

What is LPS?

- The City of Cape Town's Local Planning Support (LPS) branch advises, guides and assists interested property owners to develop affordable rental flats (ARFs) on their properties, in line with the Municipal Planning By-law 2025, building regulations, relevant policy and legislation.
- The branch is guided by the objectives of the Integrated Development Plan in order to significantly increase access to affordable well-located housing, improve the safety and the quality of homes, and develop sustainable neighbourhoods.

Services offered by LPS

Advise, guide and assist property owners to:

- develop ARFs on their property.
- navigate the Municipal Planning By-law, building regulations, relevant policy and legislation to ensure compliance.
- understand property-related information (title deeds, zoning, development rights, ownership, valuation, property tax, etc.).
- understand the regularisation processes to follow for new and existing dwelling units.
- understand how to develop the property (development options, prototypical plans, urban design guidelines).
- know how to access City services (e.g. water, electricity, sewer and waste).

Where LPS works

LPS isn't just at Civic Centre; we are active in your streets and on your land.



View the outreach schedule to see when we will be visiting your area or visit us at your local district office.

 **+27 (0)21 400 1103**
LPS@capetown.gov.za



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Introduction to local planning support (LPS)

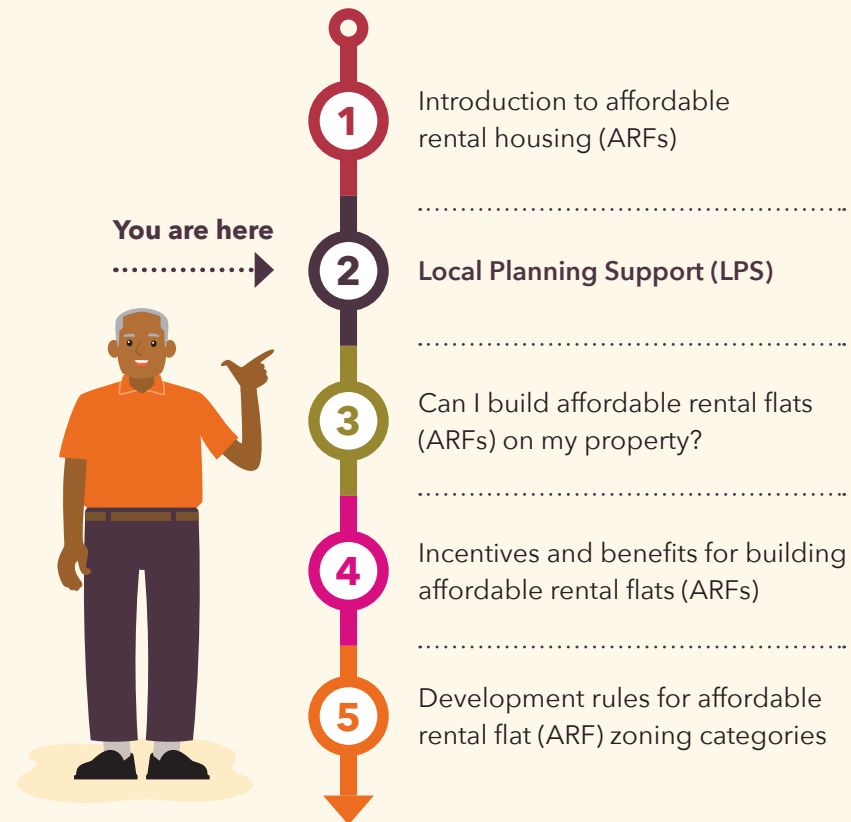


Local Planning
Support
Brochure
Series



**Making
progress
possible.
Together.**

Your road to success



LPS helps you build safe, legal, and profitable homes in your backyard.

Local planning support (LPS) goals:

EARN
EXTRA
INCOME



Economic empowerment: Creating income-generating opportunities for homeowners by supporting affordable rental housing.

BUILD
FOR THE
FUTURE



Sustainability: Promoting sustainable neighbourhoods by planning for environmental resilience, social cohesion and long-term liveability.

NEW
WAYS TO
BUILD



Innovation: Driving appropriate densification by encouraging creative and flexible planning solutions to improve efficiency and access.

A PARTNER
AT YOUR
SIDE



Collaboration: Working across government spheres, private sector and civil society to achieve integrated human settlement outcomes.

OPEN TO
EVERYONE



Accessibility: Making planning information and services easily accessible to communities, especially vulnerable groups and small-scale developers.

How LPS work

- **Sector support:** Development facilitation and enablement for property owners, built environment professionals and developers.
- **District office days:** Advice and professional guidance available once a week at the Development Management Office to assist interested property owners and developers.
- **Mobile community outreaches:** Referrals and advice for individuals in a specific community (once a month) in all 20 wards.
- **Focus area community engagement:** Dedicated planning support in an area where the need is appropriate, over a period of a year.

Who has access to LPS?

City of Cape Town residents and homeowners, micro-developers and developers with the intention to develop ARFs on their property.

Role played by LPS

- Help residents to understand land rights, policies and regulations related to development and development options.
- Explain building and development processes to make these easier to navigate.
- Guide property owners on the applications they need to submit to Council.
- Facilitate the meeting of market demand for rental accommodation.
- Promote sustainable neighbourhoods.
- Drive appropriate densification.
- Support the creation of income-generating opportunities for property owners.
- Build trust between communities and the City in relation to property matters.