



DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE ADVISORY: 4 OF 2025

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

This advisory replaces the City's 'Development Management Scheme Compliance Advisory: 3 of 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. A building plan application must comply with the National Building Regulations and Building Standards Act, 1977 (NBR) and other applicable law (such as the Municipal Planning By-law) in operation on the date of submission of the building plan application (section 7(1)(a) of the NBR read with section 12(2)(c) of the Interpretation Act 33 of 1957).

Accordingly:

- 4.1 a building plan application submitted before an amendment of the Municipal Planning By-law commences must comply with the pre-amendment provision of the Municipal Planning By-law, even if the building plan application is decided when the amendment to the Municipal Planning By-law is in operation;
- 4.2 a building plan application submitted after the By-law is amended must comply with the Municipal Planning By-law as amended; and
- 4.3 a development granted planning approval under the pre-amendment provisions of the By-law may need additional planning approval if an amendment introduces a new or more restrictive requirement and the building plan application is submitted after the amendment commences. In such cases it is advised that such application also be tied to a plan, or similar, to lock in all current rules which may not be the subject of the land use application.

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The date of submission of a building plan application is the date the application fee is paid.

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.