

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 15 October 2025 via MS
Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

**12.1 Erf 45516, 3 Nursery Road, Rosebank: MA
HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERF 45516**

Case No: HWC25080109CN0804

FURTHER REQUIREMENTS:

The Committee has no objections to the proposed total demolition as there is insufficient material heritage significance to warrant retention of the structures, however the strong spatial landmark qualities contributed by the splayed corner combined with the double storey colonnade are the very elements that create the robust urban, social and street level heritage significance of the site and surrounds. The Committee acknowledges the context to be of high heritage significance and therefore the following is required:

1. Heritage design informants including graphic streetscape analyses for the replacement structure compiled by a suitably qualified heritage practitioner must be submitted to HWC.
2. The concept of the splayed corner combined with the double storey colonnade must be explored and illustrated as part of the heritage urbanism design informants exercise.
3. Plans for the replacement development must be submitted to HWC in alignment with the heritage design informants.
4. The above must be circulated to I&APs for the 30-day consultation period and comments or proof of consultation must be submitted to HWC.

SBr

**12.2 Erf 45507, 11 Nursery Road, Rosebank: NM
HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERF 45507**

Case No: HWC25012412XM0729

Ms Xola Mlwandle introduced the case.

RECORD OF DECISION:

The Committee refused the application for total demolition.

XM

13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

**13.1 Erf 889, 54 Kloofnek Road, Tamboerskloof: NM
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERF 889**

Case No: HWC25090804SVB0909

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 23 October 2025 at 11:00 (HB, GJ, HvdM, and KDS).

SBr

**13.2 Erf 3035, 51 Bryant Street, Bo-Kaap: MA
HM/ CAPE TOWN METROPOLITAN / BO-KAAP / ERF 3035**

Case No: HWC25062412SJ0625

HELD OVER:

The matter was held over to the next meeting due to submission of new information received post closure of the agenda. In addition, due to the ongoing application as well as the new submission the Committee seeks procedural advice from legal advisor of HWC.

SJ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 CONSERVATION MANAGEMENT PLAN

20.1 None

21. NON-COMPLIANCE

21.1 None

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.