

# WOODSTOCK, SALT RIVER AND SURROUNDS

## Local Spatial Development Framework



URBAN PLANNING AND DESIGN  
Approved Public Participation Report - August 2024



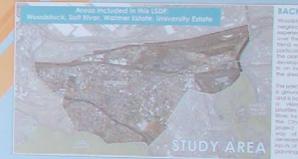
CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.



# WOODSTOCK, SALT RIVER and surrounds

**Local Spatial Development Framework PUBLIC PARTICIPATION**



**HAVE YOUR SAY**  
Register Today!  
Register online from 1 November - 31 May 2023 to receive updates on the LDF.

PLEASE VISIT OUR WEBSITE TO REGISTER AND SUBMIT YOUR COMMENTS ONLINE OR VISIT US AT OUR PUBLIC PARTICIPATION STATIONS. CONTACT US SHOULD YOU REQUIRE ANY ASSISTANCE.

**PURPOSE**  
The LDF is a strategic planning tool that guides the development and use of land in the area. It is a key document in the planning process and is used to guide the development and use of land in the area.

**Public participation, a way to be at the heart of change.**



CONTACT US SHOULD YOU REQUIRE ANY ASSISTANCE.

FOR MORE INFORMATION VISIT OUR WEBSITE OR CONTACT US.

WE WELCOME YOUR INPUT AND FEEDBACK.

YOUR INPUT WILL HELP US TO DEVELOP A BETTER LDF.

WE WILL KEEP YOU UP TO DATE ON THE PROGRESS OF THE LDF.

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# 1. Purpose, Background and Introduction

Public participation allows civil society to participate in the current and future planning and development in Woodstock/Salt River and the surrounds. This process uncovers challenges and opportunities within the area and provides opportunity for the City of Cape Town to address such. With public consultation, negative impacts/risks are minimised going forward as plans, processes and development can improve continually. The public participation is important as it allows problems, solutions and linkages between the two to be improved, which resultantly improves future projections for the City of Cape Town.

For the sustainable future of Woodstock/Salt River and surrounds, the LSDF therefore call(ed)/(s) for active public engagement of civil society organisations and Interested and Affected Parties (I&AP).

The LSDF public participation is in terms of section 17 of the Local Government: Municipal Systems Act 32 of 2000 and section 12 (1) of the City of Cape Town Municipal Planning By-Law, 2015.

This public participation aims to:

- 1) Facilitate, encourage and protect civil society during public participation events.
- 2) Emphasise education/training on human rights, the purpose

of an LSDF and emphasise the importance of civil society within the City of Cape Town and their plans

- 3) Allow equality in the public participation process
- 4) Avoid strictly top-down approaches as it decreases public involvement in plans and decision-making.

The Woodstock/Salt River Local Spatial Development Framework (LSDF) followed an extensive public participation process. After initiation in 2019 an initial neighbourhood mapping process was undertaken. An information gathering phase was included, lasting from March 2023 through to May 2023, this phase included the release of a survey online, 4 open day sessions and invitation to register and comment on the process.

The draft document was made available for public comment starting on the 11 September 2023 and ending on the 15 February 2024 to allow for further inputs. This is an important phase during the compilation of a statutory report as it ensures that all the I&APs, stakeholders and the general public are consulted to provide critical input which allows a democratic, holistic and inclusive consensus in forward planning.

Public engagements facilitated a wealth of knowledge sharing, investigating issues and innovative solutions as well as mapping and

identifying challenges, weaknesses, strengths and opportunities in the Woodstock/Salt River neighbourhood. These sessions enlightened the City of Cape Town with an in-depth understanding of the positive and negative experiences in the neighbourhood, which assists in forward planning and decision-making.

The purpose of this report is to detail how the public was involved during different phases of the LSDF project. Comments received from the I&APs and stakeholders are recorded to emphasise issues and opportunities present in Woodstock/Salt River. Supporting documents (i.e. media releases and minutes etc. are attached as annexures at the end of the report.

## 2. The Public Participation Process

Public participation is a process in which the public collaborate, generate ideas/innovation, highlight concerns and take courage in the current and future vision for the Woodstock/Salt River neighbourhood. This public experience provides an in-depth understanding of the area and its characteristics while guiding the formation and amendments of the LSDF. Simply put, public participation guides decision-making through the LSDF to serve the Woodstock/Salt River community according to their experiences and needs.

### 2.1. Identification of I&APs

The Subcouncil 16 Interested and Affected Parties (I&APs) database was used to generate and invite I&APs to public engagements initially. Thereafter, I&APs were identified through community members, meetings, open days, workshops, Facebook, Instagram, radio, newspaper and WhatsApp groups. Two calls for registration for project updates were made through media release, first in 2019 then again in March 2023.

### 2.2. List of I&APs

The following is a list of key I&APs who were notified and invited to the

open house for the Woodstock/Salt River LSDF

- Woodstock/Salt River residents association
- Woodstock/Salt River residents
- Tourism
- Real Estate Agents
- Developers
- Youth
- Business owners
- Local institutions, schools, mosques and churches

Due to POPIA, a record of attendance registers (of I&APs) cannot be shared on this document approximately 115 people registered for updates and approximately 140 attended the various public engagements.

### 2.3. Notification of I&AP

I&APs in the Woodstock/Salt River were invited and informed via various formats on engagements. This is shown through the following media releases (See Annexure C).

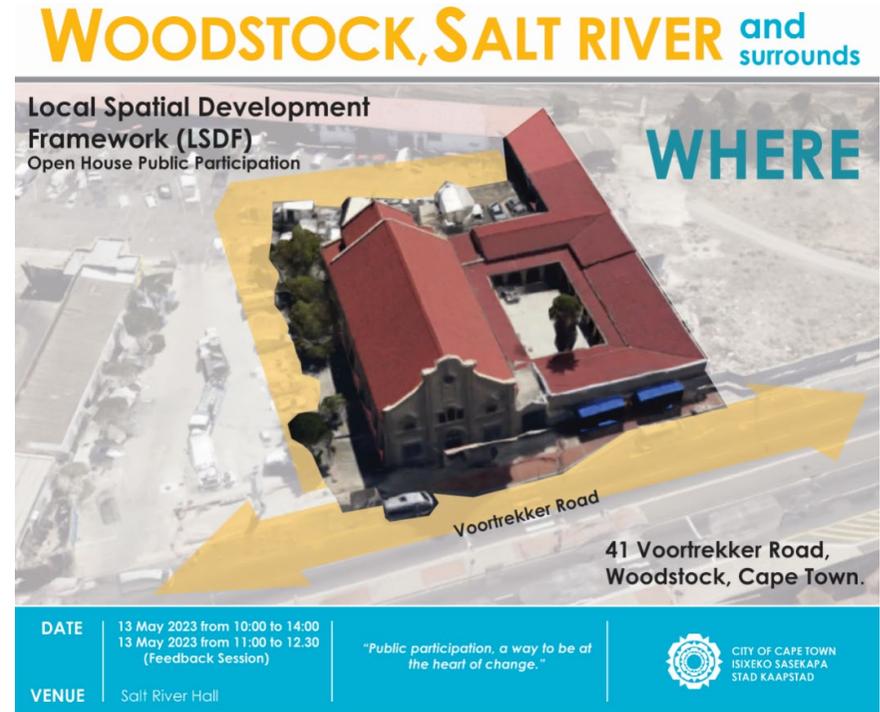
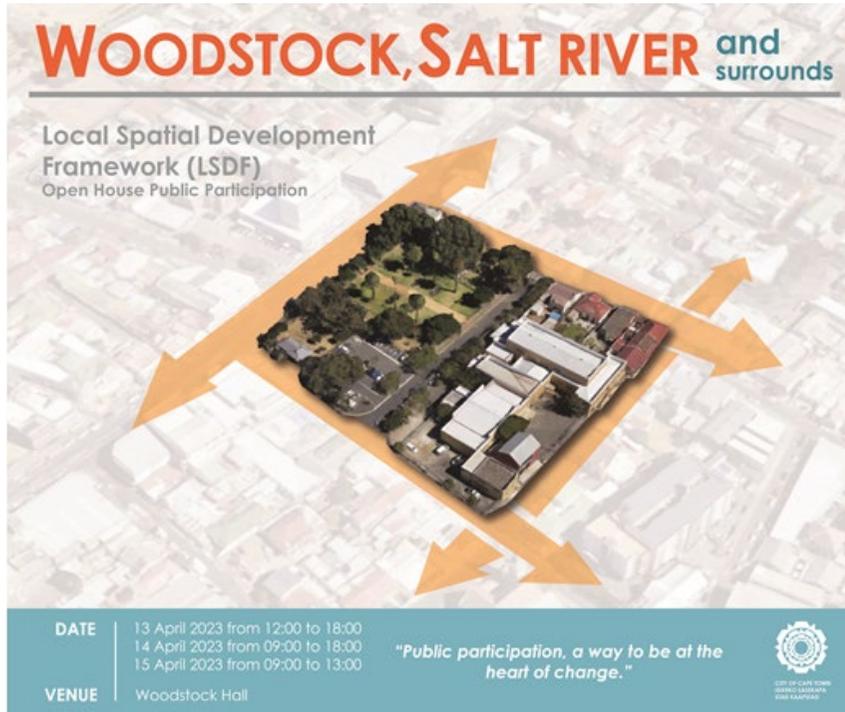


Figure 1: Woodstock/Salt River 'save the date' invite

Media releases included:

- **Registered letters, emails** – members of the public were invited to register via email to [Woodstock/SaltRiver.LSDF@capetown.gov.za](mailto:Woodstock/SaltRiver.LSDF@capetown.gov.za). Additionally, registered participants were captured on a database and were informed of upcoming public engagement meetings.
- **Social media** – posts were made on Facebook, Instagram, Whats app and Twitter which keep I&APs up to date on various future engagements
- **Survey** – An online survey was shared during the open house (13 – 15 April 2023 and 13 May 2023) comment period (February 2023 to May 2023) to gather further input.
- **Website** – The draft LSDF was available on the City's website at [www.capetown.gov.za/haveyoursay](http://www.capetown.gov.za/haveyoursay).

## 2.4. Formats of Participation

The following section explores the forms of participation held with the public.

### 2.4.1. Public Engagements

#### Meetings

The first set of public engagements consisted of meetings with I&APs. An initial engagement was held in August 2019. When the process restarted meetings were held on the following dates: 23 June 2022, 22 July 2022, and 01 November 2022. Here various questions

regarding the LSDF were answered and additional clarity was given to the public by the City of Cape Town's District Spatial Planning team. Minutes of these meetings are attached in Annexure A.

#### Open House in Woodstock Community Hall (13-15 April 2023)

The City of Cape Town hosted their first open house with the Woodstock community 13-15 April. The engagement was for all I&APs See Figure 2 for the adverts and invitation brochure given to the public (these were the same advertisements that were made and given to the public for both the Woodstock and Salt River open houses).

# WOODSTOCK, SALT RIVER and surrounds

## Local Spatial Development Framework

### WHY SHOULD YOU ATTEND THE OPEN HOUSE?

The open house is an opportunity to learn about spatial development frameworks, discuss the future spatial development of the area with City of Cape Town officials, and learn about a potential resident led Neighbourhood Development Forum for Woodstock/Salt River and surrounds.



**WHERE**

113A Victoria Walk, Woodstock, Cape Town.

The Local SDF is an important planning document because it:

1. Provides a way of guiding decisions about the future of an area, for example, the plan can direct where new growth in land uses, such as businesses, homes, parks and schools are located.
2. It allows us together to create a shared vision for the future of the area.
3. This vision can allow residents, developers, stakeholders and government to coordinate towards positive changes.
4. The document can help identify projects and proposals that can achieve the shared vision.

**Register Today!**  
Register online from 1 February - 31 May 2023 to receive updates on the LSDF.

Have your say and complete our survey  
If you live or work in Woodstock, Salt River, Walmer Estate or University Estate, we want to take your views into account and understand your first-hand experiences and knowledge of the area.



**DATE**  
13 April 2023 from 12:00 to 18:00  
14 April 2023 from 09:00 to 18:00  
15 April 2023 from 09:00 to 13:00

**VENUE**  
Woodstock Community Hall

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# WOODSTOCK, SALT RIVER and surrounds

## Local Spatial Development Framework

### WHY SHOULD YOU ATTEND THE OPEN HOUSE?

The open house is an opportunity to learn about local spatial development frameworks (LSDFs), discuss the future spatial development of the area with City of Cape Town officials, and learn about a Neighbourhood Development Forum for Woodstock/Salt River and surrounds.



**WHERE**

41 Voortrekker Road, Woodstock, Cape Town.

The LSDF is an important planning document because it:

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**Register Today!**  
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Have your say and complete our survey  
If you live or work in Woodstock, Salt River, Walmer Estate or University Estate, we want to take your views into account and understand your first-hand experiences and knowledge of the area.



**WHEN & WHERE**  
13 May 2023 from 10:00 to 14:00  
13 May 2023 from 11:00 to 12:30 (Feedback Session)

Salt River Hall

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Figure 2: Woodstock/Salt River Open House Advert and Invitation

# WOODSTOCK, SALT RIVER and surrounds

## Local Spatial Development Framework

### PUBLIC PARTICIPATION

### WHAT IS THE OPEN HOUSE?

The open house is an opportunity to learn about local spatial development frameworks (LSDFs), discuss the future spatial development of the area with City of Cape Town officials, and learn about a Neighbourhood Development Forum for Woodstock/Salt River and surrounds.

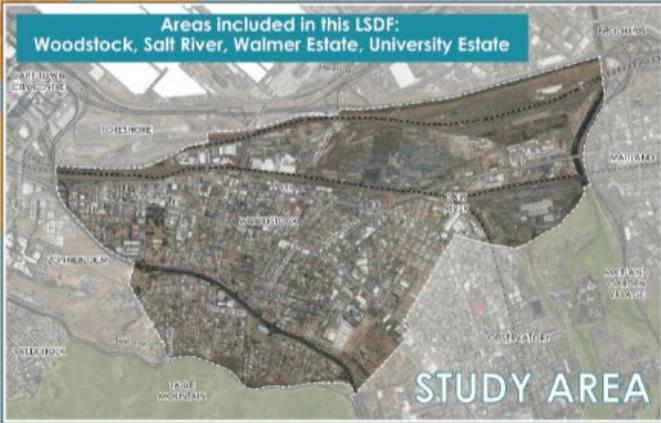
**WHEN & WHERE ?**

13 April 2023 from 12:00 to 18:00  
14 April 2023 from 09:00 to 18:00  
15 April 2023 from 09:00 to 13:00  
Woodstock Community Hall

13 May 2023 from 10:00 to 14:00  
13 May 2023 from 11:00 to 12:30 (Feedback Session)  
Salt River Hall

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2. It allows us together, to create a shared vision for the future of the area.
3. This vision can allow residents, developers, stakeholders and government to coordinate towards positive change.
4. The document can help identify projects and proposals that can achieve the shared vision.



**Areas included in this LSDF:**  
Woodstock, Salt River, Walmer Estate, University Estate

**STUDY AREA**

### BACKGROUND

Woodstock and Salt River are neighbourhoods that have experienced significant change over the past number of years. A trend which is likely to continue, particularly taking into account the plans for future social housing developments which could result in an increase of 4000 families in the area.

The precinct development process is grounded in civic participation and is based on the co-creation of a vision and implementation priorities for Woodstock and Salt River, by the local community and the City. This process is a pilot project to develop a new way of engaging in precinct development which centers the inputs of citizens in neighbourhood planning.

### HAVE YOUR SAY

**Register Today!**  
Register online from 1 February - 31 May 2023 to receive updates on the LSDF.

**Have your say and complete our survey**  
If you live or work in Woodstock, Salt River, Walmer Estate or University Estate, we want to take your views into account and understand your first-hand experiences and knowledge of the area.

**CONTACT US:** Email: WSR.LSDF@capetown.gov.za



### PURPOSE

The purpose of the LSDF is to re-establish this once vibrant and economically sustainable neighbourhood, to create a sense of belonging, and to support a multicultural community. It formulates a spatial vision, related policy guidelines and interventions that will assist to building the area in a sustainable manner, and to integrate and connect Woodstock and Salt River with the surrounding areas.

- **Creating a 'sense of place'** — Focusing on spaces/ places where people can meet and engage with one another, the natural environment and living memorialisation.
- **Celebrating culture and community** — taking history/ memory into consideration.
- **Focusing on different user groups**, especially the youth and elderly and how they use spaces.
- Highlighting the value of activating the **public realm**.
- Incorporating elements of **resilience and sustainability**.
- Supporting **sustainable communities**.

*"Public participation, a way to be at the heart of change."*



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The structure of the open houses were as follows:

- 1) I&APs were welcomed and were asked to sign the register  
Figure 11
- 2) I&APs were given information on the purpose of the open house and taken through the posters which explained the purpose of the LSDF and the various background information the public would need to give input Figure 12Figure 13

3) Posters during the open day covered:

- Poster 1 = 'What is a LSDF'
- Poster 2 = 'The LSDF Process'
- Poster 3 = 'Historical Growth'
- Poster 4 = 'What does the Policy Say'
- Poster 5 = 'District SDF map'
- Poster 6 = 'What Does the Policy Say'
- Poster 7 = 'Sub-District Map'
- Poster 8 = 'Approved Planning'
- Poster 9 = 'Swot Analysis'
- Poster 10 = 'Big Ideas'
- Poster 11 = 'What Makes this Area Special'



Figure 5: Participants Viewing Posters



Figure 5: I&APs Reading and Taken Through Posters



Figure 5: Family Signing in to the Woodstock/Salt River Open House

# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

### WHAT IS A LSDF ABOUT?

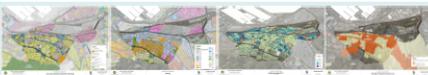
- Formulating a vision for the desired end state of an area (how we would like it to be)
- Setting the policies and guidelines for decision making and actions to achieve the end state (Provides land use and urban form guidelines for future development)
- Co-ordinating, integrating and directing the action plans / developments to achieve the desired end state

### THE IMPORTANCE OF A LSDF

- The Local SDF is an important planning document because it:
  - Align and give further effect to the municipal SDF and any relevant District SDF
  - Provides more detailed local area planning
  - Contextualise existing policy for the area
  - Provide land use and urban form guidelines for future development

### PURPOSE OF LOCAL SDF

- Local SDFs may include:
  - Maps that identify and depict current and future significant elements which give structure to a settlement
  - Land use management guidelines
  - Spatial representation to support spatial restructuring and integration within the district
  - Spatially showing the co-ordination, alignment and integration of relevant sectoral plans or policies of City departments in support of the MSDF



### LOCAL SDF MANDATES

- The Local SDFs are prepared in terms of:
- SPLUMA Sections: 12(1), 20, 21, 22:** spatial development frameworks (SDFs) to guide land use planning decision making.
  - MPR12 s12(1):** Local SDFs may be adopted, s12(3)/ 11(2) a-e:
    - Align to municipal SDF
    - Identify and depict important spatial elements
    - Provide land use guidelines
    - Show restructuring and integration
    - Sectoral integration
    - Implementation plan
    - Identify local areas requiring detailed planning

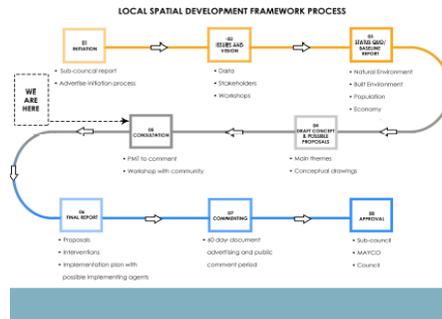


# 1 WHAT IS A LSDF ?

# WOODSTOCK, SALT RIVER and surrounds

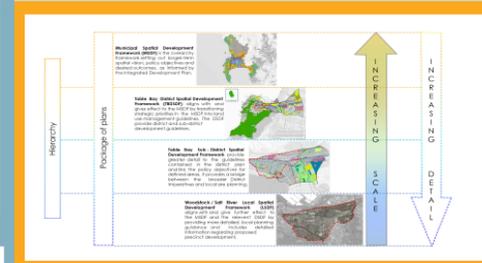
## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

### THE LSDF PROCESS



### HIERARCHY OF SPATIAL PLANS

The LSDF falls within a suite of development plans by the city. A refinement of the MSDF and DSDF as it speaks to the local development aspect of urban development. Outlines development guidelines at a finer grain level (local level) and guides development of a particular locale. Brings the detail of the DSDF to an area based level.



# 2 THE LSDF PROCESS



# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

### HISTORY OF THE AREA



Woodstock developed from three farms (Conneblom, Lebliebom and Roodebloem) which were established on the slopes of Devil's Peak in 1692 and was originally called Papendary - after Pieter van Papendorp, who had settled in the area during the mid-1700s.

Once a railway line was developed in the mid-19th century, Woodstock became a trendy seaside suburb with a large beach stretching to the Castle of Good Hope. In 1847 the name was changed to Woodstock after a brief time being New Brighton.

With its favourable location, the area experienced rapid growth, increased industrialisation and a growing working class stimulated by the demands of the Boer Wars in the late 1800s.

The foreshore reclamation project in the 1950s cut off the seaside access and beach and increased the industrial nature of the area but helped the population remain integrated during Apartheid and survived being declared a 'whites only' area. Its unofficial designation as a 'grey' area meant many coloured and black people began to settle in Woodstock during the 1970s and 1980s.

Recently the lower parts of Woodstock have undergone major urban regeneration after a period of urban decay, which has improved the overall appearance and atmosphere.



### HISTORICAL TIMELINE



### THE AREA TODAY

Woodstock / Salt River and Surrounds  
Woodstock is one of the earliest suburbs of Cape Town located between the harbour of Table Bay and the lower slopes of Devil's Peak, east of the city centre.

It is served by Woodstock and Esplanade railway stations and extends to Nelson Mandela Boulevard. Home to a mix of young professionals, families and businesses, Woodstock has seen progressive urban renewal in recent years.

# 3 HISTORICAL GROWTH



# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

### METROPOLITAN POLICIES & STRATEGIES

Cape Town's Integrated Development Plan and Metro Spatial Development Framework contain three spatial strategies:

- Spatial strategy 1:** Plan for employment, and improve access to economic opportunities.
- Spatial strategy 2:** Manage urban growth, and create a balance between urban development and environmental protection.
- Spatial strategy 3:** Build an inclusive, integrated, vibrant city

These spatial strategies:

- Provide the Spatial direction that establishes a corporate and/or spatial perspective
- Inform the review of sector and lower-order spatial plans
- Inform submissions and motivations for development proposals and applications
- Directly impact the assessment of development applications.



### Linkages between MSDF & DSDF

**MSDF** (Municipal Spatial Development Framework) sets the overall vision and direction for the City of Cape Town, including Policy Objectives and Desired Outcomes.

**DSDF (S within the City of Cape Town)** translates Municipal Policy Objectives into District Level Spatial Planning Categories (SPC) in order to provide more detailed development guidance.

### TABLE BAY DISTRICT CONCEPT MAP



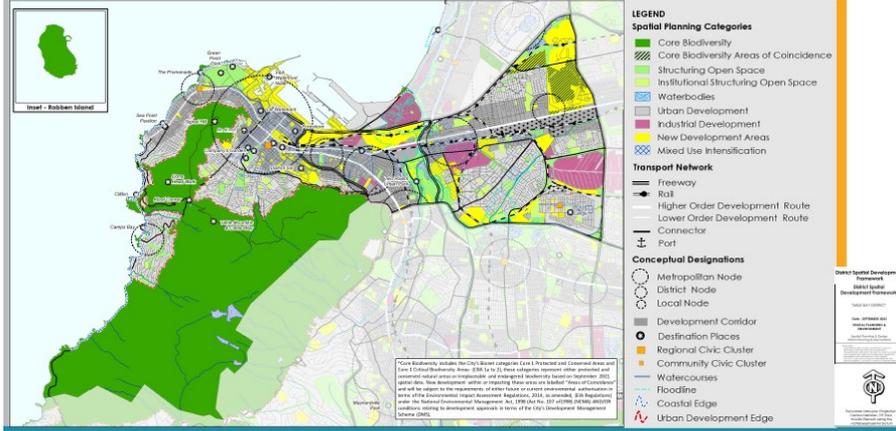
# 4 WHAT DOES THE POLICY SAY?



Figure 6: Woodstock/Salt River Posters 1-4

# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

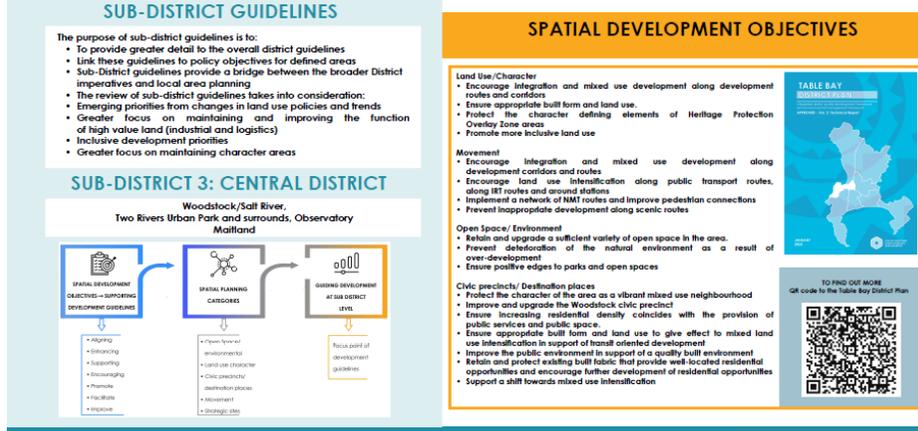


### 5 DISTRICT SDF MAP

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# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK



### 6 WHAT DOES THE POLICY SAY?

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# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

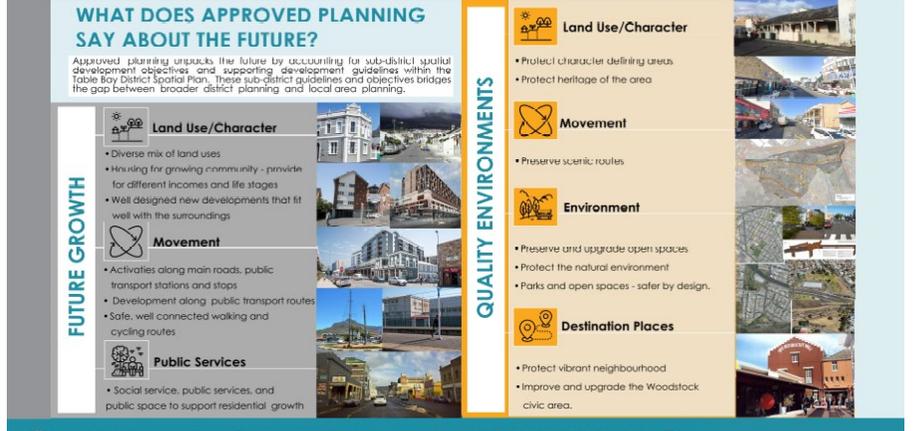


### 7 SUB - DISTRICT MAP

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# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK



### 8 APPROVED PLANNING

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Figure 7: Woodstock/Salt River Posters 5-8



4) At various points, when the public needed assistance, the City of Cape Town's District Spatial team would inform the public on how they could contribute to the LSDF (through their comments and mapping) Figure 12

- a. Depending on the type of query given by the individual, they were directed to the maps set out.
  - i. Here individuals mapped out the location for a specific comment Figure 12
- b. If the individual wanted to comment, they could do so on the poster of their choice.



Figure 9: City Official Capturing a Comment By an I&AP and I&AP discussing & mapping comments

- 5) If comments or mapping were supported by other individuals, coloured sticker dot were pasted on the supported view.

- 6) If individuals were willing, they were able to fill out the online survey which further generated input from the public (See Annexure D for the summary of survey responses)



Figure 10: A participant adding a coloured sticker dot in support of a previous comment.

### Open House in Salt River Hall (13 May)

This session, was semi structured in that it followed the same structure of the Woodstock open house but that a feedback session was held with the ward councillor (Yusuf Mohamed).

The session was as follows

- 1) I&APs were welcomed and were asked to sign the register



Figure 11: I&APs Signing the Register upon entry

- 2) I&APs were given information about the purpose of the open house and taken through posters which explained the purpose of the LSDF and background information that the

public would need to give input on.

- 3) Posters displayed during the Woodstock open house were displayed and covered in the Salt River open house as well (Figure 6, 7 and 8 and Annexure X)
- 4) The public gave input through comments and mapping.
  - a. Supported comments and mapping received coloured sticker dots
  - b. Some mapped outcomes were discussed further (Figure 12)



Figure 12: City Official and I&APs Discussing Posters (Swot Analysis)



Figure 13: City Official and I&APs Discussing Mapped issues and Some Mapped Issues

- 5) A question and answer session was held with the ward councillor (Yusuf Mohamed) and the lead District Spatial Planner for the Woodstock/Salt River LSDF. Here the public could ask specific questions to the councillor and the City of Cape Town's District Spatial Planning team and receive clarity on plans and give more input to the LSDF. See Figure 14 for Q&A session and Annexure C for the minutes from the Q&A

### **Open House in Salt River Hall (28 October 2023)**

This session followed the same structure as that of the first open house. The purpose of this session was for I&APs to critique the drafted Woodstock/Salt River and surrounds LSDF document. This critiquing/commenting session was in addition to the initial 60 day commenting period.



Figure 14: Q&A session with City Officials and Ward Councillor Muhammed

The structure of the open house was as follows:

- 7) I&APs were welcomed and were asked to sign the register
- 8) I&APs were given information on the purpose of the open house and taken through the posters which explained the purpose of the LSDF and background information that the public would need to give input on
- 9) Posters displayed during the first open house were displayed and additional posters- seen in figure 16 were displayed to share the outcomes of the public participation so far and the direction of the LSDF. (Figure 6, 7, 8 Figure 16).
- 10) The public gave input through comments and mapping.
  - a. Supported comments and mapping received coloured sticker dots
  - b. Some mapped outcomes were discussed further
- 11) At various points, when the public needed assistance, the City



Figure 16 Participants contribute to Cultural mapping exercise

of Cape Town's District Spatial Team would inform the public on how they could contribute to the LSDF (through their comments and mapping) See Figure 19

- 12) Depending on the type of query given by the individual, they were directed to the maps set out.
  - Here individuals mapped out the location for a specific comment which lead into discussions (See Figure 19)
- 13) If the individual simply wanted to comment, they could do so on the poster of their choice (See figure above Figure xxx – where comments are.
- 14) Discussions happened throughout the day and at various points either with city officials, Councillors or I&APs.



Figure 15 City officials explain contributions to mapping.



Figure 17 Final Open Day





# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

- Actions in planning relevant to vision:**  
Each of the following projects will offer further opportunities for public input.
- 1. Non-Motorised Transport Improvements on routes around Woodstock and Salt River led by City of Cape Town Urban Mobility**  
Upgrades to signage, pedestrian signals, universal accessibility ramps and bicycle parking. Led by City of Cape Town Urban Mobility Department implementation within 5 years.
  - 2. Station Upgrades led by FRASA to align with FRASA norms and standards:**  
FRASA is undertaking a rail modernisation process which includes the improvement of rail assets. Woodstock, Salt River and Espinasse stations are all identified as needing upgrades to support universal accessibility, improved environments and improved operations as well as optimising the land use potential of stations, by developing opportunities for a mix of tenants. Long term, beyond 5 years.
  - 3. Land Optimisation Planning for Culemborg and Salt River transect properties led by FRANSNET and Part of Cape Town:**  
Transnet and the Fort are currently working to give detail to the Fort framework plan by identifying ways to optimise the Culemborg road holdings. The full priority of the land optimisation process is to determine the future logistics and not needs in the precinct. After which alternative development proposals including mixed use development and industrial development, may be considered. Long term, beyond 5 years.
  - 4. Lower Church Street Roundabout at the N1 and Marine Drive interchange and planned connections:**  
As part of the N1 corridor development, road networks are planned to unlock key land parcels, and to address current challenges with road based freight access to the Port and container terminals. Led by City of Cape Town Urban Mobility. Long term- beyond 5 years.
  - 5. Albert Road Scheme Review:**  
City of Cape Town Urban Mobility Land for transport was historically reserved in terms of road schemes that have since become obsolete and would no longer be executed. The review will present options for land currently zoned transport within the corridor in order for greater social and economic benefit to be realised. Within 5 years.
  - 6. Indagage Park Upgrades led by City of Cape Town led by City of Cape Town Parks and Recreation:**  
A draft management plan has been prepared which outlines guidance, to realise the potential and social value of Indagage Park for the benefit of current and future residents through the implementation of a consistent and long term vision for the park and to represent the revitalisation of the park. Public participation will allow ongoing input to the detailed of this design and must encourage water sensitive design. Indagage Park should be promoted as a Regional Park, in addition the development of the park as a water-sensitive space with unearthened waterways is being investigated by Catchment and Stormwater management. Short to Medium term.
  - 7. Salt River Station Precinct Upgrades led by City of Cape Town Urban Planning and Design:**  
Various improvements to the public space around Salt River station, planting and paving. Short term within 5 years.
  - 8. Albion Waste Water Treatment Works bulk service upgrades, led by City of Cape Town Water and Sanitation:**  
Albion WWTW upgrade to support long term growth within the catchment. The facility has capacity for the near term, however requires additional capacity and maintenance. The upgrades are aimed for 2024-2031.

**Mechanisms include tools and incentives to enable the kind of development envisaged in the guidelines. These include:**  
Available mechanisms have been approved by council and are available to prospective development agents and property owners in Cape Town. Proposed mechanisms are either currently in the process of development or investigation by the City (see methodology and flow chart for more information), or should be investigated in more detail prior to pursuit and implementation. These are categorised into 4 themes of mechanisms: Development Incentive; Income Generation; Infrastructure; and Public Facility Investments.

Development Incentives
<ul style="list-style-type: none"> <li>Discounted development contributions</li> <li>Development application fee waivers</li> <li>Discounted electricity tariffs</li> <li>RT Zoned (currently under review)</li> <li>Urban Development Zones (UDZ)</li> <li>Integrated incentive overlay zone</li> <li>Secondary housing</li> <li>Density bonus</li> <li>Flexible housing/affordable housing</li> <li>Heritage exemption areas</li> <li>Environmental exemption areas</li> <li>Land/urban redevelopment scheme</li> </ul>
Income Generation
<ul style="list-style-type: none"> <li>Development opportunities</li> <li>Land disposal and lease</li> <li>Land readjustment scheme</li> <li>Land development income</li> </ul>
Infrastructure
<ul style="list-style-type: none"> <li>Streamlined and use application process</li> <li>Specialising areas</li> </ul>
Public Facility Investments
<ul style="list-style-type: none"> <li>Complex and development teams (CDU)</li> <li>Regional Urban Regeneration Programme (RURP)</li> <li>Public management model</li> <li>Land acquisition including land banking and assembly</li> <li>Align public sector plans</li> </ul>

**What other projects or mechanisms should be investigated?**

# WOODSTOCK, SALT RIVER and surrounds

## LOCAL SPATIAL DEVELOPMENT FRAMEWORK

**Identifying projects for implementation priority**

**Cultural mapping exercise**

**Comments from youth**

### **60 Day Comment Period and Extension**

The public were informed and reminded of the 60 day comment period after each phase of the LSDF is drafted. The final comment period was September 11<sup>th</sup> to November 11<sup>th</sup>. At the request of the community it was extended to 15<sup>th</sup> February 2024. Registered and unregistered members of the public were encouraged to partake in this process to increase accuracy and appropriateness of the report.

## 3. Synthesis of Public Comments Received

The various formats of engagements allowed for a more in-depth understanding of the issues, challenges and opportunities within the area. Moreover, the sharing of knowledge yielded broad ideas and identification of proposals.

Comments received during the engagement processes were collected, captured and filtered into various themes to allow for assessments and response in this draft. The comments received touched on a diverse issues, some of which are beyond the scope of a spatial plan. The LSDF does, however, contain an implementation plan, wherein it identifies actions requiring further stakeholder coordination.

The online survey conducted yielded responses from 119 participants. Comments to the project email were 32 over the various public comment periods. The questions posed in the survey related to the prioritising of issues identified in the LSDF baseline report, as well a platform to express opinions of key issues experienced in the area. 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.

### 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.

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 considered.
- Revitalising the business environment.

- Housing and development (challenges and opportunities) and the availability of affordable housing.
- Economic opportunities and benefit for the locals (especially with tourism and heritage works)
- Community values and encouraging an integrated community and active citizenry.

The LSDF will consider all concerns by having follow-up engagements on pertinent issues and by pursuing further in-depth investigations with both inter-governmental stakeholders and members from the public. The LSDF, as a planning policy, cannot give or take away any rights. It does, however, aim to encourage coordination around addressing challenges and harnessing opportunities.

## **3.1. Inputs to a vision for the future of Woodstock and Salt River:**

The public comment period provided valuable insight in what the hopes and dreams are for the future of the area. Despite the challenges identified in workshops, there is significant optimism and a strong sense that Woodstock and Salt River are strategic suburbs in the context of Cape Town, capable of showcasing new ways of approaching urban challenges: The “hopes for the future” comments are summarised as follows and are interpreted into the Vision in

section 5 of this report.

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

The statements that relate to togetherness and inclusion focus on the importance of keeping Woodstock and Salt Rivers, social and economic diversity and for the area to welcome people from different background. Some examples of statements 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:
- These statements relate to the importance of protecting the environment in Woodstock and Salt River and on the role of urban areas in creating a more sustainable way of life. Some of the statements relating to this topic 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”conducive for all.

## 4. Summary of Public Participation

This section explores the summary of comments and responses from both the Woodstock and Salt River Open House.

Table 1: Woodstock City Hall Open House Comments		
Community Feedback – PUBLIC PARTICIPATION		
SWOT ANALYSIS POSTER 1 & 2	STRENGTHS	WEAKNESSES
	<b>Open spaces and civic spaces:</b>	<b>Facilities needed:</b>
	Established sports precinct on 1 border <b>(1 Extra Vote)</b>	Healthcare and clinics needed <b>(5 Extra Votes)</b>
	“Green” upper Cambridge playing field <b>(1 Extra Vote)</b>	Schools and educational facilities needed <b>(4 Extra Votes)</b>
	Skate park	Schools is far from house <b>(2 Extra Votes)</b>
	Golders Green Park <b>(2 Extra Votes)</b>	No support for unhoused people, mental health crisis support <b>(2 Extra Votes)</b>
	Some well-maintained parks/facilities (Queen's Park) <b>(2 Extra Vote)</b>	Open spaces for youths – sports facilities and events <b>(2 Extra Votes)</b>
	Trafalgar pool <b>(3 Extra Votes)</b>	Loads of litter everywhere <b>(3 Extra Votes)</b>
Woodstock library <b>(4 Extra Votes)</b>		
<b>Location and mobility:</b>	<b>Road design and management:</b>	

	<p>Central to CBD and Beautiful old buildings <b>(5 Extra Votes)</b></p> <p>Proximity to integrated public transport <b>(2 Extra Votes)</b></p> <p>Only corridor to get in/out of CT central <b>(1 Extra Vote)</b></p> <p>Love the integrated feel of Woodstock <b>(9 Extra Vote)</b></p> <p>Walking distance to amenities, transport, parks, restaurants</p> <p>Public Transport Opportunity (found Myciti helpful) <b>(1 Extra Vote)</b></p>	<p>Lack of maintenance of pedestrian walkways – difficult for the elderly <b>(2 Extra Vote)</b></p> <p>Road layouts, widths and vehicle prioritisation</p> <p>Side roads are getting busier and speeding is an issue <b>(2 Extra Votes)</b></p> <p>The main road does not feel safe for pedestrians</p> <p>Cleanliness of streets and gutters <b>(2 Extra Votes)</b></p> <p>NMT inadequate</p> <p>Lack of safe cycling infrastructure <b>(2 Extra Votes)</b></p>
	<p><b>Community:</b></p>	<p><b>Safety and management of facilities:</b></p>
	<p>Diversity and cultural integration <b>(7 Extra Votes)</b></p> <p>Organisations in community who have visions and goals for better Woodstock <b>(1 Extra Vote)</b></p> <p>Living heritage of working class community's connection to the area</p> <p>Local business (Parker's, Salsbury, Balmord etc.) <b>(1 Extra Vote)</b></p> <p>U-watch neighbourhood watch <b>(8 Extra Votes)</b></p>	<p>Safety – especially women and children <b>(8 Extra Votes)</b></p> <p>Open spaces unsafe and unclean – needles etc. <b>(9 Extra Votes)</b></p> <p>Crime &amp; Grime <b>(1 Extra Vote)</b></p> <p>Safety and security at Trafalgar Park (lighting and Safety) <b>(1 Extra Vote)</b></p> <p>Safety and Crime <b>(3 Extra Votes)</b></p> <p>Needles, litter and crime <b>(1 Extra Vote)</b></p> <p>"I really want to feel safe when walking around. I don't". <b>(5 Extra</b></p>

		<p><b>Votes)</b></p> <p>Crime issues and pedestrian safety <b>(1 Extra Vote)</b></p>
	<p><b>Business Opportunity:</b></p>	<p><b>Housing and development:</b></p>
	<p>Variety of business spaces <b>(2 Extra Votes)</b></p> <p>Mixed-use developments <b>(2 Extra Votes)</b></p>	<p>Cissie Gool people who live there get first preference for new houses in Woodstock – when originally they are not from Woodstock. What about the people on the housing list? <b>(3 Extra Votes)</b></p> <p>Lack of affordable housing <b>(6 Extra Votes)</b></p> <p>Old hospital on Mountain Road, to be maintained better or development as low cost housing <b>(6 Extra Votes)</b></p> <p>Expensive to come back to live in Woodstock <b>(3 Extra Votes)</b></p> <p>Container parks taking up a lot of space <b>(2 Extra Votes)</b></p> <p>The regeneration will likely benefit middle class white people <b>(1 Extra Vote)</b></p>
		<p><b>Issues with recreational spaces:</b></p> <p>Skate park is not well designed – that is why people don't skate there <b>(1 Extra Votes)</b></p> <p>Parks lack functionality and are not pet friendly <b>(1 Extra Vote)</b></p>

		Parks and Public open space <b>(2 Extra Votes)</b>
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Community Feedback – PUBLIC PARTICIPATION		
	OPPORTUNITIES	THREATS
<b>SWOT ANALYSIS POSTER 1 &amp; 2</b>	<b>Economic Opportunity:</b>	<b>Safety and management of facilities</b>
	Should be real estate tourism – like Biscuit mill <b>(1 Extra Vote and 1 Disagree Vote)</b>	Crime and safety – don't like living under cameras <b>(4 Extra Votes)</b>
	Urban regeneration through public private partnerships <b>(1 Extra Vote)</b>	Poor security, dangerous to walk for pedestrians <b>(4 Extra Vote)</b>
	Integration, equal opportunity and economically	Gangsterism and crime in vacant sites <b>(4 Extra Votes)</b>
	Opportunities for integration of social and private development <b>(3 Extra Votes)</b>	Petty crimes, and drugs and gangsterism – youth especially <b>(4 Extra Votes)</b>
	Business development	Crime, drugs and harassment <b>(2 Extra Votes)</b>
	Optimise transport logistics area <b>(3 Extra Votes)</b>	Squatting and rough sleeping decreases property values <b>(16 Extra Votes)</b>
	PRASA and Transnet land <b>(1 Extra Vote)</b>	Run down infrastructure - see rest of this point
	Job opportunities for locals/youth <b>(1 Extra Vote)</b>	Squatters, crime and fire - see rest of this point
		Under-resourced police station <b>(2 Extra Votes)</b>

		<p>Drug trafficking to school children <b>(2 Extra Votes)</b></p> <p>Increase in motor theft</p> <p>Vacant and run-down buildings <b>(2 Extra Votes)</b></p>
	<p><b>Open space and recreational opportunity:</b></p>	<p><b>Challenges to development:</b></p>
	<p>Urban park or bowling green or sports field – open green land <b>(7 Extra Votes)</b></p> <p>Programmes for youth led by community members – James street Boxing Gym <b>(1 Extra Vote)</b></p> <p>Tutoring and education linked to sports for youth led by community <b>(1 Extra Vote)</b></p> <p>Get skatepark designed by Skateboarders <b>(3 Extra Votes)</b></p> <p>Re-use field at Trafalgar <b>(1 Extra Vote)</b></p> <p>Tourism, Art and Design Hub, Prime Real Estate potential <b>(1 Extra Vote)</b></p> <p>Green spaces for all <b>(6 Extra Votes)</b></p> <p>Street redesign – over spaced road, traffic calming, sharing</p>	<p>Little job opportunities for low income households <b>(2 Extra Votes)</b></p> <p>Need for green space especially if more housing developments – areas in close proximity <b>(3 Extra Votes)</b></p> <p>Don't take away green space <b>(4 Extra Votes)</b></p> <p>Development and risk to wetlands and green spaces <b>(2 Extra Votes)</b></p> <p>Take green space – see rest of this point</p> <p>Overpopulation vs service delivery capacity</p> <p>Complexities of social housing <b>(4 Extra Votes)</b></p> <p>Gentrification <b>(5 Extra Votes)</b></p> <p>Urban regeneration with PPP that does not raise rates and taxed for the less financially stable <b>(1 Extra Vote)</b></p>

	<p>and greening</p> <p>Heritage protection <b>(9 Extra Votes)</b></p> <p>Youth and arts – “first Thursday” concept supporting local business, galleries and arts</p> <p>Green spaces for all</p> <p>Improvement of cycle lane connection to CBD (Bradley Road continuous) <b>(4 Extra Votes)</b></p> <p>More spaces for people and children <b>(4 Extra Votes)</b></p>	<p>Why take away 100 year old market – Salt River Market</p> <p>Advice and objections ignored by Environment and Heritage <b>(4 Extra Votes)</b></p> <p>Handover of development conditions not well enforced <b>(3 Extra Votes)</b></p> <p>Old houses structures affected by new development <b>(2 Extra Votes)</b></p> <p>Lack of street interface <b>(2 Extra Votes)</b></p> <p>Are local black and brown communitys having their real say? <b>(2 Extra Votes)</b></p> <p>The councillor is AWOL <b>(3 Extra Votes)</b></p> <p>Neighbour watch in the lower Woodstock</p> <p>Lack of skills development for youth <b>(3 Extra Votes)</b></p>
	<p><b>Housing opportunity:</b></p>	<p><b>Transport challenges:</b></p>
	<p>Social Housing projects <b>(4 Extra Votes)</b></p> <p>All types of housing opportunity for the poor and working <b>(2 Extra Votes)</b></p> <p>Social, student and private housing Aesthetics for building to guide how they are looking and developed <b>(5 Extra</b></p>	<p>Cost of transport is an issue, especially for youth</p> <p>Walmer estate peak hour rat run to be stopped</p> <p>Traffic and parking conflicts from mixed-use</p>

	Votes)	
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Table 2: Salt River Hall Open House Comments		
Community Feedback – PUBLIC PARTICIPATION		
SWOT ANALYSIS POSTER 3	STRENGTHS	WEAKNESSES
	Community values - protect	Access and problems of safety challenge for business
		Business owners – lack of parking causing challenges for customers
		Affordable housing – small units don't cater for community families (families 3+ and grandparents)
		No support or development for youth
		No maintenance of green spaces
		No heritage maintenance – tradition in Biscuit Mill
		No parking in the streets and safety is an issue as people are being attacked.
		Too much wide roads – need safer and calmer roads
		Lack of pedestrian crossings and clean roads for kids and pedestrians

		Residents can't own their homes and eviction is increasing
		Gentrification and eviction go hand-in-hand
		Councillors need to be on the ground and find the issues – to communicate to departments
		Community spaces for elderly and youth in the area
	<b>OPPORTUNITIES</b>	<b>THREATS</b>
	Cricket nets in Shelley Street needs to be refurbished for the youth	Petty crime continues to increase (burglaries and lack of law enforcement)
	Ship building industry	Businesses don't get provided dustbins and facilities to keep clean
	Trains to Winelands, Paarl and Wellington tourists	Opportunity for owning a house and people renting 50+ years and can't afford to own
	Build a connecting bridge from the harbour to Maerk/Safmarine over the N1 to avoid the trucks entering from Voortrekker Road	Clean roads and improve pedestrian feel safe
	Learing trade industry	Pavements used for businesses and take away space for pedestrians
	Sustainable Urban Drainage Systems	Voortrekker Potholes
	Diet our roads traffic calming	Voortrekker Road traffic and Albert Road because of developments

Green riders community – creating 300+ jobs – including cycle patrol units	Residents and culture don't benefit from new developments
Farming green park (fruit and veg skill learning)	Residents don't benefit from Biscuit Mill
More pedestrian crossings	Social Housing and Biscuit Mill (how will this be affected)
Youth Development	Trains vandalism, squatting and fire
What about pensioners?	Species are becoming extinct (green open spaces)
Encourage small businesses and opportunities for community	High-rise large buildings take away from close community
Streets are as important as green spaces for public realm	Cars parking on cycling lane
Need assistance from council – active community participants	Ungated cycling lanes
Education and starting things from young – link to schools	Lack of security in the area
To make the cycling lanes safe through a business and connect to CBD	Big businesses evicting locals (e.g., warehouse for e-commerce)
Container for housing (trailer park)	
Promote SMME and local economy in developed areas	
Ablution blocks (showers, toilets)	

	Need increased street surveillance	
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Community Feedback – PUBLIC PARTICIPATION		
BIG IDEAS POSTER 1 & 2	BIG IDEAS	NOTE DOWN YOUR BIG IDEAS
	<p>Trafalgar Park:</p> <p>Trafalgar Park becomes a desirable destination attracting people from around the City. This is an ongoing project, through the Chapel street public realm process and a Trafalgar park management plan.</p>	Would it be possible for the developers to employ our community members to restrict the new Salt River area?
		Markets and bringing people to Trafalgar Park <b>(1 Extra Vote)</b>
		Small-scale commercial agriculture <b>(2 Extra Votes)</b>
<p>Connecting Woodstock to the Mountains and Sea <b>(4 Extra Votes):</b></p> <p>Previous planning regimes have disconnected the historic neighbourhood from the mountain and the sea? Can we bring this back and how do we overcome the obstacles? This is a long term future challenge to overcome, which will influence how the City engages</p>	Employment – Salt River people	

	with the Port and National Park in future.	
	Inclusive and social housing projects <b>(1 Extra Vote):</b>  Keeping the area affordable for current residents and a variety of income levels and household sizes and types is a priority in addressing the apartheid spatial planning legacy. Social housing projects have been identified for sites in Woodstock and Salt River.	Studio apartments, not affordable housing
		Green urban corridor <b>(2 Extra Votes):</b>
		Affordable housing needs more clarity
		Writing club or workshop "stories of Woodstock" <b>(1 Extra Vote):</b>
		Cater for families, not single parents
		We are disconnected by car centric design. Make it pleasant to walk or cycle.
		Pedestrianisation class 5-6 roads
		How to bring back textile industry to Woodstock or Salt River
		Safe and separated cycling lanes
	Provide space for drug users – offer recovery help <b>(1 Extra Vote):</b>	

	Indoor sports facilities for the youth
	Bring back trams – cheaper, faster access to CBD, increased business and tourism, less local pollution and noises. Safer and friendlier Lower Main Road
	Community food garden – for trans net space, Waterfront like space.
	Youth night and development
	Densification is good but threatens wild life and open spaces (parks) – eco-tourism
	Skills training at the Salt River hall – businesses to support the provision of training
	Woodstock Bean
	Market on a Sunday to include community and their skills
	How can city keep these development ideas for Woodstock or Salt River but allow properties to be affordable for locals?
	Anti-gentrification policy for city
	Woodstock needs greening similar to Green Point Park including security <b>(1 Extra Vote):</b>

	Trafalgar parks deserves to be well treated and used <b>(2 Extra Votes)</b>
	Get street residents together to clean up their streets via “clean up” walk once a month #BuildCommunity <b>(1 Extra Vote)</b>
	Royal Maitland – run down parks and squatters
	Regulate short-term rental (Air BNB) to make sure accommodation is available for local long-term rentals <b>(1 Extra Vote):</b>
	More focus on the youth – spaces for activities, education, arts and sports <b>(1 Extra Vote)</b>
	Get active community members involved so that they can lead by example and more involved <b>(1 Extra Vote)</b>
	Arts academy in Woodstock – educating the youth <b>(1 Extra Vote)</b>
	Historical museum that is also a multi-purpose space to use <b>(1 Extra Vote)</b>
	Activities that allow engagement between elderly and the youth
	Entertainment areas – performance areas and public events
	Urban agriculture and food security – community gardens <b>(4 Extra Votes)</b>

		Recreation for youth
		Relook at street circulation – street design and layouts (shared spaces), Albert and Victoria Road, NMT and public transport lanes, greenery, one-way loop. <b>(1 Extra Vote)</b>
		A waterway ('sea'), a water park.
		MyCiti to and through Woodstock (safety and less cars) <b>(3 Extra Votes)</b>
		Preserve green spaces <b>(3 Extra Votes)</b>
		Properties are small, so need for pet friendly parks <b>(6 Extra Votes)</b>
		Heritage preservation together with anti-gentrification measures such as rent control <b>(1 Extra Votes)</b>
		"Grey area" – monument or memorialisation – Woodstock and Salt River an example of what Group Areas Act destroyed. Celebrate its longevity and educate on GAA. <b>(1 Extra Vote)</b>
<b>Community Feedback – PUBLIC PARTICIPATION</b>		
<b>WHAT MAKES THIS AREA SPECIAL?</b>	<b>WHAT MAKES THIS AREA SPECIAL?</b>	<b>HOW DO WE KEEP IT THAT WAY?</b>
	Diversity, caring, neighbourliness, children	Get rid of high-speed traffic. Stop designing the area as parking lot. Walk ability attracts business, proven safety and builds a social fabric.

People who are passionate about making Woodstock bigger and better <b>(3 Extra Votes)</b>	Policy directive to restrict gentrification – protecting existing poorer communities.
Local culture and arts <b>(1 Extra Vote)</b>	Communication, involvement of the residence, transparency
Visual sense of place	Parks and open spaces kept <b>(10 Extra Votes)</b>
Diverse and integrated <b>(3 Extra Votes)</b>	Increase safety and security (Trafalgar park) <b>(4 Extra Votes)</b>
Heritage – old things that make area special and unique	Allowing growth and development while preserving heritage, culture, architecture and community. <b>(5 Extra Votes)</b>
Lots of activity – small shops for small business and local <b>(2 Extra Votes)</b>	Green open spaces
Diverse, high-density, historic urban community <b>(3 Extra Votes)</b>	We need cameras in the lower Woodstock area
The locals looking out for each other <b>(3 Extra Votes)</b>	New development shouldn't push out existing community
All buildings, especially developments, should reflect the character of Woodstock – strict rules to be implemented <b>(1 Extra Vote)</b>	Salt River hall – community wants to use and protect the hall
Character <b>(3 Extra Votes)</b>	Limit consolidations and make sure small retail, office and manufacturing spaces stay.

	Location <b>(4 Extra Votes)</b>	Protect Living heritage by keeping working class families of colour in the area – we need as much affordable housing as possible <b>(1 Extra Vote)</b>
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The tables above have been generated from the following posters.

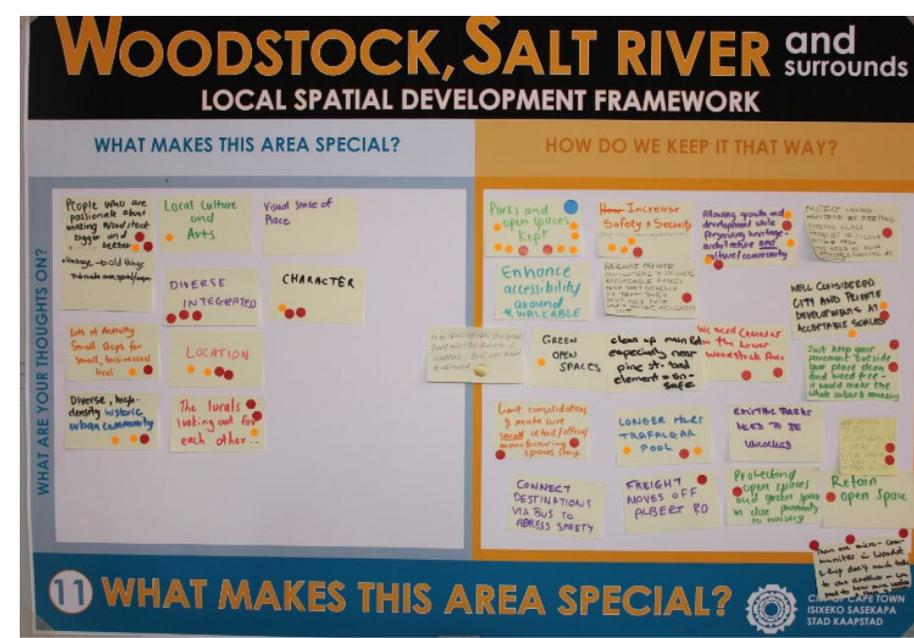
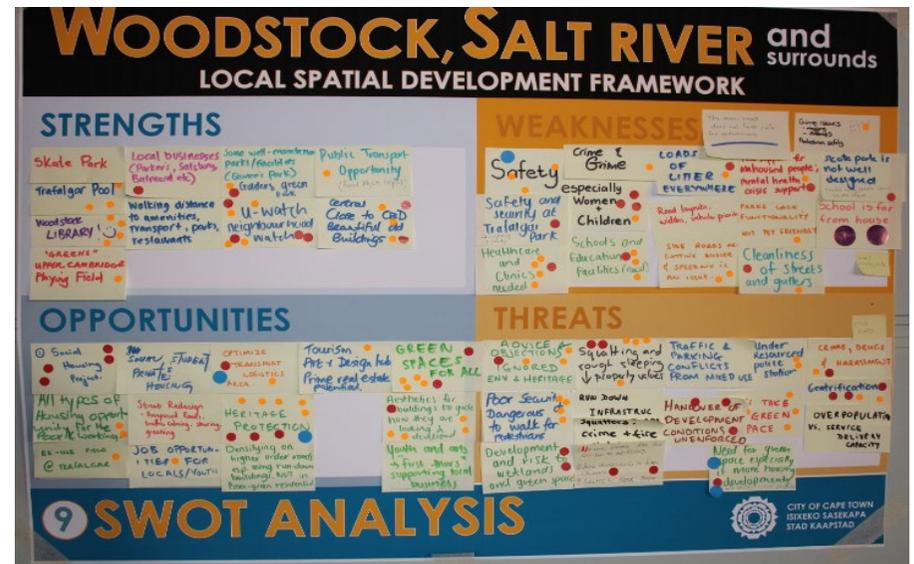
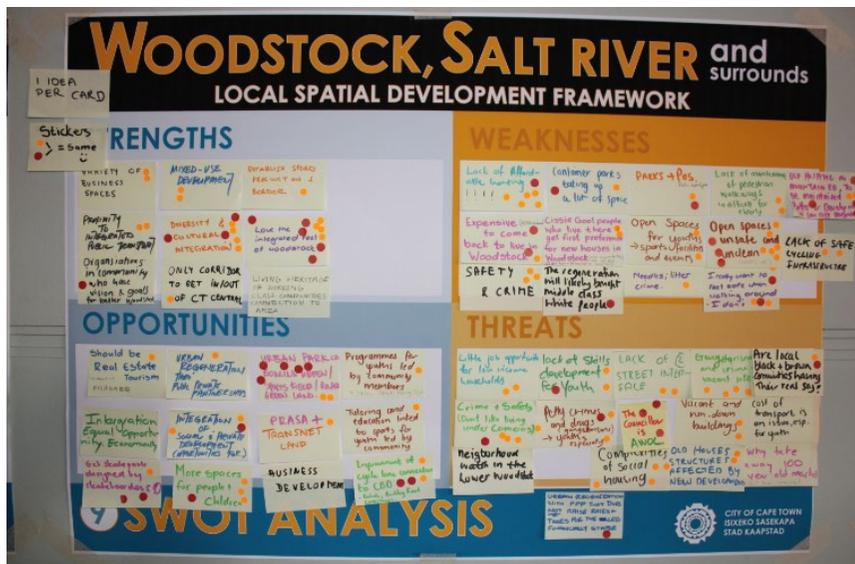


Figure 18: Poster 9, 10 and 11 with Comments From the Public

The following map displays where comments from the open house were localised in the neighbourhood of Woodstock and Salt River. The map highlights the open spaces which the public encourages to protect and also showcases the local nodes, identified by the public, which they would like preserved and maintained. The blue lines highlight MyCiti Bus routes and the yellow roads represent major roads, which are often used. Finally, the maroon figures highlight the buildings often mentioned by the public for the purpose of maintenance, upliftment or housing.

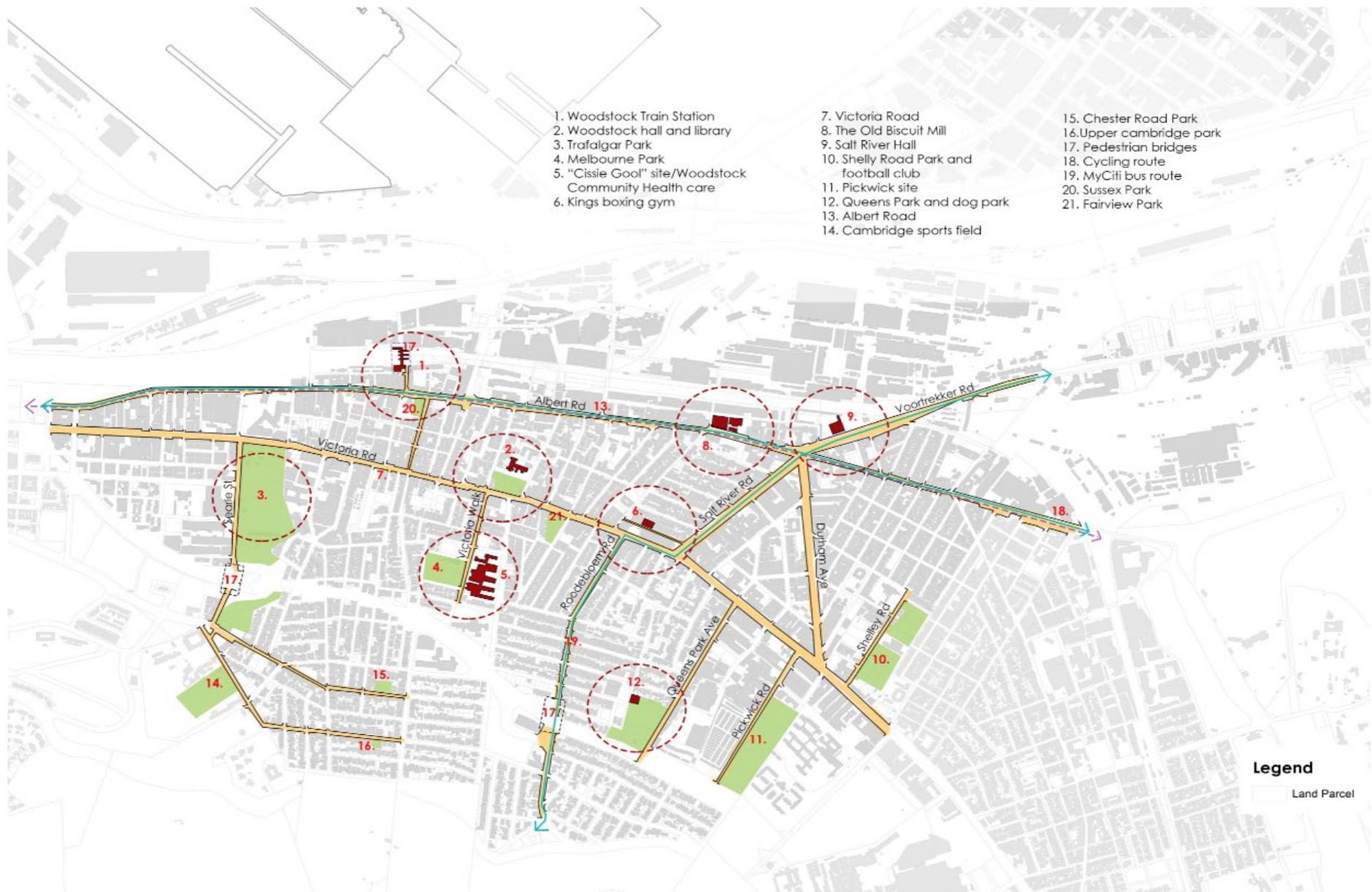


Figure 19: Map Showing Localised Comments from the Open Houses

## 5. Conclusion and Recommendations

The public participation process for Woodstock and Salt River sought to embody the spirit of participatory governance, a variety of methods were used to encourage conversation and input as captured in this report, the inputs were rich and varied and representative of the diverse views and interests of a complex, mixed use neighbourhood. Not all issues have or can be resolved in the LSDF process, however all inputs have been considered in the formulation of the draft document and many have had substantial influence on the content, the document has sought to provide a flexible enough framework for debates to continue on unresolved issues.

Furthermore the robust engagement process has formed the foundation for further trust between community groups and officials to enable further engagement on implementation in the future.

Annexure D provides a comments and responses sheet capturing the range of issues and how they have been considered in the document. .



## 6. ANNEXTURES

### Annexure A Public engagement meeting records

*Exercise on the neighbourhood - 24 August 2019*

#### What do you like about the neighbourhood?

Sense of community, connected to social networks and memories/  
inter-generational experience in the area:

- Sense of community (social networks, social connections based on long history in the area). Social history and memory – 4<sup>th</sup> generation families in the area.
- "I grew up in Woodstock. My memories are here."
- I like the lingering generations – 4<sup>th</sup> generation livelihood.
- Community history/heritage
- The sense of community. Ubuntu.
- Not just a suburb, but a sense of community where neighbours look out for one another
- The communities work together and can lean on each other for guidance
- The social networks in the area
- Family closeness => social connection
- That people know their neighbours
- Sense of belonging in the community

Built heritage:

- Social history of building – heritage
- Buildings and heritage – 'broekielace and stoeps'.
- Stoep, broekielace on front of houses

Location of the area:

- Accessible and well-located area (hospital is close by) – close to city centre.
- Close proximity to hospital, mosque, graveyard, railway, MyCiTi
- Landscape – beauty of the mountain and the sea.

Religious and racial diversity:

- Call to prayer (athaan)
- The sounds of the athaan in Salt River.
- Mixed race and open to all – even foreign nationals. Acceptance of all, and supportive of foreign nationals. Increasing African identity of the area.
- Salt River becoming more racially mixed
- The demographic of the population – Christian and Islamic heritage
- The way that Woodstock as always been a mixed income and mixed race area

Character of the neighbourhood:

- Relaxed neighbourhood – attracts all to live in it
- 'Human' scale of houses, shops and street
- Relaxed neighbourhood
- Cosmopolitan area
- Respectful neighbourhood
- It's safe to walk
- General friendliness of people





- Safer, cleaner
- Safe
- Clean and inviting
- Better maintained properties i.e. no problem buildings

Inclusive and equal; affordable housing:

- Equitable
- Economically integrated community (respond to homeless, displaced people)
- Integrated economically
- The needs of the poor and working class to be recognised
- I would like to see the area grow in an inclusive way that prioritises poor and working class people
- Not a yuppie gentrified exclusive area
- Social inclusiveness
- More equitable
- Affordable rentals
- Mixed income housing, with emphasis on communities = units up to 60 households
- I would like the city to grow. I would like affordable housing in the area.

Living memory; social and built history:

- Place for living history
- Heritage and green building combined
- A place with living history
- Heritage/memories to be recognised and local people's histories to be documented
- Heritage sites preserved
- Essence of family (great grandchildren live there) and sense of community
- That the great-grandkids of original residents still live in Salt River

Schools, social amenities, open spaces and green amenities:

- Every school to have a local food garden, twice a week food market in pedestrian zone
- Schools to be upgraded
- Public parks to be surrounded by crèches/kindergartens which themselves are part of multi-generational developments or combined with old age homes
- More green spaces
- Climate change mitigation and adaptation planning
- Eco-friendly suburb
- Recreational facilities to be inclusive
- More greening and better recreational areas
- I don't want it to lose its essence of family – the area must be able to uplift the community – housing, schooling, safety, better health facilities

Role of citizen:

- How influence decision-making to change the future?
- To fit in with SDG goals
- Community to engage with one another
- Decentralised local district => participatory democracy
- The elderly and young to be a part and have a voice in their vision for a better city life

Transport infrastructure and pedestrian zones:

- A hop on/hop off open tram (free service) between Good Hope Centre and Salt River Rd (on the Main Rd)
- Pedestrian zones
- A pedestrian zone on Victoria Rd between (at least) Searle Street and Roodebloem Road (bikes and delivery buses allowed)



## Woodstock Meeting Minutes for 23 June 2022

### Opening and Welcome:

Margie opened the meeting and Welcomed all present → gave brief introduction and process and purpose of the meeting.

Mishka went through the presentation

### Attendance issues and comments

Noted a glaring participation issue → limited number of people in attendance

Question raised on whether the meeting should continue with the presentation or should we reconvene at another time when more people are present → Meeting continued for the people that were present

Presentation will be shared with participants that are not here as well and possibly the people that are present will share information about the session with the constituents that are not present.

Comment on future public participation → find a way and more planning to get people into the meetings and grow attendance

Is Canterbury site still up for social housing development → stopped pursuing it because of heritage issues

### General Comments: LSDF Process and Participation

Is the LSDF a part of the whole DSDF process → how does it actually fit in?

Public participation seems like a smoke screen because everything is already decided → there is no true engagement and it will not take into account peoples inputs → process seems to only benefit the developers and not the people that are supposed to give input. This must change and the city really needs to look at this and change it

The process must change → the right people need to be brought in/ the right role players that will bring change and make the required decision

Must also remember that there are technical and legislative issues that need to be followed and that may make it seem like no change can happen. Margie asked who they would like to be brought in.

Nigel explained that the council is the decision makers and all decisions are made by full council. The role of our team is to take the ideas and input from the public and bring them into a plan. The process of the status quo is to try and understand the area and not a process that is already set in stone → it's a process that initiates the whole LSDF program.

A misunderstanding has happened some of the people present thought that the meeting was more about the district plan and the commenting process there → unpacking DSDF

Find a way to make the presentation more simple for the person on the street can understand and engage with the plan → idea suggested that people respond more to 3D images and general pictures as this allows for them to better engage with the process.

People don't understand the area and propose ideas and interventions that are not aligned to what people want. Context and understanding of the area is important and interventions must be for the people that live in the area → making sure that these processes actually represent what the people of Salt River want.

And issue raised about the start stop nature of the process → people are tired of the lack of continuity of the process → frustrating process and leads to people losing interest in the process

Two points of importance raised that must be taken in → context, content and relatability to the people of the area → more spaces of co creation and participation need to be created so that people can get input and comment on the process and have more solid input on the process → co design level wanted → manage expectations

Important to understand what the plan actually means for the people in the area → what does the plan mean for you

Use the Salt River hall not available → rail institute should have been used

Very detailed presentation → must be broken down into more parts so that people can grasp what is being said → the process needs to be much longer and explain all the elements of this information session → walk people through the information at a very low level so they can properly engage with this process and the information being presented.

Who needs to be at the 1<sup>st</sup> discussions/ what should they be (the sessions)?

Need to get the original group of people → maybe they can assist in bringing in more people as the leadership group.

Meeting was too short notice → need at least a two week lead time to get people into the meetings → currently too much happening in the two communities and people cannot attend to everything

A lot of interest in what the vision is for the area → advertising the visioning session should be wide and information should be shared about it and advertised widely → email, newspaper article

DAG can assist in setting up the sessions in terms of calling people and find out what they are doing → get people back into culture of public meetings → getting the word out

Workaround issues of when the meeting should be held → certain nights are not good because of what people are doing and events that prevent attendance → Monday, Saturday afternoon or morning would be a good day for the meeting to be held.

Visioning exercise would be good start → but also a recap session so people can remember and pick up from where they left off

Think about what will assist in helping people back into these sessions → find better participation methods e.g. D6 open house session

Presentation to be emailed so the people can break it down and understand it in their own time and also raise questions around it.

16/ 23 July Saturday morning → after school holidays preferably → 23<sup>rd</sup> July seems like the better option → ask about availability of Salt River Hall

Start off working with a small think tank on the 23<sup>rd</sup> and then have a bigger meeting at a later stage → initial recap session to be with the working group → group chat to be used to organise the next session and will also assist in getting in touch/ setting up the wider group session

## Woodstock Meeting Minutes for 22 July 2022

<p>██████ (District Spatial Planning Manager - Cct)</p>	<ul style="list-style-type: none"> <li>gave a recap of the previous session pre COVID → 3 main things: launch event, celebrate heritage/ heritage awareness/ family day to show case work, get space (Location) for community to get access to the information (Slat River Hall) used to put out the information for the public to access the material after the launch of the process.</li> <li>Engage with people to make Salt River a better place</li> <li>Build on principles of being open and honest in the process</li> <li>City team will have to pick up on the discussions with parks → follow up with Gail and recreation colleagues to use the space</li> <li>Figure out how to use the space → MOI and responsibility for the use of the space</li> <li>Find out if the in principle agreement is still applicable</li> <li>Strategize what happens on the 24<sup>th</sup> as a team → work with the councillor to organise and join events on the 24<sup>th</sup></li> <li>Can find various ways to assist in reaching people → once we've finalised with the councillor we can use processes like media releases and message in rates statements can be investigated at a later time for the event</li> <li>We can also use the data base of community organisations to forward the information to those various community organisations</li> <li>Posters are 2 pronged → open day 24<sup>th</sup> and for the restarting of the forum for general communication.</li> <li>What exactly do we want to achieve on the 24<sup>th</sup> / what is the plan → need to lock this down</li> <li>Will use the maps to prep for the initial meeting → use previous maps to see what the process had started to do</li> <li>Can try and get the deputy Mayor</li> <li>There is no plan for this area and the process was to get the community involved and use co creation to create a development plan for this area → currently though the development is covered at a higher level in the district plan and it is currently open for comment → covered in the Table Bay District plan Sub District guidelines.</li> <li>We are trying to reduce the technical nature of the spatial plans → make it easier for people at a community level to understand the plans → maybe have a session with the community leadership</li> <li>2 potential meetings 1 → meeting with councillor 2 → meeting with the bigger group to see if everything is on track for the 24<sup>th</sup> September → Salt River Hall already booked in advance for the 20<sup>th</sup> August.</li> </ul>
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<p>██████</p>	<p>Use heritage day to discuss issues in the community like social housing tec. Use the day for something that will really benefit the community. Soft approach always gets results → great in getting people involved → focus on the children and activities for them Try and get the Mayor to come to the event May be have various sessions for people over time to try and get them to grapple with the information Use chat group form communication and to set things up for the meetings and event on the 14<sup>th</sup></p>
<p>██████</p>	<p>Put together key exercises and questions that people will use to get the information going → create surveys to get peoples input on the process Material to be ready by 20<sup>th</sup> august Use old pictures and material to assist in the process for the 1<sup>st</sup> initial meeting Open day fair type event id the best way to get people involved → try do something for the kids to get them involved. It's very difficult to organise these session and a logistical nightmare → can try to record the long sessions and use footage as a course people can take at their own comfort.</p>

## Woodstock Meeting Minutes for 1 November 2022

### Opening and Welcome:

\_\_\_\_\_ opened the meeting and Welcomed all present → gave brief introduction and process and purpose of the meeting.

\_\_\_\_\_ went through the presentation

### Attendance issues and comments

Noted a glaring participation issue → limited number of people in attendance

Question raised on whether the meeting should continue with the presentation or should we reconvene at another time when more people are present → Meeting continued for the people that were present

Presentation will be shared with participants that are not here as well and possibly the people that are present will share information about the session with the constituents that are not present.

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Is Canterbury site still up for social housing development → stopped pursuing it because of heritage issues

### General Comments: LSDF Process and Participation

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The process must change → the right people need to be brought in/ the right role players that will bring change and make the required decision

Must also remember that there are technical and legislative issues that need to be followed and that may make it seem like no change can happen. \_\_\_\_\_ asked who they would like to be brought in.

\_\_\_\_\_ explained that the council is the decision makers and all decisions are made by full council. The role of our team is to take the in ideas and input from the public and bring them into a plan. The process of the status quo is to try and understand the area and not a process that is already set in stone → it's a process that initiates the whole LSDF program.

A misunderstanding has happened some of the people present thought that the meeting was more about the district plan and the commenting process there → unpacking DSDF

Find a way to make the presentation more simple for the person on the street can understand and engage with the plan → idea suggested that people respond more to 3D images and general pictures as this allows for them to better engage with the process.

People don't understand the area and propose ideas and interventions that are not aligned to what people want. Context and understanding of the area is important and interventions must be for the people that live in the area → making sure that these processes actually represent what the people of Salt River want.

And issue raised about the start stop nature of the process → people are tired of the lack of continuity of the process → frustrating process and leads to people losing interest in the process

Two points of importance raised that must be taken in → context, content and relatability to the people of the area → more spaces of co creation and participation need to be created so that people can get input and comment on the process and have more solid input on the process → co design level wanted → manage expectations

Important to understand what the plan actually means for the people in the area → what does the plan mean for you

Use the Salt River hall not available → rail institute should have been used

Very detailed presentation → must be broken down into more parts so that people can grasp what is being said → the process needs to be much longer and explain all the elements of this information session → walk people through the information at a very low level so they can properly engage with this process and the information being presented.

Who needs to be at the 1<sup>st</sup> discussions/ what should they be (the sessions)?

Need to get the original group of people → maybe they can assist in bringing in more people as the leadership group.

Meeting was too short notice → need at least a two week lead time to get people into the meetings → currently too much happening in the two communities and people cannot attend to everything

A lot of interest in what the vision is for the area → advertising the visioning session should be wide and information should be shared about it and advertised widely → email, newspaper article

DAG can assist in in setting up the sessions in terms of calling people and find out what they are doing → get people back into culture of public meetings → getting the word out

Workaround issues of when the meeting should be held → certain nights are not good because of what people are doing and events that prevent attendance → Monday, Saturday afternoon or morning would be a good day for the meeting to be held.

Visioning exercise would be good start → but also a recap session so people can remember and pick up from where they left off

Think about what will assist in helping people back into these sessions → find better participation methods e.g. D6 open house session

Presentation to be emailed so the people can break it down and understand it in their own time and also raise questions around it.

16/ 23 July Saturday morning → after school holidays preferably → 23<sup>rd</sup> July seems like the better option → ask about availability of Salt River Hall

Start off working with a small think tank on the 23<sup>rd</sup> and then have a bigger meeting at a later stage → initial recap session to be with the working group → group chat to be used to organise the next session and will also assist in getting in touch/ setting up the wider group session

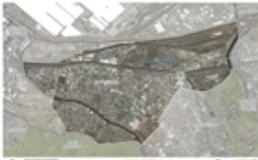
# Annexure B (Media Releases and advertising notice)

  
CITY OF CAPE TOWN  
SIXKHO LAMAZALA  
SIXKHO KAMPOFO  
Metropolitan Public Entity

**CITY OF CAPE TOWN**  
**6 MAY 2023**  
**MEDIA RELEASE**

**Residents encouraged to help draft a local neighbourhood plan for Salt River, Woodstock**

The City of Cape Town is busy preparing the local spatial development framework, or neighbourhood plan, for Woodstock and Salt River (inclusive of University Blaise and Valmer Blaise). Residents, businesses, and interested and affected parties are encouraged to participate in the drafting of this plan that is intended to revitalize the area by addressing key challenges and building on its unique strengths. Read more below:



A high-resolution map of the study area is available here: <https://cityofcapetown.co.za/development/development-framework/woodstock-salt-river>

The local spatial development framework, or LSPF, is a very important plan as it establishes the development vision for an area on a local level. The City uses the LSPF to guide decisions when making decisions about development applications and land uses and in the end, these decisions very much determine what a neighbourhood will look and feel like a few years down the line.

Woodstock and Salt River have experienced major changes over the past decade. These changes are partly because of the neighbourhood's proximity to the Cape Town central business district and associated private investment, the impact of the Covid-19 pandemic on the local economy, and also as the City's intention to create affordable housing opportunities for all see other families moving into the neighbourhood.

The LSPF for Woodstock and Salt River will attempt to strengthen the unique neighbourhood, to strengthen the sense of belonging and place through protecting and enhancing the area's heritage value, to grow as a multicultural and integrated community, to utilize public open spaces and parks that have been neglected, to utilize the local economy through an appropriate spatial development vision, and to integrate and connect Woodstock and Salt River with the surrounding areas, with the City's Deputy Mayor and Mayor's Committee Member for Spatial Planning and Environment, Sibusiso Bheke-Jones.

The City is now busy drafting the LSPF, and will hold a number of engagements with the local community and broader public. The materials and outcomes of the first of these sessions, held in the Woodstock Town Hall in the second week of April 2023, are available for downloading at <https://cityofcapetown.co.za/development/development-framework/woodstock-salt-river/woodstock-salt-river-public-participation/>

We want to tap into the knowledge and experiences of the local residents and business. These are the people who know the area intimately and have a deep understanding of the community and its dynamics. Language will be offered the upcoming meeting and to give us your comment on the strengths, weaknesses, opportunities, and other issues you may want to see granted in the draft LSPF. Details will also be granted to answer questions about the process going forward, said Sibusiso Bheke-Jones.

The City's Urban Planning and Design Department is hosting a public meeting where the groundwork will be presented:

- Date: Saturday, 12 May 2023
- Time: from 10:00 to 14:00
- Venue: Salt River Community Hall
- Those who want to receive regular updates on the drafting of the LSPF are encouraged to register online at <https://cityofcapetown.co.za/development/development-framework/woodstock-salt-river/woodstock-salt-river-public-participation/> or visit the Subsequent 12 office to complete and submit the registration form.
- Those who live and work in Woodstock, Salt River, Valmer Blaise and University Blaise are also encouraged to complete an online survey about their experiences and knowledge of the area on the City's website by 31 May 2023.
- Further information, send an email to [capetown@cityofcapetown.co.za](mailto:capetown@cityofcapetown.co.za)

The public's contributions will be used to finalise the draft LSPF and thereafter will be submitted for public comment, and further refinement.

The future growth of Salt River and Woodstock must take into account:

- A diverse mix of land uses
- The heritage Protection Overlay Zone allowing extensive parks of the area
- The historic character of Woodstock and Valmer Blaise
- Key tourism attractions such as The Lager Park, Woodstock Caves, street art, fashion and creative hubs, bars and entertainment
- Its topography with some parts, Salt River can live on the steep slopes and the area can live on the flatter parts
- Its accessibility through main roads and pedestrian routes, and the connectivity of major passenger rail lines
- Affordable housing for a growing and diverse community with varying income levels and household sizes
- Transformed land management using main roads, at public management and stages
- The need for better walking and cycle routes
- The need for social and public facilities, and public spaces to support residential growth

The purpose and intention of an LSPF for Woodstock and Salt River:

- To guide the City's activities and the type of developments that should happen, and how and should be used
- create certainty for public and private investors
- stimulate a development vision at which these areas should look like in future
- allowing and promote the tourism industry to help stimulate sustainable economic growth
- promote the area as a high quality tourist destination, in addition to other existing industries
- promote partnerships to strengthen the local economy

**Interesting facts:**

- Woodstock was developed from three farms - Demmeboom, LaWolven, and Roopeboom - in the region of Devil's Peak in 1820
- It was originally named "Kopergedagte", but the name was changed to "Woodstock" in 1847
- Woodstock became a formal seaside suburb after railway line was developed in the mid-19th century. The beach stretched all the way to the Devil's Peak ridge at that time
- Over its great lifetime, Woodstock experienced rapid growth, and increased industrialisation in the late 1920s
- The Beachfront appeared in 1925 and was relinquished as a result of strategic plans in the 2020s
- The first home national project in the 1950s set off the seaside and beach areas

The Woodstock and Salt River LSPF assessment and suggests the spatial development guidelines set out in the Table Bay District Spatial Development Framework, which is a higher strategic for the greater Table Bay area that includes Woodstock and Salt River.

Caption: The local spatial development framework or neighbourhood plan, for Woodstock and Salt River, includes the suburbs of University Blaise and Valmer Blaise. The map clearly indicates the study area. Residents from these suburbs are encouraged to attend the information day on 12 May 2023 at the Salt River Community Hall.

End

Figure 20: 4 May 2023 Woodstock/Salt River Media Release



## HAVE YOUR SAY! DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) FOR WOODSTOCK/SALT RIVER AND SURROUNDS

The City of Cape Town is in the process of finalising its draft LSDF for Woodstock/Salt River and surrounds. The LSDF provides direction for short-, medium- and long-term spatial and investment planning in the Woodstock, Salt River, University Estate and Walmer Estate local areas. The study area is bound by the rail line and N1 in the north and Phillip Kgosana in the south, Maitland in the east, and Zonnebloem College and District Six in the west.

In terms of section 17 of the Local Government: Municipal Systems Act, Act 32 of 2000, and section 12(1) of the City of Cape Town Municipal Planning By-law, 2015, the public and interested parties or groups are given the opportunity to submit comments, recommendations or input to the municipality from 15 January 2024 to 15 February 2024. Any submissions received after this date may not be considered.

This final call follows previous comment periods during April/May 2023 and 11 September to 11 November 2023.

### Comments, input or recommendations can be submitted by:

- Email to: [WSR.LSDF@capetown.gov.za](mailto:WSR.LSDF@capetown.gov.za)
- Website: [www.capetown.gov.za/haveyoursay](http://www.capetown.gov.za/haveyoursay)
- Written submission: Subcouncil 16 offices, 11th floor, 44 Wale Street, Cape Town

Special assistance will be given to people who cannot read or write, people with disabilities and other disadvantaged groups who are unable to submit written comments to have their inputs or comments recorded and submitted to the municipality. Contact Anthea Bendie on 021 400 1450 or [Anthea.Bendie@capetown.gov.za](mailto:Anthea.Bendie@capetown.gov.za) for assistance.

The draft LSDF will be available for viewing on the City's website [www.capetown.gov.za/haveyoursay](http://www.capetown.gov.za/haveyoursay), at the Subcouncil 16 offices, as well as the Woodstock Library.

Contact [WSR.LSDF@capetown.gov.za](mailto:WSR.LSDF@capetown.gov.za) for further information on the draft LSDF.

**LUNGELO MBANDAZAYO**  
CITY MANAGER  
CTA146/2023



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.

CITY OF CAPE TOWN

11 MAY 2023

MEDIA RELEASE

### Residents reminded of meeting about local neighbourhood plan for Salt River, Woodstock

The City of Cape Town is busy preparing the local spatial development framework, or neighbourhood plan, for Woodstock and Salt River, inclusive of University Estate and Walmer Estate. All are invited and encouraged to attend the information meeting of the Salt River Community Hall at 10:00 on Saturday, 13 May 2023. Read more below:



A high resolution map of the study area is available here: <https://bit.ly/3G6bN9Q>

Residents, businesses, and interested and affected parties are encouraged to participate in the drafting of this plan that is intended to revitalize the area by addressing key challenges and building on its unique strengths.

The City's Urban Planning and Design Department is hosting a public meeting where the groundwork will be presented. The details are as follows:

- Date: Saturday, 13 May 2023
- Time: from 10:00 to 14:00
- Venue: Salt River Community Hall

I encourage residents and those who are interested to attend this very important meeting. It is the ideal opportunity to ask City officials questions, and to start contributing to this process. A local spatial development framework, or LSDP, is a very important plan as it determines the development vision for an area on a local level.

The LSDP for Woodstock and Salt River will attempt to re-establish this unique neighbourhood, to strengthen the sense of belonging and place through protecting and enhancing the area's heritage value, to grow as a multi-cultural and integrated community, revitalize public open spaces and parks that have been neglected, stimulate the local economy through an appropriate spatial development vision, and to integrate and connect Woodstock and Salt River with the surrounding areas,' said the City's Deputy Mayor and Mayoral Committee Member for Spatial Planning and Environment, Alderman Eddie Andrews.

The City also uses an LSDP for guidance when making decisions about development applications and land use; and in the end, these decisions very much determine what a neighbourhood will look and feel like a few years down the line.

The City will host a number of engagements with the local community and broader public while we are drafting the LSDP.

'Local residents and businesses have intimate knowledge of their neighbourhoods, of the challenges, and opportunities. We want to tap into this knowledge. I encourage all to attend the upcoming meeting, and to give us your comments,' said Alderman Andrews.

More information is available:

- Those who want to receive regular updates on the drafting of the LSDP are encouraged to register online at: <https://bit.ly/3Nvw85E>, or visit the Subcouncil 14 office to complete and submit the registration form
- Those who live and work in Woodstock, Salt River, Walmer Estate and University Estate are also encouraged to complete an online survey about their experiences and knowledge of the area on the City's website by 31 May 2023
- For more information, send an email to [WSE.LSDP@capetown.gov.za](mailto:WSE.LSDP@capetown.gov.za)

Figure 21: 11 May 2023 Woodstock/Salt River Media Release



## CITY OF CAPE TOWN

3 JUNE 2019

### MEDIA RELEASE

#### Call on Salt River and Woodstock communities to co-create their neighbourhoods

*The City of Cape Town is piloting a new approach where we want residents to help us co-create their neighbourhood. Woodstock and Salt River are the first areas where we are calling on the local community to help us shape the vision for future development. Read more below:*

'Co-creation is different to participation. We are saying to residents we want to follow a more inclusive approach where they can influence how their local neighbourhoods are developed and look like in future. This approach will be piloted in Woodstock and Salt River and I'm calling on all sector organisations and associations in this precinct to join us on this journey,' said the City's Mayoral Committee Member for Spatial Planning and Environment, Alderman Marian Nieuwoudt.

A Project Management Team (PMT) consisting of officials from key City departments has been appointed to coordinate City projects in this precinct. The intention is for the PMT to meet regularly with community organisations and residents to co-create a vision for the precinct.

'Those living in Salt River and Woodstock have first-hand knowledge of the needs and priorities in their area. We want them to work with the PMT to identify these and to craft a vision for the precinct, based on their experience and understanding of the local issues. It is high time that we tap into this knowledge. Also, we want residents and community organisations to propose solutions and innovative actions, and to work with the City on a plan of action, going forward,' said Alderman Nieuwoudt.

*Figure 22: 3 June 2019 Woodstock/Salt River Media Release*

The following issues were raised by community leaders at initial meetings with the City in the latter part of last year:

- How to integrate the precinct's heritage and history with future developments and tourism opportunities;
- The need for residents to understand the development process, and how and where they can comment on applications for new developments, land uses, and building plans
- Future affordable housing developments in response to gentrification
- The impact of development on infrastructure
- The management and maintenance of green spaces and public open spaces as the area is becoming more prone to development
- Crime and safety, traffic
- Economic development and job creation

The PMT is planning on hosting a meeting in July 2019.

All sector organisations and associations from Woodstock and Salt River are requested to nominate two representatives and to send their names and contact details to the following email address: [w-sr.precinctdevelopment@capetown.gov.za](mailto:w-sr.precinctdevelopment@capetown.gov.za) by 21 June 2019. These representatives will be invited to the meeting in July 2019.

The form of future engagements and the process will be discussed at this meeting, as well as a broader outreach programme to involve as many residents as possible.

'We are committed to this pilot project and want to build trust and relationships with the residents of Woodstock and Salt River,' said Alderman Nieuwoudt.

End

Issued by: Media Office, City of Cape Town

Media enquiries: Alderman Marian Nieuwoudt, Mayoral Committee Member for Spatial Planning and Environment, City of Cape Town, Tel: 021 400 5154 or Cell: 084 224 0023, Email: [marian.nieuwoudt@capetown.gov.za](mailto:marian.nieuwoudt@capetown.gov.za) (please always copy [media@capetown.gov.za](mailto:media@capetown.gov.za))

CITY OF CAPE TOWN

27 JUNE 2023

MEDIA RELEASE

### City proposes to reduce heritage red tape in seven development focus areas

The City of Cape Town is calling on residents and interested parties to comment on the proposal to exempt defined development focus areas within Airport Industria, Atlantis, Flemings, Kula River, Mitchells Plain Town Centre, Ottery/Lansdowne and the Voortrekker Road Corridor from heritage protection. This is to allow owners and developers to alter, improve and demolish buildings that are older than 40 years without prior approval from Heritage Western Cape; and for the consolidation of three or more properties that fall within these areas. Read more below:



A high resolution map is available here: <https://bit.ly/3G2RQ1c>

The proposed exemptions will make it easier for property owners and developers in development focus areas and urban support focus areas as identified in the City's approved Municipal Spatial Development Framework and eight District Spatial Development Frameworks to alter, demolish, or rebuild properties in these areas, or to consolidate properties for development.

'Reducing development related red tape will assist with economic growth, ease of doing business in Cape Town, and job creation. This fits in with our efforts of building a City of Hope,' said the City's Deputy Mayor and Mayoral Committee Member for Spatial Planning and Environment, Alderman Eddie Andrews.

Included in this proposal is also the intention to place certain conservation-worthy properties on the heritage register for protection through the City's Heritage Protection Overlay Zonings.

'As Cape Town is ageing, many buildings in our city are turning 40 years and older by default. Currently, any person who wants to alter or demolish a structure older than 40 years must first apply to Heritage Western Cape (HWC) for a Section 34(1) permit to do so, regardless of whether the property has any heritage value or not.

'Only once HWC has issued the permit can they submit a development application, or a building plan to the City for consideration. Thus, should these proposed exemptions be approved, application to HWC for a Section 34(1) permit will no longer be required, nor will notifications of the intention to develop in terms of Section 35.

These exemptions, once approved, will dramatically reduce the regulatory and administrative burden on developers, property owners, the City, and HWC by eliminating unnecessary planning application processes in these areas. It will also significantly reduce the delays in building plan submissions,' said Alderman Andrews.

The City of Cape Town's Urban Planning and Design Department in collaboration with the Environmental and Heritage Management Department and the consultants, has undertaken a National Heritage Resources Act exemption areas investigation in order to pursue Section 34 and 35 exemptions.

'I want to assure our residents that the team did a lot of fieldwork to identify buildings and places that could have heritage value within the proposed seven heritage exemption areas. As part of the application process, we will be informing affected property owners that their property is conservation worthy, and provide them with the opportunity to comment on our proposal to include it on the heritage register as part of the submission to HWC,' said Alderman Andrews.

Those wanting more information are encouraged to visit the City's Have Your Say page at [www.capetown.gov.za/haveyoursay](http://www.capetown.gov.za/haveyoursay).

Objections and comments may be submitted as from today, and the closing date for submissions is 14 August 2023.

**Caption:** The City proposes to exempt seven defined development focus areas from heritage protection. The red dots indicate these areas located in Airport Industria, Atlantis, Flemings, Kula River, Mitchells Plain Town Centre, Ottery/Lansdowne and the Voortrekker Road Corridor.

End

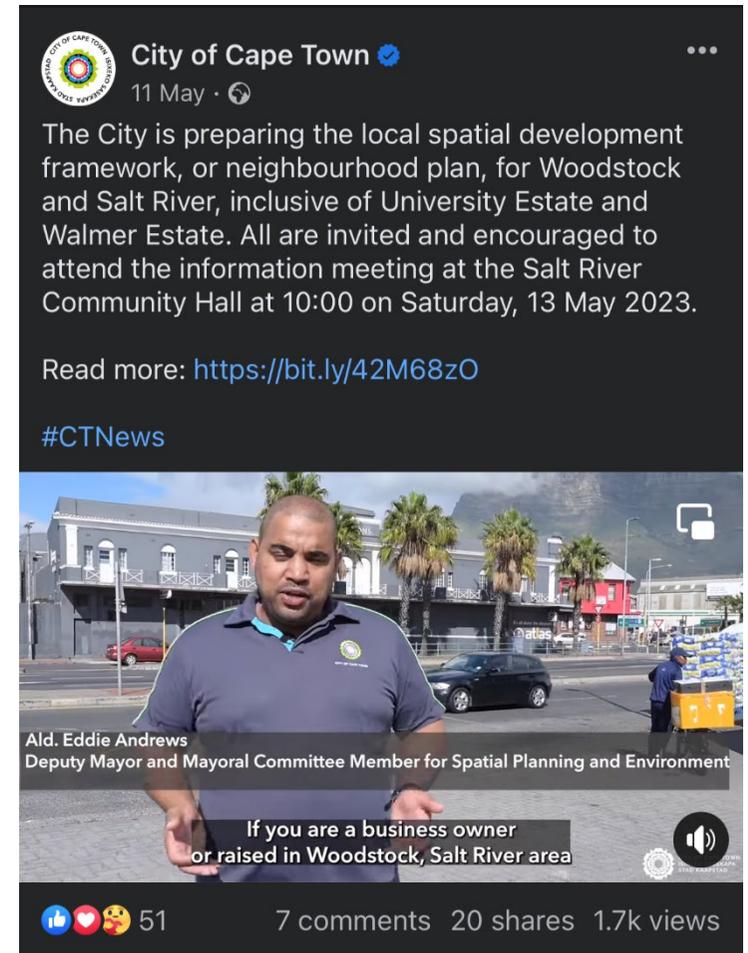
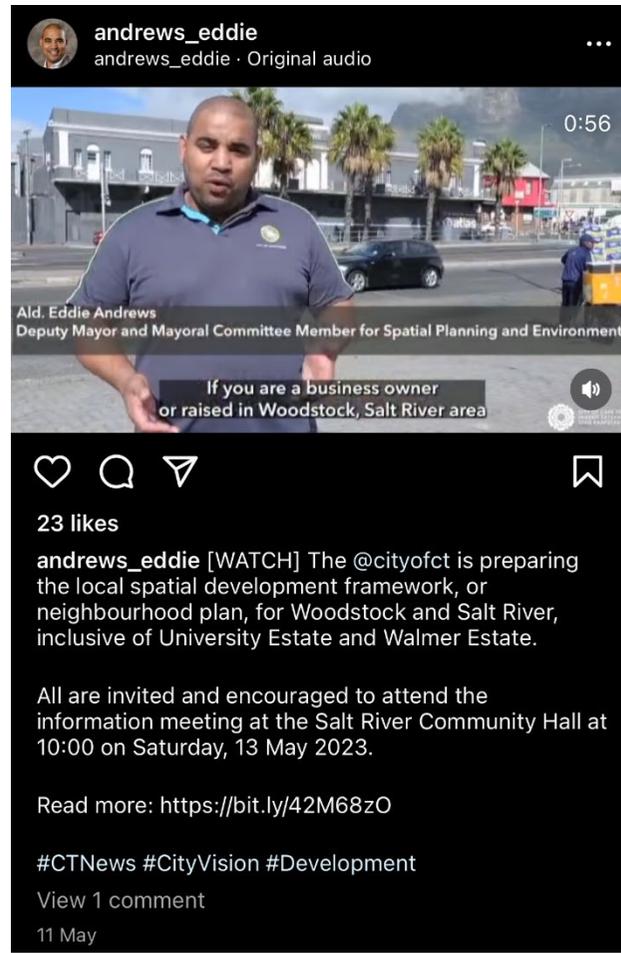
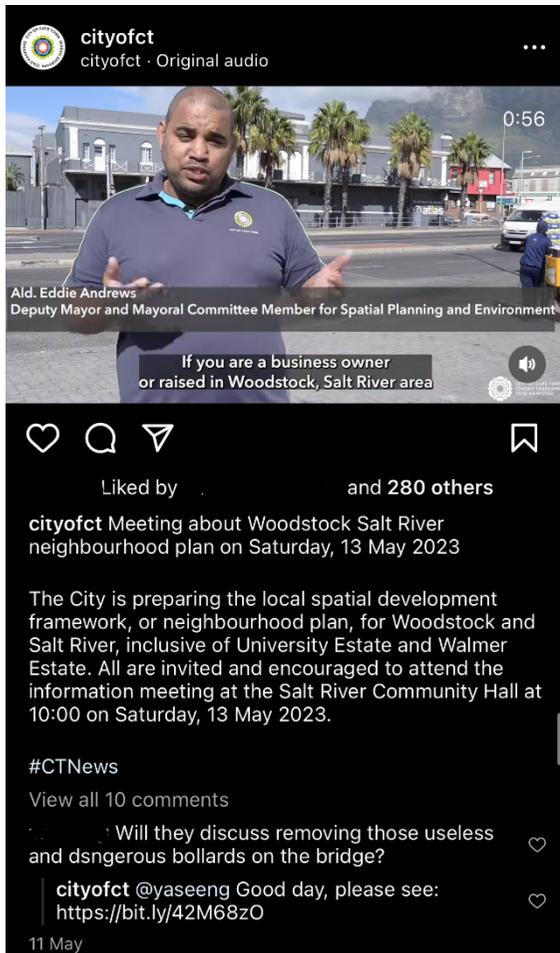


Figure 24: 11 May 2023 Woodstock/Salt River Media Release on the City of Cape Town's Facebook page



Figure 27: 27 June 2023 Woodstock/Salt River Media Release on the City of Cape Town's Facebook Page

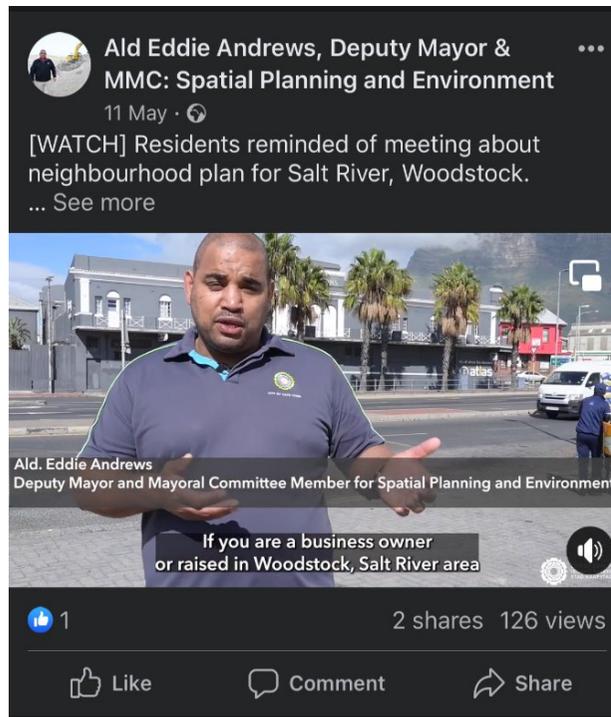


Figure 27: 27 June 2023 Woodstock/Salt River Media Release on Alderman Eddie Andrews's Facebook Page



Figure 27: 4 May 2023 Woodstock/Salt River Media Release on the City of Cape Town's Facebook Page

# Annexure C (Salt River meeting minutes of session with ward councillor – Yusuf Mohamed)



## Meeting Minutes

**Date:** 13 May 2023

**Time:** 11h00 – 12h30

**Venue:** Salt River Hall

**Subject:** Woodstock Salt River LSDF: Open House meeting

### 1. Welcome, Attendance and Apologies

1.1. Margie Murcott chaired the meeting and welcomed all present.

### 2.

#	Activity	Lead
1.	Opening and Welcome – Referring to timeline of process as well 1. Timeline for the process and when does the community can expect implementation a. Future guidelines and developments and priorities b. Website to communicate progress and progress c. Document advertised	MM
2.	OPEN DISCUSSION	
	1. Wildlife and indigenous species – climate change - Green open spaces seen as a problem - Mismanagement and places not getting the dignity of the open spaces - We need these spaces for future generations and we need the biodiversity - We cannot take these spaces away to get to density targets - There will always be a need for affordable housing - What about eco-tourism and using these spaces - Beauty of nature and also practical use of the spaces – why cant we have spaces like greenpoint park in Woodstock - Open and vacant spaces should be protected and management and challenges of budget should be focusing on eco-tourism as a solution to the costs - "Why can't we have a park like greenpoint in Woodstock" - Links to food security and parks 2. Green spaces actually are used and they can be improved to a green space and use what we have already – <b>maintain these space</b> 3. Businesses that come to salt river and Woodstock - Nobody has benefited from Biscuit mill – only thing that benefiting is the increased traffic – no traditional	TM

	<ul style="list-style-type: none"> <li>- Businesses should include local people and should be incentivised to use the local community and use</li> <li>- New business should not change the ethos of the area – Woodstock butcher is a good example</li> <li>- How can the new business benefit us</li> <li>- Business should be incentivised by the city to use and include the community</li> </ul>	
	4. NPO – transforming dumping areas into food gardens, indigenous gardens and bee keeping <ul style="list-style-type: none"> <li>- Included the schools in this processes</li> <li>- Need to capture these as green space in the plan</li> </ul>	
	5. Transnet area – underutilised space that should be used	
	6. Access to seas and green spaces	
	7. Green riders – uber eats and these kinds of jobs <ul style="list-style-type: none"> <li>- Minimum 300 jobs for the community</li> <li>- This area is perfect for e-commerce space in Woodstock – location is perfect</li> <li>- Easy for micro-mobility transportation</li> <li>- Safer passages for NMT and micro-mobility and re-using infrastructure</li> <li>- You cannot grow a population and continues adding more vehicles</li> <li>- Creating more forms of mobility – speak to Ronan from Young Urbanists</li> <li>- This kind of infrastructure is cheap to create</li> <li>- E-commerce and looking at companies like TFG storage</li> <li>- Online store spaces</li> </ul>	
	8. Data sharing and getting from private business – need data before things are proposed <ul style="list-style-type: none"> <li>- get data if to see if things do work – testing for example bicycle lane and actually get someone to tests it</li> </ul>	
	9. Access to affordable housing <ul style="list-style-type: none"> <li>- MM - where is the influence that we have on actually saying yes and no</li> <li>- MM - this process will refer to other line departments</li> <li>- MM_ guides decision making</li> </ul>	
	10. Cycle lanes should be taken of – should be independent and then could be used better <ul style="list-style-type: none"> <li>- Often used for parking and loading bays which makes it challenging</li> <li>- MM- NMT to be prioritised</li> <li>- Cycle lanes have not actually been used properly and often the community businesses have felt negative effect                             <ul style="list-style-type: none"> <li>i. Taken away loading zones and where people can stop to get to shops</li> </ul> </li> <li>- Cyclists still don't use the lanes and this becomes a challenge</li> </ul>	

