



DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE ADVISORY: 2 OF 2022

METROPOLITAN ROADS IN TERMS OF THE DEVELOPMENT MANAGEMENT SCHEME (DMS)

1. BACKGROUND

- 1.1. The City of Cape Town Development Management Scheme (DMS), a schedule to the City of Cape Town Municipal Planning By-law, 2015 (MPBL), states the following with reference to metropolitan roads in item 121(2):

“(2) A building line of 5 m shall apply to any boundary adjacent to a designated metropolitan road, unless otherwise agreed by the City and to which sub-item (1)(a)(i) is also applicable.”

- 1.2. The definition of 'metropolitan road' in the DMS reads as follow:

'metropolitan road' means any public street or road declared by the City as a road of metropolitan significance in terms of a schedule of such roads published and shown on a plan, as may be amended by the City from time to time;

- 1.3. It has been noted that the DMS terminology does not reflect the terminology for roads such as that of the Transport Department. While the DMS refers to 'metropolitan roads', the Transport Department does not have such a category/class of road.
- 1.4. After consultations with the Transport Department, it has been determined that the development rules applicable to metropolitan roads applied within the DMS should apply to all Class 1, 2 and 3 roads, which are collectively known as arterial roads. Note that the City, Western Cape Government and the National Department of Transport all classify Class 1, 2 and 3 roads as arterial roads (Class 1: Principal Arterial; Class 2: Major Arterial; Class 3: Minor Arterial).

2. MOVING FORWARD

- 2.1. The Transport Department regards arterial roads (Class 1: Principal Arterial; Class 2: Major Arterial; Class 3: Minor Arterial) to be 'metropolitan roads' in terms of the DMS.
- 2.2. The Development Management Department has created maps for each planning district that reflect the relevant roads as 'Metropolitan Roads' for the purposes of the DMS. Proposed metropolitan roads are only shown for information and are not regarded to be subject to item 121(2) of the DMS.

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2.3. These maps can be found here:

[Blaauwberg District Metropolitan Roads Map](#)

[Cape Flats District Metropolitan Roads Map](#)

[Helderberg District Metropolitan Roads Map](#)

[Mitchells Plain/Khayelitsha District Metropolitan Roads Map](#)

[Northern District Metropolitan Roads Map](#)

[Southern District Metropolitan Roads Map](#)

[Table Bay District Metropolitan Roads Map](#)

[Tygerberg District Metropolitan Roads Map](#)



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.