The City of Cape Town's Urban Planning and Design department, in collaboration with various branches of the Economic Investment and Development department, such as Economic Research, Investment Promotion, Growth Coalitions, and Enterprise & Investment has developed a profile for each economic area indicated on the map.

These profiles aim to provide a 10-year overview of the labour market, land use and property development trends in each of the 76 designated areas (Commercial & Industrial). While this is the first phase in the update of the former Economic Areas Management Programme (ECAMP), these profiles will be updated periodically, as and when required, to include new economic areas and/or reflect the expansion of existing ones.

While these profiles is a first of its kind in providing a 10-year overview (2012 - 2022), on the growth/decline of each of the economic areas, the two most recent economic areas that have been developed are Richmond Park and Rivergate. These areas will receive their profile in future. Furthermore, considering the limited use and unique function of the Harbour, Refinery and Dreamworld, these 3 areas will not include an area profile.

The next phase will be to package an interactive dashboard where users will be able to compare indicators across different economic areas to help guide investment across areas (e.g. search for certain size vacant land by sector type), but also used to inform future policy decision making.
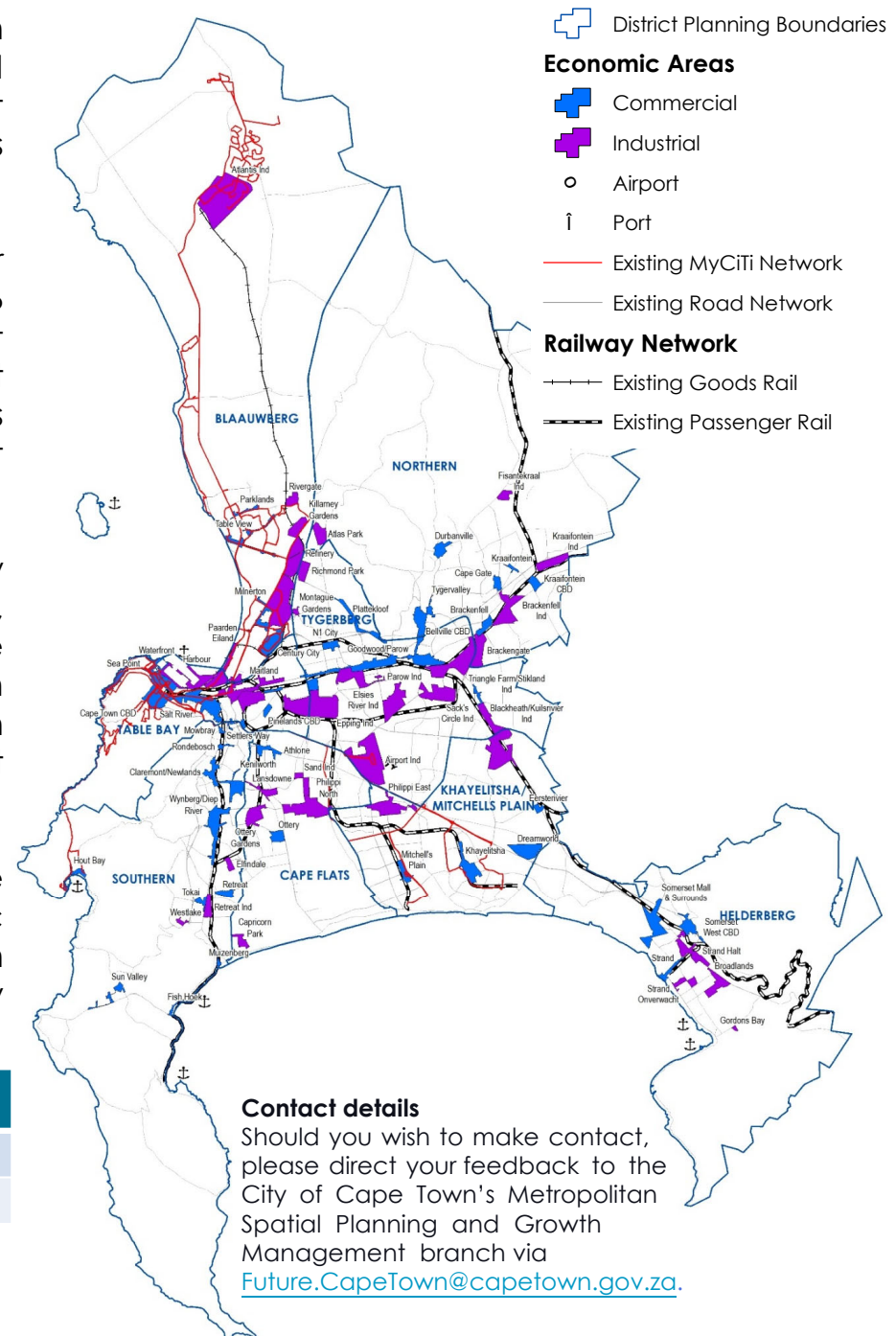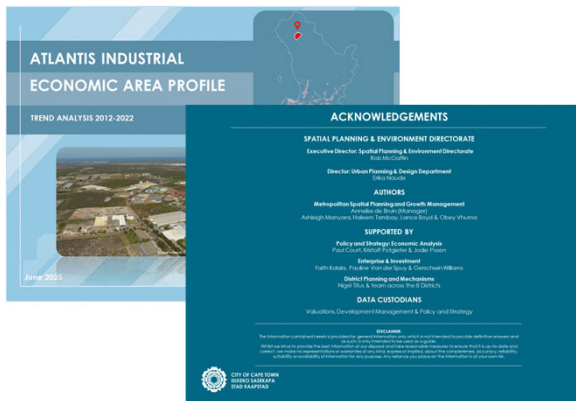
## Editing tracker

| Content | Date | Author |
|---|---|---|
| Upload 71 profiles | June 2025 | UPD: Metro Spatial Planning & Growth Man. |



**Legend:**
- District Planning Boundaries
- **Economic Areas**
  - Commercial
  - Industrial
- Airport
- Port
- Existing MyCiTi Network
- Existing Road Network
- **Railway Network**
  - Existing Goods Rail
  - Existing Passenger Rail

**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.

# NAVIGATING THROUGH EACH PAGE OF THE PROFILE
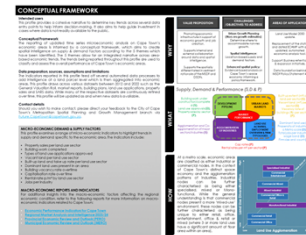
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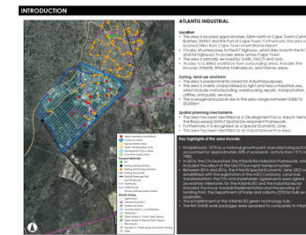


## Policy and Regulation



This page directs the user to the City's different spatial policies applicable in the delineated area.

## Conceptual Framework



The conceptual framework informs the structure of the profiles, reflecting a business case, themes/indicators used and the classification of areas to provide a 10-year analysis.
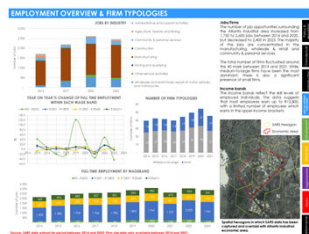
## Introduction



This page provides a spatial introduction to the economic area and highlights key events that have impacted the growth of the economic area.
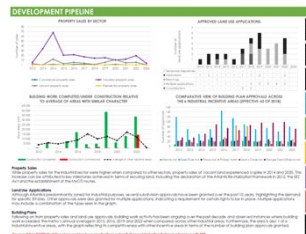
## Land Use Activities
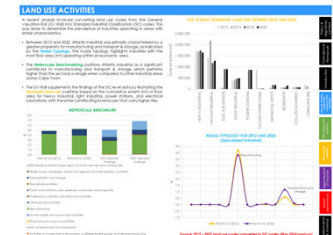


This page reflects the dominant land use character of an area against other economic areas with similar character/classification.
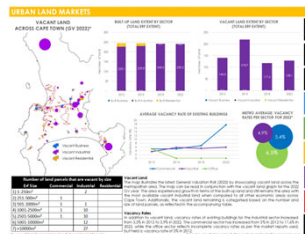
## Jobs & Firms



This page reflects on employment trends, jobs by industry, firm counts and sizes, based on SARS data (relative to the particular economic area).
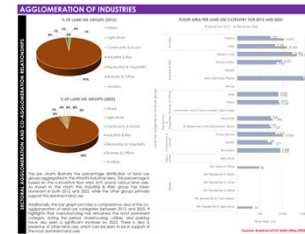
## Development Pipeline



This page reflects on patterns between property sales, land use approvals and building work activity.
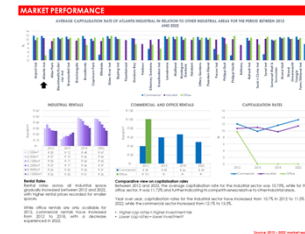
## Urban Land Markets



This page reflects on land consumption, available vacant land and vacancy rates by the 3 key land use sectors.

## Agglomeration of industries



This page reflects on land use change, which can be associated with industries operating within the area.

## Market Performance



This page reflects on rental rates and capitalisation rates by the 3 key land use categories.

## Performance & Potential
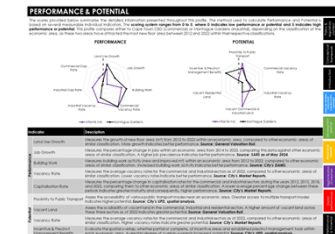


This page provides a summary of individual indicators used to assess performance and potential of an economic area.

**Tabs on each page are hyperlinked to easily navigate to different sections of the profile.**

| 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 |

# TERMS AND DEFINITIONS

| Term | Definition |
| --- | --- |
| Agglomeration | The concentration of various businesses or industries operating within a specific geographic area. |
| Built-Up land | Refers to land that has been developed and transformed for human use, typically through the construction of buildings, infrastructure, and other permanent structures. |
| Capitalisation Rate | A metric used to evaluate the potential return on investment in a property by dividing the property's net operating income (NOI) by its current market value. |
| Central Business District (CBD) | A central business district (CBD) is defined as the main area of a city or town that is devoted to commerce and business. The CBD is typically the financial center of a city and may be one of the more vibrant and bustling areas. |
| Co-agglomeration | The clustering of similar or related industries in a specific geographic area benefiting off each other. |
| Consolidation of land | Refers to a type of land use application which considers combining multiple adjacent parcels of land into a single, larger property for development or redevelopment purposes. |
| Development Application Management System (DAMS) | The Development Application Management System is a digital system that allows for the electronic submission, processing, and tracking of building plans and land use applications. |
| Economic Area Management Programme (ECAMP) | A previous research and policy support initiative by the City of Cape Town that used data analysis to track and assess the performance of various business precincts across the metropolitan area, allowing for targeted interventions to optimize the economic potential of each precinct based on its unique location and assets. |
| Golden Arrow Bus System (GABS) | The Golden Arrow Bus System is the major public transport bus service operator for Cape Town. |
| General Valuation Roll (GV Roll) | Is an official record that lists the assessed values of all rateable properties within a municipality or jurisdiction for taxation purposes |
| Macroeconomic factors | Macroeconomic factors are broad economic conditions that affect a nation's or region's overall performance, including things like GDP, inflation, unemployment, and interest rates, which influence economic growth and stability. |
| Market Report | It is a report that tracks market related indicators. It typically includes key insights, trends, competitive analysis, market size, growth potential, and external factors affecting the market. |
| Metroscale benchmarking | Is the process of evaluating and comparing the quantum of floor area of one economic area in relation to the average across the City for those areas with similar character or classification. |
| Microeconomic factors/indicators | Report on indicators that are unique within a localised spatial context and may include, rental rates, available vacant land, property sales, number of building plans etc. |
| Multiple applications | Refers to a type of land use application which allows multiple applications to be submitted simultaneously. This may include rezoning, subdivision, consolidation, temporary departures etc. |
| Nodal typology | Considers the further distinction within each of the industrial and commercial nodes/economic areas so that areas of similar character can be measured against each other (e.g. all industrial areas are not the same). |
| Performance | Economic performance refers to the evaluation of a specific geographic area in terms of its economic activity, development and contribution to the broader economy. Its performance is measured based on a set of measurable indicators such as land use growth and employment. |

# TERMS AND DEFINITIONS

| Tem | Definition |
|---|---|
| Potential | Refers to the possibility of an area further developing where economic activity can be stimulated through investment, considering its available resources. It encompasses the potential for growth, development and improvement of the overall area. |
| Rental rates | Rental rates of Gross Leasable Area (GLA) per m² across the 3 key land use sectors (Commercial, Office and Industrial). |
| South African Revenue Services (SARS) | Is the government agency responsible for administering tax laws, collecting revenue and ensuring compliance with tax regulations in South Africa. |
| Standard Industrial Classification (SIC) codes | A Standard Industrial Classification (SIC) code is a numerical code used to classify and categorise businesses based on their primary economic activities, providing a standardised system for organising and analysing data related to different industries. |
| Spatial Development Framework (SDF) | A Spatial Development Framework (SDF) is a long-term strategic plan that guides the spatial distribution of land uses within a municipality. It essentially outlines how a city, town, or region should develop over time, indicating where different activities like housing, businesses, and recreation should be located. The SDF is a crucial component of a municipality's Integrated Development Plan (IDP) and is used to inform land use management and development decisions. |
| Spatially Targeted Investment | An approach used to attract investment that directs resources to specific geographic areas in order to maximize developmental impact/growth of an area. |
| Subdivisions | Refers to a type of land use application that divides a land parcel into multiple smaller land units. |
| Temporary departure | Refers to a type of land use application permitting the right to use land temporarily for a particular purpose for which there are no provision made in the zoning applicable to the property. |
| Vacancy rate | Is the percentage of unoccupied or vacant properties (such as residential, commercial, or office spaces) within a specific market or area at a given time. |
| Vacant land | Refers to land parcels that are not developed, built upon or currently not in use for any specific purpose. |
| Zoning | Zoning is a system that regulate how land is used within a specific area. It divides land into different zones, each with its own set of rules about what can be built and how it can be used. This helps ensure orderly development, prevents conflicts between incompatible land uses and promotes public safety and community well-being. |