



rural development  
& land reform

Department:  
Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

# Development of a Discussion Document on Norms and Standards for Spatial Planning and Land Use Management in terms of Section 8 of the SPLUMA

DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM

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RDLR 0011

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# Introduction and Purpose

- Section 8 (1) of SPLUMA states that:

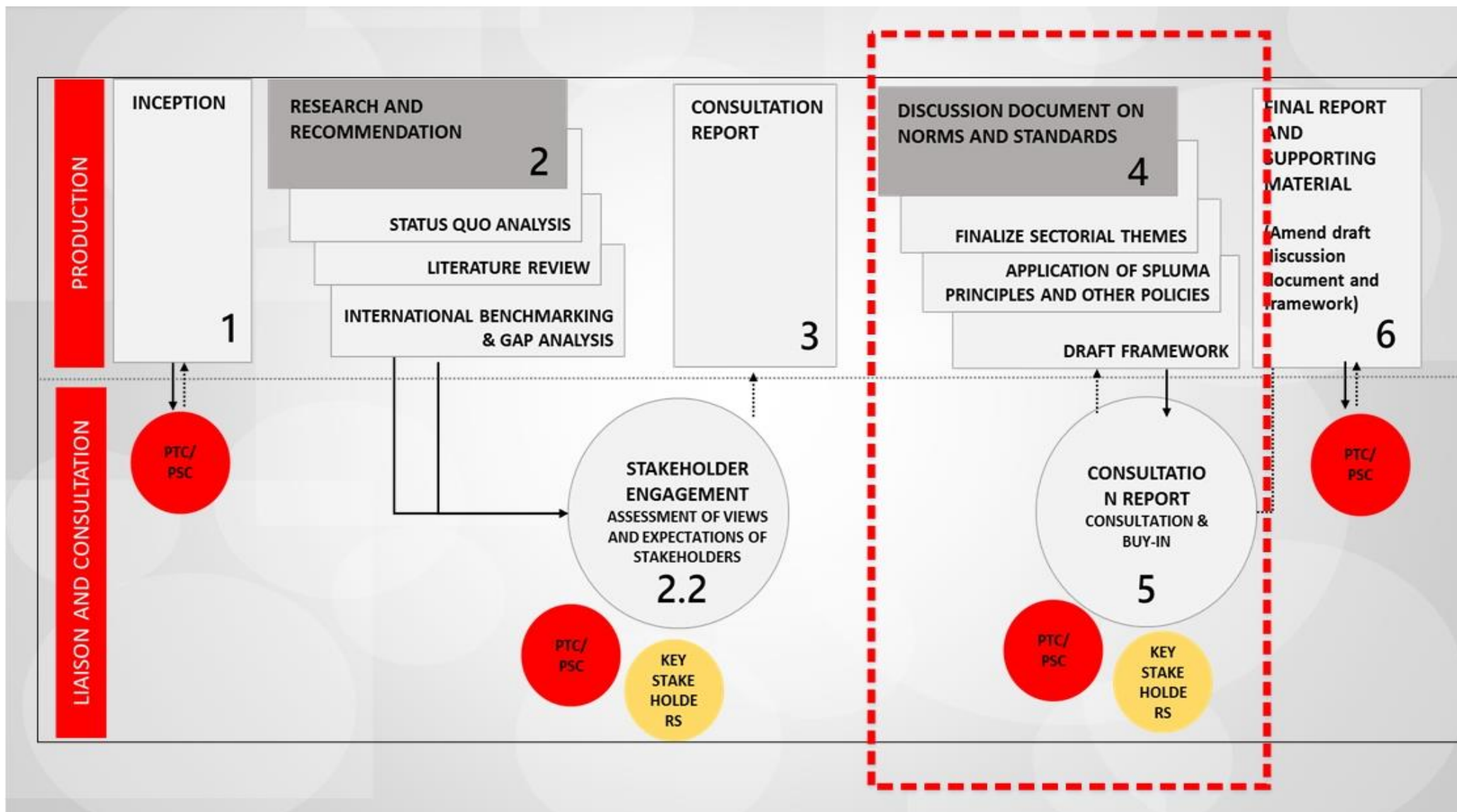
*“The Minister must, after consultation with organs of state in the provincial and local spheres of government, prescribe norms and standards for land use management and land development that are consistent with this Act, the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), and the Intergovernmental Relations Framework Act”*

- This project is an attempt to provide an overview of existing efforts on norms and standards, and the gaps thereof leading to a framework that will inform the development of the actual national norms and standards.

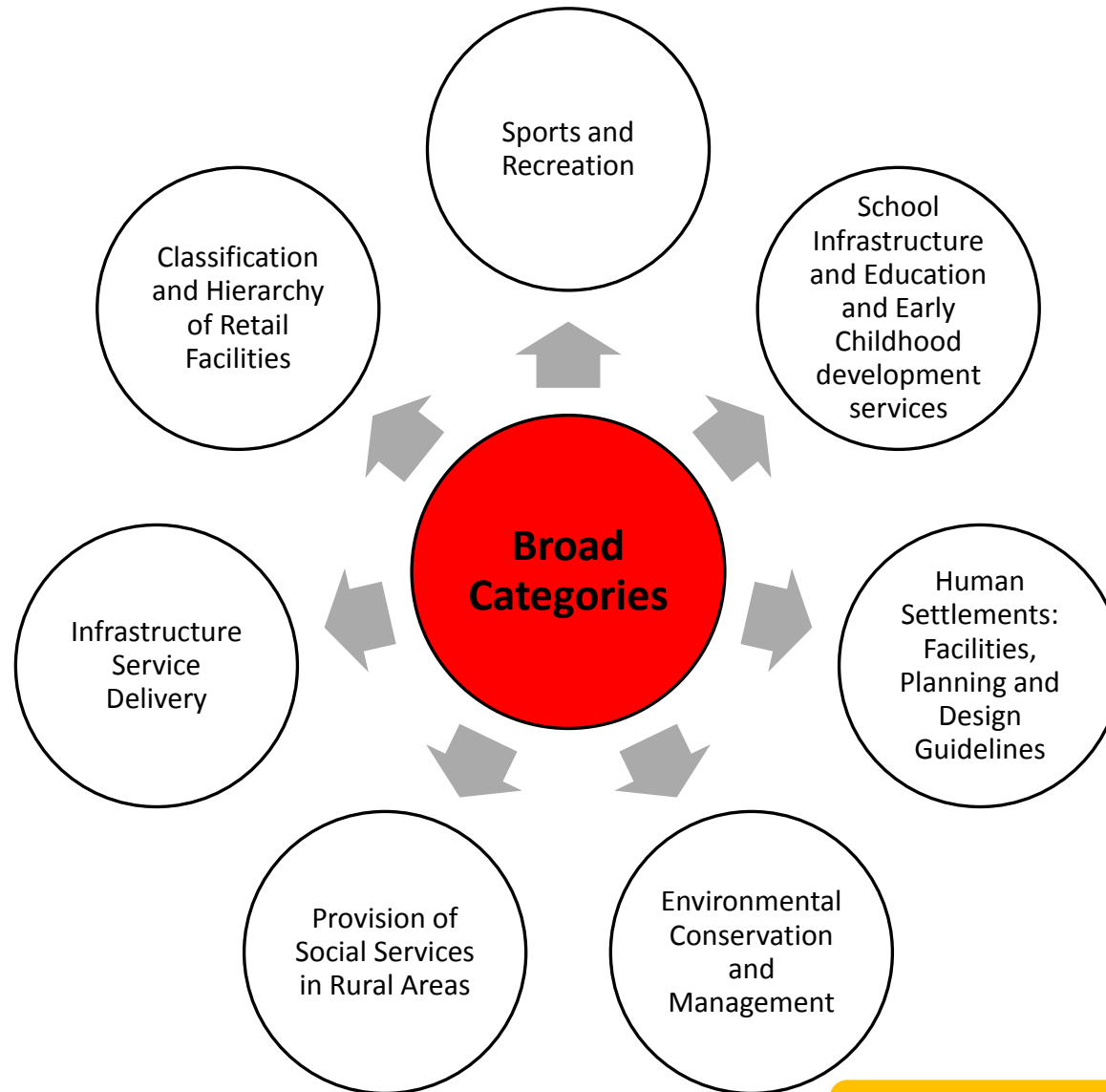
# Approach

- A desktop literature review on universal principles, best practice, previous research, legislation as well as various other related literature on norms and standards for spatial planning and land use management (locally and internationally)
- Overview of the legislative framework influencing the development of norms and standards for spatial planning and land use management
- An unpacking of SPLUMA chapter 2, section 8 (1) & (2)
- An analysis of the relationship between the development principles and norms and standards in SPLUMA
- Framework with recommendations for development of spatial planning and land use management norms and standards in different sector areas.

# Where we are...



# Existing Norms and Standards



# Existing Norms and Standards

- There are very few sectors, institutions and departments that have specific norms and standards relating to spatial planning and land use management.
- Standards are well presented at local authority level through Land Use Schemes, by-laws and local policies e.g. a density policy, however the normative principles on this level are, in many cases absent.
- Where norms and standards exist, they focus on a very specific issue, often neglecting the wider focus, impact and important related issues.
- This part of the study indicated the many gaps and areas for which norms and standards are required as well as the gaps in some existing normative frameworks.

# Framework for the National Norms and Standards

The identification of areas for which national norms and standards should be developed was informed by analysing what currently exists and identifying gaps based on the two thematic areas of this project, i.e. spatial planning and land use management and linking that to Section 8 of SPLUMA.



A total of 41 broad categories for spatial planning, land use planning, compliance and monitoring, and output formats (maps and symbology) were identified as areas for which norms and standards should be developed.





# Framework for the National Norms and Standards...contd.

Table 3: Spatial Planning

Areas and categories for which norms and standards need to be developed for SDF and related spatial plans		Example/indication of a norm	Example/indication of a standard	Reference and comments
<b>1. SPLUMA PRINCIPLES:</b> <i>Norms and standards must be developed to guide and indicate the content, extent, reach and impact of the SDF and its content in terms of how the five SPLUMA principles and sub-principles will be addressed.</i>	<b>In terms of Spatial Justice,</b> norms and standards should be developed to achieve reasonable spatial integration, addressing imbalances, exclusion and back logs, social inclusion, accessibility and connections, etc.	The norm is that spatial planning processes should prioritise areas where communities are excluded from opportunities.	A standard could imply amongst others that e.g. 30% of the impoverished communities should be connected to job opportunities within the next five years.	For a more detail description of the principles and sub-principles, reference should be made to the report on the SPLUMA PRINCIPLES (2018), which is in the process of being finalised
	<b>In terms of Spatial Sustainability, norms and standards</b> should be developed to achieve reasonable levels of sustainability in terms of urban form, protection of prime agricultural land, environmental conservation and management, etc.	The norm is that a “green planning approach” should be supported to ensure conservation and sustainable development.	A minimum of 10% of the future spatial footprint in urban areas should be reserved for urban farming.]	



# Framework for the National Norms and Standards...contd.

<b>3. REGENERATING INFORMAL SETTLEMENTS AND PREVIOUSLY DISADVANTAGED AREAS (PDAs):</b> <i>Compulsory norms and standards need to be developed and implemented, to guide and ensure that the spatial planning process, spatial plan and spatial logic, spatial and socio-economic content,</i>	The norm in South Africa is that spatial planning and the SDF will identify and prioritise development proposals and strategies to energise and regenerate	The SDF should for instance indicate how many households will be affected by upgrading projects and how many jobs will be provided potentially in a planning area.	Sections 24, 25, 26 of the Constitution  SPLUMA – see preamble of act  SPLUMA – Chapter 2, section 7, specifically the
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Areas and categories for which norms and standards need to be developed for SDF and related spatial plans	Example/indication of a norm	Example/indication of a standard	Reference and comments
<i>as well as the proposed spatial objectives, interventions, strategies and projects will:</i> <ul style="list-style-type: none"> <li>Prioritise and focus on the upgrade, regeneration and formalisation of informal settlements and PDAs, quality shelter, provision of basic services and infrastructure, addressing backlogs, improving environmental and social</li> </ul>	informal settlements and PDAs		principle on spatial justice  NDRDLR SDF GUIDELINES, 2017



# Framework for the National Norms and Standards...contd.

<b>21. KNOWING WHERE WE ARE NOW TO ARRIVE AT WHERE WE WOULD LIKE TO BE IN THE FUTURE:</b> <i>Norms and standards should be developed and implemented, to guide and ensure that DEVELOPMENT APPLICATIONS AND PROPOSED NEW DEVELOPMENTS, in</i>	The norm is to monitor land use patterns and trends in order to support planning for the future.	A standard could be that land use patterns and trends be monitored on a monthly basis through e.g. electronic monitoring systems.	Section 8(2)(d) SPLUMA – Chapter 2, section 7, specifically the principle on good governance and efficiency
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Areas for which norms and standards need to be developed for LUMS	Example/indication of a norm	Example/indication of a standard	Reference and comments
<i>line with the SDF and related policies address the following factors:</i> <ul style="list-style-type: none"><li>Existing land use patterns and development trends;</li><li>Problems associated with land use: shortage, lack, incompatibility, and imbalance;</li><li>Identify future needs and derive assumptions;</li></ul>			

# Conclusion

- An incremental approach is recommended whereby norms and standards will only be formulated for crucial items once the whole planning system (considering that aspects of SPLUMA may be amended) is fully operational and understood.
- Norms and standards will have to address and respond to the unique spatial landscapes of urban, rural and peri-urban areas.
- They should be flexible and address the changing socio-spatial dynamics of the country.
- Important to be developed through a consultative approach to increase their credibility and usage.

# Thank You