

SOCIO-ECONOMIC IMPACT ASSESSMENT

PROPOSED DEVELOPMENT OF THE GRANGER BAY PRECINCT AND LAND RECLAMATION AT THE V&A WATERFRONT

BACKGROUND

A Socio-Economic Impact Assessment was conducted by Urban Econ Development Economists. The study utilised the Social Accounting Matrix (SAM) to examine the potential economic effected of the proposed development.



The proposed development is anticipated to produce **26,929 temporary jobs** during the **construction phase** and **822 permanent jobs** annually during the **operational phase**.



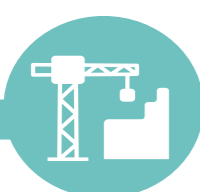
Construction phase production output is anticipated to be **R24.2 billion**, with a **GDP contribution** of **R8.8 billion**. **Operational phase production output** is anticipated to be **R691.8 million** annually with a **GDP contribution** of **R322.3 million** annually.



Temporary disruption to existing economic acitivities is anticipated in the form of increased traffic, and nuisance caused by increased dust and noise emissions.



The existing bay area is utilised by various recreational and commercial users. **Access to the ocean will remain uninterrupted** through the construction of a new slipway. Users of the bay may need to keep a **safe distance from in-water construction activities**, but no major impedence is expected. The post-construction phase of the project is anticipated to **boost marine tourism** by providing an **attractive coastal desitination** with **improved public coastal amenities**. Functional requirements of marine operators has also informed the ground level design of the proposal.



CONSTRUCTION PHASE

IMPACTS

Temporary stimulation of business production and GDP through construction expenditure; positive impact on household income

Short-term employment creation during the construction phase

Short-term traffic congestion from construction activities

Short-term dust and noise nuisance from construction activities

Temporary disturbance to marine tourism, recreational and commercial boating activities

MITIGATION/ENHANCEMENT MEASURES

Procurement of local goods and services; BBBEE-compliant contractor conditions; reporting of economic contribution; prioritisation of local labour and construction companies

Local employment targets; skills development programme; BBBEE requirements in contractor conditions

Traffic Management Plan; peak-hour haulage exclusion; coordination with CoCT Urban Mobility and MyCiTi

Compliance with relevant regulations; regular maintenance of site camp

Maintain access routes where possible; early engagement with affected operators; advance notice of access restrictions; proactive communication with users of the bay; avoid peak boating seasons

SIGNIFICANCE AFTER MITIGATION

Medium - High, positive

High, positive

Medium, negative

Low, negative

Low, negative