



FREQUENTLY ASKED QUESTIONS (FAQ's)



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How many Affordable rental flats (ARF's) can I have on my property?

You are allowed to build up to 8 units (max 160sqm) on your property if you have an existing dwelling house, or up to 12 units (max 240sqm) if your property is vacant. If you require further information, please refer to booklet 1.



Do ARFs require land use approval from the City?

You do not require land use approval if your property qualifies, but you must still submit building plans and comply with the relevant By-law development rules.



Are there fees or charges?

Yes. You must pay the required development charges before starting construction. These are linked to the City's affordable housing policy. If you require further information, please refer to booklet 4.



Why are there limits on size and number of units?

The rules are in place to protect neighbourhood character, ensure safety, and prevent overloading of municipal services such as water, electricity, and sewage. If you require further information, please refer to booklet 5.



Can I live in one of the units and rent out the others?

Yes. The by-law allows this as long as you comply with the rules and limits. If you require further information, please refer to booklet 5.



What happens if I build without approval?

The City may issue fines, stop the building work, or even require demolition of illegal structures. For further advice, please contact the Local Planning Support Branch.



What happens if I have already built ARFs on my property?

You still have to submit building plans, pay the required development charges, and make sure the ARFs comply with the development conditions. If the ARFs cannot be rectified, the City may require you to apply for a land use application to regularise the unlawful building work or demolish them. For further advice, please contact the Local Planning Support Branch.



ROAD MAP



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FREQUENTLY ASKED QUESTIONS.



Can I have an Early Childhood Development (ECD) on my property?

Yes. Note that you are limited to 34 children on an R1 zoned property. Should that requirement not be met, a land use application for consent use shall be required.



Can I have a house shop (spaza) on my property?

Yes, both a house shop (conducted from a dwelling house or outbuilding) and an ARF can be developed on a property - subject to conditions.



Can I convert an existing main dwelling house into an ARF?

Yes. The new land-use rights allow for the development of up to 8 affordable rental units in addition to an existing main dwelling, or up to 12 units if there is no main dwelling on the property.



Can I convert an existing second dwelling or outbuilding into an ARF?

Yes. You would need to apply for approval to convert the structure into an ARF, ensuring it meets the definition and requirements of an ARF.



Can a property have one affordable rental unit (ARU)?

No. The By-law specifies that an affordable rental flat must contain two or more affordable rental units to constitute an ARF.



Can an ARF depart from other base zone development rules, such as coverage, window/door requirements, building lines, and similar regulations?

Yes. A land use application would have to be submitted in order to obtain approval for the departures triggered by the ARF- maintaining compliance with Item 25D of the Development Management Scheme.



What are the parking requirements for ARFs?

Nil parking is required for ARFs; however, the City shall determine any parking requirements where it is not provided for in the By-law.



Can ARFs be separate groups of buildings?

Yes, as long as each building meets the definition and requirements of an ARF.

