

## SPONSORED CONTENT

# Woodridge: balance, belonging, and a nurturing outdoor environment

Canoeing, archery, horse riding, trail running, mountain biking, rock climbing, camping, fishing, a host of traditional sporting codes and a myriad cultural activities are all part of the adventure that awaits at Woodridge.

The journey is filled with opportunities to learn from enhanced experiences and to produce a future generation of innovative problem-solvers.

With the added benefit of small classes and ample individual attention, pupils thrive in an environment where the emphasis is not on their last test result, but rather on nurturing children to become good citizens, who are respectful, can think independently and creatively, and make good decisions. As a result, a solid foundation is laid, creating a mindset for lifelong learning.

The 365-acre estate, set in the heart of the Eastern Cape countryside, lends itself beautifully to the philosophy of teaching in "classrooms" without walls by incorporating the outdoors into the curriculum.

With little to no homework given at the preparatory school level, afternoons are spent doing enriching extramurals, sport, and outdoor education activities, which form the cornerstone of the non-academic timetable. Pre-primary pupils are welcomed from as young as two years old and spend many hours soaking up the fresh air and leaving for home with their cups filled to the brim.

At the college, the facilities, teaching techniques, and curriculum are designed to provide pupils with the skills, attitudes, and knowledge they need to become global citizens.

At Woodridge, children learn to nurture their surroundings, all living things, and each other, while overcoming personal fears and developing self-discipline, responsibility, and leadership.

Similarly, pupils are encouraged to participate and explore music, arts, speech, and drama activities, which further develop their confidence and enable them to flourish both in the classroom, on the sports field, and in the great outdoors.

Through numerous community outreach

initiatives, pupils are taught to empathise with the less fortunate. The longest-running community service project dates back to 1973 with the establishment of the Woodridge Surf Lifesaving Club. To our knowledge, this is the only school-based surf lifesaving club in the world, and members currently perform voluntary duties at Main Beach, Cape St Francis, every Sunday during the summer terms.

Our diverse community includes boarders from grade 4 to 12 from all over SA and abroad. At the preparatory school, we have two residences for boys and girls, with the emphasis being on making it a homely environment with dedicated house parents looking after the needs of the children. The college boarding comprises four residences, with two for girls and two for boys.

Weekends can include a variety of activities, as well as Sunday school and chapel service for seniors, contributing to a well-rounded boarding experience. The spiritual well-being of our pupils, and particularly boarders, is of utmost importance, as the school is guided by Christian principles and values.

Woodridge caters for day pupils and borders, from grade 0-12. We are a proud member of ISASA (Independent Schools Association of Southern Africa) and the IEB (Independent Examinations Board), and are infinitely aware of the fundamental importance of the final matric exam results for aspiring students.

Knowing full well that universities, colleges, and trade schools build their acceptance models on these results, we work hand in hand with the IEB, which seeks to nurture problem-solving abilities and a heightened skillset, resulting in students who are well-equipped for the challenges of tertiary education and beyond.

Woodridge is more than a school, it's an experience. If you would like to go on an adventure with Woodridge, email [admissions@woodridge.co.za](mailto:admissions@woodridge.co.za), call 041-492-2395 or visit [www.woodridge.co.za](http://www.woodridge.co.za).

# Bathurst Agricultural Show guarantees fun

## TOTT REPORTER

Now is the time to get your entries ready for the Home and Garden and Photography and Art competitions at the Bathurst Agricultural Show from March 26-29. There are several great categories to inspire you! Email [bas@thebas.co.za](mailto:bas@thebas.co.za) for catalogues and entry forms.

The Woody Cape wildlife auction features more than 140 lots of the finest buffalo and wildlife superior genetics to the market. Renowned auctioneer Brandon Leer wields the hammer at this prestigious event starting at midday on Saturday March 28. Potential bidders should register and view the catalogue on [woodycapewildlife.co.za](http://woodycapewildlife.co.za)

Hobson & Co are hosts in the livestock arena. Hugh Ainslie from Bedford will be bringing along magnificent cattle. Action there includes the judging of lambs and cattle on Friday, the Elite Fat Stock and Kapater Sale, and a boerewors competition.

New to the show this year is an Antique & Collectible Auction hosted by 1825 Online Auctioneers which is part of the Traders Auction Group. A unique, over the top, highly professional auction. Viewing of all items is from Thursday onwards at the show. The auction will take place on Saturday afternoon.

The Cask & Cuisine Marquee — also new to the

show — features various wine, gin, champers and more tastings, and artisanal food to take home, from smoked meats, handmade cheeses to breads, olives, pestos and more. Chef Ray Hanekom-Barnard will be hosting a 150-seater al fresco dining experience where you can indulge in his expertly prepared offerings.

Stalls, as usual, steal the show. Hundreds of stalls will delight everyone from young to old: we guarantee something for everyone — every stall has been hand-picked to ensure everyone will have a good time.

From humungous tractors and agricultural equipment to clothing, home décor, seeds, lawnmowers, leather work, toys, hand made knives, quad bikes, treats, handbags and — oh dear! — too much to mention. And don't forget the

Food Court with over 30 food stalls: variety is no issue, plus there's live entertainment on the stage. There will be live music by well known bands, great hospitality and cold ones at Bulls Inn and The Ulysess Pub on Friday and Saturday evenings.

The Kidz Zone & Creche offers non-stop entertainment with a giant jenga, jumping castles, carnival games and art workshops as well as a creche so mom and dad can take a time out at The Cask & Cuisine Marquee.

The main arena will be on fire with a full programme of events brought to you by the Bathurst Riding Club.

The show jumping is always a huge crowd puller and connoisseurs will appreciate top dressage and showing.

The main arena will also be home to the Great Parade featuring classic cars, vintage tractors and bikes, as well as new cars and quad bikes.

The Western Mounted Games will be a massive attraction with demonstrations of horseback archery and barrel racing.

This guarantees to get the excitement levels on a whole new high. A first for the show and definitely not to be missed!

Keep updated at [www.thebas.co.za](http://www.thebas.co.za) and enquiries to [bas@thebas.co.za](mailto:bas@thebas.co.za).

Weekly updates right here in Talk of the Town!



**Hundreds of stalls will delight everyone from young to old: we guarantee something for everyone - every stall has been hand-picked to ensure everyone will have a good time**



## NDLAMBE MUNICIPALITY PORT ALFRED



### NOTICE: COMMUNITY PARTICIPATION

#### **NOTICE: DRAFT HOUSE/SPAZA SHOP POLICY AND DRAFT OPERATIONAL POLICY FOR SUBMISSION OF LAND USE PLANNING APPLICATIONS.**

Notice is hereby given in terms of Section 21A of the Municipal Systems Act, 2000 (No. 32 of 2000) that the local community is invited to submit representations/comments in connection with the promulgation of the House/Spaza Shop Policy and Operational Policy for Submission of Land Use Planning Applications.

Members of the public can access the document/policies under the Ndlambe Municipality website under the following link: <https://www.ndlambe.gov.za/notices/>

Furthermore, members of the public can access the document/policies for public inspection at the following municipal offices and libraries:

- Town Planning Office - Civic Centre, Cause Way Street, Port Alfred, 6170.
- The Municipal Manager's Office - 44 Campbell Street, Port Alfred, 6170.
- Kenton on Sea Municipal Offices - Kenton Road, Kenton on Sea, 6191.
- Alexandria Municipal Office - Voortrekker Street, Alexandria 6185.
- All Ndlambe Municipal Libraries

All representation/inputs/comments must be addressed to The Municipal Manager at P.O. Box 13, Port Alfred, 6170 or be emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) not later than **16h30 on Thursday, 05 March 2026**. Any person who cannot write may come during office hours to any of the above listed municipal offices, where a staff member of the municipality will assist that person to transcribe that person's comments or representations.

Enquires may be directed to the Town Planning Section, at 046 604 5520/5603 during office hours from 07h30 to 16h30.

NOTICE NUMBER: 17/2026

29 JANUARY 2025

ADV. R DUMEZWENI  
MUNICIPAL MANAGER



**NDLAMBE**  
LOCAL MUNICIPALITY  
(EC 105)

# HOUSE (SPAZA) SHOP POLICY 2025



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## 1. INTRODUCTION

House (Spaza) shops play a vital role in the informal economy sector, particularly within communities that have historically faced barriers to economic participation. The informal sector, including spaza shops, makes a significant contribution to reducing unemployment and stimulating local economic activity. Due to the sector's low barriers to entry, it offers an accessible platform for individuals from previously disadvantaged backgrounds to engage in entrepreneurial activity and income generation.

Recognizing the value of this sector, the Ndlambe Municipality is committed to supporting both existing and proposed spaza shops that align with the municipality's policy framework. The Municipality is committed to provide assistance to ensure these businesses operate legally and sustainably. This includes providing support in guiding property owners in obtaining necessary approvals such as land use and planning permissions, building plan approvals, business licensing, and health compliance certificates (Certificate of Acceptability). To provide clear guidelines and support mechanisms, the Municipality has formulated a policy that regulates and enable the establishment of house shops (spaza shops) on residential properties within the Ndlambe Municipal Area. This policy aims to balance economic empowerment with orderly development and compliance with relevant legislation.

## 2. PURPOSE OF THE POLICY

The aim of this policy is to enable Ndlambe Municipality to effectively manage and regulate the concession for the establishment of house shops on residential properties within the Ndlambe Municipal Area. This initiative seeks to strike a balance between promoting local economic development and protecting the quality of life in residential neighbourhoods. By formalising this concession, the Municipality intends to empower residents to generate income from their own properties through small-scale, home-based retail activity, thereby encouraging entrepreneurship and self-employment, particularly in communities with limited economic opportunities.

The policy aims to mitigate potential negative impacts associated with house shops, which may affect the rights of neighbouring residents to enjoy a clean, safe, and peaceful living environment. Furthermore, the policy seeks to prevent the exploitation by external business operators who establish commercial ventures under the guise of house shops, often profiting at the expense of the property owner(s) and surrounding community. By introducing clear guidelines and enforcement mechanisms, the Ndlambe Municipality will ensure that the benefits of this concession are retained by the local residents for whom it is intended.

### 3. DEFINING A HOUSE SHOP

In terms of the Ndlambe Integrated Land Use Scheme, a House Shop is defined as follows: *“the use of a portion of dwelling house or outbuildings for the sale of convenience goods to the public in a structure or portion of building on the premises that allow for the serving of goods to customers”*. In essence, a house shop shall include, but is not limited to, a convenience retail business that sells groceries and other food stuffs, as well as convenience services.

A liquor store (off sales) is not considered a house shop as it has a wider servicing area than the surrounding community. It must be noted that the above definition includes operation of a retail trade from a dwelling house, second dwelling, outbuilding or any other legal structure as approved by Council, by one or more of the occupants residing permanently on the respective residential property.

### 4. LEGISLATIVE FRAMEWORK

#### 4.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 Of 2013) (SPLUMA)

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) provides the legal framework for all land use and development decisions in South Africa. Its application to Ndlambe Municipality's house shop policy is critical to ensure proper governance and sustainable local economic development. SPLUMA empowers municipalities like Ndlambe to:

- a) Regulate land use through municipal planning tools such as land use schemes and spatial development frameworks.
- b) Promote spatial justice by enabling home-based economic activities, particularly in historically disadvantaged areas.
- c) Ensure house shops are managed in line with principles of sustainability, efficiency, resilience, and public participation.
- d) Create clear rules and application processes for house shop approvals and compliance.

#### 4.2. Ndlambe Municipality Spatial Planning and Land Use Management By-Law, 2016 (By-Law) As Amended

The Ndlambe Municipality Spatial Planning and Land Use Management, By-Law, 2016 (as amended) has been adopted in accordance with the provisions of Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act No. 16 of 2013). The By-law provides the legal framework for managing land use and spatial development in the municipality. In relation to a house shop policy, the By-Law is relevant in the following ways:

- a) Regulations: House shops are not automatically permitted in residential zones. Operators must apply for consent use or a temporary/permanent departure in terms of the By-Law to legally operate from a residential property.
- b) Application Procedures: The By-Law sets out a clear and formal process for land use applications, including the submission of required documents, public notices, and municipal evaluation criteria.
- c) Enforcement: The Municipality has the authority to act against unauthorised or non-compliant land uses. The By-Law outlines specific enforcement procedures, including penalties and compliance notices, to regulate unlawful operations.

### **4.3. Ndlambe Spatial Development Framework, 2023 (NSDF)**

The NSDF is intended to function as a strategic, indicative and flexible forward planning tool, to guide decisions on the use of land and land development in the municipality taking into account other applicable policies. The NSDF indicates that mixed use development enables different land uses to be situated in proximity to each other, improve social and functional integration, and to create efficient settlements. Mixed uses are best located along activity corridors and strategic nodes to take advantage of available resources, infrastructure and adjacent threshold population.

The spatial development of most towns in Ndlambe Municipality still resembles that of the apartheid era and lacks integration. Low-income residential areas are situated on the peripheries of the towns far from economic opportunities and services in the CBD and or are physically separated by distance from each other. Mixed use developments must be promoted in the identified nodes, corridors and gateway precincts. The type of development envisaged in these areas will include a combination of residential, commercial and retail development and in some cases community facilities and social spaces and public squares. It is important from a socio-economic point of view that small scale business nodes and local economic activities be allowed to occur outside of the existing central business district in support of urban restructuring.

### **4.4. Ndlambe Integrated Land Use Scheme, 2019**

According to the Ndlambe Integrated Land Use Scheme, 2019, house shops are classified under home enterprises. The term 'home enterprise' is defined in the scheme as follows *"means an activity which is carried out in or from a dwelling house on an erf where the dominant use is and remains residential and is subject to the following provisions:*

- a) includes a house shop;
- b) does not include an industry, restaurant, bottle store, tavern or noxious industry;
- c) the display of any notice, sign or goods must be to the satisfaction of the Municipality;
- d) occupies no more than 30% of the floor area of the buildings on the erf;
- e) does not involve the regular parking or storing on the premises of any vehicle used for the transporting of goods, materials or passengers for hire or reward, other than the vehicle required for the personal use of the resident in connection with the home-enterprise;
- f) does not create a volume of traffic inconsistent with the level of traffic on the street on which the dwelling unit is located;
- g) the occupant shall be entitled to be assisted by not more than 4 persons who are not resident on the property; and
- h) conditions and restrictions as imposed by the Municipality”.

In terms of the Ndlambe Integrated Land Use Scheme, 2019, a home enterprise is permitted as a consent use within Agricultural Zones and all four Residential Zones. This means that an applicant wishing to operate a house shop may submit a consent use application for a home enterprise, in order to allow or operate a house shop.

## 5. THE APPLICATION PROCESS CONCERNING HOUSE SHOPS

### 5.1. Application Details to be Submitted To Town Planning Section

The following documents and information must be submitted with the application for a house shop:

- a) Completed application form;
- b) Proof of payment;
- c) Power of attorney or Owner’s consent (if owner is not the applicant);
- d) Certified copy of ID and in the case of a foreign national legal documents for residing in South Africa, business permit and proof of place of residence must be submitted;
- e) Locality plan;
- f) Site development plan
- g) Surrounding land use plan;
- h) Copy of title deed;
- i) Letter of consent /power of attorney from municipality if the property is still registered under the Municipality.

- j) Internal photos of the existing house shop clearly showing each room used by the shop, furnishings, fittings, floor coverings, ablution facilities, internal storage areas, etc. (if applicable);
- k) External photos clearly indicating the external finishes of the structure which is used, its relationship to the existing dwelling unit on the erf, external storage areas, parking areas, treatment of erf boundaries, garbage disposal area, signage. (if applicable);
- l) The owner of the existing or proposed house shop must provide a full motivation stating the type of house shop being applied for and as to why it should be approved. Furthermore, the motivation should also indicate the kind of goods that the house shop will sell or is selling.
- m) The municipality may also request further information deemed to be necessary for purposes of the application.

## **5.2. Application Procedure**

The following procedure must be followed in applying for a house shop:

- a) The applicant must consult the Town Planning Office for advice in relation to the type of application that must be made. The application must undergo through a pre-consultation phase.
- b) No application will be accepted by the Town Planning Office if it has not gone through a pre-consultation phase and a go ahead has been granted to submit the final application.
- c) The Town Planning Office will advise the applicant which neighbours should the applicant obtain consent from, if consent is not obtained, Registered Notices shall be served on surrounding property owners affording those 30 days to comment.
- d) Notices shall be served on surrounding organizations such as community, welfare, educational and religious organizations as well as other commenting government departments affording them 30 days to comment (if applicable);
- e) Notices shall be served on the Ward Councillor of the area affording them an opportunity to comment.
- f) The applicant shall be granted a maximum of 30 days to respond on the objections/comments received, should there be any objections.
- g) A report on the application shall be compiled and will be sent to the Authorised Official or the Municipal Planning Tribunal, (as the case may be), for consideration and a decision will be made.
- h) The decision / final recommendation will then be communicated to the applicant and any objector by email.

- i) The applicant or objector, as the case may be, shall be afforded a right of appeal in terms of the provisions of the Section 136 of the Ndlambe Municipality Spatial Planning & Land Use Management By-law, 2016, which right must be exercised within 21 days of registration of the decision notice.

## **6. CRITERIA AND CONDITIONS FOR ASSESSMENT OF LAND USE RIGHTS TO OPERATE A HOUSE SHOP**

### **6.1. General Criteria for Assessment for Spaza Shops**

- a) No approval for a spaza shop will be granted within a house which has a floor area of 25m<sup>2</sup> or less.
- b) The floor area of the house/spaza shop may not exceed 25m<sup>2</sup> or 30% of the total floor area of all approved buildings on the property, whichever is the lesser. The extent and position of all buildings and the spaza shop must be clearly defined on a site plan to show compliance with this requirement.
- c) The dominant use and appearance of the property must remain residential, and any new structure or alteration to the property to accommodate a house shop must enhance the residential character of the area, particularly with regard to the streetscape, and must be capable of reverting back to residential use as permitted in the scheme.
- d) The spaza shop must not have a negative impact on the surrounding properties.
- e) The owner of the business must live on the site. This assists with self- regulation in terms of residential amenity of the neighbourhood.
- f) The approval of house shops does not include any entertainment license (“game shop license”).
- g) Operating hours must be restricted between 06:00am and 22:00pm. The Municipality may further restrict trading hours depending on various factors.
- h) The location of the site must be desirable e.g. location on main route/on corner. No approval for a spaza shop will be granted within a 400m walking distance of:
  - i. business zoned sites within the CBD of a town; and / or
  - ii. a formally zoned business site within a residential area; and /or
  - iii. an existing approved house/spaza shop; unless the site in question is located within a specifically defined “economic zone/activity nodes” in terms of the Land Use Scheme or Spatial Development Framework.
- i) All applicants must submit a certified copy of South African ID and in the case of foreign nationals, legal documents for residing in South Africa i.e. work permit etc. and proof of residence must be submitted.

## **6.2. Health Requirements**

- a) The area used for a house/spaza shop may not open directly onto a bedroom or toilet, and no goods which will be sold from the spaza shop may be stored in a bedroom or toilet.
- b) The spaza shop must be adequately ventilated and illuminated.
- c) After approval of the land use application, an application must be made to the Environmental Health Section of the Municipality in order to obtain a Certificate of Acceptability in terms of R918/99 under the Health Act (Act 63 of 1977).

## **6.3. Other Regulations**

- a) House shops operated from Council owned land should have a lease agreement in place;
- b) The house shop must comply with the following health regulations, if food is to be sold or prepared in the house shop's premises, namely:
  - i. that the owner obtains a business license as required in terms of the Business Act, 1991 (Act 71 of 1991);
  - ii. that the premises comply with the general hygiene requirements for food premises and the transport of food Regulation 918 of 1999 as promulgated under the Health Act, 1977, (Act 63 of 1977);
  - iii. that a Certificate of Acceptability be obtained as required by the Health Act, 1977 (Act 63 of 1977);
  - iv. that the premises comply with government notice R975 of 2000 relating to the smoking of tobacco products in public places as promulgated in terms of Section 2 of the Tobacco Products Control Act, 1999 (Act 12 of 1999) as amended.

## **6.4. General Conditions of Approval**

The following general conditions shall apply to all house shops:

- a) The rights to operate a house shop are Not Transferrable;
- b) No person(s) may sleep/overnight within the shop if it is located in other structure on the erf;
- c) A house shop is restricted to the selling of daily household goods and services;
- d) The sale of liquor or alcoholic beverages, storage or sale of gas and gas containers, paraffin and other hazardous substances as well as the operation of vending machines, video games, gambling machines or pool tables is prohibited;
- e) The extent and position of the retail component shall be clearly defined on a plan, and shall not exceed 25m<sup>2</sup>. In cases of outbuildings or containers; an additional area of 15m<sup>2</sup> can be applied for in order to accommodate any water closet, change room, and/or storeroom;

- f) Any new structure, or alteration to the existing dwelling unit or outbuilding, must conform to the residential sense of place of the area concerned;
- g) Trading must be restricted to the property and the dwelling unit and not take place on the sidewalks;
- h) If stock is to be delivered the deliveries must be restricted to normal business hours which is 8:00 to 17:00;
- i) Jukeboxes will not be allowed within a house shop. Should music be played in a house shop, it must be limited to listening music set at a low volume and speakers may not be placed outside the house shop;
- j) No more than 3 (three) persons, including the occupant of the dwelling unit, are permitted to be engaged in retail activities on the property.
- k) Only one non-illuminated sign shall be permitted and shall not exceed 5000cm<sup>2</sup> in area. Such sign shall indicate only the name of the owner, the name of the business and the nature of the retail trade.
- l) Disposal of refuse must be disposed to the satisfaction of Ndlambe Municipality.
- m) All owners of unauthorized house shops must be informed to apply to legalize their house shops within 30 days after receiving written notice.
- n) There should be display of certificates obtained from Municipality in respect of health regulations and in respect of the business licenses, where food is to be sold or prepared.

## **7. NON-COMPLIANCE WITH CONDITIONS OF APPROVAL**

- a) If conditions of approval are not complied with the Town Planning Section will issue a written notice to the owner to rectify any irregularities within 14 days.
- b) If complaints are received with regard to the legally approved house shop, the Town Planning Section will evaluate the legality and validity of the complaints and if necessary inform the owner about these complaints and will request the owner to comply with the approval conditions.
- c) If there is failure to comply with the general conditions of approval, further legal action will be taken by the Municipality. If necessary, an approval may be withdrawn, or a court interdict will be obtained against the owner of the property forcing him to suspend trade from the property.
- d) In the case of a criminal offence, the matter will be referred to the state prosecutor's office for further legal recourse.

## 8. WITHDRAWAL OF APPROVAL

Any violation of the above requirements, non-compliance with conditions of approval, sale of illegal goods, abuse of state-funded housing, or any written complaints received by officials of Council should be reported to the Town Planning Section and may result in the closure of the spaza shop and the withdrawal of an approval.

## 9. MONITORING, COMPLIANCE AND ENFORCEMENT

Given the complex nature of issues related to House Shops, effective implementation of the Policy will require coordinated efforts from various stakeholders. The following outlines the general roles and responsibilities to support the Policy's enforcement.

### 9.1. Ndlambe Municipality Town Planning Section

Ensure compliance with the Land Use Regulations by monitoring House Shop operations. Where violations occur, issue non-compliance notices to property owners and pursue legal action in cases of persistent non-compliance.

### 9.2. Ndlambe Municipality Building Control Section

Enforce adherence to the National Building Regulations and Building Standards Act (Act 103 of 1977), particularly for structures modified or used for House Shops, to guarantee public safety and structural integrity.

### 9.3. Ndlambe Municipality Local Economic Development Section

Educate/ inform House Shop operators of the requirements and provide small business support where applicable.

### 9.4. Ndlambe Municipality Finance Department (Rates Section)

Ensure accurate classification and municipal rating of House Shops. This includes appropriate billing adjustments to reflect increased service usage, such as refuse removal and sanitation.

### 9.5. Ndlambe Municipality Community Protection Services

Through the Municipal Health Services, issue Health Certificates for businesses involved in food preparation. Take corrective action against operations lacking valid certificates to protect consumer health.

### **9.6. South African Police Services (SAPS)**

Monitor and act against criminal activity, including the sale of illicit substances and other unlawful behaviour linked to House Shops, in coordination with law enforcement agencies.

### **9.7. National Department of Home Affairs (DHA)**

Enforce immigration laws/ take action against illegal immigrants/ persons without work permits.

## **10. COMMENCEMENT DATE**

Unless otherwise specified, the commencement date of this policy will be the date of adoption by the Council, and shall remain in effect until it is reviewed, revoked, or amended by Council.