

2025

Hout Bay Cemetery Extension: Socio-Economic Impact Assessment



This document was prepared for:

Zutari Cape Town (Pty) Ltd

By:



Specialist Report Requirements

NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND ENVIRONMENTAL IMPACT REGULATIONS, 2014 (AS AMENDED)

Regulation GNR 326 of 4 December 2014, as amended 7 April 2017, Appendix 6	Section of Report
1. A specialist report prepared in terms of these Regulations must contain- a) details of- i. the specialist who prepared the report; and ii. the expertise of that specialist to compile a specialist report including a curriculum vitae;	Appendix A
b) a declaration that the specialist is independent in a form as may be specified by the competent authority;	Appendix C
c) an indication of the scope of, and the purpose for which, the report was prepared;	Section 1
(cA) an indication of the quality and age of base data used for the specialist report;	Section 1
(cB) a description of existing impacts on the site, cumulative impacts of the proposed development and levels of acceptable change;	Section 6
d) the date and season of the site investigation and the relevance of the season to the outcome of the assessment;	Section 1
e) a description of the methodology adopted in preparing the report or carrying out the specialised process inclusive of equipment and modelling used;	Section 1
f) details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of a site plan identifying site alternative;	Section 6
g) an identification of any areas to be avoided, including buffers;	N/A
h) a map superimposing the activity including the associated structures and infrastructure on the environmental sensitivities of the site including areas to be avoided, including buffers;	N/A
i) a description of any assumptions made and any uncertainties or gaps in knowledge;	Section 1
j) a description of the findings and potential implications of such findings on the impact of the proposed activity, (including identified alternatives on the environment) or activities;	Section 7
k) any mitigation measures for inclusion in the EMPr;	Section 7
l) any conditions for inclusion in the environmental authorisation;	
m) any monitoring requirements for inclusion in the EMPr or environmental authorisation;	Section 7

n) a reasoned opinion- i. (as to) whether the proposed activity, activities or portions thereof should be authorised. (iA) regarding the acceptability of the proposed activity or activities; and ii. if the opinion is that the proposed activity, activities or portions thereof should be authorised, any avoidance, management and mitigation measures that should be included in the EMP, and where applicable, the closure plan;	Section 7, 8
o) a description of any consultation process that was undertaken during the course of preparing the specialist report;	Section 3
p) a summary and copies of any comments received during any consultation process and where applicable all responses thereto; and	N/A
q) any other information requested by the competent authority.	N/A
2) Where a government notice <i>gazetted</i> by the Minister provides for any protocol or minimum information requirement to be applied to a specialist report, the requirements as indicated in such notice will apply.	N/A

Document Information

Document Title:	Socio-Economic Impact Assessment Report for Hout Bay Cemetery
Prepared by:	Urban-Econ Development Economists (Pty) Ltd
Contact Details: 	Unit A6 Salt Orchard Shannon Street Salt River, 7925
Contact Person(s):	Marcel Theron
Prepared for:	Zutari
Contact Details: 	1 Century City Drive Century City Cape Town 7446
Contact Person(s):	Angela Botha Angela.Botha@zutari.com

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Section One: Introduction

1.1. Introduction

Urban-Econ (Pty) Ltd were appointed by Zutari (Pty) Ltd on behalf of the City of Cape Town to conduct a Socio-Economic Impact Assessment for the expansion of the Hout Bay Cemetery on the Remainder of Erf 1459, located in Hout Bay. The aim of the socio-economic impact assessment is to investigate the social and economic status quo of the development site (Remainder of Erf 1459) and surrounds, and to determine the potential socio-economic impacts that would likely result if the project were to be implemented. These inputs will then form part of the socio-economic inputs for the Environmental Authorisation application process.

1.2. Project Scope

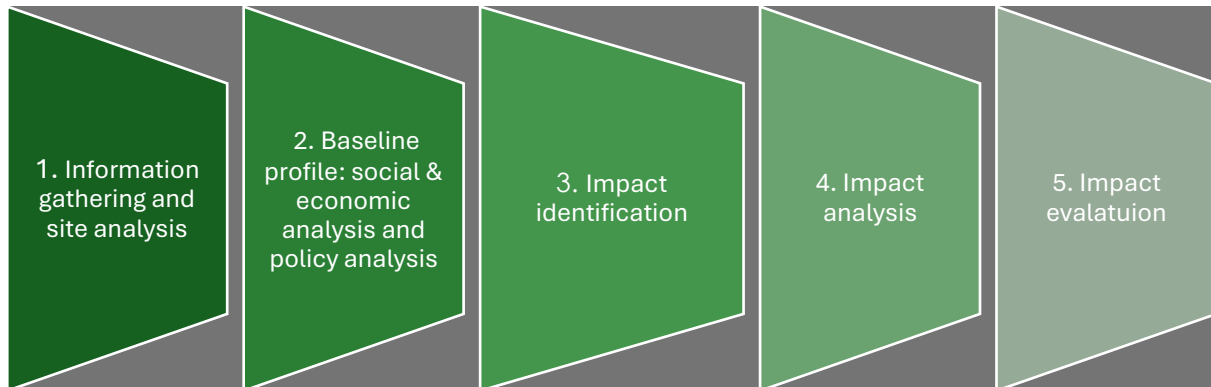
The socio-economic impact assessment aims to quantify and evaluate the potential positive and negative socio-economic effects of the proposed development on local communities and economies. Based on the project background and the 2014 EIA Regulations, the scope of work will include:

- Collaborating with the environmental practitioner, other specialists, and the client to gather project information.
- Defining zones of influence in consultation with the specialist team.
- Identifying affected communities, economic activities, sensitive receptors, and beneficiaries within the study areas who may be directly or indirectly impacted.
- Reviewing secondary data for relevance and identifying any data gaps needed to assess potential impacts.
- Developing a socio-economic profile of the potentially impacted environment to serve as a baseline for impact assessment.
- Analysing the sensitivity of identified receptors and assessing the potential positive and negative socio-economic effects on local and regional economies.
- Evaluating cumulative impacts considering existing and planned developments in the area.
- Assessing impacts according to the environmental specialist's methodology.
- Proposing mitigation measures for negative effects and enhancement measures for positive impacts.
- Providing a reasoned opinion on whether the project should be authorised from a socio-economic perspective.

1.3. Methodology

The figure below provides a visual illustration of the methodology utilised to complete the report

Figure 1: Methodology



In addition to the above methodology the following key aspects should be noted as indicated in Error! Reference source not found..

Table 1: Key Aspects

Aspect	Description
Information Source	Sources of information utilised for this report include: - Review of planning documents - Literature review - Quantec Easy Data - Zutari (Pty) Ltd - Applicant - Traffic specialist - Visual specialist
Quality and Age of Data	The data utilised for the completion of this report is based on up-to-date information obtained through Zutari (Pty) Ltd. Sources of information are of high quality.
Duration, Date and Season of Site Investigation and Relevance of Season to Outcome of Assessment	An onsite site investigation was not conducted as Urban-Econ has sufficient understanding of the subject area through both prior knowledge as well as documentation provided by Zutari and other relevant specialists. As a result, the duration, date, and season of the site investigation are not explicitly detailed.
Identification of Areas to be Avoided	From a socio-economic perspective, no areas should be avoided.
Assumptions, Limitations and Gaps in Knowledge	Key assumptions that form the basis of the assessment and discussions of the study:

Aspect	Description
	- Project-related information supplied by the team involved in the project was assumed to be reasonably accurate. Thus, all potential impacts are predicted based on this information. - The secondary data sources used to compile the economic baseline can be viewed as being indicative of broad trends within the study area; and - Impacts cannot be predicted with complete accuracy and these predictions are based on research and years of experience, taking the specific set of circumstances into account.
Required Permits	From a socio-economic perspective, no permits are required.
Specialist Declaration	See Appendix A
Specialist CV	See Appendix B
Specialist Declaration	See Appendix C

1.4. Report Outline

The remainder of the report is broken down into the following sections:

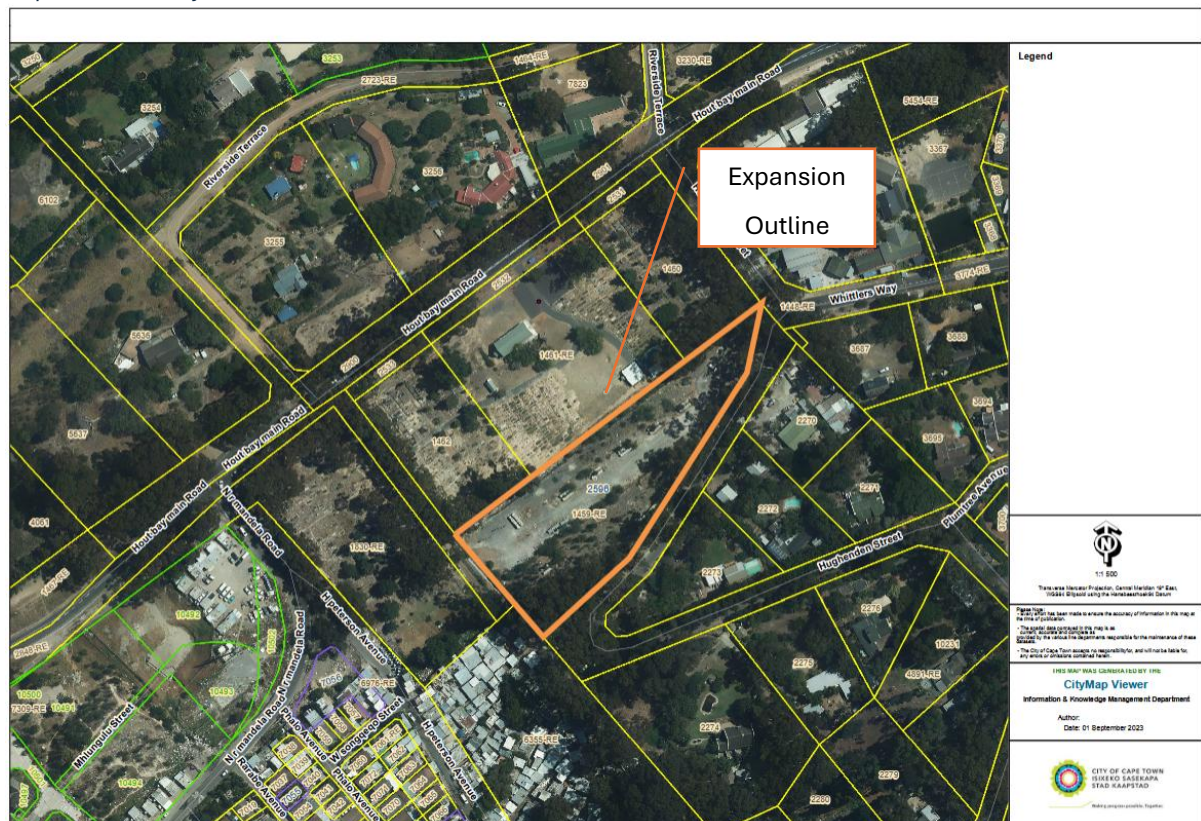
- Section 1: Introduction
- Section 2: Project Background and Description
- Section 3: Study Area Delineation
- Section 4: Policy Context
- Section 5: Cemetery Crisis in the City of Cape Town
- Section 6: Socio-Economic Analysis
- Section 7: Impact Analysis
- Section 8: Needs and Desirability
- Section 9: Assessment of Project Alternatives
- Section 10: Conclusion

Section Two: Project Background, Description and Study Area Delineation

2.1. Background to the Project

The Remainder of Erf 1459 is located within Hout Bay in the Southern Planning District of the City of Cape Town. Located within the urban edge, the subject site is located along Hughenden Street and part of the existing Hout Bay Cemetery. A visual representation of the site is provided in the map below.

Map 1: Site Locality



(City of Cape Town, 2023)

2.2. Project Description

The City of Cape Town is currently experiencing a shortage of burial space. To address this, the Recreation and Parks Department has identified land parcels suitable for cemetery development. As outlined, the project involves extending the existing Hout Bay Cemetery on Remainder Erf 1459, Hout Bay, Cape Town. The extension exceeds 2 500m², and since the cemetery was previously extended, the project qualifies as a listed activity under the National Environmental Management Act (NEMA).

Map 2: Expansion Outline in Relation to the Existing Cemetery

(Urban-Econ via MapAble, 2025)

Site alternatives were not considered applicable since there are no comparable undeveloped City- owned portions of land in the area appropriate for use as a cemetery. The subject site which includes Erf 1459, is located next to the current Hout Bay Cemetery comprising of Erf 1460, 1461, 1642, 2531, 2532 and 2533.

Section Three: Study Area Delineation

3.1. Introduction

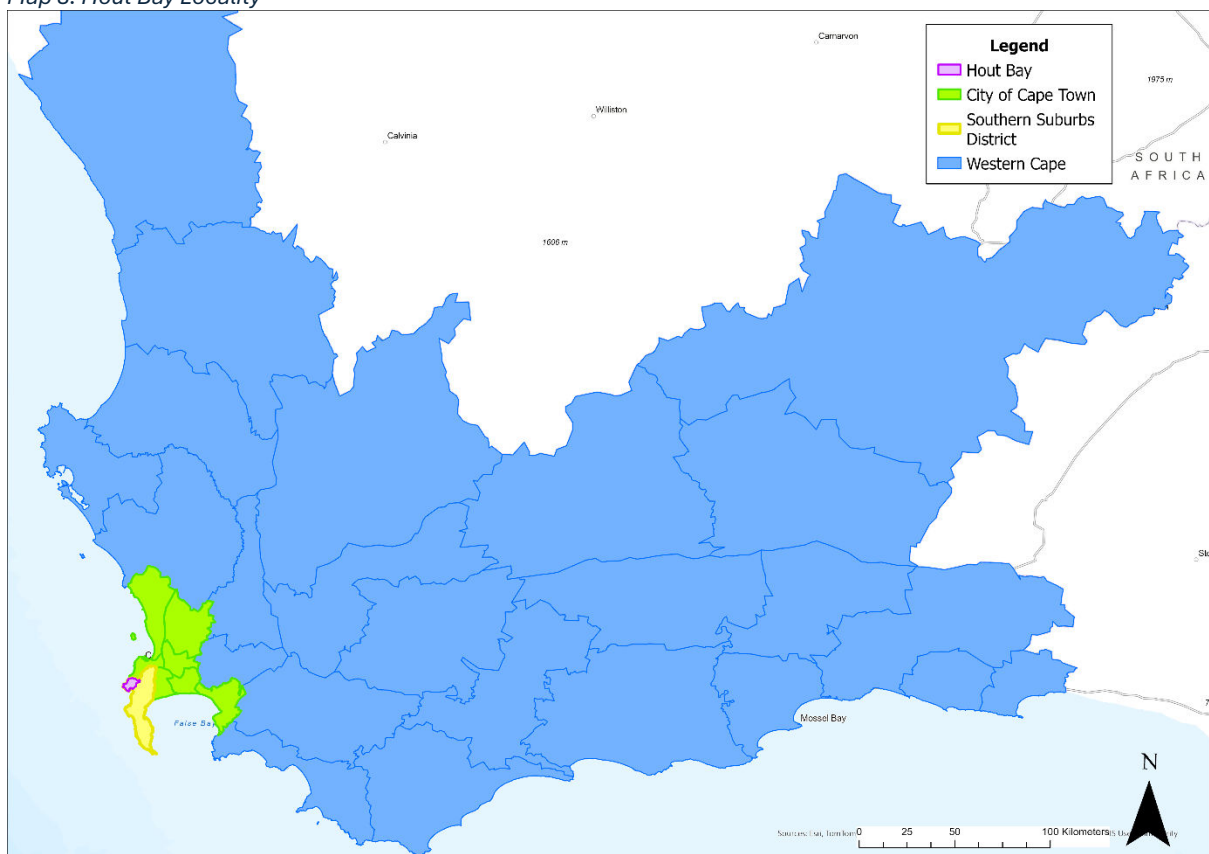
The delineation of the study area is a crucial factor in assessing the proposed socio-economic impacts, as their significance largely depends on the characteristics of the receiving environment.

3.2. Macro- Spatial Analysis

The macro-level analysis investigates the regional spatial context of the development site, while regional accessibility refers to the ease of access to and from the development site by way of various transport routes adjacent to the site; this refers to the area surrounding the development site.

The subject site in Hout Bay, located in the Southern Planning District, falls under the jurisdiction of the City of Cape Town within the Western Cape. It is approximately 3.0km from the Hout Bay centre, along the main road. The map below illustrates the location of the Remainder of Farm 1490 within the City of Cape Town.

Map 3: Hout Bay Locality



(City of Cape Town, 2025)

Hout Bay's Road network is shaped by its geography and connectivity to Cape Town. While not directly served by a national route, it links to key provincial and metropolitan roads. The M6 (Chapman's Peak Drive

and Victoria Road) provides a scenic coastal route to Noordhoek and Camps Bay, with its southern section tolled. The M63 (Constantia Nek Road and Hout Bay Main Road) connects to Constantia, Kirstenbosch, and the M3, while the M65 (Hout Bay Road) facilitates internal movement. The M41 extends towards Plumstead and Wynberg. Although Hout Bay lacks direct national road access, the N2 and N1 are reachable via the M3 or M5.

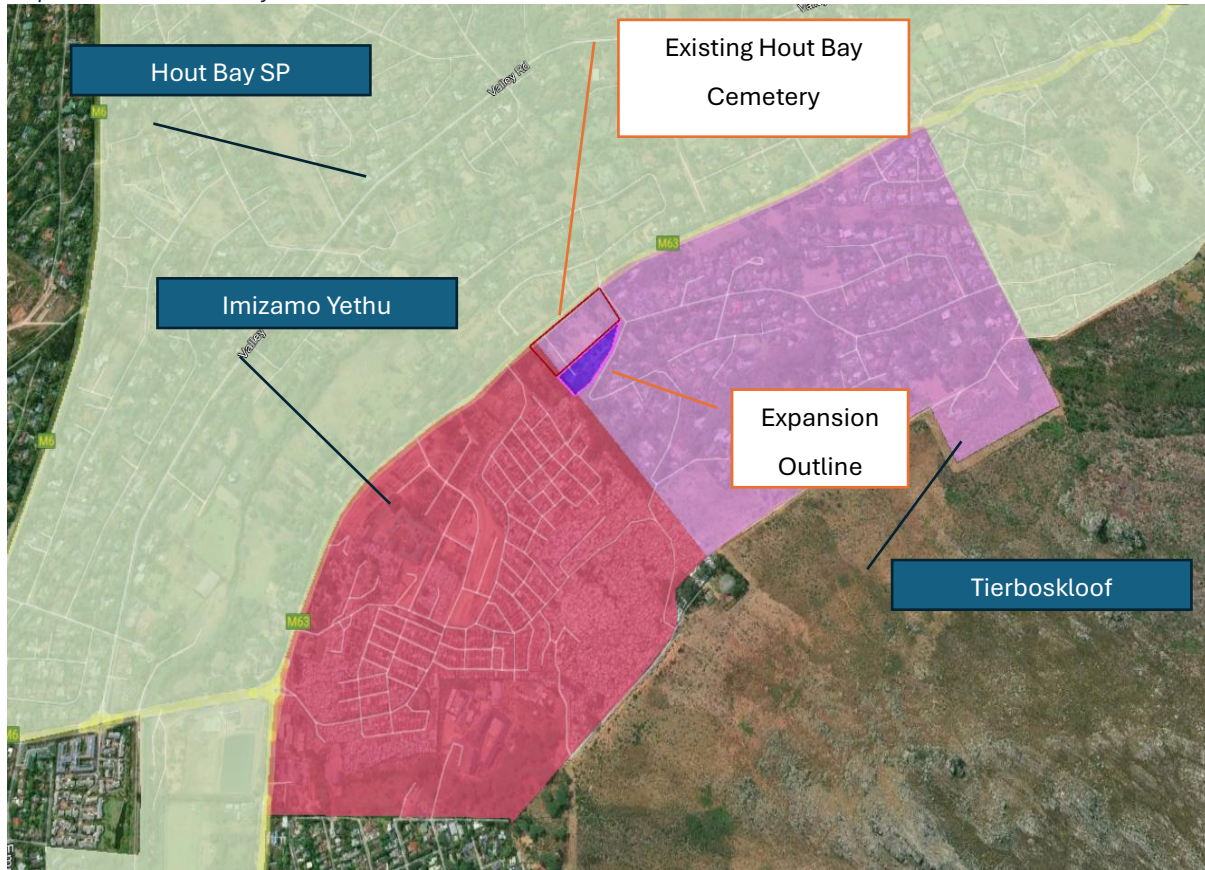
3.3. Micro-Level Analysis

3.3.1. Site Analysis

The Remainder of Farm 1490, which is part of the Hout Bay Cemetery, is located within the urban edge of Hout Bay, Cape Town. The site's northern boundary is defined by the existing Hout Bay Cemetery, with Hughenden Street and a residential area to the east, namely Tierboskloof. To the west and south, the site borders the informal settlement of Imizamo Yethu. The M63 (Hout Bay Main Road) runs along the northern boundary of the cemetery, linking Hout Bay to the Southern Suburbs in the east. The Hout Bay Valley, along with its lower mountain slopes, displays a mix of residential densities, ranging from very high-density informal housing to low-density developments, and smallholdings.

Hout Bay itself is a diverse area, with by a wide range of residential densities, from high-density informal housing to more affluent suburban neighbourhoods. The surrounding landscape is varied, with informal settlements like Imizamo Yethu which coexists alongside more upscale residential neighbourhoods, which highlights a distinct contrast in living conditions. As the community continues to grow, careful planning is essential to ensure that the cemetery's development harmonizes with its surroundings. The expansion must respect the existing landscape and integrate smoothly with the area's natural and built environments, while also accommodating the increasing demand for burial space and serving the needs of the broader community.

Map 4: Local Accessibility



(Urban-Econ via MapAble, 2025)

The Hout Bay Cemetery is primarily accessible via Main Road (M63), which is classified as a Class 3 Minor Arterial based on the road classification in the Access Management Guidelines (AMG, 2020). This road connects the site to the Hout Bay town centre and extends towards Constantia and Cape Town's southern suburbs. Victoria Road (M6), running along the coastline, also provides access to the area, connecting Hout Bay to Camps Bay and the Cape Town CBD. Several secondary roads provide access to the cemetery and surrounding areas. These include:

- Hughenden Street
- Riverside Terrace
- Whittlers Way
- NR Mandela Road

These roads are classified as Class 5 Local Streets and provide access to the northern and western parts of Hout Bay. All these roads in the vicinity of the site are single carriageways, with one lane per direction. These road networks create a well-connected system, facilitating access to the cemetery while supporting local traffic circulation.

3.3.2. Surrounding Land Uses

The Hout Bay Cemetery is surrounded by a mix of land uses, including residential neighbourhoods, community facilities, conservation areas, and limited commercial activities. To the north and east, the cemetery is bordered by residential areas, including both formal housing developments (Tierboskloof) and informal settlements (Imizama Yethu). These neighbourhoods vary in socio-economic profile, with some areas featuring middle- to high-income housing, while others consist of lower-income and informal dwellings. This diversity contributes to a varied demand for burial space and related services within the cemetery.

- Tierboskloof is an exclusive residential estate in Hout Bay, Cape Town, located against the slopes of Table Mountain National Park. Known for its secure, nature-focused living environment, the estate offers a blend of luxury within a protected natural setting. Located on the western side of Hout Bay, Tierboskloof provides panoramic views of the bay and surrounding mountains. It is in close proximity to the Hout Bay Cemetery and is surrounded by greenbelt areas and conservation land. The estate features low-density residential development, with homes designed to harmonize with the natural environment.
- Imizama Yethu is an informal settlement in Hout Bay, Cape Town, located on the eastern side of the area, at the base of the surrounding mountains. It is one of the more socio-economically disadvantaged communities, facing issues like limited access to basic services, poor housing conditions, and slow infrastructure development. The settlement is primarily residential, with a mix of informal homes and small businesses.

To the west, the land transitions into natural landscapes and conservation areas. The Table Mountain National Park and other protected greenbelt areas form part of Hout Bay's broader ecological framework. These conservation areas not only provide environmental benefits but also limit urban expansion in certain directions, preserving the natural character of the region. To the south, the cemetery is in proximity to community facilities, such as places of worship, schools, and public amenities that serve the broader Hout Bay population. While commercial activities are not a dominant land use in the immediate vicinity of the cemetery, some local businesses and service providers operate in surrounding areas, catering to the needs of residents and visitors.

3.3.3. Development Sensitivity

3.3.3.1. Visual Sensitivity

As per Create Landscape Architecture and Consulting (Elmie Weideman, 2025) the landscape is characterized by a variety of shapes, lines, textures, and patterns, influenced by diverse land uses such as small-scale agriculture (vineyards in the neighbouring residential area), residential infrastructure, and tree-lined avenues. These features contribute to the landscape's Visual Absorption Capacity (VAC), reducing the visual intrusion of the proposed development. Key views are from the north (M63) and south (Hughenden Street), where the highest number of receptors are located, though visibility is limited due to the built environment and dense tree stands.

The most affected visual receptors are those living directly adjacent to the site, particularly along Hughenden Street. The visual envelope from the south and east will be confined to the immediate area, with little visibility extending in the north and west directions. The landscape impact within the study area is generally positive, as the derelict land will be formalized. While construction may temporarily impact the landscape, these effects are minimal and short-lived. Post-construction, the visual and landscape impacts are expected to be positive, especially with the application of aesthetic guidelines to enhance the site and surrounding area.

According to Oberholzer (2005), minimal landscape and visual impacts are anticipated, consistent with the specialist assessment. The overall impact is expected to be minor positive, due to the proposed infrastructure blending seamlessly with the surrounding urban environment. Key considerations include:

- The adjacent cemetery infrastructure ensures visual congruence, as the proposed development integrates well with existing forms, colours, and textures.
- Negative impacts will be confined to the construction phase, remaining minor and temporary.
- The limited visual impact of the low-rise cemetery development, with minimal visual reach.
- Dense tree cover and built infrastructure provide natural screening from most areas, with the exception of nearby residents.
- While the area holds cultural and historical significance, the site is currently derelict. The cemetery extension will improve the visual quality of the surrounding area, especially along Hughenden Street.
- Visibility of the site is mainly limited to residents on the urban fringe and cemetery visitors.
- The site is not visible from major roads like the M63.
- Expansive views toward the site are constrained by the urban context.

From a visual standpoint, the project does not negatively affect landscapes of significant cultural or aesthetic value, but efforts should be made to ensure the cemetery extension is an attractive, green space within the Neighborhood.

3.3.3.2. *Traffic Sensitivity*

As per Zutari (Zutari (Pty) Ltd, 2024) The conclusions of the Traffic Impact Statement indicate that the Hout Bay Cemetery has only one main vehicular access point off Hout Bay Main Road, with two other access points closed. The existing parking lot, along with on-street parking, meets the required zoning regulations. The proposed cemetery extension is expected to generate approximately 6.59 trips on a Saturday, which is considered a minor impact. Vehicular access to the extended portion will be from Hughenden Street, with no direct connection between the existing and new sections. A right-turn lane at the Hout Bay Main Road entrance is warranted due to traffic volumes. Pedestrian access will be facilitated through the existing vehicle entry points, and public transport availability, including a bus stop on Hout Bay Main Road, is deemed adequate. Given the small number of additional trips, the impact on the road network is considered negligible. The report recommends constructing a right-turn lane at the Hout Bay Main Road entrance to improve traffic flow. Existing parking arrangements are sufficient and do not require expansion. The minor traffic impact of the cemetery extension does not necessitate major road adjustments. Vehicular access should be maintained via Hughenden Street, and a pedestrian walkway should be provided to connect the existing and extended portions of the cemetery.

3.3.4. Stakeholder Engagement

At this stage, stakeholder engagements have not been conducted for this report. It was noted that the City of Cape Town is submitting a report to the sub-council to inform all relevant councillors about the proposed expansion of the Hout Bay cemetery. Once the proper procedures have been followed and the relevant documents are made available to the public for comment, additional engagements with interested and affected parties will be scheduled if deemed necessary in light of the feedback received.

3.4. Synthesis

In conclusion, the proposed expansion of the Hout Bay Cemetery is appropriately situated within a well-connected and diverse urban environment in the Southern Planning District of Cape Town. The macro- and micro-level analyses confirm that the site is accessible via key transport routes and is embedded within a mixed-use landscape that includes formal and informal residential areas, conservation zones, and community facilities. The development aligns with the existing urban form and is visually and environmentally sensitive, with limited visual intrusion and minimal traffic impacts anticipated. As the demand for burial space in Hout Bay continues to grow, this extension offers a necessary and contextually appropriate solution that integrates with the surrounding community and natural environment, supporting both functional and social needs.

Section Four: Policy Context

4.1. Introduction

Policy and planning play a crucial role in guiding development, ensuring sustainability, and addressing societal needs. In the context of the Hout Bay Cemetery expansion, a well-defined policy framework is essential for balancing land use demands, environmental considerations, and community well-being. Effective planning ensures that the expansion aligns with broader municipal objectives, optimizes resource allocation, and mitigates potential socio-economic impacts. By integrating policy guidelines with strategic planning, this project can contribute to sustainable urban development while addressing the growing need for burial space in Cape Town.

4.2. National Policies

4.2.1. Constitution of the Republic of South Africa, 1996

The Constitution establishes the foundational legal framework for governance in South Africa, including the allocation of functions and responsibilities to municipalities. According to Schedule 5, Part B, the operation and regulation of *cemeteries, funeral parlours, and crematoria* are classified as municipal competencies. This means that local governments, such as the City of Cape Town, are directly responsible for planning, managing, and expanding cemetery infrastructure.

Implication: The constitutional assignment of cemetery management to municipalities affirms the City of Cape Town's legal mandate to implement the Hout Bay Cemetery expansion. This places the responsibility for ensuring equitable access to burial space, maintaining public health standards, and managing cultural and environmental sensitivities squarely within the local authority's domain. From a socio-economic perspective, this also highlights the City's obligation to ensure that such infrastructure is planned inclusively and responds to demographic pressures, spatial inequality, and future burial needs in line with human dignity, which is a foundational constitutional right as per section 10 of the constitution.

4.2.2. Health Act, 1997 (Act 63 of 1997) as amended (the Health Act)

The Health Act, 1997 (Act 63 of 1997), as amended, regulates public health in South Africa. It sets standards for health services, sanitation, disease control, and environmental health. The Act outlines municipal health duties, including managing cemeteries, crematoria, and human remains to safeguard public health.

Implication: For a cemetery expansion, the Act requires municipalities to comply with health and environmental regulations, ensuring that new sites do not pose risks to public health or the environment.

4.2.3. National Environmental Management Act, 1998 (Act 107 of 1998)

The National Heritage Resources Act (Act No. 25 of 1999) governs the protection and management of South Africa's heritage resources, including graves and burial sites of cultural, historical, or archaeological significance. It ensures that heritage resources are conserved for future generations.

Implication: The Act requires a heritage impact assessment if the site may affect graves older than 60 years or heritage sites. Municipalities must obtain permission from heritage authorities before development, ensuring that significant heritage resources are preserved.

4.2.4. National Heritage Resources Act (Act No. 25 of 1999)

The National Heritage Resources Act (Act No. 25 of 1999) governs the protection and management of South Africa's heritage resources, including graves and burial sites of cultural, historical, or archaeological significance. It ensures that heritage resources are conserved for future generations.

Implication: The Act requires a heritage impact assessment if the site may affect graves older than 60 years or heritage sites. Municipalities must obtain permission from heritage authorities before development, ensuring that significant heritage resources are preserved.

4.3. Provincial and Local Policies

4.3.1. Spatial Planning and Land Use Management Act, 2013

SPLUMA (Spatial Planning and Land Use Management Act, 2013) is a key piece of legislation in South Africa that regulates spatial planning and land use. It aims to promote integrated, sustainable, and equitable development across the country. The Act provides a framework for municipalities to manage land use, zoning, and development applications, ensuring that spatial planning aligns with national and local goals.

Implication: SPLUMA requires that the land use and zoning of the proposed area be reviewed and approved by local authorities. It ensures that the development complies with urban planning principles, considering factors like accessibility, environmental impact, and community needs. A cemetery expansion can align with the principles of SPLUMA (Spatial Planning and Land Use Management Act) as follows:

- Spatial Justice: The expansion would ensure that all communities have fair access to cemetery services, as well as create the required space as the cemetery as reached capacity.
- Spatial Sustainability: The expansion should be planned with long-term environmental sustainability in mind. The expansion is to be located on land already designated for a cemetery and will not impact on the natural environment. From a social point of view, the expansion will provide the means for additional burial space within the City of Cape Town.

- **Efficiency:** The expansion is to occur on land already designated for a cemetery thus ensuring its design will incorporate well in terms of space usage and infrastructure. Furthermore, it will be located within an acceptable distance of the communities it serves.
- **Spatial Resilience:** The expansion is located in an area that would be able to handle environmental changes, as seen with the current Hout Bay Cemetery. The expansion would not hinder any planning for future growth in terms of its surrounding environment or shifts in community needs.
- **Good Administration:** The expansion would follow transparent, accountable, and well-organized planning and approval processes.

4.3.2. Western Cape Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (SDF) is a strategic planning document that guides spatial development in the Western Cape province of South Africa. It aligns land use, infrastructure development, and resource management with the province's development goals, focusing on sustainability, equity, and efficiency.

Implication: While the WCSDF does not explicitly mention cemeteries, it provides guidance on appropriate land use planning, including the siting of social infrastructure such as cemeteries. For cemetery expansions, the WCSDF encourages decisions that consider land availability, proximity to existing urban nodes, accessibility, and environmental sensitivity. Aligning the Hout Bay Cemetery expansion with the spatial planning principles of the WCSDF ensures that the project supports broader provincial goals of efficient land use, sustainable development, and equitable service delivery.

4.3.3. Western Cape Integrated Development Plan 2022/2027

The Western Cape Integrated Development Plan (IDP) 2022-2027 outlines the province's development priorities and actions for the next five years. It guides decision-making and resource allocation to address economic, social, and environmental challenges. The plan focuses on economic growth, job creation, infrastructure improvement, and supporting small businesses. It also aims to reduce poverty, improve education, healthcare, and housing, and promote environmental sustainability. Good governance and effective administration are emphasized, alongside infrastructure development in transport, energy, and water systems.

Implication: For cemetery expansion, the IDP provides guidance on land use that aligns with the province's spatial and environmental goals. The expansion must consider proximity to urban areas, environmental protection, equitable access to services, and integration with existing infrastructure. Furthermore, the expansion would assist in catering to an increasing urban density and demand for burial space.

4.3.4. City of Cape Town Cemeteries, Crematoria, and Funeral Undertakers By-law, 2011

The City of Cape Town's Cemeteries, Crematoria, and Funeral Undertakers By-law, 2011 governs the administration and development of cemeteries and crematoria within the city. It appoints a responsible official to manage each cemetery and its operations. The by-law also establishes forums that bring together community members, city officials, and councillors to discuss cemetery-related matters. Additionally, the city is empowered to create guidelines and policies for the operation of these facilities. The by-law replaces the previous Cape Metropolitan Council's Cemeteries and Crematoria By-law of 2000.

Implication: Any expansion must adhere to the by-law's regulations, which include securing the required zoning and land use approvals. A designated official will be responsible for overseeing the site to ensure proper management and compliance with health and safety standards. The by-law also mandates community consultation through liaison forums, where input from residents, city officials, and councillors will be considered in the planning. Additionally, specific guidelines for cemetery development may need to be followed to ensure the facility meets operational standards. The expansion will be subject to the current by-law, replacing any previous regulations, ensuring the development aligns with the city's updated planning framework. As such, thorough planning, approval processes, and community involvement are essential for a successful expansion.

4.3.5. City of Cape Town Spatial Development Framework, 2022/2027

The City of Cape Town's Integrated Development Plan (IDP) for 2022–2027 outlines the city's priorities for sustainable development, climate resilience, and urban growth. While the plan doesn't specifically address cemetery expansions, it highlights the importance of spatial planning, equitable service distribution, and community engagement. Cemetery development should align with the city's spatial framework, ensuring accessibility and integration with existing infrastructure. Community consultation is crucial for incorporating feedback, and any expansion should consider future urban growth for sustainability.

Implication: The spatial strategy that a cemetery expansion meets is one of spatial justice and spatial sustainability. Expanding cemeteries in strategic locations ensures equitable access to burial sites across different communities, including underserved or rural areas. It also supports the principle of sustainability by considering future urban growth, environmental protection, and the efficient use of available land. This alignment with the city's spatial planning goals ensures that cemetery development is both beneficial to the community and consistent with long-term planning objectives.

4.3.6. City of Cape Town Integrated Development Framework, 2022/2027

The City of Cape Town's Integrated Development Plan (IDP) for 2022–2027 outlines the city's strategic priorities, objectives, and strategies across various sectors, including social development, environmental sustainability, economic development, and community participation. While it doesn't specifically address cemetery expansions, its broader goals and principles are relevant to ensuring that such developments contribute to the overall well-being and sustainability of the city.

Implication: The cemetery expansion should align with the IDP's goals for equitable service delivery by ensuring accessibility for all residents, regardless of their location or socio-economic status. Also, environmental considerations, such as sustainable landscaping and water management, should be integrated to align with the city's sustainability objectives outlined in the IDP. The expansion should also consider any potential for local economic benefits, such as job creation during construction or maintenance, and should prioritise community engagement throughout the planning and development process.

4.4. Synthesis

The proposed Hout Bay Cemetery expansion is guided by a multi-tiered policy framework, spanning national, provincial, and local levels. At the national level, the Constitution assigns cemetery management to municipalities, the Health Act mandates public health compliance, and the National Heritage Resources Act protects significant burial sites. Provincial policies, notably SPLUMA and the Western Cape Spatial Development Framework and IDP, emphasise sustainable, equitable land use and development. Locally, the City of Cape Town's by-laws and spatial development plans provide specific regulations and guidelines for cemetery administration, spatial justice, and sustainable urban growth. This comprehensive policy context highlights the necessity for the expansion to adhere to legal requirements, promote community well-being, and align with broader spatial development objectives.

Section Five: Cemetery Crisis in the City of Cape Town

5.1. Introduction

The City of Cape Town is facing a growing shortage of cemetery space due to increasing population density and rising demand for burial plots. The following section provides an overview of the current situation.

5.2. Current Status of Cemeteries in the City of Cape Town

The City of Cape Town owns 40 cemeteries that serve as resting places for a diverse population, with many remaining actively used despite the ongoing challenges associated with space limitations. Among these, the more in-demand sites include Maitland, Welmoed, Wallacedene, Klip Road, and Atlantis (City of Cape Town, 2025). The overall burial practices in the city reveal a blend of historical tradition and evolving community needs, where some cemeteries continue to accommodate new burials even in areas that have already reached full capacity.

Many of the active cemeteries operate at or near their maximum capacity. In some instances—such as at Plumstead, Gugulethu, and Langa—when a cemetery reaches full occupancy, burials continue within designated family plots or in reopened sections (City of Cape Town, 2025). Some cemeteries, like Atlantis, have been strategically designed to offer longer-term burial opportunities, with current projections indicating that space should be adequate to meet demand for over 10 years under existing trends. Analysis of burial data from January 1, 2018, to December 31, 2024, shows that approximately 130,126 burials have taken place across the City of Cape Town, with 635 of these occurring at Hout Bay Cemetery (City of Cape Town, 2025). This steady annual flow of interments not only reflects the city's ongoing population growth but also underscores the resilience of cultural traditions in end-of-life practices.

A closer look at Hout Bay Cemetery reveals both the challenges and opportunities associated with managing urban burial spaces. Although Hout Bay is not the most popular site citywide, it currently maintains a small inventory of available space, with 38 vacancies recorded. The cemetery experiences an average of one to two burials per weekend, a rate that could lead to space shortages if current trends continue unaddressed. Hout Bay primarily serves the local community, and the proposed expansion plans aim to accommodate mixed religious practices while preserving established weekend burial traditions.

Strategic planning for these cemeteries involves not only addressing issues of space and capacity but also managing capital expenditure and operational staffing. While capital has been earmarked for development and expansion initiatives, existing staff remain in place. Future expansions could also create additional roles such as senior foreman, foreman, specialist clerk, and clerk during both the construction and subsequent operational phases. The City of Cape Town faces a significant shortage of cemetery space, a situation exacerbated by rapid urbanization, increased demand for burial plots, and the impacts of COVID-19. Many cemeteries are constrained by geographical limitations and environmental considerations, which complicate efforts to identify new sites or expand existing facilities. This pressure is driving the municipality

to search for innovative solutions to ensure that the evolving burial needs of its diverse population can be adequately met.

5.3. Implications of the Cemetery Shortage

The cemetery space shortage in Cape Town has far-reaching implications for both the community and the municipality:

- **Equity and Access:** As demand for burial plots continues to rise, there is a pressing need to ensure that access to cemetery services is equitable. Communities in high-demand areas may face barriers to accessing burial plots, particularly in locations where cemeteries are nearing full capacity. This could exacerbate inequalities, particularly for residents in lower-income areas who may struggle to afford private burial spaces.
- **Public Health and Environmental Concerns:** If cemetery space is not expanded or managed properly, it could pose risks to public health and the environment. Overcrowded cemeteries can lead to contamination of water supplies and may create unsanitary conditions. Expanding existing cemeteries or developing new sites requires careful attention to health and safety standards to avoid these issues.
- **Cultural and Heritage Preservation:** The City of Cape Town must also be mindful of heritage considerations when expanding or developing cemeteries. The National Heritage Resources Act (Act 25 of 1999) mandates that cemeteries of cultural or historical significance must be preserved. Therefore, any cemetery expansion projects must undergo heritage impact assessments to ensure that the development does not disrupt heritage sites or culturally significant burial areas.
- **Environmental Sustainability:** Expanding cemetery space in a sustainable manner is critical. Environmental sustainability is a key consideration when identifying potential sites for new cemeteries or expansions. The National Environmental Management Act (Act 107 of 1998) requires that Environmental Impact Assessments (EIAs) be conducted to assess the impact on surrounding ecosystems, water quality, and the broader environment. Cemetery developments must align with sustainability goals to minimize ecological degradation.
- **Long-Term Planning:** The shortage of cemetery space calls for long-term planning. With the city's growing population, it is essential to plan for cemetery expansion in a way that anticipates future needs and integrates with broader urban development initiatives. Expanding cemeteries or developing new sites must be aligned with broader spatial planning strategies, ensuring that they are integrated with transportation, infrastructure, and other community services.

5.4. Addressing the Cemetery Shortage

In response to the growing burial space crisis, the City of Cape Town has initiated several projects to increase cemetery capacity:

- **Sir Lowry's Pass Cemetery Expansion:** One of the most significant recent expansions occurred in January 2025, with the opening of a 544-plot extension at Sir Lowry's Pass Cemetery. This expansion was critical in addressing the immediate demand for burial spaces in the city. Sir Lowry's Pass was selected for its ability to provide a long-term solution to burial space shortages in the metropole. The decision to expand Sir Lowry's Pass was made in response to increasing pressure from residents, and the extension ensures that the city will have sufficient space for the foreseeable future. Planning for this expansion began in mid-2022, with the city focusing on identifying suitable locations for additional space to meet the increasing demand for burial plots (City of Cape Town, 2025).
- **Vaalfontein Cemetery Development:** The Vaalfontein Cemetery will be located on Erf 781 in Firgrove, an area where there is increasing demand for burial services due to the rapid growth of surrounding communities. As of November 2024, a draft Basic Assessment Report (BAR) for the proposed site was made available for public comment. The development of Vaalfontein aims to address the spatial deficits and cater to the burial needs of surrounding communities while being integrated into the broader planning framework of the City of Cape Town. The proposed site spans approximately 30 hectares and will include necessary infrastructure to support its operation .
- **Tafelsig Cemetery Proposal:** The City of Cape Town is also in the early stages of exploring the development of a new cemetery on Portion 60 of CA544 in Tafelsig, Mitchells Plain. This development aims to cater to the growing need for burial space in the southern part of the city, particularly in Mitchells Plain, where the demand for cemetery space has been rising steadily. The site covers 13 hectares and is expected to accommodate a large number of burial plots to address the long-term needs of the surrounding communities. This initiative will help to ensure that communities in the area have access to adequate burial services in the future (Infinity Enviro, 2024).

5.5. Best Practices and Alternative Approaches for Cemetery Management

The shortage of burial space in Cape Town aligns with broader national and international challenges in cemetery management. Various municipalities in South Africa have adopted innovative approaches to optimize cemetery space while ensuring sustainability.

5.5.1. Land Scarcity and Alternative Burial Methods

The South African Local Government Association (SALGA) has highlighted that many municipalities face a lack of available land for cemeteries, competition with other land uses, and budget constraints for purchasing new burial sites (South African Local Government Association (SALGA), 2016). To address this, alternative burial practices such as cremation, stacking graves, mausoleums, and reusing older cemetery plots have been implemented in some cities. The eThekweni Metro Municipality, for example, has successfully reused older cemeteries, ensuring a more efficient use of space (South African Local Government Association (SALGA), 2016). Similarly, the City of Johannesburg has incorporated green

cemeteries, integrating burial sites into urban park landscapes to serve both environmental and social purposes (South African Local Government Association (SALGA), 2016). These models could inform the Hout Bay Cemetery expansion strategy, ensuring long-term space optimisation.

5.5.2. Enhancing Cemetery Management and Administration

Effective cemetery management relies heavily on accurate record-keeping and efficient administration. Municipalities like Ekurhuleni have adopted digital cemetery management systems that improve grave allocation, minimize delays, and promote transparency. Introducing similar systems in Cape Town could significantly enhance the management of burial space and streamline related processes. Security and maintenance also present ongoing challenges, particularly in preventing vandalism and theft. In Mangaung Metro Municipality, inadequate security has led to extensive damage to graves, infrastructure, and facilities. To avoid similar issues at that may occur at Hout Bay cemetery, the expansion plan should incorporate robust security measures such as perimeter fencing, surveillance systems, and controlled access points.

5.5.3. Public Engagement and Cultural Considerations

The burial process is deeply rooted in cultural and religious beliefs, necessitating community involvement in cemetery planning. SALGA's research emphasises the importance of engaging local communities, religious groups, and funeral industry stakeholders to ensure cemetery expansions align with public (South African Local Government Association (SALGA), 2016). In the case of Hout Bay cemetery, structured public participation should be prioritised to gather input on burial preferences and cemetery design.

5.6. Synthesis

Cape Town faces a growing cemetery space shortage driven by rapid urbanization, population growth, and evolving cultural burial practices. Many municipal cemeteries are at or near capacity, highlighting the urgent need for both immediate and long-term solutions. While expansions at Sir Lowry's Pass, and planned developments at Vaalfontein and Tafelsig offer short-term relief, they must be part of a broader, sustainable strategy. This includes adopting alternative burial methods, reusing older graves where appropriate, and integrating green or vertical burial solutions. Improved administration through digital systems can enhance efficiency, while strengthened security measures are necessary to protect cemetery infrastructure. Inclusive planning that respects cultural and religious diversity is essential. Community engagement and compliance with environmental and heritage regulations must guide all development efforts. In summary, addressing the cemetery shortage requires a balanced approach—expanding space, improving management, and planning for long-term sustainability to ensure equitable, dignified burial options for all residents.

Section Six: Socio-Economic Analysis

6.1. Introduction

This section provides an overview of the socio-economic context within which the proposed Hout Bay Cemetery expansion is being considered

6.2. Market Area

The market area delineation for a cemetery expansion considers both the primary and secondary areas based on the population served and geographic proximity. It draws on key demographic, economic, and mortality data for the City of Cape Town, the Southern Planning District, and Hout Bay. The purpose of this analysis is to understand current and projected population trends, employment patterns, income distribution, and mortality rates to inform the long-term sustainability and socio-economic relevance of the cemetery development. These indicators collectively offer insight into the community's needs, vulnerabilities, and capacities, which are critical for equitable and effective planning.

6.3. Socio-Economic Environment

6.3.1. Population and Households

The following table provides an overview of the projected population and households in the City of Cape Town, the Southern Planning District, and Hout Bay.

Table 2: Population and Household Profile

Area	Aspect	2025	2030	2034
City of Cape Town	Population	5 048 654	5 570 137	6 025 847
	Households	1 430 350	1 593 976	1 738 254
Southern Planning District	Population	264 467	283 559	299 822
	Households	91 088	97 611	103 164
Hout Bay	Population	21 758	23 328	24 666
	Households	7 229	7 746	8 187

(Urban-Econ Via Quantec (EasyData), 2025)

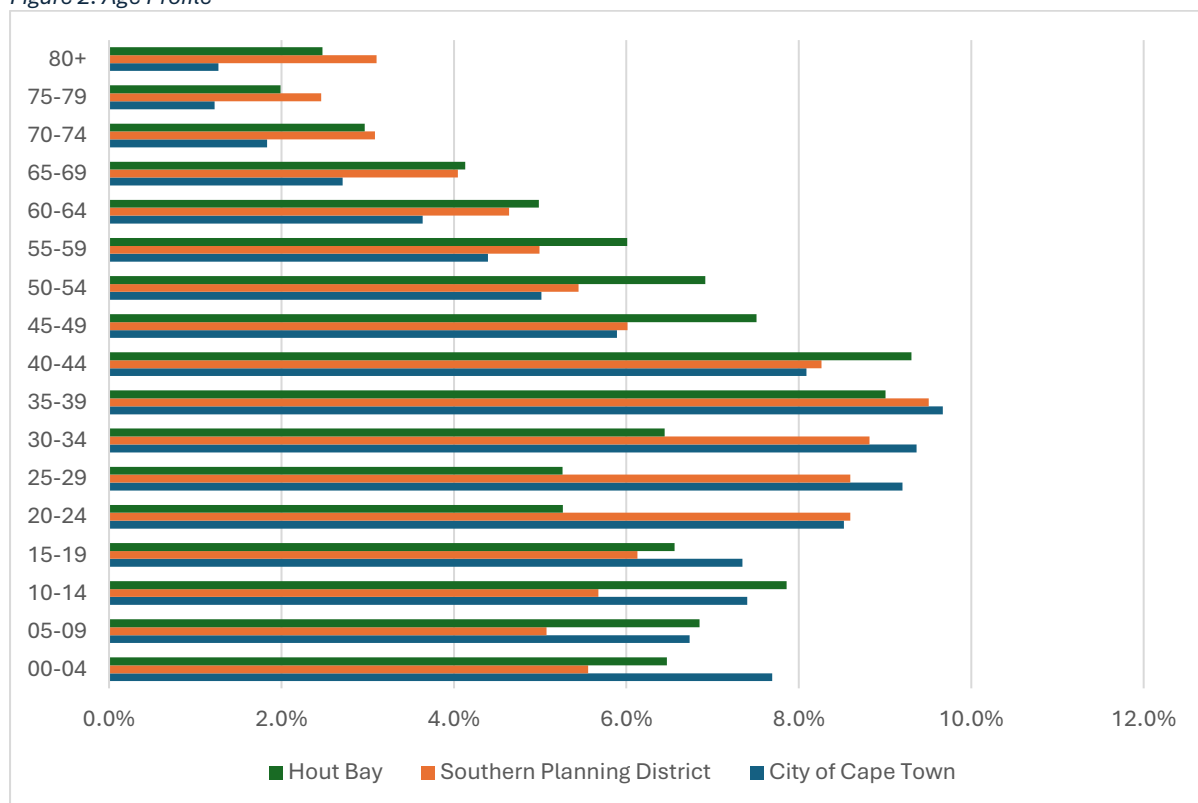
For the City of Cape Town, the population is expected to grow from approximately 5.05 million in 2025 to 6.03 million in 2034, with households increasing from 1.43 million to 1.74 million over the same period. The Southern Planning District's population is projected to rise from 264,467 in 2025 to 299,822 in 2034, while households will increase from 91,088 to 103,164. In Hout Bay, the population is set to grow from 21,758 in 2025 to 24,666 in 2034, with households rising from 7,229 to 8,187.

The projected population and household growth in Hout Bay, increasing from 21,758 in 2025 to 24,666 in 2034, suggests a rising demand for burial space at the Hout Bay Cemetery. The corresponding increase in households, from 7,229 to 8,187, indicates a growing community that will require expanded cemetery capacity over time. Given this steady growth, the cemetery expansion is necessary to accommodate future burial needs and prevent capacity constraints. Additionally, with the broader Southern Planning District and City of Cape Town also experiencing population increases, pressure on burial spaces in surrounding areas may further impact Hout Bay's cemetery demand.

6.3.2. Age

The following figure provides a visual illustration of the City of Cape Town, Southern Planning District, and Hout Bay.

Figure 2: Age Profile



(Urban-Econ Via Quantec (EasyData), 2025)

The age distribution in Hout Bay shows a significant portion of the population in the 35-44 age range, with 9.0% aged 35-39 and 9.3% aged 40-44. While only 2.5% of residents are currently 80 or older, the aging of the middle-aged population suggests a gradual rise in mortality rates over time. Compared to Cape Town and the Southern Planning District, Hout Bay has fewer young adults (20-34) and a relatively higher proportion of middle-aged and older residents, indicating a future increase in burial demand.

For the development of the Hout Bay Cemetery, these trends highlight the importance of planning for long-term capacity. While immediate burial demand may remain moderate, the aging population will create

sustained pressure on cemetery space in the future. The expansion should ensure adequate land, infrastructure, and accessibility to accommodate the growing needs of the community in the years ahead.

6.3.3. Household Income

The table below provides an overview of the annual household income profile for the City of Cape Town, Southern Planning District, and Hout Bay.

Table 3: Household Income Profile

Level		City of Cape Town	Southern Planning District	Hout Bay
No Income	No Income	13,9%	12,3%	9,2%
Low Income	R1 - R8,328	2,8%	1,3%	0,7%
	R8,8329 - R16,657	4,0%	1,9%	1,2%
	R16,658 - R33,314	10,6%	5,5%	4,8%
	R33,315 - R66,628	15,9%	9,3%	6,1%
	R66,629 - R133,255	14,4%	10,3%	9,7%
Middle Income	R133,256 - R266,510	13,0%	13,0%	12,1%
	R266,511 - R533,021	11,9%	16,4%	15,2%
High Income	R533,022 - R1,066,0422	8,6%	16,0%	18,6%
	R1,066,043 - R2,132,084	3,6%	9,4%	14,4%
	R2,132,085 - R4264,168	0,9%	3,2%	5,8%
	R4,264,169 and more	0,5%	1,3%	2,4%

(Urban-Econ Via Quantec (EasyData), 2025)

The income distribution in Hout Bay, with a strong middle- to high-income presence, suggests that cemetery expansion should accommodate diverse burial preferences, including premium burial options such as private family plots, landscaped memorial gardens, and cremation niches. With 27.3% of the population in the middle-income range and 41.1% in high-income brackets, there may be demand for higher-end burial services.

However, the presence of lower-income groups, though smaller than in Cape Town and the Southern Planning District, indicates a need for affordable burial options. The expansion should balance accessibility with sustainable land use, ensuring that burial costs remain within reach for all residents. As

the population continues to age, the expansion must also account for increasing burial demand over the next few decades. Efficient space utilization, potentially incorporating vertical burial solutions, will be critical in maximizing land availability. Given Hout Bay’s limited geographic expansion potential, long-term planning should integrate environmentally sensitive and space-efficient burial solutions to ensure the cemetery remains viable for future generations.

6.3.4. Employment

The following figure provides an overview of employment in the City of Cape Town, Southern Planning District, and Hout Bay.

Figure 3: Employment Profile



(Urban-Econ Via Quantec (EasyData), 2025)

The employment data for different regions within the City of Cape Town shows that in the City of Cape Town, 46.5% of people are employed, with 15.1% unemployed, and 38.4% are not economically active. In the Southern Planning District, 62.5% of people are employed, with only 8.5% unemployed, and 29.0% not economically active. In Hout Bay, 53.5% of people are employed, 7.9% are unemployed, and 38.6% are not economically active.

The employment data above is crucial for identifying communities that may be economically vulnerable and, as a result, more affected by changes in service delivery, infrastructure development, or land use planning. High unemployment and economic inactivity often limit access to private burial options, underscoring the importance of providing affordable and accessible public cemeteries. These disparities should be carefully considered during project planning—such as cemetery development—to ensure equitable service provision and to create local employment opportunities during both construction and operational phases.

6.3.5. Mortality Rate

The following table provide an overview of the mortality rate in the City of Cape Town and the Southern Planning District.

Table 4: Mortality Rate

Mortality Rate	2013	2018	2023
City of Cape Town	32 846	35 660	37 372
Southern Planning District	2 312	2 537	2 630

(Urban-Econ Via Quantec (EasyData), 2025)

The increasing mortality rates in the City of Cape Town and the Southern Planning District, as seen in the data, suggest a growing demand for cemetery space, particularly in areas like Hout Bay. As both population and mortality rates rise, there is likely to be a need for additional burial space in the coming years. The steady increase in mortality rates from 2013 to 2023 indicates that the trend may continue, further emphasizing the need for cemetery expansion. Hout Bay, being a coastal area, might face limitations in land availability for cemetery expansion, especially in areas that are environmentally sensitive. Finding suitable land could be a challenge, requiring careful planning to avoid areas with environmental or heritage significance.

6.4. Synthesis

The growing population and aging demographics in Cape Town, the Southern Planning District, and Hout Bay indicate a rising demand for cemetery space, particularly in Hout Bay. Population projections show steady growth, with Hout Bay's population increasing from 21,758 in 2025 to 24,666 by 2034. This, alongside a rise in households, underscores the need for expanded burial capacity. Hout Bay's aging population, with a higher proportion of middle-aged and older residents, points to a future increase in mortality rates, further driving the demand for burial space. Additionally, Hout Bay's higher-income households suggest a need for both affordable and premium burial options, requiring a balance in the cemetery expansion. With stable employment in Hout Bay (53.5% employed), the expansion project could create local jobs, though community acceptance will be important, especially if it impacts residential areas. The increasing mortality rates in the region also highlight the urgency of expansion.

Section Seven: Impact Analysis

7.1. Introduction

This chapter of the report seeks to describe and assess the economic and socio-economic impacts that are expected to occur as a result of the construction and operation of the proposed expansion of Hout Bay cemetery.

7.2. Impacts Identified

Impacts identified for the purpose of this report are indicated in the following table.

Table 5: Identified Impacts

Construction	Operation
Impact on Local Procurement	Impact on Local Procurement
Impact on Employment	Impact on Employment
Impact on Household Income	Impact on Household Income
Impact on Dust and Noise Levels	Impact on Dust and Noise Levels
Impact on Increased Traffic	Impact on Increased Traffic
Impact on Sense of Place	Impact on Sense of Place
	Impact on Safety and Security
	Impact on the Need for Social Amenity (Burial Space)

7.3. Methodology

The methodology utilised for the purpose of the impact assessment is indicated in the table below.

Table 6: Impact Assessment Methodology

Criteria	Category	Description
Project phase	Construction	
	Operation	
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts
	Medium	Mitigation exists and will notably reduce significance of impacts
	High	Mitigation exists and will considerably reduce the significance of impacts
Nature	Positive	
	Negative	
Duration	Immediate	Impact will self-remedy immediately
	Brief	Impact will not last longer than 1 year
	Short term	impact will last between 1 and 5 years

	Medium term	Impact will last between 5 and 10 years
	Long term	Impact will last between 10 and 15 years
	On-going	Impact will last between 15 and 20 years
	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to specific isolated parts of the site
	Limited	Limited to the site and its immediate surroundings
	Local	Extending across the site and to nearby settlements
	Municipal area	Impacts felt at a municipal level
	Regional	Impacts felt at a regional / provincial level
	National	Impacts felt at a national level
	International	Impacts felt at an international level
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
	Very low	Natural and/ or social functions and/ or processes are slightly altered
	Low	Natural and/ or social functions and/ or processes are somewhat altered
	Moderate	Natural and/ or social functions and/ or processes are moderately altered
	High	Natural and/ or social functions and/ or processes are notably altered
	Very high	Natural and/ or social functions and/ or processes are majorly altered
	Extremely high	Natural and/ or social functions and/ or processes are severely altered
Probability	Highly unlikely / none	Expected never to happen
	Rare improbable /	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
	Probable	The impact has occurred here or elsewhere and could therefore occur
	Likely	The impact may occur
	Almost certain / Highly probable	It is most likely that the impact will occur
	Certain / definite	There are sound scientific reasons to expect that the impact will definitely occur
Confidence	Low	Judgement is based on intuition
	Medium	Determination is based on common sense and general knowledge
	High	Substantive supportive data exists to verify the assessment
Reversibility	Low	The affected environment will not be able to recover from the impact - permanently modified
	Medium	The affected environment will only recover from the impact with significant intervention
	High	The affected environmental will be able to recover from the impact

Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	
	Medium	The resource is damaged irreparably but is represented elsewhere	
	High	The resource is irreparably damaged and is not represented elsewhere	
Significance		negative	positive
	Negligible	Negligible - negative	Negligible - positive
	Minor	Minor - negative	Minor - positive
	Moderate	Moderate - negative	Moderate - positive
	Major	Major - negative	Major - positive

7.4. Impact on Local Procurement

7.4.1. Temporary Impact on Local Procurement

The table below provides an overview of the impact on local procurement during the construction phase.

Table 7: Temporary Impact on Local Procurement

Project phase	Construction	
Impact	Impact on Local Procurement	
Description of impact	The expansion of the Hout Bay Cemetery offers an opportunity to promote local procurement and support the surrounding economy. By engaging contractors and service providers based in Hout Bay and nearby areas, the project could ensure that economic benefits are retained within the local community. This includes appointing local construction firms for site preparation, access roads, fencing, and infrastructure upgrades, etc. Landscaping and environmental management can be carried out by local specialists, using indigenous plants and environmentally appropriate solutions to enhance the cemetery's natural character. Materials such as bricks, cement, signage, and site furnishings can be sourced from nearby suppliers, reducing transport costs and reinforcing local supply chains. Professional services including architectural design, surveying, environmental assessments, and planning inputs can be drawn from the local talent pool. Small, medium, and micro enterprises (SMMs) may also be contracted for services such as site security, catering, and cleaning during and after construction.	
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts
Potential mitigation	- The developer should encourage the contractor to increase the local procurement practices and promote the employment of people from local communities, as far as feasible, to maximise the benefits to the local economies.	

	- The developer should engage with local authorities and business organisations to investigate the possibility of procuring construction materials, goods and products from local suppliers were feasible.			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Likely	The impact may occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - positive		Minor - positive	
Comment on significance	The expansion of the Hout Bay Cemetery is expected to have a minor but positive impact on local procurement. While limited in scale, the project creates opportunities to source materials, services, and professional expertise from the Hout Bay area. This supports local businesses and small enterprises, contributing to short-term economic activity and aligning with broader goals of local economic inclusion.			
Cumulative impacts	None envisioned			

7.4.2. Sustainable Impact on Local Procurement

The table below provides an overview of the impact on local procurement during the operation phase.

Table 8: Sustainable Impact on Local Procurement

Operation			
Impact on Local Procurement			
The expansion of Hout Bay Cemetery has the potential to contribute to local procurement during the operation phase, should the City of Cape Town or appointed operators choose to prioritise local sourcing. If implemented, this approach could create demand for goods and services from businesses within Hout Bay and the surrounding areas. Opportunities may arise in areas such as landscaping, grave preparation, site maintenance, and security services, which could be provided by local contractors and small businesses. Funeral and burial services, as well as the supply of items like flowers, soil, tools, and cleaning materials, could also be sourced locally. Periodic infrastructure maintenance, including repairs to pathways, fencing, and signage, may further support local construction and service providers. By opting to engage local SMMEs and historically disadvantaged businesses, the operational phase could support inclusive economic development in the area.			
Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
- The developer should encourage the contractor to increase the local procurement practices and promote the employment of people from local communities, as far as feasible, to maximise the benefits to the local economies			
Without mitigation		With mitigation	
Positive		Positive	
Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Municipal area	Impacts felt at a municipal level	Municipal area	Impacts felt at a municipal level
Very low	Natural and/ or social functions and/ or processes are slightly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge

High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Moderate - positive		Moderate - positive	
The Hout Bay Cemetery expansion offers moderate significance for local procurement. While opportunities exist for local businesses in maintenance and services, the overall impact may be limited due to the need for specialised external suppliers. However, prioritising local businesses could still support small enterprises and promote economic inclusion.			
None envisioned			

7.5. Impact on Employment

7.5.1. Temporary Impact on Employment

The table below provides an overview of the impact on employment during the construction phase.

Table 9: Temporary Impact on Employment

Project phase	Construction
Impact	Impact on Employment
Description of impact	The expansion of the Hout Bay Cemetery offers a meaningful opportunity to promote local procurement and support the surrounding economy. By engaging contractors and service providers based in Hout Bay and nearby areas, the project ensures that economic benefits are retained within the local community. This includes appointing local construction firms for site preparation, access roads, fencing, and infrastructure upgrades. Landscaping and environmental management can be carried out by local specialists, using indigenous plants and environmentally appropriate solutions to enhance the cemetery's natural character. Materials such as bricks, cement, signage, and site furnishings can be sourced from nearby suppliers, reducing transport costs and reinforcing local supply chains. Professional services including architectural design, surveying, environmental assessments, and planning inputs can be drawn from the local talent pool. Small, medium, and micro enterprises (SMMEs) may also be contracted for services such as site security, catering, and cleaning during and after construction. This focus on local procurement ensures that the development process is not only efficient and cost-effective but also aligned with broader objectives of economic inclusion and support for community-based enterprises.

Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	- Where possible, the local labour supply should be considered for employment opportunities to increase the positive impact on the area’s economy. - Sub-contract to local construction companies particularly SMMEs and BBEE compliant enterprises where possible - Use local suppliers where feasible and arrange with the local SMMEs to provide transport, catering, and other services to the construction crews.			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Minor - positive	
Comment on significance	The employment impact during the construction phase is expected to be of minor significance, as the project requires limited labour, and the duration of construction activities is relatively short. Any job creation will likely be temporary and involve a small number of locally sourced workers			

Cumulative impacts	None envisioned
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7.5.2. Sustainable Impact on Employment

The table below provides an overview of the impact on employment during the operation phase.

Table 10: Sustainable Impact on Employment

Project phase	Operation			
Impact	Impact on Employment			
Description of impact	An expansion of a cemetery, even if limited, can create additional employment during its operation in several ways. As the number of funerals increases, there will be a higher demand for staff such as funeral directors, clerks, drivers, and pallbearers. More groundskeeping and maintenance workers will be needed to care for the new burial plots and infrastructure. The growth of the cemetery may also require additional administrative staff to handle record-keeping, customer service, and scheduling. With an expanded area, more security personnel might be necessary to ensure the cemetery is safe and well-monitored. Finally, the expansion may require temporary workers like masons and landscapers to support construction and specialized tasks.			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	- Sub-contract to local companies particularly SMMEs and BBBEE compliant enterprises where possible - Where possible, the local labour supply should be considered for employment opportunities to increase the positive impact on the area’s economy.			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Low	Natural and/ or social functions and/ or processes are somewhat altered

Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	
Comment on significance	The operational phase is expected to have a sustainable, moderate impact on employment creation, as only a limited number of maintenance and administrative roles will be needed. The employment generated is likely to be minimal and will not significantly affect overall local employment levels.			
Cumulative impacts	None envisioned			

7.6. Impact on Household Income

7.6.1. Temporary Impact on Household Income

The table below provides an overview of the impact on household income during the construction phase.

Table 11: Temporary Impact on Household Income

Project phase	Construction
Impact	Impact on Household Income
Description of impact	During the construction of a cemetery expansion, household income is boosted through the creation of temporary jobs in areas such as labour, construction, and project management. Local suppliers and subcontractors involved in the building process also see increased revenue, while workers employed in the construction phase earn wages that contribute to household income. These economic activities lead to a short-term increase in disposable income for those directly involved, as well as for businesses supporting the construction efforts.

Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	- Where possible, the local labour supply should be considered for employment opportunities to increase the positive impact on the area’s economy. - Use local suppliers where feasible and arrange with the local SMMEs to provide transport, catering, and other services to the construction crews.			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Low	Natural and/ or social functions and/ or processes are somewhat altered
Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Minor - positive	
Comment on significance	While some local jobs may be created, the impact on household income during the construction phase remains low due to the temporary nature of employment, limited workforce size, and minimal local expenditure.			
Cumulative impacts	None envisioned			

7.6.2. Sustainable Impact on Household Income

The table below provides an overview of the impact on household income during the operation phase.

Table 12: Sustainable Impact on Household Income

Project phase	Operation			
Impact	Impact on Household Income			
Description of impact	The expansion of a cemetery will contribute to household income during its operation by creating stable employment opportunities for local residents in roles such as maintenance, administration, and security. It also supports indirect income generation through increased demand for related services like landscaping, floristry and funeral arrangements, allowing small business owners and service providers to benefit financially.			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	- Where possible, the local labour supply should be considered for employment opportunities to increase the positive impact on the area’s economy. - As far as feasible, local small and medium enterprises should be approached to investigate the opportunities for supply inputs required for the maintenance and operation of the facility			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Low	Natural and/ or social functions and/ or processes are somewhat altered
Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge

Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	
Comment on significance	The operational phase of the development will not generate substantial direct income for local households. While ongoing maintenance and management of the site as well as related services, may create a limited number of employment opportunities, these roles are expected to have a moderate impact on the broader local economy.			
Cumulative impacts	None envisioned			

7.7. Impact on Dust and Noise Levels

7.7.1. Temporary Impact on Dust and Noise Levels

The table below provides an overview of the impact on noise and dust levels during the construction phase.

Table 13: Temporary Impact on Noise and Dust Levels

Project phase	Construction	
Impact	Impact on Dust and Noise Levels	
Description of impact	During the expansion of a cemetery, noise and dust levels are expected to increase temporarily due to construction activities such as earthworks, excavation, and the movement of heavy machinery. Noise will mainly come from equipment operation and vehicle movement, while dust will be generated from soil disturbance and construction materials.	
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts
Potential mitigation	- Implement dust suppression measures as needed, ensuring that appropriate equipment and procedures are readily available on site. - Regulate noise levels by developing and enforcing standard operating procedures. - Avoid leaving large areas of exposed, unvegetated land; any cleared areas must be promptly rehabilitated with suitable vegetative cover.	

Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	The generation of noise and dust during the proposed activities is expected to be minimal and of negligible significance. This is due to the limited scale and duration of construction and the implementation of standard control measures. Any impacts are anticipated to be short-term, localized, and effectively mitigated through best practices.			
Cumulative impacts	None envisioned			

7.7.2. Sustainable Impact on Dust and Noise Levels

The table below provides an overview of the impact on noise and dust levels during the operation phase.

Table 14: Sustainable Impact on Noise and Dust Levels

Project phase	Operation			
Impact	Impact on Dust and Noise Levels			
Description of impact	During the operation of a cemetery, noise and dust levels are generally low but can fluctuate depending on specific activities. Routine maintenance, such as lawn mowing and digging, may produce mild noise and dust, especially in dry conditions. However, noise pollution is more likely to occur during funerals, particularly on weekends, when large crowds of mourners gather. The use of megaphones or public address systems for announcements or services can amplify the noise levels, potentially causing disruptions in the surrounding area. Despite this, the overall noise and dust impact is expected to remain relatively low.			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	- Regulate noise on site and compile standard operational procedures. - No megaphones or sound amplifiers will be allowed.			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge

Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	The potential for dust and noise generation during the operational phase is expected to be negligible. Dust and noise suppression measures will be implemented as needed. Overall, both dust and noise creation are not anticipated to significantly affect the surrounding environment or local community during the operational phase.			
Cumulative impacts	None envisioned			

7.8. Impact on Increased Traffic

7.8.1. Sustainable Impact on Increased Traffic

The table below provides an overview of the impact on increased traffic during the operation phase.

Table 15: Sustainable Impact on Increased Traffic

Project phase	Operation	
Impact	Impact on Localised Traffic on Hout Bay Main Road	
Description of impact	The Traffic Impact Statement concludes that the Hout Bay Cemetery has a single vehicular access point off Hout Bay Main Road, with two other access points closed. The existing parking, including on-street parking, meets zoning requirements. The cemetery extension is expected to generate approximately 6.59 additional trips on a Saturday, resulting in a minor impact. Vehicular access to the extension will be via Hughenden Street, with no direct connection to the existing section. Public transport is considered adequate. Overall, the traffic impact is negligible, with no need for significant road adjustments.	
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts
Potential mitigation	- Constructing a right-turn lane at the Hout Bay Main Road entrance to improve traffic flow - Pedestrian walkway should be provided to connect the existing and extended portions of the cemetery	
Assessment	Without mitigation	With mitigation

Nature	Negative		Negative	
Duration	Long term	Impact will last between 10 and 15 years	Long term	Impact will last between 10 and 15 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	The potential for an impact in localised traffic is negligible negative", signifying a slight, if any, negative effect that does not significantly affect the surrounding area or infrastructure during the operational phase			
Cumulative impacts	None envisioned			

7.9. Impact on Sense of Place

7.9.1. Temporary Impact on Sense of Place

The table below provides an overview of the impact on sense of place during the construction phase.

Table 16: Temporary Impact on Sense of Place

Project phase	Construction			
Impact	Changes in Visibility and Visual Exposure			
Description of impact	The landscape is defined by a blend of shapes, lines, textures, and patterns shaped by various land uses, including small-scale agriculture (notably vineyards in the nearby residential area), residential developments, and tree-lined streets. These elements enhance the landscape's Visual Absorption Capacity (VAC), helping to reduce the visual impact of the proposed development. The visual envelope of the proposed cemetery extension will largely remain confined within the site's boundary, with limited visibility beyond it. However, motorists traveling south on Hughenden Street may notice the site as it opens up before a sharp bend, primarily due to the screening provided by surrounding trees and built structures. During the construction phase, the visual impact will be more pronounced due to vegetation removal, the presence of construction signage, and the movement of vehicles and machinery (which may generate dust). This effect will be particularly noticeable for neighbours living adjacent to the site.			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Refer to Visual Impact Assessment			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are notably altered	Moderate	Natural and/ or social functions and/ or processes are moderately altered

Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	While there will be minor disruptions, these are unlikely to meaningfully affect the broader landscape or the community's sense of place. The impact will be transient and temporary.			
Cumulative impacts	None envisioned			

7.9.2. Sustainable Impact on Sense of Place

The table below provides an overview of the impact on sense of place during the operation phase.

Table 17: Sustainable Impact on Sense of Place

Project phase	Operation	
Impact	Changes in Visibility and Visual Exposure	
Description of impact	The landscape is defined by a blend of shapes, lines, textures, and patterns shaped by various land uses, including small-scale agriculture (notably vineyards in the nearby residential area), residential developments, and tree-lined streets. These elements enhance the landscape's Visual Absorption Capacity (VAC), helping to reduce the visual impact of the proposed development. The visual envelope of the proposed cemetery extension will largely remain confined within the site's boundary, with limited visibility beyond it. However, motorists traveling south on Hughenden Street may notice the site as it opens up before a sharp bend, primarily due to the screening provided by surrounding trees and built structures. During the operation phase, the visual impact will be the visibility and visual exposure from the proposed infrastructure for receptors permanently residing next to the site. (The visibility and presence of the extended cemetery)	
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts

Potential mitigation	Refer to Visual Impact Assessment			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	High	Natural and/ or social functions and/ or processes are notably altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Likely	The impact may occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	
Comment on significance	The changes in visibility and visual exposure during the operational phase are expected to have a moderate positive significance, as the development may introduce structured landscaping and managed spaces that enhance the visual character of the immediate area without disrupting broader scenic views.			
Cumulative impacts	None envisioned			

7.10. Impact on Safety and Security

7.10.1. Sustainable Impact on Safety and Security

The table below provides an overview of the impact on safety and security during the operation phase.

Table 18: Sustainable Impact on Safety and Security

Project phase	Operation			
Impact	Changes in safety and security of the local and immediate community			
Description of impact	The area surrounding the Hout Bay Cemetery has experienced persistent criminal activity, raising serious safety concerns for both visitors and the local community. The stretch of Main Road between the Hout Bay Police Station and the cemetery has been identified as a crime hotspot. These include muggings and vehicle break-ins, contributing to heightened insecurity among residents and those visiting the area. In addition, nearby infrastructure has been impacted by crime. While there are currently no specific reports of crime occurring within the cemetery grounds themselves, the close proximity of these incidents highlights the urgent need for improved safety measures in the surrounding area. Although the Hout Bay Cemetery presents opportunities for alternative or community-based uses, failure to ensure its security and proper management may lead to it becoming a site of illicit activity. This includes the potential for drug use, sexual offenses, physical harm, public disturbances, and the vandalism of graves.			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	- Impermeable parameter fence - Controlled entrance gate - Regular patrols - Control of persons entering: - o Tight control of burial ceremonies and grave visits - o Tight control of recreation activities			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements

Intensity	Moderate	Natural and/ or social functions and/ or processes are moderately altered	Low	Natural and/ or social functions and/ or processes are somewhat altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Low	Judgement is based on intuition
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	Medium	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Medium	The resource is damaged irreparably but is represented elsewhere	Medium	The resource is damaged irreparably but is represented elsewhere
Significance	Minor - negative		Minor - negative	
Comment on significance	The expansion of the Hout Bay Cemetery is not expected to adversely negatively impact the safety and security of the local or immediate community.			

7.11. Impact on the Need for Social Amenity (Burial Space)

7.11.1. Sustainable Impact on the Need for Social Amenity (Burial Space)

The table below provides an overview of the impact on need for social amenity (burial space) during the operation phase.

Table 19: Sustainable Impact on the Need for Social Amenity (Burial Space)

Project phase	Operation
Impact	Need for a Social Amenity (Burial Space)
Description of impact	The City of Cape Town oversees 40 cemeteries, many of which are operating at or near full capacity. Key sites such as Maitland, Welmoed, Wallacedene, Klip Road, and Atlantis remain in high demand, with ongoing burials continuing even in some

	cemeteries considered technically full—often through reuse of family plots or reopened sections. Between 1 January 2018 and 31 December 2024, over 130,000 burials were recorded citywide, reflecting both population growth and the persistence of traditional burial practices. Hout Bay Cemetery, while not among the busiest, accounted for 635 of these burials and currently has only 38 spaces remaining, with an average of 1–2 burials per weekend. This growing pressure has wide-reaching implications for the City. Limited burial space risks undermining equitable access to cemetery services, particularly in lower-income areas where private options are unaffordable. Without proactive planning and expansion, this could exacerbate social inequalities and cause distress within affected communities. Moreover, overcrowded cemeteries may create public health risks and environmental concerns, particularly in relation to water quality and sanitary conditions. Expanding cemetery capacity also requires sensitivity to cultural heritage and environmental sustainability. Under the National Heritage Resources Act (Act 25 of 1999), any cemetery development must undergo heritage assessments to safeguard historically significant sites. Similarly, in compliance with the National Environmental Management Act (Act 107 of 1998), Environmental Impact Assessments (EIAs) must be conducted to mitigate ecological degradation and ensure developments align with broader sustainability objectives. The proposed expansion of Hout Bay Cemetery presents an opportunity to address both immediate and future burial needs, accommodating diverse religious and cultural practices while preserving community traditions. It may also create local employment opportunities during both the construction and operational phases. Ultimately, long-term strategic planning is essential to ensure cemetery development supports population growth, integrates with broader urban infrastructure, and reflects the city’s commitment to dignity, equity, and environmental stewardship.	
Mitigatability	High	Mitigation exists and will considerably reduce the significance of impacts

Potential mitigation	- Site access to the cemetery should be monitored during the day, with the cemetery securely locked at night. - Encourage voluntary maintenance programs involving educational institutions. - Provide a Management Plan (MP) for the relevant municipal area - Regulate grave space usage by renting it out for defined periods, such as 25 years or shorter. - Promote alternative and eco-friendly burial methods. Families should be encouraged to explore burial options that require less land space. - Ensure the management of graves and burial sites is optimized to prevent the waste of space.			
Assessment	Without mitigation		With mitigation	
Nature	Positive		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Moderate	Natural and/ or social functions and/ or processes are moderately altered	High	Natural and/ or social functions and/ or processes are notably altered
Probability	Likely	The impact may occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Low	The affected environment will not be able to recover from the impact - permanently modified	Low	The affected environment will not be able to recover from the impact - permanently modified
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - positive		Moderate - positive	

Comment on significance	The expansion of the Hout Bay Cemetery is expected to be moderate positive which in turn will provide additional space for formal burials, helping to meet the growing demand for dignified burial options in the area.
Cumulative impacts	None envisioned

7.12. Cumulative Statement

The proposed expansion of the Hout Bay Cemetery will contribute incrementally to the cumulative transformation of the surrounding landscape, particularly when considered alongside other ongoing and planned developments within the Hout Bay or the Southern Planning District. While the footprint of the cemetery extension is relatively modest, its cumulative impacts include increased land use intensity, potential changes in local visual character, and gradual encroachment into remaining open space. However, these impacts are mitigated by the essential and socially beneficial nature of the project, which addresses a critical shortage of burial space for the local community.

The expansion is not expected to generate significant cumulative biophysical impacts, provided that site-specific mitigation measures related to dust, stormwater, biodiversity, and visual screening are implemented. On the social side, the project will reinforce the continuity of cultural and religious burial practices in Hout Bay, reducing the need for residents to seek burial space outside their community, which may otherwise strain social networks and place pressure on cemeteries in neighbouring areas.

7.13. Decommissioning Phase Impacts

Cemeteries are considered perpetual and are not decommissioned. Even when they reach full capacity, they are still maintained and protected for the sake of respect for the deceased, ongoing family visitation, heritage or religious significance, and/ or cultural landscape preservation

Section Eight: Needs and Desirability

The “need and desirability” is considered as part of an EIA process, the content of the IDPs, SDFs, EMFs and other relevant plans, frameworks and strategies are taken into account when considering the merits of proposed project’s application for approval. An important aspect of looking at the need and desirability process is the ecological, social, and economic impacts that will result because of the alignment or deviation of the proposed development to the strategies and plans of government. As such, the EIA has to specifically provide information on these impacts in order to be able to consider the merits of the project application. The “need and desirability” is therefore determined by benchmarking the proposed project against the interest as reflected in the IDP, SDF for the City of Cape Town Local Municipality, and as determined by the EIA and SEIA.

The feasibility and socio-economic viability of the proposed project should be considered within the context of justifiable economic development, measured against the broader societal short-term and long-term needs. While the viability considerations of the private developer might indicate if a development is “do-able”, the “need and desirability” will be determined by considering the broader community’s needs and interests as reflected in an IDP, and SDF, and as determined by the EIA.

While the importance of job creation and economic growth for South Africa cannot be denied, the Constitution calls for justifiable economic development. The specific needs of the broader community should therefore be considered together with the opportunity costs and distributional consequences in order to determine whether or not the development will result in the securing of ecological sustainable development and the promotion of justifiable social and economic development – in other words to ensure that the development will be socially, economically, and environmentally sustainable.

The table below provides an overview of the needs and desirability determination for the proposed development.

Table 20: Needs and Desirability Determination

Aspect	Comment
Socio-economic context of the area based on strategic documents.	The strategic documents on a national, provincial, and local level focus on improving the lives of communities by promoting decent work and economic development, improving, and expanding infrastructure and prioritizing environmental concerns. On a local level, though the City of Cape Town is prioritizing the need for additional burial space. This is due to the limited burial space which in turn undermines equitable access to cemetery services.
Spatial priorities and desired spatial patterns	Land use for burials as well as alternate burial options is seen as a priority within the City of Cape Town, especially considering the significant demand for space due to an increasing death rate.

Aspect	Comment
	The land use practice identified for the proposed expansion is already on a portion of land designated for a cemetery; thus, the proposed project is therefore aligned with the spatial priorities of the City of Cape Town.
Spatial characteristics	The proposed development is located on an existing portion of land where part thereof is currently utilised as a cemetery. The site further enjoys access to main transport networks, i.e., Hout Bay main road. The proposed cemetery extension is expected to generate approximately 6.59 trips on a Saturday, which is considered a minor impact. Vehicular access to the extended portion will be from Hughenden Street
Equitable impacts in the short and long term, as well as social and economically sustainable considerations	The proposed development is anticipated to be operational for a long-term period as there are no reasons to suggest otherwise. This would result in long-term minor stimulation of the economy, employment creation, etc, and the creation of a cemetery that will assist in meeting the ever-increasing demand for burial space.
Creation of residential and employment opportunities nearby or amongst the different communities.	Labour may be sourced from the surrounding communities, which would result in stimulation of the economy in these communities.
Complimenting other uses in the area	The expansion of Hout Bay Cemetery would support local burial needs while aligning with the area's predominantly residential character. As a low-impact land use, it would serve as a quiet buffer between different zones, causing minimal disruption. With thoughtful design, the cemetery could also enhance local green space and contribute to environmental sustainability.
Discouragement of "urban sprawl" and contribute to compaction/densification	By expanding an existing cemetery within the already developed urban fabric of Hout Bay, the City avoids the need to establish entirely new burial sites on undeveloped or peri-urban land. This supports densification rather than outward expansion, helping to conserve natural landscapes and limit the environmental impacts of urban sprawl.
Encouragement of environmentally sustainable land	While it is currently uncertain what specific practices will be followed in the expansion of the Hout Bay Cemetery, if the development takes into account environmentally sustainable land use principles, it could

Aspect	Comment
development practices and processes	contribute meaningfully to sustainable urban growth. This would include the use of already-disturbed or adjacent land to minimise ecological disruption, the incorporation of indigenous landscaping and natural stormwater management systems, and the promotion of low-impact burial options such as natural burials. By aligning the expansion with existing infrastructure and applying green design principles, the project could support more resource-efficient and environmentally responsible development outcomes.
Consideration of special locational factors that might favour the specific location	The proposed expansion of Hout Bay Cemetery on the existing land parcel is supported by several locational advantages. The site is already designated for cemetery use, ensuring compatibility with surrounding land uses and avoiding the need for rezoning. Its proximity to the community it serves improves accessibility and preserves cultural practices. Expanding on the same site also optimizes existing infrastructure and helps prevent the conversion of new greenfield land, supporting more sustainable land use.
Impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area	The expansion of the Hout Bay Cemetery will preserve and enhance the area's historical and cultural significance by maintaining its location within the existing cemetery boundaries. This will ensure that the cemetery continues to serve as a vital part of the community's heritage, reflecting the diverse socio-cultural and cultural-historic characteristics of the area. The cemetery is an important site for local burial traditions, and its role in the community's collective memory will be maintained by ensuring it is integrated with existing heritage sites and landmarks. Additionally, by remaining within the established location, the expansion will help minimize disruptions to the surrounding community while providing a sustainable solution to growing burial space demands. The cemetery's proximity to conservation areas further presents an opportunity to integrate environmentally sensitive design, aligning development with local conservation priorities. By considering these cultural and environmental aspects, the expansion of the cemetery will help balance the need for modern infrastructure with the preservation of the area's historical integrity.
Limitations of current knowledge (the gaps,	This study is based on research conducted by Urban-Econ, as well as the review of other specialist's findings. Statistical information is

Aspect	Comment
uncertainties, and assumptions)	based on available data and given that the only comprehensive population data is obtained during a national census, the estimations are based on derivation by the statistics provider. They are considered an accurate reflection of demographic trends.
Availability of labour is relevant to taking up the job opportunities from the development of the project.	The Hout Bay Cemetery expansion presents opportunities for local employment, with potential job roles in construction, administration, security, and maintenance (low to semi-skilled jobs). The local labour pool in Hout Bay can fill many of these positions, reducing unemployment and boosting the local economy. Collaboration with local labour unions or job placement organizations could further streamline the hiring process and provide steady access to qualified workers.
The location of job opportunities versus the location of impacts	The location of job opportunities created by the Hout Bay Cemetery expansion aligns with the project's construction and operational phases. These opportunities, including roles in construction, maintenance, and administration, are expected to be filled largely by local residents, benefiting the community directly. However, the location of the impacts, such as land use changes, environmental considerations, and cultural sensitivities, may extend beyond the immediate vicinity. It is crucial that the development plan ensures these impacts are managed in a way that balances the needs of the local workforce with the preservation of the area's socio-cultural, historical, and environmental integrity.
Socio-economic impacts of the development based on the socio-economic context	The socio-economic impacts of the Hout Bay Cemetery expansion are closely tied to the area's socio-economic context, which includes factors such as population growth, employment opportunities, and access to services. The expansion could provide significant local benefits by creating job opportunities during both the construction and operational phases, potentially reducing unemployment and supporting local businesses. Additionally, the development of more burial space will help ensure equitable access to public burial services, particularly in a community where access to private burial options may be limited due to economic and land constraints. However, some negative impacts are likely to arise, particularly in relation to traffic, safety, security, noise, and visual impacts. These issues could disrupt the current atmosphere of the area, potentially

Aspect	Comment
	altering the community's sense of place and negatively affecting the quality of life for residents. Increased traffic congestion, concerns about safety and security, as well as the disturbance caused by noise and changes to the landscape, may detract from the overall environment and feel of the area. While the expansion could address critical needs for burial space and generate local employment opportunities, careful planning and mitigation strategies will be essential to balance these socio-economic benefits with the potential negative impacts, ensuring that the community's well-being is prioritized and that any adverse effects are minimized.

Section Nine: Assessment of Project Alternatives

9.1. Site Area

Given that the proposed cemetery expansion is situated on land adjacent to the existing Hout Bay Cemetery, site alternatives were not considered applicable, as there are no comparable undeveloped City-owned parcels in the area that are suitable for cemetery use. The subject site, which includes Erf 1459, is located next to the current cemetery, which spans across Erf 1460, 1461, 1642, 2531, 2532, and 2533. Due to the nature of the development and the assessment process, a comprehensive iterative design process was not carried out for the layout of the expanded cemetery. However, specialist studies were conducted to identify any sensitive or 'no-go' areas that should be avoided by project infrastructure, and any recommended buffer zones should be respected. No highly sensitive or 'no-go' areas have been identified from a socio-economic perspective within the proposed site area. Therefore, no fatal flaws have been found in relation to the proposed expansion. The location for the cemetery expansion is considered acceptable from a socio-economic perspective and should be authorized.

9.2. Site Alternatives

The 'no-go' alternative for the cemetery expansion involves maintaining the status quo, where the existing cemetery remains as is and no additional burial space is developed. This alternative would result in no further impact on the surrounding environment. If the 'no-go' alternative is chosen, there would be no additional impact on the current environmental conditions, and no benefits would accrue to the local community or economy from the proposed expansion of the cemetery. The alternative also carries the opportunity cost of missed socio-economic benefits, such as job creation and improved access to burial services, that would otherwise arise from the cemetery expansion in Hout Bay.

Section Ten: Conclusion

The proposed expansion of the Hout Bay Cemetery represents a critical step in addressing the growing demand for burial space in the City of Cape Town. Given the limited availability of land for such a facility within the area, the decision to expand the existing cemetery on Erf 1459, adjacent to the current cemetery, is a logical and efficient solution. This expansion seeks to meet the needs of the local community while balancing environmental, socio-economic, and cultural considerations.

The expansion is positioned in a way that takes into account several locational factors that favour the use of this land. The proximity to the existing cemetery allows for efficient utilization of resources and infrastructure, minimizing the need for new construction and reducing potential environmental disruption. While site alternatives were not considered, due to the lack of suitable undeveloped City-owned land in the area, the proposed site aligns well with the city's broader spatial development goals.

The socio-economic impacts of the expansion project include both positive and negative elements. The following table provides a summary of the identified impacts.

Table 21: Impact Summary

Project phase	Impact	Without mitigation						With mitigation					
		Nature	Duration	Extent	Intensity	Probability	Significance	Nature	Duration	Extent	Intensity	Probability	Significance
Impact on Local Procurement	Positive	Brief	Local	Negligible	Likely	Negligible - positive	Positive	Brief	Local	Very low	Almost certain / Highly probable	Minor - positive	Impact on Local Procurement
Impact on Local Procurement	Positive	Permanent	Municipal area	Very low	Almost certain / Highly probable	Moderate - positive	Positive	Permanent	Municipal area	Very low	Almost certain / Highly probable	Moderate - positive	Impact on Local Procurement
Impact on Employment	Positive	Brief	Local	Negligible	Almost certain / Highly probable	Minor - positive	Positive	Brief	Local	Very low	Almost certain / Highly probable	Minor - positive	Impact on Employment
Impact on Employment	Positive	Permanent	Local	Very low	Almost certain / Highly probable	Minor - positive	Positive	Permanent	Local	Low	Almost certain / Highly probable	Moderate - positive	Impact on Employment

Impact on Household Income	Positive	Brief	Local	Very low	Almost certain / Highly probable	Minor - positive	Positive	Brief	Local	Low	Almost certain / Highly probable	Minor - positive	Impact on Household Income
Impact on Household Income	Positive	Permanent	Local	Very low	Almost certain / Highly probable	Minor - positive	Positive	Permanent	Local	Low	Almost certain / Highly probable	Moderate - positive	Impact on Household Income
Impact on Dust and Noise Levels	Negative	Brief	Limited	Low	Probable	Negligible - negative	Negative	Brief	Very limited	Very low	Probable	Negligible - negative	Impact on Dust and Noise Levels
Impact on Dust and Noise Levels	Negative	Permanent	Limited	Very low	Probable	Minor - negative	Negative	Permanent	Limited	Negligible	Unlikely	Negligible - negative	Impact on Dust and Noise Levels
Impact on Localised Traffic on Hout Bay Main Road	Negative	Long term	Local	Very low	Probable	Minor - negative	Negative	Long term	Local	Negligible	Unlikely	Negligible - negative	Impact on Localised Traffic on Hout Bay Main Road
Changes in Visibility and Visual Exposure	Negative	Brief	Limited	High	Probable	Minor - negative	Negative	Brief	Very limited	Moderate	Probable	Negligible - negative	Changes in Visibility and Visual Exposure
Changes in Visibility and Visual Exposure	Positive	Permanent	Limited	Low	Probable	Minor - positive	Positive	Permanent	Local	High	Likely	Moderate - positive	Changes in Visibility and Visual Exposure
Changes in safety and security of the local and immediate community	Negative	Permanent	Local	Moderate	Probable	Minor - negative	Negative	Permanent	Local	Low	Unlikely	Minor - negative	Changes in safety and security of the local and immediate community
Need for a social amenity: a space for burials and recreation	Positive	Permanent	Local	Moderate	Likely	Minor - positive	Positive	Permanent	Local	High	Almost certain / Highly probable	Moderate - positive	Need for a social amenity: a space for burials and recreation

On the positive side, the project is expected to have several positive impacts during the construction and operational phases, i.e., local procurement, employment, household income, burial space, etc. However, there are potential negative impacts related to traffic, safety, security, noise, and visual disturbances, which could affect the quality of life for local residents. These impacts must be carefully managed to ensure minimal disruption to the community.

Cultural and heritage sensitivities must be taken into account, as the expansion is located within an area already steeped in local history. The cemetery serves as an important cultural and historical site, and any development will need to respect these values. The project must also adhere to environmental and heritage regulations to preserve the integrity of the area.

In conclusion, while the expansion of the Hout Bay Cemetery will result in some socio-cultural and environmental challenges, it is necessary to address the shortage of burial space and the growing needs of the community. The proposed development is seen as appropriate and feasible from a socio-economic perspective. The benefits of the expansion, including job creation, improved access to burial services, and better planning for future generations, outweigh the potential negative impacts. As such, the expansion of the Hout Bay Cemetery should be authorized, with appropriate mitigation measures put in place to address the associated challenges.

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Specialist Details

Marcel Theron

Cell: 072 216 7050

E-mail: marcel@urban-econ.com

Position: Senior Development Economist

Qualifications: BA Hons (Psychology), BBA (Psychology, Business)

Experience: 1 years

Brief profile: Marcel Theron is a senior development economist at Urban-Econ in Cape Town, with extensive expertise in socio-economic assessments, local economic development, and development economics. He has conducted impact assessments for a variety of private clients, covering development concepts such as residential, retail, mixed-use, renewable energy, mining, and infrastructure projects. Marcel's in-depth knowledge and experience at Urban-Econ have significantly contributed to his ability to support and enhance both current and future development projects.

Specialist CV

Education:			
University of South Africa (2009 - 2013)		BA, Hons (Psychology)	
University of South Africa (2004 - 2008)		BBA (Business and Psychology)	
Language Proficiency:	Reading	Writing	Speaking
English	Excellent	Excellent	Excellent
Afrikaans	Average	Average	Below Average

Work Experience:

Urban-Econ	2013 -Current	Senior Development Economist
Smith Tabata Buchanan Boyes	Contract work: 2006, 2007, 2009 – 2013	Administrative Assistant

Key Qualification: Marcel Theron is a Senior Development Economist in the Western Cape branch of Urban-Econ Development Economists. Marcel earned a Bachelor of Business Administration degree from the University of South Africa in 2008, majoring in Psychology and Business. Building on this foundation, he pursued an Honours degree in Psychology at the same institution, which he completed in 2013. Marcel's academic achievements have equipped him with a deep understanding of human behaviour, organizational dynamics, and business strategy. His interdisciplinary expertise is reflected in his proficiency in property assessments, socio-economic impact evaluations, and comprehensive market research. In addition to his technical capabilities, Marcel is recognized for his strong interpersonal skills and collaborative approach. He is a reliable team player, a committed professional, and an effective communicator, making him a valuable asset to any project or organization.

Project Experience: The following table provides an overview of the diverse range of projects completed to date at Urban-Econ. Each project has further honed my skill and ability to tackle complex problems and deliver impactful solutions.

Experience Record	
Project:	UWC Student Accommodation Market Feasibility
Year:	2024 – 2025
Location:	Bellville, City of Cape Town
Client:	GAPP Architects and Urban Designers

Project features:	Market Research
Position held:	Team leader/ researcher
Activities Performed:	GAPP Architects and Urban Designers appointed Urban-Econ to undertake a student housing feasibility study for four sites in Bellville. The aim of the study is to assess the capacity of the market to sustain a new student housing development in Bellville, specifically aimed at University of the Western Cape students.
Project:	Strandfontein Mixed-use Property Market Analysis
Year:	2024
Location:	Mitchell's Plain, Cape Town, Western Cape
Client:	OWS Civils
Project features:	Affordable Housing Market Feasibility
Position held:	Researcher
Activities Performed:	Urban-Econ Development Economists (Pty) Ltd was appointed by OWS to conduct a mixed-use property market analysis for the Strandfontein Housing Project on erven 1212-RE, 1215 and 21169, Mitchells Plain, Strandfontein, Cape Town. This report analysed both residential property and retail markets in the areas surrounding the proposed development site to make recommendations regarding residential and retail development.
Project:	Oakland City Retail Market Feasibility
Year:	2024
Location:	Philippi, City of Cape Town
Client:	Born Free Investments 247 (Pty) Ltd
Project features:	Retail Market Feasibility
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Born Free Investments 247 (Pty) Ltd to undertake a retail feasibility assessment for a shopping mall in Philippi. The scope of the work included spatial analysis, socio-economic profile, market assessment, and market demand.
Project:	Ginana Retail Market Feasibility
Year:	2024
Location:	Somerset West, City of Cape Town
Client:	Urban Dynamics (Pty) Ltd
Project features:	Retail Market Feasibility
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Urban Dynamics (Pty) Ltd to undertake a retail feasibility assessment for a convenience shopping centre in Somerset West. The

	scope of the work included spatial analysis, socio-economic profile, market assessment, and market demand.
Project:	Pinelands Mupine Residential and Educational Market Feasibility
Year:	2024
Location:	Pinelands, City of Cape Town
Client:	Old Mutual Alternative Investments Division
Project features:	Retail Market Feasibility
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by the Old Mutual Alternative Investments Division to undertake a residential and educational feasibility assessment for a site in Pinelands. The scope of the work included spatial analysis, socio-economic profile, market assessment, and market demand.
Project:	Wild Olive Chicken Farm
Year:	2024
Location:	Tulbagh, Witzenberg Local Municipality
Client:	GroenbergEnviro (Pty) Ltd
Project features:	Socio-Economic Impact Assessment
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by GroenbergEnviro (Pty) Ltd to undertake a socio-economic impact assessment for a broiler farm located outside of Tulbagh. The scope of the work included spatial analysis, policy overview, socio-economic profile, market assessment, SAM modelling, and impact assessment.
Project:	Mountain View Affordable Housing Market Study
Year:	2023/ 2024
Location:	Brackenfell, City of Cape Town
Client:	Stedone Development (Pty) Ltd
Project features:	Property Market Research
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Stedone Developments (Pty) Ltd to undertake a property market analysis for affordable housing. It is understood that the city is planning affordable housing developments and as a result the local housing market needs to be analysed and understood together with the interest/affordability/purchasing power of the target market.
Project:	Saldanha Bay Bidvest Logistics Hub Socio-Economic Impact Assessment
Year:	2024
Location:	Saldanha Bay
Client:	WSP in Africa

Project features:	Impact Assessment
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by WSP to conduct a basic socio-economic assessment relating to the development of a logistics hub that will receive, distribute and handle various bulk commodities for local and export purposes. The scope of the work included spatial analysis, policy overview, socio-economic profile, market assessment, SAM modelling, and impact assessment.
Project:	Lucullus Road Extension Socio- Economic Impact Assessment
Year:	2023/2024
Location:	Kraaifontein, Western Cape
Client:	Zutari (Pty) Ltd
Project features:	Impact assessment
Position held:	Researcher
Activities Performed:	Urban-Econ Development Economists was appointed by Zutari to undertake a Socio-Economic Impact Study. The aim of the social impact assessment is to investigate and describe the social and economic environment surrounding the proposed road extension and to identify possible impacts that could affect the environment as required by the Environmental Impact Assessment Guidelines and Legislature
Project:	Stillbaai Aviation estate Erf 698 Socio-Economic Impact Assessment
Year:	2023
Location:	Stillbaai
Client:	GNEC Environmental Consultants
Project features:	Site Sensitivity/ Scoping Report & Socio-Economic Impact Assessment
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by GNEC to conduct a socio-economic impact assessment relating to the development of a Stillbaai Aviation Estate which is to consist of open space, residential units, tourism accommodation, a restaurant, clubhouse, hangars and a school. The purpose of the socio-economic impact assessment is to quantify and assess the potential positive and negative socio-economic impacts that could ensue from the proposed upgrade in the context of local communities and affected economies.
Project:	Tulbagh De Hoop Chicken Farm Socio-Economic Impact Assessment
Year:	2023
Location:	Tulbagh
Client:	GNEC Environmental Consultants
Project features:	Impact Assessment

Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by GNEC to conduct a socio-economic impact assessment relating to the development of a chicken farm. The purpose of the socio-economic impact assessment is to quantify and assess the potential positive and negative socio-economic impacts that could ensue from the proposed upgrade in the context of local communities and affected economies.
Project:	Wildebosch, Stellenbosch Road Extension Basic Assessment
Year:	2023 – 2024 - Ongoing
Location:	Stellenbosch
Client:	Zutari
Project features:	Site Sensitivity/ Scoping Report & Socio-Economic Basic Impact Assessment
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Zutari to conduct a socio-economic impact assessment relating to the extension of Wilderbosch Road and upgrade of Trumali Road. The purpose of the socio-economic basic assessment is to quantify and assess the potential positive and negative socio-economic impacts that could ensue from the proposed upgrade in the context of local communities and affected economies.
Project:	Adam Tas Road Link Basic Assessment
Year:	2023 – 2024 - Ongoing
Location:	Stellenbosch
Client:	GNEC Environmental Consultants
Project features:	Site Sensitivity/ Scoping Report & Socio-Economic Basic Impact Assessment
Position held:	Team Leader/ researcher
Activities Performed:	Urban-Econ was appointed by Zutari to conduct a socio-economic impact assessment relating to the establishment of the Adam Tas Road Link. The purpose of the socio-economic basic assessment is to quantify and assess the potential positive and negative socio-economic impacts that could ensue from the proposed upgrade in the context of local communities and affected economies.
Project:	Brackenfell Eoan Way Affordable Housing Market Study
Year:	2023
Location:	Brackenfell
Client:	Stedone Development (Pty) Ltd
Project features:	Property Market Research
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Stedone Developments (Pty) Ltd to undertake a property market analysis for affordable housing. It is understood that the city is

	planning affordable housing developments and as a result the local housing market needs to be analysed and understood together with the interest/affordability/purchasing power of the target market.
Project:	Blue Gum Grove PV Facility Socio-Economic Impact Assessment
Year:	2023
Location:	Kuils River
Client:	Savannah Environmental (Pty) Ltd
Project features:	Impact Assessment
Position held:	Team leader/ researcher
Activities Performed:	Urban-Econ was appointed by Savannah Environmental (Pty) Ltd to conduct a basic socio-economic assessment relating to the development of a PV Facility (up to 150MW) and associated infrastructure (including a Battery Energy Storage System). The purpose of the socio-economic basic assessment is to quantify and assess the potential positive and negative socio-economic impacts that could ensue from the proposed upgrade in the context of local communities and affected economies.

Other Projects

• R300 Road Extension • Agste Laan Informal Settlement Upgrade Impact Assessment • Doornbach Informal Settlement Upgrade • Bernards Diamond Prospect Impact Assessment • Welgemoed Mixed Use Development Impact Assessment • Wolwerivier Impact Assessment • iLanga Emoyeni Solar Facility Impact Assessment • Graanendal Filling Station • JESSA Wind Farm Impact Assessment	• Harbour Arch • GTP Student Accommodation Market Research • Grand Parade Opportunity Analysis • City Hall Market Feasibility • Baseline Socio-Economic Impact Assessment: Proposed Expansion of Crude Oil Jetty and Construction • Farmer Production Support Unit Business Plans • Master Agri-Park Business Plan • Doringbaai Abalone Due Diligence Report • Master Agri-Park Business Plan
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• Groot Phisantekraal Socio Economic Impact Assessment • Pienaarspoort Wind Energy Facility 1 and 2 • Economic Impact Assessment of the Forest Molecular Genetics Programme • Hindle Road Socio-Economic Impact Assessment • Aan De-Zicht Socio-Economic Impact Assessment • Gordons Bay Market Feasibility Study • Pelican Park Socio-Economic Impact Assessment • Tronox Mine Socio-Economic Impact Assessment • Effectiveness Evaluation of the Culemborg Safe Space • Piketberg Filling Station Socio-Economic Impact Assessment • Langebaan Truck Stop and Filling Station Socio-Economic Impact Assessment • Schulz Vlei Socio-Economic Impact Assessment • Muizenberg Pavilion Opportunity Analysis • Maitland Crematorium Opportunity Analysis	• Veld PV North and South Amendment Report • Kudusberg Amendment Report • Koeris Amendment Report • Wynberg Facilities Precinct Feasibility Study • Cape Town Creative Precinct Plan • Terra Nominees Socio-Economic Impact Assessment • Gordons Bay Residential Socio-Economic Impact Assessment • Annandale Socio-Economic Impact Assessment • Kronos PV Facility Socio-Economic Impact Assessment • Implementation & Outcome Evaluation of the City of Cape Town's World Design Capital Initiatives • Cape Town Entertainment Dome Market Demand Analysis • Cape Town Art Fair • Bella River Socio-Economic Impact Assessment
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References:

Alex Kempthorne Email: alex@urban-econ.com Cell Phone: +27 (0) 84 417 1808

Marcel Theron Email: marcel@urban-econ.com Cell Phone: +27 (0) 72 216 7050

A handwritten signature in black ink, featuring a stylized 'H' and the word 'Heron'.

Date: 16/01/2025 Signature: