



DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE

DEMONSTRATING COMPLIANCE WITH THE DEVELOPMENT MANAGEMENT SCHEME

The City's Building Development Management (BDM) Branch receives thousands of building plan applications every year. To streamline the approval process and eliminate the need for a separate Land Use Management (LUM) application, it is recommended that building plans be designed to comply with the City of Cape Town's Development Management Scheme (DMS). By designing a compliant plan, you can assist the City to process your building plan application within the shortest possible time.

This advisory is meant as a guide to help you prepare and submit a building plan which demonstrates compliance with the DMS. To successfully design a DMS compliant plan, it is essential that proposed developments conform to the rules and regulations applicable to a land unit as set out in the DMS. In addition, building plans should contain sufficient content which adequately demonstrates compliance with the DMS.

Listed below are content requirements for site layout plans that you must include in your building plan in order to demonstrate compliance with the DMS:

Content requirements for site layout plans

- The north point
- The distance to the nearest named cross-street (and the name of that street)
- The name(s) of the street(s) abutting the site
- The dimensions of the site boundaries
- The position of any [building lines](#) (including title deed building lines and/or design guideline building lines if applicable)
- The position and width of any servitude or right of way (if applicable)
- All new proposed buildings and [alterations](#) (coloured red)
- All existing buildings and/or structures and pools on the site (uncoloured)
- Annotations of any unauthorised building and/or structures (if applicable)
- Buildings proposed to be demolished (in dotted lines)
- The distance of all new and existing buildings from the site boundaries
- The site's [existing ground level](#)(s)
- The level of the lowest floor in relation to the abutting road

- The position of any municipal services (including any drain, stormwater drain or surface channel on the site) and any connection points to such services
- Any existing or proposed access points from any abutting public road, and the position of any street tree, street furniture, apparatus or equipment in relation to the access point
- Existing and proposed [on-site parking](#) and loading bays
- A summary land use block / table indicating erf size, existing vs proposed uses and areas, [coverage, floor space, floor factor](#), parking requirements, etc
- Title deed built upon area (if applicable)
- The widths of any existing or proposed carriageway crossing(s)
- The distance of two carriageway crossings from each other where two are proposed on one street
- The distance of a proposed carriageway crossing from an intersection (only applicable for corner sites)
- [Height](#) measured from existing ground level
- The height of any proposed boundary wall(s) measured from existing ground level
- The visual permeability calculation of any boundary wall(s), exceeding 1,5 m in height, measured from existing ground level, which faces a public street, public road or public open space
- The height of any proposed building and/or structure where it is intersected by the 3,0 m common building line (applicable to properties zoned SR1 or to GR zoned properties where the provisions of Item 21 and 22 apply)
- Linear distance calculation (if applicable)
- Home Owners Association stamp (if applicable)
- Drawing number and date

Any layout drawings must also include the following:

- Sufficient plans, sections and elevations to clearly illustrate the construction and layout of every portion of every building (with section lines clearly indicated on the plan view, and all plans, elevations and sections fully dimensioned)
- The intended use of every room or compartment
- Sanitary and plumbing fixtures
- The location, type and capacity of water-heating installations, where provided
- The details of fenestration and insulation required to satisfy the energy usage requirements of National Building Regulation XA, where applicable

By meticulously addressing these requirements in your building plan, you will be demonstrating compliance with the DMS and significantly contribute to expediting the processing of your building plan application in the shortest time possible.

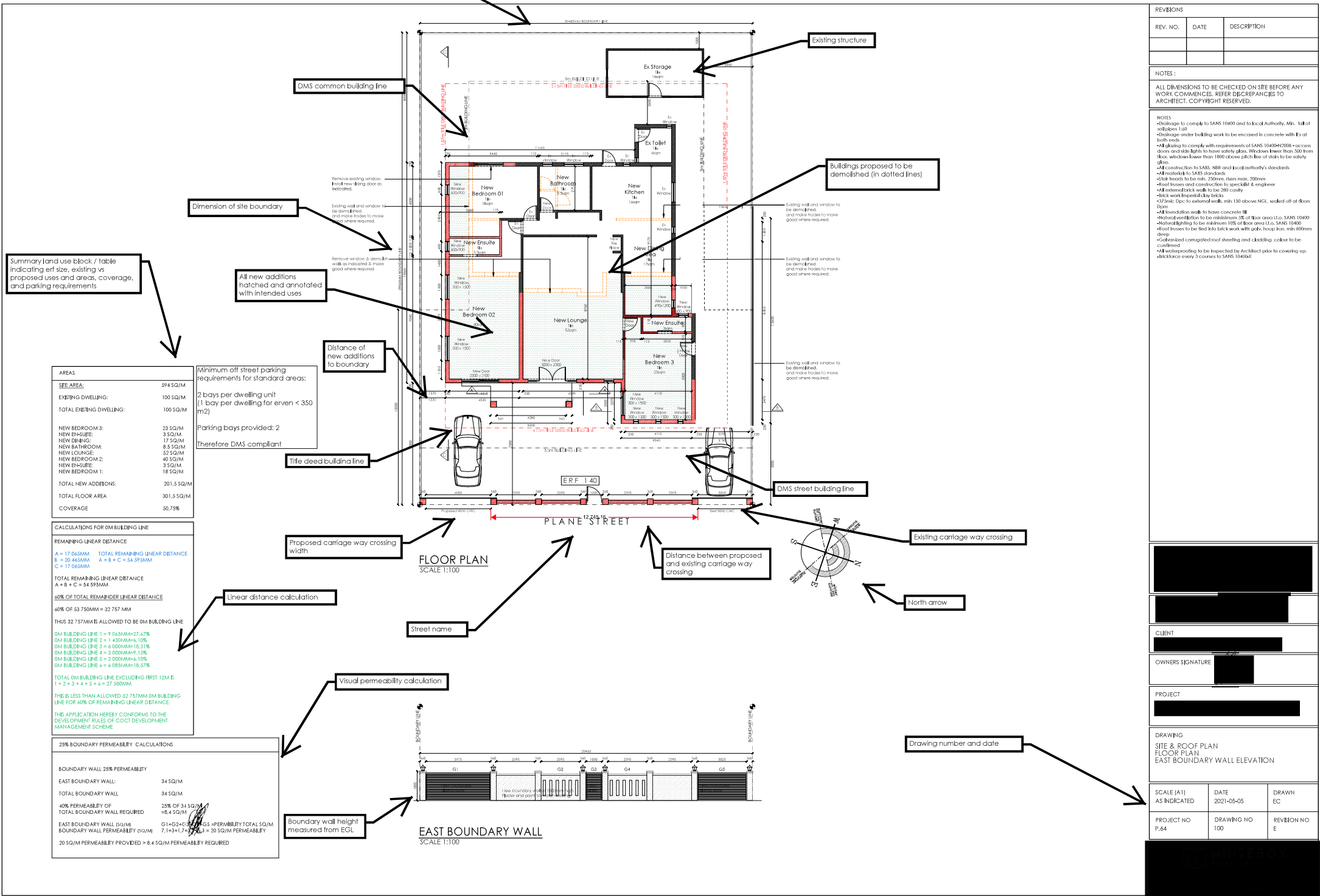
Furthermore, to aid you in the assessment of your building plan's compliance with the DMS, we have developed a comprehensive checklist titled "**Checklist for Compliance with the Development Management Scheme**" which will be issued together with this advisory. Kindly ensure the completion of this checklist and include it with the supporting documents for your BDM submission. Finally, please refer to the attached example below showcasing a DMS compliant plan, which will offer you a visual representation on how to effectively demonstrate DMS compliance in your building plan.

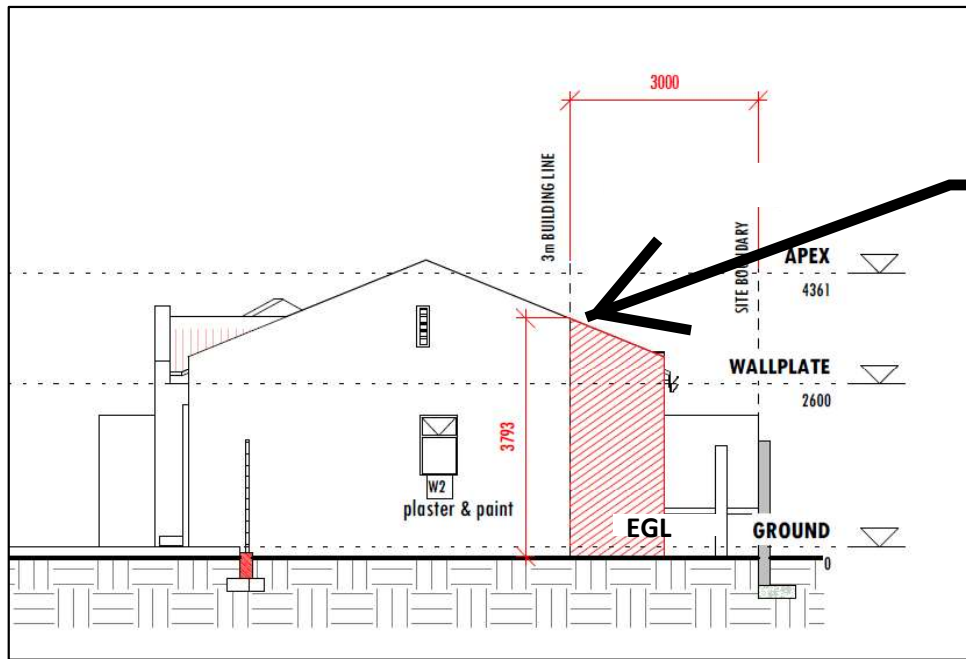


PLEASE NOTE

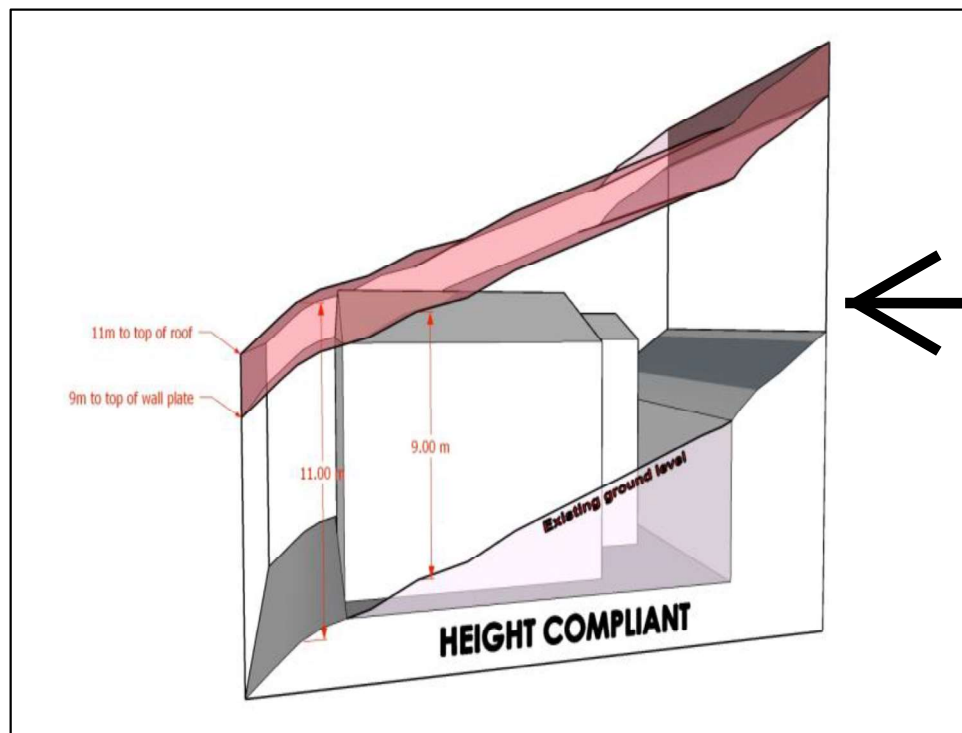
It is important to acknowledge that certain aspects of the DMS are complex, and the details thereof extend beyond the scope of this advisory. To gain a comprehensive understanding, you are strongly encouraged to consult the DMS directly, and to refer to previous [advisories](#) where some of these complexities have been explained in more detail.

EXAMPLE OF DMS COMPLIANT PLAN





Height of building where intersected by 3m common building line (only applicable to SR1 zoned properties)



Height of building measured from EGL