



OFFICE OF THE DEPUTY DIRECTOR-GENERAL: SPLUM

Department of Agriculture, Rural Development and Land Reform, 3rd Floor, Block C, 600 Lillian Ngoyi Street, Pretoria 0001| Berea Park 0001| Private Bag X 833, Pretoria 0001| Tel: 012 312 8309

DRAFT REPORT ON COMMENTS RECEIVED FOR THE DRAFT NORMS AND STANDARDS FOR SPATIAL PLANNING AND LAND USE MANAGEMENT IN TERMS OF SECTION 8 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013)

INTRODUCTION

The purpose of this report is to serve as a record of consolidated comments received from Interested and Affected Parties (I&APs), including government authorities and the general public, during the public participation period for the draft Norms and Standards for Spatial Planning and Land Use Management (SPLUM), as well as to respond to tabled inputs and incorporate them where feasible.

BACKGROUND

The Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA) was implemented on 1 July 2015. The Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 was gazetted on 23 March 2015. Both the Act and the Regulations are currently in existence and operation.

As the custodian of the Act, the Department of Agriculture, Land Reform and Rural Development's (DALRRD) strategic objectives are corporate governance through compliance within land administration and spatial planning for integrated and sustainable growth and development.

In terms of Section 8(1) of the SPLUMA, the Minister must, after consultation with organs of state in the provincial and local governments, prescribe norms and standards for land use management and land development that are consistent with SPLUMA, the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000) and the Intergovernmental Relations Framework Act.

After public consultation, the prescribed norms and standards will be to guide related sectoral land development or land use.



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PUBLIC PARTICIPATION PROCESS

The draft Norms and Standards for SPLUM was published for consultation with organs of state in the provincial and local spheres of government, all interested persons, organisations, institutions and representatives to make inputs, comments, proposals and representations.

The document was made available at <http://www.dalrrd.gov.za> or an electronic copy could be requested via email to SPLUM@dalrrd.gov.za. All representations had to be made in writing via email the above mentioned addressed.

A total of ninety (90) days were provided for submissions to be made. The first round was from 19 May 2023 to 19 June 2023, for thirty (30) days. A further call was made as a second round for sixty (60) days, from 13 September 2023 to 13 November 2023.

SUMMATIVE ASSESSMENT

Public participation period	Number of submissions received
First round: 19 May 2023 – 19 June 2023	12
Second round: 13 September 2023 – 13 November 2023	15
	Total: 27

1. A total of twenty-seven submissions received on the DALRRD email address. Twenty-three written submissions have been received. Three submissions have requested for extension of time and one email was unable to be retrieved. One submission was received after the closing date of the first round of public participation.
2. A copy of all written submissions is provided for in the file.
3. General comments allude to the vagueness or generalised statements of the Norms and Standards presented, which can easily be translated into “guidelines” or overarching policy. Technical inputs and questions arising on the clarity of the norms and standards come forth in most submission.
4. Section (8) of SPLUMA provides guidelines on the requirements of Norms and Standards. The draft document however does not clearly address some of these requirements. This, in turn may question the legality of the document. Further comments receive addresses environmental considerations, standardised symbology and land use categorisation, transportation considerations, Early Childhood Development (ECD) services, language and grammar.



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Public participation period: 19 May 2023 – 19 June 2023

NO.	SUBMITTED BY	CONTACT PERSON	DATE RECEIVED
Authorities			
1.	Mossel Bay: Municipal Manager Office	Mr. Rudi Ockhuis Rudi.ockhuis@westerncape.gov.za	12 June 2023
2.	City of Cape Town	Lurwin Jeneke Policy and Strategy, Future Planning and Resilience 079 447 0779 lurwin.jeneke@capetown.gov.za	13 June 2023
3.	Western Cape Ministry of Local Government, Environmental Affairs and Development Planning (WCG DEADP)	Bernice Labuschagne 021 483 8108 Bernice.labuschagne@westerncape.gov.za	19 June 2023
4.	City of Cape Town: Executive Mayor Geordin Hill-Lewis	Sarietha Engelbrecht 021 400 1301 Sarietha.Engelbrecht@capetown.gov.za	19 June 2023
5.	Gauteng Department of Agriculture, Rural Development and Environment	Ms Sinethemba Madondo 011 240 3132 066 488 1678 sinethemba.madondo@gauteng.gov.za	27 June 2023
6.	Department of Public Works & Infrastructure (DPWI)	Lizelle Coetzee 012 406 1733 083 633 3606 lizelle.coetzee@dpw.gov.za	21 September 2023
Interested and Affected Parties			
7.	Socio-Economic Rights Institute of South Africa (SERI)	Edward Molopi 011 356 5860 edward@seri-sa.org	19 June 2023
8.	South African Geomatics Institute (SAGI)	Mr. Karl van Rensburg 0833997172 cadastral@sagi.co.za karl@lts.co.za	19 June 2023
9.	Real Reform for ECD Campaign	Tess Peacock 064 334 7566 / 047 577 8908 equalitycollective.org.za	19 June 2023
10.	Smart Start	Hopolang Selebalo Advocacy Lead 074 261 1672 hopolang@smartstart.org.za ;	19 June 2023
11.	TLU SA North Agricultural Representative	Erika Helm, Chairperson Local Government Committee 0796996032 bobrakbv@mweb.co.za	19 June 2023
12.	Talitha Cumi	maiden.talithacumi@gmail.com	18 June 2023



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Public participation period: 13 September 2023 – 13 November 2023

NO.	SUBMITTED BY	CONTACT PERSON	DATE RECEIVED
Authorities			
1.	uMhlathuze Municipality	Themba Mdumela Manager: Development Administration 035 907 5608 073 238 0956 MdumelaT@umhlathuze.gov.za	27 October 2023
2.	Transnet SOC Ltd: Ms Portia Derby Group Chief Executive	Reneilwe Ramphele 011-3084669 081-035-0021 011-308-2312 reneilwe.ramphele@transnet.net	7 November 2023
3.	Department of Basic Education Chief Directorate: Foundations for Learning	Rebecca Hickman Hickman.R@dbe.gov.za	7 November 2023
4.	Ministry of Local Government, Environmental Affairs and Development Planning Western Cape	Marius du Randt Head of Ministry +27 (21) 483 3915 Marius.duRandt@westerncape.gov.za	9 November 2023
5.	Department of Forestry, Fisheries and the Environment (DFFE)	Amanda van Reenen Director: Legal Support NEMA Cell: 083 280 0730	9 November 2023
6.	eThekwin Municipality	Silindile Mvubu Senior Legal Advisor eThekwin Municipality Legal & Compliance Tel (031) 311 3456 Cell 082 368 1012	13 November 2023
7.	SPLUM Gauteng	Nkhensani Khosa NKhosa@dalrrd.gov.za>	14 November 2023
8.	City of Tshwane	Nicolene Le Roux Director: Development Compliance and Legislation Tel: 012 358 3256 Email: nicolenelr@tshwane.gov.za	26 July 2021 3 October 2023
Interested and Affected Parties			
9.	SAACPP	Peter Dacomb Chairperson: North Region info@saacpp.org.za 0123621741	13 November 2023
10.	Agri SA	Amy Barclay Head of Land Centre of Excellence +27 (0) 82 780 0645 +27 (0) 12 643 3400 amy@agrisa.co.za	10 November 2023
11.	Sibanye Stilwater	Christi Lategan Superintendent Land Management Department Legal and Compliance SA PGM/ Gold Operations or US PGM Operations • Mobile: +27 72 299 6308	10 November 2023



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NO.	SUBMITTED BY	CONTACT PERSON	DATE RECEIVED
12.	KwaZulu Natal Agricultural Union	Land Desk Manager Mr John Flanagan Tel. 033-3429393 Cell. 081-377 5148 Kwanalu email: john@kwanalu.co.za	12 November 2023
13.	Mpumalanga Agriculture, provincial affiliate of Agri SA	Robert Davel Uitvoerende Bestuurder / Executive Manager 082 2209024 ceo@mpumalangalandbou.co.za	13 November 2023
14.	Private person	Cáro Naudé Cell: 082 9229 032 Tel: 011 886 0505 E mail: caro.w@absamail.co.za	13 November 2023
15.	Gemey Abrahams Consultants	Gemey Abrahams gemeyabrahams60@gmail.com	13 November 2023



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NO.	ISSUE	NAME	METHOD	COMMENT	RESPONSE	Page	Recommendation		
							Noted	Further investigation	Amendments
1.	Grammar Procedural	Mossel Bay - Municipal Manager	DALRRD email 12 June 2023	Proposed standard for reference No. A1 as contained on page 20: It would be preferable if the Regulations promulgated in terms of Section 23A and 24(3) of the National Environmental Management Act, 1998 be included verbatim in this standard.	Please specify the exact regulations for inclusion	20		x	
				Proposed standard for reference A2 as contained on page 23: It is proposed that the standard be amended to read as follows: "Secure the inputs of the various relevant departments at all spheres of government in the decision-making process."	Noted, proposed for amendments to be considered	23			x
				Proposed standard for reference B2 as contained on page 24: It is proposed that this standard be amended to read as follows: "Implement Service Level Agreements between Municipalities and recognised traditional authorities to facilitate partnerships...."	Noted	24			X
				Proposed standard for reference C2 and E2 as contained on page 25 and 27: It is proposed that the implementation procedure of SPLUMA should rather be contained in Policies or other guideline documentation and not in By-Laws.	C2 regarding land development application processes with timeframes should be noted in bylaws; however guidelines regarding undue delay are available E2 regarding SPLUMA Principles; it is noted there are guidelines for SPLUMA Principles				
				Proposed standard for reference G1 as contained on page 28: The comment regarding the need for an overhaul of the system might not be applicable on all Municipalities as some might have already attended to the necessary revision of all By-Laws and Policies	National DALRRD has come up with various guidelines Alignment of Authorisations and Rationalization of Laws Section 29 of SPLUMA has encouraged Municipalities and other spheres of government to work with each other hence SLAs and other forms of instruments would need to be developed in order to ensure the overhaul of the current system	28			
2.	Request for extension of time	City of Cape Town	DALRRD email 13 June 2023	Request for extension of time	Due to the extended extension of the comment period The city was informed that the closing date for public participation date closes on the 13 November 2023.				
3.	General	Western Cape	DALRRD email	The WCG DEADP does not support the Draft Norms					

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	comments Legality Language & grammar Technical input Waste management	Ministry of Local Government, Environmental Affairs and Development Planning (The WCG DEADP)	19 June 2023	and Standards in its current form, for the reasons set out in the following comments: (i) The WCG DEADP submitted comments on previous iterations to National Government DALRRD on seven occasions, but the Provincial Department did not receive any Comment and Response Reports from the National Department	Noted; Please resubmit the comments				
				(ii) Section 8 of SPLUMA excludes spatial planning from its ambit, therefore it does not make provision for the Minister to make norms and standards for spatial planning. The provisions in the Draft Norms and Standards relating to spatial planning would, if prescribed by the Minister, exceed the scope of authority provided by section 8 of SPLUMA. The norms and standards that relate to spatial planning would therefore need to be removed from the Draft Norms and Standards and converted, in a separate document, into guidelines, practice notes, guidance notes or any other support that the National Department or the Minister is empowered by law to provide. Recommendation: The norms and standards in the Draft Norms and Standards relating to spatial planning must be removed. It is proposed that the sections applicable to spatial planning should be converted to guidelines for spatial planning and incorporated into the Spatial Development Frameworks ("SDFs") Guidelines document that was created by the erstwhile Department of Rural Development and Land Reform (now the National Department) in 2017.	Noted the SPLUMA Amendments Bill will deal with some of these issues perhaps further norms and standards would need to be created in addition to the existing ones. However, there are other entities that have developed social facilities norms and standards; and settlement design; how does Government and these other entities co-exist in this space				
				(iii) Although the intent of what the Draft Norms and Standards are seeking to achieve is supported, consideration could be given to converting its provisions into guidelines for spatial planning,	The point raised is plausible e.g. Norms and standards available Red Book. Noted the SPLUMA Amendments Bill will deal with some of these issues perhaps				

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				<p>land development and land use management. One of the reasons for this proposal is that the “norms and standards” proposed in the Draft Norms and Standards are not formulated as norms and standards, but are rather formulated as guidelines, values, or statements of intent. The provisions purporting to be standards in the Draft Norms and Standards are currently not quantifiable or objectively measurable. No responsibility is further given as to who will realise the standards, how this should be done, when it should be done and where. Further examples of standards relating to spatial planning is provided for in the printed document.</p> <p>Recommendation: The approach to standards needs to be reconsidered to ensure that it provides practical guidance, is quantifiable and measurable. The contents of this version of the Draft Norms and Standards should be converted into guidelines for spatial planning, land development and land use management.</p>	<p>further norms and standards would need to be created in addition to the existing ones. However, there are other entities that have developed social facilities norms and standards; and settlement design; how does Government and these other entities co-exist in this space</p>				
				<p>SPLUMA does not define the phrase “norms and standards”. Section 8(2) however provides some broad guidance in terms of what the norms and standards must include and what they must do. Subparagraphs (i-iv) of subsection (2)(d)</p> <p>Although arguably subparagraph (ii) above may have been included in a generic sense, none of the other above mentioned mandatory requirements are included in the Draft Norms and Standards. The Draft Norms and Standards therefore cannot be lawfully adopted in their current form.</p> <p>a.) Recommendation: The Draft Norms and Standards must include the report mentioned in paragraph (i) of subsection (2)(d), the framework</p>	<p>Noted the definition should be included; the Act is not the first to utilise the term, hence cannot take ownership of the term.</p> <p>This is noted, these reports should be developed as additional norms and standards or guidelines</p>			x	

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				<p>mentioned in paragraph (ii), the existing and future land use plans, programmes and projects mentioned in paragraph (iii) and the mechanisms mentioned in paragraph (iv). The documents mentioned above should be used in determining the objectively measurable norms and standards which the Draft Norms and Standards should adopt.</p> <p>b.) Clarity must be provided on how and when the proposed “norms” and “standards” are to be applied. Although section 8 of SPLUMA provides some guidance, the Draft Norms and Standards must be clear in this regard, including regarding the distinction between the development principles and norms.</p>	Noted will be looked into				
				<p>It is a concern that composting operations are seen as incompatible with land zoned as “Agricultural”. Many composting operations in the City of Cape Town Metropolitan Municipality (“the City”) have had their accreditation revoked as a result of operating on agricultural land. The City currently only has one landfill that has legal airspace, and preventing composting operations will place a further burden on already stressed landfill airspace. There is also an organic waste ban to landfill that will be operational by the end of 2027, and drastic measures are required by all to attain this target.</p> <p>Recommendation: The Draft Norms and Standards should consider composting operations as compatible with land zoned as “Agricultural”.</p>	Definition to be checked			x	
				Waste management, and specifically waste	Competency of Department of				

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				<p>minimisation, is not considered in the Draft Norms and Standards.</p> <p>a) Recommendation: Waste management, and specifically waste minimisation, must be taken into consideration in the Draft Norms and Standards.</p>	<p>Environmental Affairs Waste Legislation and Policy to address waste minimisation?</p> <ul style="list-style-type: none"> • The Constitution of South Africa, 1996 (Act 108 of 1996) • The Environmental Management Policy for South Africa (1998) • National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) which advocates waste minimisation • The Environment Conservation Act (ECA) (Act 73 of 1989) • The draft National Environmental Management: Waste Management Bill (NEM: WMB) (2006) • The White Paper on Integrated Pollution and Waste Management for South Africa (1998) • The National Waste Management Strategy (NWMS) regulations 				
				<p>SPLUMA requires that the Minister prescribe norms and standards for land use management and land development. A Socio-Economic Impact Assessment System ("SEIAS") is therefore not required to justify that prescribing norms and standards is the best option to address the identified problem statement.</p> <p>The content of the Draft Norms and Standards, if adopted in their current form, may however have cost implications, especially for municipalities. The cost implications must therefore be carefully considered and it is suggested that a SEIAS approach could be used to guide the issue of costs and determine the practicality and feasibility of developing and implementing a specific norm and associated standard (if applicable) in all 278 municipalities in the country. The downstream impacts on municipal planning bylaws, municipal zoning schemes, and municipal policy must also be thoroughly considered for each proposed norm or standard.</p> <p>Recommendation: A SEIAS should be done in order</p>	<p>According to SPLUMA the Minister is required to prescribe norms and standards, however the question arises when can the SEIAS be developed it is not to say the Norms and Standards cannot be developed at all.</p>			x	

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				to obtain guidance regarding the issue of cost implications, especially for municipalities, and to determine the downstream impacts of the norms and standards on municipal planning bylaws, municipal zoning schemes, and municipal policy.					
				<p>On page 4, under the heading '1.2.1 White Paper on Spatial Planning and Land Use Management', the word 'arguable' is in the wrong grammatical form.</p> <p>On page 6, under the heading '1.2.2 National Development Plan (NDP) 2030', the following phrase is grammatically incorrect: "The historic policy of confining particular groups to limited space, and the unfair allocation of public resources between areas should be reversed and needs of the poor are addressed on priority basis"</p> <p>On page 9, the acronyms "SALGA MM" are not defined.</p> <p>Recommendation The word 'arguable' should be 'arguably'</p> <p>The phrase on page 6 should read: "The historic policy of confining particular groups to limited space, and the unfair allocation of public resources between areas, should be reversed, and the needs of the poor must be addressed on priority basis".</p> <p>The acronyms "SALGA MM" should be written out in full.</p>	<p>The word 'arguable' has been corrected to 'arguably'</p> <p>The phrase on page 6 has been amended to read as follows: "The historic policy of confining particular groups to limited space, and the unfair allocation of public resources between areas, should be reversed, and the needs of the poor must be addressed on priority basis".</p> <p>It is proposed that a list of abbreviation page be inserted to include all acronyms</p>	6			
				<p>The "Norm" under bullet point three (3) states: "Land development and planning processes must integrate disaster prevention, management or mitigation measures;" Bullet point three (3) does not mention risk reduction</p> <p>Recommendation: The wording under bullet point three (3) should state: "Land development, risk</p>	<p>The recommended addition, covers an important aspect on addressing disaster management and provides for a more holistic approach. The principles are however taken from the White Paper on Spatial Planning and Land Use Management.</p>	4			x

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				<p>reduction and planning processes must integrate disaster prevention, management or mitigation measures;"</p>					
				<p>The "norm" under bullet point two (2) states: "Land use regulators and planning authorities must ensure that benefits and opportunities flowing from and development are received by previously disadvantaged communities and areas." Bullet point two (2) mentions only disadvantaged areas, not marginalised ones.</p> <p>Recommendation: "Land use regulators and planning authorities must ensure that benefits and opportunities flowing from land development are received by previously disadvantaged communities and marginalized areas."</p>	<p>The recommended addition, covers an important aspect and reiterates the point presented by other submissions received. The principles are however taken from the White Paper on Spatial Planning and Land Use Management.</p>	4			X
				<p>The "norm" under bullet point two (2) states: "Land use and development should promote efficient, functional and integrated settlements;" Bullet point two (2) does not include the promotion of sustainable settlements</p> <p>Recommendation: The wording under bullet point two (2) should state: "Land use and development should promote efficient, functional, sustainable and integrated settlements;"</p>	<p>This is directly from the White Paper</p>	4			
				<p>Page 16, Draft clause 4.1, Reference number A-1, under "Standards"</p> <p>The "Standard" under bullet point two (2) states: "Better integration and coordination between services such as housing, water, sewerage and sanitation, energy and electricity, telecommunications and transport." The term "Waste Management" should be included, as it is often missed under the umbrella term "sanitation". Spatial planning interventions are needed to redress how waste was managed in the past and how this will be addressed in the future.</p> <p>Recommendation:</p>	<p>Waste management has been included.</p>	16			X

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				<p>(i) The term "Waste Management" should be included in the standard.</p> <p>(ii) Consideration should also be given to how ecological infrastructure services will be addressed.</p>					
				<p>Page 17, Draft clause 4.1, Reference number A-1, under "Standards"</p> <p>The "Standard" under bullet point three (3) states: "Spatial development plans aligned to government's programme of action as reflected in the policy and legislative framework." The bullet point does not mention the Integrated Development Plan.</p> <p>Recommendation: The wording under bullet point two (3) should state: "Spatial development plans aligned to government's programme of action as reflected in the policy, Integrated Development Plan and legislative" framework."</p>	Noted	17			X
				<p>Page 18, Draft clause 4,1, Part C</p> <p>Section 8 of SPLUMA specifically requires the Draft Norms and Standards to "(e) standardise the symbology of all maps and diagrams at an appropriate scale;"</p> <p>The Draft Norms and Standards do not set any standard for any symbology used in maps and diagrams, but rather requires that unspecified universal symbols must be used. This does not meet the above requirement and therefore the Draft Norms and Standards cannot be lawfully adopted in their current form. This section also does not speak to the land use/land cover symbology developed by The National Department and provincial departments many years ago.</p> <p>Recommendation: The Draft Norms and Standards must standardize</p>	<p>The section 8 requires a lot of attention and therefore one stab at the process would not be sufficient; the section 8 as it stands is adequate, however, there may be several annexures that may need to be included in future. However, there has been an attempt at the standardizing symbology, in DALRRD, the project is called National Land Use Classification project; another project is the Strategically Located Land Project</p>	18			X

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				the symbology of all maps and diagrams at an appropriate scale. This section should speak to the land use/land cover symbology developed by The National Department and provincial departments many years ago					
				<p>Page 19, Draft clause 4.1, Reference number C-1, under "Standards"</p> <p>The "Standard" states: "Standardisation of only common structuring elements in spatial development frameworks...". The word "only" is unnecessary.</p> <p>Recommendation: The wording under bullet point two (3) should state: "Standardisation of common structuring elements in spatial development frameworks...".</p>	Noted	19			X
				<p>Page 20, Draft clause 4.2</p> <p>The norms and standards must address ecological infrastructure to ensure that its protection and management is a collective responsibility and collectively coordinated. An additional norm and standard should be included to ensure protection of ecological infrastructure. Alternatively, it must be included as part of Reference number A-1. Clarity must be provided on the status of the "Minimum Standards for The Consideration of Environmental aspects In the Preparation and Review of Municipal Spatial Development Frameworks in terms of Section 23a And Section 24(3) of the National Environmental Management Act, 1998" referred to in reference number A-1, as it makes reference to the "minimum standards" without clarifying its status as to whether or not it is a SPLUMA guideline</p> <p>Recommendations: Consideration should be given on including the following new norm and standard: Norm: Spatial planning should consistently support the protection and management of ecological infrastructure.</p>	Noted. These standards are in terms of NEMA.	20			X

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				Standard: Spatial development plans and policies incorporating the protection and management of ecological infrastructure.					
				<p>Page 21, Draft clause 4.3, Reference Number A-1 under "Norms"</p> <p>The Norm states: "Implement reforms to give equal rights to land resources, including access to ownership...". This norm is not correctly formulated.</p> <p>Recommendation: The "norm" could be rephrased as follows: "Implement reforms to advance equal rights to land resources, including access to ownership...".</p>	Noted	21			X
				<p>Page 22, Draft clause 4.3, Reference number B-1 under "Standards"</p> <p>The "standard": states: "Protection and development of agricultural land, food spazarettes, agricultural fresh produce markets in the smaller villages linked to Agri-parks and Agrihubs." Clarity is required as to whether this includes the protection of land used for illegal dumping, which is then subsequently transformed into food gardens. Would illegal dumping spaces also be considered for development in this case? The "standard" also uses the word "spazarettes". This word is however not defined.</p> <p>Recommendation: The word "spazarettes" could be replaced with the words "small food retailers", or another universally acknowledged word/phrase. Alternatively, "spazarettes" should be defined.</p>	The definition of the word spaza/spazarettes etc. need to be defined. Illegal dumping areas would need to be cleared and the use would be according to the Land Use Scheme	22		x	x

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				<p>Page 30, Draft clause 4.5, under "Part A"</p> <p>Geographic Information Systems can be used to collect and capture information on spatial land use change.</p> <p>Recommendation: Consideration should be given to addressing the use of Geographic Information Systems</p>	Noted	30			x
4.	Legality Technical inputs on norms and standards	City of Cape Town: Executive Mayor Geordin Hill-Lewis	DALRRD email 19 June 2023	<p>General comment: The norms and standards are not clear on which norms and standards are required to be taken into account during decision making and which are part of a broader initiative. Which may lead to legal uncertainty and delays.</p> <p>Recommendation: The city recommends that, either this document be limited to those norms and standards that are relevant to decisions in terms of S.42(1) or that the document is clearly delineated in that regard.</p>	SPLUMA Principles should be taken into account and there are guidelines which the Department has developed in this regard			.x	
				<p>Built Environment A-3 Norms: Land use management should balance public and private interests and ensure efficient patterns of spatial development.</p> <p>Standards: Detailed and modern land use plans that contain zoning regulations to regulate land use and strategic plans to address land use decisions.</p> <p>Comment: This is already part of the law. See section 42(C) of SPLUMA.</p> <p>Terminology used is also incorrect. Land use plans do not contain zoning regulations. A land use plan is a policy and the zoning scheme (not regulations) has the force of law.</p> <p>Given that sections 24,25 and 26 of SPLUMA deals</p>	To be elaborated on	20		x	

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				with the requirements for a zoning scheme (land use scheme), it is unclear how this adds value to planning.					

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				<p>Socio-economic A-1</p> <p>Land redistribution programmes aimed at providing the rural poor with access to land and promoting efficiency and investment in agriculture. ▯ Upgrading of informal rights to legally enforceable rights. ▯ Better definition of property rights through improvements to formal land administration systems.</p> <p>Comment:</p> <p>Given that the standards are applicable to all three spheres of government, it is not clear how these standards apply to land development management decisions.</p>	<p>Noted</p> <p>Norms and Standards should also reflect national policy priorities and not only land development management decisions.</p> <p>Noted check the Communal Land Rights Bill and other Property Legislation for the definition for property</p>	21			
				<p>Socio-economic A-2</p> <p>Norms:</p> <p>Facilitate effective land administration to enhance the opportunities for landownership and tenure – especially in previously disadvantaged areas.</p> <p>Standards:</p> <p>Effective land-use planning and enforcement as well as the adjudication of land use conflicts.</p> <p>Comment: Enforcement is difficult in some areas and almost impossible to execute without risk of personal safety of staff.</p> <p>It is not clear what the “adjudication of land use is either consistent with the zoning scheme or not. If it is not, then enforcement process commences.</p> <p>If the reference to “adjudication of land use conflicts” refers to private disputes, a municipality does not have the resources nor the budget to deal with such conflicts.</p>	<p>Enforcement mechanism as per SPLUMA should suffice.</p>	21			x
				<p>Process A-2</p> <p>“Standards: Secure the inputs of the various departments at all spheres of government in the</p>	<p>Comments are usually required within the 12 month period Administration period</p>	23			

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				<p>decision-making process.”</p> <p>This standard is appropriate for the formulation of plans, however, it should not always be required in land use decisions due to the scale of the application and where it is located. This should be qualified by requiring input from governments where relevant.</p> <p>It should also be noted that not all government departments respond timeously as there is no requirement to provide comments within a specific time.</p>					

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				<p>Norms : Collaborative partnerships should also include participation by communities.</p> <p>Standard: Consultation with the communities out with regard to the development and implementation of spatial planning and land\ use management legislation, policies and programmes</p> <p>Comment: It is not clear what “spatial planning legislation” refers to. Planning legislation deal with both land use management and spatial planning</p> <p>For by-laws, the requirements to participate in such by-laws is covered in section 23 of the Municipal Systems Act, 2000.</p>	Noted	24			x
				<p>Process C-1 Norms Public involvement in land use planning and development processes must be inclusive of all persons and <u>groups with an interest in the matter</u> being decided.</p> <p>Standards Provision of channels of communication, time schedules and written communication.</p> <p>Comment This norm is not clear. It appears to deal with the processing of an application rather than the creation of spatial plans.</p> <p>The law, including PAJA, is that those whose rights or legitimate expectations are materially and adversely affected are entitled to participate. This is different to allowing everyone with an interest to participate. The norm is therefore in conflict with the law. This also impacts on processing applications efficiently and within timeframes.</p>	Updated	25			

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				<p>Process C-2 Standards Municipalities with by-laws that explain SPLUMA implementation and the administration of different land development application packages.</p> <p>Comment: The standard does not link to the norm where it provides that : "Municipalities with by-laws that explain SPLUM implementation".</p> <p>A by-law is a law, and a law does not explain SPLUMA implementation. The law must be consistent with SPLUMA. This is a requirement in section 2 of SPLUMA so it is unclear has to how this part of the norm assists. This should be deleted or amended to require a guideline to explain SPLUMA implementation.</p>	Noted, clarity to be provided and perhaps to be indicated that SOPs are required by municipalities.	25		Provide clarity	
				<p>Process E-2 Norms: Bylaws must include specific requirements on how land development applications should promote SPLUMA principles, and create sound administration mechanisms for streamlining process.</p> <p>Standard: Municipalities with by-laws that explain SPLUMA implementation and the administration of different land development application packages.</p> <p>Comment One should avoid creating additional factors in by-law, that need to be taken into account as minimum requirements. This should be dealt with by means of a guideline document to applicants.</p> <p>As per above, by-laws are law and cannot explain SPLUMA implementation.</p> <p>It is unclear if this refers to a MSDF. If so, there area</p>	<p>Noted The direct application of the SDF into a land use scheme should be assessed, and a future project regarding this alignment to be done to investigate this challenge. However, alignment of the two instruments/ tools are required.</p>	27		Provide clarity	

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				two issues: the MSDF changes every five years and it is not always possible to amend a law quickly enough to keep up with this and secondly, the MSDF is sometimes too broad to be incorporated into a land use scheme.					

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				<p>Process G-1</p> <p>Norms Efficient land use management systems, efficient organisational structures and processes and decision-making processes that are able to speed up land use applications for an efficient spatial structure, cities, towns or communities</p> <p>Standard Simplified application requirements and procedures to fast-track applications. The need for an overhaul of the system has already been identified by consultants involved with land development.</p> <p>The concept of efficiency is supported, however, this cannot be at the cost of applications being submitted without sufficient information to enable the decision maker to properly consider an application and make an informed decision. Often applicants will wish to exclude participation under the guise of efficiency. The lack of proper information and arguments supplied by the applicant and lack of participation can both lead to expensive and long drawn out review applications. Efficiency must therefore be read with the other norms and standards dealing with participation and quality of applications.</p> <p>Additionally, in relation to fast tracking, the ability to fast track applications often require more staffing capacity. The determination of which applications to fast-track could also be challenged. If there are too many fast-tracked applications then the process may actually be slowed down.</p> <p>It is suggested that the standard read as follows: "Where possible, simplified application requirements and procedures to fast-track application. The need for an overhaul of the system has already been identified by consultants involved with land- </p>	<p>Noted, where possible is noted. Investigation of application types that can be fast tracked to be determined. Another project is required to identify these.</p>	28			

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				developments.					

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7.	Process and socio economic	City of uMhlathuze		General comments on issues to be noted for the Norms and Standards.	The issues are incorporated into the norms and standards.		X		
8.	Policy & legislative framework Technical inputs on norms and standards	Socio-Economic Rights Institute of South Africa (SERI)	DALRRD email 19 June 2023	<p>The policy and legislative framework informing the norms and standards:</p> <p>The comment emphasises the importance of incorporating specific sections of the South African Constitution, particularly sections 25(5), 25(6), and 26(3), into the overview of the policy and legislative framework. These sections are crucial as they enshrine rights to equitable land access, secure tenure, and protection against arbitrary eviction. It also suggests including the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (The PIE Act), which gives effect to section 26(3).</p>	These issues are indeed addressed within the broader norms established in the document. To maintain a practical and streamlined approach, we have chosen not to specify each policy or act influencing spatial planning and land development individually. This decision stems from the practical consideration of the extensive range of sectors and policy frameworks that impact spatial planning and land development, making it impractical to enumerate them all explicitly.	4	X		
				<p>"redress" at 4.1:</p> <p>The comment highlights that while "redress" is mentioned in the heading at 4.1 Part A of the norms and standards, its explicit integration into the actual norms and standards is lacking compared to "integration" and "spatial restructuring." In order to truly respond to redress, A-3, or a new norm at A-4, should include an additional statement that land use management should "make a contribution to redressing the legacies of past discriminatory land use practices". The standard should include an additional statement about land use plans that contain zoning regulations "to regularise informal settlement land use and provide evidence which secures tenure".</p>	These norms and standards are covered under "Ownership and access to land"	16			
				<p>Socio-economic Norms and Standards:</p> <p>Proposes the inclusion of language regarding equitable land access and amendments to address both rural and urban land redistribution. Emphasizes that land ownership and security of tenure should be clarified as distinct concepts, suggesting amendments to reflect the difference. Recommends additional guidance on handling land use conflicts,</p>	Updated	21			X

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				especially those concerning unlawful occupation, in line with the PIE Act.					
				Norms and Standards Concerning Process: Suggests amendments to emphasize the importance of understanding rights frameworks and addressing past injustices and spatial inequity. Recommends adding provisions to ensure the inclusion of occupiers in decision-making processes and to consider informal communication methods like imbizos. Also advises on the inclusion of informal settlement areas in discussions about land use schemes and by-laws.	Updated	24			X
				Organisational Culture and Mindset: Recommends mentioning the constitutional paradigm in standards related to organisational culture and mindset, aligning spatial planning and land use management practices with the rights paradigm contained in the Constitution.	Updated	30			X
				Monitoring and Evaluation: Proposes the addition of a standard for including all land users, including those in informal settlements, in databases to ensure visibility and consideration in planning and management processes.	Updated	31			X
9.	Inclusion of ECDs and women empowerment.	Department of Basic Education		Redress, integration and spatial (re)structuring: Additions to norms and standards to include ECDs, clinics, schools.	We have made adjustments to the norm so that it captures the full essence of infrastructure planning across sectors. Standard number 3 also talks about "development plans aligned to the government's programme of action as reflected in the policy and legislative framework". While it is not possible to list all of those here, the emphasis is on ensuring that there is alignment between planning and broader government programmes.	16			X
				Addition of new norm and standard on women empowerment.				X	X
				Proposal for a new norm and standard on	This aspect is already included in the norms	19			

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				differentiated land typologies and fast tracking of land development applications.	under Development facilitation (G1).				
10.	Exclusion of Port Development Frameworks and standardisation	Transnet		<p>Part A: Redress, integration and spatial (re)structuring:</p> <p>No uniform zoning of ports across municipalities, clarity and consistency in the zoning of ports, update of zoning scheme regulations.</p>	While this is very important, the articulation of these aspects is in the actual municipal plans and regulatory instruments. The Norms and Standards provide an overarching framework and do not go	16			
				<p>Part C: Appropriate symbology of all maps and diagrams at an appropriate scale:</p> <p>The port development framework plan is not included, as only the SDF is mentioned, which could lead to misalignment.</p>	It's essential to maintain a balance between specificity and generality to ensure the document's utility and relevance across various contexts. Incorporating specific frameworks such as those for port development could indeed lead to a requirement to enumerate and detail an extensive array of specialised frameworks, potentially overwhelming the document and detracting from its primary purpose. While the port development framework plan and other similar entity-specific frameworks are undoubtedly important, the decision to focus on more generalisable elements within the Norms is designed to ensure broad applicability and usefulness without becoming overly prescriptive	19			
				<p>PART A: Conservation of natural environment and agricultural land:</p> <p>Preservation of ports is not mentioned. Recommendations to create buffer zones between ports and urban development</p>	The Norms and Standards are designed to provide overarching guidance at a high level, aiming to be adaptable across various spatial planning contexts without delving into the granular specifics of every potential land use scenario. We do however acknowledge the critical role that ports play in economic development and the potential conflicts that can arise with urban development. An update has been made to include ports in the norms.	20			
				<p>Part A: Ownership and access to land</p> <p>Use of drones to monitor vacant land and prevent illegal occupation of state-owned land.</p>	The recommendation to protect state-owned land through, for example, drones has been thoughtfully included in the guidelines without prescribing specific methods for	21			

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					doing so. This approach is designed to offer flexibility, recognising that municipal capabilities and resources vary widely. It allows each municipality the latitude to develop and implement land protection strategies that are both effective and feasible within their specific contexts.				
				Part A: Plans that are supported by, and supportive of government structures and processes: There is no integration between municipal plans and port development framework plans and no engagement between municipalities and Transnet in spatial planning.	We have slightly adjusted the wording of the norms and standards to include the importance of engagements between municipalities and relevant sector departments.	24			X
				Part G: Development facilitation: Shortening of land development approval process, a maximum period of not more than 5 months to that effect.	The Norms and standards do acknowledge the need for simplified application requirements and procedures to fast-track applications. The need for an overhaul of the system has already been identified by consultants involved with land development fast-tracked application procedures.	28			
				Part A: Capacity building and skills development: Exclusion of state-owned entities in MOUs	Updated	33			X
11.	Absence of specific provisions for rural farm dwellers and land reform communities in spatial development plans	Kwanalu	November 11, 2023	Part A – Redress, integration and spatial (re)structuring: The comment appreciates the inclusion of norms addressing sectoral silos, densification, and zoning but points out a significant oversight: the lack of specific provisions for rural farm dwellers, including both labour tenants and non-labour tenant dwellers, whose needs and rights are often at odds with municipal planning and land tenure reform. It advocates for the development of urban or peri-urban residential opportunities for these groups to access better livelihood options, without compromising their cultural rights, emphasizing the	We have made an update to the norms, introducing specific provisions to address the development of urban or peri-urban residential opportunities for farm dwellers. This aims to align land tenure reform and municipal planning with the broader objectives of equitable access to services and employment.	16			X

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				need for spatial development plans to more effectively cater to farm dwellers' futures					
				<p>Part A - Socio-economic:</p> <p>We propose that this section would be better served with stipulating that there would be “upgrading of informal rights to legally enforceable rights which may be in-situ, or on the urban – peri-urban periphery, as proposed under section 4.1 on built environment.”</p>	Updated	22			X
				<p>Additional considerations:</p> <p>The comment raises concerns about the lack of specific provisions within the spatial development norms and standards for addressing issues faced by land reform communities, such as urban sprawl, land grabbing, and illegal plot sales on land reform properties. It also highlights the challenges in transferring properties to land reform beneficiaries due to non-compliant building standards, suggesting the need for either exemption from building plan requirements or state assistance in drafting plans for informal dwellings.</p>	This is indeed a very complex topic. While the norms and standards provide a framework for spatial development, they alone cannot resolve the intricacies of land reform. Continuous enhancements and collaboration across government bodies, local municipalities, landowners, and communities are essential to develop practical, context-specific solutions that advance the goals of land reform, ensuring equitable access to land and sustainable development.	22			
12.	General comments Job reservation	South African Geomatics Institute (SAGI)	DALRRD email 19 June 2023	<p>Paragraph 2. “Why do norms and standards matter?:</p> <p>Critique of SPLUMA for not achieving its goal of creating a unified legal framework for spatial planning across South Africa, highlighting inconsistencies across local by-laws and expressing concern over unconstitutional provisions that limit the roles of professionals, such as Land Surveyors, in lodging Land Development Applications</p>	The criticism that SPLUMA has not fully addressed the variance in local by-laws, particularly concerning professional roles in land development applications, is valid to some extent. However, the response to this issue is not straightforward, given the constitutional and legislative framework that governs land use management and planning in the country. The involvement of various professions in the land development application process, regulated by laws such as the Geomatics Professions Act, highlights the complexity of reconciling national objectives with local autonomy and professional jurisdictions.	9			
				Part G: Development facilitation:	Updated	30			X

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				The wording "town planning profession" must be changed to a more inclusive term such as "service providers" or "development professions" and not restricted to "town planning profession"					
				Paragraph 4.6: Capacity building Ref No. A-1: The comment criticizes the Norms and Standards document for implying that only town planning practitioners require continuous training and development, overlooking the vital role of Land Surveyors in the planning process.	Terminology updated	33			X
13		Talitha Cumi	DALRRD email 18 June 2023		Unable to retrieve email				
14	Request for extension of time	SAACPP							
15	Integration of individuals with different investment interest.	Caro Naude	DALRRD email 13 November 2023	General comment. The underlying message centres around a policy that expects investors, who maintain certain norms and standards in a particular area, to coexist with others who may not share these standards or investment interests, predicting such a policy to be unsuccessful.	Rather than enforcing artificial integration, the approach is to encourage development that respects existing community dynamics while addressing inequalities. The focus is on creating conditions that make integration desirable and beneficial for everyone by ensuring access to services, economic opportunities, and social amenities in all areas. The norms and standards are envisioned as living documents that will evolve through continuous engagement with stakeholders.		X		
16	General issues and various amendments to certain norms and standards.	Agri SA Amy Barclay Head of Land Centre of Excellence		Part B: Identification and development of areas for new sustainable settlements in appropriate locations (B-1 – B-3): Before utilising "released land" for human settlements or urban expansion, its agricultural potential and proximity to urban centres must be rigorously assessed to ensure the protection of scarce, high-value agricultural land, aligning with the redistribution and restitution goals of Section 25 of the Constitution. Additionally, the terms "most	Yes, the Norms and Standards indeed recognise the importance of preserving agricultural land, especially when it's near urban centres, reflecting a comprehensive approach towards sustainable development and food security.	18	X		

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				appropriate" and "well-located" must exclude high-value agricultural land from development projects, considering the irreplaceable loss to land and food security, and prioritize locations that avoid environmental risks to ensure the safety and sustainability of communities					
				<p>"Land redistribution programmes aimed at providing the rural poor with access to land and promoting efficiency and investment in agriculture."</p> <p>It is essential that the norms and standards take cognizance of related legislation to ensure alignment and integration. Existing and future structures such as the Land Claims Court, upcoming Land Court regulations and rules as well as existing land reform programmes must be explicitly referenced. Integration of the norms and standards with the Preservation and Development of Agricultural Land Bill (PDALB) which is expected to be enacted shortly, should be referenced in these norms and standards. It is essential that the sub-division of agricultural land be permitted in order to effect transfer of property rights to previously disadvantaged land occupiers who have proven a claim in the Land Claims Court or upcoming Land Court. This must extend to the traditional communal land as well, in order to provide secure tenure and assist in unlocking of wealth for the rural poor by registering their rights to the property in the Deeds Office.</p>	This is an important point. It's been incorporated.	19			X
				"Better definition of property rights" is misleading and we propose alternative wording because property rights are derived from common law. We propose that the norm read as follows: "Improvements to the formal land administration systems enabling transfer of property rights that are enforceable".	Suggestion accepted.	19			X
				<p>Part B: Community participation and stakeholder engagements (B1):</p> <p>There appears to be a simple misnomer or linguistic</p>	This was a typo	25			X

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				error in the following Standard: "Consultation with the communities out with..." We propose that the word "out" be removed from the definition of the standard.					
				As stated above we propose the integration of this norm and standard with the AAMP and NDP 2030. We further propose that collaboration with structures such as BUSA, where Agri SA and other private corporates and NPC's are members, via the PPP concept contained in the AAMP, would assist in the fulfilment of this standard and should be a key focus area of the implementation of DALRRD in the implementation of SPLUM.	We would like to avoid naming specific entities. However, the wording of the Norm has been adjusted to be all-encompassing in terms of the involvement of interested and affected parties.	25			X
				B1: The comment indicates that while a Service Level Agreement (SLA) typically outlines specific duties between a service provider and a customer, its applicability is questioned in the context of engagements with traditional leaders under traditional authority governance. It further states that the standard's goal is to promote collaboration between traditional leaders and municipalities and address customary land allocation issues, suggesting that a partnership is preferred over service delivery models. Consequently, the comment proposes that a Memorandum of Understanding would be more suitable for defining the rules of engagement and discussion topics between parties, given its flexibility and emphasis on partnership.	We have incorporated this recommendation into the norms and standards.	25			X
				Part C: Just and fair decision making The comment highlights the importance of ensuring fairness in the application of norms by identifying all interested parties involved. There's a concern that some parties might be overlooked during the identification process, especially in complex scenarios like multiple prospecting rights on the same land or environmental impact assessments. The suggestion is to utilize modern electronic communication channels, alongside traditional	The concerns are acknowledged, and the standard has been amended	26			X

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				methods like newspapers and government gazettes, to ensure comprehensive notification to all relevant parties, including those beyond immediate local communities					
				<p>C2:</p> <p>The norm refers to a “delineated time frame” that the by-laws must include in the application procedure and process. Is it not possible to set a maximum time frame within which certain processes must be completed. If this is not feasible due to the varying by-laws and processes, then either the by-laws and processes should be aligned alternatively the inclusion of the word “reasonable” before the term “delineated time frame” to ensure that applicants have a right of recourse in the event the time frame is unreasonably long or drawn out.</p>	Wording adjusted	27			X
				<p>C2:</p> <p>As with PART C: C-2 above, the creation of individual by-laws per municipality will inhibit special planning experts and applicants with the nature and content of planning and applications. The autonomy of the municipality ought to be weighed up with the efficiency of setting the minimum submission/application criteria and process by the Provincial or National spheres.</p>		27	X		
				<p>Part H: Organisational culture and mindset:</p> <p>“...this is totally opposite of the 5-year plan/ political term...” requires rewording to either “this is the total opposite of...” or “ ...it is totally opposite to...” due linguistic challenges with the current sentence construction.</p>	Wording adjusted	31			X
				<p>Part A: Capacity building and skills development:</p> <p>The norm refers to an agreement entered into between the Provincial sphere and either the Regional or Local spheres of government. If this is for human or fiscal resources, is it intended that this</p>	This involves adopting the shared services approach, which several local governments in the country have adopted to address capacity issues.	34			

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				agreement be a credit agreement or will the Provincial sphere be taking the special planning decisions on behalf of the Regional and Local spheres using the Provincial capacity. We do not support the use of a Memorandum of Understanding Agreement to move the functions and responsibilities of a local or regional authority to a Provincial level.					
17.	Socio-economic commentary/concerns Role of ECDs Land use scheme	Smart Start Hopolang Selebalo	DALRRD email 19 June 2023	<p>Section 4.1: Built Environment:</p> <p>The Norms and Standards could be strengthened by expanding reference to “basic services” to also include additional services that have been prioritised by the government, such as ECD. The term “basic services” is commonly understood to mean clean drinking water, sanitation, electricity, shelter, waste removal and roads, and does not sufficiently capture other core services that should inform spatial planning and land use management to achieve broader government programmes of action, policies, and legislative frameworks.</p>	We have made adjustments to the norm so that it captures the full essence of infrastructure planning across sectors. Standard number 3 also talks about “development plans aligned to the government’s programme of action as reflected in the policy and legislative framework”. While it is not possible to list all of those here, the emphasis is on ensuring that there is alignment between planning and broader government programmes.	17			X
				<p>Section 4.4: Process:</p> <p>The reference to simplifying processes in section 4.4 of the Draft Norms and Standards is welcome but limited and primarily from the point of view of efficiency gains. It is critically important to core sectors like early childhood development to streamline and simplify land use consent processes in order to achieve equitable access to essential services and to support economic development.</p>	Fast tracking of applications is included in the norms and includes simplified processes.	30			
18.	Purpose of document	Department Of Forestry, Fisheries And The Environment		Is the word “corporate” intended to be used or should “cooperative” have been used?	Updated	3			X
	Spatial sustainability-Sustainable			Sustainability is a concept that goes much further than aspects concerned with only the natural environment.	Updated	6			X

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	patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.”.								
	“Section 8 of the Act requires that national norms and standards be developed reflecting national policy, promoting social inclusion, spatial equity, and desirable settlement patterns, maximising efficiency, analysing existing spatial trends and proposing alternatives, identifying strategic under-utilised land, standardising symbology and differentiating between areas, needs and types of land use where appropriate.”.			This paraphrasing of section 8 is in fact incomplete as important aspects such as the promotion of sustainable development - mentioned in section 8(2)(b) is missing from this summary without any apparent reason. Compare with the even more limited paraphrasing contained in 1.1 above. The limitation seems to be intentional - and causes concern as the aspects mentioned in s 8(2) are all equally important and this differentiation and complete omission of some factors in this document seem to emphasise only those aspects mentioned here explicitly to the detriment of the others parts of section 8 that are not mentioned here. This particular paragraph doesn't state "among others" as one would expect it should do.	Paragraph amended.	7			X
	Description of the Act on the heading “1.2.4 Intergovernmental Relations			There must be consistency in the manner in which Act names are written.	Noted	8			X

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	Framework Act (2005) (IGFR)".								
	"The Constitution (1996) states that 'government is constituted as national, provincial and local spheres of government which are distinctive, interdependent and interrelated' (section 40(1)).".			Write the name of the Constitution in full: The Constitution of the Republic of South Africa, 1996.	Noted	8			X
	"However, there many other various functions that are shared among these three spheres of government.".			Word(s) missing wording in the sentence	Noted	8			X
	"This section of the Constitution also ensures that people have the right to ask for written reasons when administrative action has a negative impact on them."			Is one not entitled to written reasons regardless of whether the impact is negative or positive?	They are within their rights to do so if they wish.	8			
	SPLUMA explicitly states that the norms and standards must be consistent with the provisions of this Act."			Even if the norms and standards were silent PAJA would still apply to anything that is regarded as administrative action. You can't make PAJA applicable to something that isn't admin action/decision.	We are simply aligning our statements with the provisions outlined in the SPLUMA Act, and our focus remains on adhering to the regulations specified within that framework. Any discussion on the application of the PAJA is beyond the scope of our considerations.	8			
	"It was stated by the DALRRD (2014) in a presentation to the 8th National SALGA MM Forum			Please clarify underlined abbreviations used in this sentence.	SALGA Municipal Manager Forum Programme	9			X

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	Programme that the enactment of the SPLUMA has brought fundamental changes to spatial planning and land use management.”.								
	In terms of Section 9(2) of the SPLUMA, the government must in accordance with SPLUMA and the IGRF Act develop mechanisms to support and strengthen the capacity of provinces and municipalities to adopt and implement effective spatial planning and land use management..			Use a small “s” for the word “section” when used in the middle of the sentence. This comment applies throughout the document.	The current style choice is appropriate for the context of the document. It serves to highlight the reference, making it clear that the text is referring to a formal section of the document, rather than using the term in a generic sense.	9			
	Section 4 (a-d) of SPLUMA describes the spatial planning systems in South Africa, while Section 5 (1-3) indicates the categories of spatial planning.”.			Subsections to be in separate brackets (a) - (d) and (1) - (3) and use small “s” for section.	Noted	9			X
	SPLUMA defines it as “a system of regulating and managing land use and conferring land			Does the word “it” mean land use management?	Yes, the word ‘it’ refers to Land Use Management, as the context clearly defines it at the beginning of the paragraph.	10			

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	use rights through the use of schemes and land use development procedures".								
	"The norms and standards for the preparation of such schemes will have to be prepared to deal with the content, type and procedures to be followed in the management process".			Full stop is missing at the end of this sentence.	Noted	10			X
	"The development of these norms and standards has ultimately become a matter of priority for the DRDLR.".			Incorrect abbreviation was use please rectify. Should be DALRRD.	Noted	10			X
	Bulleting			Need to correct bullets here. The bullets format is different from the bullets prior to these. Need to also correct alignment.	The bullet points and their alignment are intentionally structured to distinguish main points from sub-points.	10			
	"The objectives of the norms and standards are to promote social inclusion, spatial equity, efficient settlement patterns, rural revitalization, urban regeneration and sustainable development."			The last paragraph in page 11 is a duplication of what mentioned on bullet 2 in page 10.	Noted	11			X
	Commissioned by the DALRRD during			Footnote 4: In order to be useful, access to these documents should ideally be provided through a link	DALRRD to make this available	12	X		

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	2017/18 to provide a framework with recommendations for the development of Norms and Standards for Spatial Planning and Land Use Management."			or reference to where it can be obtained. For now, we must take the word of this document that this formed the basis without interrogating those documents.					
	However, these terms or statements that were collated from the desktop provided the content and essence of the issues or challenges (relating to the SPLUMA principles) which assisted in formulating the actual norms.			Word missing after the word "desktop".	Noted	14			X
	The Social Housing Regulatory Authority (SHRA) (2019), defines norms and standards as documents that specify and define a set of common criteria, methods and procedures that must be used to achieve a benchmark in terms of compliance."			Why is this definition and source specifically chosen, used and relied upon? There would be a number of other definitions for "norms and standards" and it is not clear why this definition is preferred.	The definition of 'norms and standards' provided by the SHRA was selected because it comprehensively captures the essence and applicability of these concepts within the context of this document. This choice was made after reviewing other multiple sources, finding that the SHRA's definition aligns closely with the project context.	14			
	"The desktop study brought to the fore a possible rationale for formulating norms in a			Does the desktop study only apply to norms, does it not also apply to standards?	The literature on Standards was also reviewed.	14			X

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	structured way and within a specific larger rationale or context, for example to contextualise national norms, within the context of global visions, current national and local visions, development goals and principles as presented in the various policy documents."								

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	Unpacking the phrases of most prominent local and sector policies such as Spatial Development Frameworks (SDFs), land use management plans, visions, goals etc. as well as related concepts relating to such goals.”.			Is the term “local” meant to refer to municipal?	Yes	14			X
	We need to adapt and continuously learn and improve if we are to be able to meet the challenges posed by the complexities of built environment development.”.			The term “built environment development” is a strange term to use here. Spatial planning isn't yet actual construction / built environment so a reconsideration of this term - or an explanation why it is used - is required. 4.1 below talks to built environment - not yet this part of the document.	This choice of wording reflects a holistic view, acknowledging that the norms and standards broadly influence the development of the built environment.	16			
	This sub-category echoes the prevailing emphasis for spatial planning objectives, interventions, strategies and projects to address and redress imbalances of the past and fragmented development.”.			You need some proper introduction to this part of the document. Its context is unclear. What is the sub-category - built environment or the title of Part A? And what is it a sub-category?	The hierarchy and structure follow a logical progression that has been understood without issue.	16			
	They define the relevant broad scope, key elements and the objectives thereof.”.			To what does the word “thereof” refers to exactly? The introductory sentence refers to objectives, interventions, strategies, projects. The second sentence refers to development and implementation of only strategies. The third sentence then refers to	Noted	16			X

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				"They" - The context have been lost entirely here and the table that follows remains unclear as a result.					
	"This relates to the identification, prioritisation and development of adequate, safe, affordable and sustainable accommodation for all income groups, on suitable and well-located land administered in a transparent manner in accordance with good governance".			Which parts of section 8(2) do this speak to and attempt to address? in the preceding matter you have made that link, and this is important as norms and standards should deal with the matters listed in section 8(2).	National priority issues, social inclusion, sustainable development etc.	17			
	This sub-category relates to the consideration of environmental aspects in spatial planning for current public benefit and sustainable social and economic utilization".			The word "current" is not speaking to what is regarded as sustainability - which has a long term (current and future) focus. The use of current, apart from it being incorrect, is unclear. In 5 years' time what would be regarded as "current"?	Noted	20			X
	They also address the preservation, development and sustainable use of agricultural land to ensure long-term food security in South Africa".			The link to section 8(2) of SPLUMA is becoming fuzzled here with interpretation and limitations being imposed that are not as per the objects of SPLUMA or section 8(2) specifically. The reference to sustainable development in section 8(2) is not in respect of agricultural land - it is all sustainable development. Consider the term as defined in NEMA and adjust this part in accordance. The reference to sustainable development of agricultural land cannot be correct and the limitation is not understood at all. Why you couple the natural environment to agricultural land is also not understood at all. The	We've revised the section to more accurately reflect the broad scope of sustainable development as outlined in SPLUMA. This includes clarifying that the conservation and sustainable use of agricultural land are part of a wider strategy for environmental sustainability. The revision ensures that the approach is not limited to agricultural land but encompasses comprehensive environmental stewardship, aligning with SPLUMA's objectives for holistic sustainable development.	20			

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				natural environment can not only be considered in relation to agricultural land and food security if you attempt to give effect to SPLUMA here.					
	Spatial development and land use planning should protect existing natural, environmental and cultural resources.”.			Suggest the element of sustainability is added here. It is doubtful that development can in fact protect - it should rather avoid these types of areas (and possible other types as well). In addition, spatial development must be prohibited in areas where the natural resource base (which effectively ensures continued human existence) and ecological infrastructure is impacted, degraded and destroyed.	The intended word here was “planning” and not “development”. But just as a sidenote, while incorporating sustainability may be useful, the language around protecting versus avoiding development needs careful consideration. Development doesn't inherently mean harm; rather, it requires a balanced approach that includes protective measures, sustainable management, and strategic avoidance in certain contexts. The term 'protect' is used to emphasize a proactive approach in spatial planning that includes but is not limited to avoidance. A nuanced approach, considering both protection and strategic development, ensures a realistic balance between development needs and conservation goals.	20			X
	“As per the “Minimum Standards for The Consideration of Environmental aspects In the Preparation and Review of Municipal Spatial Development Frameworks in terms of Section 23a And Section 24(3) of the National Environmental Management Act, 1998” and applicable municipal specific policies.”.			<ul style="list-style-type: none"> a) DFFE did not finalise this. DALRRD should finalise this document and publish it in terms of SPLUMA. The DFFE will assist with this process. b) Section 23a the letter “a” should be a capital letter. c) Not clear what is being referred to here. NEMA does not provide for municipal spatial development frameworks? 	<ul style="list-style-type: none"> a) Noted b) Noted c) Refers to the minimum standards 	20			
	The norms and			This therefore also deals with sustainability. Which	While Section 8(2) of SPLUMA might not	21			

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	standards therefore entail satisfying the need for the landless to acquire land and have resources to sustain their livelihoods.”.			parts of section 8(2) are relevant here?	explicitly mention this, it provides a framework that supports this interpretation through its emphasis on national priorities and programmes.				
	“Implement reforms to give equal rights to land resources, including access to ownership and control over land and other forms of property and financial services.”.			Is it feasible for these SPLUMA Norms and Standards to achieve this latter part - access to financial services? It seems optimistic but also outside of the real mandate and focus.	Updated	21			X
	“Effective land-use planning and enforcement as well as the adjudication of land use conflicts.”.			Enforcement of what specifically? Is this something that DALRRD will be responsible for or the SAPS? Can it be achieved in these norms and standards?	Enforcement of the land use bylaws.	22			
	This sub-category is particularly important against the backdrop of the prevailing COVID-19 crisis, where integrated approaches are needed more than ever, as part of the immediate response and efforts to promote an inclusive, job-rich and knowledge-based economy.”.			Linked to which objective contained in 8(2)?	While Section 8(2) of SPLUMA might not explicitly mention this, it provides a framework that supports this interpretation through its emphasis on national priorities and programmes.	23			X
	“Protection and			What do these two terms mean “Agri-parks” and	“Agri-parks” are government-supported	23			X

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	development of agricultural land, food spazarettes, agricultural fresh produce markets in the smaller villages linked to Agri-parks and Agrihubs.”.			“agrihubs” Clarity needs to be provided on the meaning of these terms.	initiatives aimed at revitalising rural economies by integrating farming communities into the agricultural value chain through production, processing, and marketing facilities. “Agrihubs,” serve as central nodes for agricultural innovation and support, offering services such as technology development, information dissemination, and access to markets for smallholder farmers.				

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	Provide for effective multi-sectoral collaboration and inter-municipal/provincial collaboration to ensure effective alignment of spatial plans and strategies.”.			Why is there no mention of national collaboration?	Updated	24			X
	Inconsistencies in the use of the words.			Consistency with the spelling of “bylaws” this comment also applies to part D and E. (a) Spelling of “by-laws” (b) Replace the word explain with the words “gives effect to”.	Updated	28			X
	“A land use scheme is used to regulate and manage land development according to the vision, strategies and policies contained in the integrated development plan and spatial development framework while supporting the interest of the general public to promote sustainable development.”.			(a) The integrated development plan and spatial development framework for a specific municipal area?	Yes	28			
	Municipalities must have by-laws to explain how they will implement SPLUMA. Norms and standards need			I struggle to understand the interest of the general public to promote sustainable development. Does this assume the general public supports sustainable development or do they promote it? DALRRD need to probably refer to section 24 of the Constitution here.		28		X	

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	to reflect these imperatives.”.								
	Chapter 6, (Part A, B C and D) of the SPLUMA provide the overall framework that broadly speaks to land use management through the establishment of Municipal Planning Tribunals (MPTs), including the different types and composition thereof and various facets relating to the administration of and appeals on land development applications by these land use regulators.”.			<p>(a) A comma is missing between “B” and “C” as reflected in the brackets.</p> <p>(b) Who are these land use regulators referred to?</p>	The land use regulators are MPTs, Authorised Officials and Appeal Authorities.	29			X
	Decisions should be made in the public domain, with written reasons available to any interested party on request.”.			What would be regarded as being in the public domain? Is this a reference to the requirement for consultation - or more than that or less than that?	Yes, consultation and the ability to access information regarding these decisions.	29			
	Many cities experience blockages or problems in their statutory processes which frustrate the land development process and this is problematic, not			Should the reference be to cities or municipalities?	Updated	30			X

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	only for the town planning profession, but for the economy."								

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	Organisational culture and mindset			Not advisable to use the term "we". Rather specify to whom reference is being made. The last 4 words but in fact the entire sentence and its meaning is not well understood. What is opposite to what? You need a clear long-term plan with people committing to deliver on it. A radical developmental mindset may not achieve sustainability - be careful with the strong words used here.	The section has been updated.	31			X
	Monitoring and evaluation Part A: Review of spatial and land use plans and monitoring of performance and development outcomes			Delete "the" between "of" and "spatial" inside the brackets.	Updated	33			X
	Capacity building Part A: Capacity building and skills development			Does the word "Act" in the sentence refers to SPLUMA?	Yes	33			
19	Various	Mpume Myeni eThekweni Metropolitan Municipality		There are various comments. Most seem to be statements of what should be noted in the norms and standards. Proposed amendments have been incorporated into the updated norms where applicable.	The municipality is requested to provide us with an unscanned PDF document to help us respond to the comments. Given the length of the document, we need to capture the comments to respond effectively, and it is not possible to do so on a scanned PDF.				
20	Inclusion of new and standards.	Gemey Abrahams Consultants		Your Section 4.3 – Socio-Economic - Part A: Ownership and Access to Land: New Norms and standards proposed	Updated	21			X
				Your 4.4 on Process Part A: Additional standards proposed. Your Part C - Just and Fair Decision Making:	Updated	22-23			X

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				Additional standards proposed.					
				Your Part E – Land Use Schemes and Bylaws:	Updated	27			X
				Additional standards proposed.					
				Your Part G – Development facilitation:	Updated	29			X
				Additional standards proposed.					
21	Formalising and integrating post-mining villages within urban development frameworks, ensuring efficient, inclusive decision-making in land use planning.	Sibanye Stillwater		The comments suggest the note the formalisation and integration of mining villages post-mining, emphasizing the challenge of urban development boundaries. They also highlight the importance of efficient decision-making and inclusive public involvement in land use planning, alongside advocating for structured engagement with traditional leaders in dispute resolutions to aid regional economic development.	We acknowledge the importance of these issues in promoting equitable land use and sustainable regional economic development.		X		
				The comments focus on ensuring effective and inclusive participation in the spatial planning and land use management process, highlighting the need for inputs from various government departments, public involvement, clear communication channels, and adherence to timelines. They advocate for efficient application processes and municipal bylaws that clearly explain SPLUMA implementation. Additionally, the comments emphasize the importance of engaging with traditional leaders in a structured consultation process, especially in resolving land disputes, to support regional economic development.	These issues have indeed been addressed within the norms and standards detailed in the document. We have incorporated measures to ensure the involvement of various government departments and public engagement.	26	X		
22	Technical inputs on norms and standards Standardisation of symbology General comments Environmental consideration	Gauteng Department of Agriculture, Rural Development and Environment	DALRRD email 27 June 2023	While acknowledging the development principles as contained in the NDP it is equally important to consider Outcome 10 of the same plan that deals with commitments and targets for the environmental sector. This is crucial solely because SPLUMA as it seeks to guide development, such development needs to be undertaken in an environmentally sound manner. It is therefore, recommended that this section briefly describes the link between the	Indeed, sustainable development under SPLUMA emphasises environmental considerations. However, the NDP encompasses a wide array of outcomes influencing various aspects of the norms and standards. Given this breadth, the document adopts an overarching approach, ensuring comprehensive guidance that aligns with the NDP's broader objectives	6			

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				development principles, SPLUMA and outcome 10 as prescribed for in the NDP.	without detailing each specific outcome. The environmental aspects relevant to spatial planning and land use management are addressed within the designated sections of the norms and standards.				
				A 1: Planning needs to overcome sectoral silos: Proposed additional standard: Planning for development must occur through interdisciplinary forums at the national and provincial spheres. Sectors must bring plans together and determine areas of alignment or conflict, prior to inputting these plans into local planning processes (e.g., Integrated Development Plans).	Updated.	16			X
				A 2: Densification should be encouraged to create sustainable cities: Proposed additional standard: Cities and settlements must have access to integrated office parks or service centres where all basic services and social facilities are located in one space. This promotes centralised access and densification of settlements around these areas.	This is already addressed in A-1 as part of social facilities.	16			
				A 3: Land use management should balance public and private interests: Proposed additional standard: All local development proposals must contain a community needs analysis that will assist in determining the 'best fit' in terms of land use decisions.	Part of "Part C: Just and fair decision making"	17			
				B 2: Spatial development planning should support the incremental upgrading of informal settlements as well as previously disadvantaged areas: Proposed additional standard: Analysis of all sector plans in terms of priority and capability to provide services to informal areas prior to making proposals of upgrading the areas.		18			

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				Appropriate symbology of all maps and diagrams: The standardisation of symbology should also apply to LUS, not just SDFs.	Updated	20			X
				Spatial development and land use planning should protect existing natural, environmental and cultural resources: Proposed additional standard: Consideration of adopted municipal bioregional plans (Metro/District/Local) in LUS's (provides finer scale detail of environmental sensitivities at the level of land use schemes)	Updated	20			X
				Efficient land use management systems, efficient organisational structures and processes: It is essential to stipulate in the development planning guidelines or in By-Laws all the applicable application processes for the applicable sectors. Outline a streamlined application process that deals with all the application processes as one single application.	It's important to recognise that the norms and standards are designed to provide a framework that is adaptable across a wide range of contexts. The diversity and specificity of application processes across different municipalities mean that a one-size-fits-all approach may not be practical or effective. These processes often depend on local conditions and capacities, which vary significantly across jurisdictions.	30			
				Section 2: The significance of the Norms and Standards are described in relation to SPLUMA and its implementation: SPLUMA makes a requirement for the development of Spatial Development Frameworks at different spheres of government. In 2018 DALRRD developed the Minimum Environmental Standards for Consideration in the development and review of SDFs. These norms and standards should be read together with the minimum standards for the development and review of SDFs.	This is included under "PART A: Conservation of natural environment and agricultural land"	9	X		
				Section 3: This section of the report described the document as a living document that is subject to updates and changes as and when necessary:	Noted	15			

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				Taking the fact that this is a living document, it should be noted that there are parallel processes that are currently underway that may have a direct impact on SPLUMA and other planning processes that would need to be taken into consideration during the update of the document. Such processes include the fact that DALRRD has commissioned a study to look into the effectiveness of SDFs and a process for SPLUMA Amendments. This being a living document should mean that the findings and recommendations of those parallel processes should be taken into account.					
				<p>Section 4.1 Built environment</p> <p>Part A: Redress, integration and spatial (re)structuring:</p> <p>If possible, the standard should bring in the issue of the District Development Model which have similar aims and objectives of joint planning and joint funding for projects at a District Level. The issue of One Plans as described in the DDM have a close link to these norms and standards.</p>	Noted	15			
				<p>Part B: Identification and development of areas for new sustainable settlements in appropriate locations:</p> <p>As the standards advocates for the freeing and availing of land for development and human settlements relatively closer to urban centres, the standard should also look into promoting rapid land release programmes that some provinces and municipalities has embarked upon. In addition the standards should also promote infill development in areas that are already built up.</p>	Noted	18			
				Part B: Identification and development of areas for new sustainable settlements in appropriate locations:	Noted	18			X

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				The norms and standard should take into consideration the NUSP programme of the Department of Human Settlements that was designed solely for the Categorisation and Upgrading of Informal Settlements throughout the country. Spatial Development in areas with informal settlements should be undertaken in line with the outcomes of the NUSP Rapid Assessment and Categorisation and have plans aligned.					
				Biophysical PART A: Conservation of natural environment and agricultural land: Spatial development and planning should be undertaken in line with environmental planning and management tools such as the Environmental Management Frameworks, Bio-Regional Plans, Protected and Conservation Areas Conservation Plans, Ridges Guidelines, Pollution Buffer Guidelines, etc.	Noted	20			
				Section 1.2.1: Page 5 & 6 (last paragraph): A statement should be added that emanating from 'principles' that give rise to 'norms', they are eventually actualised in the form of 'standards. This would give a clear path of the work that needs further A statement should be added that emanating from 'principles' that give rise to 'norms', they are eventually actualised in the form of 'standards. This would give a clear path of the work that needs further.	Taken from the White Paper.	5,6			
				Redress, integration and spatial (re)structuring (A1: Standards): A standard may be added that deals with governance matters with a focus on monitoring and evaluation to enhance performance and policy coherence	Included in 'Monitoring and Evaluation' norms and standards.	16			
				Redress, integration and spatial (re)structuring (A1: Standards):		16		X	

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				A standard may be added that deals with the legal expropriation of abandoned buildings with the intention of creating massive social housing. This would address the challenge of homelessness, informal settlements, and urban sprawl.					
				Identification and development of areas for new sustainable settlements in appropriate locations (B1: Standards): Add a standard that deals with a moratorium on peripheral residential development should be promoted to transform the spatial form of a municipal area and densify.	Included under "Part A: Redress, integration and spatial (re)structuring"	17			
				Identification and development of areas for new sustainable settlements in appropriate locations (B3: Standards): Add a standard on land release of serviced unused state land to disadvantaged individuals for the purposes of housing should be developed. It must guarantee tenure rights.	Included Under "Part A: Ownership and access to land"	18			
				Conservation and natural environment and agricultural land (A1: Standards): Add standards that exclude development from the need to embark on EIA processes may be developed. An example of how to embark on this would be the Gauteng Environmental Management Framework Standard				X	
				Poverty alleviation, economic development and job creation (B1: Standards): Add a standard that enables urban farming, including rooftop farming with a view to promote food security, with supportive infrastructure such as hydroponics and training.		23		X	
				Just and fair decision-making (C2: Standards): Add a standard that enables simple, cost-free and inexpensive township application processes by	Included under "Part G: Development facilitation"	26			

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				property owners for identified land use changes without the current prohibitive and expensive fees.					
				Land use regulators (F:1 Standards): Add a standard that compels and governs land use regulators to adhere to short and strict timeframes when considering and processing applications and submissions.	Included under "Part G: Development facilitation"	27			
				Standard: Better integration and coordination between services such as housing, water, sewerage and sanitation, energy and electricity, telecommunications and transport: It is suggested that the licensing functions at all spheres of government to be coordinated and review the impact of each development application from bulk water, sewage and electricity provision, ensure there is adequate capacity in nearby wastewater treatment works to better manage the growing concern of sewage flowing on the street and into the rivers.	Noted	16			
				Part B: Poverty alleviation, economic development and job creation Standard to be added: To support the development of local economies and SMMEs, ownership of the agricultural productive land and income generating infrastructure to be reserved for citizens of the country.	Aligns with the existing standard.	22			
				The purpose of this document should not describe norms and standards that reflect national policy only, but should include national policy priorities and programmes relating to land use management and land use development in terms of social, spatial, environmental and economical imperatives to improve service delivery to the people, deal with the unequal spatial patterns of the past, promote a balance in meeting the socio-economic needs of people with environmental management and bring about investment in land development. In addition,	These are all included in the latter parts of the document.	3			

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				norms and standards should also include the existing and future land use plans, programmes, and projects relative to key sectors of the economy as well as the tools for giving access to and the use of such land.					
				<p>According to the principle of spatial sustainability, especially under the norm indicated in the third bullet:</p> <ul style="list-style-type: none"> Land development and planning processes must integrate disaster prevention, management or mitigation measures. <p>The principle should have also included equity/justice, environment, economy, present and future generations. Issues of capacity of state, food security, environmental land markets, cost of infrastructure, sustainable settlements and innovation should have also been included as they also form part of sustainability.</p> <p>Pieces of legislation such as the National Environmental Management Act (NEMA) must be applied to protect prime agricultural land. Spatially, land development should limit unsustainable settlement and infrastructural patterns. Spatial sustainability is understood as the promotion of land use management that is based on principles of socio-economic and environmentally sustainable development</p>	Please refer to the "Guidelines for the Application of the Development Principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)" by DALRRD	4			
				The principle of equity/justice should have also incorporated the behaviour of land use regulators and planning authorities that will be processing SPLUMA principles towards the applicants, allocation of land (resources). In addition, opportunities arising from land should be fair in terms of applying the law. In fact, these land use regulators and planning authorities should ensure that they eliminate barriers for historical underserved and underrepresented groups. Spatial plans (meaning planning) should not only include the previously disadvantaged but should also address past imbalances in spatial planning.	Please refer to the "Guidelines for the Application of the Development Principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)" by DALRRD	4			

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				This principle is about redressing, inclusion, flexibility for all, types of settlements, tenure and informality, settlement upgrading and responsive to the spatial needs of all.					
				This principle of efficiency should have also considered the environment and the economy. As it meant to meet the maximum economic output under a given level of economic output. The use of land for development is about considering optimization of resource use and placement of infrastructure in an efficient way.	Please refer to the “Guidelines for the Application of the Development Principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)” by DALRRD	4			
				The principle of integration should have also included the environment and economy. This principle is about the capacity or ability to recover quickly from difficulties. The livelihoods of communities that are more vulnerable to socio-economic and environmental shocks should be secured and accommodated in spatial plans that are flexible and innovative to specific local challenges.	Please refer to the “Guidelines for the Application of the Development Principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)” by DALRRD	5			
				This principle of good administration should have included the procedural fairness for present and future generations. In fact, it should have entailed co-operative governance and transparency between three spheres of government to contribute to spatial planning that shows the national agenda for development and land management. The implementation of SPLUMA requires good governance and co-ordination towards a collective vision as the principles are not necessarily new but are in alignment with the normative direction identified in the National Development Plan. With the support of national and provincial governments, local municipalities can be land use regulators for the first time.	Please refer to the “Guidelines for the Application of the Development Principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)” by DALRRD	5			
				Although the different types of SDFs are outlined in this document, but there is no clarity regarding the role of the Regional SDF in relation to the Municipal SDF and it needs to be made clear to address potential controversy around applications of national interest that do not align with the municipal SDF.	The role of the RSDF is provided in the Guidelines for the Development of Provincial, Regional and Municipal Spatial Development Frameworks and Precinct Plans by DALRRD.	9			

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				Further providing such clarity will make these principles legally enforceable.					
				Biophysical PART A: Conservation of natural environment and agricultural land: A set of tools have been provided with regards to Environmental Planning and Management. These include the Environmental Management Framework (EMF), Ridges Guidelines, Bio-Regional Plans, C-plan and any other environmental planning tools. These tools can guide/inform sustainable Land use Management.		20	X		

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RECOMMENDATIONS

The following recommendations are proposed to finalize the document in preparation for the Final Gazetting of the Draft Norms and Standards for Spatial Planning and Land Use Management in terms of Section 8 of SPLUMA.

1. To revisit the Terms of Reference and confirm the agreed duties of the Service Provider to conclude any outstanding work.
2.
3.
- 4.