

# THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY

## SOCIO-ECONOMIC IMPACT ASSESSMENT

A **Socio-Economic Impact Assessment** was undertaken by **Urban-Econ**. The following impacts have been identified:

### 1 CONSTRUCTION PHASE IMPACTS **POSITIVE**

Temporary stimulation of business GDP and production

Creation of temporary employment opportunities due to construction activities

Temporary increase in household income due to construction-related employment and supplier spend

Temporary increase in government revenue through construction charges, property taxes and income taxes

Temporary opportunity for skills development and on-site training across construction, technical and site management activities

### ENHANCEMENTS

- Utilise labour from surrounding communities to maximise the benefit to the local economy
- Procure construction materials from local suppliers
- Prioritise labour sourcing from the broader Cape Town, including historically disadvantaged areas with high unemployment
- Sub-contractors should be local SMMEs and BBBEE compliant enterprises wherever feasible
- Employ labour-intensive construction methods where feasible
- Prioritise employment of youth and entry-level workers to support skills pipeline development
- Communicate clearly with users regarding access, closures and alternative arrangements

### 2 CONSTRUCTION PHASE IMPACTS **NEGATIVE**

Short-term nuisance from construction activities including dust, noise and air pollution

Temporary disruption to civic activity on the site (use of the library and civic centre)

Increased construction-related traffic on key arterial routes (Helen Suzman Boulevard and Main Road)

Temporary visual disturbance due to construction activities

Disruption for the existing ECD centre

### MITIGATIONS

- Implement a Construction Traffic Management Plan aligned with the TIA recommendations
- Compliance with standard construction management practices (site housekeeping, material storage control, appropriate screening)
- Comply with relevant noise and dust regulation policies
- Ensure no demolition of the existing ECD facility until a suitable, compliant and operational temporary facility has been secured
- Implement phased construction such that portions of the library can remain open and usable insofar as is feasible and safe