



## DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE ADVISORY: 3 OF 2025

### CITY OF CAPE TOWN MUNICIPAL PLANNING AMENDMENT BY-LAW, 2025

1. The Council of the City of Cape Town has approved the City of Cape Town Municipal Planning Amendment By-law, 2025 on 26 June 2025.
2. The amendment by-law has been gazetted in the Western Cape Provincial Gazette on 8 August 2025. The following effective dates will apply:

The City of Cape Town Municipal Planning Amendment By-law, 2025 shall come into operation on **1 October 2025**, except for:

- section 116 which shall come into operation on **8 August 2025**;
  - the definition for 'affordable rental flat' and 'affordable rental unit'; 'affordable rental flat' as an additional use right in items 21(b), 26(1)(b) and 50(b), subject to item 25D; additional use right conditions in item 25D and the map 'Areas where affordable rental flats are an additional use right (as per item 25D(b) of the Municipal Planning Amendment By-law, 2025); which shall come into operation on **1 September 2025**.
3. The transitional arrangements as per section 142 of the amendment by-law will apply to land use applications.
  4. There is no transitional arrangements for building plans in the system. Please ensure compliance with the amendment by-law should it be foreseen that it will not be approved before 1 October 2025.
  5. The Development Management Department has prepared an internal operational implementation plan for the amended MPBL which will address the implementation related aspects. The implementation plan also provides for engagements internally and externally with the industry players in the preparatory phase and this will be communicated as soon as more detail is available. These external sessions are planned in September 2025.



#### PLEASE NOTE

Always consult the City of Cape Town Municipal Planning By-law, 2015 (as amended), before any land use application is submitted to the Department.