



Can I build affordable rental flats (ARFs) on my Property?



Making
progress
possible.
Together.

Important information

The areas listed below include only a portion of a suburb and would not necessarily include the whole suburb.

Avon	Florida	Klipkop	Pelikan Park	Steenberg
Avondale -	Forest Heights	Kuyasa	Philippi	Strand
Wesfleur	Foundation	Langa	Philippi Park	Strandfontein
Beacon Hill	Village	Lavender Hill	Phoenix	Summer Greens
Beacon Valley	Glenlily	Leiden	Portland	Summerville
Belhar Ext 1-23	Goodrail	Lentegeur	Protea Park	Sun City
Bell Glen	Graceland	Leonsdale	Ravensmead	Sunbird Park
Belmont Park	Grassy Park	Lotus River	Retreat	Sunnydale
Bishop Lavis	Greenville	Lwandle	Richmond	Surrey Estate
Bloekombos	Garden City	Macassar Village	Richmond Estate	Tafelsig
Colorado Park	Gugulethu	Mamre	Riverside	The Conifers
Connaught	Hagley	Mandela Park	Riverton Elsie	The Hague
Cravenby	Happy Valley	Manenberg	River	Thembokwezi
Crossroads	Harare	Mfuleni	Robinvale	Triangle
Deaconville	Harmony Village	Mission Grounds	Rocklands	Uitsig
Delft 1-9	Heathfield	Morning Star	Rondvlei Park	Umrhabulo
Delft South	Heideveld	Mxolisi Phetani	Roosendal	Valhalla Park
Delro Village	Helderberg Park	New Macassar	Rosedale-	Vanguard Estate
Dennemere	Highgate	New Scheme	Kleinvlei	Vasco Estate
Des Hampton	Highlands Village	New Woodlands	Sabata	Voorburg
Driftsands	Hillcrest Heights	Newfields	Dalindyebo	Vrygrond
Dunoon	Hindle Park	Nomzamo	Square	Wallacedene
Eagle Park	Hout Bay	Nonqubela	Sarepta	Wembly Park
Eastridge	Hyde Park	Nooitgedagt	Saxonsea	Wesbank
Eikendal	Ikwezi Park	Northpine	Scottsdene	Wesfleur
Eindhoven	Ilitha Park	Nyanga	Seawinds	Westgate
Ekuphumleni	Joe Slovo Park	Ocean View	Secor Park	Westlake
Enkanini	Kalkfontein	Parkwood	Sherwood	Westridge-
Eureka Estate	Khaya	Parow Valley	Silversands	Mitchells Plain
Eyethu	Khayelitsha	Peacock Close	Silverton-	Wetton
Fairdale	Kleinbegin	Peerless Park	Khayelitsha	Wildwood
Fairfield Estate	Kleinvlei Town	East	Sir Lowry's Pass	Wimbledon
Firgrove	Klipheuwel	Peerless Park	Smartie Town	Estate
Fisantekraal	Housing Scheme	West	Southfork	Witsand



For more information, contact:

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The following three questions will confirm if you can build an ARF on your property:

1. Do you own the property?

In order to build an ARF, you must own the property where you intend to build. The ownership of your property can be confirmed with either a title deed or a deed of transfer.

If you own your property but are **not in possession** of your title deed, a copy of the title deed can be obtained from the Deeds Office at the following address:

2 Riebeeck Street, Cape Town CBD, Cape Town.

2. Is your property located within the ARF map?

If your property is located in any of the "blue" areas shown on the Approved Affordable Rental Flat Map on the back of this leaflet, then you are located in an area that allows you to build ARFs on your property.

The Approved Affordable Rental Map and an area list is visible on the following page.

It is important to note that the areas listed include only a portion of a suburb and would not include the whole suburb.

Your road to success



You are here
.....→



Verify your property ownership, location, and zoning to see if you're ready to start your legal backyard business.

3. What is the zoning category of my property?

If your property is categorised under one of the following zoning categories, then you can build ARFs on your property: If you are unsure of the zoning category of your property, this information can be found online from the CityMap Viewer or from your Local District Office.

Residential 1: Conventional Housing (R1)

Residential 2: Incremental Housing (R2)

Local Business 1: Intermediate Business (LB1)

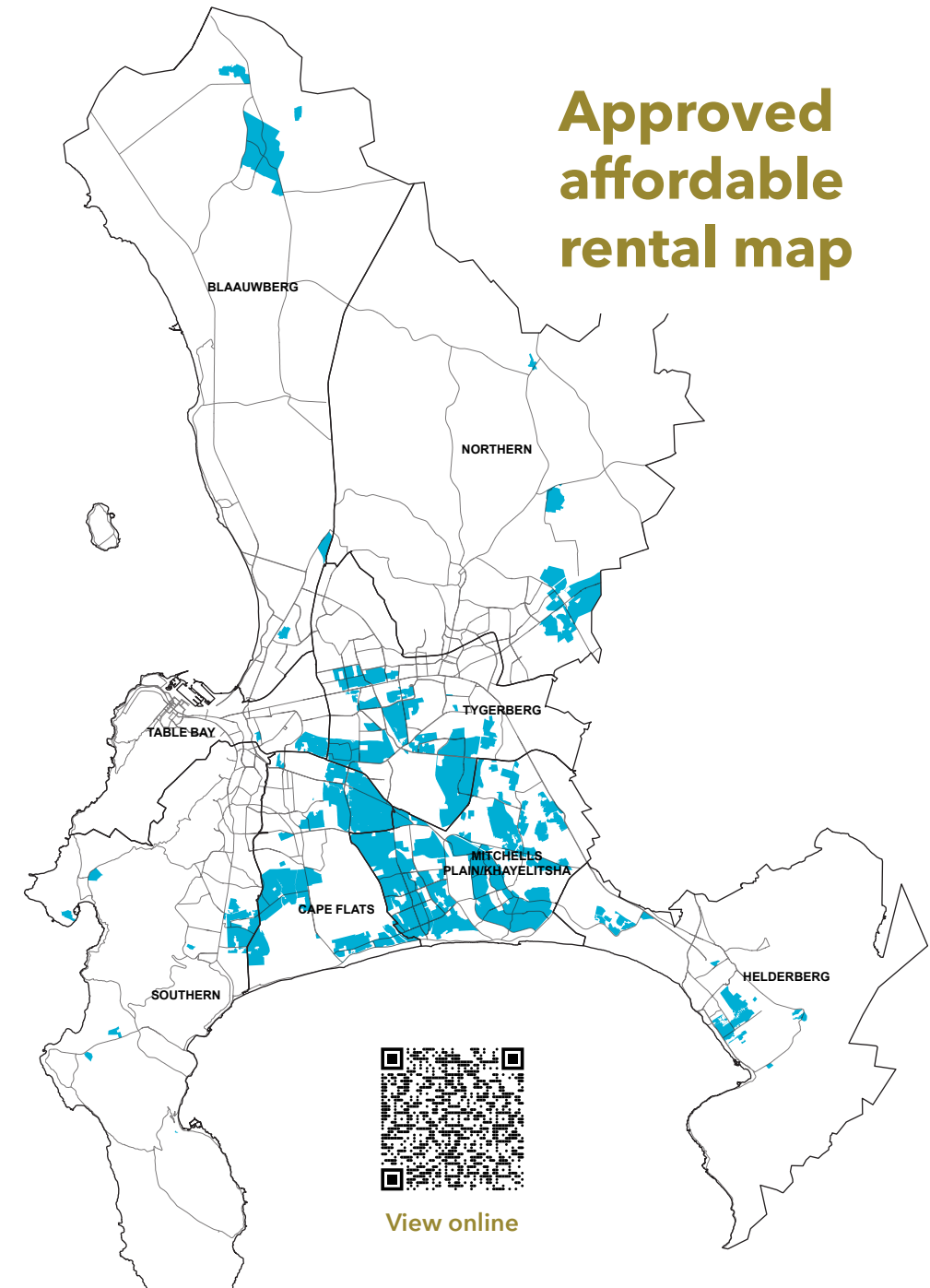


City of Cape Town map viewer:
<https://citymaps.capetown.gov.za/EGISViewer/>

If you answered yes to the three questions above, you qualify to build ARFs on your property.

Should you require any additional information about your property's ownership, location and zoning category regarding AFRs, contact the LPS branch to help advise, assist and guide you with any additional queries you may have.

Approved affordable rental map



View online