



DATE:

REPORT TO: PORTFOLIO COMMITTEE: SPATIAL PLANNING AND ENVIRONMENT
SUBCOUNCIL 16,
EXECUTIVE MAYOR TOGETHER WITH MAYCO AND
COUNCIL

1. ITEM NUMBER

2. SUBJECT

**WOODSTOCK AND SALT RIVER LOCAL SPATIAL DEVELOPMENT
FRAMEWORK: RECOMMENDATION FOR APPROVAL**

ISIHLOKO:

**ISAKHEKO SOPHUHLISO LOMHLABA ONGAMABALA SASEWOODSTOCK
NASESALT RIVER: ISINDULULO SOKUBA SIPHUNYEZWE**

ONDERWERP

**WOODSTOCK-SOUTRIVIER-RAAMWERK VIR PLAASLIKE RUIMTELIKE
ONTWIKKELING: AANBEVELING VIR GOEDKEURING**

3. DELEGATED AUTHORITY

In terms of the **System of Delegations** adopted on **20 June 2023** and amended on **26 October 2023**, resolution **C34/10/23**

Portfolio Committee:

Part 7, Section 1(3) "To make recommendations for the development and review of policy to the Executive Mayor together with the Mayoral Committee, for submission to Council."

This report is FOR COMMENT AND SUPPORT BY

- Committee name** : Spatial Planning and Environment
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

Subcouncil 16:

Part 25, section 5:

“(1) To comment on by-laws and policies of Council within the timeframes advertised and submit comments and objections to the relevant Portfolio Committee considering such by-law or policy.”

Part 25, section 8:

“(2) *To recommend to Council the adoption of a draft district spatial development framework, draft local spatial development framework or amendment thereof, in terms of section 14.*”

This report is FOR COMMENT AND SUPPORT BY

- Committee name :
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Subcouncil

EXECUTIVE MAYOR TOGETHER WITH THE MAYORAL COMMITTEE

PART 1 – Section 12 (Policy and by-laws) (1) “To be alerted to any proposal for new policies, bylaws or revisions thereof, prior to the formal development and submission thereof (via a concept note or otherwise) or submission thereof to the Mayoral Committee or Council.”

(2) “To determine appropriate policies and any revisions thereof, to take steps for the development thereof and to recommend such policies to Council.”

COUNCIL

In terms of section 14 of the City of Cape Town Municipal Planning By-Law, 2015:
(14) “Decision on the adoption or amendment of a district spatial development framework or a local spatial development framework

The Municipal Council may –

- (a) accept the report envisaged in section 13(3) and adopt the draft district spatial development framework, draft local spatial development framework or draft amendment, with or without a condition;
- (b) refer the report envisaged in section 13(3) back for further specified information and/or further specified consultation; or
- (c) refuse to adopt the draft district spatial development framework, draft local spatial development framework or draft amendment.”

This report is FOR DECISION BY

- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

4. DISCUSSION

4.1 Purpose of the Report

This report is to inform the Portfolio Committee and Subcouncil of the finalisation of the Woodstock/ Salt River Local Spatial Development Framework (LSDF) and to obtain comment and support for its adoption, where after it will be tabled at Council, via Mayco, with recommendation for adoption.

The guidelines contained in the LSDF will guide future development decision making in the Woodstock-Salt River LSDF area.

In addition, the report aims to obtain support for the responses to the comments obtained during the public comment period.

4.2 Background

In 2019 Sub-Council 16 approved the initiation of the process to prepare a local plan for Woodstock/ Salt River and surrounds. This work has been undertaken by the Urban Planning and Design branch, led by the District Planning and Mechanisms team.

The 2023 Cape Town Metropolitan Spatial Development Framework and Table Bay District Plan provide policy guidance on the development objectives and principles for the Central Sub-District 3 which encompasses the study area. The Woodstock and Salt River

areas are traversed with development routes and corridors and in close proximity to the city centre and acting as a link to the surrounding northern and southern suburbs.

The area is a development focus area in the District Plans and contains strategic City owned properties being targeted for social and affordable housing developments. Significant changes to the property market in the area, changes in the business environment and concerns around the quality and quantity of public space prompted the need for an LSDF for this area.

4.3 Process for drafting the Woodstock Salt River Local SDF

The project started in 2019 with various workshops and public meetings being completed in 2019 as well as the draft baseline report. However, the project was put on hold due to the COVID pandemic and due to the review of the District Spatial Development Frameworks.

Work on the project started again in 2021 by reviewing and finalising the previously drafted baseline report which allowed for consideration of the changing trends affecting planning in the Woodstock Area.

Between June 2022 and May 2023, the project focus has been on reviewing relevant information and drafting of the technical document, discussions with various line departments and inviting initial engagement with key stakeholders identified with assistance from sub-councils 16

The following departments were invited to project management team meetings.

Urban Mobility and network management	Public Participation
Human settlements	Metropolitan spatial planning
Property management	Disaster Risk Management
Economic development	Urban Sustainability
Environmental Management	Coastal Management
Community Facilities	Future Planning and Resilience
Parks and recreation	Sustainable Energy Markets
Communications	Development Management
Water and Sanitation	Urban Design
Landscape Architecture	Catchment and Storm water Management
Urban Design	

One and one meetings and workshops with various line departments further supplemented these engagements

A public participation process, described in Annexure 4 was undertaken to solicit input to the LSDF.

The public participation process objectives aimed to:

- Communicate key changes in the planning environment and what this means for the area, including:
- Empowering stakeholders to understand the limits and challenges of Cape Town's growth;
- Understanding the departure points of the city's strategic direction in relation to the IDP, MSDF, DSDF, and other strategic policies relevant to the study area, including the Resilience Strategy, the Climate Change Strategy and Action Plan, and the moves to become a more water sensitive city;
- Understanding the perspectives of different stakeholders on how the area has changed, including residents living in the area, business operators, property managers, and developers with an interest in the wider area.
- Discovering and incorporating community visions for the area into the framework.

The project was planned to be a "co creation" endeavour therefore there was an emphasis on robust engagement and public participation.

4.4 Contents of the Woodstock Salt river Local SDF

Annexure 2 Presents the Woodstock Salt River LSDF report. The LSDF sets objectives to guide development, identify spatial opportunities and constraints and aims to enhance the character, functioning and direction of urban growth in the area.

4.5.1 Vision

The vision is formed with consideration to inputs from the community participation processes.

"Woodstock and Salt River is a unique and special place in the City of Cape Town. It is home to a vibrant and diverse community with a history and culture that tells the story of South Africa's growth as a nation and represents the ability of South Africans

of all walks of life to live together. The development of the area should create a future where everyone can live, work and play in a safe, clean and sustainable environment.

The vision for the study area is a place where:

- Everyone feels welcome and included.
- Heritage is celebrated and preserved, for the benefit of future generations.
- A green and sustainable community is established, showing care for the environment and resources.
- A strong sense of community is fostered, where people from different backgrounds can know and support each other.
- There is a creative and innovative community, with a thriving economy.”

4.5.2 The Spatial Development Framework

A set of central spatial ideas emerges from the consideration of opportunities, threats and needs in the study area. These are:

The central spatial ideas are followed by a set of thematic principles and guidelines for this large and complex study area.

1. **An Inclusive and Diverse Economy:** Ensure ongoing consideration to providing a variety of spaces for a diverse mix of businesses, including emerging small and medium enterprises and informal or transitory trade such as weekend markets. Support skills development institutes locating in accessible areas and ensure a safe and healthy environment.
2. **Vibrant and Connected Public Realm:** The area has a network of high-quality public spaces that are well-connected, safe, and accessible for all. Upgrades to public spaces should be designed to be safe, encourage interaction, celebrate the local history and culture, and integrate with the surrounding built environment. Public space connections should be prioritised between transit and local destinations.
3. **Sustainable and Resilient Development:** The chosen development patterns for the area promote resource-efficient design and green infrastructure to create a comfortable and healthy environment. Prioritize walking, cycling, and public

transport to reduce reliance on fossil fuels. Developments should be designed to be adaptable and accommodate future needs.

4. **Respectful Integration of New Development:** New development should be sensitive to the existing historic fabric and character of Woodstock and Salt River. Preserve important buildings and heritage areas, and ensure new construction complements the existing street grid and fine-grained development patterns.
5. **People-centred Place making:** Design streets, public spaces, and development projects with people in mind. Prioritize safety, accessibility, and a positive experience for residents, visitors, and passers-by. Encourage a sense of community and ownership through opportunities for public participation and creative memorialization.
6. **Inclusive and Balanced Housing:** Develop a variety of housing options throughout Woodstock and Salt River to cater to different needs and income levels. Prioritize the creation of affordable housing options, particularly near public transport and amenities. Consider mixed-use developments that integrate housing with commercial spaces, creating vibrant and active neighbourhoods. Promote innovation in addressing the housing crisis.

The following summarises what each thematic section covers:

Environment:

- Resource efficiency and climate change considerations, including the need for neighbourhood greening.
- Retrofit of existing buildings to reduce the carbon footprint of local building and improving the usability of green open spaces,
- Upgrading public spaces to support greater usability of all ages and abilities as well as including features such as café's to support passive surveillance.

Housing

- Guides towards affordable housing, particularly in association with public transportation,
- Variations in density and promoting a range of housing choices.

Civic Amenities

- Promotes flexible and multi-functional facilities, which are accessible vibrant and well managed.
- Facilities must serve the needs of a growing population.

Economy

- Supporting economic diversity and growth by investing in key routes.
- Maintaining the mixed use character of the suburb, ensuring new business premises are catered for in new developments,
- Development and public space upgrade to support a range of business types and sizes.

Heritage and culture

- Locates the heritage resources in the area and heritage protection zones as an informant to guide future development.
- Supports people centred design of public spaces and integration of tourism destination features, with a view to enhancing the variety of experiences for visitors and locals.

Movement and streetscape

- The different street types in the area and how they accommodate different functions and design elements.
- Emphasises the transit oriented development priority, encouraging development to focus around the transit routes, and encouraging walking and cycling through upgrades to the public realm and safety features.
- Streets should be attractive and inviting, with active uses along and features that support comfort for different users, encouraging people to use the streets.

Public Spatial Systems and Spatial Development Framework:

The report then shows on the map firstly the key public spatial systems where interventions can be focussed and then the different thematic elements combined with the proposed overall land use direction for the area.

The area is then divided into precincts or character areas, to provide more detailed guidance for areas with similar characteristics or unifying structuring elements.

Precinct 1 Albert Road, Market Road and Salt River Station:

The area includes the Salt River market and Salt River station area, Bromwell Street and Albert Road. The LSDF supports existing City projects in the area, urban upgrades and mixed use intensification between Albert and Bromwell Streets, with some preservation of existing terrace housing types. The LSDF notes that Albert Road has a different character from Victoria Road, with opportunity to pilot approaches to creating larger public spaces along the street length alongside suggested improvements to the NMT environment, for example around the Salt River Circle.

Precinct 2 Victoria Road Precinct:

The area includes a variety of functions and urban forms. The LSDF highlights the need to maintain the mobility function, particularly for mass transit operators, while introducing more space and comfort for walking and cycling. Specific guidance is given for the green

spaces along the route, for example, upgrades to Fairview Park. The land use guidance recommends maintaining variations in density and form particularly in the area between Victoria and Albert Roads, despite the similar zonings.

Precinct 3 Trafalgar Park and Lower Chapel Street Precinct:

This area overlaps with the District Six LSDF, however opportunity was taken to include more of the proposed Trafalgar Park management guidelines as this area emerged as a priority during public participation. Remaining urban guidelines are the same as the District 6 LSDF to support consistent decision making.

Precinct 4 Walmer and University Estate Precinct:

This area includes the mountainside neighbourhoods bordered by Phillip Kgosana and Nelson Mandela Boulevard. Guidelines for the area encourage local business uses along key connecting routes, encouraging greater usability of the existing green spaces and maintaining the residential character of the area.

Precinct 5 Salt River Residential Precinct:

Includes the residential areas East of Durham road, surrounding the Shelley Street open spaces. Guidelines include encouraging the upgrade and multi-functional use of the public open spaces at Shelley Street. Encouraging mitigation of any height increases and maintaining and improving some of the streetscape features, including greening and street art. Guidelines aim for respect for the existing residential character and maintaining corner shops and the pedestrian friendly street network.

Precinct 6 Salt River Mixed Use Precinct:

An area with a true mix of uses, from apartment buildings, training and community institutions, breweries and small businesses. Guidelines for the area, encourage the highest intensity redevelopments for this area as the larger block sizes and buildings make this more appropriate. Provision of space for smaller businesses and greening of the area in public and semi-public spaces is to be encouraged.

Precinct 7 V&A Housing Precinct

This area contains the smaller residential properties between Victoria and Albert Roads, west of Salt River Circle. Guidance promotes forecourts to existing social facilities, redevelopment of derelict or underused state properties and protection of heritage streetscapes and sites.

Precinct 8 Woodstock Station and Industrial Mixed Use Precinct:

Guidelines focus on ensuring safe connections between stations and destinations. For example, employing security measures along the crossing of Davidson Street and

Railways station. Proposals include adding cycling infrastructure along lower Church Street, supporting the upgrade of the station and upgrading green areas.

Precinct 9 Roodebloem/ Mountain Road Mixed Residential Precinct:

This precinct is characterised by a relatively low rise mix of uses in a predominantly residential environment. Guidelines encourage reinforcing a mix of uses along the routes connecting to the highways, a focus on the Victoria Walk, Melbourne Road areas to support public sector projects and upgrades in the area in association with the upgrades of affordable housing, along with greening and heritage protection.

Precinct 10 Transnet Precinct:

While the primary logistics function of these areas is acknowledged, guidelines promote certain complimentary and urban uses as part of any future development at Transnet properties. These include training, park and rides, public transport holding areas, roof decks with view lines, storage and delivery economy supportive uses. The most significant proposal is that freight routes traverse these sites and road freight is generally able to bypass Albert and Voortrekker Roads in accessing the Port in the future.

4.6 Implementation Plan

The implementation plan in Annexure 3 of this submission, presents the priority actions requiring future coordination in order to achieve the vision of the LSDF. The aim of the implementation plan is to be a working document, iteratively expanded on by various sector departments, private and community partners and sub-council.

It contains:

1. A description of areas frequently mentioned as needing an urban management response such as cleansing, repairs or security.
2. A summary of projects in the area currently in the plans of departments and stakeholders.
3. A list of projects and processes for future consideration.
4. A description of legal mechanisms and incentives to enable development aligned with the LSDF.

The implementation plan is submitted for noting at this time and is intended to be a working document to encourage coordination in the area.

4.7 Notable Changes from Advertised Version

The changes from the advertised version include:

- Reduction in background detail, reduction of duplicate guidelines and more summarising of the key themes to make the document more succinct.
- Summation of the central spatial ideas.

- Correction of map to include a low intensity mixed use area in upper Woodstock in the region of Coronation and Chester streets.
- Change in the map to reflect the need to maintain some lower intensity, finer grained heritage area between Victoria and Albert road to the west.

The implementation plan was advertised as part of the LSDF but has now moved to a separate volume as it has a different purpose than the document containing development guidance.

Changes in implementation plan;

- Including the Victoria walk precinct for consideration as a precinct plan, due to the two social housing projects being introduced.
- Includes a discussion on housing challenges and the need to lobby for improved housing delivery mechanisms in order to support the housing vision for the area.

4.5 Policy Alignment: Alignment of the District Six Local SDF proposals with the CTMSDF and Table Bay District SDF

The CTMSDF adapted the previous Cape Town SDF (CTSDF) and the Built Environment Performance Plan (BEPP) spatial logic and in so doing established an Urban Inner Core (UIC). The Woodstock local area is located within the UIC, an area that represents the priority development and investment focus for the City at a metropolitan scale. Where infrastructure needs to be upgraded and prioritised to support intensification efforts in support of spatial transformation, budget will be prioritised here. The proposed Local SDF is therefore aligned or consistent with the CTMSDF. The CTMSDF further acknowledges the heritage protection overlay zones, therefore the heritage protection elements of the LSDF are aligned.

The draft District Plan shows Woodstock/ Salt River as a development focus area, this means it is a strategic area for development in the City and the areas development as well as supporting infrastructure and mechanisms to support development will be prioritised. Some of the District Plan development objectives for the area include

- Encourage integration and mixed use development along development routes and corridors.
- Protect the character defining elements of Heritage Protection Overlay Zone areas.
- Promote more inclusive land use.
- Facilitate the development of a high density low to medium-rise built form.
- Encourage land use intensification along public transport routes, along IRT routes and around stations

- Ensure positive edges to parks and open spaces.

The LSDF is aligned with and gives effect to the District Plan objectives.

4.6 Public Consultation

Annexure 4 contains a list of the engagements conducted in the finalization phase; the comments received and the responses thereto. Support is sought through this report for the responses to the comments received.

(a) Process followed

The timeline of engagements is as follows:

1. 26 July 2019 call for communities to join in the co-creation exercise for development of the plan.
2. 24 August 2019 initial mapping exercise undertaken with community stakeholders
3. 22 June 2022 Meetings where stakeholders registered in 2019 were invited to a presentation of the Baseline report findings
4. 23 July 2022 Workshop with registered stakeholders to discuss process plan
5. 1 November 2022 draft concept presented and public participation plan workshopped.
6. Information Gathering survey up from February to May 2023- 117 responses obtained
7. Interactive Open House session 13th-15th April Woodstock Community Hall- 52 attended
8. Interactive Open House session 13th May Salt River Community Hall- 53 attended
9. Draft available on City's Have Your Say Portal 11 September to 11th November
10. 28th October 2023 interactive Open House Workshop- 28 attended
11. Public Comment period extended 15th January to 15th February Have Your Say page extended time up- 32 emailed comments received

Details of the notifications, comments and responses, survey responses and open house days are available in Annexure 4 of this report.

(b) Comments received and related responses

The main issues identified by participants over the range of engagements included:

1. Public Safety (highest ranked issue)

While on an operational level this issue goes beyond the scope of the LSDF, safer by design principles and reducing the number of derelict and unmanaged spaces will be a focus of the LSDF.

2. Parks and Recreation (second most ranked issue)

The quality and functionality of green spaces in Woodstock and Salt River was a high priority, with respondents encouraging the City to invest more in maintenance and improvements or parks and create more opportunities for greening and outdoor recreation. The implementation plan outlines the highest priority areas for intervention and the need for a capital and operational programme related to green open space.

3. Transportation (ranked 3rd)

Improvements to the cycle and pedestrian network, the areas around the train station and the frequency and quality of public transportation were raised frequently, conflicts between parking on the street and pedestrian use as well as concerns about future congestion in the suburb were additional issues.

The document provides guidance for streetscape upgrades that should occur in association with redevelopment or through targeted programmes, a focus is on routes between transit and destinations.

Other highly ranked issues included:

- The need for better quality and more diverse social facilities and programmes (wellbeing and for youth programmes) - while beyond the LSDF this document can identify where such space can be clustered.
- Revitalising the business environment- guidance is provided on the principles for upgrading public streets and on the range of future business space to be provided in future.
- Housing and development (challenges and opportunities) and the availability of affordable housing- while planning is somewhat ahead of the LSDF, the document captures the City's intent to optimise public land for this purpose.
- The Earl Street former orphanage site is currently a contentious issue for a number of community members (34 submissions spoke to this issue) the majority of members of the public propose the site should instead be a public open space in future. Other comments suggest that the site, if developed, should be at a medium density rather than high and that privacy of the existing terrace should be considered. The project is currently subject to a legal process which is a better channel for these debates currently. The LSDF doesn't specify at what density the

site should be developed, but does capture the site as having development potential in future. The LSDF further suggests that new housing developments in the precinct should consider the inclusion of spaces and facilities that could be accessed by the wider community.

- Economic opportunities and benefit for the locals (especially with tourism and heritage works)- the LSDF promotes multi-functional public spaces, with the assumption that when spaces work well for local people and businesses, they in turn become tourism assets. The implementation plan encourages the City to investigate the impact of Airbnb's on the availability and cost of long term housing in the City and whether or not the City should consider regulating this similarly to other global cities.
- Community values and encouraging an integrated community and active citizenry were highlighted frequently and the LSDF encourages partnerships and citizen involvement in achieving the vision.

Public comments on the vision for Woodstock and Salt River:

The public comment period provided insight into the residents' hopes and dreams for the future. These were directly considered in the vision statement in 4.5.1 above.

Most commonly repeated hope (approximately 35% of responses): Community Togetherness, Empowerment and Inclusion:

Some selected community statements related to this theme include:

"We need to create a community where everyone feels welcome and included"

"We need to find ways to bring people together from all walks of life."

"Get active community members involved so they can lead by example and be more involved"

"We need to develop more affordable housing"

Environmental Sustainability was another repeated vision theme with around 25% of responses addressing this theme in different ways:

Some selected community statements related to this theme include:

- "We need to reduce our carbon footprint"
- "We need to invest in renewable energy and recycling"
- "We need to increase greening and the tree canopy."

Economic growth was another repeated theme, covered in around 25% of responses. Statements relating to economic growth included:

- “We need to attract new businesses to Woodstock and Salt River”
- “We need to create more jobs for the local community”
- “We need to make Woodstock a more attractive place to live and work”

The next frequently repeated theme with around 15% of responses dealing with this relates to the quality of the built environment and the preservation of heritage buildings:

- “We need to repair and maintain the historic buildings in Woodstock and Salt River”
- “We need to ensure that these buildings are preserved for future generations.”
- “We need to find ways to use these buildings for new purposes”

Annexure 4 captures the comments received in detail. The LSDF has considered all inputs and concerns.

- 4.9. **Financial Implications** None Opex Capex
- Capex: New Projects
 - Capex: Existing projects requiring additional funding
 - Capex: Existing projects with no additional funding requirements

- 4.10. **Policy and Strategy** N/A

Legislative Vetting and Policy and Strategy resolved that local SDFs do not enter into the City’s policy process and nor do they require legislative vetting which is part of the policy process, as they implement existing larger level spatial planning instruments/policy (District plans and MSDF) that are required to go through the vetting process.

- Legislative Vetting** N/A

Legislative Vetting and Policy and Strategy resolved that local SDFs do not enter into the City’s policy process and nor do they require legislative vetting which is part of the policy process, as they implement existing larger level spatial planning instruments/policy (District plans and MSDF) that are required to go through the vetting process.

- 4.11. **Legal Implications** Yes

In terms of Section 12 of the MPB-L the Council may adopt a local spatial development framework to give further effect to the municipal spatial development framework and any relevant district spatial plan through more detailed local planning for a specified geographic area.

- 4.12. **Staff Implications** No
- 4.13. **Risk Implications** No
- 4.14. POPIA compliance Yes It is confirmed that this report has been checked and considered for POPIA compliance.

5. RECOMMENDATIONS

It is recommended that Sub-council 16; the Spatial Planning and Environment Portfolio Committee; and the Executive Mayor together with Mayco, recommend to Council that:

- a. The Public Participation Report attached as Annexure 4 to the report, containing the consultation process, comments received and responses as per sub-section 13(3) of the Municipal Planning By-Law, be noted and the responses be accepted.
- b. The Woodstock Salt River Local Spatial Development Framework (Annexure 2) and Implementation plan (Annexure 3) be approved.
- c. The Woodstock Salt River Revitalisation Framework 2003 be repealed.

AANBEVELINGS

Daar word aanbeveel dat subraad 16, die portefeuljekomitee oor ruimtelike ontwikkeling en die omgewing, en die uitvoerende burgemeester tesame met die burgemeesterskomitee by die Raad aanbeveel dat:

- a. Daar kennis geneem word van die openbaredeelnamerverslag, aangeheg as bylae 4 by die verslag, wat die raadplegingsproses, die kommentaar ontvang en die antwoorde daarop volgens subartikel 13(3) van die Verordening op Munisipale Beplanning, en die antwoorde aanvaar word.
- b. Die Woodstock-Soutrivier-raamwerk vir plaaslike ruimtelike ontwikkeling (bylae 2) en die implementeringsplan (bylae 3) goedgekeur word.
- c. Die Woodstock-Soutrivier-herlewingsraamwerk 2003 herroep word.

IZINDULULO

Kundululwe ukuba iBhungana 16, iKomiti yeSebe lezoCwangciso lwamaBala nokuSingqongileyo, uSodolophu weSigqeba ekunye neKomiti yeSigqeba sakhe (iMayco), mabenze isindululo kwiBhunga, sokuba:

- a. Makuqwalasele iNgxelo engeNtathonxaxheba yoLuntu eqhotyoshelwe njengesihlomelo4 kwingxelo equlathe inkqubo engokucebisana, izimvo ezifunyenweyo neempendulo, ngokwecandelwana13(3) loMthetho kaMasipala ongezoCwangciso kwakhona kwamkelwe iimpendulo.
- b. Makuphunyezwe iSakheko soPhuhliso lwamaBala eNdawo yaseWoodstock naseSalt River (isihlomelo2) nesicwangciso esingokumiselwa (isihlomelo 3).
- c. Makubhangiswe iSakheko sokuVuselelwa lweWoodstock, Salt River sango2003.

ANNEXURES

- Annexure 1: Baseline Report- Woodstock Salt River
Annexure 2: Local Spatial Development Framework- Woodstock Salt River
Annexure 3: Implementation Plan - Woodstock Salt River
Annexure 4: Public Participation Report – Woodstock Salt River


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EXECUTIVE DIRECTOR

NAME	Robert McGaffin	COMMENT:
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DIRECTORATE	Spatial Planning and Environment	
DATE		
SIGNATURE		

LEGAL COMPLIANCE

- REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.
- NON-COMPLIANT

NAME	_____	COMMENT:	_____
DATE	_____		Certified as legally compliant based on the contents of the report.

Making progress possible. Together.

SIGNATURE
