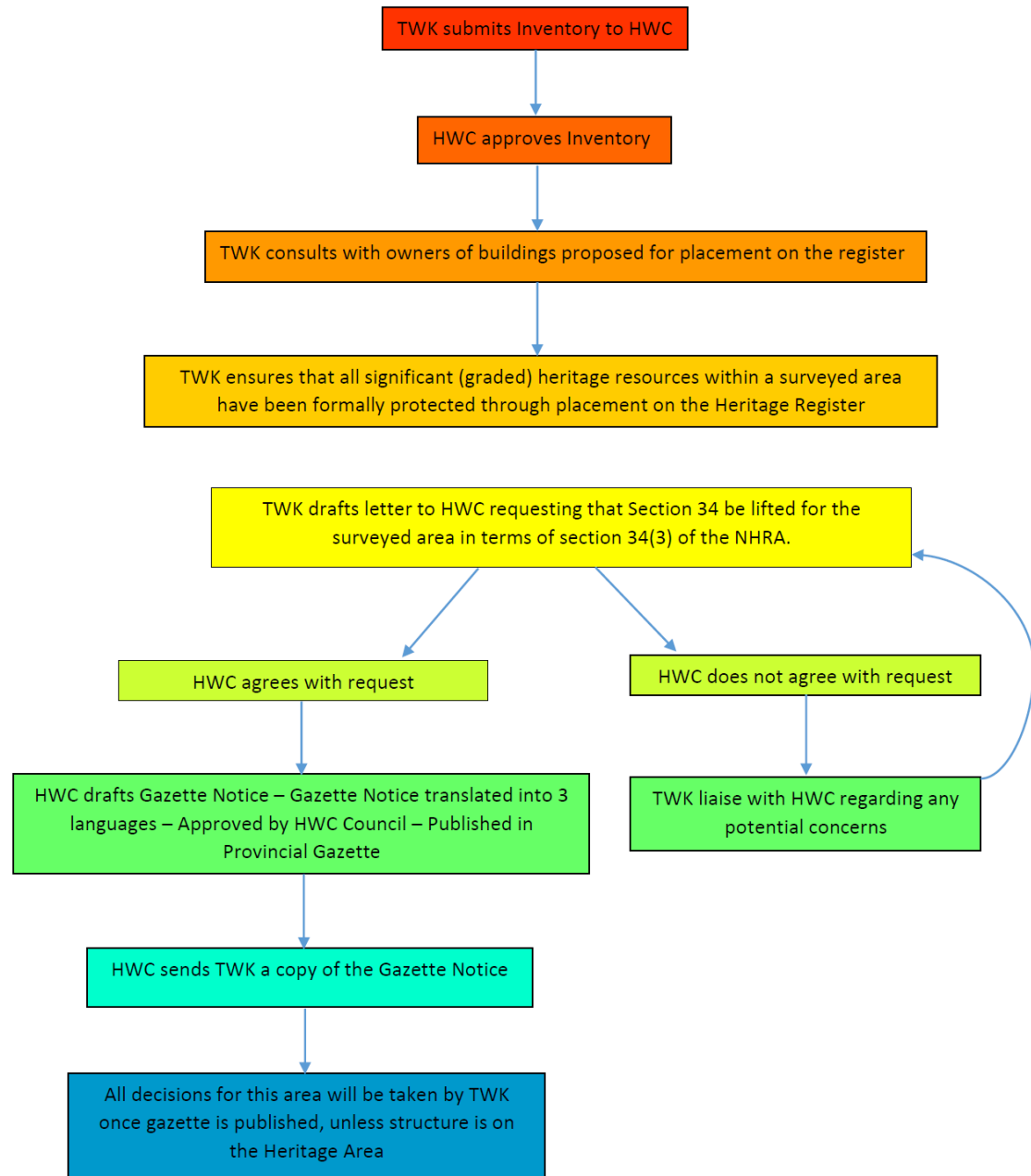
## **Grade III C**                      **Proposed Clause in Local Zoning Scheme**

*No building or structure which is graded IIIC and entered on the Heritage Register as such shall be demolished or externally altered or extended, nor shall any new building or structure which is visible from the street be erected on the property occupied by such building or structure without the special consent of the Municipality, and the Municipality shall not grant its special consent if such demolition, alteration or extension or new building or structure will detract from the heritage significance of the environment or Heritage Area in which such building or structure is located.*

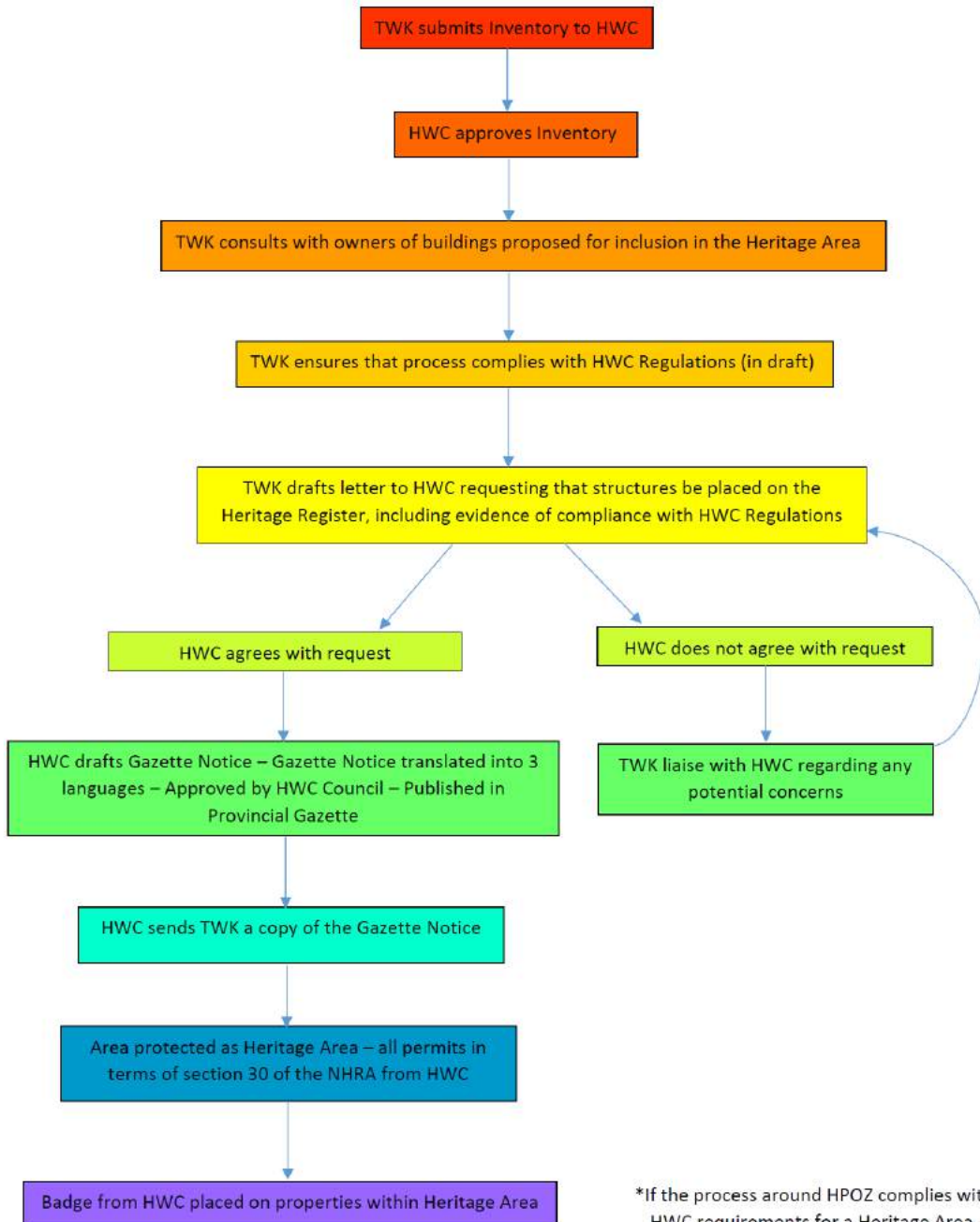
# HWC

## Process for lifting section 34 (never before!)

### Process for lifting Section 34 of the NHRA



# Heritage Area Process in terms of Section 31 of the NHRA



# HWC Heritage Area Process

\*If the process around HPOZ complies with HWC requirements for a Heritage Area, then HPOZ = Heritage Area

# HWC Heritage Area Process

## Heritage Area Proposed Clause in Local Zoning Scheme

- (1) *The following provisions shall apply within an area listed in the Table hereunder and depicted on the Zoning Map as being a Heritage Area:*
- (i) *no building or structure other than an internal wall or partition therein shall be demolished, altered or erected unless written application has been made to the Municipality and the Municipality has granted its special consent thereto;*
  - (ii) *the Municipality shall not give its special consent if such demolition, alteration, extension or erection, as the case may be, will be detrimental to the protection and/or maintenance and/or enhancement of the architectural, aesthetic and/or historical character and/or significance, as the case may be, of the area in which such demolition, alteration, extension or erection is proposed.*

Or

- (2) *The Guidelines appended hereto as Appendix: Heritage Area and approved by HWC on (date) shall apply within an area listed in the Table hereunder and depicted on the Zoning Map as being a Heritage Area.*

Questions?