

**Draft Report**

**Heritage Impact Assessment  
&  
Conservation Management Plan**



**for**  
**Joubert Park**  
Erf No. 5105 & Ptn 1 to 3 of Erf 5105, Johannesburg  
September 2018

# Table of Contents

1. Introduction .....	4
1.1 Project Brief.....	4
1.2 Methodology.....	4
2. Location of property_Joubert Park_Erf 5105, Johannesburg .....	5
2.1 Property details_Erven 5105, 1 to 3/5105, Johannesburg.....	7
3. Historical background of the Inner City of Johannesburg .....	9
3.1 History of Johannesburg and the development of Johannesburg as a suburb... 9	
3.2 Joubert Park_The Park and its early years .....	11
3.3 Joubert Park_Navigating the Apartheid Years .....	16
3.4 Joubert Park today .....	17
3.5 Hillbrow along the northern boundary of Joubert Park .....	17
3.5.1 Hillbrow in 1920s to 1940s .....	18
3.5.2 Hillbrow in 1960s to 1980s.....	18
4. Original plans for the Joubert Park layout .....	21
5. Identifying and description of existing buildings and structures on site – outside.....	23
5.1 Entrance gates to Joubert Park.....	25
5.2 Location and images of Bandstand in Joubert Park .....	27
5.3 Historical image of Conservatory in Joubert Park and current images .....	28
5.4 Fountains within Joubert Park .....	30
5.5 Park managers house in Joubert Park .....	32
6. Survey findings.....	33
7. Grading and statement of significance .....	35
7.1 Grading According to the NHRA 25 of 1999.....	35
7.2 Statement of significance for Joubert Park.....	36
7.3 Conclusion.....	36
8. SWOT Analysis, Key Mitigations, Recommendations and Impact of proposed Upgrade of the Park .....	37
SWOT Analysis.....	37
8.1 Impact Assessment – Heritage .....	40
9. Conservation Management Plan and Guidelines .....	45
9.1 Objectives/Aims of the Conservation Management Plan (CMP) .....	45
9.2 Endorsement of and Access to CMP .....	46
9.3 Future Development and Buildings .....	46
9.4 Views and Vistas.....	47
9.5 Management .....	47
9.6 Fabric and Setting .....	47
9.7 Security .....	48
10. Restoration, Maintenance and Upgrade Specifications for Joubert Park .....	49
10.1 Current state of Built environment & structures within Joubert Park_Conservatory .....	49

10.2	Proposed new public function venue and restaurant with tea garden_Conservatory .....	53
10.3	Recommendations for preservation_Conservatory .....	53
10.4	Current state of Built environment & structures within Joubert Park_Park Manager's House.....	54
10.5	Proposed restoration of old Park Managers House with well-preserved examples in Johannesburg.....	54
	Example of Single storey residence with single-sided triangular gable_Stand 989	54
	Example of Single storey corner residence with triangular gables_Stand 1014 .....	56
10.6	Recommendations for Preservation_Park Manager's House .....	57
10.7	Current state of Built environment & structures within Joubert Park_Fountains and public exhibition area .....	58
10.8	Proposed re-use of fountain footprint for public art and restoration plan for historical MacFarlan Fountain.....	59
10.9	Recommendations for preservation and commemoration_Fountains .....	61
10.10	Current state of Built environment & structures within Joubert Park_Entrance gates, columns and fencing around the Park.....	62
10.11	Recommendations for preservation_Entrance gates, Columns and Fences	64
10.12	Current state of Built environment & structures within Joubert Park_Chess area and communal play areas.....	65
10.13	Proposed re-use and design of communal play and chess areas.....	66
10.14	Recommendations for preservation_Communal play and chess areas .....	66
10.15	Current state of Built environment & structures within Joubert Park_Signage and plaquing .....	67
10.16	Proposed design for signage and plaquing within the Park .....	69
10.17	Recommendations for design and preservation_Park furniture, signage and plaquing .....	69
10.18	Current state of Built environment & structures within Joubert Park_Playground .....	70
10.19	Proposed design for the playground area .....	71
10.20	Recommendations for design of new playground area .....	71
11.	Public Participation Report in Progress .....	72
12.	References and sources .....	75

## 1. Introduction

The Central Business District of Johannesburg in which Joubert Park is located has a long history, which is well-documented and spans over 150 years. Johannesburg as a suburb was borne out of a subdivisions of the farm Braamfontein in the late 19th century and it is therefore concentrated with buildings that are of high social and architectural value. Joubert Park was conceived as early as 1887 making it the oldest Park in Johannesburg, long before any of the buildings were erected. It was proclaimed in 1903 and continues to be in existence till this day. Since 1993, the Park is a declared Heritage Site. It has however been altered over the years with the addition of new structures and buildings, planting of trees, changing play equipment, also significant has been wear and tear of its structures, damage of park furniture, fences and fountains but most importantly additional functions to the Park. All of the above and the change in the needs of the patrons of the Park have necessitated an upgrade and restoration of the Park and a Master Plan as guide in the process. This therefore warrants a section 38 Heritage Impact Assessment (HIA) report to be submitted to PHRA-G for issuance of a permit before any changes are made to the Park.

**Tsica – Heritage Consultants** are operating to fulfil a legal requirement in which according to the National Heritage Resources Act 25 of 1999 section 38 it is stated that any person who intends to undertake a development or any other activity that will change the character of a site

- exceeding 5000m<sup>2</sup> in extent
- or involving three or more erven or divisions,

must thereof furnish the responsible heritage authority (PHRA-G), with details regarding the location, nature and extent of the proposed development.

### 1.1 Project Brief

The project as described by the client is to upgrade the Park, which will include but is not limited to, maintenance and restoration of park equipment, pruning of trees etc. The upgrade will also address the standing issue of reclamation of open space of the Park and elimination of unsafe structures. The upgrade is not limited to short term needs of the Park but looks holistically and into the future development of the Park. Details and plans of the park upgrade are contained in the Master Plan which was designed and prepared by Blueprint Landscape Architecture.

### 1.2 Methodology

A site visit to the Park and the surrounding area provided the researchers with an overview of the location of the site in relation to other sites of heritage significance. Research which included desktop and archival research was then done on the property and surrounding area to give the researchers a full picture of the social and architectural significance of the area and the buildings in question.

## 2. Location of Property\_Joubert Park\_Erf 5105, Johannesburg

The Erf 5105 in Johannesburg is located in the north easterly direction of Johannesburg's Central Business District on the southern boundary of Hillbrow. The Park is bordered by Wolmarans Street to the North, King George in western direction and Twist Street to the East.

The address is 10 Wolmarans Street, Johannesburg

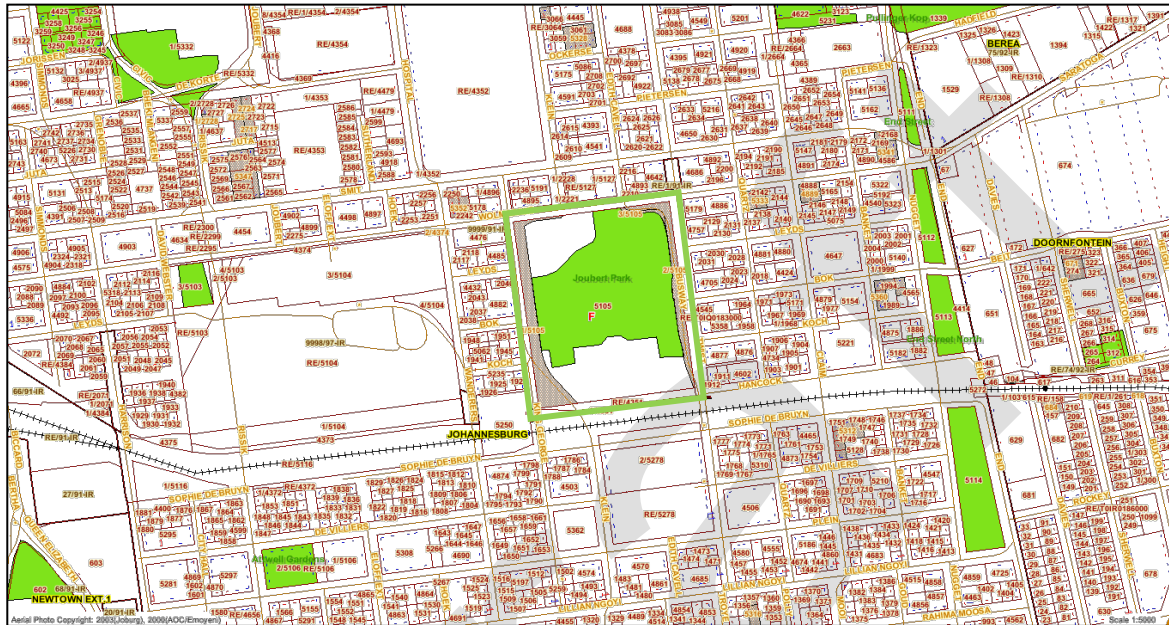


Fig. 1\_Stand number map of Erf 5105, Johannesburg (indicated in green)  
(Source: GIS maps, City Council of Johannesburg)



Fig. 1a\_Stand number map zoomed in on specified area for Erf 5105, Johannesburg  
(Source: GIS maps, City Council of Johannesburg)



Fig. 1b\_Aerial view on specified area for Erf 5105, Johannesburg (indicated in green)  
(Source: GIS aerial maps, City Council of Johannesburg)



Fig. 1c\_Aerial view zoomed in on specified area for Erf 5105, Johannesburg (indicated in green)  
(Source: GIS aerial maps, City Council of Johannesburg)

## 2.1 Property details\_Erven 5105, 1 to 3/5105, Johannesburg

Township	JOHANNESBURG
SG ID	T0IQ0183000000051050000000
Land type	ERVEN
Status	REGISTERED
Stand number	5105
Region	F
Ward number	59
Area(m <sup>2</sup> )	72119.15503779
Market value	13200000
Owner	CITY OF JOHANNESBURG
Zoning	Existing Public Roads, Public Open Space

Township	JOHANNESBURG
SG ID	T0IQ0183000000051050000100
Land type	ERVEN
Status	SG APPROVED
Stand number	1/5105
Region	F
Ward number	59
Area(m <sup>2</sup> )	6457.93614412
Market value	-null-
Owner	
Zoning	Existing Public Roads, Public Open Space

Township	JOHANNESBURG
SG ID	T0IQ0183000000051050000200
Land type	ERVEN
Status	SG APPROVED
Stand number	2/5105
Region	F
Ward number	59
Area(m <sup>2</sup> )	3768.37407743

Market value	-null-
Owner	
Zoning	

Township	JOHANNESBURG
SG ID	T0IQ0183000000051050000300
Land type	ERVEN
Status	SG APPROVED
Stand number	3/5105
Region	F
Ward number	59
Area(m <sup>2</sup> )	401.41777398
Market value	-null-
Owner	
Zoning	Existing Public Roads



### 3. Historical background of the Inner City of Johannesburg

#### 3.1 History of Johannesburg and the development of Johannesburg as a suburb

Johannesburg became a town in 1886 after the discovery of gold on the various farms on the main reef. The mining camp quickly became a settlement which grew into a town. The city centre (Randjeslaagte) as we know it now was proclaimed by Captain Carl von Brandis on 20 September 1886 there were to become public diggings on the 4 September 1886<sup>1</sup>.



Fig. 2\_Historical Image of Johannesburg City Centre in 1896

(Source: [www.businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900](http://www.businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900))

The government had little faith in the permanence of the gold fields of the farm even though the Randjeslaagte Syndicate had found gold between Bree and Pritchard Street. The Syndicate sold its 36 amalgamated claims to the ZAR when they realised that the diggings were not producing as much gold as they had envisioned. The government appointed Josias Eduardo de Villers to do a survey of the area and to cram as many stands as possible with as many street corners as possible. The corners would fetch higher income in terms of licence fees and this in turn lead the owners to get as many tenants as possible and this would contribute to the high-rise buildings of today<sup>2</sup>.

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<sup>1</sup> Meiring, H, 1985, p 15.

<sup>2</sup> Ibid.

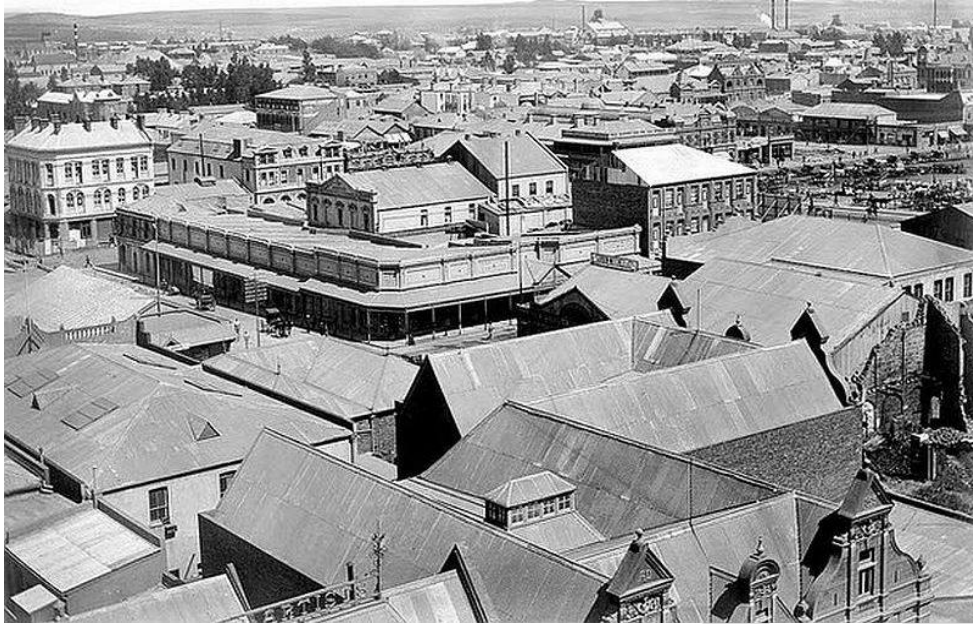


Fig. 3\_Historical Image of Johannesburg City Centre in 1900  
(Source: [www.businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900](http://www.businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900))

Essentially Johannesburg was built three times. The first wave of building came as gold was discovered and it quickly became a tent and tin shacks town. It is said that these buildings lasted only two years and were replaced by the second wave of buildings in the early 1900s which also lasted just a little more than a decade as Johannesburg made way for high rise buildings some of which are still standing today since the 1910s. Johannesburg quickly grew as a town of stature. By 1905 the population stood at 155 642 people and more than 2000 new houses and office buildings were erected, the city was growing at an unprecedented rate. The two images Fig 3 and Fig 4 taken five years apart clearly show the rapid growth of the CBD and of the town as a whole.



Fig. 4\_Historical aerial image of Johannesburg City Centre in 1931  
(Source <https://johannesburg1912.wordpress.com/2014/06/23/johannesburg-from-the-air-1931/>)

### 3.2 Joubert Park\_The Park and its early years

The history of Joubert Park is as old as the town itself, having been conceived when the town was essentially a mining camp. As the mining camp expanded, and it became apparent for the then Minister of Mines C.J Joubert that the mining camp needed a place for leisure away from the dust and noise, he therefore suggested a residential park north of the city. It is recorded that in 1887 the earliest form of Government in the mining camp, the Diggers Committee, subsequently asked the government for 'a public park or garden to be planted with trees' (Smith 1970). A swampy ground measuring 6.5 hectares was then identified for recreation and entertainment purposes and named Joubert Plein. The motivation for the park however was not without some self-interest as the Mining Commissioner Jan Eloff and other influential men made no secret that they intended to build houses overlooking the Park. A delegation led by Eloff was therefore sent to President Paul Kruger to petition for 40 acres of land to be used as a sports ground. The result was the granting of a 99 year lease over 31 acres first called Kruger's Park and subsequently the Wanderers Ground. This was so well supported that in its first year £12 000 was spent on the grounds and a gardener was employed for £500 a year. In contrast Joubert Park suffered - a park in name only<sup>3</sup>. Nothing much happened before July 1891 when Pirates Sporting Club applied to lease this seemingly unwanted piece of land. Meanwhile the Horticultural Society was putting pressure on the authorities to establish botanical gardens either at the Union Grounds or at Joubert Park.



Fig. 5\_Joubert Park circa 1910

(Source: [https://www.gauteng.net/blog/joburg\\_firsts/](https://www.gauteng.net/blog/joburg_firsts/))

<sup>3</sup> CBS Architects, Conservatory Joubert Park p1.

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Things changed drastically for the Park when the department that was responsible for the development and upkeep of the Park, the City Engineer Department, yielded to pressure and, in June 1892 after a series of meetings, a decision was made not to lease the land but to develop it into a Park. Horticulturalists and laymen were invited to compete for a prize of five guineas for the best design of the Park. G.S Burt Andrews who later became the town engineer won the competition and he was given 20 guineas bonus and a further £40 to lay down the Park according to his own design<sup>4</sup>. In October of the same year land began to be ploughed. Gifts of seeds and seedlings were received from all over the country which included hundreds of rose bushes from Natal and even the Royal Botanical Gardens of Kew in London donated seeds. Hardly before the garden was established in 1893 disaster struck as a swarm of locusts devoured the Park<sup>5</sup>. The Park recovered and by 1898 it had become an attractive sanctuary in a town that was fast becoming a cosmopolitan city. Wanderers Sports Grounds did not have the same fate as it was subsequently covered by train tracks and station buildings.



Fig. 6\_Joubert Park circa 1910  
(Source: [https://www.gauteng.net/blog/joburg\\_firsts/](https://www.gauteng.net/blog/joburg_firsts/))

The Park's design echoed the design of many other parks that were laid out before 1900. The typical layout of the 18<sup>th</sup> century garden design had isolated artificial natural forms that were regarded as a symbol of paradise, and they were usually delineated from the surroundings commonly by fences, hedges or avenue of trees. The parks were typically closed off with embellished gates and were regarded as precious jewels

<sup>4</sup> Shorten, John R: The Johannesburg Saga, p162.

<sup>5</sup> Ibid.

scattered through the unkempt streets of Johannesburg. Joubert Park was no exception, the shape and structure of the park with beautifully designed iron gates, palisade fencing, symmetrical flower beds, a central ornamental fountain installed in 1895, shade giving trees, rose gardens, manicured lawns, a conservatory (purchased from the Wanderers Club for the growing of palms in 1898), demarcated paths and a bandstand were put into orderly place in this premier park from the earliest days. Edwardian Parks were places of orderly and dignified enjoyment and according to Grundlingh the park was a social control mechanism for instilling correct behaviour in the citizens of the town. The Park was meant to be a "civilizing influence" in a mining town that was populated by men with ambitious, yet at times, questionable characters<sup>6</sup>. It was a familiar sight to see ladies bedecked in large picture hats and parasol in hand, men smartly dressed in suits, bowler or boater hats. Full time gardeners looked after the park and for at least 100 years of its life it was a well taken care off.



Fig. 7\_Joubert Park Conservatory around 1908

(Source: [https://www.gauteng.net/blog/joburg\\_firsts/](https://www.gauteng.net/blog/joburg_firsts/))

Quite early in its life several additions were made to the Park that are still existent today. Electricity was introduced in the early 20<sup>th</sup> century and remnants of the original lampposts are still intact at the entrance of the former park keeper's house. In 1904 Joubert Park was remodelled by A.H. Stirrat and a floral clock (which told the time) was

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<sup>6</sup> <http://www.theheritageportal.co.za/article/joubert-park-lives-2016-visit>  
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added to it which survived until the 1980s. The provision of children's playgrounds was also the beginning of the ground-breaking ethos that parks were for people as opposed to railed off gardens to be admired at a distance. Of great importance was the addition of the conservatory which was completed in the middle of 1906 and was tasked with growing all the exotic plants and flowers that were to be distributed to different Parks in the City.

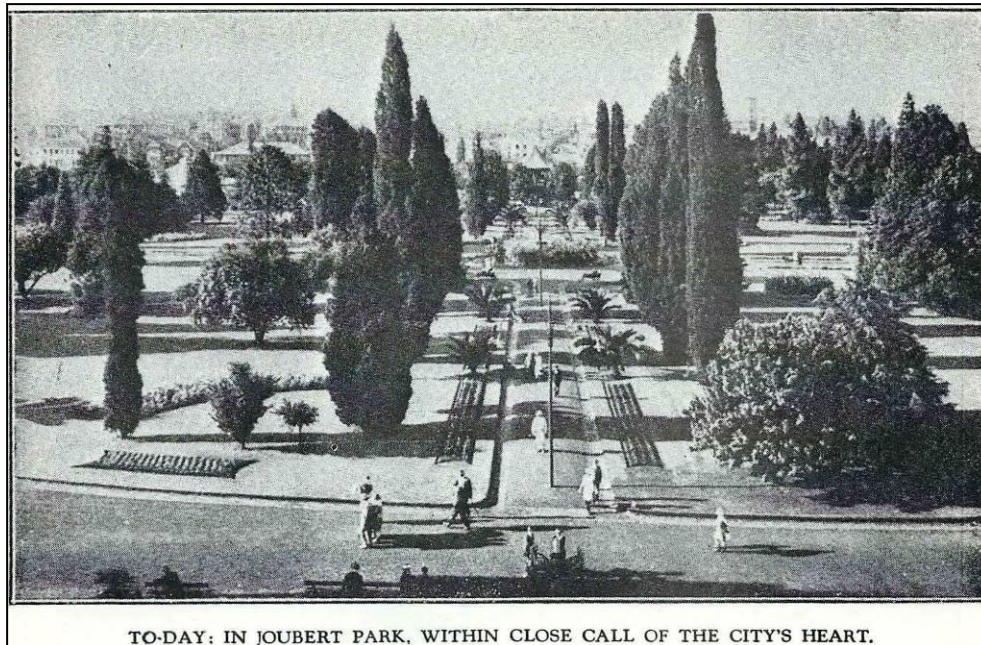


Fig. 8\_View along the central pathway through Joubert Park around 1926  
(Source: Published in Official Souvenir for the 40<sup>th</sup> Birthday of Johannesburg)

Between 1910 and 1915 another significant change came to Joubert Park when the Johannesburg Art Gallery (JAG) was designed by Sir Edwin Lutyens. It is a classical Edwardian porticoed building facing south and overlooking the railway cutting. Lutyens was assisted by the local architect Robert Howden. Today there is criticism of the Lutyens design and southward orientation of the Gallery, but Lutyens drew a plan for the gallery located within a redesigned and extended Joubert Park<sup>7</sup>. It was his intention to cover the railway line and to link Joubert Park with the Union Grounds to the south.

His plan shows the layout for a 20 acre park in formal geometrical pattern and he anticipated the closure of Noord Street<sup>8</sup>. In 1940 East and West wings to the Gallery were added and in 1986 there were further additions with an attempt made to relate to the Park on the north side. In many ways the Gallery has always been at a

<sup>7</sup> <http://www.theheritageportal.co.za/article/our-city-fathers-ought-be-protecting-and-defending-joubert-park>.

<sup>8</sup> Ibid.

disadvantage as its location and orientation did little to enhance the conversation of the building with the Park.

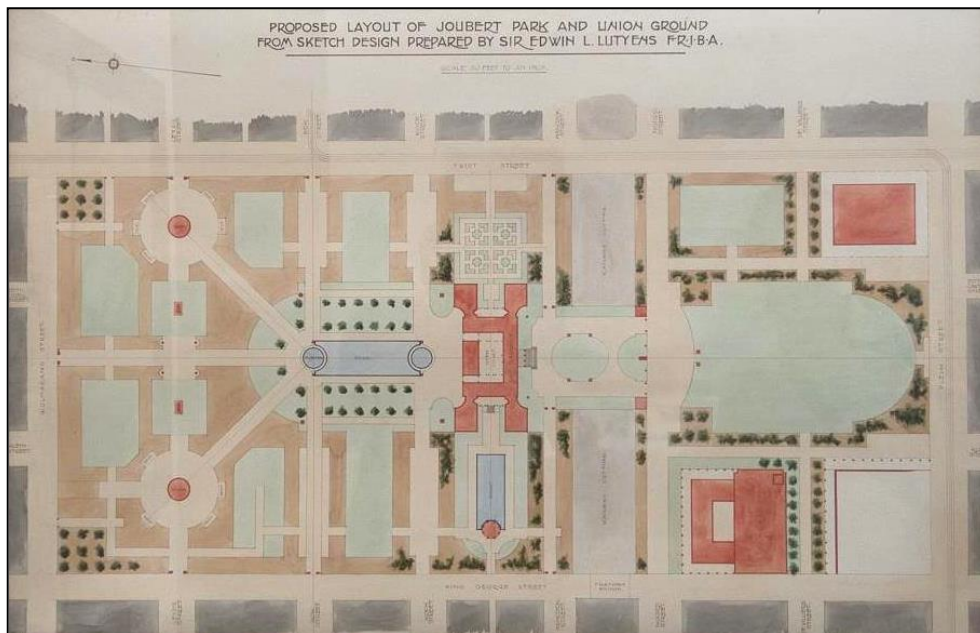
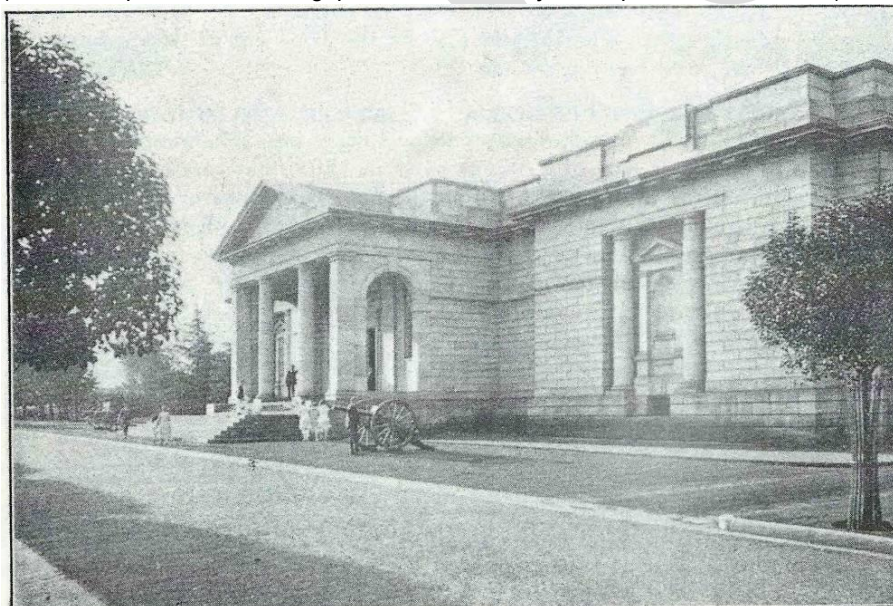


Fig. 9\_Proposed layout of Joubert Park and Union Ground from sketch design prepared by Sir Edwin L. Lutyens around 1915

(Source: <http://www.theheritageportal.co.za/article/joubert-park-lives-2016-visit>)



THE ART GALLERY.

Fig. 10\_View towards the southern side of the Johannesburg Art Gallery around 1926

(Source: Published in Official Souvenir for the 40<sup>th</sup> Birthday of Johannesburg)

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### 3.3 Joubert Park\_Navigating the Apartheid Years

Though the Park was a 'public' park it conformed to segregatory laws as all public spaces did, its facilities were unashamedly aimed at white culture. In 1953, "whites only" signs were affixed to its benches. They would only be removed in 1974, when Joubert Park became the first park to desegregate in the City. In contrast the JAG has a long history of welcoming people of all creed and colour through its doors. Anton Hendriks (director of JAG 1937-1964) encouraged visitors of colour and when asked in 1948, the year the apartheid government came to power, if Africans can visit the gallery he replied, "I am not aware of any local regulation in connection with visiting the gallery by Africans. We have quite a number of natives who are especially interested in painting who come to the gallery. I am against any form of cultural apartheid and that unaccompanied black visitors were welcome any time or day"<sup>9</sup>. "This stance however did not improve the black visitor numbers to the Gallery, as many non-white visitors would have no doubt felt out of place and uncomfortable with a collection related to a British culture that excluded local black African cultures"<sup>10</sup>. Apartheid had an influence, no matter how subtle, on what JAG collected. JAG's first acquisition of a painting by a black artist, Gerard Sekoto, may have been made in 1940, but no further works by black artists were purchased until the early 1970s. Art in the Park which included nativity scenes, theatrical shows excluded all non-white persons until 1974<sup>11</sup>. Today the Park is patronised by 20 000 people according to JCPZ figures 90% who are black.



Fig. 11\_Joubert Park sign

(Source: <http://www.theheritageportal.co.za/article/our-city-fathers-ought-be-protecting-and-defending-joubert-park>)

<sup>9</sup> Carman 2003 p246.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.



### 3.4 Joubert Park Today

Joubert Park began to decline after 1991 when the community using the park completely transformed. As pressure on the resources of the park increased it became increasingly difficult to maintain its pristine environment. JAG's copper roof was stripped and the iron fittings of the conservatory stolen. In an effort to protect themselves from further theft and destruction, JAG, the conservatory and the bandstand fenced themselves off and lost their public presence in the process. Drug dealers and vagrancy began to be evident in the southern extent of the Park and the historic Park Keeper's house was hijacked by illegal occupants and no longer controlled by Park officials. Interestingly enough, the park continues to enjoy unparalleled volumes of visitors with the northern extent of the Park being viewed as the more respectable part of the Park as it is mostly patronised by older men who bring their chess boards to play against each other (the giant chess pieces have since disappeared). There is no doubt that the Parks functionality and social importance has continued through the decades and is fundamental to the surrounding community. It is of prime importance to balance the heritage and cultural integrity of the Park with the needs of the community and the continued functionality of the Park.



Fig. 12\_Giant Chess Pieces in Joubert Park..sadly the chess pieces were stolen  
(Source: <http://www.theheritageportal.co.za/article/our-city-fathers-ought-be-protecting-and-defending-joubert-park>)

### 3.5 Surrounding Area\_Hillbrow along the northern boundary of Joubert Park

The land on which the suburb of Hillbrow is located once belonged to Mr J. Nicholls. He sold the land to the Transvaal Mortgage, Loan and Finance Co Ltd. which included the following individuals Messers S. Goldreich, E. Mendelsohn, W. Bruce, C.D. Baynes and

others<sup>12</sup>. Having discussed and decided that it was a prime piece of land, Mr. Richard Currie an auctioneer in the Standard and Diggers News, was lyrical about the new residential estate which had been proclaimed in 1894. He praised the scenery and described the suburb as, 'the healthiest and most fashionable portion of Johannesburg, within two minutes of the Hospital Hill farm'<sup>13</sup>. The estate agents' exaggeration encouraged investors in the suburb, as the first stands on auction day fetched between £56 and £220, which was a very favourable amount<sup>14</sup>. The middle prosperous classes soon began to flock into the area. In terms of the proclamation of the suburb. only one hotel was allowed to be built. Presumably because of the bourgeois who had managed to extricate themselves from dust and commotion of the CBD did not want their estate to be attractive to undesirable elements of the society. Hillbrow began to be known as an airy suburb where children had room to play<sup>15</sup>.

### **3.5.1 Hillbrow in 1920s to 1940s**

Hillbrow in the 1920s right through the thirties and to the 40s established itself as a 'transit camp to suburbia'. It was seen as a half-way house for many and its population soared during that period. The inventions that had transformed New York began to transform Hillbrow. Reinforced concrete and the elevator together, with improved sanitary conditions in Johannesburg, meant that multi storey buildings could be erected with more confidence and thus gave birth to the Johannesburg skyline. Since no planning restrictions existed in Hillbrow, property and mining moguls took advantage of this and began to meet the high demand for affordable accommodation. Earliest inhabitants of Hillbrow began to move to the north as their properties were dwarfed by the high rise, high density buildings. By the 1940s Johannesburg bristled with new buildings which were mostly five to six storeys high, and as some catered for the younger people entering the housing ladder, Hillbrow provided fluid accommodation. The City tried to curtail the growth of the skyscrapers enforcing height and density restrictions with which a lot of planners did not agree to.

### **3.5.2 Hillbrow in 1960s to 1980s**

The City's restrictions however could not be sustained because of the housing boom of the 1950s -1960s. Immigrants who were dissatisfied with conditions in Europe began pouring into the country and their first stop was Hillbrow. With the demands of accommodation growing, eager developers and opportunists behaved as if the boom of the 1960s would go on forever. Groups like the Schlesinger poured as much as R50 million into housing in the area and the demand was met. Hillbrow began to be known for its vibrant lifestyle, night clubs sprung up, and hippies in the late 60s set up flea

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<sup>12</sup> Smith A Johannesburg Street Names.

<sup>13</sup> Clay and Griffiths 1982, p18.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid p25.

markets. However, every boom is followed by a slump. The 1970s was a slump for the whole of South Africa and Hillbrow was not excluded. The immigrant populations dwindled to a minimum. Economic conditions made it more difficult for young adults to leave home and set themselves up in bachelor pads. Military call-ups also left many flats empty, investors began to lose confidence in the suburb and thus the slum status mushroomed.



Fig. 13\_Typical street corner in Hillbrow which is found all around Joubert Park  
(Source: tsica heritage consultants, 2016)

### 3.4.3 Hillbrow in 1990s to present

The Group Areas Act, along with many other discriminatory laws, was repealed in 1991 as apartheid ended, the early 1990s became a time when black people increasingly began to move into the City, and to areas that used to be exclusively white. However this did nothing to change the deterioration of Hillbrow. The slum like conditions continued as its higher income residents began to move up north. Immigrants from other African countries, finding it to be a place with affordable accommodation, also began to influx in Hillbrow as the borders in South Africa opened up. By the late 1990s Hillbrow was once again densely populated with immigrants. Most buildings were derelict and abandoned. The illegal occupation of buildings and crime were prevalent.



Fig. 14\_ Aerial view on Joubert Park surrounded by high-rise with Hillbrow in the background  
(Photo by Denis Farrell, <https://qz.com/1244115/googles-art-app-now-offers-a-glimpse-of-africas-largest-art-collection/>)

As a result of the growing decay, the Municipality was forced to regenerate the inner city, in a bid to bring back its past glory. A number of regeneration programs were developed in which Hillbrow was included. One such programme was the Ekhaya Project which was a cleaning and security services program which started in Pieterse Street. Buildings in Pieterse Street were of the first to be identified as being in a derelict area that could be recycled to create a healthy economically and socially sustainable environment. Such efforts are ongoing and most buildings in Hillbrow have been renovated and refurbished making them safe for people to live in.

#### 4. Original plans for the Joubert Park layout

A number of layout plans for Joubert Park were sourced from different years and will be used to identify the design layout for the Park and the location of structures within the Park.

1892 - 1<sup>st</sup> Park design by G.S. Burt Andrews (later the Town Engineer) and included a pond and fountain

1910 - 2<sup>nd</sup> design by A.H. Stirrat included:

- Children's playgrounds
- Indigenous trees & shrubs
- First floral clock & flora carpet
- Conservatory

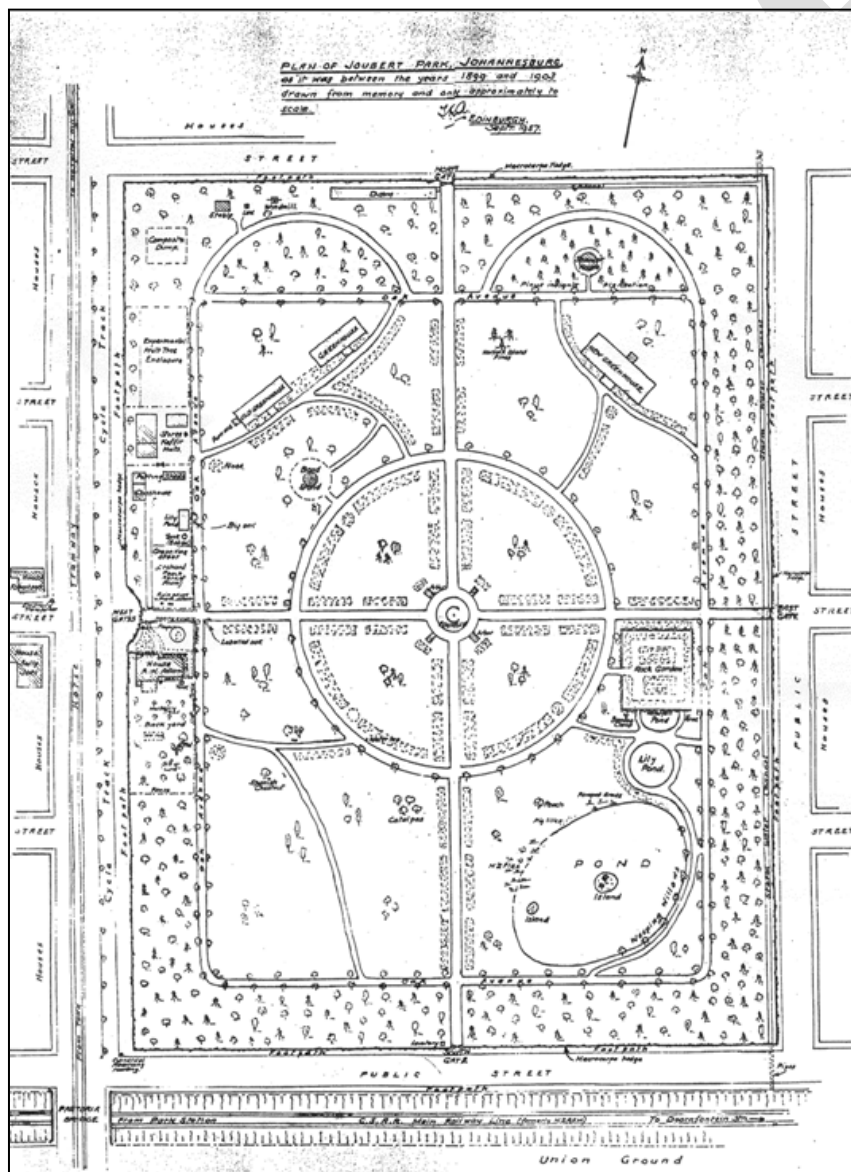


Fig. 15\_Plan of Joubert Park between 1899 and 1903, drawn by JRQ(?) from memory Edinburgh Sept 1957 shows a glass house, an “old” greenhouse, a greenhouse and a “new” greenhouse. The first two are on the site of the current conservatory.

(Source: Museum Africa, Photo archive)

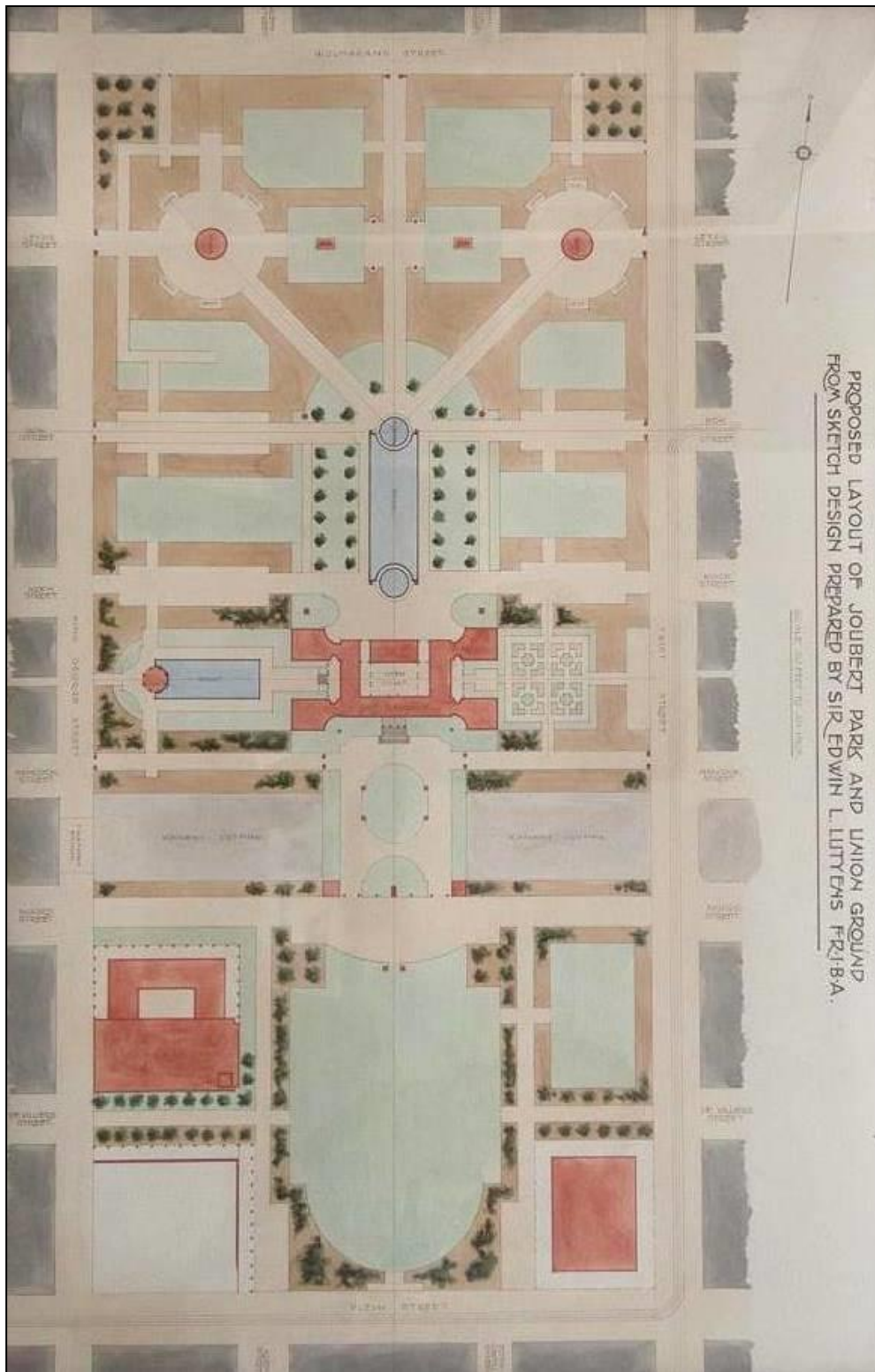


Fig. 16\_Proposed layout of Joubert Park and Union Ground from Sketch design prepared by Sir Edwin L. Lutyens from around 1910  
(Source: Johannesburg Art Gallery, Archive)

## 5. Identifying and description of existing buildings and structures on site – outside

Images showing current state of Joubert Park with existing building and structures. Site visit on the 27<sup>th</sup> of April 2018 from tsica heritage consultants.

Current address: 10 Wolmarans Street, Johannesburg.

### JOUBERT PARK STATUS QUO 2018

-  **Heritage elements:**
  - Johannesburg Art Gallery
  - Conservatory 1940
  - Park Managers House
  - Original entrance gates
  - Wrought iron boundary fence
  - Original location of bandstand
  - Fountain
  - WW1 cannon
  - Historical trees
  - Children's play area
-  Public toilets
-  Paved walkways
-  Pedestrian entrances
-  Vehicular circulation
-  Internal fences

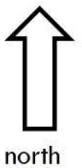
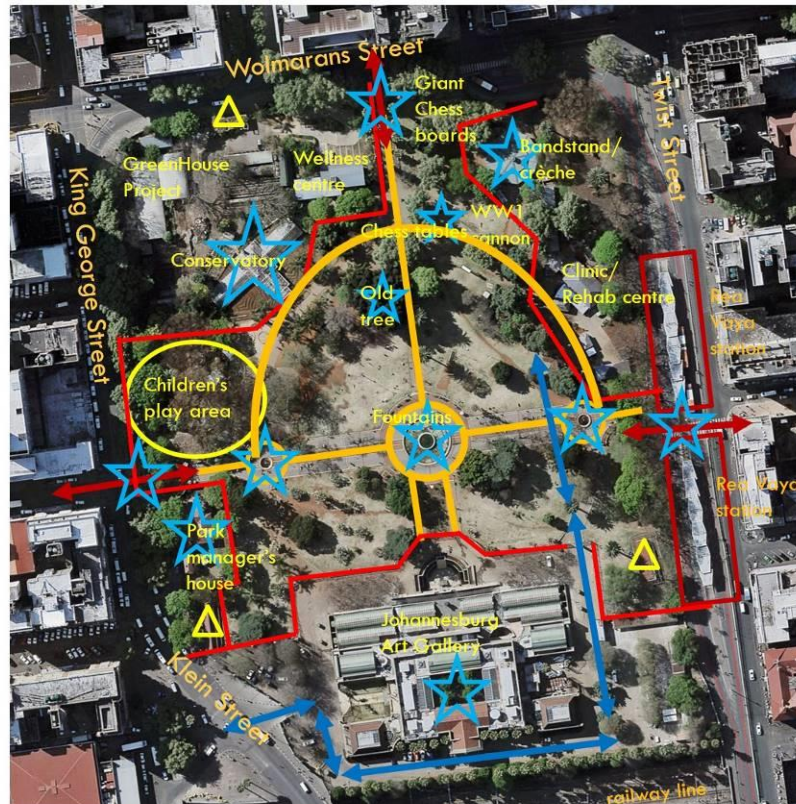


Fig. 17\_ Identified Heritage elements within Joubert Park, Public toilets, paved walkways, pedestrian entrances, internal fences and vehicular circulation  
(Source: Blueprint Landscape Architecture)



Fig. 18 & 19\_Views in southern direction towards the Johannesburg Art Gallery with centrally located fountain and paved walkways and palm tree  
(Source: tsica heritage consultants, 2018)



## 5.1 Entrance gates to Joubert Park



Fig. 20 to 23\_Northern entrance gate with decorative cast iron pillar and gates  
(Source: tsica heritage consultants, 2018)

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tsica.culturalheritage@gmail.com



Fig. 24\_Eastern entrance gate with decorative cast iron pillar and gates  
(Source: tsica heritage consultants, 2018)

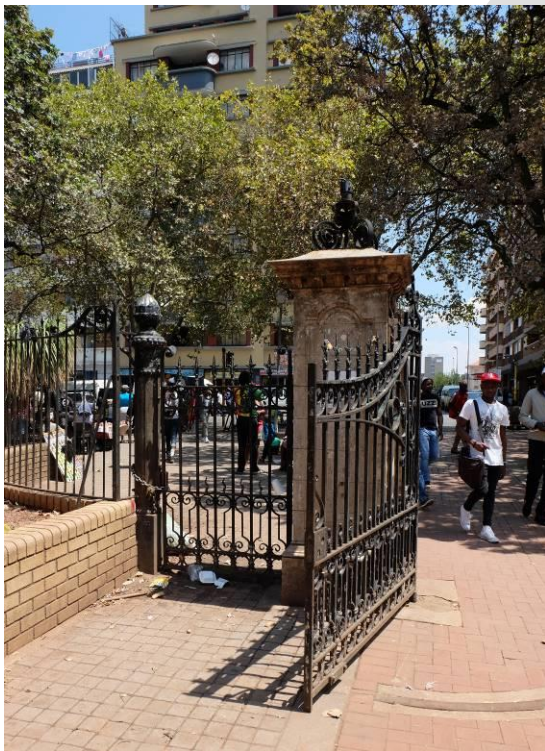


Fig. 25 & 26\_Western entrance gate with decorative cast iron fence and gates and stone pillars  
(Source: tsica heritage consultants, 2018)

## 5.2 Location and images of Bandstand in Joubert Park

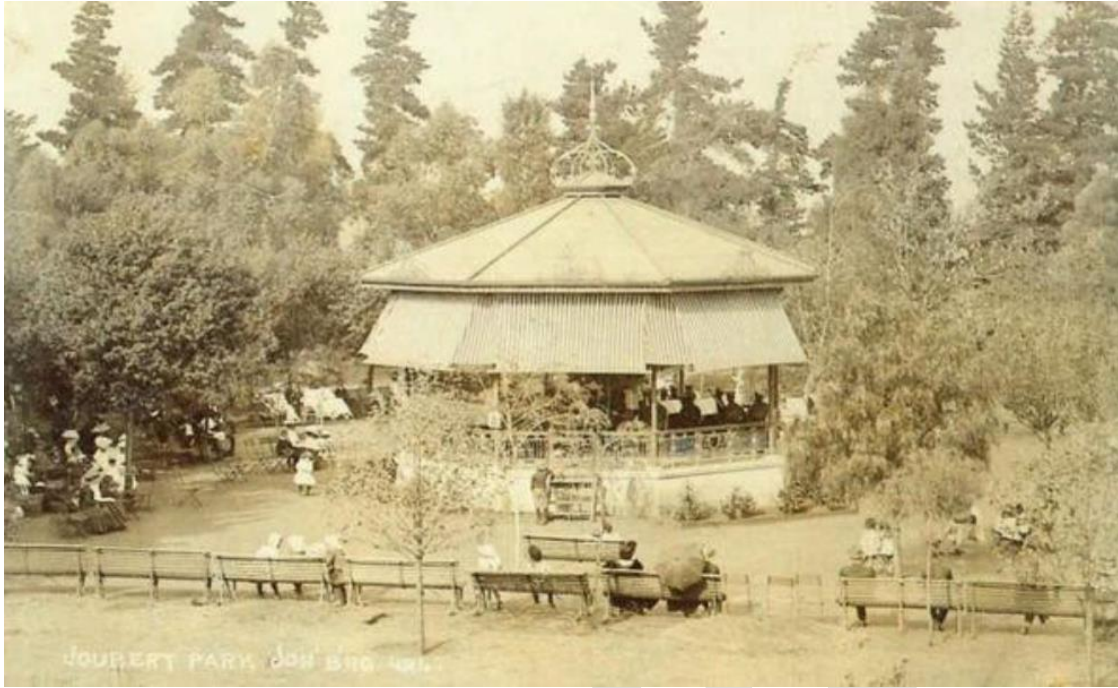


Fig. 27\_Postcard of the old Bandstand (1898)  
(Source: The Heritage Portal)



Fig. 28\_Original location of historical bandstand but enclosed and now used as a crèche  
(Source: tsica heritage consultants, 2018)

### 5.3 Historical image of Conservatory in Joubert Park and current images



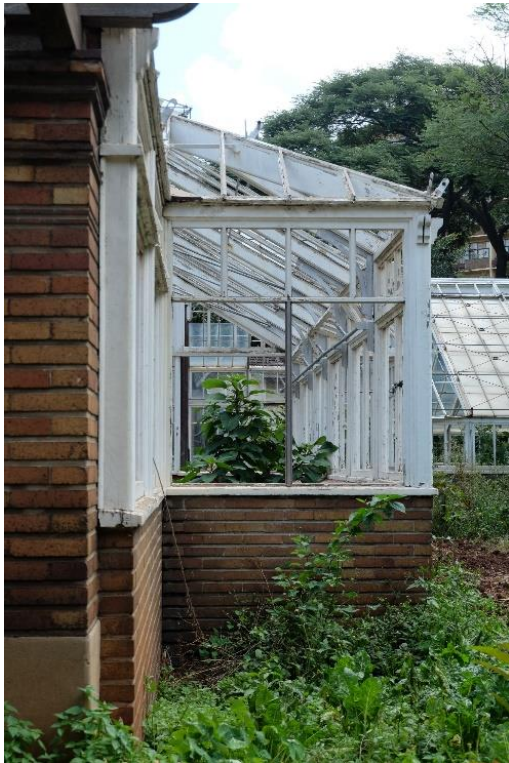
Fig. 29\_Victorian conservancy was known as the “Hothouse”, second design which was demolished in 1939



Fig. 30\_Consevancy which was built in 1940, here in 2002



Fig. 31 to 33\_Current state of Conservatory  
(Source: tsica heritage consultants, 2018)



## 5.4 Fountains within Joubert Park



Fig. 34\_Historical postcard of the old central Fountain (1898), not existing anymore  
(Source: JAG Archives)



Fig. 35\_Centrally located fountain which was installed to replace the historical fountain  
(Source: tsica heritage consultants, 2018)



Fig. 36\_One of the two fountains located along secondary axis in line with the main fountain, both fountains are in a very bad condition and not functional anymore  
(Source: tsica heritage consultants, 2018)



Fig. 37\_One of the two fountains located along secondary axis in line with the main fountain, both fountains are in a very bad condition and not functional anymore  
(Source: tsica heritage consultants, 2018)

## 5.5 Park managers house in Joubert Park



Fig. 38\_Original park managers house along the eastern boundary line of Joubert Park next to the western entrance gate, the building is in a very bad condition and is occupied by illegal residents

(Source: tsica heritage consultants, 2018)



Fig. 39\_Original park managers house along the eastern boundary line of Joubert Park next to the entrance gate, the building is in a very bad condition and is occupied by illegal residents

(Source: tsica heritage consultants, 2018)



## **6. Survey findings**

Investigations on Joubert Park were done on various levels. It included site visits, comparison of the existing structure with the plans, archival and desktop research. All sources were exhausted to ascertain and identify the heritage resources in the area. In this regard, various, historical sources and architectural sources were consulted.

Also consulted were:

- Property owners and occupiers of the sites in question to record any significant oral history or to help identify any places of significance.
- Data collected from the practitioners' reports who undertook work in the area to provide the most comprehensive account of the history of the area where possible.

The following findings were made:

### **Design/Survey Findings**

- The design layout of the park was not found but a plan of Joubert Park between 1899 and 1903, drawn from memory in 1957 was found and certainly shows the original design of the Park before the Art Gallery was built.
- The original design of the Park was a typical symmetrical colonial design of Parks that tended to put emphasis on order, symmetry and functionality of the gardens. Unlike a Victorian rose garden by 1910 the Park had numerous tall trees.
- The original design of the Park was designed by G.S Burt who won the competition and was later the Town Engineer
- The original ornate gates are still in a good condition and are intact

### **Aesthetics**

- As shown by the photo documentation the general layout of the Park is still intact, footprints of the conservatory, pond, fountain and bandstands are still intact.
- The ambience of the trees and bushes and lawn are still aesthetically pleasing though more can be done to maintain the good health of the trees.
- Some of the aesthetics of the Park has been severely diminished because of misuse of the Park. The Park Manager's house is located in the southern corner of the Park and has become derelict and is illegally occupied.

## **Historical Findings**

- The Park is well documented in unpublished and published books, published literature and the internet.
- The Park is the oldest in Johannesburg having been conceived in 1887 and established in 1892. A result of a design competition the main footprint of the Park is still visible.
- The Park was named after C.J. Joubert.

## **Intangible and Living Heritage Associations**

- The building has intangible aspects that include memories from early residents of Joburgers who spent time in the Park as children.
- The Park has significant cultural significance having hosted myriads of concerts at the bandstand and in the Park, art shows, theatrical shows, December nativity scenes, and with its connection to the JAG, the Park has important cultural connotations.
- The Park continues to be important as a green lung and a sanctuary for families living in high-rise buildings in the CBD and Hillbrow.
- The Park is an important place for meetings, men play chess in the Park it's an important social meeting place has immense social significance.

## **Integrity and Character**

- Several changes can be seen in the Park with additions of buildings, structures and the dereliction of some of its important features. The form and the function of the Park has not changed.
- Some of the elements at play in the Park have changed the character of the Park from a safe pristine open space to a space with serious security concerns. There are homeless people living in the Park and some drug activities in the Park.
- Road improvements and the introduction of the BRT station has diminished the size and visibility of the Park.

## 7. Grading and statement of significance

### 7.1 Grading According to the NHRA 25 of 1999

Joubert Park was declared a National Heritage Site in 1993 according to the old National Monuments Act as proclaimed in Government Gazette No. 1 dated 08.02.1993 Notice Number 14511. When the National Monuments Act was substituted by the National Heritage Resources Act 25 of 1999, all national monuments were re-evaluated and Joubert Park was assigned as a Provincial Heritage Site or Grade 2 site. The NHRA 25 of 1999 stipulates in Section 7 of the Act that a Grade 2 site is:

- *Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; for these sites, the applicable of mitigation measures would allow the development activities to continue.*

**Joubert Park** exhibits the following qualities according to the National Heritage Resources Act 25, 1999:

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

(i) sites of significance relating to the history of slavery in South Africa.			X
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According to the findings done on the Park which included a study of the changes and condition of the Park, **Joubert Park still exhibits cultural and social significance that makes it worthy to retain Grade 2 status.**

## 7.2 Statement of significance for Joubert Park

There is no debate and no doubt regarding the cultural significance of Joubert Park. Its role in the development of the history of Johannesburg is well documented and well laid out in literature. It is among Johannesburg's "firsts" as it was the first Park laid out. The history of the Park is littered with many memories, musical shows, art shows and exhibitions, theatrical shows, world cup screenings and many other events that were held in its 150 year long history. Not counting the history, the Park also has strong living heritage significance as it continues to play a part in the entertainment and leisure activities of the residents of inner-city of Johannesburg. Its ever increasing visitor numbers is a strong statement to its importance as a social space however these increased visitor numbers have also led to the deterioration of the Park and it has become needful to upgrade, restore and replace some of the structures. It has also become necessary to reclaim some of the space that have buildings/structures on so as to increase the capacity of the Park to accommodate the needs of its patrons. Its upgrade is therefore necessary and is recommended to be within the confines of this Report that duly recognises its cultural significance and maps out the future development of the park in accordance with international conservation principles.

## 7.3 Conclusion

The above research concludes the preliminary findings of the site. On-going research, comments and contributions from interested from interested and affected parties are still to be added thus the draft status of this report .

## **8. SWOT Analysis, Key Mitigations, Recommendations and Impact of proposed Upgrade of the Park**

### **SWOT Analysis**

A SWOT analysis is a structured planning method developed by Albert Humphrey in the 1960s and 1970s to evaluate the **Strengths**, **Weaknesses**, **Opportunities** and **Threats** involved in a project or business venture. A detailed SWOT analysis was conducted to identify the key issues that should be addressed on site. The following aspects were investigated:

- **Strengths:** Characteristics of the site that give it an advantage (Internal)
- **Weaknesses:** Characteristics of the site that put it at a disadvantage (Internal)
- **Opportunities:** Elements in the development that could be beneficial to the site (External)
- **Threats:** Elements in the development that could endanger the site cluster (External)

Prior to the formulation of Conservation Management Guidelines, a general SWOT analysis of the site was conducted. The general strengths, weaknesses, opportunities and threats that were generated are described.

### **Strengths:**

- Authenticity and integrity of the Park
- Relatively well-preserved footprint
- Historical entrance gates and columns are still intact
- Historical, architectural, aesthetic and social significance of the site
- Centrally located within the City and it remains a premier Park for CBD residents. It is also a valuable green lung in the City.
- Interest in restoration and general improvement of the site by the owner and affected parties
- Interest in the restoration and good governance of the site by interested and affected parties
- Sites with common historical and cultural context are clustered together and are neighbouring properties, e.g. the Conservatory, the JAG, historical buildings in the Park
- The Park is on the same grounds as the Johannesburg Art Gallery which is reputed to have the biggest African Art Collection in Africa
- The Park is well used and is popular among residents who live in the surrounding suburbs

- Has historically important monuments and artefacts with rich history
- The Park has rich social history
- The first public Park in Johannesburg
- The Park is well documented and continues to be the object of University thesis'
- Site has three entrances and is visually accessible from the street
- Integrity and character has continued as it has maintained the same usage
- Site has architectural cohesion with other historically significant sites surrounding it

### **Weakness:**

- There is a serious security challenge on the site, the site is home to vagrants, used by drug addicts, mugging and robberies have also been reported
- The Park is overcrowded on most days
- Structural damage to some of the elements of the building e.g. the fountains, lights, fencing
- The Park Keepers house has been vandalised and is being illegally occupied
- The Park is not locked at night and there is inadequate security in the Park
- The Park is not open to the Johannesburg Art Gallery, sculptures and art introduced in the Park has been previously vandalised
- Historical fountains are now not functional and fencing around the central fountain is being stolen daily
- The water features are now health hazards with floating rubbish and stagnant water
- Site has over the years lost open land due to the additions of buildings and road works, the park is much smaller than originally planned
- The Conservatory is no longer functional and is not directly accessible from the Park
- Social history of the site is under-researched and documented therefore there is incomplete historical evidence
- Many of the trees within the Park have distorted the Parks original layout
- The site has not been well maintained and has many non-functional elements
- Restrictive economic budgets have left the Park administration with limited budget for maintenance programs

### **Opportunities:**

- Reverse insensitive or inappropriate additions to the Park
- Can form part of historically important sites, heritage routes/tourist routes etc.
- Can be part of an exhibition ground for the Johannesburg Art Gallery

- Introduce a central entrance linking the Park and the Gallery
- Could be a flagship Park in Johannesburg
- An opportunity to reclaim some of the open spaces of the Park
- Activation of some of the areas in the Park e.g. the south western corner of the Park currently used by vagrants
- Introduce Public Private Partnership that could create income for the Park
- Create awareness of the Park's heritage by highlighting them with plaques and commemorative story boards
- Sustainable re-use of historically and architecturally significant buildings e.g. Park Managers house and increase of security in the Park
- Economic potential due to the site's location and re-use and re-purposing

### **Threats:**

- Loss of the site's integrity and character if insensitive new buildings are erected
- Loss of the site's integrity and character if inappropriate activities are allowed to take place on site
- Loss of the site's integrity and character if site continues to have security challenges
- Original fabric of old buildings may be destroyed if converted for new uses
- Increased number of people on site may increase pressure on the site and alter the character of the site
- Non adherence to the conservation management plan can lead to loss of integrity
- Continued deterioration of the site if short term and long term measures in the Master plan are not carried out

## 8.1 Impact Assessment – Heritage

<b>Heritage Feature</b>	<b>Nature of Development as Detailed in the Master Plan</b>	<b>Impact and Recommendation</b>
<b>Central Fountain</b>	<p><b>Short Term</b> The Master Plan proposes to dismantle the remaining railing and working parts of the fountain that are slowly being stolen for safe keeping in storage. Cover the fountain for safety reasons and create a podium.</p> <p><b>Medium Term</b> Place an appropriate art piece on the podium covering the fountain.</p> <p><b>Long Term</b> Restore the fountain once the security of the Park has been established.</p>	<p>It is regrettable that the McFarlane Fountain cannot be restored because of the security issues. Dismantling the fountain will change the historical outlook of the Park. The impact is however short term as the fountain will be restored.</p> <p>It is recommended that the art piece be interactive and a plaque be placed on the art piece marking the original position of the fountain and its history.</p>
<b>Smaller Fountains</b>	<p><b>Short Term</b> The two fountains on the secondary axis of the Park to be cleaned out and backfilled and covered to create podiums for artwork.</p> <p><b>Medium – Long Term</b> An art work be introduced to commemorate the position of the fountains.</p>	<p>To mitigate the backfilling of the smaller fountains it is recommended that the foot print of the fountain be maintained and interactive durable and sustainable art be introduced in the medium to long term.</p>
<b>Walkways</b>	<p><b>Short Term</b> Replace and make good uneven pathways. Remove weeds and soil on the pathways.</p> <p><b>Long Term</b></p>	<p>The paving of the pathways is not historical however the footprint of the pathways is in itself significant. It is therefore recommended that the historical footprint of the walkways be</p>



<b><i>Heritage Feature</i></b>	<b><i>Nature of Development as Detailed in the Master Plan</i></b>	<b><i>Impact and Recommendation</i></b>
	Repave the existing pathways	maintained
<b>Historical Entrance Gates, Columns and Perimeter Fence</b>	<p><b>Short Term</b> The historical entrance gates and columns be cleaned and stickers, glue etc. be washed off according to the City of Johannesburg Departments of Arts Culture and Heritage Guidelines.</p> <p><b>Medium Term and Long Term</b> Replace broken and missing parts of the historical fence to maintain additional security.</p>	<p>One of the most important and valuable heritage assets of the Park. It is recommended that the gates columns be kept in a pristine condition and be painted regularly in the present paint to avoid rusting.</p> <p>Make good and replace all the broken parts of the fence.</p> <p>Once a locking system for the gates has been put in place, care should be taken to use a system that does not damage the historical gates.</p>
<b>Introduction of Higher Perimeter Fence</b>	<p><b>Medium to Long Term</b> Erection of a higher perimeter fence around the site for greater protection of the site and of the historical fencing and gates</p>	<p>The historical gates and columns remain at risk and the fencing is presently at some places being stolen.</p> <p>It is recommended that a durable and secure fencing be introduced with a material that does not compete with the historical fencing at the same time allowing views into the park.</p>
<b>Park Manager's House</b>	<p><b>Medium to Long Term</b> Restoration of the house as a Park caretaker's house and Park security centre, make good the</p>	<p>The house is historically significant as it was built at the turn of the 20<sup>th</sup> century. The restoration of the house as a Park caretaker's</p>

<b><i>Heritage Feature</i></b>	<b><i>Nature of Development as Detailed in the Master Plan</i></b>	<b><i>Impact and Recommendation</i></b>
	historical house once the house has been reclaimed and in possession of the Park	house and security centre for the Park will have a positive impact. Any alterations and additions should be subject to a Section 34 Application to PHRAG.
<b>Bandstand</b>	<p><b>Long Term</b> Demolish the bandstand structure but keep its historical footprint, re-establish it as a performance stage for various acts.</p>	The bandstand structure itself is not of heritage importance but the position of the bandstand and footprint is important. It is therefore recommended when the structure is demolished the footprint be preserved and its character restored by establishing its old usage. This will have a positive impact as it will reclaim some of the open space for the Park. Any changes should be subject to a Section 34 Application to PHRAG.
<b>Historical Trees and Identified Nationally Protected Trees</b>	<p><b>Short Term</b> Prune and cut down branches of trees that have been identified in the Specialist Tree study as unsafe or needing immediate attention</p> <p><b>Medium to Long Term</b> Re-establish the pattern of the historical Park by cutting down some of the Palm trees which have been planted all over the Park without structure.</p>	<p>The pruning of the trees and cutting down of some dead branches is essential for the safety of Park users and it will have a positive effect on the health of the trees.</p> <p>The removal of the some of the trees will open up the open areas of the Park and allow regeneration of the lawns in some places, it will also re-establish the original geometric pattern of the planting of the trees.</p> <p>Plaques some of the most historically significant trees and nationally protected trees</p>

<b>Heritage Feature</b>	<b>Nature of Development as Detailed in the Master Plan</b>	<b>Impact and Recommendation</b>
		to instil a sense of pride.
<b>Chess Area</b>	<b>Medium to Long Term</b> Chess pieces to be restored and more chess boards to be added. Chess area to be moved as according to the Master Plan.	Impact of moving the chess area will be minimal as it will be moved a few meters towards the bandstand. The chess area is already located in that area.
<b>Children Playground</b>	<b>Short Term</b> All unsafe and broken playground equipment to be removed from the playground with immediate effect. <b>Medium Term to Long Term</b> Revamp the children's play area and introduce more equipment. A second play area is proposed south-east of the Bandstand.	The impact of replacing the equipment is positive and does not affect the historical layout of the Park as the playground will maintain its original position. It is recommended that the playground continues to maintain its position.
<b>WW 1 Cannon</b>	<b>Short Term</b> The WW1 Cannon to be left in its position cleaned and plaqued. Educational signage explaining the cannon's story will be installed next to it.	The WW1 Cannon has an interesting story of how it was a battle prize for the soldier's British soldiers fighting against German soldier in a WW1 battle. It is recommended that the Cannon be plaqued.
<b>Gallery as Extension of Park</b>	<b>Long Term</b> Once security has been established, restoration of part of Lutyens plan to make the Park part of the Gallery by introduction of an exhibition space.	Impact will be positive as it will strengthen the relationship between the Gallery and the Park. It is recommended that some of the art pieces be in memorialisation to the Park history.
<b>Conservatory</b>	<b>Long Term</b> Restoration of the conservatory and making good. To establish hydroponics food production centre as	Impact will be positive as the conservatory will not change usage. Restoration of the conservatory will bring back its former glory. It

<b><i>Heritage Feature</i></b>	<b><i>Nature of Development as Detailed in the Master Plan</i></b>	<b><i>Impact and Recommendation</i></b>
	public private enterprise that will contribute to food production in the area. Establish a function venue with restaurant and tea garden area.	Is recommended that all alteration and additions be subject to a Section 34 application to PHRAG.
<b>Existing Ablution Facilities</b>	<b>Medium to Long Term</b> Reconfigure the entrance of the ablution facilities to face the Park as it is currently facing Twist Street.	Impact of the reconfiguration of the will be positive as it will make the ablution facilities safer to use.
<b>Info Centre with ablution facility and New Bath House</b>	<b>Medium to Long Term</b> Building that is currently used as a drug rehabilitation centre to be converted as an information centre and a bath house.	The building currently is not of heritage value but it is recommended that when converted to an information centre that it used as an opportunity to exhibit some historical pictures of the Park.
<b>Decking Railway Line</b>	<b>Very Long Term</b> Deck the railway line and making the JAG and the Park accessible from the southern side.	It is recommended that the decking be a sensitive design that is complimentary to the significance of the Gallery. A section 38 application is made before any changes are made.

## **9. Conservation Management Plan and Guidelines**

Conservation Management Plan/ guidelines (CMP) help to guide the management and conservation of heritage sites. CMPs are living documents and are therefore not set in stone but rather serve as guidelines for how heritage could be handled in different scenarios, particularly if the heritage buildings or sites are earmarked for development. It is strongly recommended that this CMP, particularly its aims, objectives, recommendations and guidelines, be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants, architects, property developers for planning or documenting future work. The CMP should also be consulted when assessing the impact of future development proposals for the site. In developing aims and guidelines of the CMP, aspects related to the heritage significance, conservation and sustainability of the site is considered such as use of the site, fabric and setting, management, etc. For each key issue, an achievable aim is determined, along with a set of guidelines that would help achieve the aim. These aims and guidelines will allow all stakeholders to take a proactive approach to the conservation and management of cultural resources on site. However, it is important to note that a conclusion on conservation guidelines can only be derived from a structured analysis of the potential advantages and disadvantages of the site in relation to the development. This is done through a SWOT analysis in Chapter 8.

### **9.1 Objectives/Aims of the Conservation Management Plan (CMP)**

- Documentation of the site, the individual buildings and the current uses alterations and additions if any over time
- Identification of the cultural, historical, architectural and social significance of the site
- List of the strengths, opportunities, weaknesses and threats of the site and the individual buildings (see chapter 8)
- Guidelines for the future management and development of the site
- Specific recommendations regarding the restoration and preservation of each building structure
- Preservation of the integrity and character of the site

## **9.2 Endorsement of and Access to CMP**

**Aim:** To ensure that CMP is endorsed, made publicly accessible, reviewed regularly and revised as necessary.

### **Guidelines:**

- Undertake consultation with interested and affected parties, professional architects and heritage experts to formulate practical and appropriate guidelines that can be used for future developments for the site
- Ensure that the final CMP is available to the general public and to all interested and affected parties- a copy of the CMP will be sent to the Client, Egoli Heritage Trust, PHRA-G and to the Johannesburg Heritage Foundation
- Formally adopt and endorse the CMP as the basis for future management of the site and buildings
- Review the CMP every 5 years or when new information is unearthed and when any further proposed development takes place
- Review the CMP before transfer or long-term leasing occurs to ensure that heritage provisions and maintenance requirements are incorporated into any lease or transfer arrangements
- According to the NHRA 25 of 1999, it is recommended that the CMP should be reviewed at least once every five years.

## **9.3 Future Development and Buildings**

**Aim:** To seek a balance between conservation, new uses, and alterations and to ensure the creation of a dynamic, sustainable, culturally diverse and vibrant site.

### **Guidelines:**

- Adaptively re-use the existing buildings in a manner that will not diminish, and will ideally enhance, the Park's historical or cultural integrity
- Prioritise the restoration of historical elements, buildings and historical layout of the Park in future developments
- Build and strengthen local heritage economies by prioritising the use of skilled artisans and crafters to conduct restoration, conservation or adaptive reuse work on the buildings in the Park
- Discourage diminishing of the Park's open spaces by way of introduction of new buildings on site
- Evaluate and demolish existing non-essential building in the Park to maximise open spaces in the Park
- Develop the site as a local tourist point

- Incorporate the site on the Blue Plaque list of heritage buildings and apply for a Blue Plaque for the site
- Incorporate site in local heritage tours
- Document and apply for Section 34 or section 38 application in future developments 5 years from review of the HIA and endorsement of this CMP
- Ensure that alterations and additions are made only after consultation with the interested and affected parties and PHRA\_G and in accordance with the NHRA of 1999
- Ensure that all future development to the site are done in consultation of a heritage specialist and environmental specialist

#### **9.4 Views and Vistas**

**Aim:** To retain and enhance views of the Park from the surrounding streets

**Guidelines:**

- Retain the street views of the Park from the surrounding streets
- Ensure the open main street façades are unblocked by any signage
- Ensure that there are no new buildings erected within the Park
- Make sure that no structures introduced within a 100 metre radius of the main building, obstruct or divert attention from the site e.g. bus stations, kiosks
- Maintain the use of the historical fence and/or palisade fence for a clear view through the Park
- Maintain the use of the historical gates into the Park

#### **9.5 Management**

**Aim:** To identify a management and maintenance structure that will implement the conservation guidelines for the site

**Guidelines:**

- Establish a team of professionals to oversee the restoration of historical structures/features and the introduction of any new elements
- Create a mechanism for carrying out regular maintenance of the open areas, historical layout of the Park, Park furniture and historical elements
- Ensure that CMPs are publicly accessible and accessible to the owners and park manager to facilitate on-going monitoring and maintenance on a local level

#### **9.6 Fabric and Setting**

**Aim:** To identify the most appropriate way of caring for the buildings' Park furniture, historical elements so as to maintain the integrity and the character of the Park.

**Guidelines:**

- Identify all the original materials in the Park, document , retain and restore where possible
- Retain and restore as far as possible the original pathways and footprint of the Park
- Re- introduce art into the Park as an extension of the JAG
- If there is introduction of materials that fit in well with the site's historic fabric and show difference with the old, this can be done in difference in colour paint design or material
- Ensure that building designs and materials introduced in the surrounding site do not overpower the older building designs and materials
- Where original construction materials, fittings or furnishings are to be discarded, ensure that these are retained and used in restoration or conservation work in the same community to give the community ownership of the Park

**9.7 Security**

**Aim:** To establish a security structure that will support the implementation of conservation guidelines for the site

**Guidelines:**

- Establish a team of professionals to establish long term security measures for the Park and surroundings as part of the management of the Park
- Create a mechanism for carrying out regular security evaluation with regards to the heritage elements
- Create and maintain an inventory of the Park's elements and evaluate their existence and condition every year
- Create a security hub
- Ensure the presence of a permanent Park manager and or security detail in the Park



## 10. Restoration, Maintenance and Upgrade Specifications for Joubert Park

The main aim of this chapter is to guide the architect and contractor in actualizing the master planning of the **Joubert Park** upgrade by pointing out the most important elements of the site that make it a distinctly flagship park and worthy of conservation. Its upgrade alterations and making good is to ensure that the cultural significance and sustainability of heritage features and the site in general is maintained over time. While changes may be necessary to adapt the heritage site to new uses, or conform to new regulations, it is important to ensure that these changes do not compromise the heritage significance of the Park. This will be will be looked at in the specifications.

### 10.1 Current state of Built environment & structures within Joubert Park Conservatory



Fig. 40\_Current state of Conservatory with partly broken glass and in urgent need of repair  
(Source: tsica heritage consultants, 2018)



Fig. 41\_Current state of Conservatory with partly broken glass and in urgent need of repair  
(Source: tsica heritage consultants, 2018)



Fig. 42 & 43\_Current state of Conservatory  
(Source: tsica heritage consultants, 2018)



Fig. 44\_ Interior of current state of Conservatory  
(Source: tsica heritage consultants, 2018)

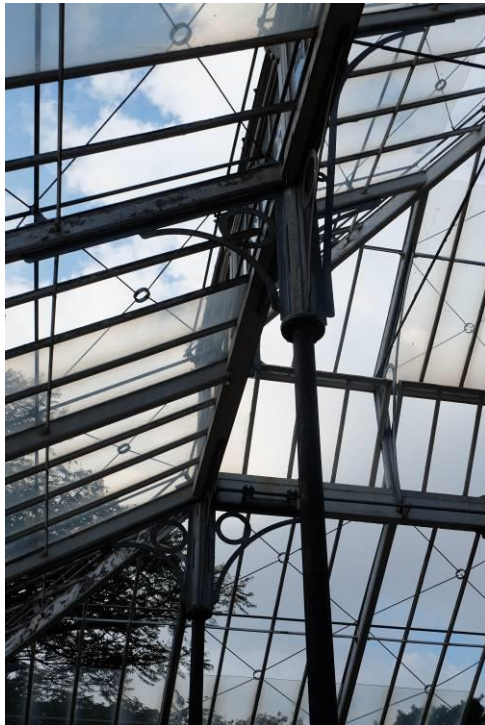


Fig. 45 & 46\_ Detailing of interior elements of current state of Conservatory  
(Source: tsica heritage consultants, 2018)



Fig. 47 & 48\_ Interior of current state of Conservatory  
(Source: tsica heritage consultants, 2018)

## 10.2 Proposed new public function venue and restaurant with tea garden\_Conservatory



Fig. 49 & 52\_ Examples for public function venue, restaurant and tea garden in Conservatory (Source: Images sourced on the Internet by Blueprint Landscape Architects, 2018)

## 10.3 Recommendations for preservation\_Conservatory

- Restoration of the conservatory and making good
- To establish a hydroponics food production centre as public private enterprise that will contribute to food production in the area.
- Establish a function venue with restaurant area
- Detailed Section 34 application for any future proposed restoration, alteration and addition plan to PHRA-G will be recommended
- Evaluation of leases every ten years to ensure its relevance to the synergy of the Park
- Open up the conservatory to the public at appropriate times to allow appreciation of the conservatory and the Park.

#### 10.4 Current state of Built environment & structures within Joubert Park\_Park Manager's House



Fig. 53\_Original Park Manager's house along the eastern boundary line of Joubert Park next to the western entrance gate, the building is in a very bad condition and is occupied by illegal residents

(Source: tsica heritage consultants, 2018)

#### 10.5 Proposed restoration of old Park Manager's House with well-preserved examples in Johannesburg

**Please note:** The two examples are from the Heritage Study 2015/2016 of the Corridors of Freedom. As shown on the examples below restoration of the Park Managers house could be done in a way where the integrity and character of the house could still be maintained.

##### Example of Single storey residence with single-sided triangular gable\_Stand 989

Address	30 Honey Street
Stand No.	989
Current Zoning	Residential 4
Year of erection	1911
Architect	No architect recorded
Heritage Significance	Architectural
Proposed SAHRA Grading	3A

### Site Description

Typical single storey residence from the early 20<sup>th</sup> Century in Berea. The single-sided triangular gable used as architectural design feature and the stoep wrapped around the corner dominated the streetscape of the Victorian time period. The front stairs leading onto the stoep and the main entrance door. The slightly lifted verandah opened up the view towards the street and small front yard. Berea has a number of well-kept examples of the freestanding house designs in the City.



Fig. 54\_Front elevation for single storey residence on Stand 989  
(Source: Plans Department, City of Johannesburg)



Fig. 55\_South elevation from typical single storey residence from 1911  
(Source: tsica heritage consultants, 2016)

### Example of Single storey corner residence with triangular gables\_Stand 1014

Address	60 Regent Street
Stand No.	1014
Current Zoning	Residential 4
Year of erection	1906
Architect	I. Newcombe
Heritage Significance	Architectural
Proposed SAHRA Grading	3A
<b>Site Description</b>	
<p>The single storey three bedroomed corner residence was designed to accommodate a more affluent family in Yeoville. The floor plan shows a drawing and a breakfast room and two staircases on to the verandah on either side of the streets. The Victorian decorative architectural details are typical for the time and the architect shows a high quality in draughtsmanship with his drawings. More research needs to be done on his work in Johannesburg.</p>	



Fig. 56\_Street elevation to Bedford Road with centrally located triangular decorative gable from 1906  
(Source: Plans Department, City of Johannesburg)



Fig. 57\_Street elevation to Bedford Road with centrally located triangular decorative gable  
(Source: tsica heritage consultants, 2016)



## 10.6 Recommendations for Preservation\_Park Manager's House

- There is a number of well-preserved examples of single storey residences with singular gable and corner stoeps within Johannesburg.
- The architectural style goes as far back to the early 20<sup>th</sup> Century and is dominated by the Victorian design features of the decorated gables, pitched single gables and wrapped around corner stoeps supported by columns
- The Park Manager's house needs urgent repair and restoration and according to Section 34 of the NHRA 25 of 1999 an application needs to be submitted to PHRA-G once proposed restoration plans are in place
- Restoration of the house should be according to recommendations in international conservation charters e.g. Burra Charter
- To maintain the integrity and character of the Park it is recommended that the house be used for essential Park services only e.g. Security and/or Park Manager's House

## 10.7 Current state of Built environment & structures within Joubert Park\_Fountains and public exhibition area



Fig. 58\_Views in southern direction towards the Johannesburg Art Gallery with centrally located fountain and paved walkways from and towards the central fountain area  
(Source: tsica heritage consultants, 2018)



Fig. 59\_Fountain along the walkway towards the eastern and western entrance areas  
(Source: tsica heritage consultants, 2018)

## 10.8 Proposed re-use of fountain footprint for public art and restoration plan for historical MacFarlan Fountain



Fig. 60\_Proposed interactive public art areas within the Park

(<https://www.madisonsquarepark.org/view-do/calendar/mad-sq-art-charles-long>)



Fig. 61\_Proposed interactive public art areas within the Park  
(<http://www.fortgreenepark.org/art/>)



Fig. 62\_Proposed interactive public art areas within the Park

([https://schedule.sxsw.com/2015/events/event\\_OE03889](https://schedule.sxsw.com/2015/events/event_OE03889))



Fig. 63\_Proposed interactive public art areas within the Park  
(Source: <https://inhabit.corcoran.com/interactive-art-installations/>)



Fig. 64\_Proposed interactive public art areas within the Park  
(Source: <https://www.hermannpark.org/vis/art-in-the-park/>)



Fig. 65\_Historical postcard of the old central Fountain (1898), not existing anymore  
(Source: JAG Archives)



Fig. 66\_Historical image of the old central Fountain (1898) with band stand in the background  
(Source: JAG Archives)

## 10.9 Recommendations for preservation and commemoration\_Fountains

- The historical location of the central fountain will be maintained and as part of the long-term plan the Central fountain (footprint of the original McFarlane fountain) will be restored
- Areas will be allocated for public art and interactive public installations which can form part of exhibitions within the Johannesburg Art Gallery
- Re-introduction of sculptures within the park as part of the long-term plan to connect the Johannesburg Art Gallery to the park

## 10.10 Current state of Built environment & structures within Joubert Park\_ Entrance gates, columns and fencing around the Park

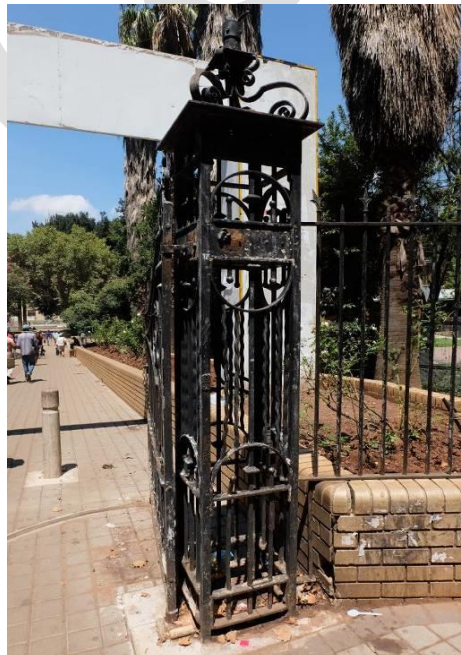
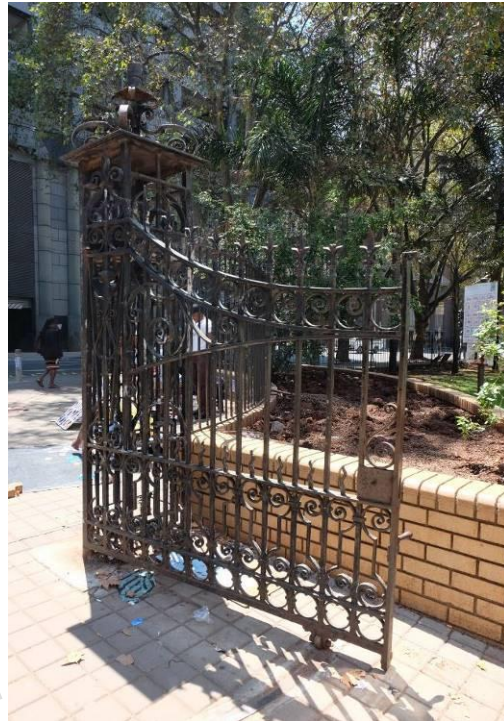


Fig. 67 to 70\_Northern entrance gate with decorative cast iron pillars and gates  
(Source: tsica heritage consultants, 2018)



Fig. 71\_Eastern entrance gate with decorative cast iron pillars and gates  
(Source: tsica heritage consultants, 2018)

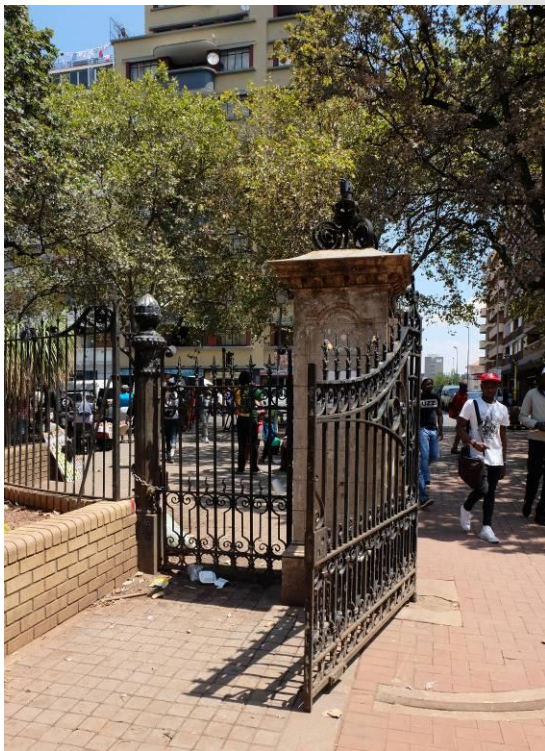


Fig. 72 & 73\_Western entrance gate with decorative cast iron fence and gates and stone pillars  
(Source: tsica heritage consultants, 2018)



Fig. 74 & 75\_Cast iron fencing all around Joubert Park\_partly damaged or removed  
(Source: tsica heritage consultants, 2018)

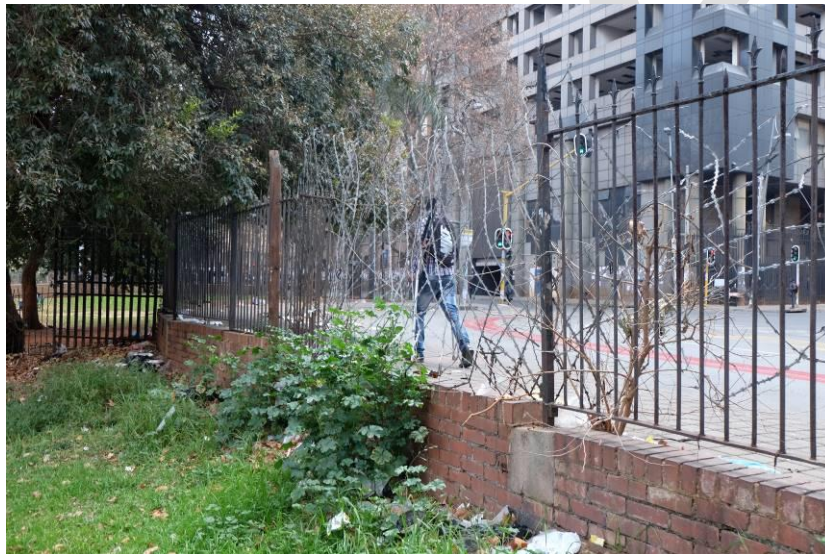


Fig. 76\_Cast iron fencing all around Joubert Park\_partly damaged or removed  
(Source: tsica heritage consultants, 2018)

### 10.11 Recommendations for preservation\_Entrance gates, Columns and Fences

- Cleaning, restoration and repair of the existing entrance gates, fences and columns
- Creation of a connecting central entrance towards the Johannesburg Art Gallery in a similar style to existing entrances



## 10.12 Current state of Built environment & structures within Joubert Park\_Chess area and communal play areas



Fig. 77\_Chess area with Giant Chess Pieces in Joubert Park\_chess pieces were removed  
(Source: <http://www.theheritageportal.co.za/article/our-city-fathers-ought-be-protecting-and-defending-joubert-park>)



Fig. 78\_Communal areas with benches and chess tables  
(Source: tsica heritage consultants, 2018)

### 10.13 Proposed re-use and design of communal play and chess areas



Fig. 79 to 81\_Proposed design for communal play areas with benches and chess tables  
(<https://wiki.openstreetmap.org/wiki/Tag:sport=chess>)

### 10.14 Recommendations for preservation\_Communal play and chess areas

- Cleaning, restoration and repair of existing benches and public chess areas
- Creation and design of durable and not moveable chess furniture
- Giant chess pieces need to be kept safe during night times by security guards

## 10.15 Current state of Built environment & structures within Joubert Park\_Signage and plaquing



Fig. 82 & 83\_Signages from JAG and City Parks need to be looked at  
(Source: tsica heritage consultants, 2018)



Fig. 84\_Signage for Public art  
(Source: tsica heritage consultants, 2018)



Fig. 85\_ Information boards at playground area  
(Source: tsica heritage consultants, 2018)



Fig. 86\_ Information boards for Creche  
(Source: tsica heritage consultants, 2018)

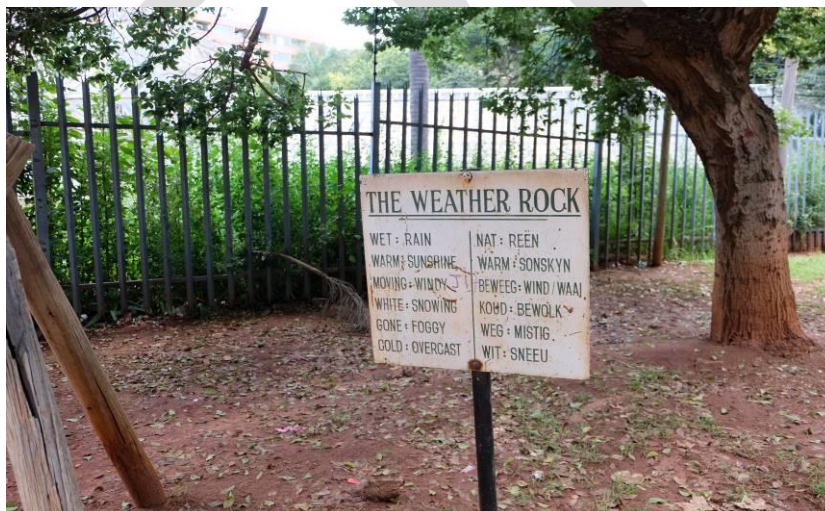


Fig. 87\_ Information board for tourist attractions within the park  
(Source: tsica heritage consultants, 2018)

## 10.16 Proposed design for signage and plaquing within the Park



Fig.88\_Welcoming board and informative signage should have same design

(Source: <https://shelleysigns.co.uk/park-signs>)



Fig.89\_Blue plaque on the Barnato Park Gates from 1897\_same suggested for Joubert Park

(Source: tsica heritage consultants, 2016)

## 10.17 Recommendations for design and preservation\_Park furniture, signage and plaquing

- Should inform the visitor of the history of the park and make them feel welcome
- Branding for the park as a safe communal space and visitors attraction
- Cooperation with the Johannesburg Art Gallery to create a common signage for Park and the Gallery
- Recommendations for blue plaques for and within the Park

## 10.18 Current state of Built environment & structures within Joubert Park\_Playground



Fig. 90\_ Current state of children's playground area located along the western boundary line of the Park

(Source: tsica heritage consultants, 2018)



Fig. 91\_ Current state of children's playground area located along the western boundary line of the Park

(Source: tsica heritage consultants, 2018)

## 10.19 Proposed design for the playground area



Fig. 92\_Proposed design example for playground area within Joubert Park  
(Source: <https://www.virginia.org/listings/OutdoorsAndSports/FunForestatChesapeakeCityPark/>)



Fig. 93\_Proposed design example for playground area  
(Source: <https://www.tripsavvy.com/top-parks-in-the-city-of-tampa-florida-3179328>)

## 10.20 Recommendations for design of new playground area

- Playground should be divided in junior and senior children play area
- Play area should be visible from all sides
- Maintenance of trees and bushes around the play area
- Play equipment should be durable and safe for all children

## **11. Public Participation Report *In Progress***

This chapter serves to outline the Public Participation Process (PPP) that is currently being undertaken by Tsica Heritage Consultants as part of the Heritage Impact Assessment and Conservation Management Plan compiled for Joubert Park. The PPP is a legislative requirement according to the National Heritage Resources Act (NHRA) 25 of 1999 Section 38 subsections (3a) which states:

*The responsible heritage resources authority must specify the information to be provided in a (HIA) report required in terms of subsection (2)(a): Provided that the following must be included: the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources. (NHRA 25 OF 1999:64).*

The PPP has therefore become the norm whenever HIAs are conducted, but it must also be noted that though fulfilling a legislative role the process is also essential in creating open communication lines with interested and affected parties (IAPs) thereby accessing useful information, that can include oral histories, archival information etc. The public can access and better understand the developments that are intended and participate fully in their planning.

### **11.1 Public Participation Process Methodology overview**

Various methods were undertaken to exhaust all possibilities in terms of relaying information to the interested and affected parties. The following are the activities that were undertaken as part of the PPP.

- Notification of interested and affected parties through email
- Public Notices on site
- Newspaper Advertisement
- Heritage Focus Group Meetings
- Meetings with Park Tenants e.g. Conservatory, Crèche

### **13.2 Notification of Interested and Affected Parties**

Notification of the on-going heritage study of the Historical report and CMP was given at the onset of the project to interested and affected parties. These Notifications were primarily given through emails which correspondence is included in **Appendix 2 & 3**. Tsica believes that the concerns of the interested and affected parties have been dealt with adequately through this report. Below is the list of people and organisations where the report and plans was circulated.



### **13.3 Public Notices on Site Placed 25 September 2018**

In accordance with the requirements of the NHRA 25 of 1999 site notices were placed on site to notify the public and all interested and affected parties of the intended proposal. Site Notices were placed on the 25<sup>th</sup> September and they will be in place for 30 days. See Appendix.....

### **13.4 Newspaper Advert Placed on the 13<sup>th</sup> of September**

In accordance with the requirements of the NHRA 25 of 1999 a newspaper advert was placed in the Star newspaper on the 13<sup>th</sup> of September notifying all interested and affected parties of the proposed Park grade. See Appendix .....

### **13.5 Heritage Focus Group Meetings**

Due to the high profile public nature of the Park there was a need to consult key parties in the conceptualisation of Master Plan and in formulation of guiding principles that would inform the heritage impact assessment and the conservation management plan. A Heritage Focus Group was formed and it held two meetings on 8<sup>th</sup> of May 2018 and 4<sup>th</sup> of September 2018. Minutes and comments from these meetings are in Appendix.....

### **13.5 Meetings with Park Tenants**

Effort was made to meet with all the Park tenants to have an understanding of their issues with the Park and their views towards the Park upgrades. Minutes of the meeting are contained in Appendix.....

### **13.2.1 List of Interested and Affected Parties**

It must be noted that the heritage public participation was part of a Stakeholder Engagement Process that involved the different City entities and departments. The broader process has taken over two years and was facilitated by Inkamva Consulting and KH Landscape Architects. Some of the comments relevant to heritage have been included in this report.

#### **Meetings with City Entities:**

- Meeting with Arts, Culture & Heritage – agreed on HIA process to be followed
- Meeting with JDA – discuss coordination of existing projects
- Meeting with Health – determine needs & issues facing the clinic
- Meeting with Region F Sport & Recreation
- Meeting with CoJ EISD
- Meeting with Heritage Interest Groups
- Johannesburg Heritage Foundation, JAG consultant, Egoli Heritage Foundation,
- JCPZ (Client) – ongoing engagement

- JCPZ Operations – Marks Sethaelo (GM), Ipeleng Dube (Region F Manager) & Hercules Ekersley
- JCPZ CID - Sakhile Maphumulo (GM), Busi Meje, Jan Smit, Johannes Mabotja, Vusani Shabalala
- JCPZ Stakeholder Liaison Unit – Molefe Seale
- JCPZ Environmental Protection – Cebo Mhlongo, Takalani Mphephu, A Nkoane & Livhuwani Matidza
- Ward 59 councillor – Cllr Mashao (2 meetings)
- CoJ: Community Development:
- CoJ Arts, Heritage & Culture – Erik Itzkin
- Joburg Art Gallery (JAG) – Musha Neluheni (Acting Curator)
- CoJ Sports & Recreation – Joyce Jiyana & David Maredi
- CoJ Johannesburg Development Agency (JDA) – Nicolette Pingo & Douglas Cohen (2 meetings)
- CoJ: Social Development - Health Capex coordinator– Frikkie Swanepoel
- CoJ: Environment, Infrastructure Services Department (EISD) – Jane Eagle/ Freddie Letsoko/ Pule Makena (2 meetings)
- CoJ: Johannesburg Property Company (JCP) – numerous attempts & requests for information – all unsuccessful

Heritage Interest Groups:

- Johannesburg Heritage Foundation (JHF) – Brett McDougal & Flo Bird
- Jonathan Stone Architects – Jonathan Stone/ Jane Kingsley (Johannesburg Art Gallery Conservation Management Plan)
- HIA (Heritage Impact Assessment) Focus Group meeting 1 & 2

**NB Please note the Public participation process is still in progress and final comments relating to the Master Plan and Draft HIA will be included in the Final Report.**

## 12. References and sources

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### Unpublished Sources\_Reports

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Joubert Park Conservatory Report, CBS Architects 2004

### Archives

- City Council of Johannesburg, Plans department
- Architectural Library, University of the Witwatersrand

### Websites

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- [www.joburg.co.za](http://www.joburg.co.za)
- [www. businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900](http://www.businessstech.co.za/news/general/101522/this-is-what-joburg-looked-like-in-1900)
- <http://www.artefacts.co.za>
- [https://www.gauteng.net/blog/joburg\\_firsts/](https://www.gauteng.net/blog/joburg_firsts/))
- <https://www.news24.com/Archives/City-Press/The-story-of-Joubert-Park-20150429>

## Images

- tsica heritage consultants, April 2018
- [www.theheritageportal.co.za](http://www.theheritageportal.co.za)
- City of Johannesburg GIS Department