



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

AFFORDABLE RENTAL FLATS (ARFs) DEVELOPMENTS DESIGN GUIDELINES



07

Making progress possible. Together.



WHAT?

This brochure helps homeowners understand how to apply the **Urban Design Policy (2024)** to their ARFs. While this Guideline is not a mandatory requirement, it illustrates **best-practice approaches for the development of ARFs**.



WHY?

ARFs impact their surrounding urban environments, therefore it is important that design decisions **follow best-practice principles** to ensure high-quality, well-integrated spatial environments that aligns to the City's Integrated Development Plan (IDP).



WHERE?

This Guideline only **applies to properties** located within areas identified on the **approved Affordable Rental Map**.



HOW?

Affordable Rental Flats (ARF's) have been introduced as an additional use-right with the Municipal Amendment By-Law 2025 (MPBL).

The City of Cape Town will facilitate the introduction of Affordable Rental Flats (ARF's) through promotion, referrals, community engagement, education, guidance, regulatory reform and toolkits.

The introduction of ARF's to the By-Law will promote safe, healthy and dignified living environments that support sustainable neighbourhoods (SN).

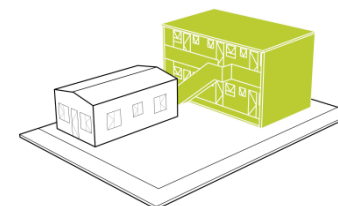


WHO?

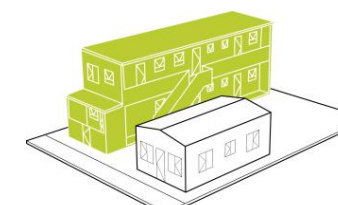
- Do you own the Property in Cape Town?
- Is your property located within the Approved Affordable Rental Flat Map?

You may qualify for ARFs if you answered yes to both questions. If you require further information please refer to booklet 3.

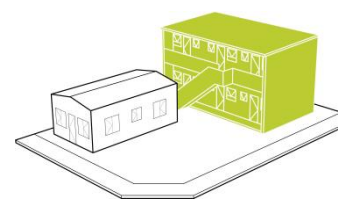
Consider the following potential conditions for an ARF on a property with an existing dwelling:



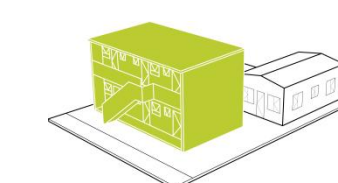
1 BEHIND A HOUSE



2 SIDE OF HOUSE

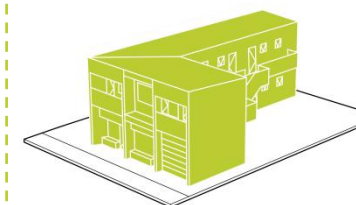


3 CORNER PROPERTY

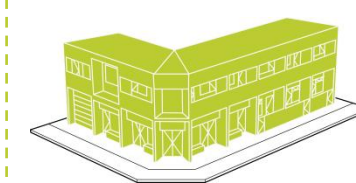


4 STREET FRONT

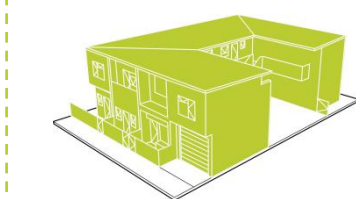
Consider the following potential conditions for an ARF on a property without a dwelling:



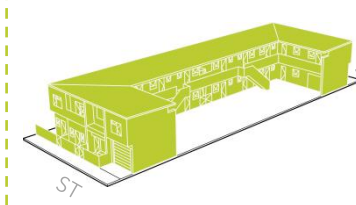
5 L-SHAPE



6 CORNER PROPERTY



7 C-SHAPE



8 DOUBLE FRONT

ROAD MAP



3 Can I Build Affordable Rental Flats (ARF's) on my Property.

4 Incentives and Benefits for Building Affordable Rental Flats (ARF's)

5 Development Rules for Affordable Rental Flat (ARF) Zoning Categories

6 Frequently asked questions

7 Affordable rental flats (ARF's) developments design guidelines



Local Planning Support Contact Details:

(+27) 021 400 1103

LPS@capetown.gov.za



1 CONSIDER YOUR STREET

WITH EXISTING DWELLING



WITHOUT DWELLING



1.1 BUILDING PLACEMENT AND ORIENTATION

Where buildings meet the street, position doors, windows and balconies along the street edge to create active and engaging frontages.

1.2 CORNER SITES

Corner properties have two facing sides. This impacts R1 and LB1 zoned properties which will typically allow for greater building bulk than mid-block sites.

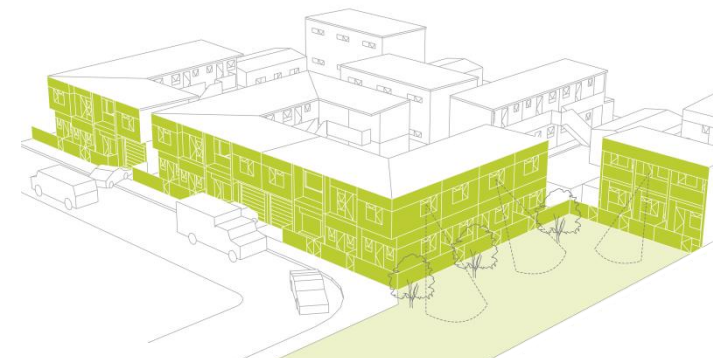
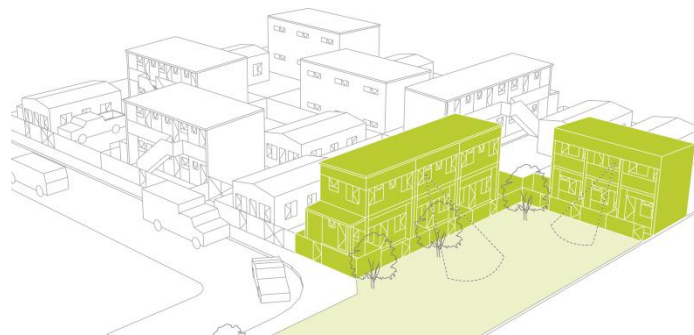
1.3 STREET FRONTAGE & ARTICULATION

Avoid blank walls facing the street on both the lower and upper floors. Ensure entrances are clearly defined and accessible from the street, using features such as thresholds or stoeps to enhance visual interest and accessibility.

1.4 SAFE & POSITIVE PEDESTRIAN EXPERIENCE

To improve safety make use of as many openings (doors and windows) in view of the public realm (street and open public space) to ensure passive surveillance. Provide greenery and tree shade to pedestrian thoroughfare to the street front of your property.

2 CONSIDER YOUR NEIGHBOURHOOD



2.1 BOUNDARY LINES

Property boundaries and existing servitudes must be respected. Encroachment on these is illegal and punishable by law.

2.2 PRIVACY MITIGATION

Avoid large windows directly facing adjacent properties. Screen first floor trafficable areas that are less than 2m from a common boundary. Where privacy is a concern consider a screening device and landscaping.

2.3 LIGHT AND VENTILATION WITH NEIGHBOURING PROPERTIES

Ensure good light and ventilation by creating courtyards with neighbouring properties.

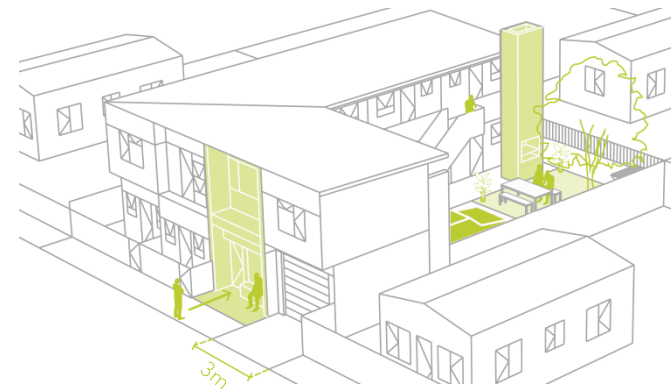
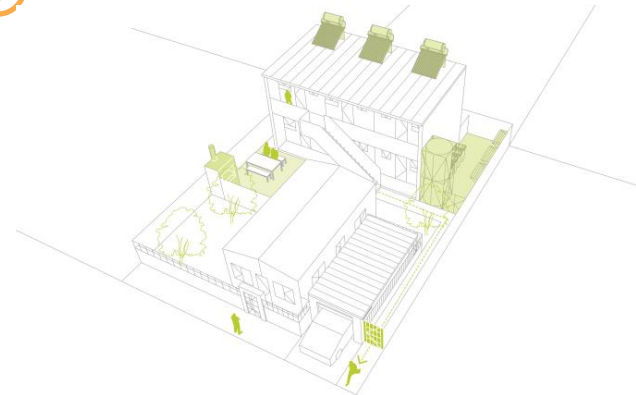
2.4 OPENINGS FACING COMMON BOUNDARIES

Respect the setback requirements for windows and doors as described above. Use high level windows for private spaces such bedrooms and bathrooms where appropriate. Use frosted glazing for bathrooms to ensure privacy.

2.5 PASSIVE SURVEILLANCE OF PUBLIC OPEN SPACES

Provide overlooking features onto public open spaces. Surveillance of these spaces will improve security.

3 ACCESS AND CONFIGURATION



3.1 ENTRANCES & ESCAPE PATHS

Provide a clearly defined and welcoming pedestrian entrance that gives the building a distinct address, with signage, letterboxes, and doorbells placed at entry points. Vehicular access should be secondary to the pedestrian experience and from an urban design perspective limited to a maximum width of 3 m, while maintaining a minimum 1 m wide unobstructed path for safe emergency escape.

3.2 GROUND FLOOR UNITS

Provide street-facing elements such as stoeps or thresholds for all ground-floor units to create an active and engaging street edge. These spaces should be safe, accessible, and inclusive, ensuring that doors and windows are adequately secured while maintaining visibility and connection to the public realm.

3.3 OUTDOOR SPACE

Allow for outdoor open space and avoid small left over spaces and rather consolidate these into one usable larger space.

3.4 LANDSCAPING

Introduce soft landscaping (lawns, bushes and trees) to prevent flooding.

3.5 UTILITIES

Carefully consider where refuse bins and other service equipment (solar geysers and rainwater tanks) are located on site. Ensure that these are accessible and adequately screened from the street.

4 CONSIDER YOUR TENANTS



4.1 NAVIGATION AND UNIT ACCESS

Consider numbering the units with signage to make it easier for new tenants and visitors. Walkways should be safe and easy to navigate and units easily accessible.

4.2 ACCOMMODATION OF RESIDENTIAL ACTIVITIES

Provide spaces for residential activities (such as hanging of laundry) and social gathering spaces. Ensure that there is adequate usable space for these activities.

4.3 UNIT VENTILATION AND LIGHTING

Ensure adequate cross ventilation and natural light into all units.

4.4 CUSTOMISABLE PERSONAL SPATIAL FEATURES

Allow opportunities for personalisation and beautification of both internal and external spaces.

4.5 UTILITIES

Carefully consider where utility equipment are located on site, and that these do not negatively impact your tenants and the surrounding community.