

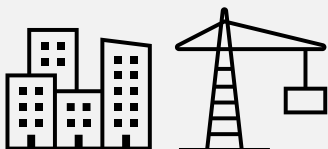


Three Anchor Bay: Erf 2187

Proposed Mixed-Use Development

Socio-Economic Impact Assessment

1 June 2026



Contents

1.	Introduction	5
1.1	Scope of work	5
1.2	Methodology.....	6
1.3	Assumptions, limitations and gaps in knowledge	6
2.	Development concept.....	6
2.1	Project description.....	6
2.2	Existing land uses to be retained	7
2.3	Current activity on the site	7
2.3.1	Colin Eglin Sea Point Public Library	8
2.3.2	Sea Point civic centre.....	8
2.3.3	Glen Green Point Sports Centre	9
2.3.4	Western Province Bridge Centre	9
2.3.5	Pinocchio Creche	9
2.4	Development location and surrounding land uses.....	10
2.5	Proposed development concept	11
2.6	Synthesis	13
3.	Policy review.....	14
4.	Baseline profile	19
4.1	Social demographics	19
4.1.1	Population and households.....	19
4.1.2	Age distribution	20
4.1.3	Education.....	20
4.1.4	Employment.....	21
4.1.5	Household income.....	22
4.2	Economic overview.....	23
4.2.1	Gross value added (GVA) growth.....	23
4.2.2	GVA per sector.....	24
4.2.3	Sectoral employment distribution	25
4.3	Synthesis	26
5.	Economic impact modelling.....	27
5.1	SAM modelling	27
5.2	Capital expenditure	30
5.3	Operational expenditure	31
5.4	Synthesis	32
6.	Evaluation of impacts	33

Three Anchor Bay Erf 2187 Socio-Economic Impact Assessment

6.1	Identified impacts.....	33
6.2	Assessment methodology.....	33
6.3	Construction phase impacts	34
6.3.1	Temporary Impact on GDP and production	34
6.3.2	Temporary impact on employment	36
6.3.3	Temporary impact on household income	37
6.3.4	Temporary impact on government revenue	39
6.3.5	Temporary impact on skills development	40
6.3.6	Temporary impact on traffic congestion	42
6.3.7	Temporary impact on sense of place (visual)	43
6.3.8	Temporary impact on noise, dust and air pollution	44
6.3.9	Temporary impact on ECD centre.....	45
6.3.10	Temporary impact on access to civic facilities and services	46
6.4	Operational phase impacts	48
6.4.1	Sustained impact on GDP and production	48
6.4.2	Sustained impact on employment	49
6.4.3	Sustained impact on household income	50
6.4.4	Sustained impact on government revenue	52
6.4.5	Sustained impact on skills development	53
6.4.6	Sustained impact on traffic flow	54
6.4.7	Sustained impact on sense of place (visual)	56
6.4.8	Sustained impact on land values.....	57
6.4.9	Sustained impact on ECD care	58
6.4.10	Sustained impact on access to civic facilities and services.....	59
6.4.11	Sustained impact on recreational activity	61
6.4.12	Sustained impact on housing availability and affordable housing.....	62
6.5	Net effective trade-offs.....	63
6.6	Assessment of Land use options	64
7.	Conclusion and recommendations	66
	References.....	67
	Appendix A: Specialists Declaration	68
	A.1. Alex Kempthorne	68
	A.2. Talia Aliber	68
	Figure 1.1: Study methodology	6
	Figure 2.2: Conceptual layout plan.....	12
	Figure 4.1: Age distribution	20

Figure 4.2: Levels of schooling 21

Figure 4.3: Employment levels 22

Figure 4.4: Annual household income distribution 22

Figure 4.5: GVA growth 24

Figure 5.1: Types of impacts 28

Map 2.1: Current site occupants 7

Map 2.2: Site locality 11

Map 2.3: Surrounding land uses 11

Table 2.1: Site leases 8

Table 4.1: Population and households 19

Table 4.2: GVA proportion by sector 24

Table 4.3: Employment proportion by sector 25

Table 5.1: Impacts modelled (CAPEX) 29

Table 5.2: Impacts modelled (OPEX) 29

Table 5.3: CAPEX impact (Option 1) 30

Table 5.4: CAPEX impact (Option 2) 31

Table 5.5: OPEX impact (Option 1) 31

Table 5.6: OPEX impact (Option 2) 32

Table 6.1: Identified impacts 33

Table 6.2: Temporary impact on GDP and production 35

Table 6.3: Temporary impact on employment 36

Table 6.4: Temporary impact on household income 38

Table 6.5: Temporary impact on government revenue 39

Table 6.6: Temporary impact on skills development 41

Table 6.7: Temporary impact on traffic congestion 42

Table 6.8: Temporary impact on sense of place (visual) 43

Table 6.9: Temporary impact on noise, dust and air pollution 44

Table 6.10: Temporary impact on ECD centre 46

Table 6.11: Temporary impact on access to civic facilities and services 47

Table 6.12: Sustained impact on GDP and production 48

Table 6.13: Sustained impact on employment 50

Table 6.14: Sustained impact on household income 51

Table 6.15: Sustained impact on government revenue 52

Table 6.16: Sustained impact on skills development 53

Table 6.17: Sustained impact on traffic flow 55

Table 6.18: Sustained impact on sense of place (visual) 56

Table 6.19: Sustained impact on land values 58

Table 6.20: Sustained impact on ECD care 59

Table 6.21: Sustained impact on access to civic facilities and services 60

Table 6.22: Sustained impact on recreational activity 61

Table 6.23: Sustained impact on housing availability and affordable housing 62

Table 6.24: Net effective trade-offs 64

1. INTRODUCTION

Urban-Econ Development Economists was sub-contracted to join the professional team working on the development concept to inform the City of Cape Town's planned land disposal of the Remainder Erf 2187 in Three Anchor Bay. This report forms the Socio-Economic Impact Assessment (SEIA) component of the subsequent Economic Impact Assessment (EIA) undertaken for the proposed disposal of the site. A detailed project description is provided in the next chapter.

1.1 SCOPE OF WORK

The purpose of this SEIA is to quantify and assess the potential socio-economic impacts that could ensue from the proposed land disposal and subsequent development, with regards to the local communities and affected economies. The scope of work for this assessment is in line with the NEMA protocols released in March 2020.

The socio-economic impact assessment:

- Identifies and assesses the socio-economic impacts associated with the construction phase and the operational phase of the project
- Provides a general overview of the baseline conditions associated with the affected community
- Identifies and assesses any potential socio-economic impacts, either positive or negative, that may arise due to the proposed project on individuals, households, agricultural activities and commercial businesses-
- Identifies and assesses the economic impact of the proposed project during its construction and its operation
- Identifies mitigation measures to reduce the severity of negative impacts and measures to optimise the positive impacts

This report is one of a series of technical reports which either gave input to, or assess the proposals for the redevelopment of the site. Refer to the section below for a list of specialists involved in the project, and the specialist reports that support this development proposal.

The following specialist investigations and assessments have been undertaken as part of preparing the project proposals.

Discipline	Company name	Assessment & Reports
Environment	Infinity	Basic Environmental Impact Assessment report
Heritage	Lize Malan & Cindy Postlethwayt	Heritage Impact Assessment report
Visual	David Gibbs	Visual Impact Assessment report
Architects and Urban Designers:	ACG Architects & Urban Design	Urban Design Concept, Urban Designing report Urban Designing guidelines
Socio-Economic Specialist:	Urban Econ	Socio-Economic Impact Assessment
Property Market	Urban Econ	Property Market Assessment report
Transport Engineers:	ITS	Transport Impact Assessment report
Civil Engineers:	EAS	Bulk Engineering Services Impact Assessment and Stormwater report
Electrical Engineers	BVI	Electricity Infrastructure Impact Assessment report
Town Planning	@Planning Town Planning	Town planning input & statutory application

1.2 METHODOLOGY

The approach to this study is outlined below:

Figure 1.1: Study methodology



1.3 ASSUMPTIONS, LIMITATIONS AND GAPS IN KNOWLEDGE

The key assumptions that form the basis of the assessment are outlined below:

- Project-related information supplied by the project team is assumed to be reasonably accurate. Potential impacts are thus predicted based on this information.
- The secondary data sources used to compile the economic and socio-economic baseline can be viewed as being indicative of broad trends within the study area.
- Potential impacts cannot be predicted with complete accuracy. Predictions are based on research and years of experience, taking the specific set of circumstances into account.

2. DEVELOPMENT CONCEPT

2.1 PROJECT DESCRIPTION

The applicant, the City of Cape Town Property Development Department, is proposing a high-intensity mixed-use development on erf 2187 in Three Anchor Bay. The site is approximately 4.5 hectares in size, municipal-owned, and currently zoned as Public Open Space (OS2). The site is bounded by Sea Point Main Road (M61) to the south, Helen Suzman Boulevard and Beach Road (M6) to the north, and Three Anchor Bay Road to the west. These roads contribute to good connectivity in an east-west directions to and from the site. My-City and Golden Arrow bus services are available within walking distance to the site.

Notwithstanding the site's prime location, the site is currently underutilised. The bowling clubs that used to occupy significant land on the site are no longer active and the club houses are now being leased for various other low-intensity community uses or stand vacant. There are various sport and public recreational facilities in the vicinity of the site and the City's Spatial

Development Framework earmarks the site for infill development that would ensure better utilisation of this well-located land parcel close the City CBD and regional community and recreational facilities.

The intention is for the site to be disposed of via a competitive bidding process after Council's in principle approval to transfer is obtained and statutory processes in terms of NEMA and MPBL are concluded. The concept design includes residential, retail, commercial, civic and hotel development.

2.2 EXISTING LAND USES TO BE RETAINED

The proposed concept design retains the library, civic centre and provision is also made to extend the library building, reconfigure internal spaces, accommodate other community and civic uses within the new additions and re-purposed spaces. The proposal includes a new building and outdoor space for a creche/ECD and the CPA parking on the site will be incorporated into the design. The electric substation will be moved to a different location to maximise the developability of the site.

2.3 CURRENT ACTIVITY ON THE SITE

In addition to the current land uses described above (public library, civic hall and creche/ECD), the site has other tenants. The Western Cape Bridge Union has leased a building on the site for its headquarters since 2002, known as the Western Province Bridge Centre. The Glen Green Point Sports Centre leases another portion of the site including the old bowling fields and clubhouse, two of which currently appear to be in use as soccer fields. The Pinocchio Creche is currently located at the eastern edge of the site. The proposed concept design includes a new building and outdoor space for a creche/ECD to ensure that this land use is retained. Further descriptions of the current activities are provided below.

Map 2.1: Current site occupants



(MapAble, 2025)

The status of each lease and their expiration dates are listed in the table below.

Table 2.1: Site leases

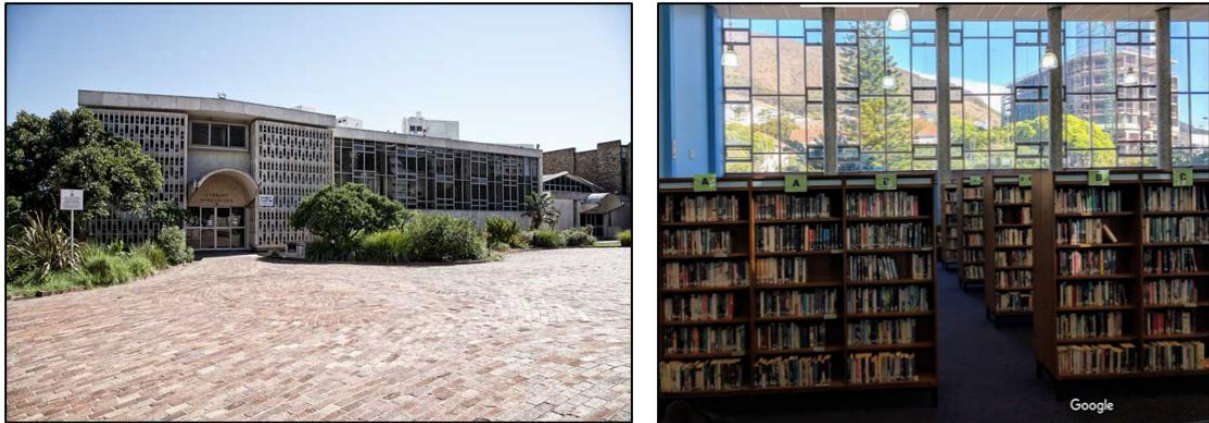
Lessee	Lease expiry	Status
Glen Green Point Sports	30/11/2027	6-month notice period
Western Cape Bridge Union	30/11/2027	6-month notice period
Domestic Workers Association Education Trust	31/03/2030	6-month notice period
Cape Peninsula Organisation for the Aged	30/09/2025	Month-to-month basis

(City of Cape Town: Property Transactions, 2025)

2.3.1 COLIN EGLIN SEA POINT PUBLIC LIBRARY

The Colin Eglin Sea Point Public Library serves the local Sea Point and Greenpoint communities, as well as visitors to the area. It is a large community library, with a wide range of books, DVDs and other materials available to members. The only other public libraries in the general area are in Camps Bay and the City Centre. The Sea Point Public Library therefore plays a significant role in the social and educational wellbeing of the surrounding community. However, the library also has several challenges, including a lack of space to fully fulfil its role, inefficient layout, insufficient multimedia resources and insufficient study and work areas. As noted in the Heritage Report, the library is used by both local residents and learners from schools in the area, who do not necessarily reside there.

Photograph 2.1: Sea Point Public Library



(Google Maps, 2025)

2.3.2 SEA POINT CIVIC CENTRE

The Sea Point Civic Centre is located adjacent to the library and also serves the surrounding community. It can be rented out for events such as weddings, awards ceremonies and other private or community functions. Additional events such as workshops and other recreational activities are also held here. Facilities within the civic centre include a hall with a stage, a foyer area, a minor hall and a kitchen. The minor hall is not used separately from the main hall for events due to space constraints and noise conflicts. The centre can host a maximum of 300 people.

Photograph 2.2: Sea Point Civic Centre



(Google Maps, 2025)

2.3.3 GLEN GREEN POINT SPORTS CENTRE

Glen Green Point Sports Centre, linked to the Glen Country Club in Clifton, currently leases a portion of the site from the City. This portion of the site includes the old bowling fields and clubhouse. Though there are multiple fields, only two currently appear to be in use as soccer fields. The fields closest to Main Road appear to be unused and are mostly filled with sand.

2.3.4 WESTERN PROVINCE BRIDGE CENTRE

The Western Province Bridge Centre is the headquarters of the Western Cape Bridge Union (WCBU), with the building being leased by the club since 2002. The WCBU is one of the unions under the South African Bridge Federation (SABF), which sends players to represent South Africa in high level tournaments on the continent and overseas. Within the Western Cape, the WCBU also “provides funding and support for beginner bridge players as well as more established bridge players who are new to the competitive environment” (WCBU, n.d.). The large parking area behind the Centre is also used by driving schools as a training facility.

Photograph 2.3: Western Province Bridge Centre



(Google Maps, 2025)

2.3.5 PINOCCHIO CRECHE

Pinocchio Creche was established in 1984 by the Domestic Workers' Association as an accessible early childhood development and care centre for the

children of blue-collar workers who worked in the Greenpoint and Sea Point areas. This is still the creche's primary purpose, however it has also expanded – catering for children from a wide range of areas, as well as for families who live in the immediate area. The occupations of the parents of children at the creche have also expanded, with the creche now serving many government workers in addition to sustaining their focus on serving blue-collar workers. With this focus, the creche caters to the longer working hours associated with these jobs and is a low-fee early childhood development centre (ECDC), relative to other such facilities, in the Atlantic Seaboard area of the city. The four other ECDCs in the immediate area charge approximately double the monthly fees that Pinocchio does.

The creche currently accommodates 87 children, with immediate plans to expand into infant care. There is very high demand for placement at the creche, meaning that they could expand further if they had the space. Regulations require 1,5m² of indoor space, and a similar amount of outdoor space, per child. In addition to high local demand, the creche has been contacted by parents from several other countries looking to place their children at the creche for a period. Many of these parents are digital nomads or travelling professionals, and the reputation of the creche draws them to enquire about space at the creche for the time in which they are in South Africa.

The lease of the Domestic Workers Association Education Trust for the creche building ended at the end of April 2025. As is the case with the Bridge Union, a new lease was in the process of being approved, according to the information received from Property Management. The new lease will have a six-month cancellation period.

The creche is highly embedded in the local community. In addition to its prominent place as a desirable and accessible ECDC, it is involved in the surrounding areas. Parents assist with fundraising activities for the creche, which is also a central feeder to local schools. The creche also has a reading programme with the nearby Sea Point Public Library.

Photograph 2.4: Pinocchio Creche



(Google Maps, 2025)



2.4 DEVELOPMENT LOCATION AND SURROUNDING LAND USES

The site of the proposed land disposal and subsequent development is in Three Anchor Bay, with Helen Suzman Boulevard running directly along the north of the site and Main Road directly along the south. The suburb of Green Point is directly to the north and east of the site, while Sea Point is slightly further to the southwest of the site. These areas are primarily residential, with a significant strip of commercial activity along Main Road, as well as some retail and hotels along Beach Road. Green Point is also home to the DHL Stadium and the Green Point Park.

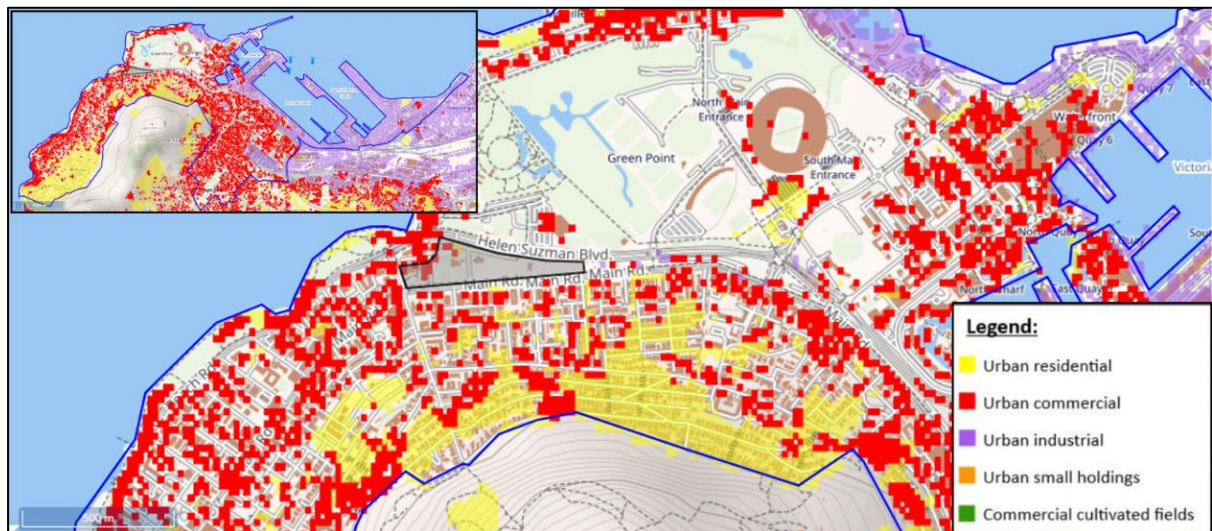
Three Anchor Bay Erf 2187 Socio-Economic Impact Assessment

The maps below show the site's location in relation to the surrounding suburbs and the distribution of land uses in the area around the site, respectively.

Map 2.2: Site locality



Map 2.3: Surrounding land uses



(MapAble, 2025)

2.5 PROPOSED DEVELOPMENT CONCEPT

The proposed development of the site entails a mixed-use development, incorporating residential, retail, office and hotel land uses. The development will be informed by the conceptual development guidelines for a flexible basket of rights prepared by ACG Architects.

The figure below shows the design concept for the site developed by ACG Architects.

Figure 2.1: Conceptual layout plan



KEY

RETAIL EDGE	CIVIC HERITAGE BUILDINGS	NEW FULL INTERSECTION	NEW DEVELOPMENT PODIUM	NEW TREES
VIEW CORRIDORS	CIVIC FORECOURT	LEFT IN AND/OR LEFT OUT	NEW DEVELOPMENT TOWERS	SOFT LANDSCAPING
PRIME LOCATION	GREEN COURTS	BASEMENT ACCESS	PEDESTRIAN NETWORK	BIOSWALES
GATEWAY BUILDINGS	RETAIL SQUARE	DELIVERY AREA	EXISTING TREES RETAINED	

(ACG Architects, 2026)

The concept includes green space, gateway buildings bookending the site, key view corridors, active retail edges and basement parking. As indicated, this concept is not prescriptive, but rather to inform the basket of rights that will ultimately be attached to the site.

What is important to note is that the current civic node on the site – including the library and civic hall – will be retained, with upgrades planned to the current spaces. These upgrades include:

- Conversion of the existing civic centre minor hall into a kitchen/café, such that the space can be used more efficiently and allow activity to be attracted to the site even when events are not taking place
- Provision of outdoor seating in the forecourt to activate the space
- Relocation of the function of the minor hall to the current library reading room, allowing the space to function independently from the Civic Hall and accommodate small gatherings, meetings and community events that do not require the use of the larger venue
- Inclusion of public parking behind the building, including a secure parking area for the CPOA which currently leases a portion of the site from the CoCT

- Access points to the proposed basement parking structure which will accommodate existing parking requirements for users of the library and civic centre

The development concept also includes the location of additional bulk behind the existing library.

Two options for the site have been developed to allow for consideration of different land use mixes. The respective land use splits for each option are indicated in the table below.

Land use type	Retail (GLA)	Office (GLA)	Hotel (GLA)	Community (GLA)	Open market residential units	Affordable residential units
Option 1	8 379 m ²	1 403 m ²	5 094 m ²	1 355 m ²	915	230
Option 2	8 379 m ²	13 063 m ²	5 094 m ²	1 355 m ²	772	183

Option 2 is the preferred layout option, according to which the impacts will be analysed. The distinction between the two options is the greater residential unit allocation under Option 1, which has approximately 190 more residential units, while Option 2 has significantly more office space. Based on the economic modelling, Option 2 is anticipated to have a greater long-term impact on the surrounding local economy, due to its additional allocation of commercial space. This enhances the positive impacts associated with GDP, employment, household income and government revenue generation, thus making it the preferred option. It also allows greater flexibility in land use mix.

2.6 SYNTHESIS

This section provided an overview of the proposed development site and concept, including an examination of the existing site uses. The site's importance in hosting civic infrastructure is recognised in the development concept, which is designed so as to enhance these activities. The proposed mixed-use development seeks to contribute to the area's lively and varied socio-economic activities, through the inclusion of various land uses. This will enable it to be embedded in the surrounding area, where combinations of ground floor retail, additional office space and multi-storey residential units characterise activity.

3. POLICY REVIEW

This section provides a review of the key legislation, policies and strategies relevant to the proposed development. This allows for an assessment of whether the proposed development aligns with policy objectives on the local, provincial and national levels.

Policy	Key Objectives
National	
<p>National Development Plan 2030</p>	<p>The NDP is founded on 6 pillars that represent the broad objectives of the plan to eliminate poverty and reduce inequality.</p> <p>Key Objectives by 2030:</p> <ul style="list-style-type: none"> • Strengthening democracy and holding government accountable • Raising economic growth, promoting exports and making the economy more labour absorbing • Focusing on key capabilities of both people and the country • Capabilities include skills, infrastructure, social security, strong institutions and partnerships both within the country and with key international partners • Building a capable and developmental state • Strong leadership throughout society that work together to solve our problems <p>Specifically, the NDP stipulates that municipalities should establish a few transformation zones, to act as catalysts for urban integration and densification. This would stimulate job creation and access for residential populations to central locations.</p> <p>Implications: The proposed development in Three Anchor Bay aligns strongly with the NDP's emphasis on densification and efficient land use in well-located urban areas. Given the site's proximity to economic and recreational assets, such as the Promenade and Stadium, redevelopment would support spatial transformation and economic inclusion, particularly if it incorporates mixed-use public amenities.</p>
<p>Integrated Urban Development Framework (IUDF) - 2016</p>	<p>The Integrated Urban Development Framework is a policy initiative of the Government of South Africa, coordinated by the Department of Cooperative Governance and Traditional Affairs (COGTA).</p> <p>The IUDF aims to facilitate a shared understanding across government and society about how to optimize management of urbanisation and achieve the goals of economic</p>

	<p>development, job creation and improved living conditions for our people</p> <p>Key Objectives:</p> <ul style="list-style-type: none"> • Enhance the interconnectedness and coordination of the city • Encourage mixed-use development and transit-oriented development • Improve access to social and economic opportunities <p>Implications:</p> <p>The site's central location makes it ideal for compact, mixed-use development, consistent with the principles of the IUDF. Development here would contribute to limiting urban sprawl and enhancing access to opportunities, particularly if integrated with public transport (such as the nearby MyCiti station) and pedestrian networks.</p>
<p>Provincial</p>	
<p>Western Cape Provincial Strategic Plan 2025-2030</p>	<p>The Western Cape's Provincial Strategic Plan (PSP) outlines the Province's overarching vision and priorities for the next five years. The strategy highlights four key portfolios for the government's focus – Growth for Jobs; Safety; Educated, Healthy and Caring Society; and Innovation, Culture and Governance.</p> <p>Within these focus areas, key sub-goals include:</p> <ul style="list-style-type: none"> • Improved access to employability and economic opportunities • Driving growth opportunities through investment <p>Implications:</p> <p>The proposed redevelopment of the Three Anchor Bay site would attract significant private investment into a high-value coastal precinct, with the potential to generate meaningful spillovers for the surrounding local economy. This includes the creation of employment opportunities during both the construction phase and in ongoing operations linked to retail, hospitality, and related services. This aligns with the PSP's aims of improving access to economic opportunities and creating prospects for growth.</p>

<p>Western Cape Provincial Spatial Development Framework (2014)</p>	<p>The Western Cape's Provincial Spatial Development Framework (PSDF) provides a strategic framework to direct investment and manage growth across the province, with a particular emphasis on spatial priorities over the short to medium term. Its core objectives include:</p> <ul style="list-style-type: none"> • Giving spatial expression to national and provincial development agendas • Serving as a basis for coordinating, integrating and aligning delivery of these agendas • Communicating government's spatial development intentions to the private sector and civil society <p>The guiding principles of the SDF are centred around spatial justice and accessibility, as well as quality and liveability for residents. These principles inform the approach to challenges and development aims for the province.</p> <p>As highlighted in the Province's PSP, the PSDF also notes economic growth as a key objective. In this vein, the "PSDF's role is to open-up opportunities for inclusive economic growth in urban and rural areas".</p> <p>Implications:</p> <p>The proposed developments at Three Anchor Bay would contribute to the local economy through a hike in private investment into the area, creation of short-term local employment during the construction phase, and the generation of longer-term jobs in sectors with affiliation to the area. This aligns with the PSDF's aims of ensuring inclusive economic growth in the province.</p>
<p>Local</p>	

<p>City of Cape Town Municipal Spatial Development Framework (2023)</p>	<p>The Municipal Spatial Development Framework (MSDF) sets out the long-term focus areas, plans and priorities for the City's development. It aims to promote spatial transformation in the City with specifically targeted spatial development approaches.</p> <p>The MSDF is oriented around three spatial strategies, the first of which is to "Plan for economic growth and improve access to economic opportunities". The spatial strategies are further iterated as sub-goals. For the first spatial strategy, these include:</p> <ul style="list-style-type: none"> • Enhancing cultural heritage as well as natural/biodiversity qualities of destination places as a means to support tourism initiatives and related economic activity • Facilitating formal and informal economic growth by creating enabling environments for a range of activities • Promoting mixed-use, higher-density development in well-located areas to maximise economic efficiency and land use <p>Implications:</p> <p>The MSDF includes a clear focus on the facilitation and promotion of economic opportunities and growth within the City of Cape Town. The proposed redevelopment at Three Anchor Bay aligns with this objective by generating employment during both the construction and operational phases, while also attracting investment into a well-located coastal precinct. Furthermore, the development supports the MSDF's sub-goal of promoting mixed-use, higher density development in a well-located area.</p>
-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Table Bay District Plan (2023)</p>	<p>The Table Bay District Plan applies the principles and priorities of the Municipal Spatial Development Framework to the Table Bay district, iterating specific plans and focus areas for the medium-term.</p> <p>Key Objectives</p> <ul style="list-style-type: none"> • Focuses on intensifying development on infill and underutilised sites, integrating infrastructure and, where appropriate, affordable housing. • Promotes innovation in urban design, sustainable building, and renewable energy. • Enhances urban nodes and destination places through redevelopment, public space improvements, and economic clustering. • Protects coastal and riverine environments, maintaining amenity value for residents and visitors. <p>Implications:</p> <p>The Table Bay District Plan identifies Three Anchor Bay as a key destination and strategic development area, highlighting its potential for tourism, mixed-use development, and intensified urban growth. The proposed redevelopment aligns with these priorities by enhancing the area's appeal as a coastal destination, creating employment during both construction and operational phases, and enabling local economic opportunities. The project's inclusion of affordable housing also aligns with the TBDP emphasis on inclusive economic opportunity.</p> <p>Additionally, incorporating sustainable design and green infrastructure will support environmental goals, while improved public spaces and mixed-use facilities will strengthen Three Anchor Bay's role as an inclusive and economically active precinct.</p>
---------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4. BASELINE PROFILE

This section will provide a baseline profile of the study area surrounding the site, including an overview of the demographic and economic contexts of the area. This allows for an understanding of the trends, issues and dynamics of the socio-economic context of the area in which the site is located.

The primary study area (PSA) for the purposes of this study comprises Three Anchor Bay, Green Point, Sea Point and Mouille Point, as these areas form the immediate surroundings of the proposed development site. The Table Bay District is used to provide broader regional context and constitutes the secondary study area (SSA).

4.1 SOCIAL DEMOGRAPHICS

4.1.1 POPULATION AND HOUSEHOLDS

The table below indicates the population and households of the PSA, as well as the broader district of Table Bay, which encompasses the SSA.

Table 4.1: Population and households

	PSA	SSA
Population	27 145	306 385
Households	13 490	100 776
Average household size	2,01	3,04
Average annual household growth rate	1%	1%

(Urban-Econ via Quantec EasyData, 2026)

The PSA has a population of 27 145 people, with 13 490 households. This indicates an average household size of 2,01 people, which is smaller than the average household size for the Table Bay District of 3,04 people. This potentially implies a lower dependency ratio, meaning that adults have fewer children or elderly persons relying on them as breadwinners and/or caretakers. Both the PSA and the Table Bay District have an average annual household growth rate of 1%, indicating modest growth in both population and households.

It should also be noted that, in addition to the permanent residential population, the PSA has a high concentration of short-term rentals, which are typically rented by tourists and 'digital nomads' for periods ranging from a few days to a few months. There is little data available to indicate exactly how many people this accounts for, but it can be assumed to add to the area's population, particularly during the summer peak season.

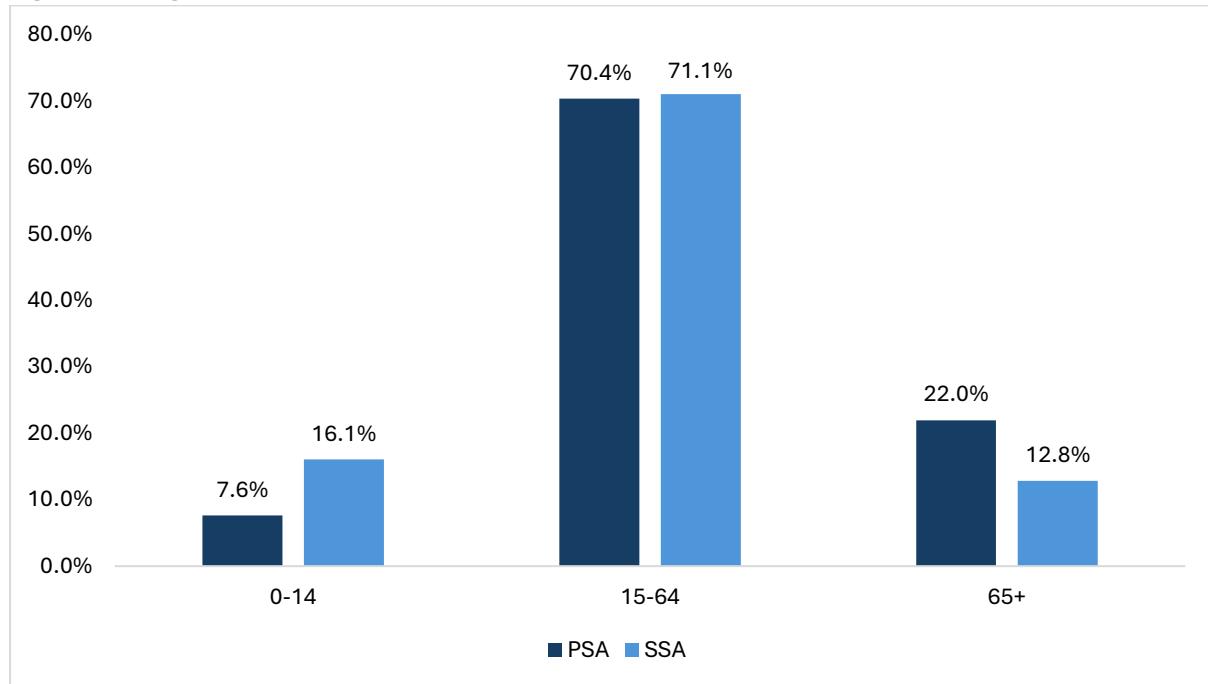
The relatively small average household size of the primary study area indicates a prevalence of couples and young families, as well as households comprised of individuals living alone. This indicates a young working-age population. Additionally, population growth over time will translate into more households seeking residences and employment opportunities in the area.

4.1.2 AGE DISTRIBUTION

The age profile of an area provides valuable insight into the economic composition of the population, providing indicators related to the likely labour force, school-going population, as well as likely need for medical care and other services.

The figure below indicates the age distribution for the study areas.

Figure 4.1: Age distribution



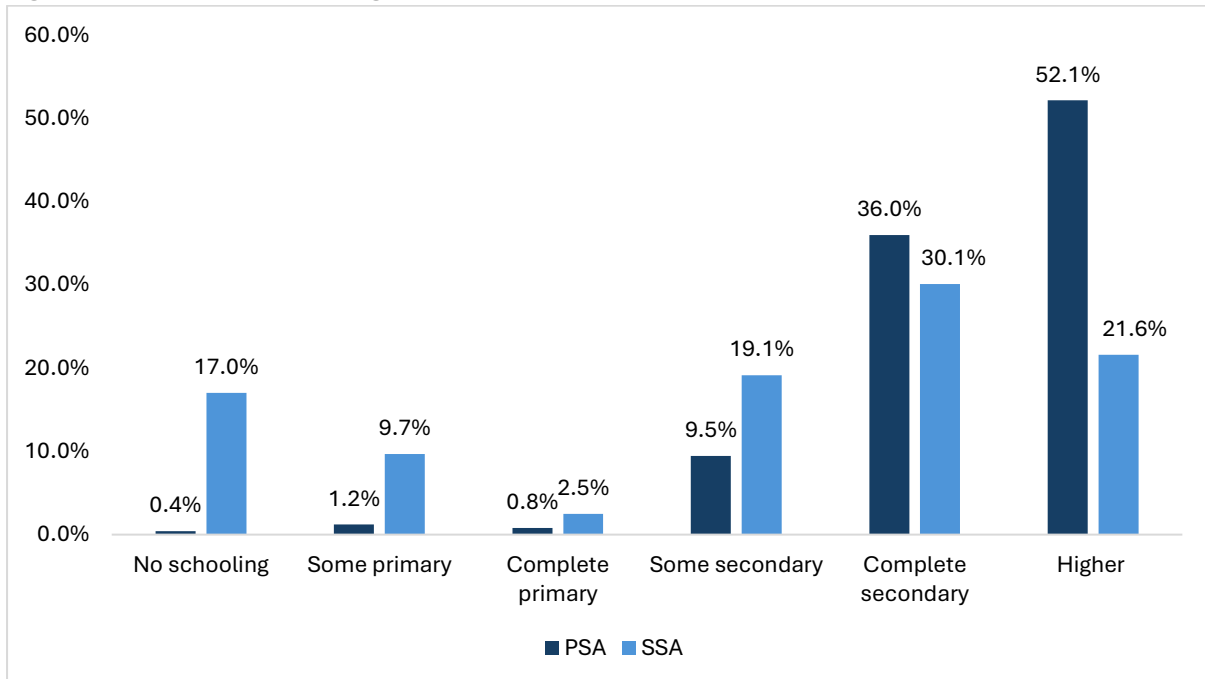
(Urban-Econ via Quantec EasyData, 2026)

The age distribution for the PSA is relatively similar to the broader Table Bay District. There is a higher proportion of individuals between the ages of 15 and 64 compared to the proportion of children. This indicates a larger labour force, and thus likely a higher demand for employment. The PSA has a notably higher proportion of pensioners (age 65+), which is likely due to the prevalence of retirement communities in and around the area.

4.1.3 EDUCATION

The education levels of a population are influential factors in determining income levels as well as skill levels and employment rates in an area. Persons with higher levels of education typically earn higher salaries and are more likely to be employed, compared to those with no schooling or low levels of education. The figure below indicates the levels of schooling in the study areas.

Figure 4.2: Levels of schooling



(Urban-Econ via Quantec EasyData, 2026)

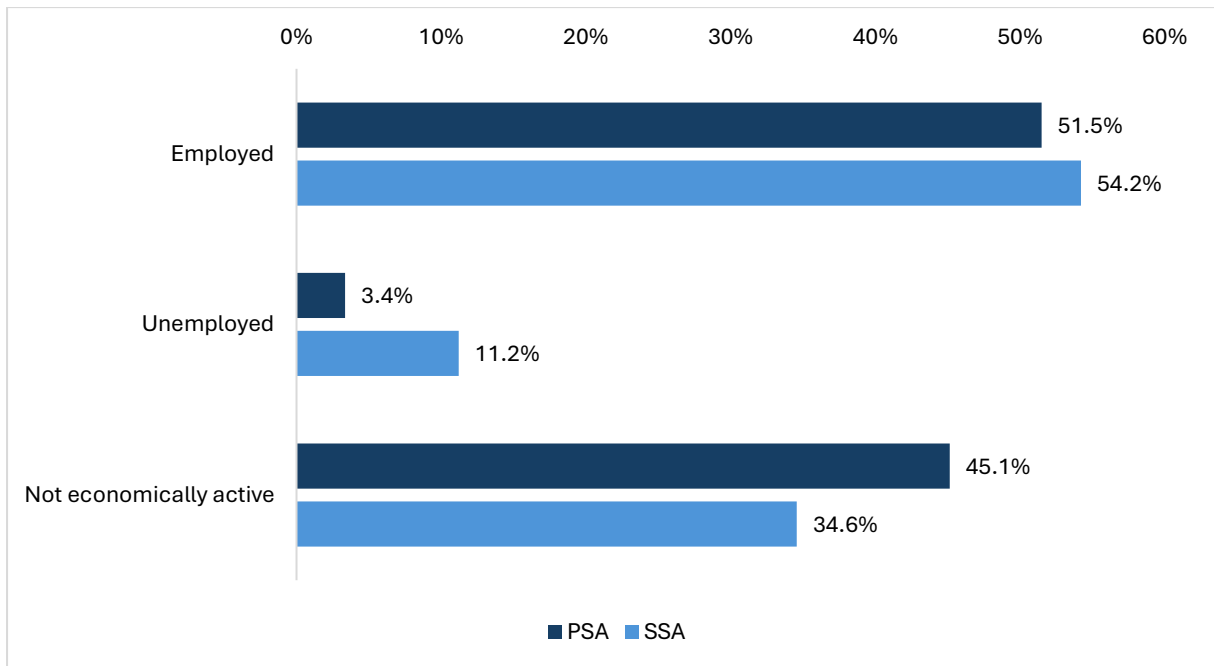
The PSA has notably higher average schooling levels than the surrounding district. The majority of adults within the PSA have completed higher education, followed by those with completed secondary education, indicating a highly skilled labour force. Additionally, the proportion of individuals with no schooling in the PSA is minimal, suggesting strong access to and provision of educational facilities.

In contrast, the broader SSA has a notably higher proportion of individuals with no schooling, suggesting significant lower levels of educational attainment, and by implication lower average household income, compared to the PSA.

4.1.4 EMPLOYMENT

The employment levels of an area are significant indicators of levels of disposable income, standards of living, as well as expenditure capacities of a population. The figure below indicates the employment levels for the study areas.

Figure 4.3: Employment levels



(Urban-Econ via Quantec EasyData, 2026)

The employment rate in the PSA is marginally higher than in the broader SSA, with a difference of approximately 3 percentage points. Both display a value significantly higher than the national average of 40%, indicating a population with higher average standards of living. The SSA has a significantly higher unemployment rate highlighting the persistent inequalities between the broader district and the PSA. In contrast, the PSA has the largest proportion of people who are not economically active, comprising just under half the working aged population.

The proposed development has the potential to create important local employment opportunities, which can contribute to reduction of unemployment in the study areas. Both the construction and the operational phases of the development will stimulate job opportunities. To ensure local labour is utilised, mitigation measures should be put in place to ensure that contractors working on the proposed development obtain their labour locally.

4.1.5 HOUSEHOLD INCOME

The income distribution of an area indicates the standards of living for households. It is also indicative of social welfare requirements, as well as the capacity of households to purchase goods and services. Income levels may also provide indications regarding the economic behaviour of a community, including potential vulnerability to changes in the economy. The table below indicates the income distributions for the study areas.

Figure 4.4: Annual household income distribution

Income bracket		PSA
Low income	No income	9,2%
	R1 – R8 328	1,2%

	R8 329 – R16 657	1,0%
	R16 658 – R33 314	3,0%
	R33 315 – R66 628	5,7%
Middle income	R66 629 – R133 255	9,5%
	R133 256 – R266 510	16,4%
	R266 511 – R533 021	21,7%
High income	R533 022 – R1 066 042	18,3%
	R1 066 043 – R2 132 084	9,2%
	R2 132 085 – R4 264 168	3,2%
	R4 264 169 and more	1,6%

(Urban-Econ via Quantec EasyData, 2026)

The largest proportion of households in PSA fall into the R266 511 – R533 021 annual household income bracket, which is the higher middle-income band. This is followed by households with R533 022 – R1 066 042 annual household income, who fall at the lower end of the high-income band. This indicates a high average household annual income within the study area, translating to strong purchasing power and demand for quality amenities. This is specifically relevant to the proposed hotel, office, and residential components, as these uses are well-supported by the area's strong purchasing power. Together, they facilitate capital circulation and investment within the precinct, reinforcing the economic viability of the development.

4.2 ECONOMIC OVERVIEW

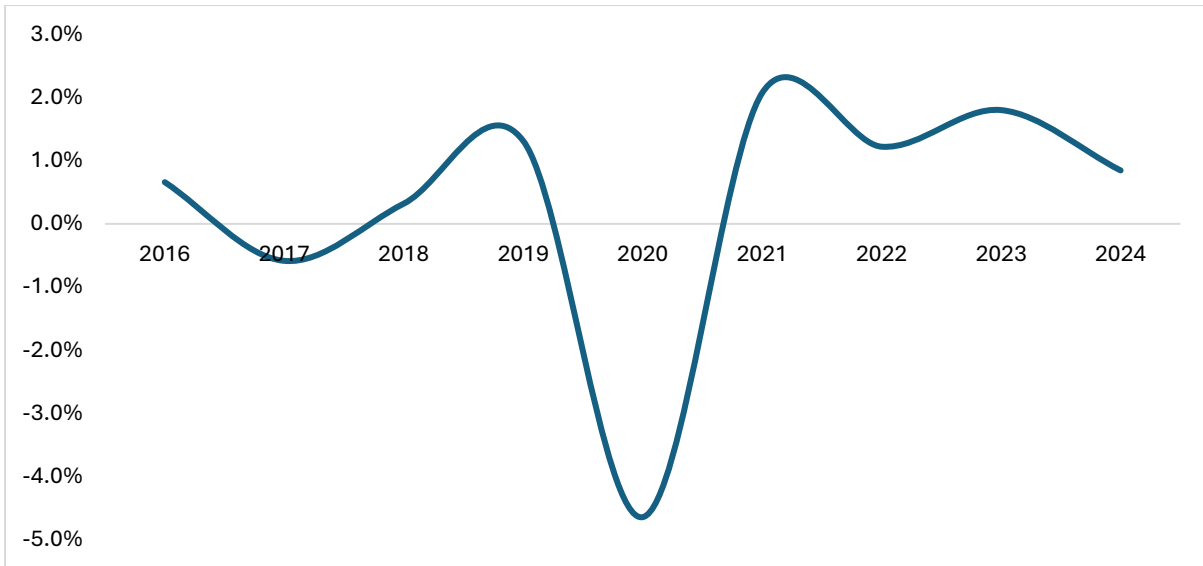
This section provides a brief overview of the economic conditions of the study areas by analysing key economic indicators.

4.2.1 GROSS VALUE ADDED (GVA) GROWTH

GVA measures the value of goods and services that are produced in an area, industry or sector of an economy, representing the difference between output and intermediate consumption. It is commonly used as an indicator of the economic performance of a local or regional economy or sector.

The figure below illustrates total GVA growth for the SSA from 2016 to 2024. GVA is not presented for the PSA as this data is not available at the sub-place level.

Figure 4.5: GVA growth



(Urban-Econ via Quantec EasyData, 2026)

The SSA (Table Bay District) experienced GVA growth in 2018 and 2019, following which the Covid-19 pandemic caused a sharp contraction in the economy in 2020. There was significant recovery in 2021, with subsequent fluctuations in 2022 and 2023, after which the GVA growth rate declined again in 2024 to around 1%. GVA growth for the past three years has fluctuated between approximately 1% and 2%, indicating moderate economic growth.

The moderate economic growth over the past few years highlights the importance of targeted investment to stimulate economic activity. The proposed development can act as a driver of such economic activity by injecting short-term capital expenditure during the construction phase and long-term operational expenditure in the following years. Additionally, the development will promote long-term economic growth through enhancing residential, commercial and tourism activity in the area.

4.2.2 GVA PER SECTOR

The table below indicates the distribution of GVA between sectors for the SSA, which provides an understanding of which sectors are dominant in the local economy.

Table 4.2: GVA proportion by sector

Sector	Proportion of GVA (2025)
Agriculture, forestry and fishing	1,0%
Mining and quarrying	0,2%
Manufacturing	16,1%
Electricity, gas and water	1,1%
Construction	2,5%
Wholesale and retail trade, catering and accommodation	11,9%
Transport, storage and communication	19,5%
Finance, insurance, real estate and business services	36,0%

General government	3,5%
Community, social and personal services	8,2%

(Urban-Econ via Quantec EasyData, 2026)

The local economy was dominated by the finance, insurance, real estate and business services sector, indicated the prevalence of services to local economic activity. The other key sectors in the SSA in 2025 were transport, storage and communication – due to the activities of the Port of Cape Town – as well as the manufacturing and trade, catering and accommodation sectors.

The proposed development will likely have the greatest impact on the construction and transport sectors during the construction phase, with secondary impacts on retail and manufacturing. The operational phase of the proposed development will create activity in trade, catering and accommodation and the finance, insurance, real estate and business services sectors, with further potential impacts in the manufacturing, transport and community services sectors.

4.2.3 SECTORAL EMPLOYMENT DISTRIBUTION

The table below provides an indication of the distribution of employment across the different sectors for the SSA.

Table 4.3: Employment proportion by sector

Sector	Proportion of employment (2025)
Agriculture, forestry and fishing	2,0%
Mining and quarrying	0,1%
Manufacturing	8,9%
Electricity, gas and water	0,2%
Construction	3,4%
Wholesale and retail trade, catering and accommodation	23,3%
Transport, storage and communication	5,0%
Finance, insurance, real estate and business services	29,3%
General government	6,1%
Community, social and personal services	21,6%

(Urban-Econ via Quantec EasyData, 2026)

Employment in the SSA is concentrated in the finance and business services sector, the trade, catering and accommodation sector and the community and personal services sector. This indicates the prevalence of service provision to local employment.

The proposed development will primarily create employment opportunities in the construction and business services sectors during the construction phase, with secondary impacts creating additional employment in retail, transport and manufacturing sectors. The operational phase of the proposed development will primarily stimulate activity in the trade and accommodation and business services sectors, with secondary impacts in other sectors such as transport and manufacturing.

4.3 SYNTHESIS

This section has provided an overview of the socio-economic characteristics of the communities immediately surrounding the site, as well as the broader area of the Table Bay District. The PSA – comprised of Three Anchor Bay, Green Point, Sea Point and Mouille Point – consists largely of young working families, as well as some retired residents. High levels of education and employment contribute to an affluent demographic, comprised of upper middle income and lower higher income households. Services dominate the local economy, particularly finance and business services, making up the largest component of both GVA and employment. The moderate economic growth experienced over the past few years points to the importance of targeted investments, which can stimulate further economic activity in the area.

5. ECONOMIC IMPACT MODELLING

This section aims to provide an understanding of the potential economic impacts of the proposed development in quantitative terms. Economic impact refers to the effect of the proposed development on the level of economic activity in the area(s) surrounding the project site. Quantitative economic impact typically includes impacts on gross domestic product (GDP), production, employment and income.

5.1 SAM MODELLING

This study makes use of a Social Accounting Matrix (SAM) model to quantify the potential economic impacts associated with the construction and operational activities of the proposed development. The SAM represents the flow of all economic transactions that take place within the regional economy. Flows related to the activities of the proposed development can be stimulated, which allows the model to provide results indicating the impact of the intervention.

SAM models are oriented around a single year, which provides a static picture of the economy, based on national accounting statistics and input-output tables compiled and published by StatsSA. The model has been amended to reflect the economic conditions of the Western Cape.

Ultimately, it is the matrices that can be derived from the model that are used as instruments for economic analysis. The fundamental assumptions regarding the model, as well as its use for analytical purposes, are:

- Production activities in the economy are grouped in homogenous sectors
- The mutual interdependence of sectors is expressed in meaningful functions
- Each sector's inputs are only a function of the specific sector's production
- The production by different sectors is equal to the sum of the separate sectors of production

It should also be noted that:

- All the Rand values regarding the model represent 2026 Rand values (excluding VAT)
- The different measures of economic impact cannot be added together and should be interpreted as separate economic impacts
- The model quantifies direct and indirect economic impacts for a specific amount of time. Therefore, the estimates that are derived do not refer to gradual impacts over time

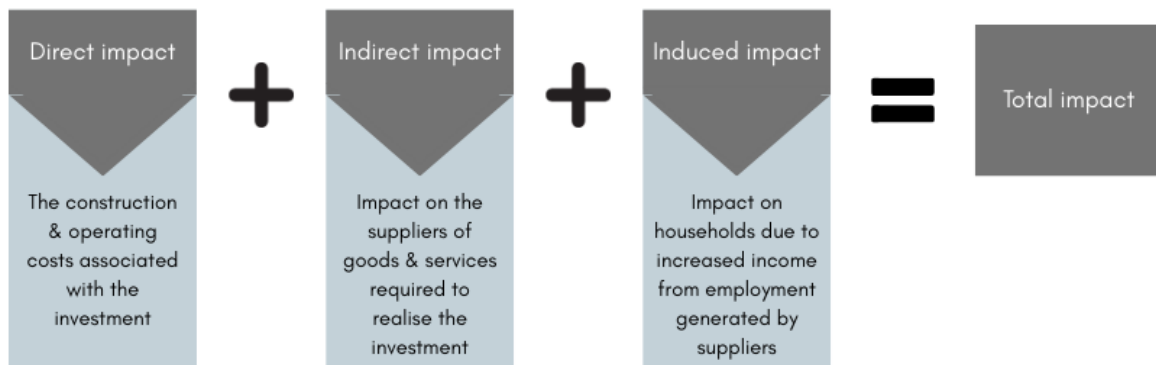
Three types of economic impacts can be measured. These are direct, indirect and induced impacts, which are explained below:

- **Direct impacts** – changes in local business activity that occur as a direct result of capital expenditure. Direct economic effects are generated when new business creates jobs and purchases goods and services.

Direct impacts can, through a multiplier effect, create further impacts. These are:

- **Indirect impacts** – these occur when the suppliers of goods and services to the new business (i.e. those directly impacted) experience larger markets and the potential to expand. This results in job creation, as well as increases in GDP.
- **Induced impacts** – these occur as a result of the expenditure generated by the indirect impacts. For instance, someone hired as an indirect result of the new business spends money in the local economy, which generates further economic activity.

Figure 5.1: Types of impacts



Source: Urban-Econ, 2026

Economic impacts can also be viewed in terms of their duration, or the stage of the lifecycle of the development at which they take place. These can be (1) the construction phase and (2) the operational phase. Due to the duration of these phases, the impacts are separated into those observed during construction and those experienced during operation.

The impacts that occur in the construction phase are of a temporary nature and therefore have a temporary impact. The operational phase, however, can last for decades, thus the impacts that occur in this phase are considered to be sustained. The economic impacts during the construction and operational phases can be viewed in terms of a change in the following:

- **Job creation** – the number of additional jobs created. This includes jobs in planning and constructing the development, as well as long-term jobs that will be created once the development becomes operational. Indirect and induced job creation will also occur due to the direct job and income creation.
- **Value-added or GDP** – the value of all final goods and services produced during a one-year period within a specific area, as a result of the economic activity generated by the development. This includes direct, indirect and induced impacts, and occurs during both the construction and operational phases of the development.
- **Business output** – the value of all inter- and intra-sectoral business sales generated in the economy due to the planning, construction and operation of the development.

Any of these measures can indicate an improvement in the economic wellbeing of residents in the area surrounding the proposed development, which is generally the goal (or a goal) of an investment project. The net economic impact is usually viewed as the overall expansion or contraction of an area's economic activity resulting from the changes induced by the development. The magnitude of these impacts will be influenced by the details of the project (such as land-use mix, technologies employed, use of imported versus local goods and services, use of funding etc.), as well as the nature of the project environment (property market

cycles, interest rates, the structure of the economic sectors primarily influenced by the development etc.).

The table below provides an overview of the impacts modelled for the capital expenditure (CAPEX) on the proposed development.

Table 5.1: Impacts modelled (CAPEX)

Capital Expenditure	
Additional new business sales (Additional production/output)	The construction of the infrastructure and buildings will lead to the expansion of business sales for existing businesses in the local economy. These changes are measured in terms of new business sales – i.e. new economic activity that will be generated as a direct result of the capital investment in the development project.
Additional GDP	One of the most important indicators of economic growth and value is GDP. The GDP measures the value of all final goods/services produced in an economy in the span of a year.
Additional employment	Construction activities will result in direct jobs being created on the site and in other directly related sectors, such as transport and manufacturing. Indirect jobs are also created due to the multiplier effect on the economy. For example, expenditure on construction materials could result in the creation of additional retail jobs.
Additional household income	Employment of workers during the construction period will generate household income for their families through the payment of salaries and wages. Additional impacts on household income may occur through indirect and induced impacts resulting from project expenditure. Although temporary, this increase will have a positive effect on the standard of living for these households.

The following table provides an overview of the impacts modelled for the operational expenditure (OPEX) on the proposed development.

Table 5.2: Impacts modelled (OPEX)

Operational Expenditure	
Additional new business sales (Additional production/output)	The increased demand for goods and services for the maintenance and operational purposes of the proposed development will generate additional economic activity, measured as new business sales or additional production.
Additional GDP	The generation of additional business sales and employment opportunities will create an ongoing ripple effect through the local economy, resulting in an increase in the value of goods and services (measured in GDP).

Additional employment	New activities due to the proposed development – including the proposed hotel and retail space – will create new employment opportunities. Ongoing operation of the proposed development, including maintenance, will also eventually be able to contribute to employment.
Additional household income	Employment due to the operation and maintenance of the proposed development will generate personal income, contributing to the household incomes of the workers employed. This will positively affect the living standards of these households.

5.2 CAPITAL EXPENDITURE

The economic impacts of the two options for the proposed development are modelled, based on capital expenditure of R3.8 billion for Option 1 and R4.0 billion for Option 2 (2026 prices). This CAPEX includes costs for preparation of the site, bulk infrastructure for the site and construction of the buildings, with additional provisions including contingencies and specialist installations. The assessment assumes that a large portion of the expenditure will circulate through the local and regional economy, generating direct, indirect and induced economic impacts. Industry-specific cost structures and standard construction-phase employment multipliers were applied to estimate job creation and GDP contributions.

Expenditure during the construction phase will primarily impact the building and construction sector, as well as the business services sector, which includes architects, engineers, real estate and insurance activities. Indirect and induced impacts will also affect the retail, manufacturing and transport sectors. In total, the proposed development is expected to add approximately R3 billion to regional GDP and create between 9 000 and 10 000 total employment opportunities. The tables below present the detailed impact modelling results for each of the proposed options.

Table 5.3: CAPEX impact (Option 1)

Option 1				
Impact	Direct (construction)	Indirect (suppliers)	Induced (salaries & wages)	Total
Production (R millions)	R3 512,3	R2 989,2	R1 988,5	R8 489,9
GDP (R millions)	R1 249,2	R1 141,9	R802,4	R3 193,5
Income (R millions)	R587,3	R505,8	R323,2	R1 416,4
Employment (FTE)	2 246	4 682	2 420	9 348

Table 5.4: CAPEX impact (Option 2)

Option 2				
Impact	Direct (construction)	Indirect (suppliers)	Induced (salaries & wages)	Total
Production (R millions)	R3 677,9	R3 130,1	R2 082,2	R8 890,2
GDP (R millions)	R1 308,2	R1 195,7	R840,2	R3 344,1
Income (R millions)	R615,0	R529,7	R338,5	R1 483,2
Employment (FTE)	2 352	4 903	2 534	9 789

As indicated in the tables, the construction of the proposed development will generate between R8.4 and R8.9 billion (depending on the option) in total production, with between R3.5 and R3.6 billion in direct production impact. This economic activity will contribute to GDP, with a total impact of between R3.2 and R3.3 billion. In terms of employment, the construction phase is expected to directly create approximately 2 200 to 2 300 full-time equivalent (FTE) jobs, with a further 7 000 to 7 400 jobs created through indirect and induced impacts.

5.3 OPERATIONAL EXPENDITURE

Once the construction of the proposed development is completed, the operation of the development will have further impact on the local economy. Similarly to the construction phase, the impact of the operational phase is assessed by considering new business sales, additional GDP and the creation of employment opportunities. The new business activity generated by the operational phase will primarily impact the retail, business services and accommodation sectors. The tables below provide the detailed results of the impact modelling for the operational phase of each option for the proposed development.

Table 5.5: OPEX impact (Option 1)

Option 1				
Impact	Direct	Indirect (suppliers)	Induced (salaries & wages)	Total
Production (R millions)	R189,6	R100,6	R126,1	R416,4
GDP (R millions)	R111,8	R43,0	R51,0	R205,8
Income (R millions)	R48,6	R16,9	R20,6	R86,0
Employment (FTE)	1 292	117	154	1 563

Table 5.6: OPEX impact (Option 2)

Option 2				
Impact	Direct	Indirect (suppliers)	Induced (salaries & wages)	Total
Production (R millions)	R504,3	R141,4	R358,9	R1 004,5
GDP (R millions)	R393,0	R61,7	R145,3	R600,0
Income (R millions)	R148,0	R24,2	R58,6	R230,8
Employment (FTE)	2 170	168	441	2 779

The economic impact of the operational phase of the proposed development differs more significantly between the two options than the construction phase impacts do. The impact of the operational phase of Option 2 is significantly higher, due to the inclusion of substantially more office space, which requires more inputs (in terms of goods and services) to be operated and maintained.

The operational phase of Option 1 is expected to generate a total production impact of R416 million, with a direct impact on GDP of R205.8 million. Through direct, indirect and induced impacts, the operation of Option 1 is expected to yield R86 million in income and create 1 563 FTE jobs. Option 2 is expected to generate a total production impact of R1.0 billion, with a direct impact on GDP of R393.0 million. Through direct, indirect and induced impacts, Option 2 is expected to yield R230.8 million in income and create 2 779 FTE jobs.

5.4 SYNTHESIS

This section provided insight into the SAM modelling process, followed by discussion of the types of economic impact measured. The model helps to assess how external investments (i.e. the proposed development) influence regional economic activity. The analysis addresses both the construction (CAPEX) and operational (OPEX) phases of the project, with evaluation of their direct, as well as their indirect and induced, impacts. Specifically, the contribution of the proposed development to production, GDP, household income and employment creation was quantified. Both phases of the project are expected to generate substantial economic activity, particularly in the construction, manufacturing, retail and business service sectors.

6. EVALUATION OF IMPACTS

This section presents an analysis of the socio-economic impacts that are expected to result from the proposed development. The identified impacts are evaluated according to the prescribed criteria provided by the Environmental Assessment Practitioner (EAP). Potential impacts will arise from both the construction and the operational phases of the project and thus are assessed according to the respective phases.

6.1 IDENTIFIED IMPACTS

The identified potential impacts are outlined in the table below, for both the construction and operational phases of the proposed development.

Table 6.1: Identified impacts

Construction impacts	Operational impacts
Impact on production and GDP	Impact on production and GDP
Impact on employment	Impact on employment
Impact on household income	Impact on household income
Impact on government revenue	Impact on government revenue
Impact on skills development	Impact on skills development
Impact on traffic congestion	Impact on traffic flow
Impact on sense of place (visual)	Impact on sense of place (visual)
Impact on noise, dust & pollution	Impact on land value
Impact on access to civic facilities and services	Impact on access to civic facilities and services
Impact on ECD centre	Impact on ECD care
	Impact on recreational activity
	Impact on housing availability and affordable housing

6.2 ASSESSMENT METHODOLOGY

This section outlines the methodology used to assess the identified impacts, which is based on the 2006 DEAT Guidelines on Assessment of Alternatives and Impacts.

Impacts are defined as changes in an environmental parameter that result from undertaking an activity. The change is the difference between the effect on the parameter where the activity is undertaken compared to where the activity is not undertaken. Impacts occur over a specific period and within a defined area.

Types of impacts:

- **Direct** – caused directly by the activity, generally occurring at the same time and place as the activity. Generally obvious and quantifiable.
- **Indirect** – indirect changes that occur due to the activity. Include all potential impacts that do not manifest immediately when the activity is undertaken.

- **Cumulative** – all impacts of an activity over time. Can include both direct and indirect impacts.
- **Residual** – impacts that remain after mitigation measures have been taken into account

Assessment of impacts includes:

- Identifying and assessing the potential impacts associated with the proposed activity
- Predicting the nature, magnitude, extent and duration of the identified impacts
- Identifying the range of mitigation measures that could be implemented to lessen the impacts of an activity
- Evaluating the significance of residual impacts

As per the DEAT Guidelines, the identified impacts are evaluated according to the following criteria:

- **Nature** of the impact:
 - Positive or negative
 - Direct, indirect or cumulative
- **Extent** and **duration** of the impact
 - Area covered (site only, local, regional or national)
 - Short-term, long-term, intermittent or continuous
- **Consequence** of the impact
- **Probability** of the impact
- Degree to which the impact may cause **irreplaceable loss of resources**
- Degree to which the impact can be **reversed**
- **Significance** of the impact prior to mitigation
 - Low, medium, medium-high, high or very-high
- Degree to which the impact can be **avoided**
- Degree to which the impact can be **managed**
- Degree to which the impact can be **mitigated**
- **Cumulative impact** post mitigation
- **Significance** of the impact **after mitigation**
 - Low, medium, medium-high, high or very-high

6.3 CONSTRUCTION PHASE IMPACTS

This section examines the impacts expected to arise during the construction phase of the proposed development. The impacts are assessed for the preferred option as well as the no-go alternative, which is the baseline scenario in which no development occurs.

6.3.1 TEMPORARY IMPACT ON GDP AND PRODUCTION

The construction phase of the proposed development will have a significant impact on production and GDP in the local economy. The direct impact of the development of the preferred alternative on production is expected to be approximately R3.7 billion. As indicated by the SAM modelling (Section 5), these direct impacts will stimulate further economic activity, thus creating additional contributions to GDP and production through indirect and induced impacts. The construction phase of the proposed development will thus generate a total GDP contribution of R3.3 billion.

Three Anchor Bay Erf 2187 Socio-Economic Impact Assessment

Under the no-go alternative, no economic activity is created, thus there is no impact on GDP and production.

Table 6.2: Temporary impact on GDP and production

	Preferred option	No-go Alternative
Potential impact and risk	Temporary stimulation of business production and GDP through construction expenditure	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; short-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss of resources	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	The direct stimulation of economic activity will positively impact household incomes and could create further employment opportunities in the local economy	N/A
Cumulative impact prior to mitigation	Medium-high	N/A
Significance rating of impact prior to enhancement	Medium-high	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	High	N/A
Proposed enhancement	<ul style="list-style-type: none"> The developer should encourage the contractor to utilise labour from surrounding communities to maximise the benefit to the local economy The developer should encourage the contractor to procure construction materials from local suppliers where feasible 	N/A
Residual impacts	None	N/A
Cumulative impact post enhancement	High	N/A

Significance rating of impact after enhancement	High	N/A
-------------------------------------------------	------	-----

6.3.2 TEMPORARY IMPACT ON EMPLOYMENT

The construction phase of the proposed development has the potential to create substantial temporary employment for those employed in construction and supporting activities. Additionally, the capital expenditure of the construction phase may create further employment opportunities through indirect and induced impacts, in sectors such as transport, retail and manufacturing.

Based on the SAM modelling, it is estimated that approximately 2 352 direct employment opportunities would be generated under the preferred option. When accounting for indirect and induced effects across supplier industries and household expenditure, the total employment impact increases to 9 789 FTE jobs.

Indirect employment effects are expected to be concentrated in sectors such as:

- Building materials manufacturing and supply chains
- Transport and logistics (movement of materials to site)
- Wholesale and retail trade (equipment and inputs)
- Business services linked to construction and development

Induced impacts will arise through increased household income and expenditure, particularly within the City of Cape Town, supporting sectors such as retail, food services, and local services.

Employment opportunities will span multiple skill levels. While the majority of jobs will be low- to semi-skilled construction roles, the scale, complexity and location of the development particularly given the inclusion of residential, commercial and hotel components will also require high-skilled professionals, including engineers, project managers, architects and specialist contractors.

Although these employment opportunities are temporary and linked to the construction period, the magnitude of the investment and the scale of employment generated represent a meaningful short-term stimulus to income generation, particularly within the metropolitan economy. Furthermore, the project provides opportunities for skills utilisation, enterprise participation (SMMEs) and potential opportunities into longer-term employment within the construction and property sectors.

Table 6.3: Temporary impact on employment

	Preferred option	No-go Alternative
Potential impact and risk	Creation of temporary employment opportunities due to construction activities	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; short-term	N/A

Consequence of impact	High (Income injection into affected households)	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss of resources	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Temporary employment can boost short-term financial wellbeing and provide an entry point to longer-term job opportunities	N/A
Cumulative impact prior to mitigation	Medium	N/A
Significance rating of impact prior to mitigation	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	High	N/A
Proposed enhancement	<ul style="list-style-type: none"> • Prioritise labour sourcing from the broader Cape Town, including historically disadvantaged areas with high unemployment (e.g. Cape Flats) • Sub-contractors should be local SMMEs and BBBEE compliant enterprises wherever feasible • Employ labour-intensive construction methods where feasible 	N/A
Residual impacts	None	N/A
Cumulative impact post enhancement	High	N/A
Significance rating of impact after enhancement	Medium-high	N/A

6.3.3 TEMPORARY IMPACT ON HOUSEHOLD INCOME

The creation of employment opportunities during the construction phase as well as the new business activity for suppliers will generate household income through wages earned by construction workers, payments to contractors and sub-contractors and expenditure across supporting industries

Based on the SAM model, the development is expected to generate a total of R1.5 billion in household income. This income is distributed across direct, indirect and induced channels, indicating the broader economic linkages associated with large-scale construction activities.

A large proportion of this income will accrue to:

Three Anchor Bay Erf 2187 Socio-Economic Impact Assessment

- Construction workers and artisans employed directly on-site
- Employees within supplier industries, including materials, transport and logistics
- SMMEs and subcontractors participating in the construction value chain

Although temporary, the increase in household income will positively impact the living standards of the affected households. This can have positive effects on nutrition, healthcare, education and general economic wellbeing.

Table 6.4: Temporary impact on household income

	Preferred option	No-go Alternative
Potential impact and risk	Temporary increase in household income due to construction employment and supplier spend	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; short-term	N/A
Consequence of impact	High (substantial income injection into households, particularly within construction-linked and lower to middle-income groups)	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss of resources	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Increased household income can result in increased household spending, which further stimulates the local economy	N/A
Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A

Proposed enhancement	<ul style="list-style-type: none"> • Prioritise labour sourcing from the broader Cape Town, including historically disadvantaged areas with high unemployment (e.g. Cape Flats) • Labour-intensive construction methods should be utilised where possible • Supplies should be procured from local SMMEs where possible 	N/A
Residual impacts	None	N/A
Cumulative impact post enhancement	High	N/A
Significance rating of impact after enhancement	Medium-high	N/A

6.3.4 TEMPORARY IMPACT ON GOVERNMENT REVENUE

The construction phase of the proposed development will contribute to additional government revenue across multiple spheres of government, with the most direct and immediate impacts occurring at the municipal level, and broader fiscal contributions accruing at the national level. The most sizeable government revenue will be due to the sale of the land, as well as the property tax impacts that will materialize during the operational phase. However, revenue will be generated through personal income tax from construction workers, corporate income tax from developers, contractors and suppliers and value added tax (VAT) associated with goods and services procured during both phases.

These revenue contributions will assist in funding infrastructure expansion and maintenance in the local area and the broader region.

Table 6.5: Temporary impact on government revenue

	Preferred option	No-go Alternative
Potential impact and risk	Temporary increase in government revenue through construction charges, property taxes and income taxes	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	National; short-term	N/A
Consequence of impact	Moderate	N/A
Probability of occurrence	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss of resources	N/A
Degree to which the impact can be reversed	N/A	N/A

Indirect impacts	Short-term public revenue gains can help fund immediate municipal needs such as basic services and infrastructure upgrades	N/A
Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Low	N/A
Proposed enhancement	Not applicable	N/A
Residual impacts	None	N/A
Cumulative impact post enhancement	Medium	N/A
Significance rating of impact after enhancement	Medium	N/A

6.3.5 TEMPORARY IMPACT ON SKILLS DEVELOPMENT

The construction phase of the proposed development will create opportunities for on-site skills development and experiential learning within the construction and built environment sectors. Given the scale, complexity and mixed-use nature of the development, incorporating residential, commercial, retail and hotel components, the project will require a range of technical, artisanal and professional skills. This creates opportunities for both skills utilisation and limited skills transfer across multiple areas, including basic and semi-skilled construction activities (e.g. bricklaying, concrete work, tiling and general labour), technical and artisanal trades (e.g. plumbing, electrical work, carpentry and mechanical installations), as well as specialised construction techniques associated with high-density developments (e.g. reinforced concrete structures, formwork systems, basement construction and multi-storey building methods). In addition, workers will gain exposure to site-based operational and compliance requirements, including occupational health and safety (OHS), as well as elements of project coordination and supervision.

For lower and semi-skilled workers, particularly youth and individuals from historically disadvantaged backgrounds within the Cape Town labour market, participation in the project can provide valuable practical work experience and improved employability within the construction sector. While the impact is positive, it remains secondary to employment and income impacts and is dependent on procurement and labour practices. The skills and experience gained are non-reversible and contribute to longer-term human capital development, with potential benefits extending beyond the construction phase through improved access to future employment opportunities.

Table 6.6: Temporary impact on skills development

	Preferred option	No-go Alternative
Potential impact and risk	Temporary opportunity for skills development and on-site training across construction, technical and site management activities	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; short-term	N/A
Consequence of impact	Low	N/A
Probability of occurrence	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss of resources	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Skills development enhances employability by providing work experience and training in relevant skills, which can have a positive impact on income for workers	N/A
Cumulative impact prior to enhancement	Low	N/A
Significance rating of impact prior to enhancement	Low	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Contractors should employ workers from surrounding communities where feasible, to enhance local economic impact Labour-intensive construction methods should be utilised where possible Prioritise employment of youth and entry-level workers to support skills pipeline development 	N/A
Residual impacts	None	N/A
Cumulative impact post enhancement	Medium	N/A
Significance rating of impact after enhancement	Medium	N/A

6.3.6 TEMPORARY IMPACT ON TRAFFIC CONGESTION

The construction phase of the proposed development will generate additional traffic associated with construction vehicles, delivery trucks and worker movements. These trips will primarily utilise Helen Suzman Boulevard (M6) and Main Road (M61), which function as key arterial routes linking the Atlantic Seaboard with the Cape Town CBD and surrounding economic nodes. Given the existing role of these corridors within the metropolitan road network, the introduction of construction-related traffic particularly heavy vehicles is likely to result in temporary congestion, increased delays and localised disruptions to traffic flow, especially during peak periods.

From a socio-economic perspective, increased congestion will lead to higher travel times and costs for commuters, including workers travelling between residential areas and employment nodes such as the CBD, Green Point and Sea Point. This may also affect public transport reliability, given the shared use of these corridors by buses and minibus taxis. Temporary disruptions may also impact local businesses and service providers through reduced accessibility, as well as affect pedestrians and non-motorised users due to increased construction activity and vehicle movements.

While these impacts are expected to be short-term and reversible, they are of particular concern given the high-traffic nature and economic importance of the surrounding road network, as indicated in public participation feedback highlighting concerns around congestion on Main Road and Helen Suzman Boulevard. Effective traffic management and construction logistics planning will therefore be critical in minimising these impacts.

Table 6.7: Temporary impact on traffic congestion

	Preferred option	No-go Alternative
Potential impact and risk	Increased construction-related traffic (including heavy vehicles) on key arterial routes (Helen Suzman Boulevard and Main Road), leading to congestion and disruption of traffic flow	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; short-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Fully reversible	N/A
Indirect impacts	Increased travel costs and time for commuters, reduced reliability of public transport, potential short-term impacts on local business accessibility, impacts on pedestrian safety and movement	N/A
Cumulative impact prior to mitigation	High	N/A

Significance rating of impact prior to mitigation	Medium-high	N/A
Degree to which the impact can be avoided	Low	N/A
Degree to which the impact can be managed	Medium-high	N/A
Degree to which the impact can be mitigated	Medium-high	N/A
Proposed mitigation	<ul style="list-style-type: none"> • Implement a Construction Traffic Management Plan (CTMP) aligned with TIA recommendations • Restrict movement of construction vehicles to off-peak hours • Provide clear pedestrian management and safety measures around the site 	N/A
Residual impacts	Medium	N/A
Cumulative impact post mitigation	Medium	N/A
Significance rating of impact after mitigation	Medium	N/A

6.3.7 TEMPORARY IMPACT ON SENSE OF PLACE (VISUAL)

The construction of the proposed development will create a temporary disturbance to visual sense of place, due to site establishment activities, earthworks, erection of cranes and scaffolding, temporary lighting, stockpiling of materials and increased construction-related traffic. This site is visible from the adjoining roads, the adjacent CPOA building, as well as residences located along Main Road. Although the visual disturbances will be noticeable to residents, visitors and passers-by, they are temporary in nature and will cease upon completion of the construction phase.

Table 6.8: Temporary impact on sense of place (visual)

	Preferred option	No-go Alternative
Potential impact and risk	Temporary visual disturbance due to construction activities impacting sense of place, visual amenity and scenic quality	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; short-term	N/A
Consequence of impact	Medium	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A

Degree to which the impact can be reversed	Fully reversible	N/A
Indirect impacts	Temporary reduction in visual amenity may affect visitor experience, pedestrian comfort and surrounding residents	N/A
Cumulative impact prior to mitigation	Medium	N/A
Significance rating of impact prior to mitigation	Medium	N/A
Degree to which the impact can be avoided	Low	N/A
Degree to which the impact can be managed	Low	N/A
Degree to which the impact can be mitigated	Low	N/A
Proposed mitigation	<ul style="list-style-type: none"> Compliance with standard construction management practices (including site housekeeping, material storage control and appropriate screening where required) 	N/A
Residual impacts	Medium	N/A
Cumulative impact post mitigation	Low	N/A
Significance rating of impact after mitigation	Low	N/A

6.3.8 TEMPORARY IMPACT ON NOISE, DUST AND AIR POLLUTION

The construction of the proposed development will result in noise and dust emissions, due to the operation of construction equipment and machinery. Demolition and land clearing will also result in noise and dust emissions. These factors will affect visitors to the surrounding area, as well as the residents adjacent to the site. This includes residents of the CPOA and those living along Main Road. While this activity is unavoidable, implementing the identified mitigation measures can reduce the impacts.

Table 6.9: Temporary impact on noise, dust and air pollution

	Preferred option	No-go Alternative
Potential impact and risk	Short-term nuisance from construction activities including dust, noise and air pollution	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; short-term	N/A
Consequence of impact	Medium-high	N/A
Probability of occurrence	Highly probable	N/A

Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Fully reversible	N/A
Indirect impacts	Temporary noise, dust and air pollution may affect visitor experience, pedestrian comfort and surrounding residents	N/A
Cumulative impact prior to mitigation	Medium	N/A
Significance rating of impact prior to mitigation	Medium-high	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be mitigated	Medium	N/A
Proposed mitigation	<ul style="list-style-type: none"> Comply with policies regarding noise and dust regulation methods close to roads and residential areas Conduct noisy construction activity during weekdays, when it will be minimally disruptive to surrounding residents 	N/A
Residual impacts	Low	N/A
Cumulative impact post mitigation	Low	N/A
Significance rating of impact after mitigation	Low	N/A

6.3.9 TEMPORARY IMPACT ON ECD CENTRE

The proposed development will require the demolition of the building currently occupied by the Pinocchio Crèche, which will result in a temporary disruption to the operation of an established ECD facility on the site. The crèche has been operating in the area for over 40 years and plays an important role in providing accessible and relatively affordable childcare services to working households in Sea Point, Green Point and surrounding areas. It currently accommodates approximately 87 children and is characterised by high demand, strong community integration and linkages with nearby facilities such as the public library.

In the absence of confirmed interim arrangements, construction activities may result in a temporary cessation of ECD services at the site. This would have direct implications for affected households, including disruption to childcare arrangements, increased travel costs and pressure on alternative ECD facilities in the surrounding area. This can, however, be mitigated by appropriately planned development phasing.

The need for an ECD within the proposed development is recognised and provision is made in the land use mix and development concept for a successful developer to activate.

Table 6.10: Temporary impact on ECD centre

	Preferred option	No-go Alternative
Potential impact and risk	Disruption to the existing ECD centre	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; short-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	Medium	N/A
Degree to which the impact can be reversed	Partial reversible	N/A
Indirect impacts	Disruption to childcare arrangements for affected households	N/A
Cumulative impact prior to mitigation	High	N/A
Significance rating of impact prior to mitigation	High	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be mitigated	Medium	N/A
Proposed mitigation	<ul style="list-style-type: none"> Ensure that no demolition of the existing ECD facility occurs until a suitable, compliant and operational temporary facility has been secured. Locate the temporary facility, where possible, within the broader area to minimise disruption to access for existing users 	N/A
Residual impacts	Some short-term disruption to access and travel patterns may remain	N/A
Cumulative impact post mitigation	Medium-high	N/A
Significance rating of impact after mitigation	Medium-high	N/A

6.3.10 TEMPORARY IMPACT ON ACCESS TO CIVIC FACILITIES AND SERVICES

The proposed development includes the retention and upgrade of the Colin Eglin Library and Civic Centre, ensuring that the site continues to serve an important civic function within the Three Anchor Bay and broader Atlantic Seaboard area. While the long-term impact is positive, the construction phase is expected to result in temporary disruptions to access and use of these facilities due to refurbishment works, extensions and general construction activity on the site.

During the construction period, access to the library and civic centre may be partially constrained, with the potential for reduced operating capacity, temporary service interruptions or short-term closures of specific sections of the facility. These disruptions will affect a range of users, including students, job seekers, elderly residents and community groups who rely on the facility for access to information, digital resources, study space and social programmes. Given the limited availability of equivalent civic facilities within the immediate area, any reduction in access may result in inconvenience and the need for users to travel further to access similar services. However, these temporary impacts are expected to be short-term and fully reversible. The implementation of phased construction, operational management measures and where necessary, temporary alternative service arrangements will assist in maintaining continuity of access to civic services during the construction period. Upon completion, the upgraded facilities are expected to enhance the quality, functionality and accessibility of civic services on the site.

Table 6.11: Temporary impact on access to civic facilities and services

	Preferred option	No-go Alternative
Potential impact and risk	Temporary disruption to civic activity on the site (use of the library and civic centre) during construction and upgrades	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; short-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Fully reversible	N/A
Indirect impacts	Reduced access to library and civic services will affect users and cause potential inconvenience and displacement of users to more distant facilities	N/A
Cumulative impact prior to mitigation	High	N/A
Significance rating of impact prior to mitigation	High	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be mitigated	Medium	N/A

Proposed mitigation	<ul style="list-style-type: none"> Implement phased construction such that portions of the library can remain open and usable insofar as is feasible and safe Development and implementation of a management plan to manage and reduce impacts where possible Communicate clearly with users regarding access, closures and alternative arrangements 	N/A
Residual impacts	Low	N/A
Cumulative impact post mitigation	Medium	N/A
Significance rating of impact after mitigation	Medium	N/A

6.4 OPERATIONAL PHASE IMPACTS

This section examines the impacts expected to arise during the operational phase of the proposed development. The impacts are assessed the preferred alternative as well as the no-go alternative, which is the baseline scenario in which no development occurs.

6.4.1 SUSTAINED IMPACT ON GDP AND PRODUCTION

The operational phase of the proposed development will have a substantial impact on production and GDP in the local economy. The proposed development will generate new economic activity, including through maintenance of the buildings and operation of the office, hotel and retail space.

This will result in the operation of the preferred development option directly yielding R393 million in GDP. As indicated by the SAM modelling (Section 5), these direct impacts will stimulate further economic activity, thus creating additional contributions to GDP and production through indirect and induced impacts.

Under the no-go alternative, the site would continue to operate below its optimal economic potential, resulting in a foregone opportunity to increase production and economic output within a strategically located urban precinct.

Table 6.12: Sustained impact on GDP and production

	Preferred option	No-go Alternative
Potential impact and risk	Permanent increase in GDP and production due to operation of the proposed development	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; long-term	N/A
Consequence of impact	Medium	N/A
Probability of occurrence	Highly probable	N/A

Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Operation of the proposed development has the potential to support secondary economic activity (maintenance, services, supply chains); contributes to local business environment	N/A
Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Operators of the development should prioritise local procurement practices for the sourcing of materials as well as the hiring of staff and contracting of services as far as feasible to maximise local economic benefits 	N/A
Residual impacts	Long-term injection into the local economy	N/A
Cumulative impact post enhancement	Medium-high	N/A
Significance rating of impact after enhancement	Medium-high	N/A

6.4.2 SUSTAINED IMPACT ON EMPLOYMENT

The operational phase of the proposed development has the potential to create substantial long-term employment for those employed in the management and operation of the buildings and facilities. Additionally, the operation of the proposed development may create further employment opportunities through indirect and induced impacts, in sectors such as transport, retail and manufacturing.

Based on the SAM model, the preferred option is expected to generate approximately 2 170 direct jobs. Employment opportunities will span multiple skill levels, including low and semi-skilled positions (e.g. retail staff, cleaning, security and hospitality services), as well as skilled and high-skilled roles (e.g. office-based employment, management and technical positions). The inclusion of a hospitality component is expected to further enhance job creation, particularly in service-oriented roles.

Table 6.13: Sustained impact on employment

	Preferred option	No-go Alternative
Potential impact and risk	Creation of permanent employment opportunities due to the ongoing operation and maintenance of the proposed development	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; long-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Stable employment creates financial security for households, improving standards of living	N/A
Cumulative impact prior to enhancement	Medium-high	N/A
Significance rating of impact prior to enhancement	Medium-high	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Operators of the development should hire employees from local communities where feasible to create maximum benefits for local employment Efforts should be made to sub-contract to local companies, particularly SMMEs and BBEE compliant enterprises, where feasible 	N/A
Residual impacts	Long-term addition of jobs to the local economy	N/A
Cumulative impact post enhancement	Medium-high	N/A
Significance rating of impact after enhancement	High	N/A

6.4.3 SUSTAINED IMPACT ON HOUSEHOLD INCOME

Three Anchor Bay Erf 2187 Socio-Economic Impact Assessment

The operational phase of the proposed development will result in sustained increases in household income through the creation of permanent employment opportunities and associated business activity. Income will be generated through wages earned by employees within the retail, office and hospitality components of the development, as well as through supply chain activities linked to maintenance, services and operations.

Based on the SAM model, the preferred option is expected to generate a total of approximately R230.8 million in household income. These income effects will extend beyond directly employed individuals through indirect and induced impacts, including increased spending within the local economy.

Increased household income contributes to improved living standards, including enhanced access to food, healthcare, education and other essential goods and services, these benefits are expected to accrue across a broad range of households. Under the no-go alternative, these income gains would not be realised, representing a loss of potential socio-economic upliftment associated with the site.

Table 6.14: Sustained impact on household income

	Preferred option	No-go Alternative
Potential impact and risk	Permanent increase in household income for those employed at the proposed development	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; long-term	N/A
Consequence of impact	Medium-high	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Increased household income supports improved standards of living, which may include better nutrition, access to healthcare and education, and long-term upwards socio-economic mobility	N/A
Cumulative impact prior to enhancement	Medium-high	N/A
Significance rating of impact prior to enhancement	Medium-high	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A

Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Operators of the development should hire employees from local communities where feasible to create maximum benefits for local employment Efforts should be made to sub-contract to local companies, particularly SMMEs and BBBEE compliant enterprises, where feasible 	N/A
Residual impacts	Long-term increase in household incomes for affected households	N/A
Cumulative impact post enhancement	High	N/A
Significance rating of impact after enhancement	High	N/A

6.4.4 SUSTAINED IMPACT ON GOVERNMENT REVENUE

The operational phase of the proposed development will contribute to government revenue. This includes City-level revenue from property taxes, as well as national-level revenue from corporate income tax paid businesses and personal income tax paid by employees.

These revenues support the provision, maintenance and expansion of public infrastructure and services. Under the no-go alternative, the site would continue to operate below its optimal economic potential, resulting in a foregone opportunity to enhance both municipal and national revenue streams.

Table 6.15: Sustained impact on government revenue

	Preferred option	No-go Alternative
Potential impact and risk	Sustained increase in government revenue	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	National; long-term	N/A
Consequence of impact	Medium	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Increased government revenue will support the maintenance and expansion of local infrastructure and public services	N/A

Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	None	N/A
Proposed enhancement	Not applicable	N/A
Residual impacts	Tax revenue for local and national government	N/A
Cumulative impact post enhancement	Medium	N/A
Significance rating of impact after enhancement	Medium	N/A

6.4.5 SUSTAINED IMPACT ON SKILLS DEVELOPMENT

The operational phase of the proposed development will create ongoing opportunities for skills development across a range of sectors, including retail, hospitality and facilities management. These roles provide important entry points into the formal labour market and enable employees to acquire practical, work-based and transferable skills such as customer service, operations management, administrative support, technical maintenance and workplace compliance.

While a large portion of employment will be concentrated in service-oriented roles, the development will also support opportunities for skills progression into supervisory, managerial and specialised positions over time. These opportunities support human capital development within the regional and broader Cape Metro area, particularly for individuals entering the workforce or seeking to build experience. Under the no-go alternative, these skills development opportunities would not be realised, representing a missed opportunity to strengthen the local skills base.

Table 6.16: Sustained impact on skills development

	Preferred option	No-go Alternative
Potential impact and risk	Opportunities for skills development in retail, hospitality and facilities management	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Regional; long-term	N/A
Consequence of impact	Medium-high	N/A
Probability of occurrence	Probable	N/A

Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Skills development can enhance the ability of employees to maintain stable employment, as well as the potential for future employment opportunities at higher skill levels and income brackets	N/A
Cumulative impact prior to mitigation	Low	N/A
Significance rating of impact prior to mitigation	Low	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Operators of the development should hire employees from local communities where feasible to create maximum benefits for local workers 	N/A
Residual impacts	Improved skills base in local labour market	N/A
Cumulative impact post enhancement	Medium	N/A
Significance rating of impact after enhancement	Medium	N/A

6.4.6 SUSTAINED IMPACT ON TRAFFIC FLOW

The operational phase of the proposed development will create additional traffic around the development site, due to the new residents, as well as retail, hotel and office activities. Commuters – both commuting from the residential buildings, as well as to the office, retail and hotel – will utilise a combination of private and public transport. This will increase traffic volumes during peak hours, particularly on the arterial routes adjacent to the site (Helen Suzman Boulevard and Main Road).

The Transport Impact Assessment indicates that, despite the increase in traffic volumes, surrounding intersections are expected to continue operating at acceptable levels of service (ITS, 2026). However, the additional traffic is likely to contribute to incremental increases in congestion, delays and travel times along these already busy corridors. Public participation feedback has highlighted existing congestion concerns along Helen Suzman Boulevard and Main Road, and the proposed development may add to these pressures, particularly during peak hours.

From a socio-economic perspective, increased congestion during peak hours may result in higher travel time costs for commuters and could affect the reliability of public transport services operating along these routes. However, the site's location within a well-connected,

mixed-use and transit-accessible urban area with proximity to the CBD and established public transport networks is expected to support a degree of modal shift and potentially reduce reliance on private vehicles. The inclusion of structured basement parking will accommodate on-site demand and limit spillover parking impacts into surrounding residential areas

Table 6.17: Sustained impact on traffic flow

	Preferred option	No-go Alternative
Potential impact and risk	Increased traffic volumes resulting in increased traffic congestion in the surrounding area	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Irreversible	N/A
Indirect impacts	Increased traffic congestion may dissuade visitors to the site and surrounding area, which could have negative socio-economic outcomes	N/A
Cumulative impact prior to mitigation	High	N/A
Significance rating of impact prior to mitigation	High	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be mitigated	Medium	N/A
Proposed mitigation	<ul style="list-style-type: none"> • Development should be well integrated with public transport and non-motorised transport infrastructure • Optimisation of signal phasing and timings at surrounding intersections, as per traffic impact assessment • All access gates to remain open during operating hours of retail, hotel, office and community land uses to prevent queuing during peak hours, as per traffic impact assessment 	N/A

Residual impacts	Increase in traffic volumes and peak-period congestion	N/A
Cumulative impact post mitigation	Medium	N/A
Significance rating of impact after mitigation	Medium	N/A

6.4.7 SUSTAINED IMPACT ON SENSE OF PLACE (VISUAL)

The operational phase of the proposed development will commence once construction has been completed, whereupon permanent built structures will occupy the site.

The visual impact assessment (VIA) indicates that the site environment has an overall visual sensitivity characterised as moderate-high, with the highest sensitivity areas along visual corridors, the Green Point Common and residential viewpoints (Gibbs, 2026). To minimise negative visual impacts, the VIA supports a graduated height strategy that is responsive to the varying visual sensitivities across the site. Building heights should remain between 30 and 45 metres along Main Road and the Green Point Common and can reach 45 metres along the Helen Suzman Boulevard frontage.

The VIA finds that the concept design proposal retains the identified visual corridors, reflects the scale of surrounding development, maintains permeable urban structure, frames the Green Point Common, avoids excessive bulk and produces a coherent skyline. As a result, the VIA concludes that the residual visual impacts are low-medium for visual corridors, medium-low for Green Point Common views, low for skyline views and neutral to positive for streetscape views, with an overall residual visual impact that is low to medium-low and therefore acceptable.

Comments received during public participation do, however, indicate concern, particularly from residents along Main Road. Requests from participants include limiting the height of buildings to 30 metres at maximum and the conducting of a shading analysis to ensure that residents in existing buildings are not negatively impacted.

Table 6.18: Sustained impact on sense of place (visual)

	Preferred option	No-go Alternative
Potential impact and risk	Visual impact on sense of place, particularly for surrounding residents	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	Medium	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Irreversible	N/A

Indirect impacts	Potential localised negative perception impacts for some residents	N/A
Cumulative impact prior to mitigation	Medium	N/A
Significance rating of impact prior to mitigation	Medium	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be mitigated	High	N/A
Proposed mitigation	<ul style="list-style-type: none"> Maintain compliance with VIA design guidelines (height gradation, visual corridors, permeability) Consider shading and visual interface treatment along sensitive edges (e.g. Main Road) 	N/A
Residual impacts	Some change in visual sense of place	N/A
Cumulative impact post mitigation	Low	N/A
Significance rating of impact after mitigation	Low	N/A

6.4.8 SUSTAINED IMPACT ON LAND VALUES

The proposed development will result in the redevelopment of an underutilised, well-located site within the Atlantic Seaboard, which is expected to contribute to the strengthening of surrounding property values over time. The introduction of a high-quality mixed-use development, including residential, retail, office and hospitality components, is likely to enhance the attractiveness, functionality and economic activity of the area, thereby supporting incremental increases in land and property values in the surrounding precinct.

However, the area is already characterised by relatively high property values and strong market demand. Therefore, the development is more likely to support existing market trends rather than greatly change them. From a socio-economic perspective, increases in land and property values may have both positive and negative effects. While higher property values can benefit existing property owners and contribute to a stronger municipal rates base, they may also lead to increased property-related costs, including rates and rental prices, which could affect affordability for some residents and businesses.

Public participation feedback indicates concerns regarding rising property prices, affordability pressures and the potential for increased municipal costs associated with new development. While these concerns are valid, they are influenced by broader market dynamics and urban development trends within the Atlantic Seaboard, rather than being solely attributable to the proposed development. Overall, the impact on land values is expected to be moderate and incremental, with both positive and negative socio-economic implications.

Table 6.19: Sustained impact on land values

	Preferred option	No-go Alternative
Potential impact and risk	Increase in land values of surrounding properties due to rezoning and development of underutilised land	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	Low	N/A
Probability of occurrence	Highly probably	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Increased property values may raise rates and rental costs, affecting affordability, benefits to property owners and municipal revenue base	N/A
Cumulative impact prior to mitigation	Low	N/A
Significance rating of impact prior to mitigation	Low	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be mitigated	Low	N/A
Proposed mitigation	None	N/A
Residual impacts	N/A	N/A
Cumulative impact post mitigation	Low	N/A
Significance rating of impact after mitigation	Low	N/A

6.4.9 SUSTAINED IMPACT ON ECD CARE

The proposed development makes provision for an ECD facility as part of the overall land use mix, including a purpose-built building and associated outdoor space within the development. This represents a positive long-term impact, as it recognises the importance of ECD services within the area and integrates this function into a well-located, mixed-use urban environment.

A purpose-built ECD facility has the potential to improve the quality and functionality of early childhood services through dedicated indoor and outdoor space. The location of the facility within a broader civic and community focused node, including proximity to the public library, creates opportunities for complementary programmes such as early learning and reading initiatives. Lastly, the inclusion of an ECD facility also supports working households in the surrounding area by contributing to the availability of childcare services in a high-demand location.

Table 6.20: Sustained impact on ECD care

	Preferred option	No-go Alternative
Potential impact and risk	Provision of a purpose-built ECD facility as part of the development	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Local, permanent	N/A
Consequence of impact	Medium-High	N/A
Probability of occurrence	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Improved access to early childhood services and support for working households.	N/A
Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	High	N/A
Proposed enhancement	<ul style="list-style-type: none"> Ensure that the ECD facility is purpose-built and designed to meet current operational and regulatory requirements, including adequate indoor and outdoor space. 	N/A
Residual impacts	Sustained positive contribution to local social infrastructure and early childhood service provision.	N/A
Cumulative impact post enhancement	High	N/A
Significance rating of impact after enhancement	High	N/A

6.4.10 SUSTAINED IMPACT ON ACCESS TO CIVIC FACILITIES AND SERVICES

The operational phase of the proposed development will result in sustained improvements in access to civic facilities and services through the retention and upgrading of the Colin Eglin Library and Civic Centre. The refurbishment and enhancement of

these facilities will improve their functionality, accessibility and overall quality, enabling them to better serve the needs of the surrounding community within the Three Anchor Bay and broader Atlantic Seaboard area.

The upgraded facilities are expected to support a wider range of users, including students, job seekers, elderly residents and community groups, by providing improved access to information resources, digital services, study spaces and community programmes. The integration of these civic uses within a mixed-use development is also likely to enhance visibility, accessibility and safety, contributing to increased utilisation over time. Under the no-go alternative, the site would continue to operate below its full potential, limiting opportunities to enhance the quality and accessibility of civic infrastructure in the area.

Table 6.21: Sustained impact on access to civic facilities and services

	Preferred option	No-go Alternative
Potential impact and risk	Improved access, functionality and quality of civic facilities (library and civic centre)	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	Medium-high	N/A
Probability of occurrence	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	N/A	N/A
Indirect impacts	Improved civic infrastructure may increase demand for usage from the surrounding community	N/A
Cumulative impact prior to enhancement	Medium	N/A
Significance rating of impact prior to enhancement	Medium	N/A
Degree to which the impact can be avoided	N/A	N/A
Degree to which the impact can be managed	N/A	N/A
Degree to which the impact can be enhanced	Medium	N/A
Proposed enhancement	<ul style="list-style-type: none"> Ensure that facility upgrades are aligned with needs of the community and serve to improve the functioning and longevity of the civic infrastructure 	N/A
Residual impacts	Improved civic activity	N/A
Cumulative impact post enhancement	Medium-high	N/A

Significance rating of impact after enhancement	High	N/A
-------------------------------------------------	------	-----

6.4.11 SUSTAINED IMPACT ON RECREATIONAL ACTIVITY

The proposed development will result in the cessation of existing recreational land uses on the site, including a private sports club and bridge centre. These facilities currently serve a defined user group and contribute to recreational activity within the immediate area.

Public participation feedback has raised concerns regarding the loss of these uses, as well as the perceived loss of public open space. However, it is important to note that the site does not currently function as publicly accessible open space but rather accommodates private recreational activities, the surrounding area includes publicly accessible recreational assets, such as the Green Point Park, which continues to serve a broader catchment.

The impact is therefore localised and affects specific user groups rather than the general public. While the loss of these facilities represents a negative impact for existing users, it is not considered to result in a significant reduction in overall recreational provision within the area.

Table 6.22: Sustained impact on recreational activity

	Preferred option	No-go Alternative
Potential impact and risk	Cessation of certain current recreational activities on the site	N/A
Nature of impact	Negative	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	Medium	N/A
Probability of occurrence	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources	Low	N/A
Degree to which the impact can be reversed	Irreversible	N/A
Indirect impacts	Displacement of users to alternative facilities	N/A
Cumulative impact prior to mitigation	Medium	N/A
Significance rating of impact prior to mitigation	Medium	N/A
Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Low	N/A
Degree to which the impact can be mitigated	Low	N/A
Proposed mitigation	None	N/A
Residual impacts	N/A	N/A

Cumulative impact post mitigation	Medium	N/A
Significance rating of impact after mitigation	Medium	N/A

6.4.12 SUSTAINED IMPACT ON HOUSING AVAILABILITY AND AFFORDABLE HOUSING

Cape Town has been facing a housing crisis, with demand exceeding supply such that prices in several areas have become unaffordable for residents. The proposed development will add a significant number of residential units to an area where demand is very high, thus contributing to housing availability. Additionally, the proposed development will include at minimum 20% affordable housing, allowing middle-income households an opportunity to live in an area where the market almost exclusively caters to high-income earners. It is important to note that affordable housing refers to housing catered at households earning up to R34 400 per month (as of 2025), which translates to a maximum rent of approximately R11 500 per month¹. Affordable housing is also considered in context of its surrounding area.

Comments received during the public participation period indicated concerns regarding token affordable housing that does not actually cater for lower middle-income households. These include units being marketed as affordable even if they are not, or affordable units being resold or sublet by developers at higher prices for profit.

Table 6.23: Sustained impact on housing availability and affordable housing

	Preferred option	No-go Alternative
Potential impact and risk	Increase in housing availability in the Three Anchor Bay/Green Point area	N/A
Nature of impact	Positive	N/A
Extent and duration of impact	Local; long-term	N/A
Consequence of impact	High	N/A
Probability of occurrence	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources	No loss	N/A
Degree to which the impact can be reversed	Irreversible	N/A
Indirect impacts	Improved access to well-located housing and potential reduction in commuting distance	N/A
Cumulative impact prior to enhancement	Medium-high	N/A
Significance rating of impact prior to enhancement	Medium-high	N/A

¹ (The Banking Association of South Africa, 2025).

Degree to which the impact can be avoided	Unavoidable	N/A
Degree to which the impact can be managed	Medium	N/A
Degree to which the impact can be enhanced	High	N/A
Proposed enhancement	<ul style="list-style-type: none"> Inclusion of a requirement for development of affordable housing within the development rights/conditions, at minimum of 20% as per the development concept 	N/A
Residual impacts	Increased housing availability – including of affordable housing for middle income households	N/A
Cumulative impact post enhancement	High	N/A
Significance rating of impact after enhancement	High	N/A

6.5 NET EFFECTIVE TRADE-OFFS

The proposed development is associated with both positive and negative socio-economic impacts, as the previous sections indicate. To assess whether the project is beneficial from a socio-economic standpoint, the additions to the environment created by the project need to be evaluated. The additional benefits of the proposed development are the difference between the reference case (the no-go alternative) and the environment if the project is undertaken.

Reviewing the proposed development from a socio-economic perspective involves assessing the net effect and associated trade-offs. Analysing the identified impacts suggests that the positive impacts associated with the project would outweigh the negative. The positive impacts include significant economic benefits – such as increases in GDP and creation of employment opportunities – as well as socio-economic benefits such as increased housing availability and enhanced civic activity. The negative impacts associated with the proposed development are primarily local in nature, including effects on traffic flow, sense of place for nearby residents and recreational activity on the site. These impacts would affect a significantly smaller number of people than the net benefits that would be derived from the proposed development.

The table below summarises the socio-economic gains and losses that are expected to result from both the construction and the operation of the proposed development.

Table 6.24: Net effective trade-offs

	Positive	Negative
Construction	<ul style="list-style-type: none"> • GDP and production • Employment • Household income • Government revenue • Skills development 	<ul style="list-style-type: none"> • Traffic congestion • Sense of place (visual) • Noise, dust and pollution • Access to civic activities & services • ECD centre
Operation	<ul style="list-style-type: none"> • GDP and production • Employment • Household income • Government revenue • Skills development • Access to civic facilities & services • Housing availability & affordable housing • ECD care 	<ul style="list-style-type: none"> • Traffic flow • Sense of place (visual) • Recreational activity

The comparison of gains and losses associated with the construction phase of the project indicate that economic indicators, i.e. GDP, employment, household income and government revenue are expected to experience positive effects. This indicates that from a purely economic standpoint, the project's construction would be beneficial to the local and regional economies. The main trade-offs during the construction phase would be the social impacts experienced by the surrounding community, particularly with regards to traffic congestion, visual disturbance and noise, dust and air pollution, as well as temporary disruption to civic activities. Overall, the positive impacts on the economy are seen to outweigh the negative social effects in relation to the construction of the proposed development.

The operational phase of the proposed development will also result in benefits to the local and regional economies. Though not to the same scale as the construction phase, it will have positive impacts on GDP, employment, household income and government revenue. Additionally, it will improve housing availability in the area – including of affordable housing – and enhance existing civic activities. These benefits will be long-term. As is the case for the construction phase, the negative impacts of the operational phase will be limited to the immediate surroundings of the site, with the potential exception of the cumulative impacts of increased traffic. Overall, the positive impacts associated with the proposed development exceed the negative effects.

6.6 ASSESSMENT OF LAND USE OPTIONS

The differences in impact between Layout Options 1 and 2 for the proposed development are minor. The most significant differences are the number of residential units, with approximately 200 more residential units in Option 1 than Option 2. This would create more benefit for housing availability under Option 1, which is a consideration from a socio-economic perspective. However, the inclusion of significantly more office space in Option 2 results in greater benefit accruing to the surrounding local economy through increased operational activity, yielding higher impacts on GDP, employment and household income, thus resulting in it being the preferred option for the site.

The 'no-go' alternative is the option of not constructing the proposed development, where the status quo and current activities of the site would remain

unchanged. There would be no additional impact on the receiving environment. Should the 'no-go' alternative be considered, there would be no impact on the existing socio-economic environment and no benefits to the local economy. The alternative also bears the opportunity cost of missed socio-economic benefits – such as housing and enhanced civic activities – for the local community. Although the 'no-go' alternative would avoid the negative impacts associated with the proposed development, it would also result in the positive impacts not being realised. As the positive impacts of the proposed development are expected to outweigh the negative effects, the construction and operation of the project is preferred over the 'no-go' alternative.

7. CONCLUSION AND RECOMMENDATIONS

Based on the information presented in this report, the following conclusions and recommendations are made from a socio-economic perspective.

The proposed development is expected to generate a range of both positive and negative socio-economic impacts across the construction and operational phases. Overall, the net positive impacts are viewed to outweigh the net negative impacts, which are largely localised. Positive impacts include the stimulation of the local economy, as well as increased housing availability and enhanced civic activity.

Additionally, the proposed development is aligned with the aims of the City of Cape Town, as outlined in the MSDF, which include facilitating formal and informal economic growth by creating enabling environments for a range of activities and promoting mixed-use, higher-density development in well-located areas to maximise economic efficiency and land use.

From a socio-economic perspective, no fatal flaws have been identified for the proposed development. While the 'no-go' alternative would avoid some negative impacts, it would also result in the forfeiture of significant contributions to economic activity as well as the associated socio-economic benefits.

The specialist reports included in this study – specifically the TIA and VIA – have concluded that the proposed development falls within acceptable levels of impact on traffic levels and visual resources respectively.

In conclusion, 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.

REFERENCES

- City of Cape Town. (2023). Municipal Spatial Development Framework. Cape Town: City of Cape Town.
- City of Cape Town. (2023). Table Bay District Plan. Cape Town: City of Cape Town.
- Department of Cooperative Governance and Traditional Affairs. (2016). The Integrated Urban Development Framework.
- MapAble. (2025). *MapAble Mapping Platform*. Retrieved from MapAble: <http://map.mapable.co.za>
- National Planning Commission. (2012). National Development Plan 2030.
- The Banking Association of South Africa. (2025). *Financial Sector Code Affordable Housing Standards*.
- Urban-Econ via Quantec EasyData. (2026).
- Western Cape Government. (2025). Western Cape Provincial Strategic Plan 2025-2030.
- Western Cape Government. (2014). Western Cape Provincial Spatial Development Framework.

APPENDIX A: SPECIALISTS DECLARATION

A.1. ALEX KEMPTHORNE

I, **Alex Kempthorne**, declare that:

- I act as the independent specialist in this application.
- I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant.
- I declare that there are no circumstances that may compromise my objectivity in performing such work.
- I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity.
- I will comply with the Act, regulations, and all other applicable legislation.
- I have no, and will not engage in, conflicting interests in the undertaking of the activity.
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan, or document to be prepared by myself for submission to the competent authority.
- All the particulars furnished by me in this form are true and correct.
- I realise that a false declaration is an offence in terms of Regulation 71 and is punishable in terms of section 24F of the Act.

A.2. TALIA ALIBER

I, **Talia Aliber**, declare that:

- I act as the independent specialist in this application.
- I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant.
- I declare that there are no circumstances that may compromise my objectivity in performing such work.
- I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity.
- I will comply with the Act, regulations, and all other applicable legislation.
- I have no, and will not engage in, conflicting interests in the undertaking of the activity.
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision

to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan, or document to be prepared by myself for submission to the competent authority.

- All the particulars furnished by me in this form are true and correct.
- I realise that a false declaration is an offence in terms of Regulation 71 and is punishable in terms of section 24F of the Act.