

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 OPERATIONAL PHASE IMPACTS

POSITIVE

- Increase in GDP and production
- Increase in household income for those employed at the proposed development
- Opportunities for skills development in retail, hospitality and facilities management
- Sustained increase in government revenue
- Increase in land values of surrounding properties due to rezoning and development of underutilised land
- Provision of a purpose-built ECD facility as part of the development
- Improved access, functionality and quality of civic facilities (library and civic centre)
- Increase in housing availability in the Three Anchor Bay/Green Point area

ENHANCEMENTS

- Operators should prioritise local procurement of materials, hiring of staff and contracting of services as far as feasible
- Efforts should be made to sub-contract to local companies, particularly SMMEs and BBBEE compliance enterprises
- Inclusion of a requirement for 20% affordable housing within the development rights/conditions
- Ensure that facility upgrades are aligned with the needs of the community, improve the functioning and longevity of the civic infrastructure
- Ensure that the ECD facility is purpose-built, designed to meet current operational and regulatory requirements, including adequate indoor and outdoor space

2 OPERATIONAL PHASE IMPACTS

NEGATIVE

- Increased traffic volumes resulting in increased traffic congestion in the surrounding area
- Visual impact on sense of place, particularly for surrounding residents
- Cessation of certain current recreational activities on the site

MITIGATIONS

- Development should be well integrated with public transport and non-motorised transport infrastructure
- Optimisation of signal phasing and timings at surrounding intersections, as per the TIA
- Maintain compliance with the VIA design guidelines and recommendations, and consider shading and visual interface treatment along sensitive edges (e.g. Main Road)

"The **proposed development is considered to be acceptable and is recommended**, subject to the implementation of the proposed mitigation and enhancement measures. These measures are essential to ensure that the potential socio-economic benefits associated with the proposed development are realised **inclusively** and **sustainably** and that the **risks of exclusion, displacement and inequality are adequately addressed**"