

Build a better future in your own backyard

From 1 September 2025, the City of Cape Town (CCT) allows you to build affordable rental flats (ARFs) on your property.

Affordable
rental flat

Your erf

How?

Affordable rental flats (ARFs) have been introduced as an additional use right within the Municipal Planning By-law (MPBL, as amended in 2025).

The City of Cape Town will facilitate the introduction of ARFs through promotion, referrals, community engagement, education, guidance, regulatory reform and toolkits.

The introduction of ARFs to the by-law will promote safe, healthy and dignified living environments that support sustainable neighbourhoods (SNs).

Who?

Most regular houses and yards in your area qualify. If you have space and a legal house, you can likely build. City of Cape Town residents who own a property that is categorised under the following zoning categories and located within the Approved Affordable Rental Map:

Residential
Zoning 1:
Conventional
Housing

Residential
Zoning 2:
Incremental
Housing

Local Business
Zoning 1:
Intermediate
Business



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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

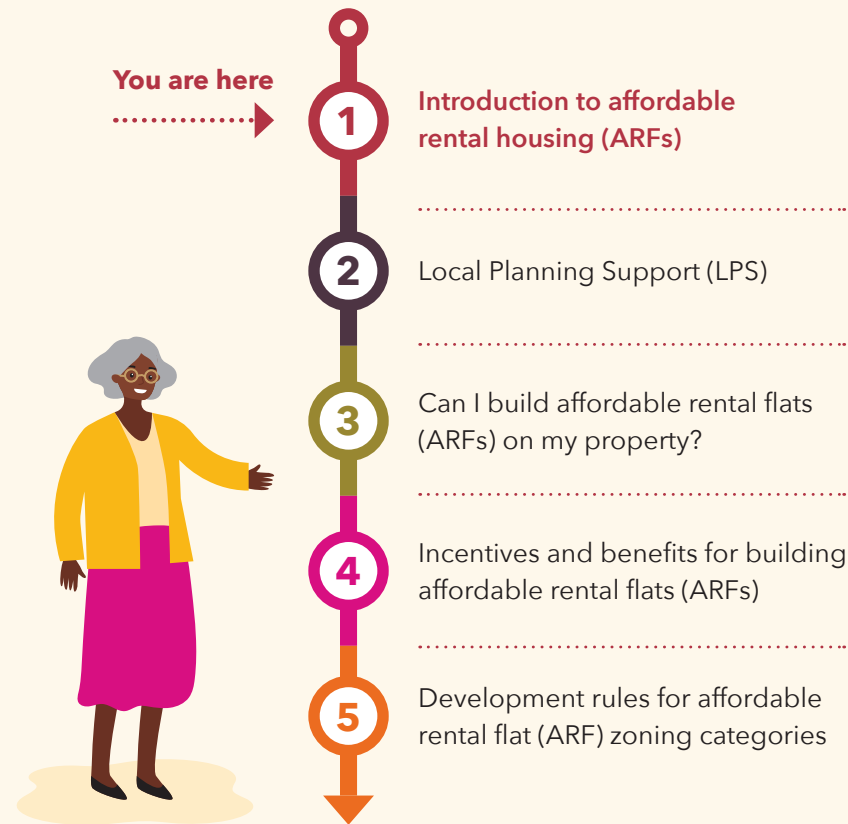
Introduction to affordable rental flats (ARFs)



Local Planning
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Making
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Together.

Your road to success



An ARF is a safe, City-approved flat with its own kitchen and bathroom that you can rent out legally.

What?

Affordable rental flats (ARFs) are buildings that contain 2 or more affordable rental units (ARUs) that form a “flat” typology for rentable accommodation. ARFs cannot be sectionalised and are distinct from a dwelling house, a second or third dwelling, and conventional “flats”.

An affordable rental unit (ARU) is a single unit – either a single room or a group of interlinked rooms – with its own bathroom and cooking facilities, rented for living accommodation.

Why?

- To provide good-quality affordable housing in the areas that need it most.
- To promote safety, health, dignity and good-quality living environments.
- To provide regulatory reform by developing standards and best practice guidelines for the development of ARFs.

Where?



The Approved Affordable Rental Flat Map

The Approved Affordable Rental Flat Map, along with a list of suburbs, is viewable in Leaflet 3 and online.

Examples of ARFs:

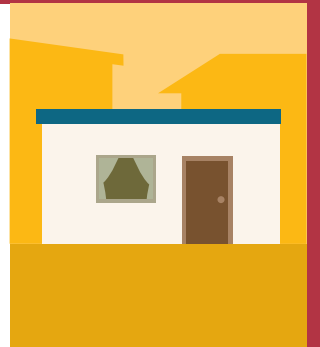
1. Converting your home

Turn a spare room, garage, or part of your home into two or more self-contained rental units. This is often the fastest and most affordable way to start generating rental income.



2. Building in your yard

Add two or more single-storey flats in your backyard. This can turn unused yard or garden space into a legal rental opportunity and create additional household income.



3. Maximising your land

Build a two-storey block with multiple rental units. This approach is suited to micro-developers looking to maximise the rental potential of their property.

