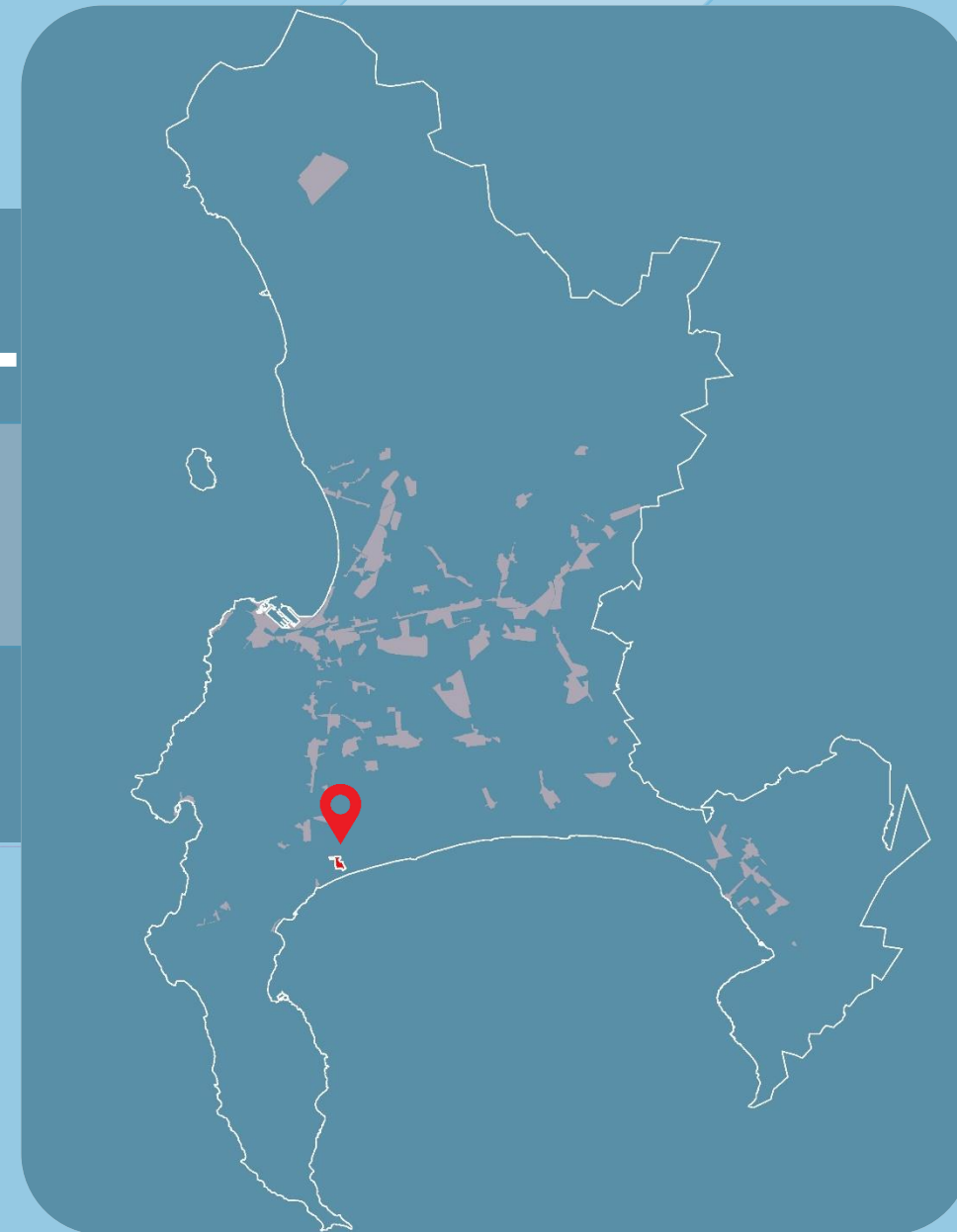


CAPRICORN PARK INDUSTRIAL ECONOMIC AREA PROFILE

TREND ANALYSIS 2012-2022



Image source: City of Cape Town



June 2025



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Making progress possible. Together.

ACKNOWLEDGEMENTS

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DISCLAIMER:

The information contained herein is provided for general information only which is not intended to provide definitive answers and as such, is only intended to be used as a guide.

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POLICY & REGULATORY CONTEXT

For the past decade, the global and national economic context has required regional economies to prioritise their investment decisions in space for greater efficiency. The Economic Areas Management Programme (ECAMP), as it was introduced, has therefore been considered a valuable economic data tool that provides valuable insights into the performance of the space economy at an area-specific level.

This update of ECAMP is further aligned with the Urban Planning & Design Department's business strategy to leverage spatial intelligence to unlock value within Cape Town's space economy by:

- a) Tracking the performance and implementation of its spatial development framework policies
- b) Developing the evidence base to inform and adjust said spatial policy
- c) Supporting spatially targeted investment and decision-making
- d) Providing a spatial lens of economic data within the Cape Town context

The following strategic objectives and programmes support the update of ECAMP:



CONCEPTUAL FRAMEWORK

Intended users

This profile provides a cohesive narrative to determine key trends across several data entry points to help inform decision-making. It also aims to help guide investment in cases where data is not readily available to the public.

Conceptual Framework

The reporting of updated time series microeconomic analysis on Cape Town's economic areas is informed by a conceptual framework, which aims to create spatial intelligence on *supply & demand factors according to the 5 themes* which have been identified. The 5 themes allow for an integrated narrative across area-based economic trends. The trends being reported throughout this profile are used to classify and assess the overall performance of Cape Town's economic areas.

Data preparation, sources, assumptions and limitations

The indicators reported in this profile feed off several automated data processes to add intelligence at a land parcel level which is then aggregated into economic areas. This profile draws across various datasets between 2012 and 2022 such as the General Valuation Roll, market reports, building plans, land use applications, property sales and SARS data. While many of the respective datasets are continuously refined over time, this profile will be updated as and when new data is available.

Contact details

Should you wish to make contact, please direct your feedback to the City of Cape Town's Metropolitan Spatial Planning and Growth Management branch via Future.CapeTown@capetown.gov.za.

MICRO-ECONOMIC DEMAND & SUPPLY FACTORS

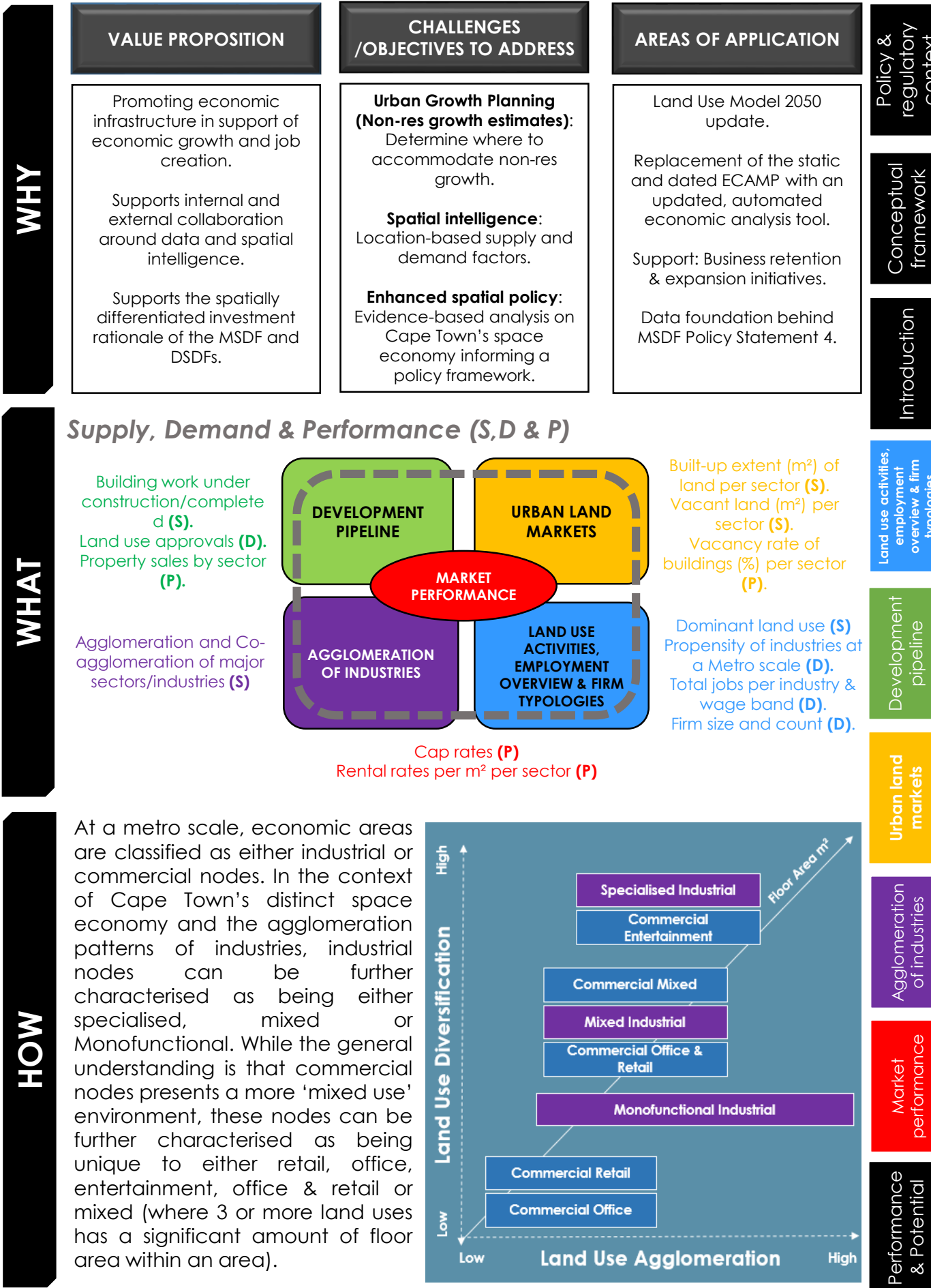
This profile examines a range of micro-economic indicators to highlight trends in supply and demand specific to the economic area. The indicators include:

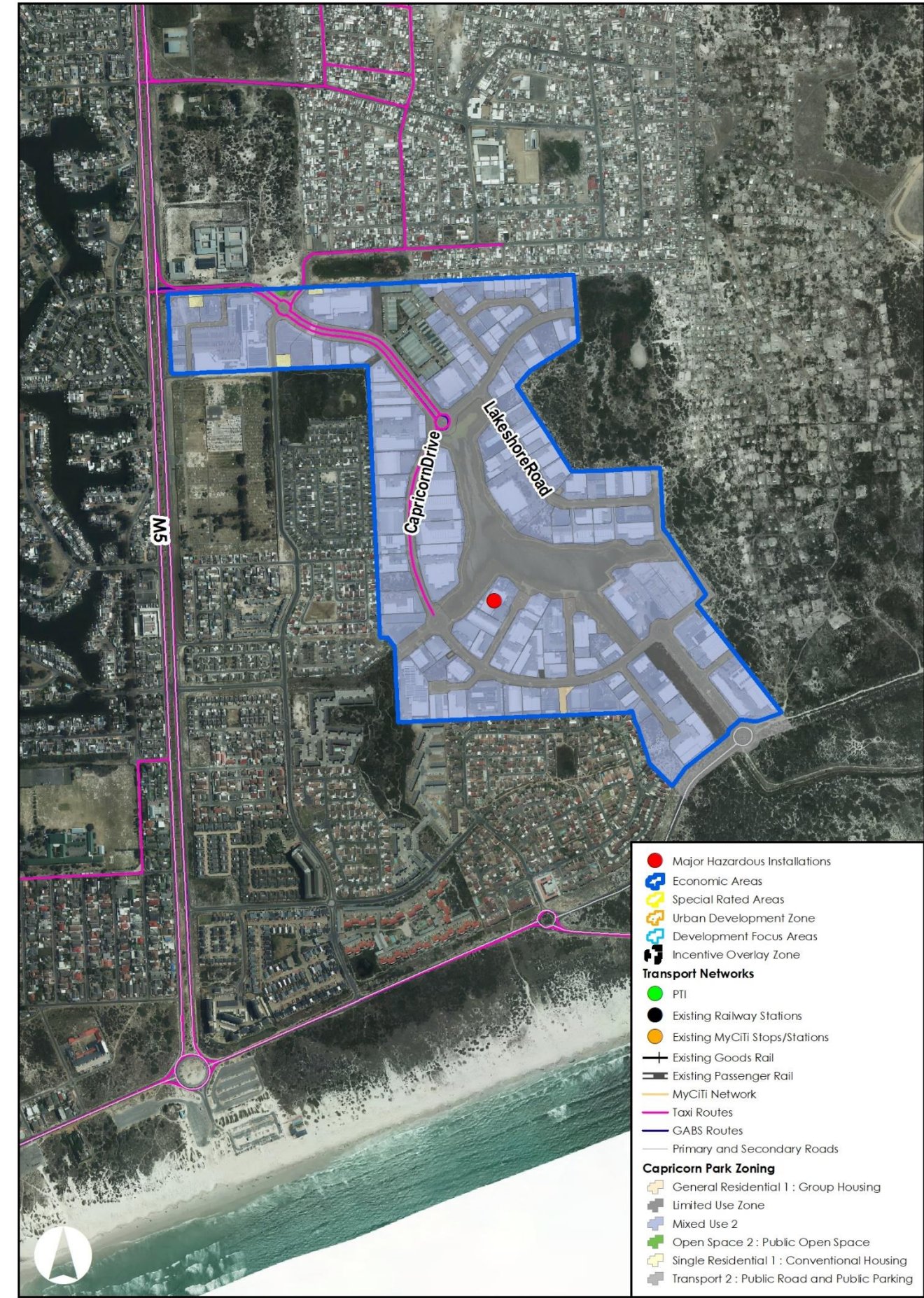
- Property sales per land use sector
- Building work completed
- Types of land use applications approved
- Vacant land per land use sector
- Built-up land and take up rate per land use sector
- Dominant land uses present in an area
- Building vacancy rate overtime
- Capitalisation rate over time
- Rental rate p/m² by land use sector
- Jobs per industry

MACRO-ECONOMIC REPORTS AND INDICATORS

For additional insights into the macro-economic factors affecting the regional economic condition, refer to the following reports for more information on macro-economic indicators related to Cape Town:

- [Economic Performance Indicators for Cape Town](#)
- [Regional Market Analysis and Intelligence 2023/24](#)
- [Provincial Economic Review and Outlook \(PERO\)](#)
- [Municipal Economic Review and Outlook \(MERO\)](#)





CAPRICORN PARK

Location

- The area is approximately 27km south of Cape Town's Central Business District and the Port of Cape Town. Furthermore, it is located 28km from Cape Town International Airport.
- It is also situated near the M5 highway, allowing access to other areas across Cape Town.
- The area is serviced by taxis.
- Access to a skilled workforce from surrounding areas, includes the broader Muizenberg, Retreat and Steenberg areas.

Zoning, land use and form

- The area is predominantly zoned mixed-use 2 zoning.
- The area is mainly characterised by light industrial uses, which include warehousing, industrial park, neighbourhood shopping centre and workshops.
- The average land parcel sizes in the area range between 2,500 – 3,500m², with a limited number of land parcels beyond 10,000m².

Spatial planning mechanisms

- None

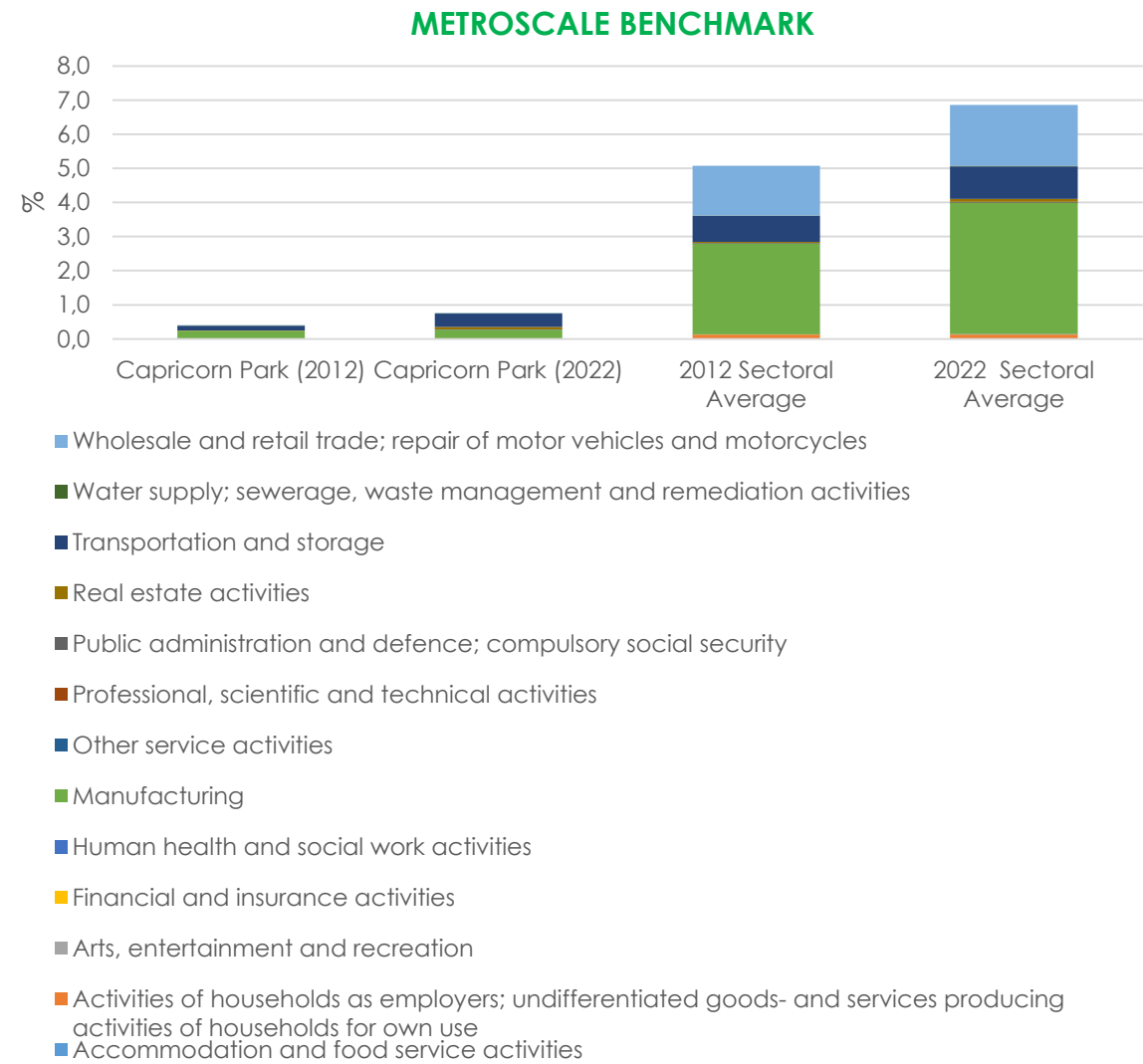
Key highlights of the area include:

- The area started to develop in the early 2000s and has developed into an industrial economic area.
- The area offers both commercial and industrial spaces, catering to a range of businesses considering the mixed-use zoning.

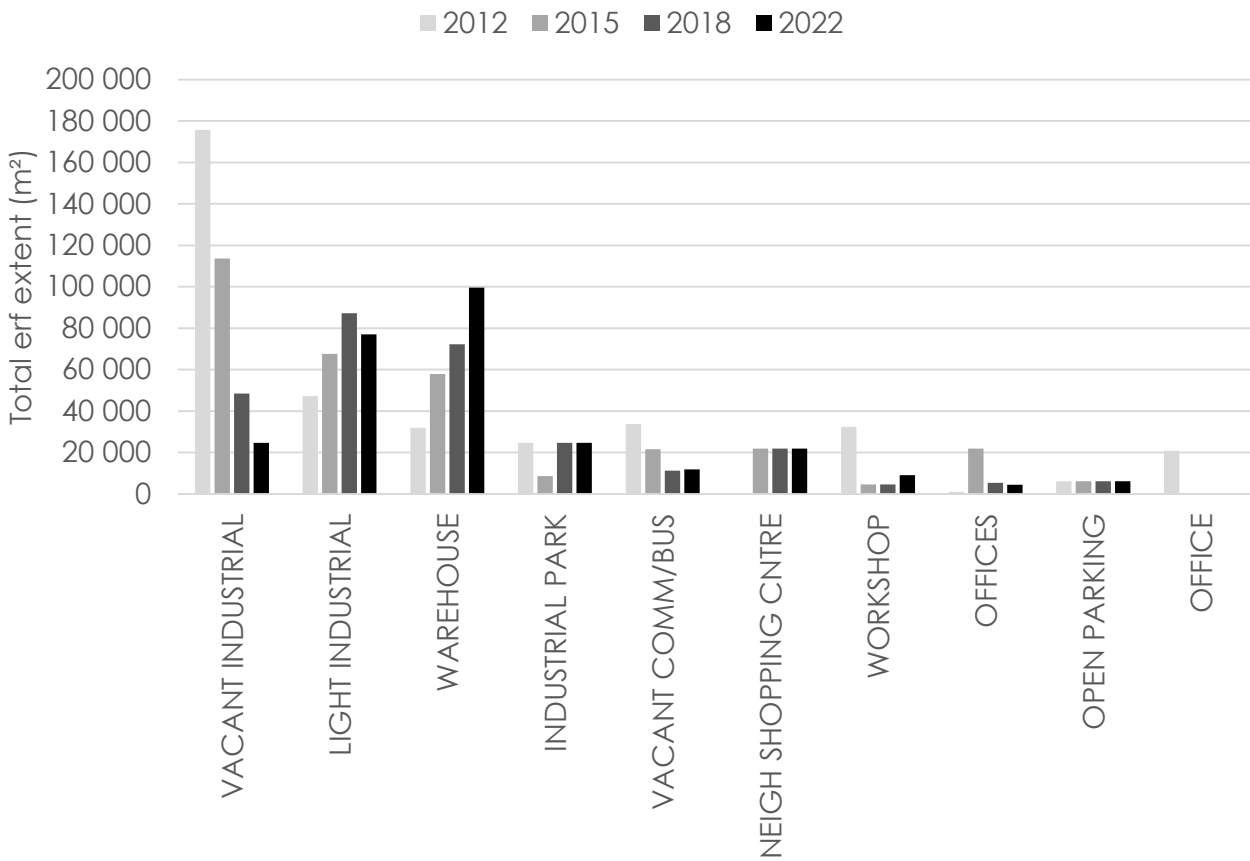
LAND USE ACTIVITIES

A recent analysis involved converting land use codes from the General Valuation Roll (GV Roll) into Standard Industrial Classification (SIC) codes. This was done to determine the prevalence of industries operating in areas with similar characteristics.

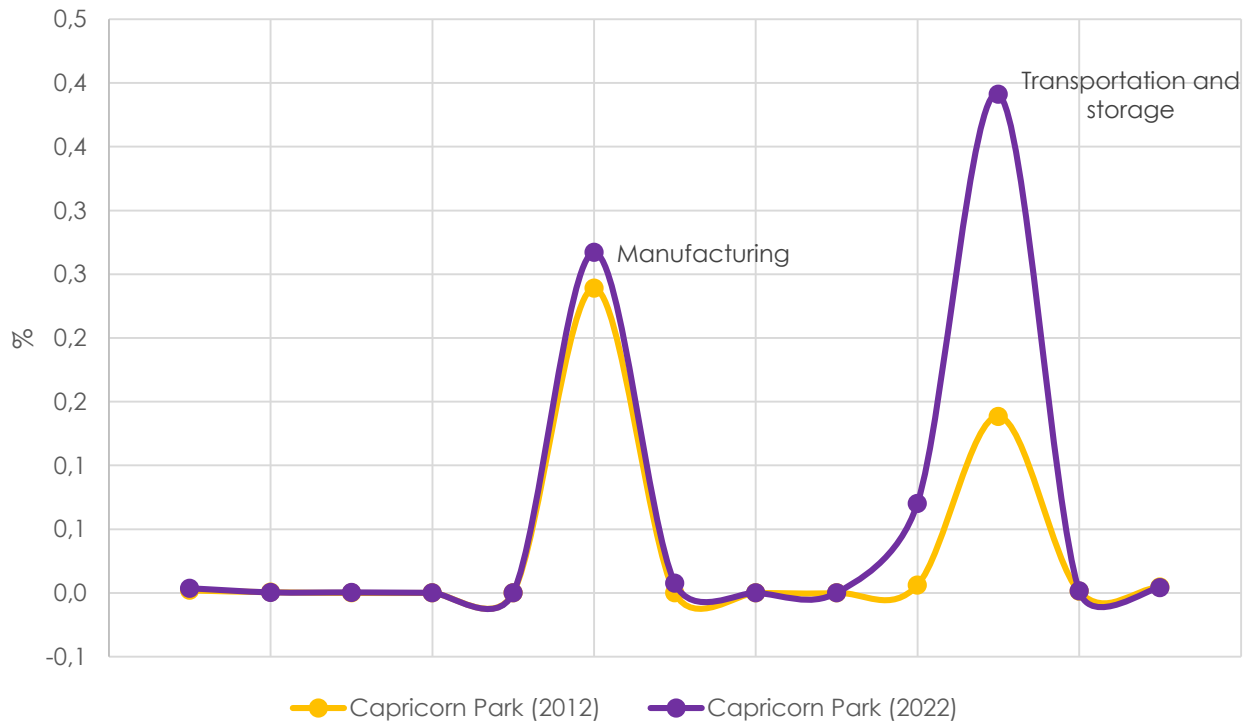
- Between 2012 and 2022, Capricorn Park was primarily characterised by a greater propensity for transport & storage and manufacturing, as indicated by the **Nodal Typology**. This typology highlights the industries with the largest floor area (m²) operating within the economic area.
- The **MetroScale Benchmarking** positions Capricorn Park as a significant contributor to manufacturing and transport & storage, which performs lower than the sectoral average when compared to other industrial areas across Cape Town.
- Additionally, the GV Roll supports the findings from the SIC data by showing the **dominant land use** over time. It details the cumulative floor area (m²) for light industrial, warehousing, workshops, industrial parks, service and workshops.



TOP 10 MOST DOMINANT LAND USES BETWEEN 2012 AND 2022



NODAL TYPOLOGY FOR 2012 AND 2022 (Mixed Industrial)



Source: 2012 – 2022 land use codes converted to SIC codes (May 2024 analysis)

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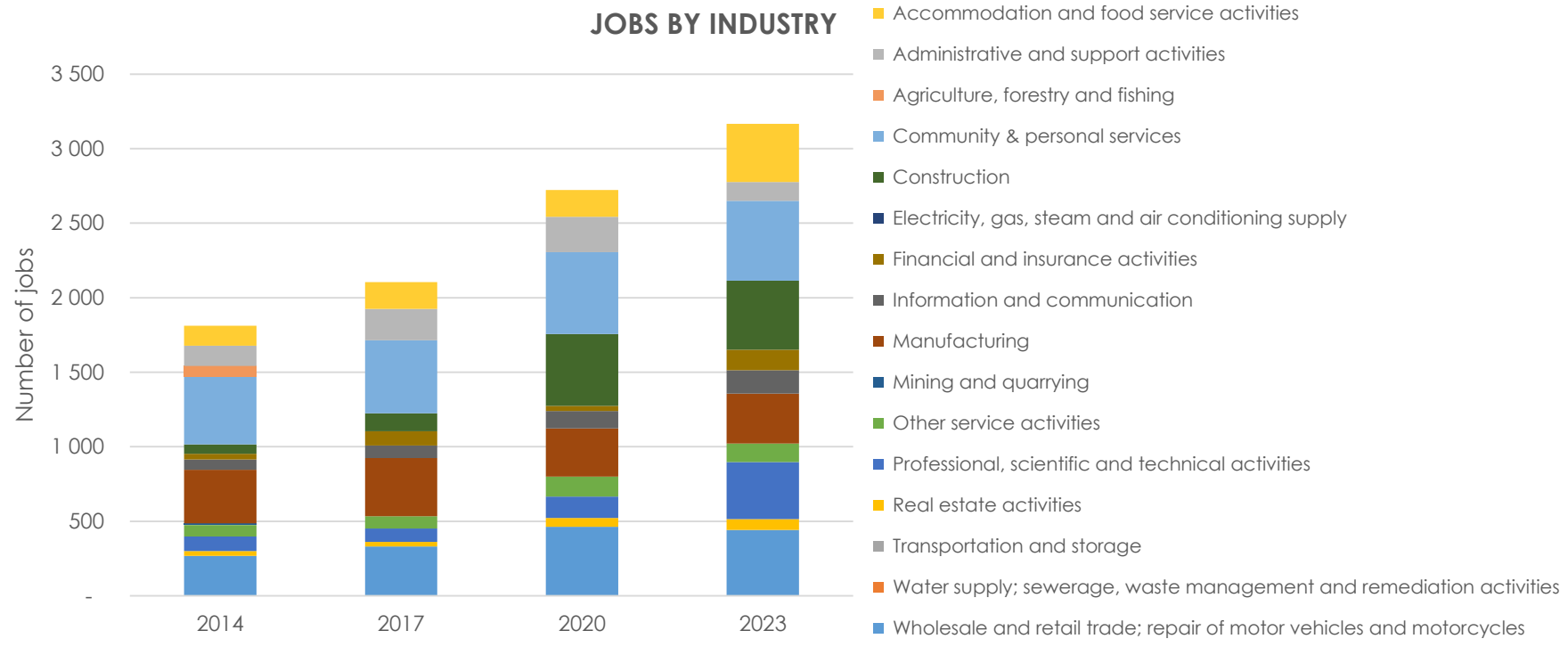
Agglomeration of industries

Market performance

Performance & Potential

EMPLOYMENT OVERVIEW & FIRM TYPOLOGIES

JOBS BY INDUSTRY



Jobs/Firms

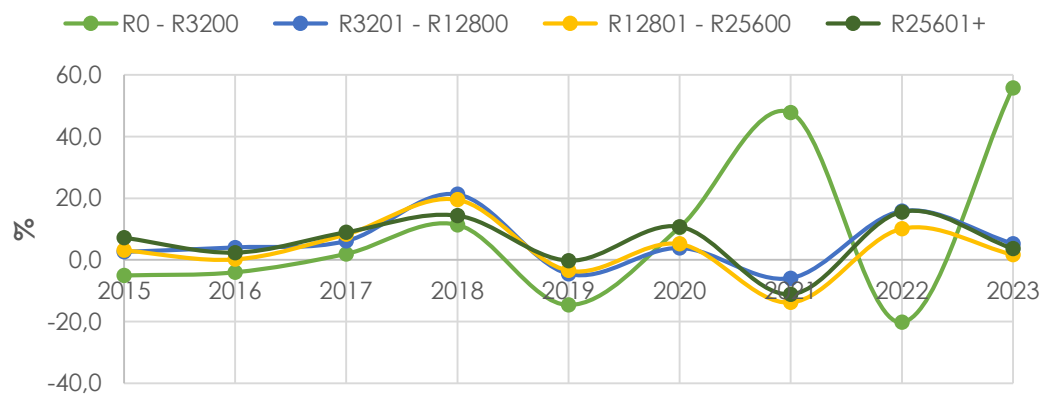
The number of job opportunities surrounding the Capricorn Park area increased from 1,750 to 3,200 between 2014 and 2023. An overall and consistent growth in jobs was experienced, with the majority of jobs equally concentrated in community & personal services, construction, manufacturing, accommodation & food services, professional services and wholesale & retail.

The total number of firms fluctuated between 2014 and 2021, with an overall number of 150 firms as of 2021. While small firms have been the most dominant, there is also a significant presence of medium-to-large firms, including micro firms.

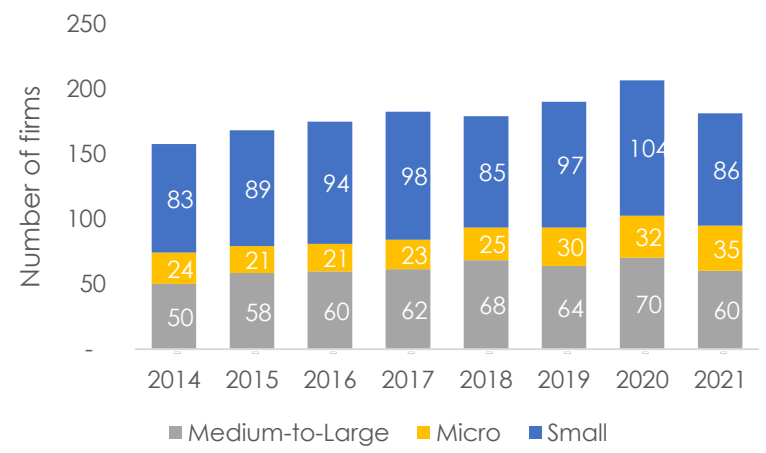
Income bands

The income bands indicate the skill levels of the employed workforce. The data suggests that a larger proportion of employees earn up to R12,800 per month. However, there is also a considerable number of employees earning beyond R12,800.

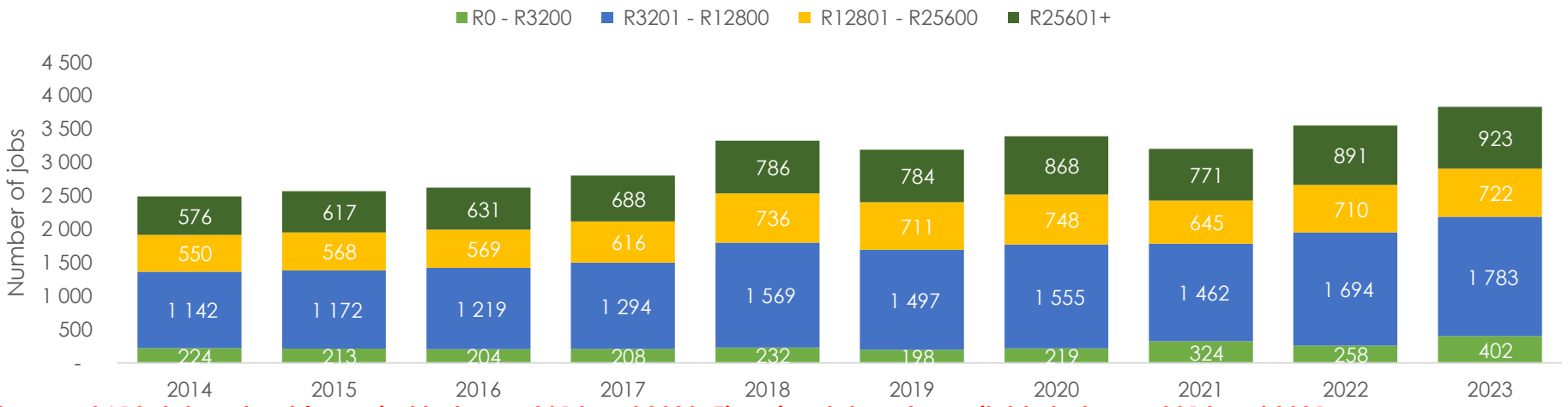
YEAR ON YEAR % CHANGE OF FULL TIME EMPLOYMENT WITHIN EACH WAGE BAND



NUMBER OF FIRM TYPOLOGIES



FULL TIME EMPLOYMENT BY WAGEBAND



Spatial hexagons in which SARS data has been captured and overlaid with Capricorn Park economic area.

Source: SARS data extract for period between 2014 and 2023. Firm size data only available between 2014 and 2021.

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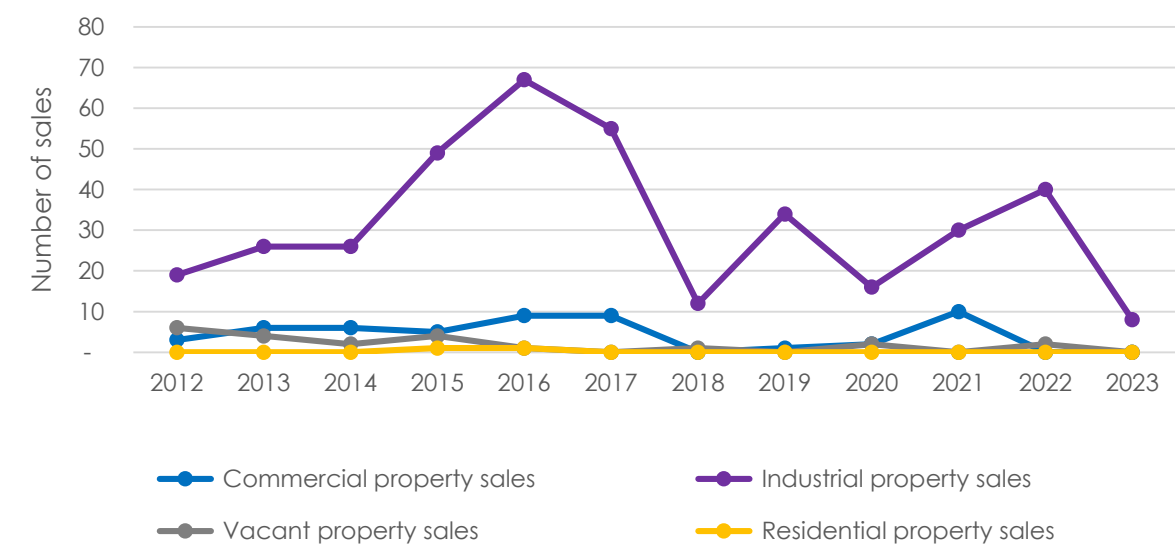
Agglomeration of industries

Market performance

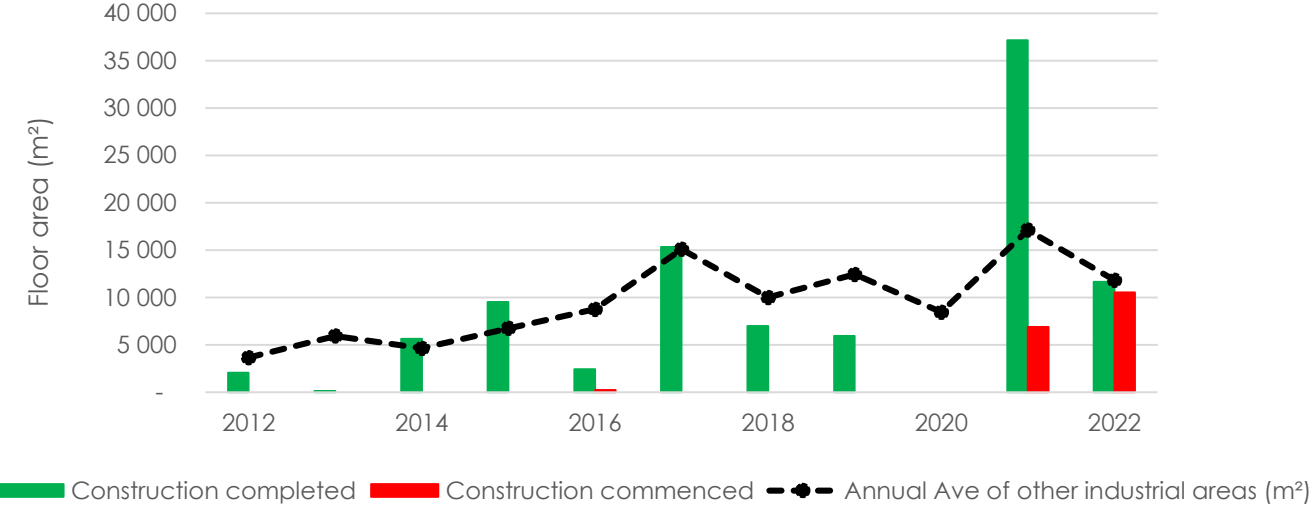
Performance & Potential

DEVELOPMENT PIPELINE

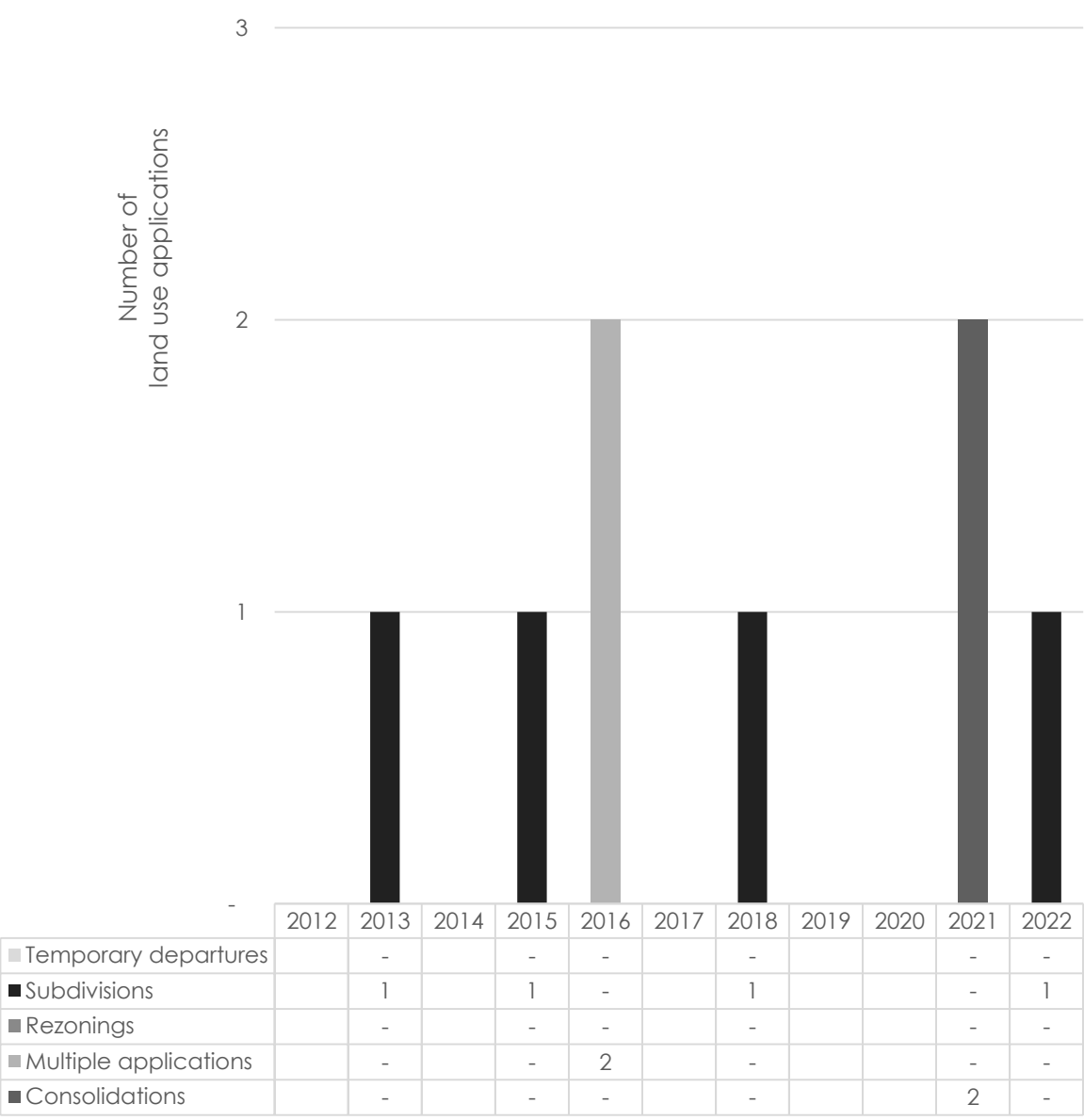
PROPERTY SALES BY SECTOR



BUILDING WORK COMPLETED/UNDER CONSTRUCTION RELATIVE TO AVERAGE OF AREAS WITH SIMILAR CHARACTER



APPROVED LAND USE APPLICATIONS



Property Sales

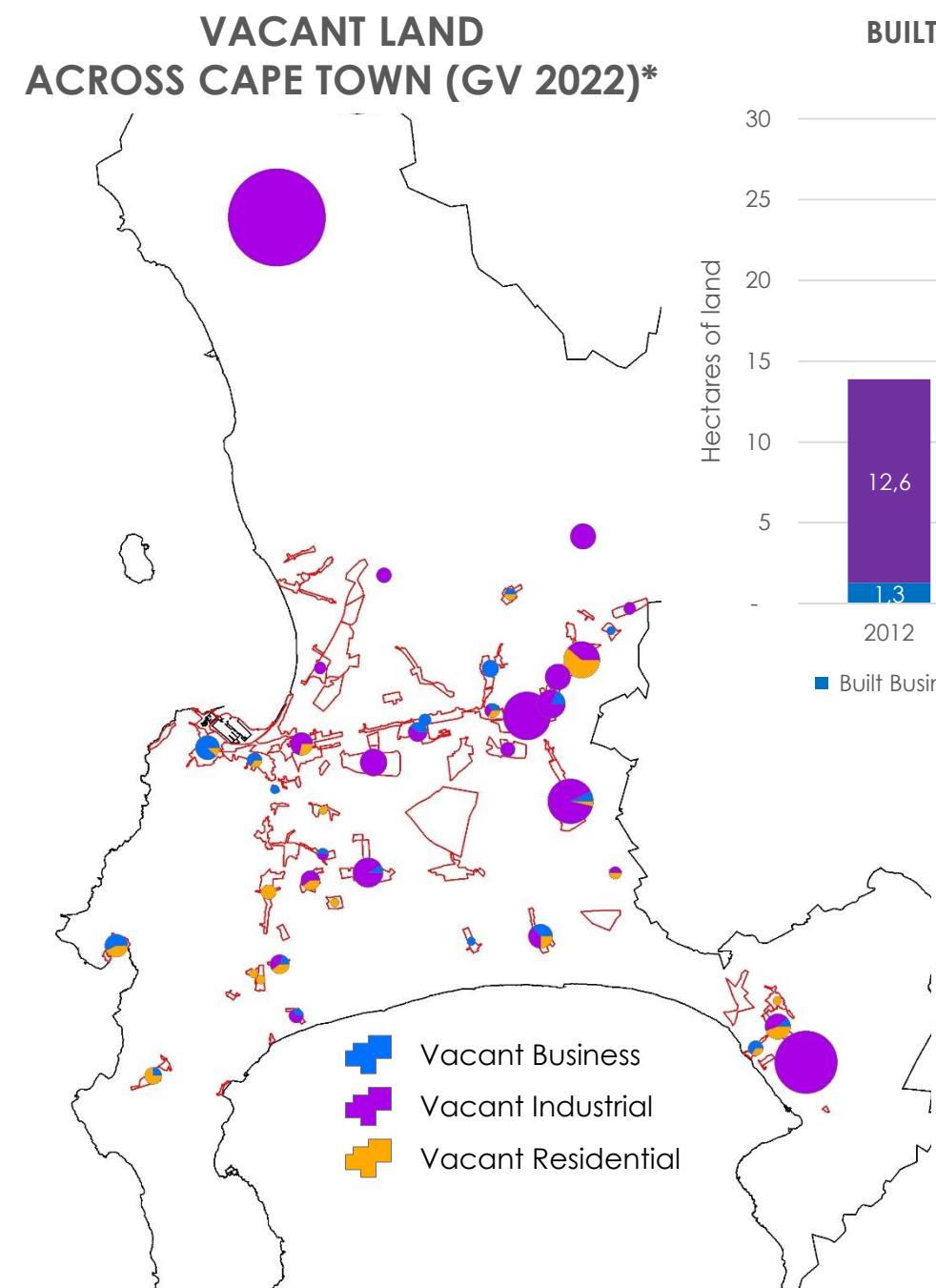
Between 2012 and 2022, industrial property sales were higher compared to other sectors. Commercial property sales fluctuated below the 10 sales per annum mark.

Land Use Applications

With the area mostly being a new economic area, most of the land arrangements and rights have been in place, linked to the mixed-use zoning. Therefore, the land use approvals that were granted were mostly for subdivisions.

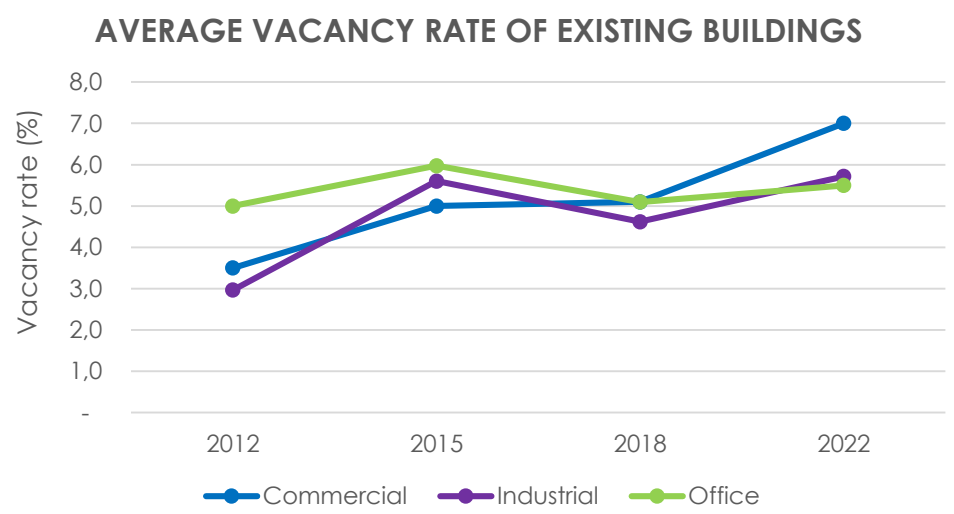
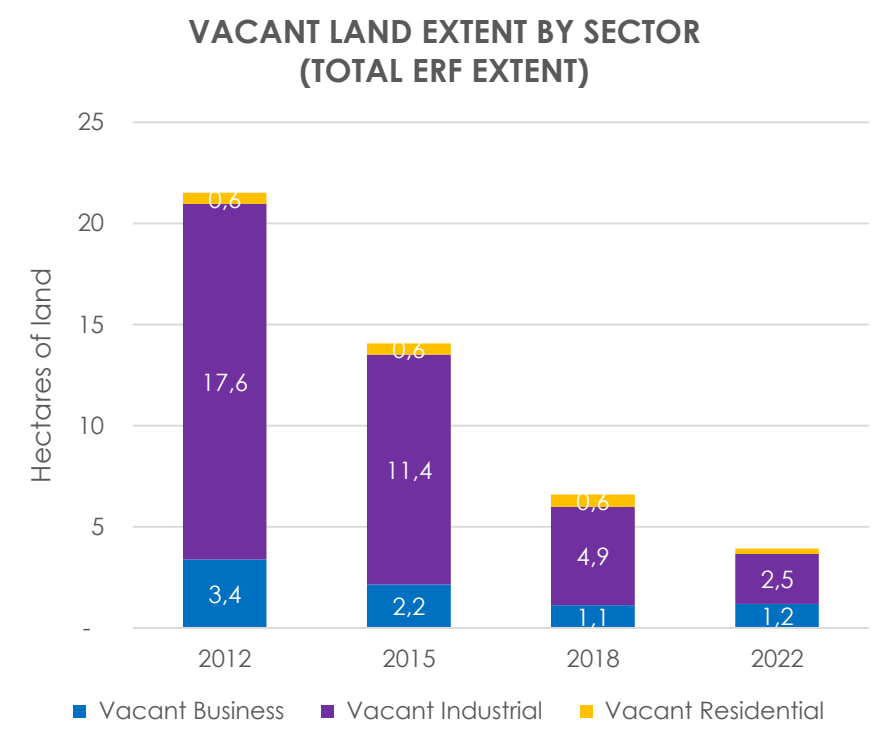
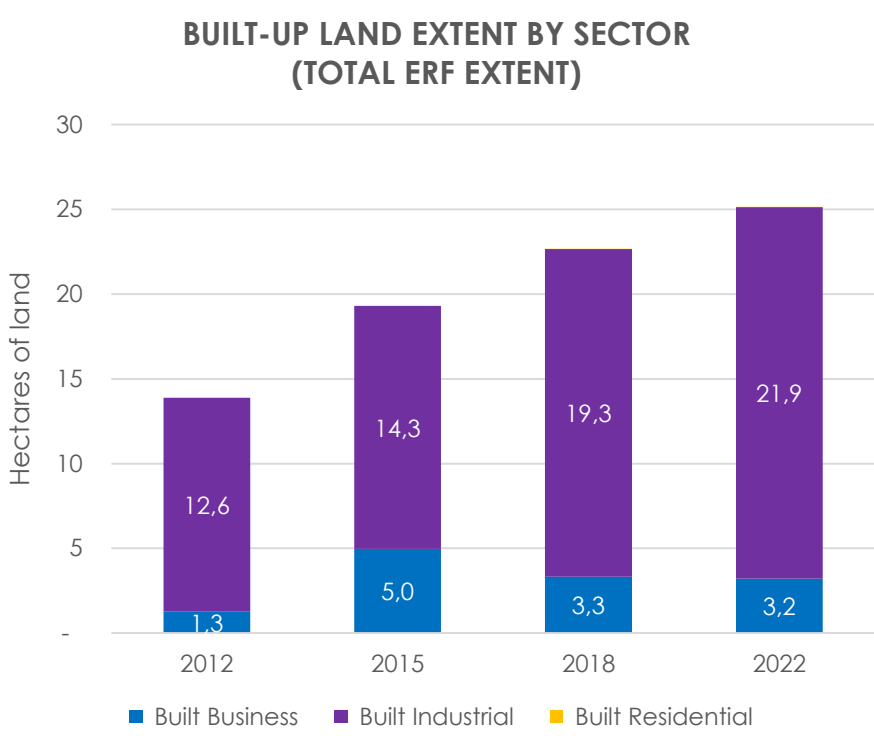
Building Plans

In light of property sales and land use approvals, building work activity has been ongoing over the past decade, where it exceeded the metro's annual average in 2014, 2015 and 2021 when compared to other industrial areas across Cape Town.

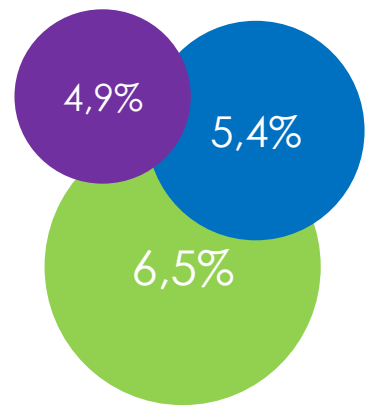


Number of land parcels that are vacant by size			
Erf Size	Commercial	Industrial	Residential
1) 1-250m²			
2) 251-500m²			
3) 501-1000m²			2
4) 1001-2500m²		3	1
5) 2501-5000m²	2	5	
6) 5001-10000m²	1		
7) >10000m²			

Source: City's General Valuation Roll and Market Reports



METRO AVERAGE: VACANCY RATES PER SECTOR FOR 2022*



Vacant Land

The map illustrates the latest General Valuation Roll (2022) by showcasing vacant land across the metropolitan area. It complements the 2022 bar graph depicting available vacant land. The region has experienced growth in terms of the built-up land, with very little vacant land available, as of 2022, indicating a developing industrial area. Additionally, the remaining vacant land is categorised based on the number and size of the land parcels, as reflected in the accompanying table.

Vacancy Rates

Alongside vacant land, the vacancy rates for existing buildings in the industrial sector increased from 3% in 2012 to 5,5% in 2022. The commercial sector has also increased from 3,5% in 2012 to 7% in 2022, while the office sector increased from 5% in 2012 to 5,5% in 2022.

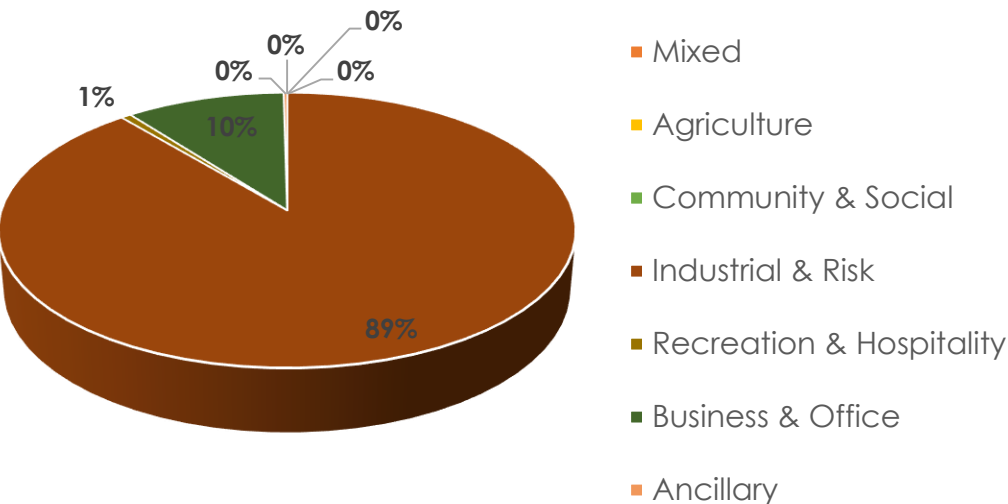
*A metro view that provides further context relative to this economic area.

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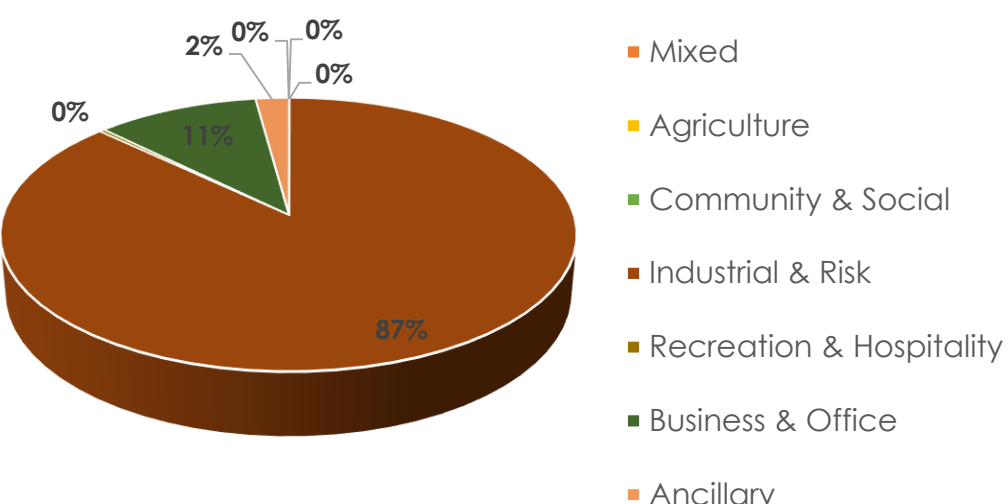
AGGLOMERATION OF INDUSTRIES

SECTORAL AGGLOMERATION AND CO-AGGLOMERATION RELATIONSHIPS

% OF LAND USE GROUPS (2012)



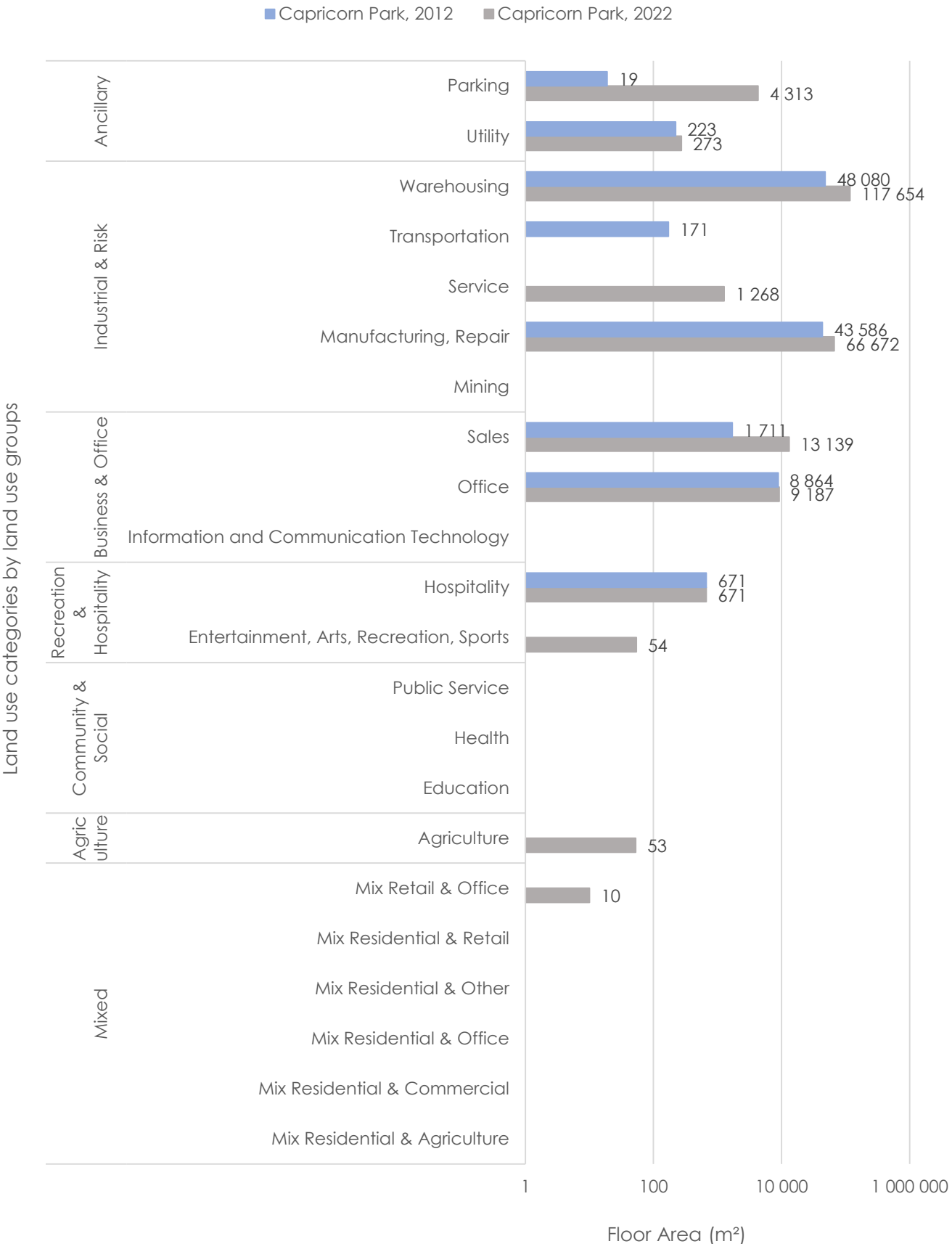
% OF LAND USE GROUPS (2022)



The pie charts illustrate the percentage distribution of land use groups in Capricorn Park, based on the cumulative floor area (m²) across various land uses. As shown in the charts, the Industrial & Risk group has remained predominant in both 2012 and 2022.

Additionally, the bar graph provides a comparative view of the co-agglomeration of land use categories between 2012 and 2022 within each land use group. The data indicates that manufacturing, repair, warehousing, sales and office have maintained significant dominance. There is also a presence of other land uses, which can be seen to be in support of the most dominant land uses.

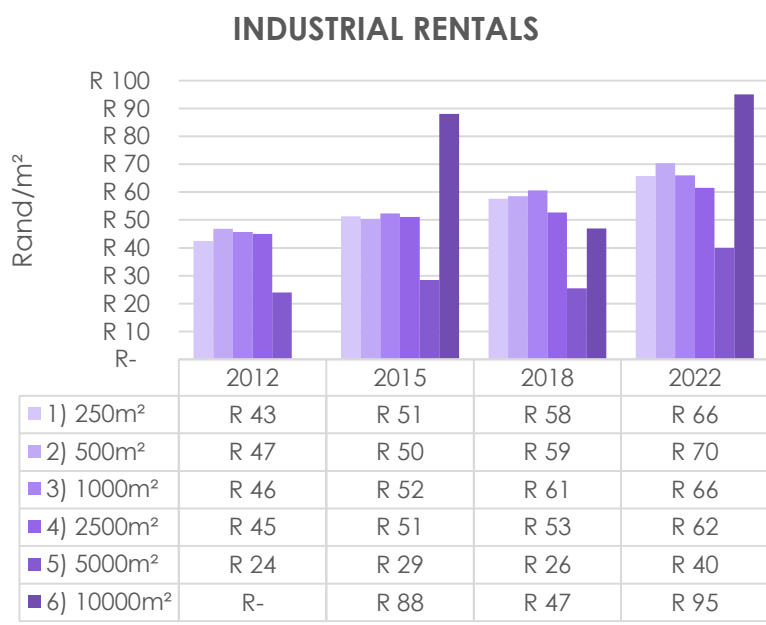
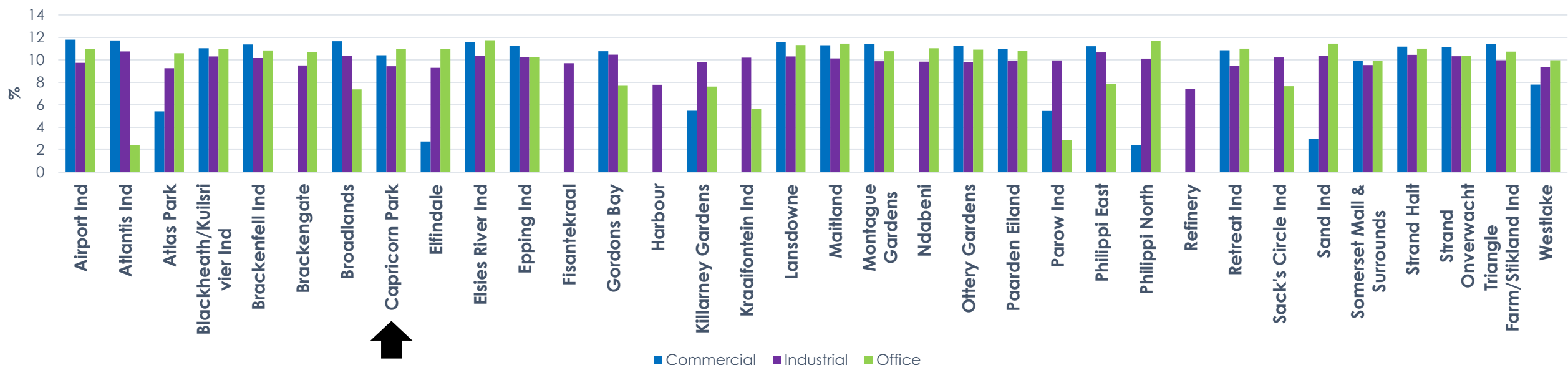
FLOOR AREA PER LAND USE CATEGORY FOR 2012 AND 2022



Source: Analysis of GV data (May 2024)

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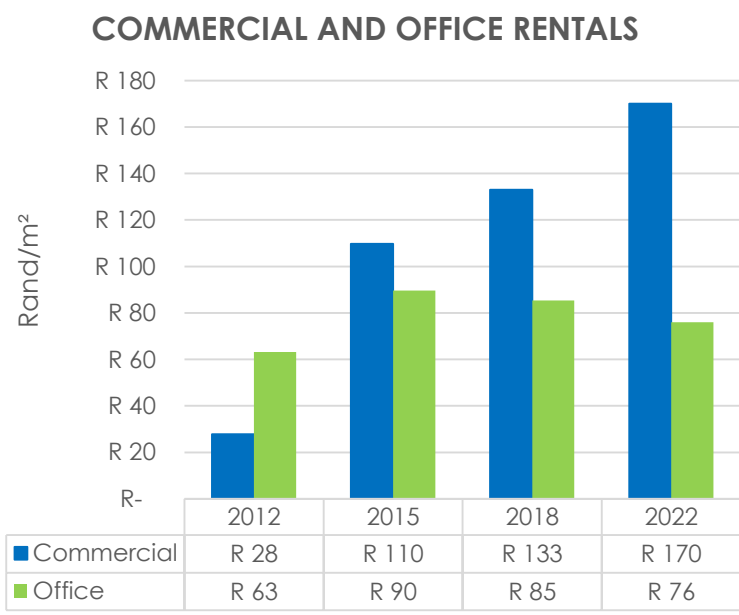
AVERAGE CAPITALISATION RATE OF CAPRICORN PARK IN RELATION TO OTHER INDUSTRIAL AREAS FOR THE PERIOD BETWEEN 2012 AND 2022



Rental Rates

Rental rates across all industrial spaces gradually increased from 2012 to 2022, with higher rentals recorded for smaller spaces. However, there has been an increase in rental rates for larger spaces.

Commercial rentals have steadily increased between 2012 and 2012, while office rentals remained consistent between 2015 and 2022.

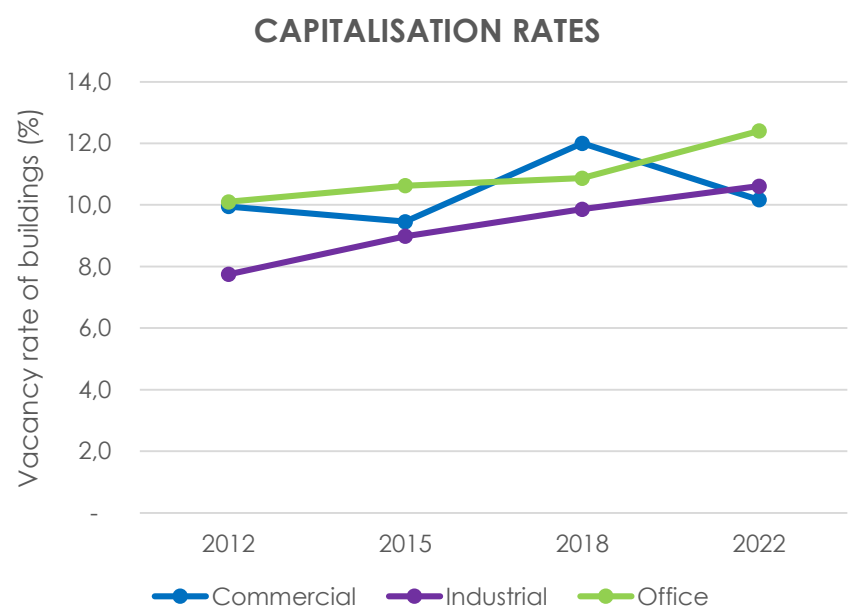


Comparative view on capitalisation rates

The average capitalisation rates from 2012 to 2022 for the commercial, industrial and office sectors were 10,42%, 9,43%, and 10,99%, respectively and further indicate its competitiveness relative to other industrial areas.

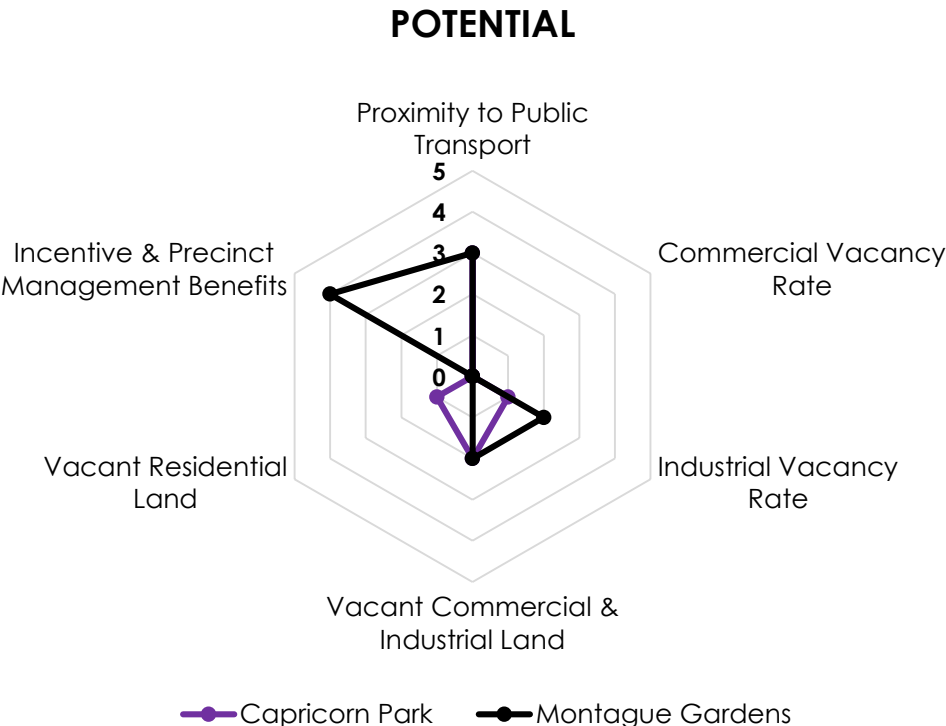
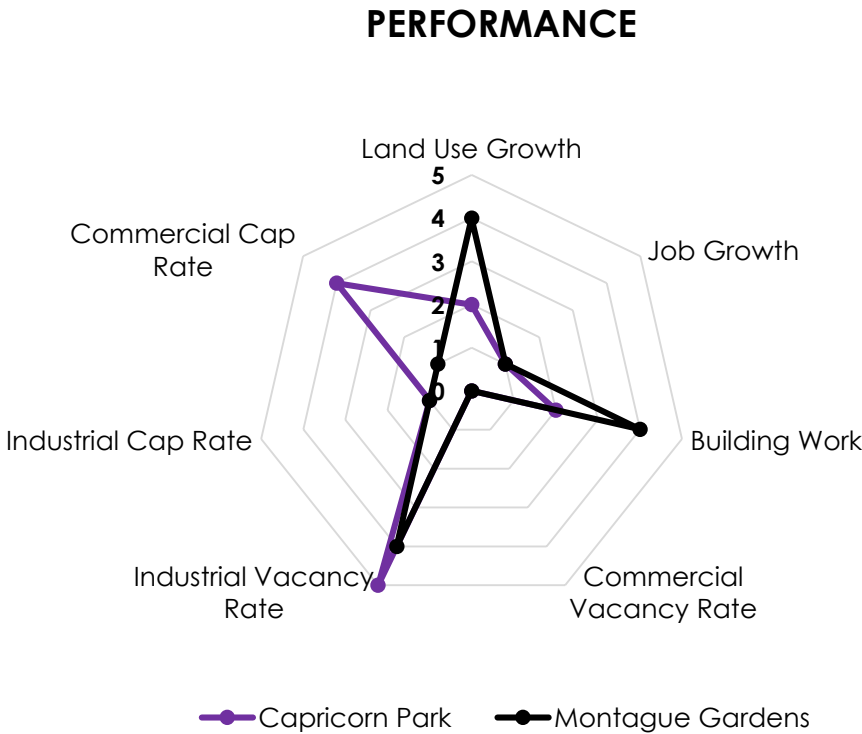
Year-over-year, capitalisation rates for the industrial sector have increased from 7,7% in 2012 to 10,6% in 2022. Both the commercial and office sectors increased from 10,1% in 2012 to 10,2% and 12,4%, respectively, in 2022.

- Higher cap rates = higher investment risk.
- Lower cap rates = lower investment risk.



PERFORMANCE & POTENTIAL

The scores provided below summarise the detailed information presented throughout this profile. The method used to calculate Performance and Potential is based on several measurable individual indicators. The **scoring system ranges from 0 to 5, where 0 indicates low performance or potential and 5 indicates high performance or potential**. This profile compares either to Cape Town CBD (Commercial) or Montague Gardens (Industrial), depending on the classification of the economic area, as these two areas have attracted the most new floor area between 2012 and 2022 within their respective classifications.



Indicator		Description
Performance	Land Use Growth	Measures the growth of new floor area (m²) from 2012 to 2022 within an economic area, compared to other economic areas of similar classification. More growth indicates better performance. Source: General Valuation Roll.
	Job Growth	Measures the percentage change in jobs within an economic area from 2014 to 2023, comparing this data against other economic areas of similar classification. A higher job prevalence indicates better performance. Source: SARS as of May 2024.
	Building Work	Measures building work activity (new and improved m²) within an economic area from 2012 to 2022, compared to other economic areas of similar classification. Increased building work activity indicates better performance. Source: City’s DAMS.
	Vacancy Rate	Measures the average vacancy rates for the commercial and industrial sectors as of 2022, compared to other economic areas of similar classification. Lower vacancy rates indicate better performance. Source: City’s Market Reports.
	Capitalisation Rate	Measures the percentage change in capitalisation rates for the commercial and industrial sectors during the years 2012, 2015, 2018, and 2022, comparing them to other economic areas of similar classification. A lower average percentage change between these periods indicates greater maturity and consequently, higher performance. Source: City’s Market Reports.
Potential	Proximity to Public Transport	Assess the accessibility of various public transport modes near an economic area. Greater access to multiple transport modes indicates higher potential. Source: City’s UPD, spatial analysis.
	Vacant Land	Assess the availability of vacant land in the commercial, industrial and residential sectors. A higher amount of vacant land across these three sectors as of 2022 indicates greater potential. Source: General Valuation Roll.
	Vacancy Rate	Measures the average vacancy rates for the commercial and industrial sectors as of 2022, compared to other economic areas of similar classification. Higher vacancy rates indicate greater potential. Source: City’s Market Reports.
	Incentive & Precinct Management Benefits	Evaluate the spatial overlap, whether partial or complete, of incentive areas and established precinct management tools within each economic area. A greater degree of overlap suggests increased potential. Source: City’s UPD, spatial analysis.

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