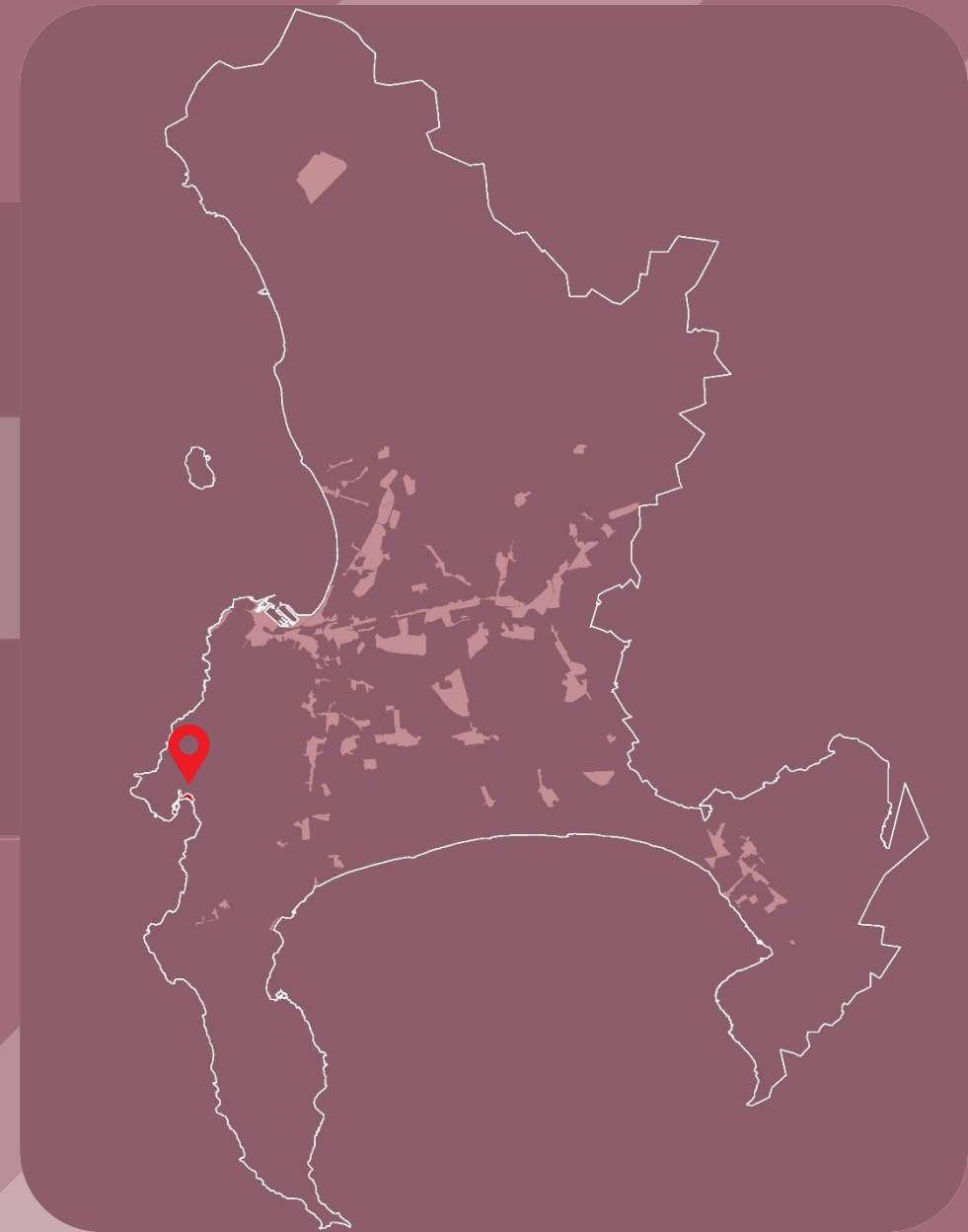# HOUT BAY

# ECONOMIC AREA PROFILE

### TREND ANALYSIS 2012-2022


Image source: Google Earth

**June 2025**

**CITY OF CAPE TOWN**
**ISIXEKO SASEKAPA**
**STAD KAAPSTAD**

*Making progress possible. Together.*

# ACKNOWLEDGEMENTS

**CITY OF CAPE TOWN**
**ISIXEKO SASEKAPA**
**STAD KAAPSTAD**

# 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:

### INTEGRATED DEVELOPMENT PLAN 2022-2027

- Objective 1 (Increased jobs and investment in the Cape Town Economy): Targeted urban development programme
- Objective 15 (A more spatially integrated and inclusive city): Spatial strategy monitoring and evaluation project

### INCLUSIVE ECONOMIC GROWTH STRATEGY (2021)

- Applying an economic lens to policy-making by integrating sustainable analysis into City Decision Making in alignment with the MSDF.
- The primary and most immediate scope of work must centre around economic recovery. To this end, implementation of this Strategy will be in the form of a three-phase recovery approach.

### MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF, 2023) POLICY & STRATEGY IMPLEMENTATION

- Table 5.1: Spatial strategy 1: Substrategies and policy guidelines (Policy 2, 4 and 5)
- Table A2: Spatial strategy 1: Policy guidelines, strategic and implementation intent (Policy 4,2 and 4,3)

### DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF, 2023): SUB DISTRICT GUIDANCE

- Southern DSDF - Subdistrict 1: Hout Bay and Llandudno:
  - District Development Guidelines (page 64)
  - Subdistrict Development Guidelines (page 95)
  - Consolidated Subdistrict SDF (Figure 17: Subdistrict 1: Hout Bay and Llandudno)

Policy & regulatory context

Conceptual framework

Introduction

Land use activities, employment overview & firm typologies

Development pipeline

Urban land markets

Agglomeration of industries

Market performance

Performance & Potential

# 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.

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### 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)**

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## WHY

**VALUE PROPOSITION**

Promoting economic infrastructure in support of economic growth and job creation.

Supports internal and external collaboration around data and spatial intelligence.

Supports the spatially differentiated investment rationale of the MSDF and DSDFs.

**CHALLENGES /OBJECTIVES TO ADDRESS**

**Urban Growth Planning (Non-res growth estimates)**: Determine where to accommodate non-res growth.

**Spatial intelligence**: Location-based supply and demand factors.

**Enhanced spatial policy**: Evidence-based analysis on Cape Town's space economy informing a policy framework.

**AREAS OF APPLICATION**

Land Use Model 2050 update.

Replacement of the static and dated ECAMP with an updated, automated economic analysis tool.

Support: Business retention & expansion initiatives.

Data foundation behind MSDF Policy Statement 4.

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## WHAT

### Supply, Demand & Performance (S,D & P)

Building work under construction/completed **(S)**.
Land use approvals **(D)**.
Property sales by sector **(P)**.

Built-up extent (m²) of land per sector **(S)**.
Vacant land (m²) per sector **(S)**.
Vacancy rate of buildings (%) per sector **(P)**.



Agglomeration and Co-agglomeration of major sectors/industries **(S)**

Dominant land use **(S)**
Propensity of industries at a Metro scale **(D)**.
Total jobs per industry & wage band **(D)**.
Firm size and count **(D)**.

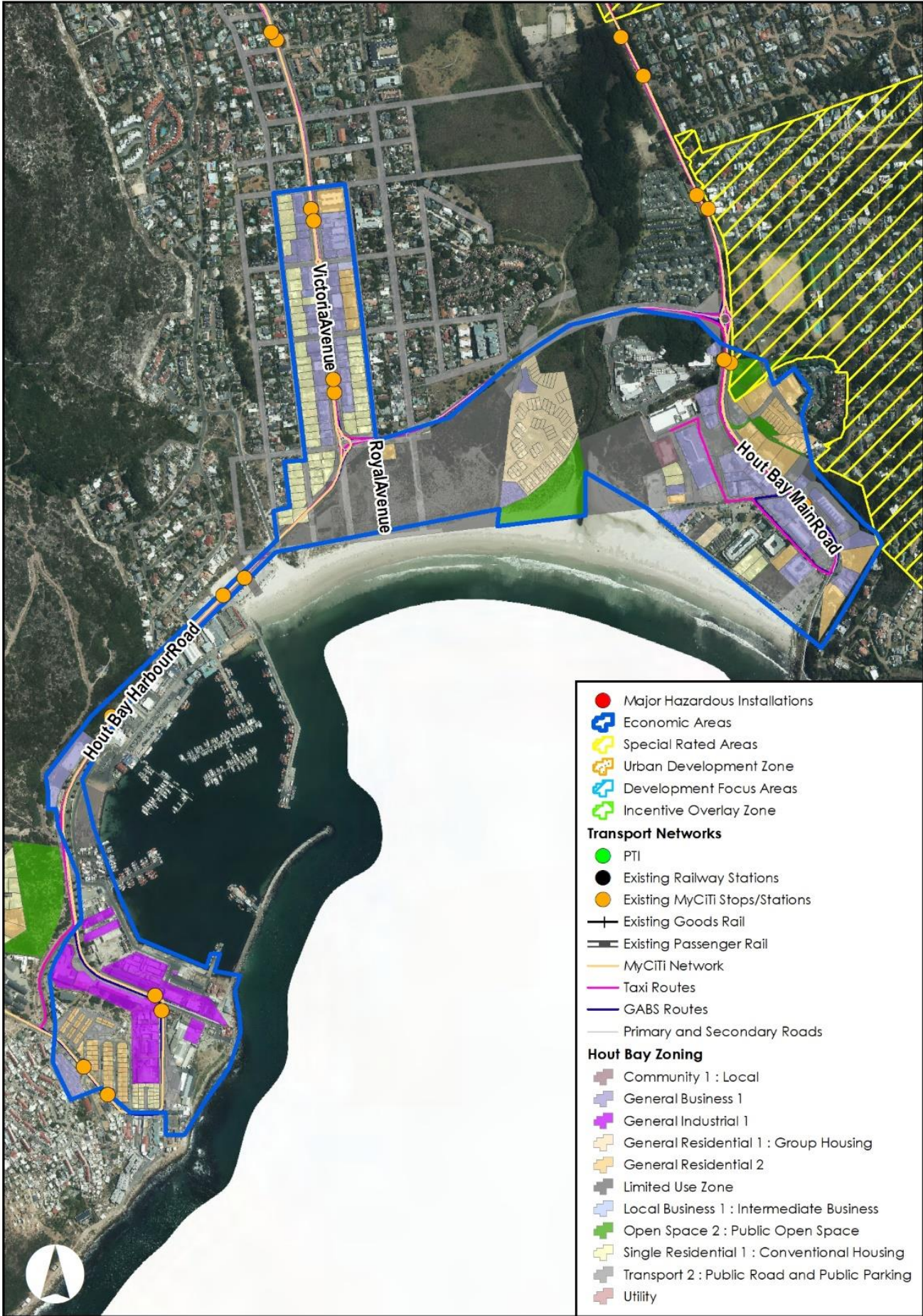Cap rates **(P)**
Rental rates per m² per sector **(P)**

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## HOW

At a metro scale, economic areas are classified as either industrial or commercial nodes. In the context of Cape Town's distinct space economy and the agglomeration patterns of industries, industrial nodes can be further characterised as being either specialised, mixed or Monofunctional. While the general understanding is that commercial nodes presents a more 'mixed use' environment, these nodes can be further characterised as being unique to either retail, office, entertainment, office & retail or mixed (where 3 or more land uses has a significant amount of floor area within an area).



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## HOUT BAY

### Location

- The area is approximately 21km south of Cape Town's Central Business District and the Port of Cape Town. Furthermore, it is located 33km from Cape Town International Airport.
- It is also situated close to Victoria Road, connecting all the way to Camps Bay.
- The area is serviced by taxis, GABS and MyCiTi.
- Access to a skilled workforce from surrounding areas includes the broader Hout Bay area.

### Zoning, land use and form

- The area is predominantly zoned for residential and business purposes.
- The area is mainly characterised by residential and retail, which include neighbourhood malls, flats and shops.
- The average land parcel sizes in the area range between 400 – 1,000m², with bigger blocks ranging beyond 2,000m² that are located near the harbour and the promenade.

### Spatial planning mechanisms

- None

### Key highlights of the area include:

- The area started to establish itself in the 1940s, which began with the harbour and later diversified to include a mixture of land uses over time.
- The harbour is known for its market, featuring arts, crafts, and food stalls and is a starting point for boat trips to nearby islands and Seal Island.
- The surrounding has a close connection with the harbour as it attracts the community in terms of the fishing industry and other ocean economy functions.

# LAND USE ACTIVITIES

A recent analysis involved the conversion of land use codes contained in the General Valuation Roll (GV Roll) into Standard Industrial Classification (SIC) codes to determine the propensity of industries operating in areas of similar character. However, for the commercial nodes, the benchmarking and nodal typology have been drawn from the land use codes.

- Between 2012 and 2022, Hout Bay was mainly characterised by a greater propensity for general services, mixed-use buildings, entertainment & hospitality, sales and warehousing as reflected in the **Nodal Typology**. The nodal typology highlights industries with the most floor area (m²) operating within an economic area.

- The **Metroscale Benchmarking** positions Hout Bay to being a contributor of a diverse range of land uses which performs lower than that of the sectoral average when measured against other commercial areas across Cape Town.

- Additionally, the GV Roll reflects land use data by showing the **dominant land use** over time. It details the cumulative floor area (m²) for flats with shops and recreation spaces.

## TOP 10 MOST DOMINANT LAND USES BETWEEN 2012 AND 2022

Legend: ■2012 ■2015 ■2018 ■2022

## METROSCALE BENCHMARK

Legend:
- Mixed Use Buildings
- Edu & Health
- Ent & Hosp
- Manufacturing, Repair
- Office
- Public Service
- Sales
- Service
- Transportation
- Utility & ICT
- Warehousing

## NODAL TYPOLOGY FOR 2012 AND 2022
### (*Mixed Commercial*)

Legend: Hout Bay (2012), Hout Bay (2022)

*Source: 2012 – 2022 land use codes (May 2024 analysis)*

Side tabs:
- Policy & regulatory context
- Conceptual framework
- Introduction
- Land use activities, employment overview & firm typologies
- Development pipeline
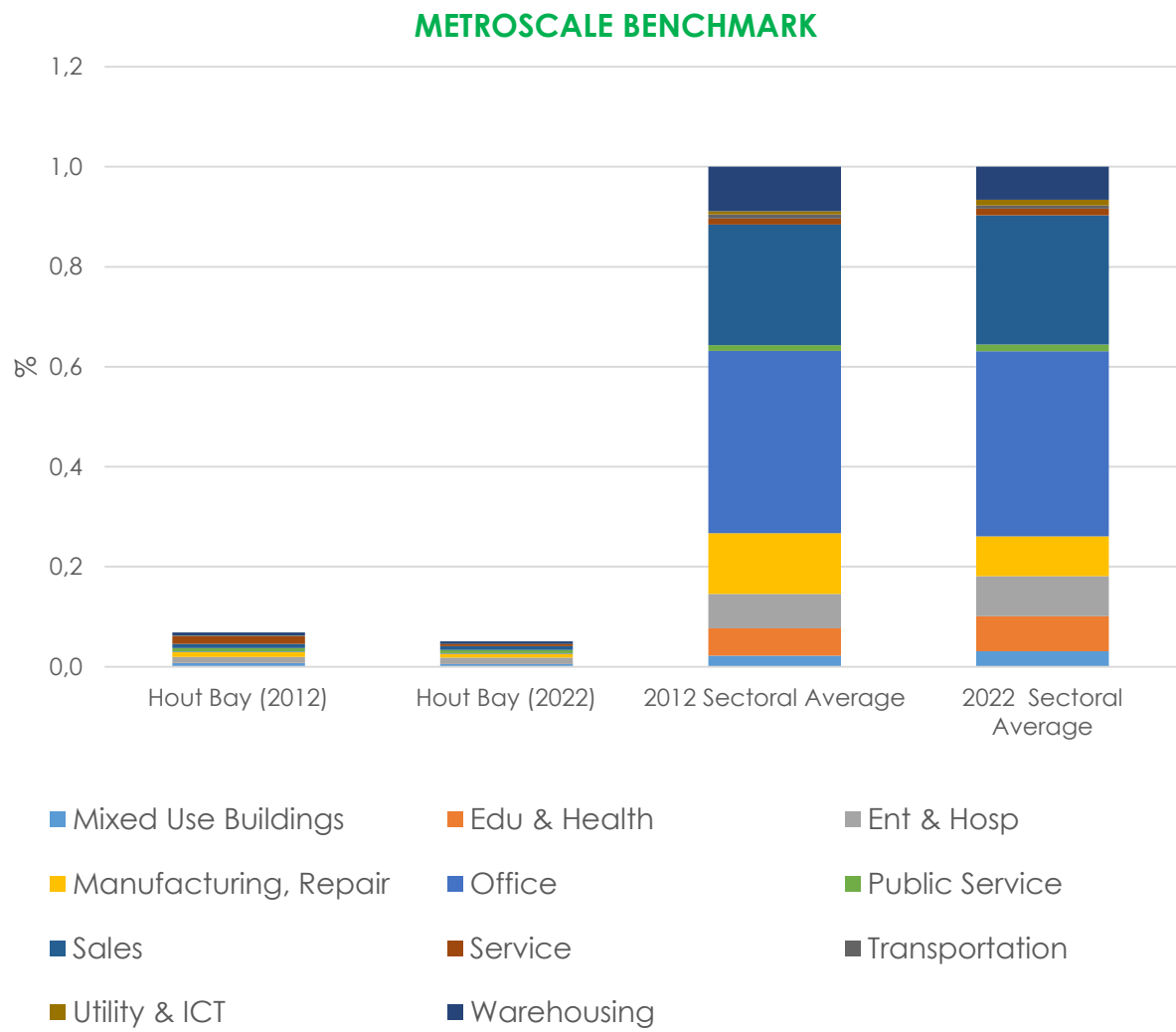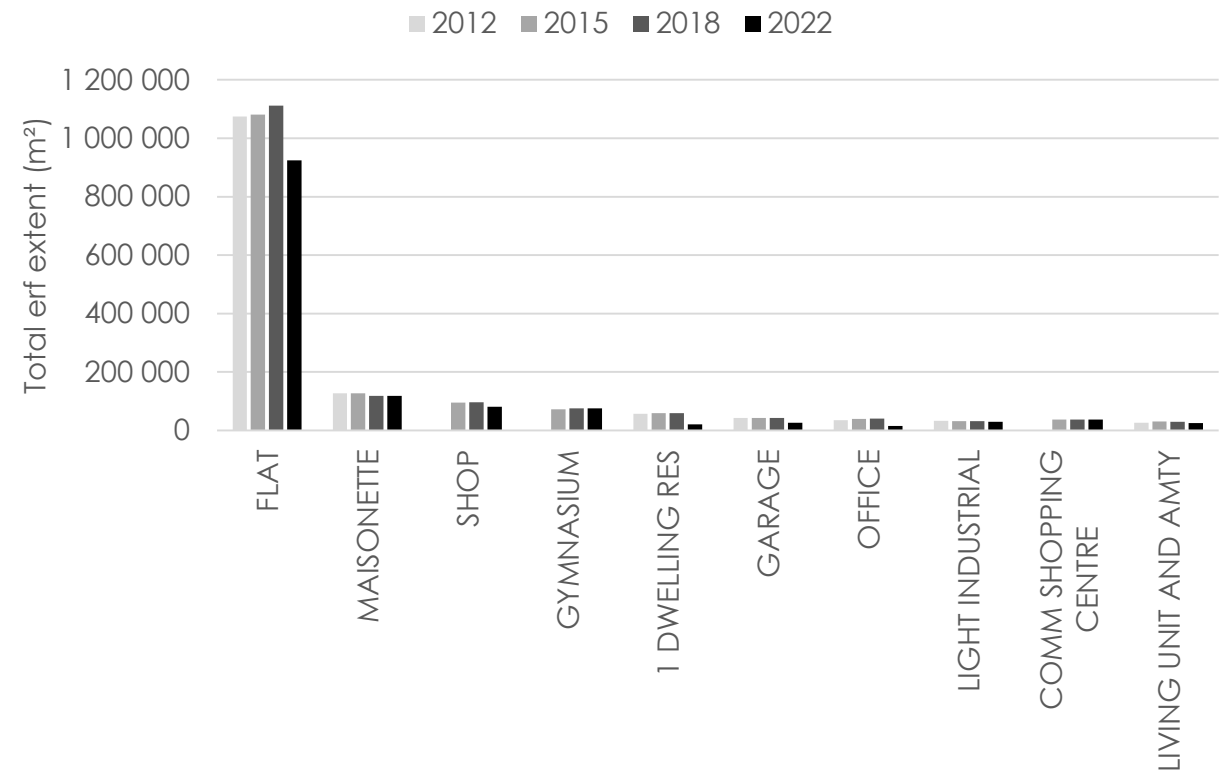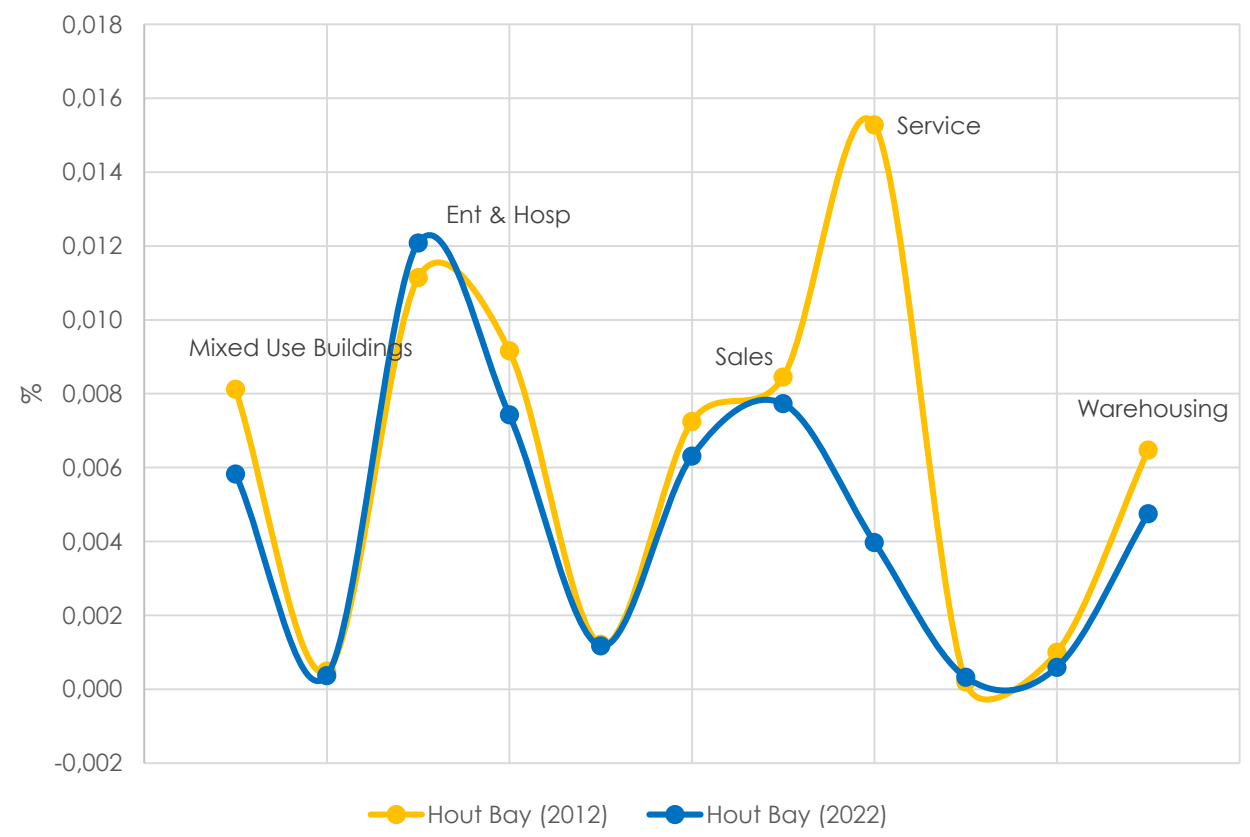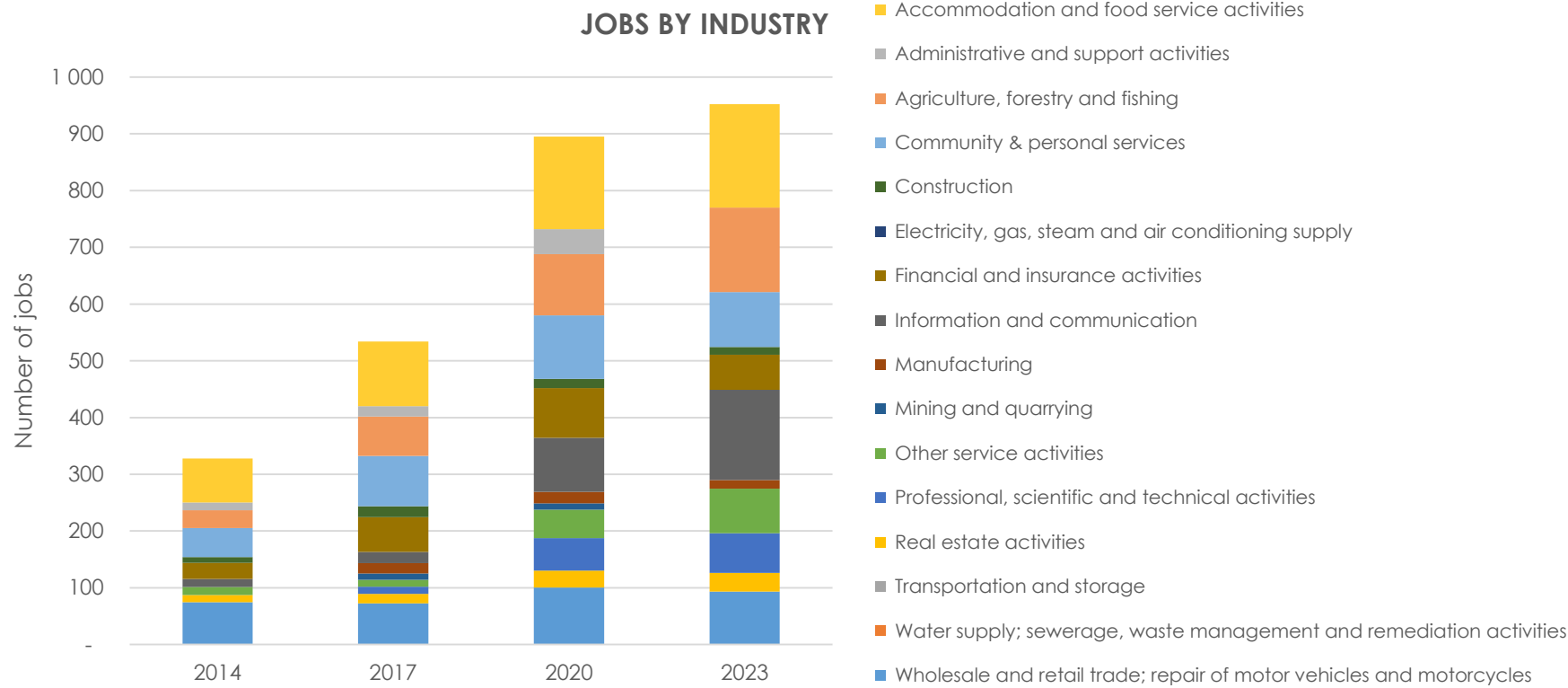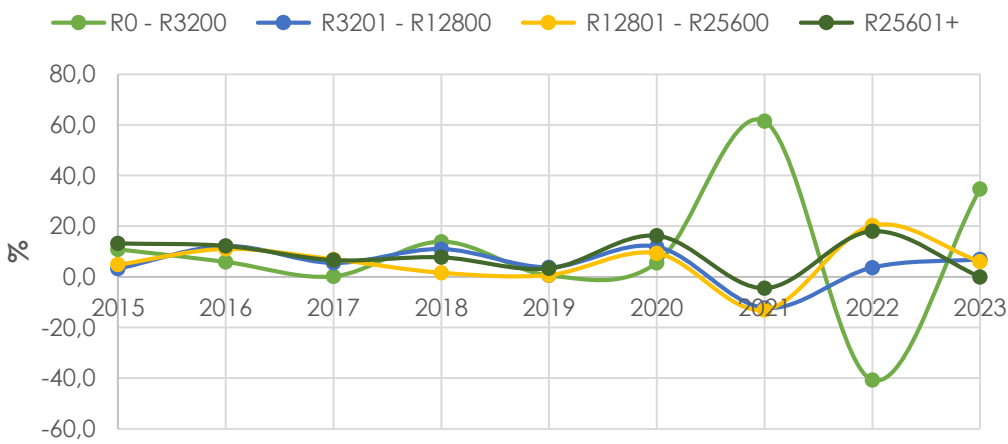- Urban land markets
- Agglomeration of industries
- Market performance
- Performance & Potential
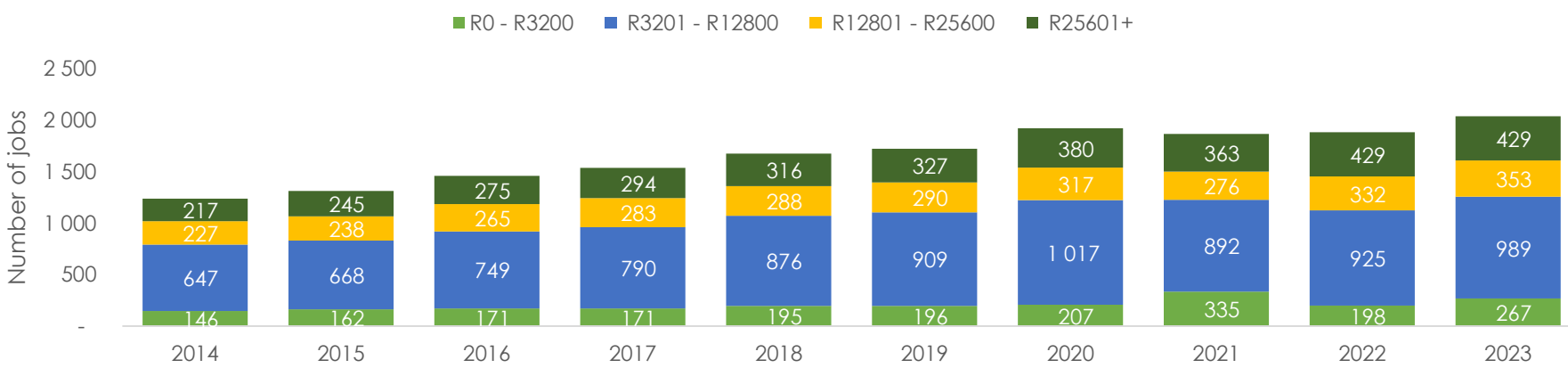
# EMPLOYMENT OVERVIEW & FIRM TYPOLOGIES
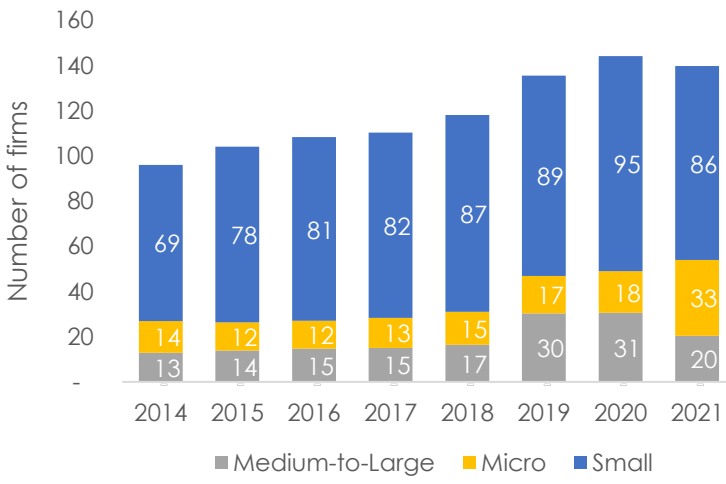
## JOBS BY INDUSTRY



Legend:
- Accommodation and food service activities
- Administrative and support activities
- Agriculture, forestry and fishing
- Community & personal services
- Construction
- Electricity, gas, steam and air conditioning supply
- Financial and insurance activities
- Information and communication
- Manufacturing
- Mining and quarrying
- Other service activities
- Professional, scientific and technical activities
- Real estate activities
- Transportation and storage
- Water supply; sewerage, waste management and remediation activities
- Wholesale and retail trade; repair of motor vehicles and motorcycles

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



Legend: R0 - R3200 | R3201 - R12800 | R12801 - R25600 | R25601+

## NUMBER OF FIRM TYPOLOGIES



Legend: Medium-to-Large | Micro | Small

| Year | Small | Micro | Medium-to-Large |
|------|-------|-------|-----------------|
| 2014 | 69 | 14 | 13 |
| 2015 | 78 | 12 | 14 |
| 2016 | 81 | 12 | 15 |
| 2017 | 82 | 13 | 15 |
| 2018 | 87 | 15 | 17 |
| 2019 | 89 | 17 | 30 |
| 2020 | 95 | 18 | 31 |
| 2021 | 86 | 33 | 20 |

## FULL TIME EMPLOYMENT BY WAGEBAND



Legend: R0 - R3200 | R3201 - R12800 | R12801 - R25600 | R25601+

| Year | R0-R3200 | R3201-R12800 | R12801-R25600 | R25601+ |
|------|----------|--------------|---------------|---------|
| 2014 | 146 | 647 | 227 | 217 |
| 2015 | 162 | 668 | 238 | 245 |
| 2016 | 171 | 749 | 265 | 275 |
| 2017 | 171 | 790 | 283 | 294 |
| 2018 | 195 | 876 | 288 | 316 |
| 2019 | 196 | 909 | 290 | 327 |
| 2020 | 207 | 1 017 | 317 | 380 |
| 2021 | 335 | 892 | 276 | 363 |
| 2022 | 198 | 925 | 332 | 429 |
| 2023 | 267 | 989 | 353 | 429 |

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

## Jobs/Firms

The number of job opportunities in the Hout Bay area increased from 320 to 950 between 2014 and 2023. Over time, most jobs have been concentrated almost equally in the food, agriculture & fishing and ICT industries. The rest of the jobs making up the community & personal services, wholesale & retail with and professional activities.

The total number of firms in the area increased from 95 to 120 between 2014 and 2021. While small firms make up the majority, there is also a significant presence of medium to large firms, including micro firms.

## Income bands

The income bands provide insights into the skill levels of employees in the area. The data indicates that a larger proportion of employees earn up to R12,800, with a limited proportion of employees also earning between R12,801 and R25,600.
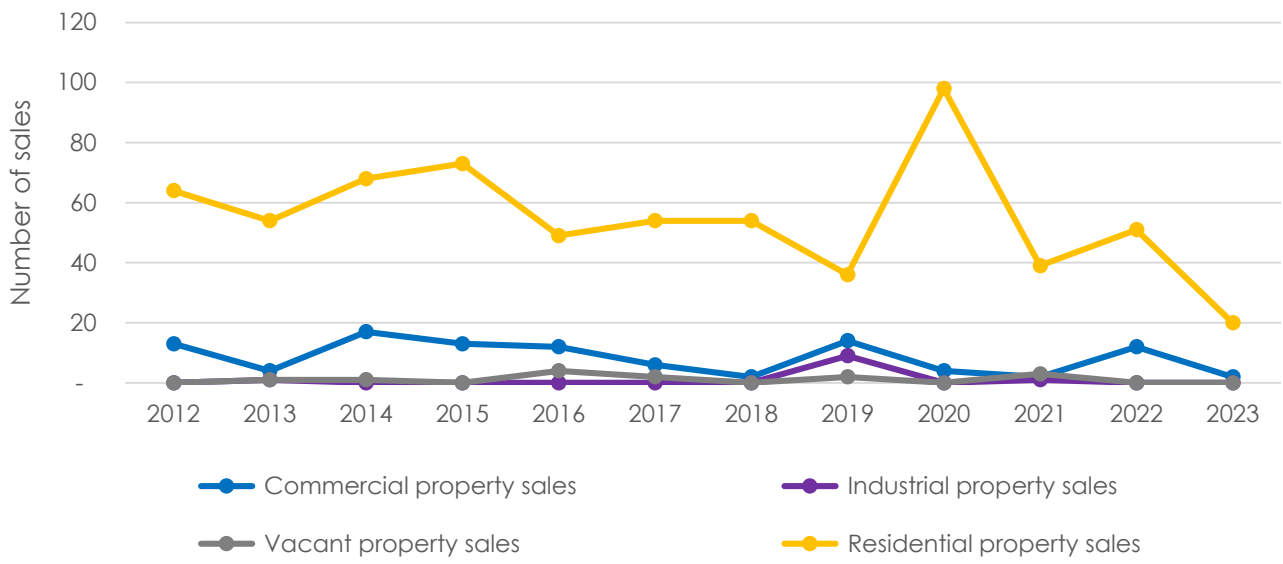


Legend: SARS Hexagon | Economic Area
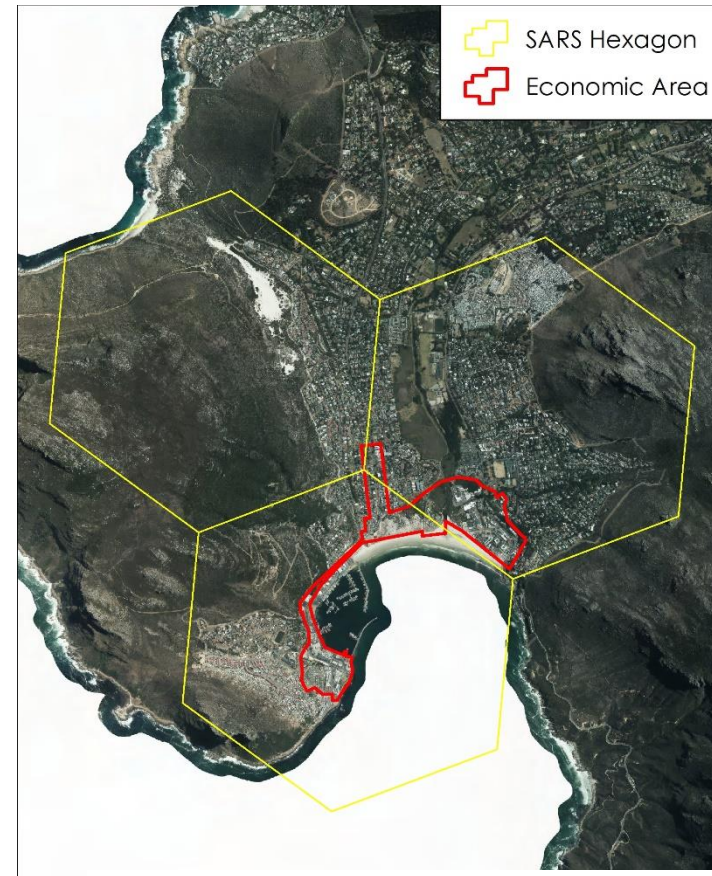
**Spatial hexagons in which SARS data has been captured and overlaid with Hout Bay economic area.**

# DEVELOPMENT PIPELINE

## PROPERTY SALES BY SECTOR



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



## APPROVED LAND USE APPLICATIONS



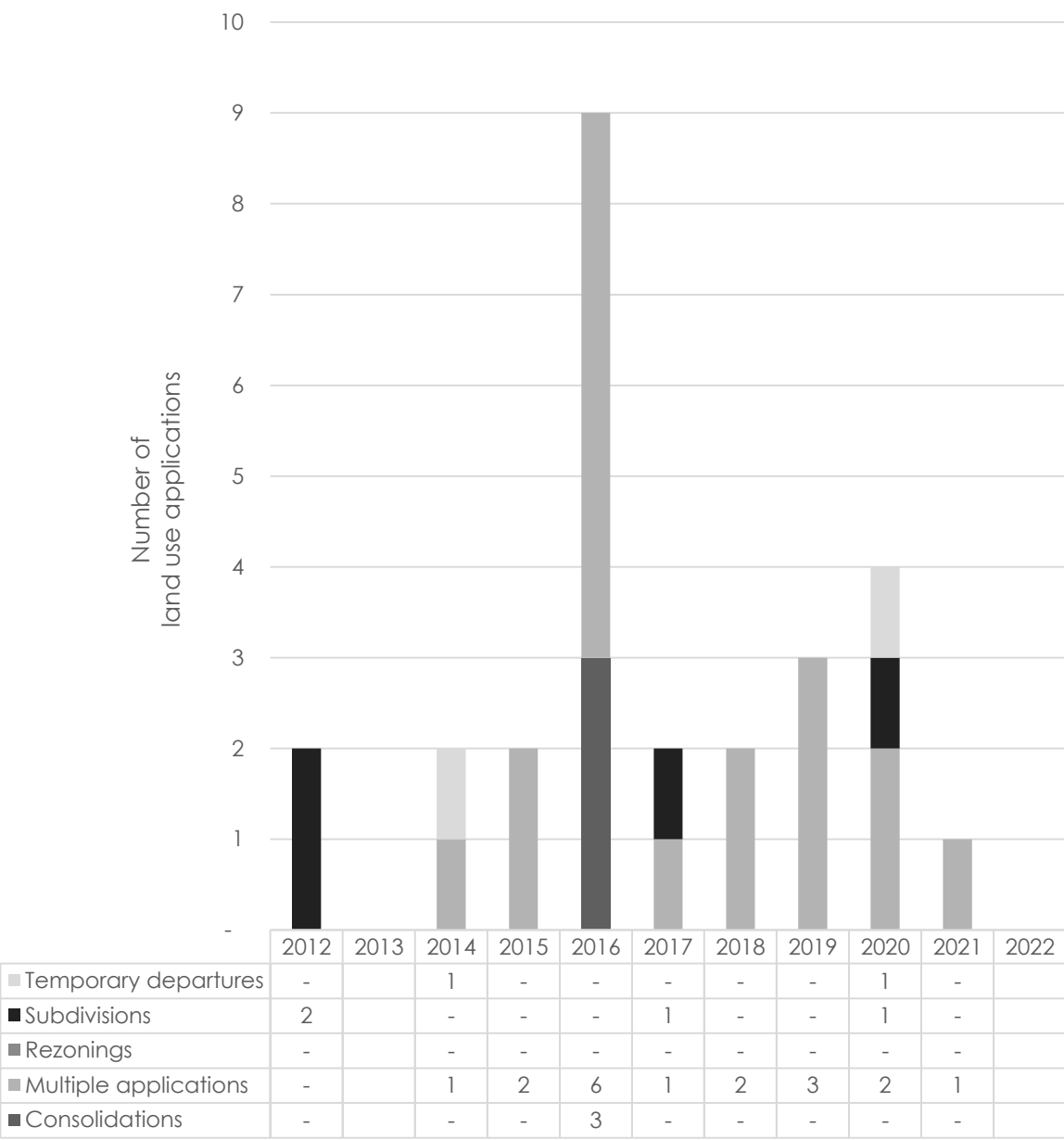| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Temporary departures | - | | 1 | - | - | - | - | - | 1 | - | |
| Subdivisions | 2 | | - | - | 1 | - | - | 1 | | | |
| Rezonings | - | | - | - | - | - | - | - | | | |
| Multiple applications | - | | 1 | 2 | 6 | 1 | 2 | 3 | 2 | 1 | |
| Consolidations | - | | - | - | 3 | - | - | - | - | | |

**Property Sales**

Between 2012 and 2022, residential property sales were higher compared to other sectors and fluctuated across the 10 years, with a spike observed in 2020. The commercial sector came in with the second highest amount of property sales, which fluctuated below 20 sales per annum.

**Land Use Applications**

Most land use approvals during this period were highest for multiple applications, indicating a diverse set of land use requirements to be in place for the area. Multiple applications may include a combination of types seen in the graph.

**Building Plans**

In light of property sales and land use approvals, there has been ongoing building work which has been ad-hoc over the past 10 years, with a spike in 2015 that was beyond the metro's annual average when compared across other commercial areas.

*Source: City's DAMS (building plans and land use applications extract), General Valuation Roll.*

# URBAN LAND MARKETS

## VACANT LAND ACROSS CAPE TOWN (GV 2022)*



Legend:
- Vacant Business
- Vacant Industrial
- Vacant Residential

## BUILT-UP LAND EXTENT BY SECTOR (TOTAL ERF EXTENT)



Hectares of land

| Year | Built Business | Built Industrial | Built Residential |
|------|------|------|------|
| 2012 | 8,9 | 3,8 | 7,5 |
| 2015 | 9,4 | 3,8 | 7,5 |
| 2018 | 9,1 | 3,8 | 7,8 |
| 2022 | 9,5 | 3,5 | 7,4 |

Legend: Built Business, Built Industrial, Built Residential

## VACANT LAND EXTENT BY SECTOR (TOTAL ERF EXTENT)



Hectares of land

| Year | Vacant Business | Vacant Industrial | Vacant Residential |
|------|------|------|------|
| 2012 | 1,0 | 0,4 | 2,6 |
| 2015 | 3,7 | 0,6 | 3,7 |
| 2018 | 3,4 | 0,6 | 2,8 |
| 2022 | 3,7 | 0,1 | 2,7 |

Legend: Vacant Business, Vacant Industrial, Vacant Residential

## AVERAGE VACANCY RATE OF EXISTING BUILDINGS



Vacancy rate (%)

Legend: Commercial, Industrial, Office

## METRO AVERAGE: VACANCY RATES PER SECTOR FOR 2022*



- 4,9%
- 5,4%
- 6,5%

## Number of land parcels that are vacant by size

| Erf Size | Commercial | Industrial | Residential |
|------|------|------|------|
| 1) 1-250m² | 1 | | 14 |
| 2) 251-500m² | | | 5 |
| 3) 501-1000m² | 1 | 1 | 1 |
| 4) 1001-2500m² | 5 | | |
| 5) 2501-5000m² | 1 | | |
| 6) 5001-10000m² | | | |
| 7) >10000m² | 1 | | 1 |

### 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 remained stable regarding built-up land, with limited vacant land available as of 2022, indicating a small but developed commercial area. Additionally, the remaining vacant land is categorized 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 commercial sector have increased from 5% in 2012 to 7% in 2022. The industrial sector has also slightly increased from 4% to 5%, with the office sector increasing from 5% in 2012 to 8,3% in 2022 and decreasing in 2022 to 7%
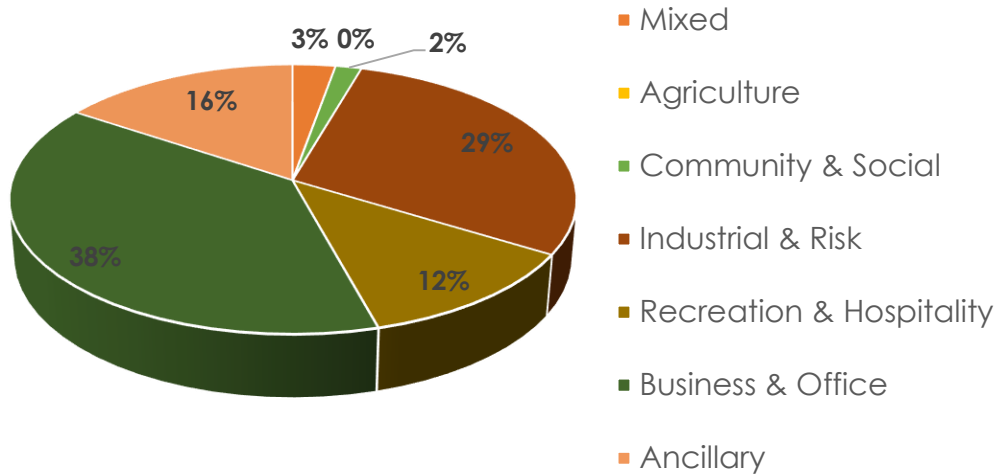
*Source: City's General Valuation Roll and Market Reports*

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

# AGGLOMERATION OF INDUSTRIES

## % OF LAND USE GROUPS (2012)



- Mixed — 2%
- Agriculture — 0%
- Community & Social — 3%
- Industrial & Risk — 29%
- Recreation & Hospitality — 12%
- Business & Office — 38%
- Ancillary — 16%

## % OF LAND USE GROUPS (2022)



- Mixed — 2%
- Agriculture — 0%
- Community & Social — 3%
- Industrial & Risk — 19%
- Recreation & Hospitality — 16%
- Business & Office — 41%
- Ancillary — 19%

## FLOOR AREA PER LAND USE CATEGORY FOR 2012 AND 2022

Legend: ■ Hout Bay, 2012   ■ Hout Bay, 2022



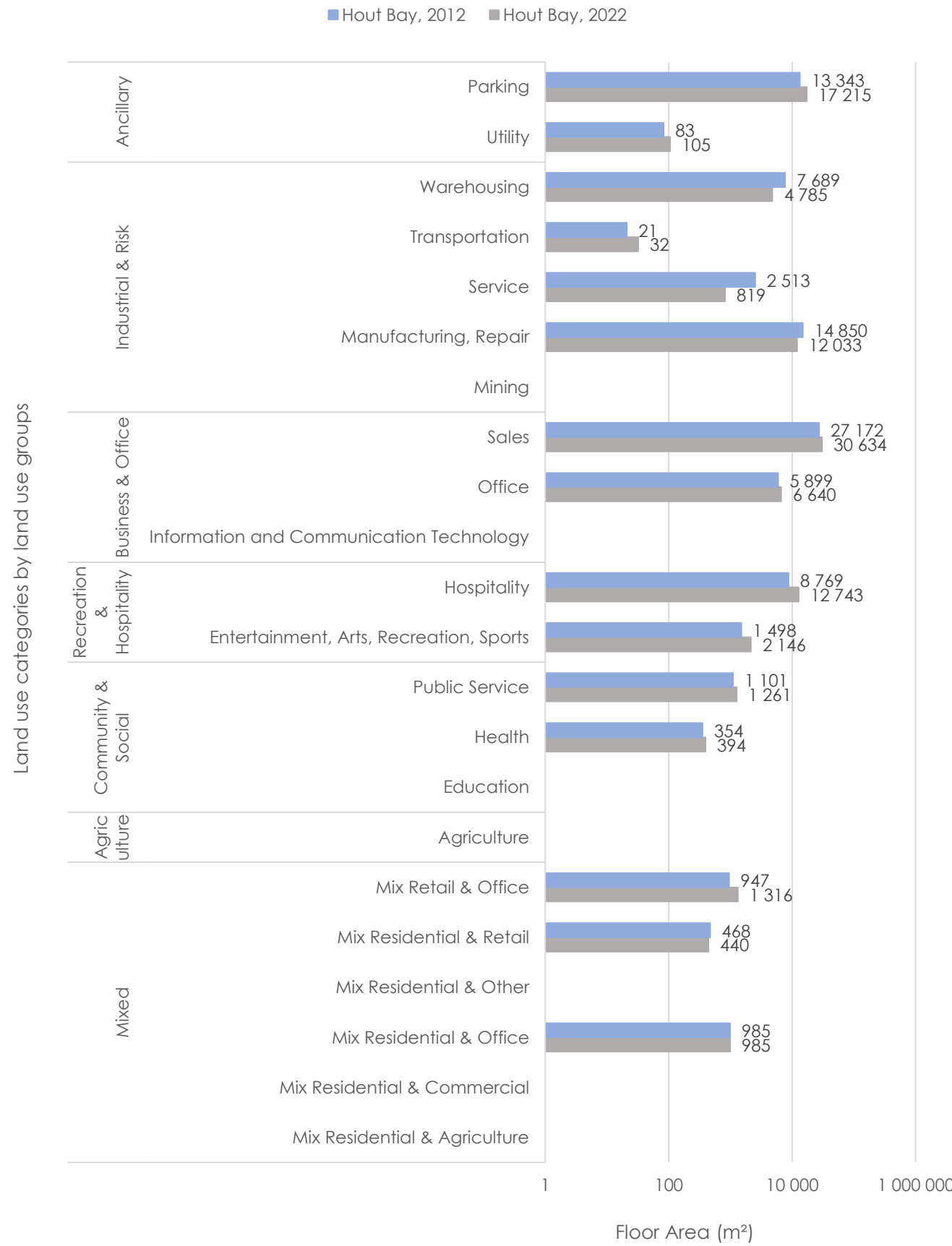| Land use group | Land use category | Hout Bay, 2012 | Hout Bay, 2022 |
|---|---|---|---|
| Ancillary | Parking | 13 343 | 17 215 |
| Ancillary | Utility | 83 | 105 |
| Industrial & Risk | Warehousing | 7 689 | 4 785 |
| Industrial & Risk | Transportation | 21 | 32 |
| Industrial & Risk | Service | 2 513 | 819 |
| Industrial & Risk | Manufacturing, Repair | 14 850 | 12 033 |
| Industrial & Risk | Mining | | |
| Business & Office | Sales | 27 172 | 30 634 |
| Business & Office | Office | 5 899 | 6 640 |
| Business & Office | Information and Communication Technology | | |
| Recreation & Hospitality | Hospitality | 8 769 | 12 743 |
| Recreation & Hospitality | Entertainment, Arts, Recreation, Sports | 1 498 | 2 146 |
| Community & Social | Public Service | 1 101 | 1 261 |
| Community & Social | Health | 354 | 394 |
| Community & Social | Education | | |
| Agriculture | Agriculture | | |
| Mixed | Mix Retail & Office | 947 | 1 316 |
| Mixed | Mix Residential & Retail | 468 | 440 |
| Mixed | Mix Residential & Other | | |
| Mixed | Mix Residential & Office | 985 | 985 |
| Mixed | Mix Residential & Commercial | | |
| Mixed | Mix Residential & Agriculture | | |

Land use categories by land use groups

Floor Area (m²)

The pie charts illustrate the percentage distribution of land use groups in Hout Bay, based on the cumulative floor area (m²) across various land uses. As shown in the charts, the Business & Office group is most predominant, with an almost equal split between Recreation & Hospitality, Industrial & Risk and the Ancillary groups.

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 sales are the most dominant, with a noteworthy presence of hospitality, manufacturing, and repairs. There is also a presence of other land uses operating in the area that can be seen to support the most prevalent land uses in the area.
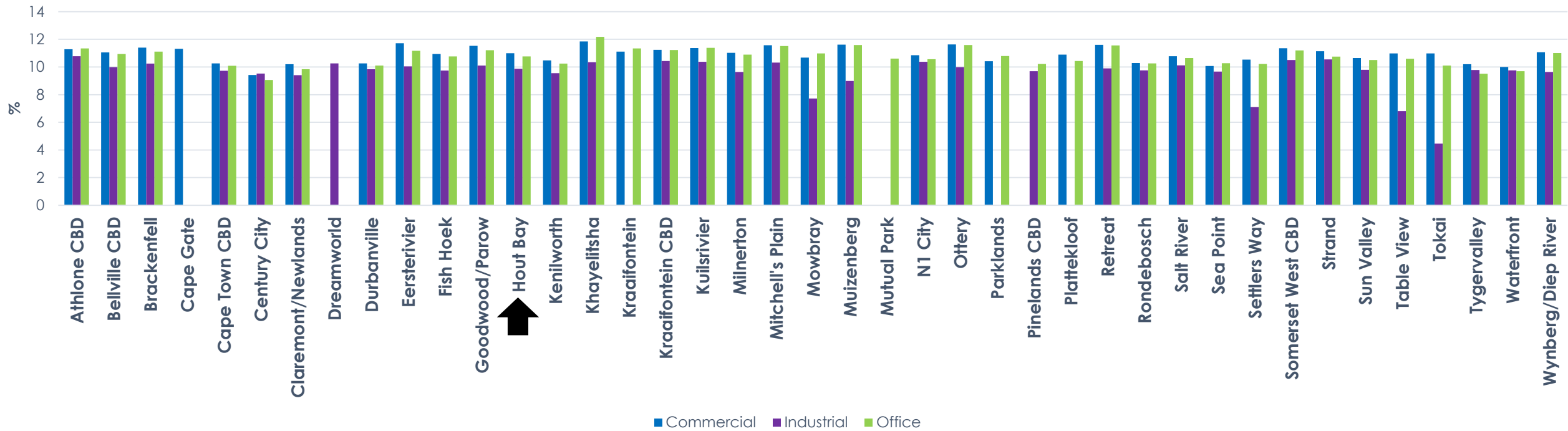
*Source: Analysis of GV data (May 2024)*

## AVERAGE CAPITALISATION RATE OF HOUT BAY IN RELATION TO OTHER COMMERCIAL AREAS FOR THE PERIOD BETWEEN 2012 AND 2022



Legend: ■ Commercial ■ Industrial ■ Office

Areas (x-axis): Athlone CBD, Bellville CBD, Brackenfell, Cape Gate, Cape Town CBD, Century City, Claremont/Newlands, Dreamworld, Durbanville, Eersterivier, Fish Hoek, Goodwood/Parow, Hout Bay, Kenilworth, Khayelitsha, Kraaifontein, Kraaifontein CBD, Kuilsrivier, Milnerton, Mitchell's Plain, Mowbray, Muizenberg, Mutual Park, N1 City, Ottery, Parklands, Pinelands CBD, Plattekloof, Retreat, Rondebosch, Salt River, Sea Point, Settlers Way, Somerset West CBD, Strand, Sun Valley, Table View, Tokai, Tygervalley, Waterfront, Wynberg/Diep River

### INDUSTRIAL RENTALS

Rand/m²

| | 2012 | 2015 | 2018 | 2022 |
|---|---|---|---|---|
| 1) 250m² | R 139 | R 103 | R 101 | R 92 |
| 2) 500m² | R 65 | R 98 | R 100 | R 97 |
| 3) 1000m² | R 61 | R 73 | R 76 | R 56 |
| 4) 2500m² | R 53 | R 77 | R 88 | R 75 |
| 5) 5000m² | R 24 | R 45 | R 45 | R 52 |
| 6) 10000m² | R 70 | R- | R- | R- |

### COMMERCIAL AND OFFICE RENTALS

Rand/m²

| | 2012 | 2015 | 2018 | 2022 |
|---|---|---|---|---|
| Commercial | R 111 | R 190 | R 250 | R 270 |
| Office | R 94 | R 120 | R 155 | R 137 |

### CAPITALISATION RATES
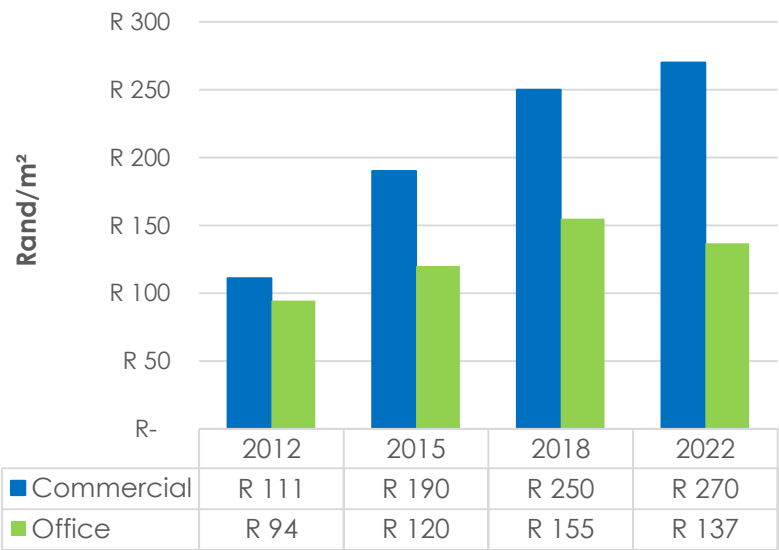


Legend: Commercial, Industrial, Office

**Rental rates**

Rental rates across all industrial space mostly fluctuated between 2012 and 2018, with a decrease experienced in 2022.

Commercial rental rates significantly increased between 2012 and 2022, with office rentals gradually increasing up until 2018, but started to decrease in 2022.
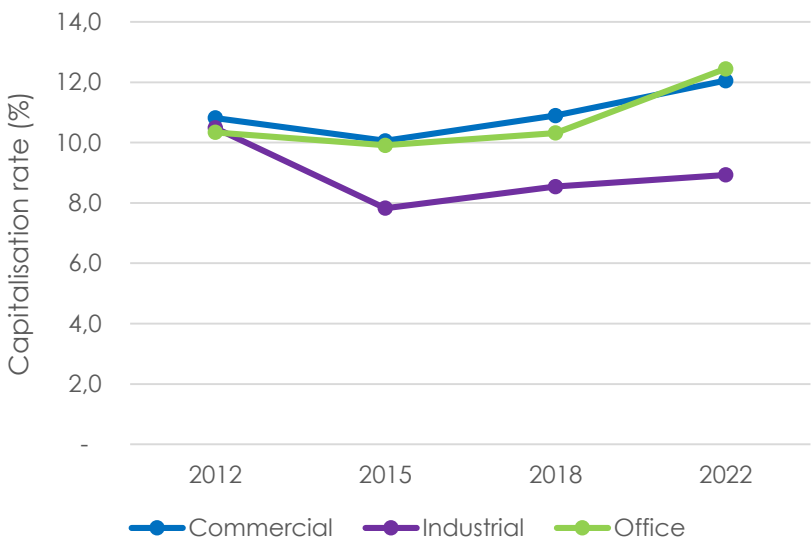
**Comparative view on capitalisation rates**

The average capitalisation rate between 2012 and 2022 for commercial, industrial and office sectors was 11%, 9,86% and 10,76%, respectively and further indicates its competitiveness relative to other commercial areas.

Year on year capitalisation rates for the commercial and office sectors have increased from around 10,5% to 12,5% while capitalisation rates for the industrial sector decreased from 10,3% to 8,9%.

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

*Source: 2012 – 2022 market reports*

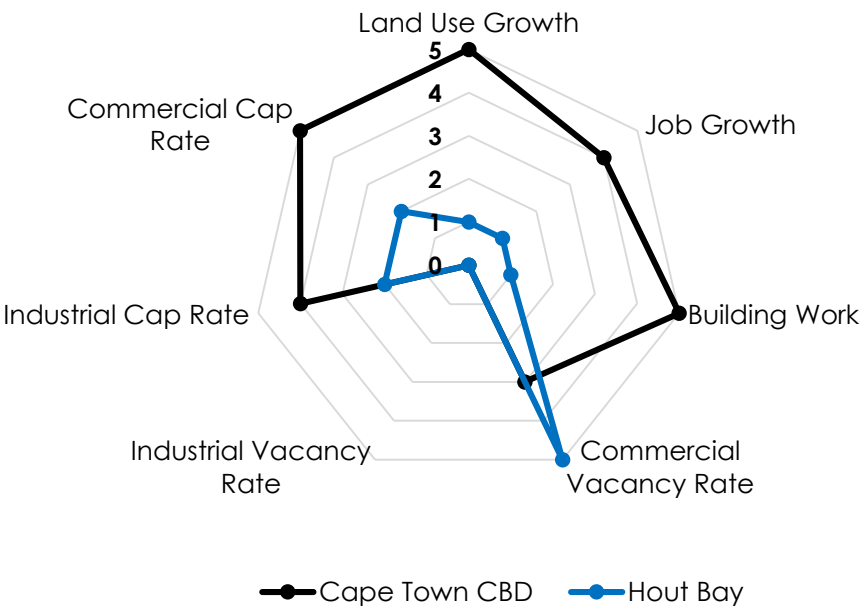Sidebar tabs: Policy & regulatory context | Conceptual framework | Introduction | Land use activities, employment overview & firm typologies | Development pipeline | Urban land markets | Agglomeration of industries | Market performance | Performance & Potential
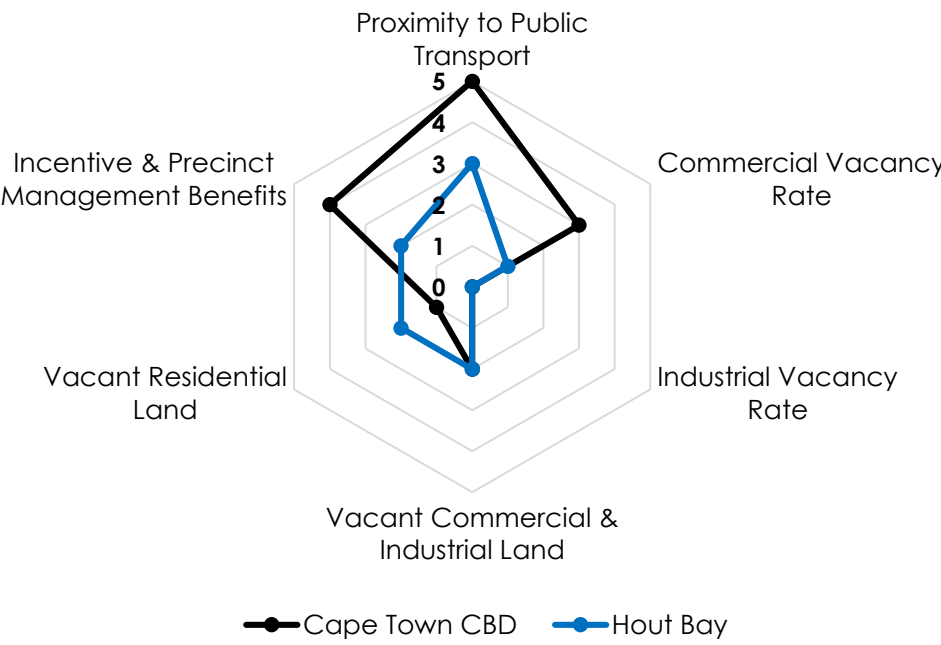
# PERFORMANCE & POTENTIAL

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.

## PERFORMANCE

— Cape Town CBD    — Hout Bay

## POTENTIAL

— Cape Town CBD    — Hout Bay

| | 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.*** |