

# **Annexure: Fiscal & Socio-Economic Impact Assessment**

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## **Kimberley Mixed Use Development ("Changing the Face of the City")**

### **Fiscal & Socio-Economic Impact Assessment Outcome Report**

#### **Description:**

The development (mixed-use) consists of various sites within Kimberley. The three sites to be analysed include the BMW site, Colville site and St Augustine site.

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## Index and Glossary

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Direct Impacts	Those economic effects caused by the new investment or proposed project
Indirect Impacts	Occurs to industries in the backward linked industries that supply goods and services to the proposed project. Economic activity triggered by the purchases made as a result of the initial round of project expenditure.
Induced Impacts	Result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economy
Construction Phase	Focuses on the period during which the proposed project is constructed
Operational Phase	Focuses on the period after construction has completed and operations are started
Capital Investment	The investment by public and private sector stakeholders in land, infrastructure, top structures and other items required to undertake and complete the construction of a project
Annual Turn Over	Estimated annual turn over expected by the project due to normal day to day operations
Gross Domestic Product	Gross domestic product (GDP) at market prices (value added originating) is the value that the production processes and services rendered in the economy adds to the value of goods sold or services delivered (Gross domestic product (GDP) at market prices = Gross value added at basic prices + Net indirect taxes on products (by government))
Formal Employment	Employment figures indicate the number of paid employees and include casual, seasonal and informal workers. Employment consists of three main categories, namely skilled, semi-skilled, low skilled and informal labour
Informal Employment	Number of paid employees that are employed by informal businesses - informal businesses are businesses not registered as a formal enterprise
Compensation	The compensation of employees is equal to the income received by employees, i.e. wages and salaries
SMME	Small, Medium and Micro Enterprises

Taxes on Products

Indirect taxes on products include all indirect taxes levied by the government on products. These taxes include the following: Value added tax (VAT) and customs and excise duties

Taxes on Production

Taxes on production are the value of all the money paid by producers to the government, in respect to taxes on their production

Corporate Taxes

Corporate taxes

Personal Taxes

Personal taxes include UIF and PAYE

# Section 1

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## Descriptive Information

Section 1 of the report is focused on providing an overview of the project being modeled by the socio-economic impact model. The purpose of the section is to introduce the project, highlight the broad land uses of the project, identify capital investment and operational expenditure frameworks and timeframes, and to highlight the intended target market.

## Descriptive Information

Project Name	Kimberley Mixed Use Development ("Changing the Face of the City")
Project Description	The development (mixed-use) consists of various sites within Kimberley. The three sites to be analysed include the BMW site, Colville site and St Augustine site.

## Capital Investment Context

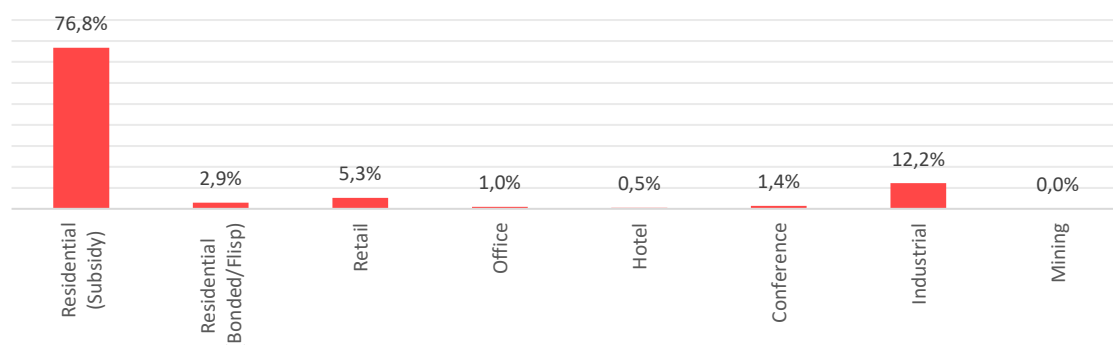


Land Use	Buildings	Land & Infrastructure	Total Capital Investment
Residential (BNG)	R1 644 750 000,00	R164 475 000,00	R1 809 225 000,00
Residential (FLISP & Bonded)	R2 292 420 000,00	R229 242 000,00	R2 521 662 000,00
Retail	R149 163 900,00	R14 916 390,00	R164 080 290,00
Big Box & Trade	R140 761 050,00	R14 076 105,00	R154 837 155,00
Office	R130 925 500,00	R13 092 550,00	R144 018 050,00
Hotel	R50 000 000,00	R5 000 000,00	R55 000 000,00
Conference	R23 256 000,00	R2 325 600,00	R25 581 600,00
Industry - Cement Based Production	R72 750 000,00	R7 275 000,00	R80 025 000,00
Industry - Heavy Vehicle Maintenance	R43 650 000,00	R4 365 000,00	R48 015 000,00
Industry - Carpentry/Roof Trusses	R14 550 000,00	R1 455 000,00	R16 005 000,00
Industry - Window/Doors	R14 550 000,00	R1 455 000,00	R16 005 000,00
Industry - Geysers	R14 550 000,00	R1 455 000,00	R16 005 000,00
Industry - Warehousing (Electrical)	R14 550 000,00	R1 455 000,00	R16 005 000,00
Industry - Warehousing (Plumbing)	R14 550 000,00	R1 455 000,00	R16 005 000,00
Industry - General Manufacturing	R134 597 200,00	R13 459 720,00	R148 056 920,00
Industry - Clay Based Production	R291 000 000,00	R29 100 000,00	R320 100 000,00
Mining of Aggregate and Sand	R82 500 000,00	R8 250 000,00	R90 750 000,00

<b>Total</b>	<b>R5 128 523 650,00</b>	<b>R512 852 365,00</b>	<b>R5 641 376 015,00</b>
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\* Excludes social amenities (to be built by Government)

### Total Capital Investment



## Descriptive Information

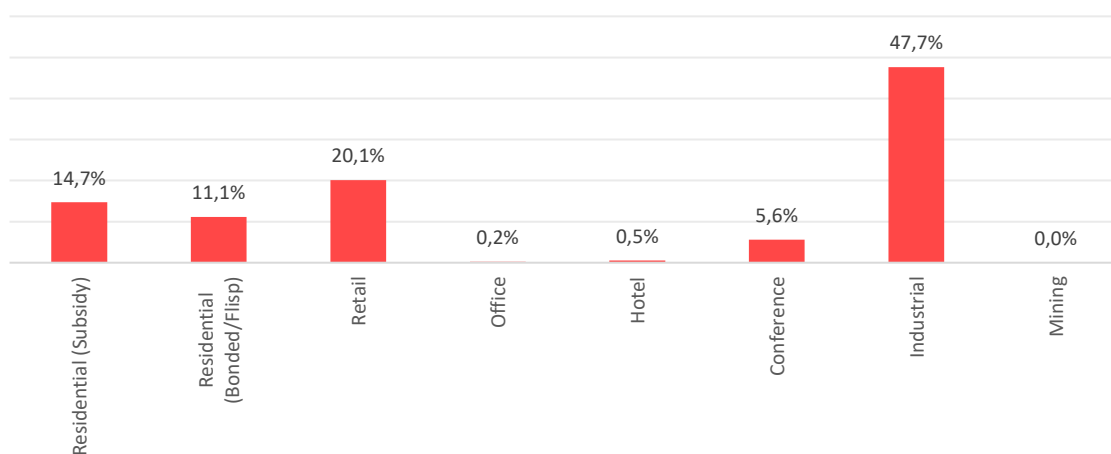
## Operational Context

Year Operations Start  No year indicated  Year Operations Mature  No year indicated

Land Use	Operational Revenue
Residential (BNG)	R91 800 000,00
Residential (FLISP & Bonded)	R612 237 197,20
Retail	R532 228 000,00
Big Box & Trade	R502 246 000,00
Office	R462 090 000,00
Hotel	R9 728 000,00
Conference	R26 112 000,00
Industry - Cement Based Production	R270 000 000,00
Industry - Heavy Vehicle Maintenance	R162 000 000,00
Industry - Carpentry/Roof Trusses	R54 000 000,00
Industry - Window/Doors	R54 000 000,00
Industry - Geysers	R54 000 000,00
Industry - Warehousing (Electrical)	R54 000 000,00
Industry - Warehousing (Plumbing)	R54 000 000,00
Industry - General Manufacturing	R499 536 000,00
Industry - Clay Based Production	R1 080 000 000,00
Mining of Aggregate and Sand	R270 000 000,00
<b>Total</b>	<b>R4 787 977 197,20</b>

\* Excludes social amenities (to be built by Government)

Total Operational Revenue



# Section 2

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## Summary

Section 2 of the report focuses on providing a concise and digestible overview of the outcomes of the socio-economic impact model. The purpose is to highlight key outcomes and considerations from the impact analysis. The Section also serves as an introduction to the remainder of the report which, from Section 2 onwards, provide detailed information regarding every impact modeled.



## Summary

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The following report is focused on the modelling of the Kimberley Mixed Use Development ("Changing the Face of the City") specifically targeting an analysis of socio-economic impacts should the entire development be implemented. The precinct is expected to commence construction in 2020. The precinct is expected to complete construction by 2027.

The total calculated capital investment of the development (Net Present Value for the current year) is R5,6 billion. The Residential (FLISP & Bonded) land use is the largest contributor to total capital investment of the proposed project. The total estimated capital investment is approximately R2,5 billion, representing approximately 44,7% of the total estimated capital investment of the project. The Residential (BNG) land use is the second largest contributor to total capital investment of the proposed project. The total estimated capital investment is approximately R2,5 billion, representing approximately 44,7% of the total estimated capital investment of the project.

The total estimated annual turn over of the project at maturity (No expected maturity year identified) is R4,8 billion.

Construction phase impacts are generated during the implementation/construction of the project and are considered to be "un-sustained" impacts. Un-sustained impacts are impacts that are no longer applicable once the construction of the project has ended and the operation of the project commences. The impacts generated during the phase are not long-term and therefore cannot be considered permanent.

The total calculated capital investment of R5,6 billion could generate approximately R13,9 billion in additional businesses sales throughout the Northern Cape Provincial economy. Also, GDP generated during the construction phase could temporarily add R6,2 billion throughout the provincial economy whilst also adding 26 710 un-sustained jobs.

As a result of the added GDP generated during the construction phase, historic trends show that an estimated 249 new formal small, medium and micro enterprises could be created. Approximately 48,2% of new enterprises created could be micro enterprises, i.e. enterprises with between 1 and 10 employees. Approximately 35,3% of formal enterprises created could be small (i.e. 11 to 200 employees), and 16,5% created could be medium enterprises (i.e. 200 plus employees). Black owned SMME's represent 73,5% of new formal SMME's created.

Formal employment created during the construction phase represents 17 405 employment opportunities. Approximately 13% of formal employment opportunities are expected to be filled by skilled labourers compared to 54,1% being semi-skilled and 32,9% low-skilled.

Increased employment during the construction phase also generates additional compensation and spending. Additional compensation paid to employees during the construction phase is estimated to be approximately R2,3 billion.

The additional GDP created during the construction phase, i.e. R6,2 billion, contributes approximately 5,92% to the Northern Cape provincial economy. The wholesale and retail trade and construction sectors benefit the most from additional GDP created throughout the provincial economy during the construction phase, i.e. R1,3 billion and R1,2 billion respectively.

Operational phase impacts are generated when the productive-land uses of the mixed-use development commences with operations. Impacts created during the operational phase are considered to be "sustained" impacts. Sustained impacts are impacts that are continuously generated as soon as the construction phase has ended and the full operation of the project has commenced. The impacts generated during this phase are long-term and therefore, as long as expected turn over is maintained, considered permanent.

The total estimated annual turnover of R4,8 billion could generate approximately R13,9 billion in additional business sales throughout the Northern Cape provincial economy. Also, GDP generated during the operational phase could add R6,2 billion throughout the provincial economy whilst also adding 22 649 sustained jobs.

As a result of the added GDP generated during the operational phase, historic trends show that an estimated 227 new formal small, medium and micro enterprises could be created. Approximately 48% of new enterprises created could be micro enterprises, i.e. enterprises with between 1 and 10 employees. Approximately 35,2% of formal enterprises created could be small (i.e. 11 to 200 employees), and 16,7% created could be medium enterprises (i.e. 200 plus employees). Black owned SMME's could represent 73,6% of new formal SMME's created.

Formal employment created during the operational phase represents 15 866 employment opportunities. Approximately 16,9% of formal employment opportunities are anticipated to be filled by skilled labourers compared to 51,6% being semi-skilled and 31,4% low-skilled.

Increased employment during the operational phase also generates additional compensation and spending. Additional compensation paid to employees during the operational phase is estimated to be approximately R2,2 billion.

The increase in new businesses and related business activities actively add to the taxation revenue collected by Government. It is estimated that approximately R1,6 billion in additional taxes could be generated during the operational phase. The largest contributor to new taxes generated is as a result of taxes on employees, contributing 37,4% to all taxes collected economy-wide. An additional 33,1% of taxation revenue generated, is generated by taxes on products.

The additional GDP created during the operational phase, i.e. R6,2 billion, contributes approximately 5,4% to the Northern Cape provincial economy. The construction and wholesale and retail trade sectors benefit the most from additional GDP created throughout the provincial economy during the operational phase, i.e. R608,7 million and R521,9 million respectively.

Overall, the construction phase of the precinct has an extremely positive effect on the Northern Cape provincial economy, generating substantial GDP (i.e. in excess of a billion Rands), high additional business sales and a very high, although un-sustained, number of new employment opportunities - across all skill levels.

Likewise, the operational phase of the precinct has an extremely positive effect on the Northern Cape provincial economy, generating substantial GDP (i.e. in excess of a billion Rands), high additional business sales and a very high number of sustained new employment opportunities - across all skill levels.

New business development grows and diversifies the number of businesses operating in the provincial economy, whilst also allowing for increased labour compensation. Taxation benefits government revenue generation throughout the provincial economy. Social facility needs increase as a result of new employment opportunities and so starts to impact government spending. Lastly, the value chain of the construction industry greatly benefits from construction phase activities, especially the wholesale and retail trade sector. Similarly, the value chain of the operational phase greatly benefits the construction sector.

## Construction Phase Economic Impacts

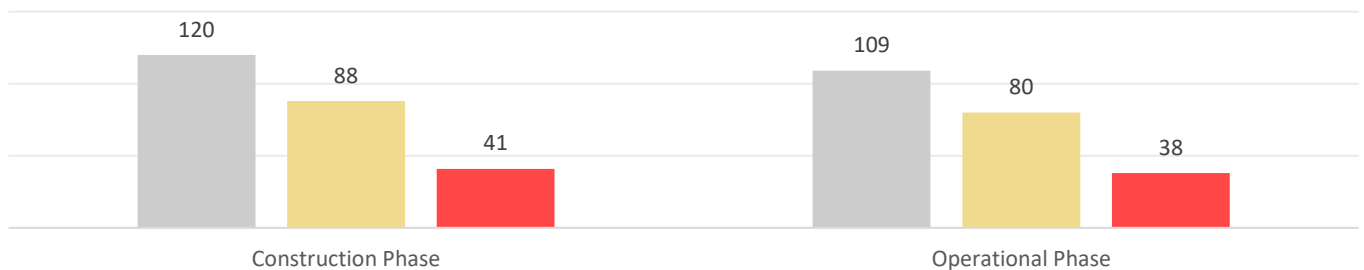


## Operational Phase Economic Impacts



## Estimated Number of Formal SMME Opportunities

	Construction Phase	Operational Phase
Micro Enterprises (1 to 10 people)	120	109
Small Enterprises (11 to 50 people)	88	80
Medium Enterprises (51 to 200 people)	41	38
<b>Estimated Number of Enterprise Opportunities</b>	<b>249</b>	<b>227</b>
<b>Estimated Number of Black Owned SMME Opportunities</b>	<b>183</b>	<b>167</b>



## Formal Jobs Created by Skill Level

### Construction Phase

Construction Phase - CAPEX

**R5 641 376 015,00**



Skilled Jobs	2 263
Semi-Skilled Jobs	9 421
Low-Skilled Jobs	5 720

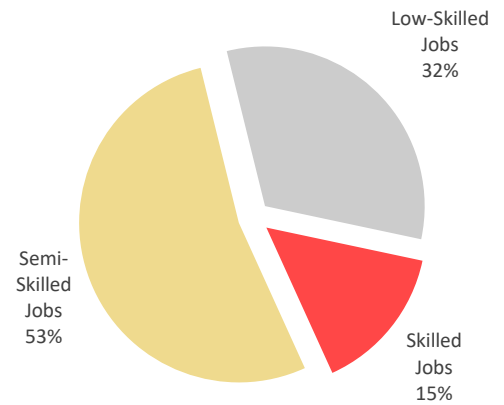
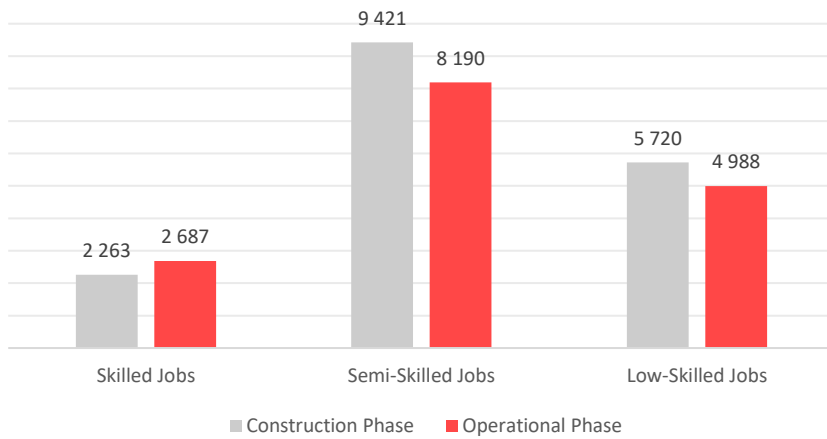
### Operational Phase

Operational Revenue

**R4 787 977 197,20**

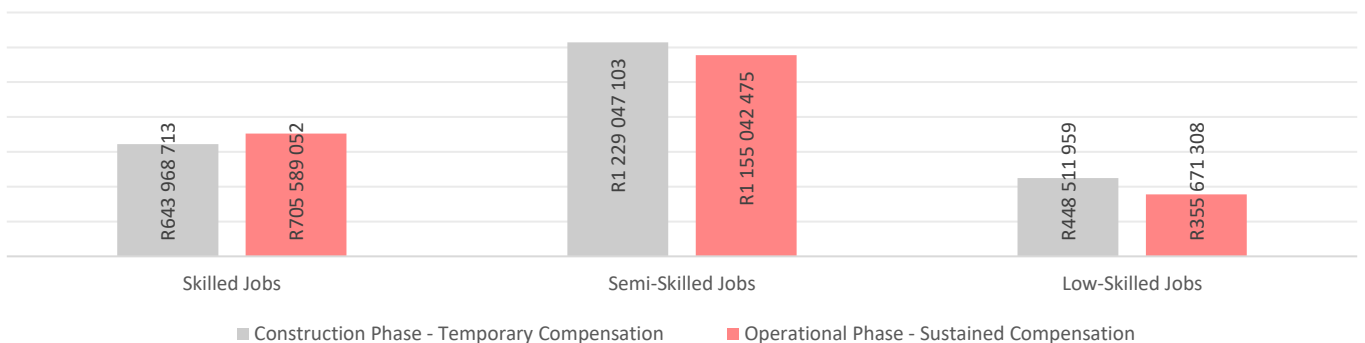


Skilled Jobs	2 687
Semi-Skilled Jobs	8 190
Low-Skilled Jobs	4 988



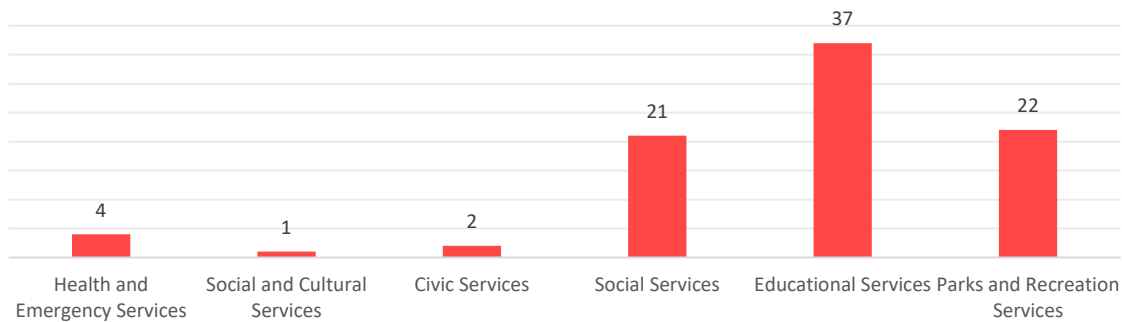
## Compensation Impact

Total Annual Compensation	Construction Phase - Temporary Compensation	Operational Phase - Sustained Compensation
Skilled Jobs	R643 968 713,49	R705 589 052,29
Semi-Skilled Jobs	R1 229 047 102,76	R1 155 042 474,86
Low-Skilled Jobs	R448 511 958,70	R355 671 307,84
<b>Total</b>	<b>R2 321 527 774,94</b>	<b>R2 216 302 834,99</b>



## Impact on Social Facilities Required

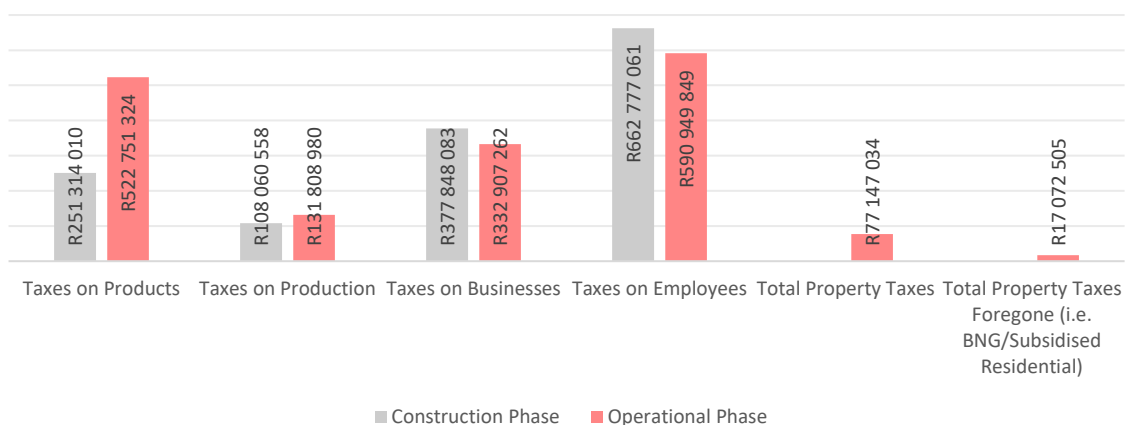
Social Facility	Additional Facilities Required (Sustained)
Health and Emergency Services	4
Social and Cultural Services	1
Civic Services	2
Social Services	21
Educational Services	37
Parks and Recreation Services	22



## Taxation Impact

Total Taxation	Construction Phase	Operational Phase
Taxes on Products	R251 314 009,79	R522 751 324,21
Taxes on Production	R108 060 557,57	R131 808 979,62
Taxes on Businesses	R377 848 082,73	R332 907 262,02
Taxes on Employees	R662 777 061,12	R590 949 849,00
<b>Total Tax Impact</b>	<b>R1 399 999 711,21</b>	<b>R1 578 417 414,85</b>

Total Property Taxes	Property Rates per Annum
Total Property Taxes	R77 147 033,72
Total Property Taxes Foregone (i.e. BNG/Subsidised Residential)	R17 072 505,00



## Sector Profiling

Provincial GDP Contribution Impact	Value	Percentage
Northern Cape Economy Size - GDP - (Current Values)	R104 304 952 681,52	
Added Construction Phase GDP (Short-Term)	R6 174 773 758,59	5,920%
Added Operational Phase GDP (Sustained)	R5 631 988 882,70	5,400%

### Top Sectors that Benefit from the Construction Phase Economic Impact

Economic Sector	Added GDP	Added Jobs
Wholesale and retail trade	R1 295 835 291,78	5 605
Construction	R1 165 574 952,91	5 042
Transport and storage	R1 086 520 497,43	4 700
Professional business services	R475 896 331,82	2 059
Communication	R459 126 469,79	1 986

### Top Sectors that Benefit from the Operational Phase Economic Impact

Economic Sector	Added GDP	Added Jobs
Construction	R608 698 397,29	2 566
Wholesale and retail trade	R521 928 335,81	1 946
Professional business services	R479 199 318,69	1 712
Transport and storage	R333 352 090,07	1 395
Finance and insurance	R252 603 009,04	806

### Detailed Sector GDP Impact

Community, social and personal services	R266 287 187 R549 867 839
General government	R198 967 538 R328 634 892
Finance, insurance, real estate and business services	R850 730 197 R890 407 693
Transport, storage and communication	R489 196 458 R1 545 646 967
Wholesale and retail trade, catering and accommodation	R619 588 880 R1 355 089 417
Construction	R608 698 397 R1 165 574 953
Electricity, gas and water	R127 202 276 R95 507 536
Manufacturing	R791 428 215 R171 946 058
Mining and quarrying	R118 512 241 R62 008 620
Agriculture, forestry and fishing	R135 790 945 R10 089 784

### Detailed Sector Employment Impact

Community, social and personal services	987 2 379
General government	776 1 422
Finance, insurance, real estate and business services	2 983 3 852
Transport, storage and communication	1 956 6 686
Wholesale and retail trade, catering and accommodation	2 343 5 862
Construction	2 566 5 042
Electricity, gas and water	560 413
Manufacturing	3 362 744
Mining and quarrying	487 268
Agriculture, forestry and fishing	597 44

■ Operational Phase Added GDP    ■ Construction Phase Added GDP

# Section 3

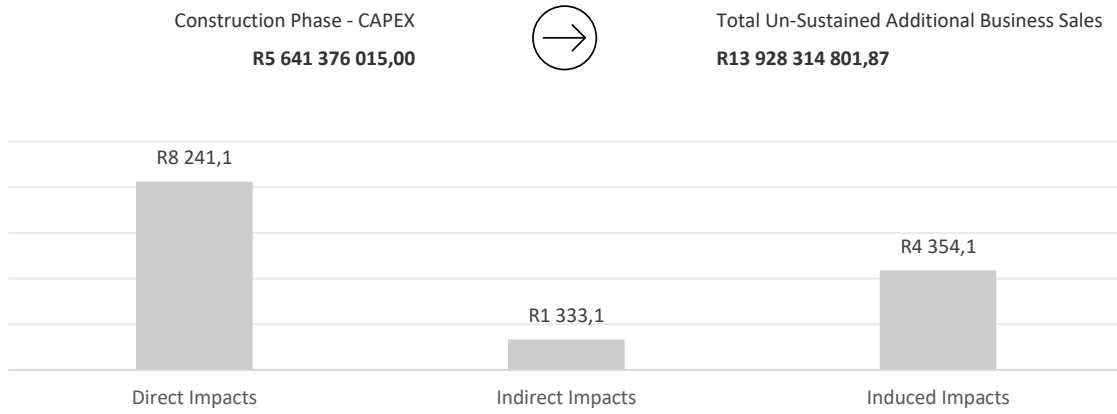
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## Construction Phase Economic Impacts

Section 3 of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the construction phase of the proposed project. Impacts generated during this phase are not sustained impacts because the construction phase of a project only lasts up until the necessary land improvements, buildings, bulk infrastructure, other infrastructure, fittings and furnishings and operational machinery etc. have been constructed and completed.

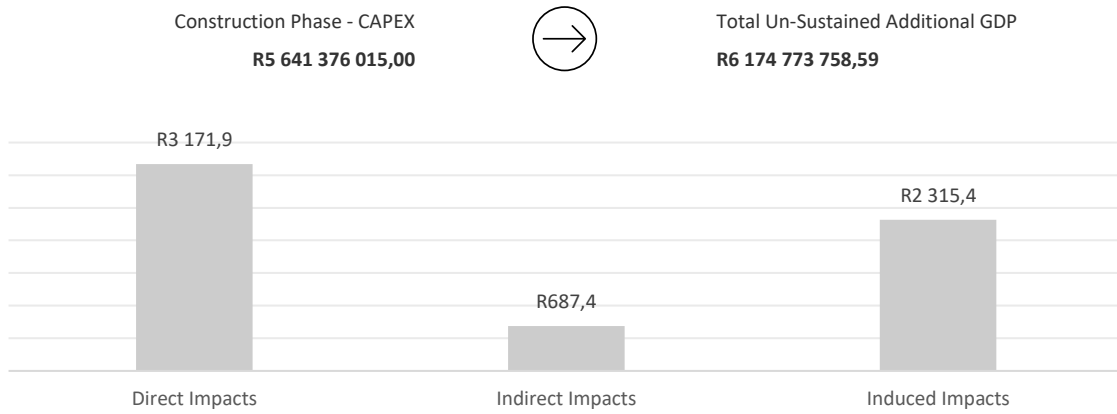
## Construction Phase Economic Impacts

### Additional Business Sales



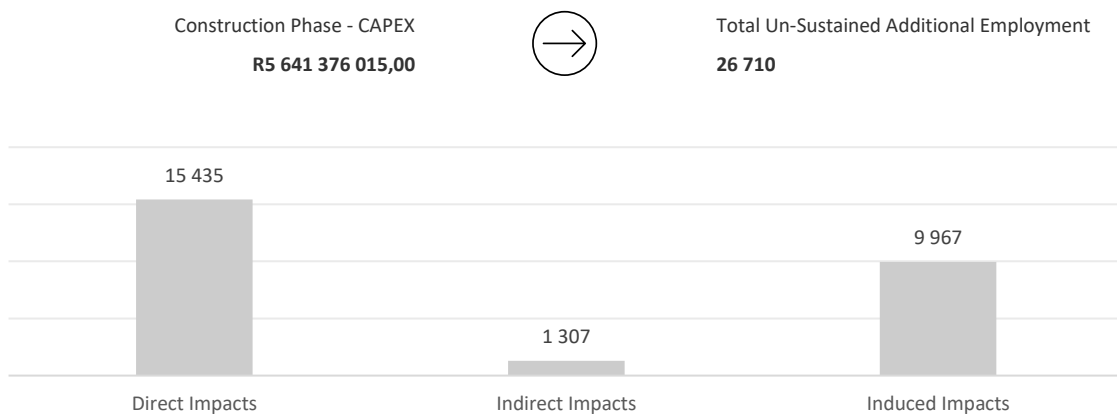
\* Rands per million

### Additional GDP



\* Rands per million

### Additional Employment





## Construction Phase Economic Impacts

### Additional Business Sales

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	R2 642 970 156,75	R427 547 005,88	R1 396 381 565,70	R4 466 898 728,33
Residential (FLISP & Bonded)	R3 683 719 499,46	R595 906 555,53	R1 946 248 991,54	R6 225 875 046,53
Retail	R239 693 410,04	R38 774 633,73	R126 639 136,79	R405 107 180,56
Big Box & Trade	R226 190 761,14	R36 590 342,28	R119 505 174,27	R382 286 277,70
Office	R210 385 887,98	R34 033 625,49	R111 154 859,21	R355 574 372,67
Hotel	R80 345 650,00	R12 997 325,00	R42 449 660,00	R135 792 635,00
Conference	R37 370 368,73	R6 045 315,80	R19 744 185,86	R63 159 870,39
Industry - Cement Based Product	R116 902 920,75	R18 911 107,88	R61 764 255,30	R197 578 283,93
Industry - Heavy Vehicle Mainten	R70 141 752,45	R11 346 664,73	R37 058 553,18	R118 546 970,36
Industry - Carpentry/Roof Trusses	R23 380 584,15	R3 782 221,58	R12 352 851,06	R39 515 656,79
Industry - Window/Doors	R23 380 584,15	R3 782 221,58	R12 352 851,06	R39 515 656,79
Industry - Geysers	R23 380 584,15	R3 782 221,58	R12 352 851,06	R39 515 656,79
Industry - Warehousing (Electrica	R23 380 584,15	R3 782 221,58	R12 352 851,06	R39 515 656,79
Industry - Warehousing (Plumbin	R23 380 584,15	R3 782 221,58	R12 352 851,06	R39 515 656,79
Industry - General Manufacturing	R216 285 990,44	R34 988 071,05	R114 272 107,54	R365 546 169,03
Industry - Clay Based Production	R467 611 683,00	R75 644 431,50	R247 057 021,20	R790 313 135,70
Mining of Aggregate and Sand	R132 570 322,50	R21 445 586,25	R70 041 939,00	R224 057 847,75
<b>Total Impact</b>	<b>R8 241 091 323,99</b>	<b>R1 333 141 772,98</b>	<b>R4 354 081 704,89</b>	<b>R13 928 314 801,87</b>

### Additional GDP

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	R1 017 253 039,28	R220 461 303,15	R742 574 690,55	R1 980 289 032,98
Residential (FLISP & Bonded)	R1 417 827 154,46	R307 274 601,35	R1 034 985 907,96	R2 760 087 663,76
Retail	R92 255 619,78	R19 993 839,66	R67 344 786,07	R179 594 245,50
Big Box & Trade	R87 058 583,93	R18 867 526,69	R63 551 052,22	R169 477 162,84
Office	R80 975 444,77	R17 549 175,46	R59 110 480,41	R157 635 100,65
Hotel	R30 924 245,00	R6 701 970,00	R22 574 090,00	R60 200 305,00
Conference	R14 383 484,83	R3 117 220,29	R10 499 660,74	R28 000 365,86
Industry - Cement Based Product	R44 994 776,48	R9 751 366,35	R32 845 300,95	R87 591 443,78
Industry - Heavy Vehicle Mainten	R26 996 865,89	R5 850 819,81	R19 707 180,57	R52 554 866,27
Industry - Carpentry/Roof Trusses	R8 998 955,30	R1 950 273,27	R6 569 060,19	R17 518 288,76
Industry - Window/Doors	R8 998 955,30	R1 950 273,27	R6 569 060,19	R17 518 288,76
Industry - Geysers	R8 998 955,30	R1 950 273,27	R6 569 060,19	R17 518 288,76
Industry - Warehousing (Electrica	R8 998 955,30	R1 950 273,27	R6 569 060,19	R17 518 288,76
Industry - Warehousing (Plumbin	R8 998 955,30	R1 950 273,27	R6 569 060,19	R17 518 288,76
Industry - General Manufacturing	R83 246 335,78	R18 041 327,93	R60 768 186,13	R162 055 849,84
Industry - Clay Based Production	R179 979 105,90	R39 005 465,40	R131 381 203,80	R350 365 775,10
Mining of Aggregate and Sand	R51 025 004,25	R11 058 250,50	R37 247 248,50	R99 330 503,25
<b>Total Impact</b>	<b>R3 171 914 436,82</b>	<b>R687 424 232,93</b>	<b>R2 315 435 088,84</b>	<b>R6 174 773 758,59</b>

**Additional Employment****Formal Jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	2 998	318	2 266	5 582
Residential (FLISP & Bonded)	4 178	443	3 159	7 780
Retail	272	29	206	506
Big Box & Trade	257	27	194	478
Office	239	25	180	444
Hotel	91	10	69	170
Conference	42	4	32	79
Industry - Cement Based Product	133	14	100	247
Industry - Heavy Vehicle Mainten	80	8	60	148
Industry - Carpentry/Roof Trusses	27	3	20	49
Industry - Window/Doors	27	3	20	49
Industry - Geysers	27	3	20	49
Industry - Warehousing (Electrica	27	3	20	49
Industry - Warehousing (Plumbin	27	3	20	49
Industry - General Manufacturing	245	26	185	457
Industry - Clay Based Production	530	56	401	988
Mining of Aggregate and Sand	150	16	114	280
<b>Total Impact</b>	<b>9 347</b>	<b>991</b>	<b>7 067</b>	<b>17 405</b>

**Informal Jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	1 952	102	930	2 984
Residential (FLISP & Bonded)	2 721	142	1 297	4 159
Retail	177	9	84	271
Big Box & Trade	167	9	80	255
Office	155	8	74	238
Hotel	59	3	28	91
Conference	28	1	13	42
Industry - Cement Based Product	86	4	41	132
Industry - Heavy Vehicle Mainten	52	3	25	79
Industry - Carpentry/Roof Trusses	17	1	8	26
Industry - Window/Doors	17	1	8	26
Industry - Geysers	17	1	8	26
Industry - Warehousing (Electrica	17	1	8	26
Industry - Warehousing (Plumbin	17	1	8	26
Industry - General Manufacturing	160	8	76	244
Industry - Clay Based Production	345	18	165	528
Mining of Aggregate and Sand	98	5	47	150
<b>Total Impact</b>	<b>6 088</b>	<b>317</b>	<b>2 901</b>	<b>9 305</b>

**Total Number of New jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	4 950	419	3 197	8 566
Residential (FLISP & Bonded)	6 899	584	4 455	11 939
Retail	449	38	290	777
Big Box & Trade	424	36	274	733
Office	394	33	254	682
Hotel	150	13	97	260
Conference	70	6	45	121
Industry - Cement Based Product	219	19	141	379
Industry - Heavy Vehicle Mainten	131	11	85	227
Industry - Carpentry/Roof Trusses	44	4	28	76
Industry - Window/Doors	44	4	28	76
Industry - Geysers	44	4	28	76
Industry - Warehousing (Electrica	44	4	28	76
Industry - Warehousing (Plumbin	44	4	28	76
Industry - General Manufacturing	405	34	262	701
Industry - Clay Based Production	876	74	566	1 516
Mining of Aggregate and Sand	248	21	160	430
<b>Total Impact</b>	<b>15 435</b>	<b>1 307</b>	<b>9 967</b>	<b>26 710</b>

# Section 4

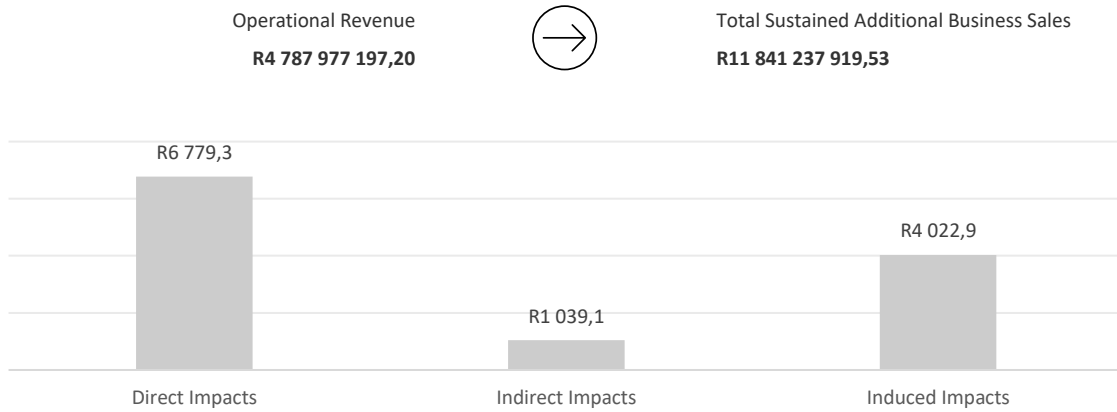
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## Operational Phase Economic Impacts

Section 4 of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the operational phase of the proposed project. Impacts generated during this phase are sustained impacts meaning, impacts generated are sustained for the duration of the the project lifecycle given that annual turn over remains constant.

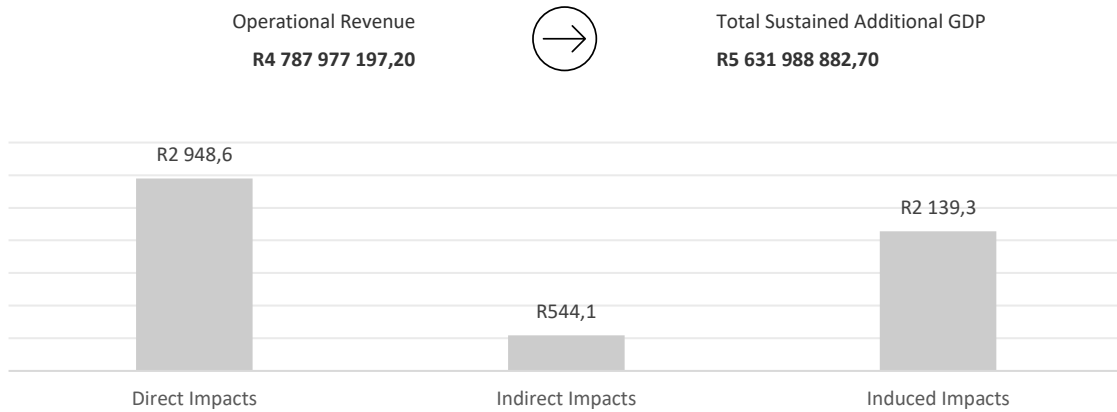
## Operational Phase Economic Impacts

### Additional Business Sales



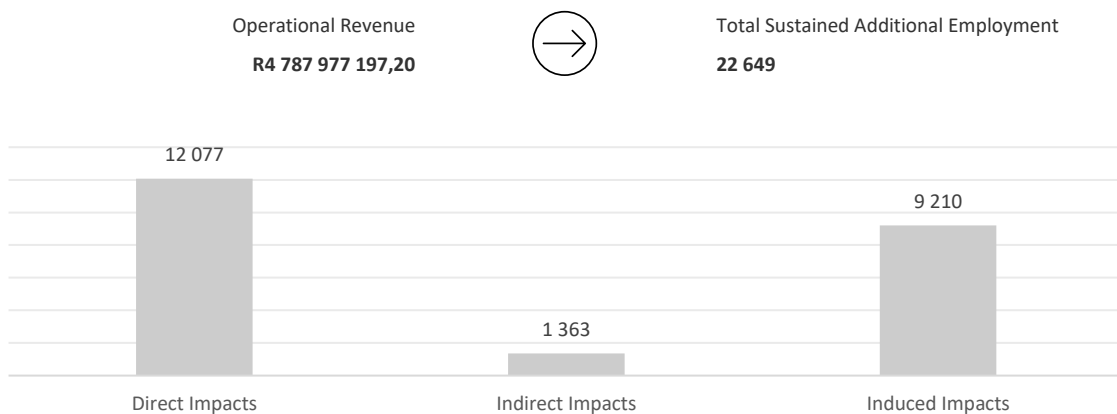
\* Rands per million

### Additional GDP



\* Rands per million

### Additional Employment



## Operational Phase Economic Impacts

### Additional Business Sales

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	R123 278 587,20	R16 840 434,60	R82 386 644,40	R222 505 666,20
Residential (FLISP & Bonded)	R822 175 781,07	R112 313 077,11	R549 457 170,52	R1 483 946 028,71
Retail	R658 927 536,54	R67 717 497,35	R484 901 221,78	R1 211 546 255,68
Big Box & Trade	R621 808 171,53	R63 902 767,56	R457 585 281,19	R1 143 296 220,28
Office	R624 266 184,61	R86 148 516,91	R453 001 767,91	R1 163 416 469,43
Hotel	R13 281 725,95	R1 891 171,84	R7 727 524,35	R22 900 422,14
Conference	R35 065 909,25	R4 790 168,06	R23 434 423,30	R63 290 500,61
Industry - Cement Based Product	R410 623 666,07	R72 538 778,57	R207 868 689,64	R691 031 134,29
Industry - Heavy Vehicle Mainten	R246 374 199,64	R43 523 267,14	R124 721 213,79	R414 618 680,57
Industry - Carpentry/Roof Trusses	R82 124 733,21	R14 507 755,71	R41 573 737,93	R138 206 226,86
Industry - Window/Doors	R82 124 733,21	R14 507 755,71	R41 573 737,93	R138 206 226,86
Industry - Geysers	R82 124 733,21	R14 507 755,71	R41 573 737,93	R138 206 226,86
Industry - Warehousing (Electrica	R82 124 733,21	R14 507 755,71	R41 573 737,93	R138 206 226,86
Industry - Warehousing (Plumbin	R82 124 733,21	R14 507 755,71	R41 573 737,93	R138 206 226,86
Industry - General Manufacturing	R759 708 532,05	R134 206 412,19	R384 584 791,66	R1 278 499 735,91
Industry - Clay Based Production	R1 642 494 664,29	R290 155 114,29	R831 474 758,57	R2 764 124 537,14
Mining of Aggregate and Sand	R410 623 666,07	R72 538 778,57	R207 868 689,64	R691 031 134,29
<b>Total Impact</b>	<b>R6 779 252 290,35</b>	<b>R1 039 104 762,78</b>	<b>R4 022 880 866,41</b>	<b>R11 841 237 919,53</b>

### Additional GDP

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	R66 513 506,40	R9 026 694,00	R43 812 468,00	R119 352 668,40
Residential (FLISP & Bonded)	R443 595 236,76	R60 201 283,60	R292 196 324,74	R795 992 845,09
Retail	R403 628 941,73	R35 014 215,66	R257 867 659,37	R696 510 816,76
Big Box & Trade	R380 891 312,50	R33 041 759,85	R243 341 200,48	R657 274 272,82
Office	R336 032 002,03	R45 835 631,28	R240 902 765,97	R622 770 399,28
Hotel	R6 660 450,30	R972 206,59	R4 109 428,22	R11 742 085,12
Conference	R18 919 397,38	R2 567 592,96	R12 462 213,12	R33 949 203,46
Industry - Cement Based Product	R136 752 531,43	R37 822 795,71	R110 541 982,50	R285 117 309,64
Industry - Heavy Vehicle Mainten	R82 051 518,86	R22 693 677,43	R66 325 189,50	R171 070 385,79
Industry - Carpentry/Roof Trusses	R27 350 506,29	R7 564 559,14	R22 108 396,50	R57 023 461,93
Industry - Window/Doors	R27 350 506,29	R7 564 559,14	R22 108 396,50	R57 023 461,93
Industry - Geysers	R27 350 506,29	R7 564 559,14	R22 108 396,50	R57 023 461,93
Industry - Warehousing (Electrica	R27 350 506,29	R7 564 559,14	R22 108 396,50	R57 023 461,93
Industry - Warehousing (Plumbin	R27 350 506,29	R7 564 559,14	R22 108 396,50	R57 023 461,93
Industry - General Manufacturing	R253 010 416,81	R69 977 215,11	R204 517 406,56	R527 505 038,48
Industry - Clay Based Production	R547 010 125,71	R151 291 182,86	R442 167 930,00	R1 140 469 238,57
Mining of Aggregate and Sand	R136 752 531,43	R37 822 795,71	R110 541 982,50	R285 117 309,64
<b>Total Impact</b>	<b>R2 948 570 502,76</b>	<b>R544 089 846,48</b>	<b>R2 139 328 533,45</b>	<b>R5 631 988 882,70</b>

**Additional Employment****Formal Jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	90	19	134	242
Residential (FLISP & Bonded)	598	126	892	1 616
Retail	1 101	70	787	1 958
Big Box & Trade	1 039	66	743	1 848
Office	974	96	735	1 805
Hotel	32	2	13	47
Conference	25	5	38	69
Industry - Cement Based Product	471	68	337	876
Industry - Heavy Vehicle Mainten	283	41	202	526
Industry - Carpentry/Roof Trusses	94	14	67	175
Industry - Window/Doors	94	14	67	175
Industry - Geysers	94	14	67	175
Industry - Warehousing (Electrica	94	14	67	175
Industry - Warehousing (Plumbin	94	14	67	175
Industry - General Manufacturing	872	125	624	1 621
Industry - Clay Based Production	1 885	271	1 350	3 505
Mining of Aggregate and Sand	471	68	337	876
<b>Total Impact</b>	<b>8 312</b>	<b>1 025</b>	<b>6 529</b>	<b>15 866</b>

**Informal Jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	22	5	55	82
Residential (FLISP & Bonded)	146	36	366	549
Retail	857	24	323	1 204
Big Box & Trade	809	23	305	1 136
Office	304	29	302	635
Hotel	25	1	5	31
Conference	6	2	16	23
Industry - Cement Based Product	169	23	138	330
Industry - Heavy Vehicle Mainten	101	14	83	198
Industry - Carpentry/Roof Trusses	34	5	28	66
Industry - Window/Doors	34	5	28	66
Industry - Geysers	34	5	28	66
Industry - Warehousing (Electrica	34	5	28	66
Industry - Warehousing (Plumbin	34	5	28	66
Industry - General Manufacturing	312	43	256	611
Industry - Clay Based Production	676	92	554	1 322
Mining of Aggregate and Sand	169	23	138	330
<b>Total Impact</b>	<b>3 766</b>	<b>338</b>	<b>2 680</b>	<b>6 784</b>

**Total Number of New jobs Created**

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Residential (BNG)	112	24	189	325
Residential (FLISP & Bonded)	744	163	1 258	2 165
Retail	1 958	95	1 110	3 162
Big Box & Trade	1 847	89	1 048	2 984
Office	1 278	124	1 037	2 440
Hotel	57	3	18	78
Conference	32	7	54	92
Industry - Cement Based Product	640	91	476	1 207
Industry - Heavy Vehicle Mainten	384	54	286	724
Industry - Carpentry/Roof Trusses	128	18	95	241
Industry - Window/Doors	128	18	95	241
Industry - Geysers	128	18	95	241
Industry - Warehousing (Electrica	128	18	95	241
Industry - Warehousing (Plumbin	128	18	95	241
Industry - General Manufacturing	1 184	168	880	2 233
Industry - Clay Based Production	2 560	363	1 903	4 827
Mining of Aggregate and Sand	640	91	476	1 207
<b>Total Impact</b>	<b>12 077</b>	<b>1 363</b>	<b>9 210</b>	<b>22 649</b>



# Section 5

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## Estimated Number of Formal SMME's Created

Section 5 of the report is focused on providing an overview of potential number of new small, medium or micro enterprises that could become operational as a result of the added GDP generated during the construction and operational phases. The impact considers the current impact (includes an historic perspective) that changes in the GDP of the regional economy has had on the number of SMME's operational and formally registered with SARS. The section thus estimates the number of potential new SMME's that could be established due to changes in the provincial economy's GDP and the segment that could potentially be black owned.

## Estimated Number of Formal SMME Opportunities

### Estimated Number of Enterprise Opportunities

#### Construction Phase

	Estimated Number of Enterprise Opportunities
Micro Enterprises (1 to 10 people)	120
Small Enterprises (11 to 50 people)	88
Medium Enterprises (51 to 200 people)	41
<b>Estimated Number of Enterprise Opportunities</b>	<b>249</b>
<b>Estimated Number of Black Owned SMME Opportunities</b>	<b>183</b>

The calculations indicate that the total estimated GDP impact of the construction phase, i.e. R6,2 billion economy wide, could create 249 new SMME's

% of SMME's created that are black owned **73%**

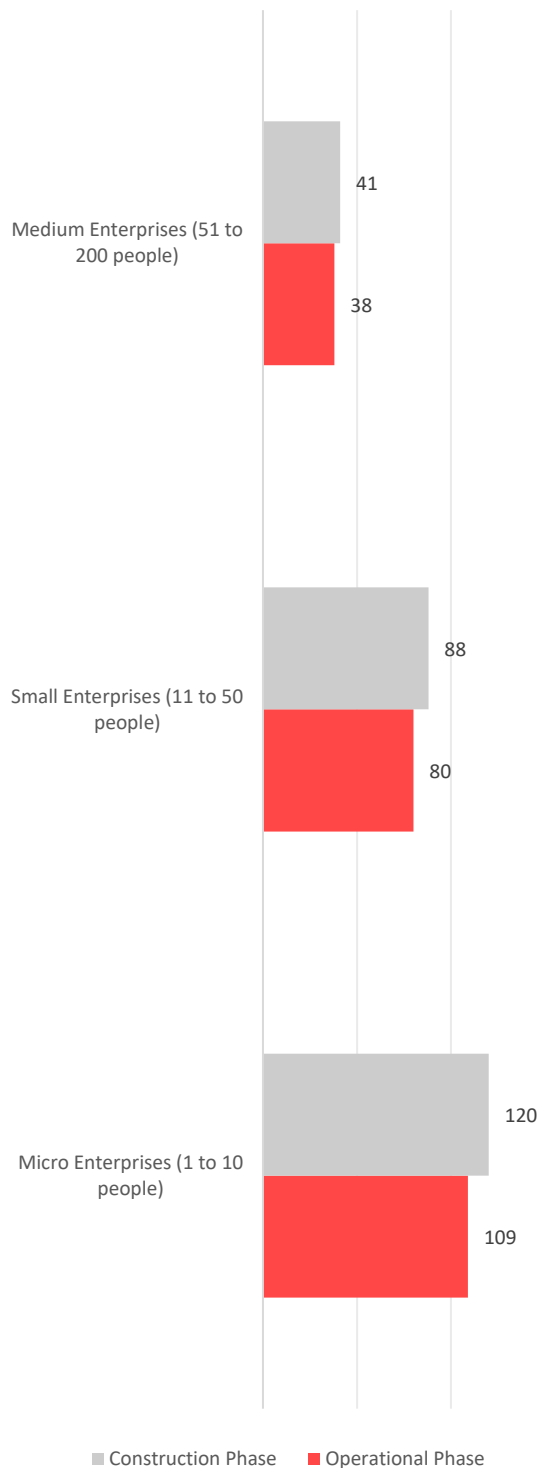


#### Operational Phase

	Estimated Number of Enterprise Opportunities
Micro Enterprises (1 to 10 people)	109
Small Enterprises (11 to 50 people)	80
Medium Enterprises (51 to 200 people)	38
<b>Estimated Number of Enterprise Opportunities</b>	<b>227</b>
<b>Estimated Number of Black Owned SMME Opportunities</b>	<b>167</b>

The calculations indicate that the total estimated GDP impact of the construction phase, i.e. R6,2 billion economy wide, could create 227 new SMME's

% of SMME's created that are black owned **74%**



## Estimated Number of Formal SMME Opportunities

### Construction Phase

#### Estimated number of new enterprises

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Micro enterprises	61	14	45	120
Small enterprises	45	10	33	88
Medium enterprises	21	5	15	41

<b>Estimated number of new enterprises</b>	<b>127</b>	<b>29</b>	<b>93</b>	<b>249</b>
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<b>Estimated Number of Black Owned SMME's</b>	<b>93</b>	<b>22</b>	<b>68</b>	<b>183</b>
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### Operational Phase

#### Estimated number of new enterprises

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Micro enterprises	57	11	41	109
Small enterprises	42	8	30	80
Medium enterprises	20	4	14	38

<b>Estimated number of new enterprises</b>	<b>119</b>	<b>23</b>	<b>85</b>	<b>227</b>
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<b>Estimated Number of Black Owned SMME's</b>	<b>87</b>	<b>17</b>	<b>63</b>	<b>167</b>
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# Section 6

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## Formal Jobs Created per Skill Level

Section 6 of the report focuses on providing an overview of the impact on formal job creation per skill level during the construction and operational phases of the proposed project. The purpose of the section is to estimate the potential number of new jobs created throughout the provincial economy and the distribution of those jobs per skill level required.

The information provides an indication as to the extent to which the implementation of the proposed project could influence the growth and demand for new skilled labourers. The information also provides a contextual background as to the opportunity to develop skills in the provincial economy.

## Formal Jobs Created by Skill Level

### Construction Phase

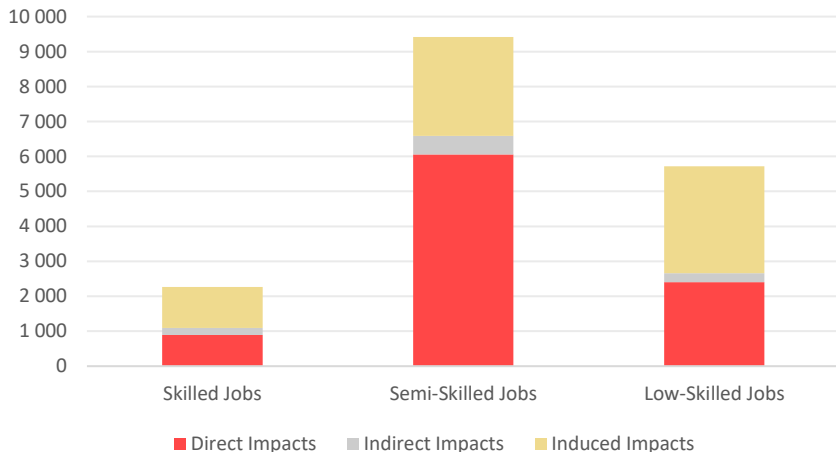
Construction Phase - CAPEX

**R5 641 376 015,00**

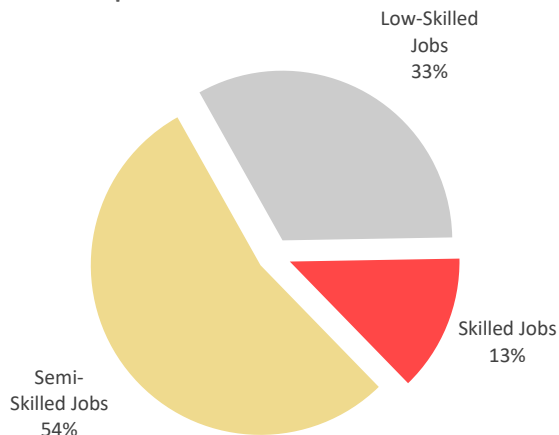


Skilled Jobs	2 263
Semi-Skilled Jobs	9 421
Low-Skilled Jobs	5 720

Construction Phase Jobs Created per Skill Level



Jobs per Skill Level - Construction Phase



### Operational Phase

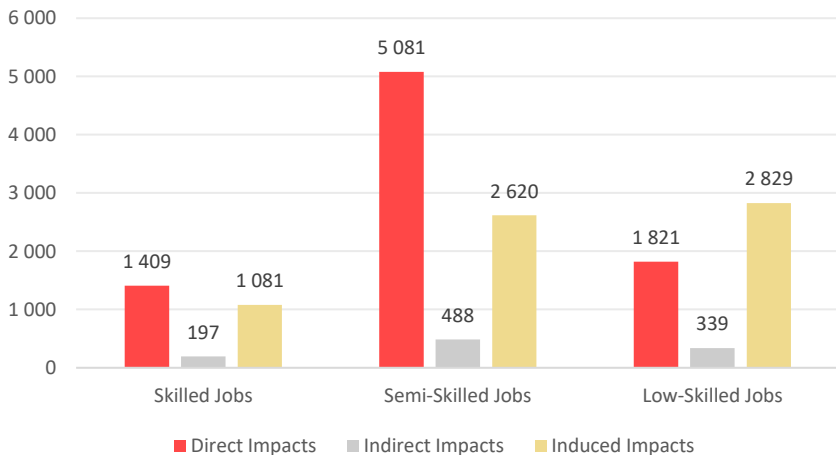
Operational Revenue

**R4 787 977 197,20**

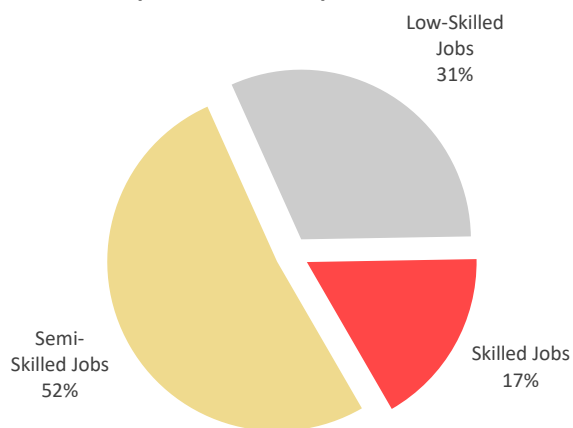


Skilled Jobs	2 687
Semi-Skilled Jobs	8 190
Low-Skilled Jobs	4 988

Operational Phase Jobs Created per Skill Level



Jobs per Skill Level - Operational Phase



## Formal Jobs Created by Skill Level

### Construction Phase

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Skilled Jobs	896	198	1 169	2 263
Semi-Skilled Jobs	6 052	533	2 836	9 421
Low-Skilled Jobs	2 399	259	3 062	5 720
<b>Total Impact</b>	<b>9 347</b>	<b>991</b>	<b>7 067</b>	<b>17 405</b>

### Operational Phase

#### Total Number of Operational Phase Jobs Created per Skill Level

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Skilled Jobs	1 409	197	1 081	2 687
Semi-Skilled Jobs	5 081	488	2 620	8 190
Low-Skilled Jobs	1 821	339	2 829	4 988
<b>Total Impact</b>	<b>8 312</b>	<b>1 025</b>	<b>6 529</b>	<b>15 866</b>

# Section 7

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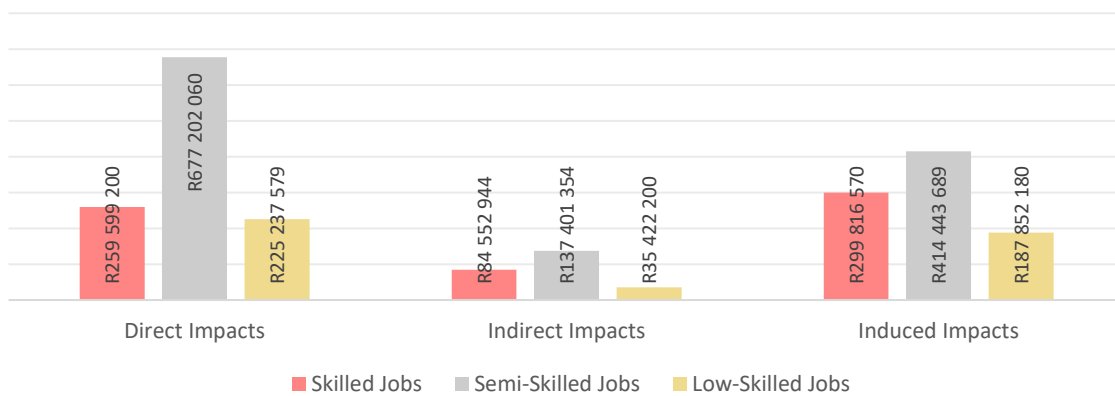
## Compensation Impacts

Section 7 of the report focuses on providing an overview of the impact on employee compensation for potentially new formally employed persons during the construction and operational phases of the proposed project. The purpose of the section is to identify the additional compensation that could be generated as a result of additional employment.

## Compensation Impact

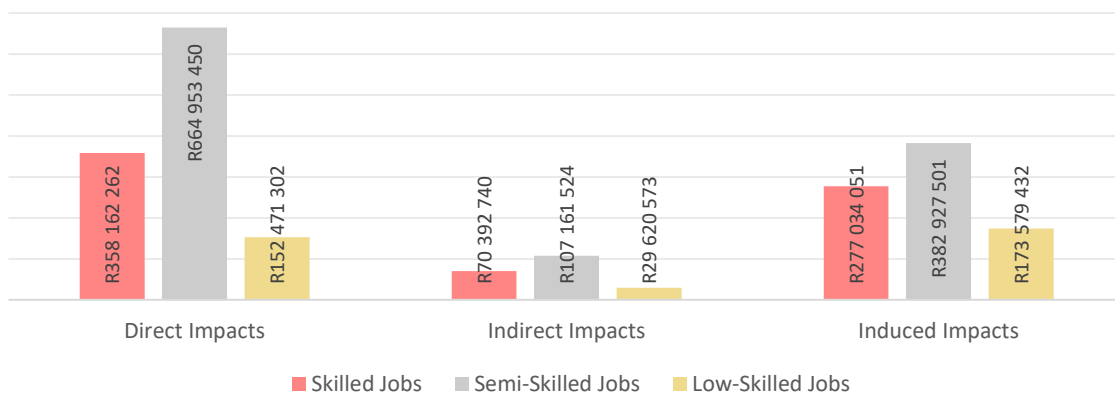
### Construction Phase - Temporary Compensation

Total Annual Compensation				
	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impacts
Skilled Jobs	R259 599 200,08	R84 552 943,71	R299 816 569,69	R643 968 713,49
Semi-Skilled Jobs	R677 202 059,59	R137 401 354,22	R414 443 688,94	R1 229 047 102,76
Low-Skilled Jobs	R225 237 578,77	R35 422 200,00	R187 852 179,92	R448 511 958,70
<b>Total Impact</b>	<b>R1 162 038 838,45</b>	<b>R257 376 497,93</b>	<b>R902 112 438,56</b>	<b>R2 321 527 774,94</b>



### Operational Phase - Sustained Compensation

Total Annual Compensation				
	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impacts
Skilled Jobs	R358 162 261,83	R70 392 739,51	R277 034 050,96	R705 589 052,29
Semi-Skilled Jobs	R664 953 450,10	R107 161 524,22	R382 927 500,54	R1 155 042 474,86
Low-Skilled Jobs	R152 471 302,10	R29 620 573,37	R173 579 432,37	R355 671 307,84
<b>Total Impact</b>	<b>R1 175 587 014,03</b>	<b>R207 174 837,10</b>	<b>R833 540 983,87</b>	<b>R2 216 302 834,99</b>





## Compensation Impact

### Construction Phase

#### Skilled Jobs Created Compensation Impact

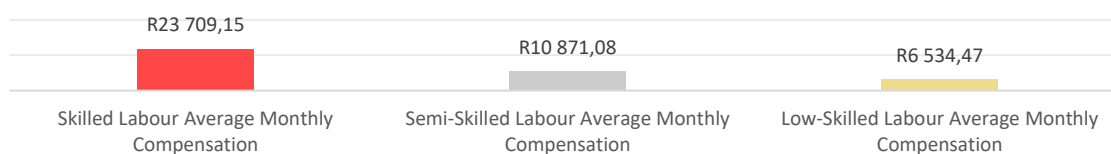
	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	896	198	1 169	2 263
Total Annual Compensation Created	R259 599 200,08	R84 552 943,71	R299 816 569,69	R643 968 713,49
Average Annual Compensation per New Job Created	R289 801,50	R426 583,18	R256 376,12	R284 509,75
Average Monthly Compensation per New Job Created	R24 150,12	R35 548,60	R21 364,68	R23 709,15

#### Semi-Skilled Jobs Created Compensation Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	6 052	533	2 836	9 421
Total Annual Compensation Created	R677 202 059,59	R137 401 354,22	R414 443 688,94	R1 229 047 102,76
Average Annual Compensation per New Job Created	R111 888,05	R257 667,28	R146 155,67	R130 452,98
Average Monthly Compensation per New Job Created	R9 324,00	R21 472,27	R12 179,64	R10 871,08

#### Low-Skilled Jobs Created Compensation Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	2 399	259	3 062	5 720
Total Annual Compensation Created	R225 237 578,77	R35 422 200,00	R187 852 179,92	R448 511 958,70
Average Annual Compensation per New Job Created	R93 889,40	R136 630,69	R61 357,57	R78 413,66
Average Monthly Compensation per New Job Created	R7 824,12	R11 385,89	R5 113,13	R6 534,47



## Compensation Impact

### Operational Phase

#### Skilled Jobs Created Compensation Impact

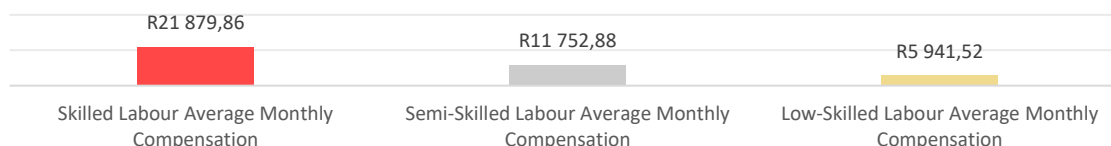
	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	1 409	197	1 081	2 687
Total Annual Compensation Created	R358 162 261,83	R70 392 739,51	R277 034 050,96	R705 589 052,29
Average Annual Compensation per New Job Created	R254 127,43	R356 674,25	R256 365,26	R262 558,29
Average Monthly Compensation per New Job Created	R21 177,29	R29 722,85	R21 363,77	R21 879,86

#### Semi-Skilled Jobs Created Compensation Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	5 081	488	2 620	8 190
Total Annual Compensation Created	R664 953 450,10	R107 161 524,22	R382 927 500,54	R1 155 042 474,86
Average Annual Compensation per New Job Created	R130 860,37	R219 433,67	R146 153,76	R141 034,56
Average Monthly Compensation per New Job Created	R10 905,03	R18 286,14	R12 179,48	R11 752,88

#### Low-Skilled Jobs Created Compensation Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Number of Jobs Created	1 821	339	2 829	4 988
Total Annual Compensation Created	R152 471 302,10	R29 620 573,37	R173 579 432,37	R355 671 307,84
Average Annual Compensation per New Job Created	R83 741,89	R87 371,30	R61 362,63	R71 298,29
Average Monthly Compensation per New Job Created	R6 978,49	R7 280,94	R5 113,55	R5 941,52



# Section 8

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## Impact on Social Facilities Required

Section 8 of the report focuses on providing an overview of the impact on social amenities as a result of the growth of new employment in the provincial economy due to the construction and operation of the proposed project. The purpose of the section is to illustrate the range of social amenities that could be required should the added employment generated within the provincial economy become a reality.

## Impact on Social Facilities Required

### Summary of Social Facilities Required

Social Facility	Additional Facilities Required (Sustained)	
Health and Emergency Services	4	
Social and Cultural Services	1	
Civic Services	2	
Social Services	21	
Educational Services	37	
Parks and Recreation Services	22	

### Impact on the Need for Social Facilities

Primary Category	Secondary Category	Construction Phase - Temporary	Operational Phase - Sustained
Health and Emergency Services	Tertiary Hospital	0	0
	Regional Hospital	0	0
	District Hospital	0	0
	Community Health Centre	0	0
	Primary Health Clinic	1	1
	Small- to Medium-Sized Clinic	2	2
	Large Clinic	1	1
	Extra Large Clinic	0	0
	Fire Station	0	0
	Police Station	0	0
Social and Cultural Services	Performing Arts Centre	1	0
	Museum	0	0
	Local Library	1	1
	Regional Library	0	0
Civic Services	Civic Centre	0	0
	Major Public Event Venue	0	0
	Home Affairs Office	0	0
	Regional Home Affairs Office	0	0
	District Office	0	0
	Permanent Service Point	1	1
	Thusong Service Centre	1	1
Social Services	Community Hall	1	1
	ICT Access Point	3	2
	Post Office / Agency and Post Boxes	2	2
	Large Cemetery	0	0
	Medium Cemetery	1	0
	Small Cemetery	1	1
	Very Small Cemetery	5	5
	Local Market	5	5
Place of Worship	6	5	

## Impact on Social Facilities Required

Primary Category	Secondary Category	Construction Phase - Temporary	Operational Phase - Sustained
Education Services	University	0	0
	Colleges	0	0
	Secondary School	2	2
	Primary School	4	3
	Grade R ECD	27	23
	Crèche ECD	10	8
	Resource Hub and Care Centre ECD	1	1
Parks and Recreation Services	Small Park	9	8
	Large Park	2	2
	Community Park	0	0
	Neighbourhood Sports Field	9	8
	Community / Sub-District Sports Field	2	2
	District / Sub-Regional Sports Field	0	0
	Metro / Regional Sports Field	0	0
	Multi-Purpose Sports Hall	2	2
	Swimming Pool	0	0
	Sports Complex	0	0
	Sports Stadium	0	0
	Regional Sports Arena	0	0
	International Sports Complex	0	0

# Section 9

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## Taxation Impact

Section 9 of the report focuses on providing an overview of the possible taxation and related impacts that could arise during the construction and operational phase of the proposed project. The purpose of the analysis is to estimate the impact, be it direct, indirect or induced, that the construction and operation of the proposed project could have on the provincial economy.

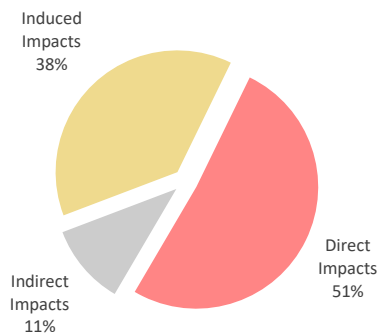
The data provides an informative basis from which to consider the range of tax related revenue that could be generated throughout the provincial economy and as a result of the value chain of the proposed project. Tax related revenue could include taxation of production, products, corporate taxes and personal income taxes.

## Taxation Impact

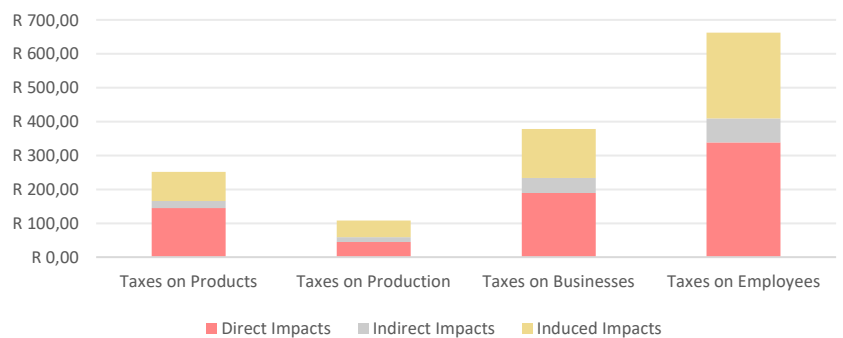
### Construction Phase

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impacts
Taxes on Products	R144 902 393,25	R21 175 402,64	R85 236 213,90	R251 314 009,79
Taxes on Production	R45 080 235,74	R14 007 536,65	R48 972 785,19	R108 060 557,57
Taxes on Businesses	R189 070 717,14	R44 910 994,46	R143 866 371,13	R377 848 082,73
Taxes on Employees	R338 132 795,59	R70 771 062,11	R253 873 203,43	R662 777 061,12
<b>Total Tax Impact</b>	<b>R717 186 141,71</b>	<b>R150 864 995,85</b>	<b>R531 948 573,65</b>	<b>R1 399 999 711,21</b>

Construction Phase Tax Impact Split (%)



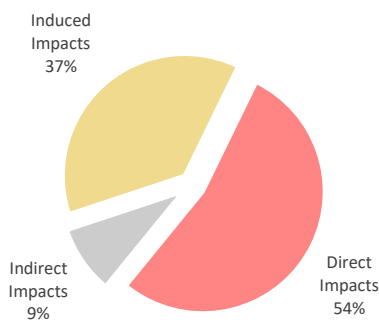
Construction Phase Tax Impact (R/Million)



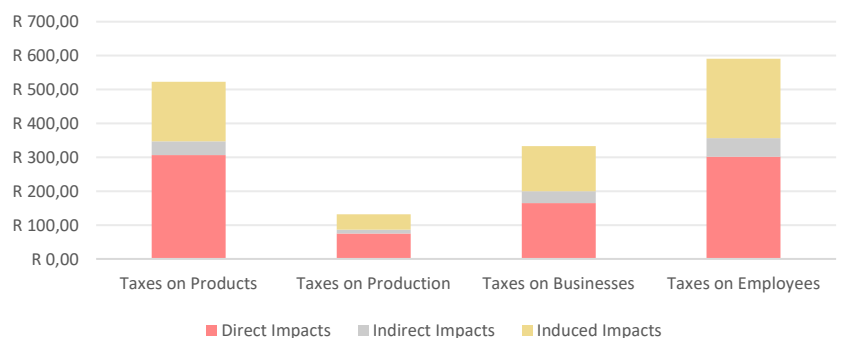
### Operational Phase

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impacts
Taxes on Products	R306 120 952,90	R40 370 433,80	R176 259 937,51	R522 751 324,21
Taxes on Production	R74 710 661,89	R11 847 326,27	R45 250 991,46	R131 808 979,62
Taxes on Businesses	R164 980 583,61	R35 010 643,11	R132 916 035,30	R332 907 262,02
Taxes on Employees	R301 212 287,10	R55 169 367,36	R234 568 194,54	R590 949 849,00
<b>Total Tax Impact</b>	<b>R847 024 485,50</b>	<b>R142 397 770,53</b>	<b>R588 995 158,81</b>	<b>R1 578 417 414,85</b>

Operational Phase Tax Impact Split (%)



Operational Phase Tax Impact (R/Million)



## Taxation Impact

### Construction Phase

#### Total Construction Phase Taxation Impact

Taxes on Products	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	R13 266 525,31	R1 729 579,52	R6 595 432,25	R21 591 537,08
Custom Duties	R26 858 591,21	R3 982 811,47	R13 251 592,26	R44 092 994,93
Excise Levies	R2 143 722,89	R1 049 295,94	R7 457 899,09	R10 650 917,92
Fuel Levies	R80 823 994,17	R10 571 938,65	R41 954 913,42	R133 350 846,24
Other	R21 809 559,67	R3 841 777,07	R15 976 376,87	R41 627 713,61
<b>Total</b>	<b>R144 902 393,25</b>	<b>R21 175 402,64</b>	<b>R85 236 213,90</b>	<b>R251 314 009,79</b>

Taxes on Production	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Taxes on Production	R45 080 235,74	R14 007 536,65	R48 972 785,19	R108 060 557,57
<b>Total</b>	<b>R45 080 235,74</b>	<b>R14 007 536,65</b>	<b>R48 972 785,19</b>	<b>R108 060 557,57</b>

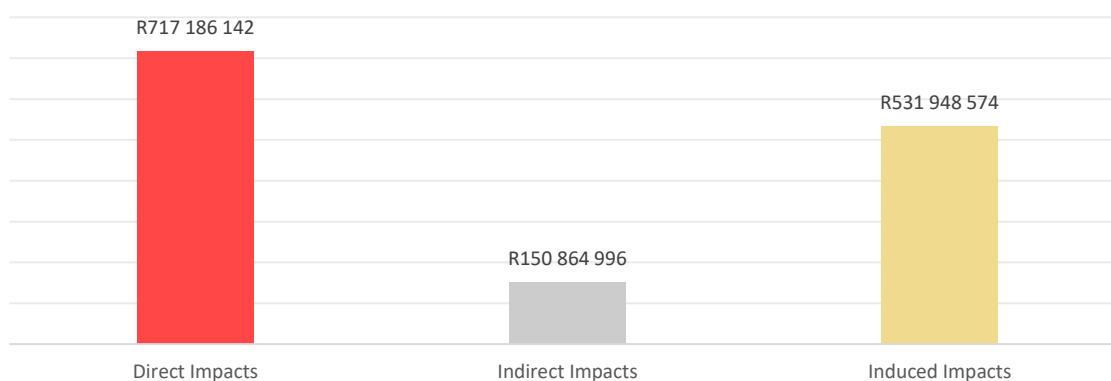
Taxes on Businesses	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Corporate Taxes	R189 070 717,14	R44 910 994,46	R143 866 371,13	R377 848 082,73
<b>Total</b>	<b>R189 070 717,14</b>	<b>R44 910 994,46</b>	<b>R143 866 371,13</b>	<b>R377 848 082,73</b>

Taxes on Employees	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Personal Income Tax	R338 132 795,59	R70 771 062,11	R253 873 203,43	R662 777 061,12
<b>Total</b>	<b>R338 132 795,59</b>	<b>R70 771 062,11</b>	<b>R253 873 203,43</b>	<b>R662 777 061,12</b>

#### Total Construction Phase Tax Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
<b>Total Taxes</b>	<b>R717 186 141,71</b>	<b>R150 864 995,85</b>	<b>R531 948 573,65</b>	<b>R1 399 999 711,21</b>

#### Total Public Sector Capital Investment Tax Impact





## Taxation Impact

### Operational Phase

#### Total Operational Phase Taxation Impact

Taxes on Products	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	R194 484 832,87	R24 406 257,02	R103 600 159,72	R322 491 249,61
Custom Duties	R32 682 502,66	R3 000 392,39	R12 244 985,89	R47 927 880,94
Excise Levies	R5 867 505,92	R839 954,17	R6 890 952,03	R13 598 412,12
Fuel Levies	R45 845 632,86	R8 830 313,26	R38 759 917,37	R93 435 863,49
Other	R27 240 478,59	R3 293 516,95	R14 763 922,51	R45 297 918,05
<b>Total</b>	<b>R306 120 952,90</b>	<b>R40 370 433,80</b>	<b>R176 259 937,51</b>	<b>R522 751 324,21</b>

Taxes on Production	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Taxes on Production	R74 710 661,89	R11 847 326,27	R45 250 991,46	R131 808 979,62
<b>Total</b>	<b>R74 710 661,89</b>	<b>R11 847 326,27</b>	<b>R45 250 991,46</b>	<b>R131 808 979,62</b>

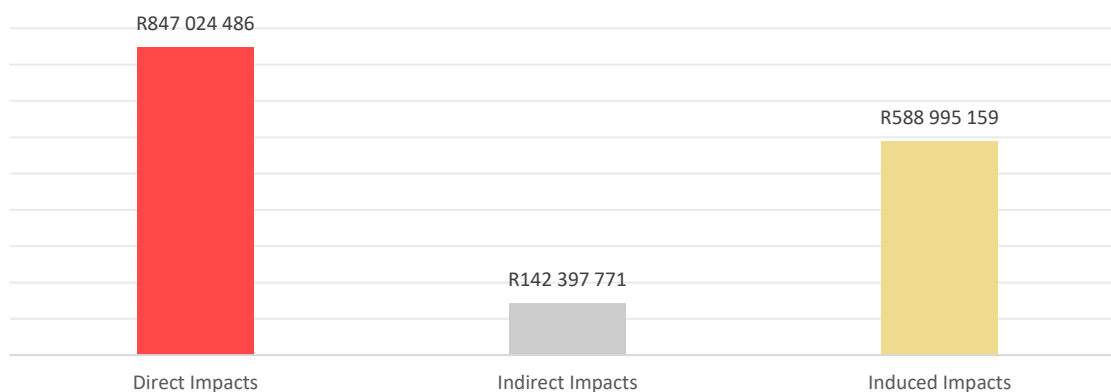
Taxes on Businesses	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Corporate Taxes	R164 980 583,61	R35 010 643,11	R132 916 035,30	R332 907 262,02
<b>Total</b>	<b>R164 980 583,61</b>	<b>R35 010 643,11</b>	<b>R132 916 035,30</b>	<b>R332 907 262,02</b>

Taxes on Employees	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Personal Income Tax	R301 212 287,10	R55 169 367,36	R234 568 194,54	R590 949 849,00
<b>Total</b>	<b>R301 212 287,10</b>	<b>R55 169 367,36</b>	<b>R234 568 194,54</b>	<b>R590 949 849,00</b>

#### Total Operational Phase Tax Impact

	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
<b>Total Taxes</b>	<b>R847 024 485,50</b>	<b>R142 397 770,53</b>	<b>R588 995 158,81</b>	<b>R1 578 417 414,85</b>

#### Total Operational Phase Tax Impact



## Property Taxation Impact

### Property Taxes - Annual

Land Use	Property Rates per Annum
Residential (BNG)	R0,00
Residential (FLISP & Bonded)	R23 795 319,60
Retail	R4 643 472,21
Big Box & Trade	R4 381 891,49
Office	R4 075 710,82
Hotel	R1 556 500,00
Conference	R723 959,28
Industry - Cement Based Production	R2 264 707,50
Industry - Heavy Vehicle Maintenance	R1 358 824,50
Industry - Carpentry/Roof Trusses	R452 941,50
Industry - Window/Doors	R452 941,50
Industry - Geysers	R452 941,50
Industry - Warehousing (Electrical)	R452 941,50
Industry - Warehousing (Plumbing)	R452 941,50
Industry - General Manufacturing	R4 190 010,84
<b>Total</b>	<b>R49 255 103,72</b>

### Property Tax Income Foregone

Land Use	Property Rates per Annum
Residential (BNG)	R17 072 505,00
<b>Total</b>	<b>R17 072 505,00</b>

# Section 10

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## Sector Profiling

Section 10 of the report focuses on the value chain reaction created within the sectoral profile (50 sub-sectors) of the provincial economy by the construction and operational impact of the proposed mixed-use project

Ultimately, the profile provides an overview as to where within the Provincial Economy construction and operational phase impacts will generate added GDP and employment. The data is used to illustrate the value chain impact that the proposed project could have on the economy and where in the economy changes and benefits can be expected.

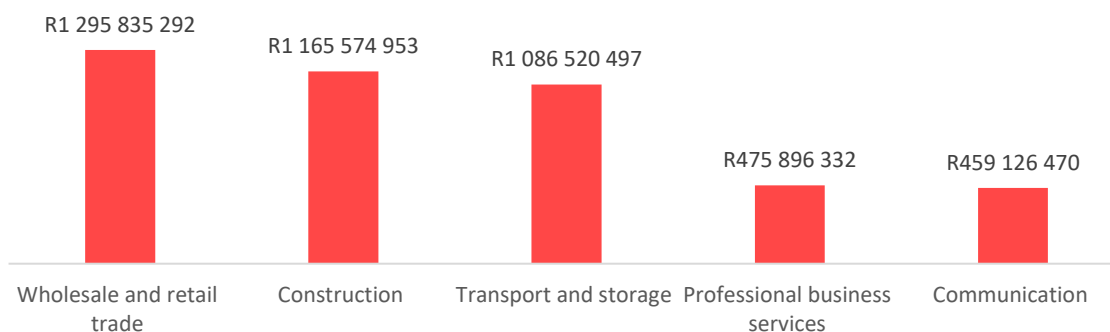
## Sector Profiling

### Provincial GDP Contribution Impact

	GDP	Percentage Contribution
Northern Cape Economy Size - GDP - (Current Values)	R104 304 952 681,52	
Added Construction Phase GDP (Short-Term)	R6 174 773 758,59	5,9199%
Added Operational Phase GDP (Sustained)	R5 631 988 882,70	5,3995%

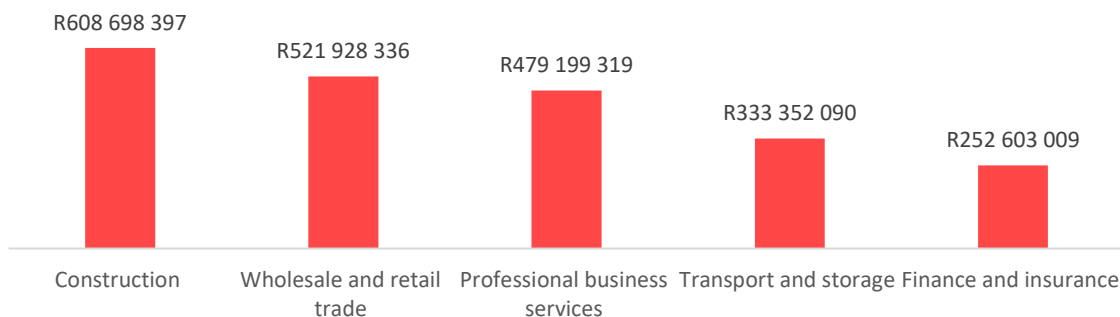
### Top Sectors that Benefit from the Construction Phase Economic Impact

Economic Sector	Added GDP	Added Employment
Wholesale and retail trade	R1 295 835 291,78	5 605
Construction	R1 165 574 952,91	5 042
Transport and storage	R1 086 520 497,43	4 700
Professional business services	R475 896 331,82	2 059
Communication	R459 126 469,79	1 986



### Top Sectors that Benefit from the Operational Phase Economic Impact

Economic Sector	Added GDP	Added Employment
Construction	R608 698 397,29	2 566
Wholesale and retail trade	R521 928 335,81	1 946
Professional business services	R479 199 318,69	1 712
Transport and storage	R333 352 090,07	1 395
Finance and insurance	R252 603 009,04	806



## Sector Profiling

### Detailed Economic Sector Additional GDP Impact

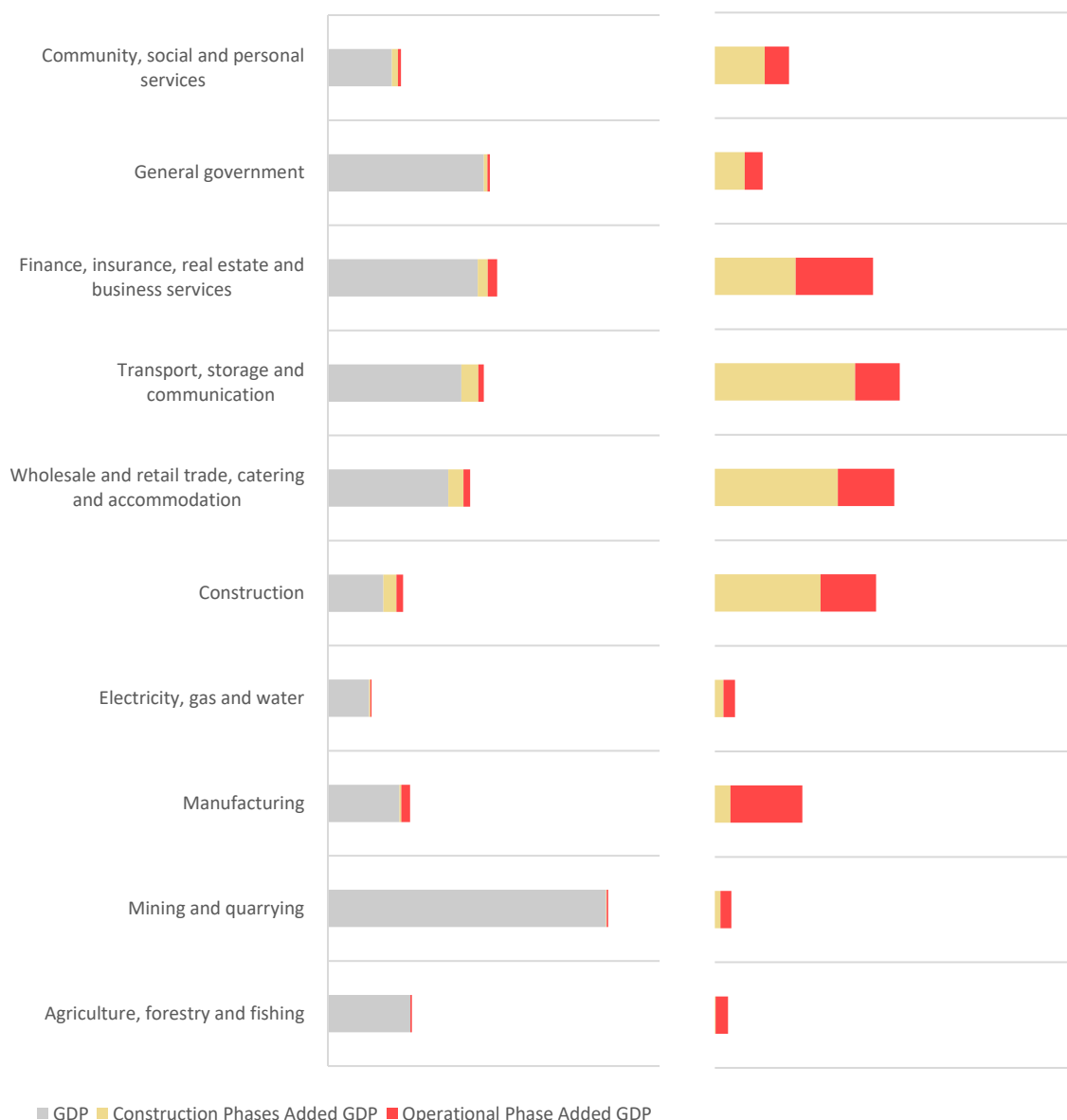
Economic Sector	GDP	Construction Phase Added GDP	Operational Phase Added GDP
Agriculture	R7 253 391 285,48	R9 401 806,29	R123 039 232,76
Forestry	R176 757 291,52	R679 546,43	R12 155 274,04
Fishing	R26 845 028,91	R8 431,19	R596 438,45
Coal	R0,00	R0,00	R0,00
Gold	R0,00	R0,00	R0,00
Metals	R17 880 767 210,93	R42 765 772,00	R71 138 089,45
Other mining and quarrying	R7 281 628 763,95	R19 242 848,23	R47 374 151,61
Food	R1 613 397 836,74	R71 528 416,51	R149 531 341,31
Beverages and tobacco	R625 160 457,88	R16 366 944,23	R88 656 277,31
Textiles	R48 498 202,26	R1 132 363,38	R8 228 185,35
Wearing apparel	R53 281 036,17	R904 428,64	R8 123 601,89
Leather and leather products	R1 167 681,89	R220 101,52	R1 184 574,77
Footwear	R1 984 060,25	R12 123,46	R1 175 768,87
Wood and wood products	R69 561 984,84	R1 285 343,54	R6 683 212,35
Paper and paper products	R159 052 814,31	R17 514 372,82	R26 259 409,66
Printing , recorded media	R42 385 076,76	R1 876 031,38	R7 493 370,96
Coke, petroleum products and nuclear fuel	R274 324 772,41	R5 284 614,77	R12 771 990,50
Basic chemicals	R319 479 208,79	R2 131 416,49	R28 775 509,58
Other chemical products	R224 979 112,80	R14 195 596,91	R38 195 662,54
Rubber products	R34 867 847,09	R765 508,18	R6 365 733,58
Plastic products	R8 270 895,08	R180 975,53	R1 665 643,41
Glass and glass products	R17 951 999,14	R249 602,32	R1 562 770,29
Non-metallic mineral products	R549 270 014,57	R3 688 850,13	R31 802 721,74
Basic iron and steel products; casting of metal	R591 122 308,72	R8 005 940,37	R68 661 656,94
Non-ferrous metal products	R62 524 259,52	R286 401,27	R6 494 942,35
Structural metal products	R77 811 235,63	R670 850,38	R19 547 456,11
Other fabricated metal products	R256 472 670,01	R11 723 240,77	R53 287 762,43
Machinery and equipment	R306 869 465,31	R5 430 634,58	R53 103 817,76
Electrical machinery	R54 841 090,26	R464 841,58	R12 138 528,96
Radio, television and communication apparatus	R5 870 043,43	R158 417,59	R1 024 481,34
Professional equipment	R33 171 822,44	R735 035,47	R3 884 250,22
Motor vehicles, parts and accessories	R292 043 679,15	R2 155 351,84	R55 429 854,10
Other transport equipment	R12 452 128,62	R224 697,83	R2 483 595,14
Furniture	R32 373 758,48	R609 972,85	R8 562 106,95
Other manufacturing groups	R707 430 418,00	R4 143 983,74	R88 333 988,77
Electricity and gas	R2 602 449 929,01	R12 173 012,00	R116 693 357,17
Water	R1 133 215 852,49	R83 334 524,22	R10 508 918,92
Construction	R5 027 726 330,09	R1 165 574 952,91	R608 698 397,29
Wholesale and retail trade	R10 019 182 373,85	R1 295 835 291,78	R521 928 335,81
Catering and accommodation services	R883 581 114,32	R59 254 124,79	R97 660 543,86
Transport and storage	R9 575 929 439,42	R1 086 520 497,43	R333 352 090,07

## Sector Profiling

Economic Sector	GDP	Construction Phase Added GDP	Operational Phase Added GDP
Communication	R2 493 225 053,57	R459 126 469,79	R155 844 367,80
Finance and insurance	R3 571 378 933,00	R157 808 514,62	R252 603 009,04
Professional business services	R7 720 502 891,29	R475 896 331,82	R479 199 318,69
Business activities n.e.c.	R2 266 296 844,37	R256 702 846,41	R118 927 869,23
National and Provincial government	R10 075 801 626,08	R154 743 616,63	R101 260 983,17
Local government	R4 038 213 047,86	R173 891 274,88	R97 706 554,51
Education (Private)	R1 409 773 317,03	R214 479 675,76	R72 654 432,53
Health and social work (Private)	R2 673 653 550,28	R204 628 459,62	R123 588 719,99
Other community, social and personal services	R1 718 016 917,50	R130 759 703,74	R70 044 034,89

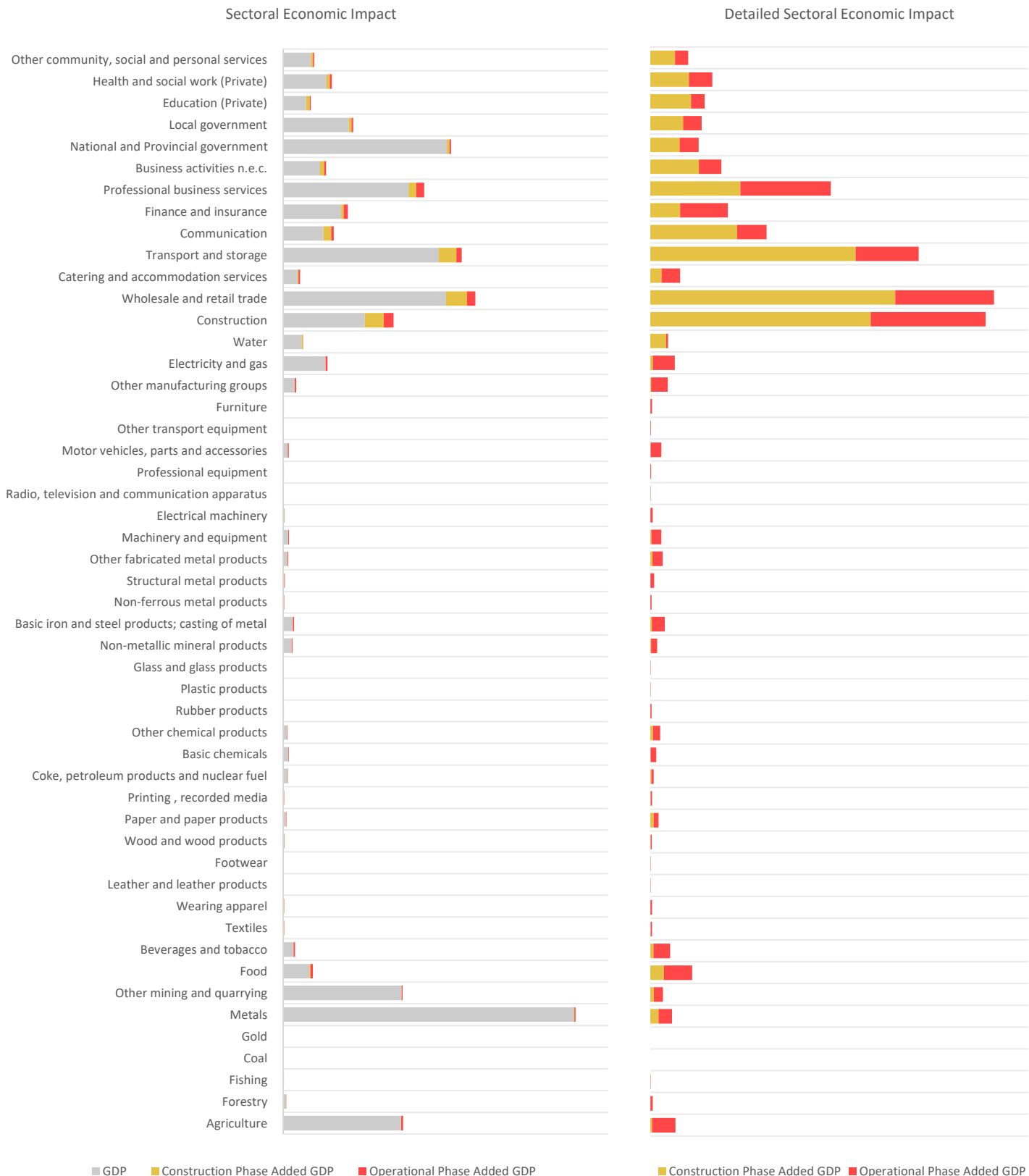
Sectoral Impact

Detailed Sectoral Impact



# Sector Profiling

## Detailed Economic Sector Additional GDP Impact



## Sector Profiling

### Detailed Economic Sector Additional Jobs Impact

Economic Sector	Jobs	Construction Phase Added Jobs	Operational Phase Added Jobs
Agriculture	64 364	41	541
Forestry	1 863	3	53
Fishing	333	0	3
Coal	0	0	0
Gold	0	0	0
Metals	11 611	185	298
Other mining and quarrying	3 957	83	189
Food	3 705	309	624
Beverages and tobacco	925	71	374
Textiles	196	5	34
Wearing apparel	363	4	34
Leather and leather products	3	1	5
Footwear	8	0	5
Wood and wood products	279	6	28
Paper and paper products	210	76	112
Printing , recorded media	227	8	31
Coke, petroleum products and nuclear fuel	167	23	57
Basic chemicals	245	9	125
Other chemical products	533	61	160
Rubber products	105	3	27
Plastic products	50	1	7
Glass and glass products	55	1	7
Non-metallic mineral products	2 065	16	136
Basic iron and steel products; casting of metal	487	35	297
Non-ferrous metal products	45	1	28
Structural metal products	349	3	83
Other fabricated metal products	952	51	228
Machinery and equipment	1 473	23	227
Electrical machinery	330	2	51
Radio, television and communication apparatus	13	1	4
Professional equipment	235	3	16
Motor vehicles, parts and accessories	506	9	236
Other transport equipment	64	1	10
Furniture	246	3	36
Other manufacturing groups	1 173	18	378
Electricity and gas	951	53	515
Water	419	360	45
Construction	17 434	5 042	2 566
Wholesale and retail trade	58 509	5 605	1 946
Catering and accommodation services	9 299	256	397
Transport and storage	10 573	4 700	1 395

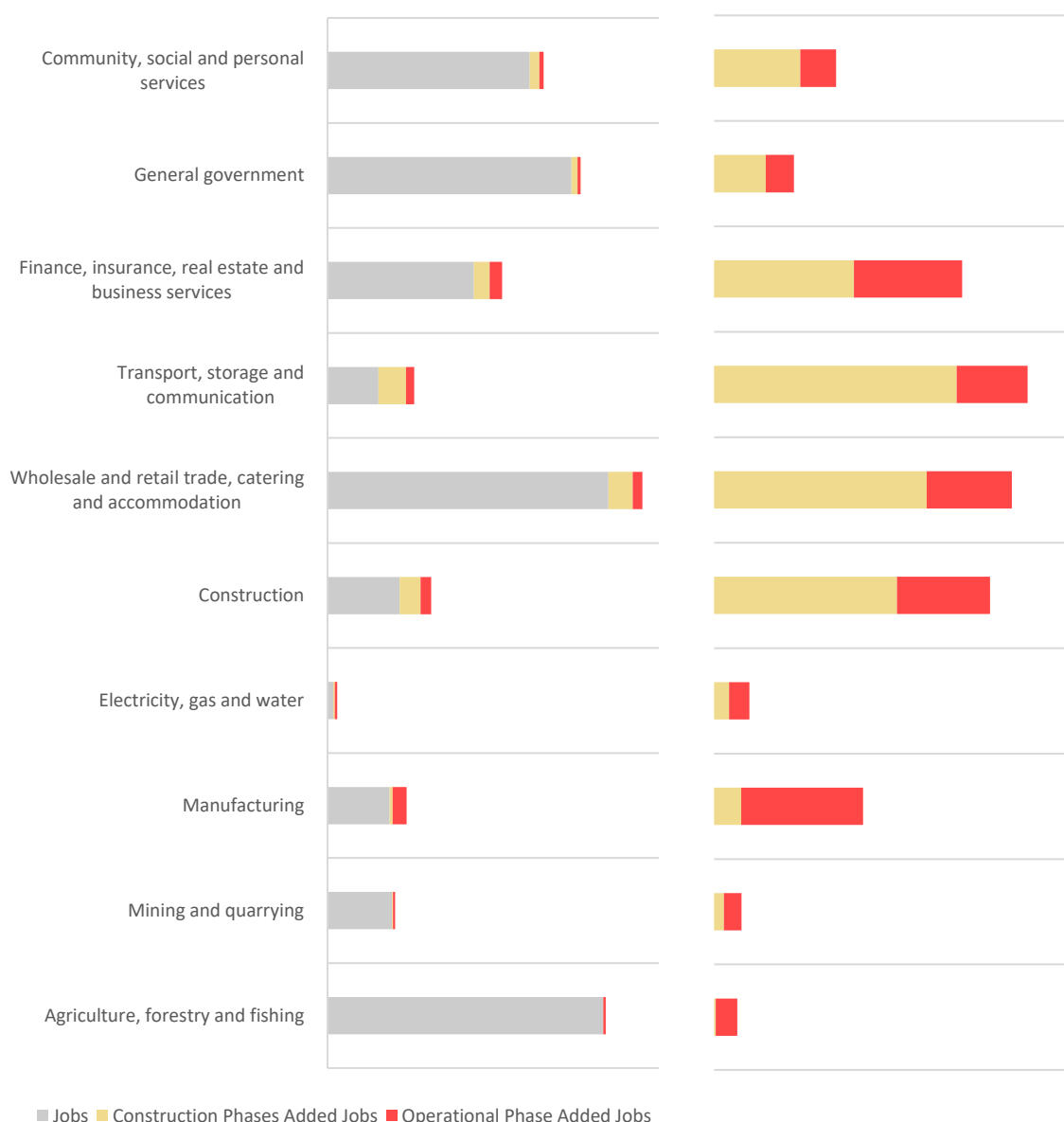


## Sector Profiling

Economic Sector	Jobs	Construction Phase Added Jobs	Operational Phase Added Jobs
Communication	1 724	1 986	561
Finance and insurance	4 209	683	806
Professional business services	10 311	2 059	1 712
Business activities n.e.c.	20 804	1 110	465
National and Provincial government	47 122	669	393
Local government	11 781	752	383
Education (Private)	1 599	928	265
Health and social work (Private)	9 109	885	462
Other community, social and personal services	38 073	566	260

Sectoral Impact

Detailed Sectoral Impact

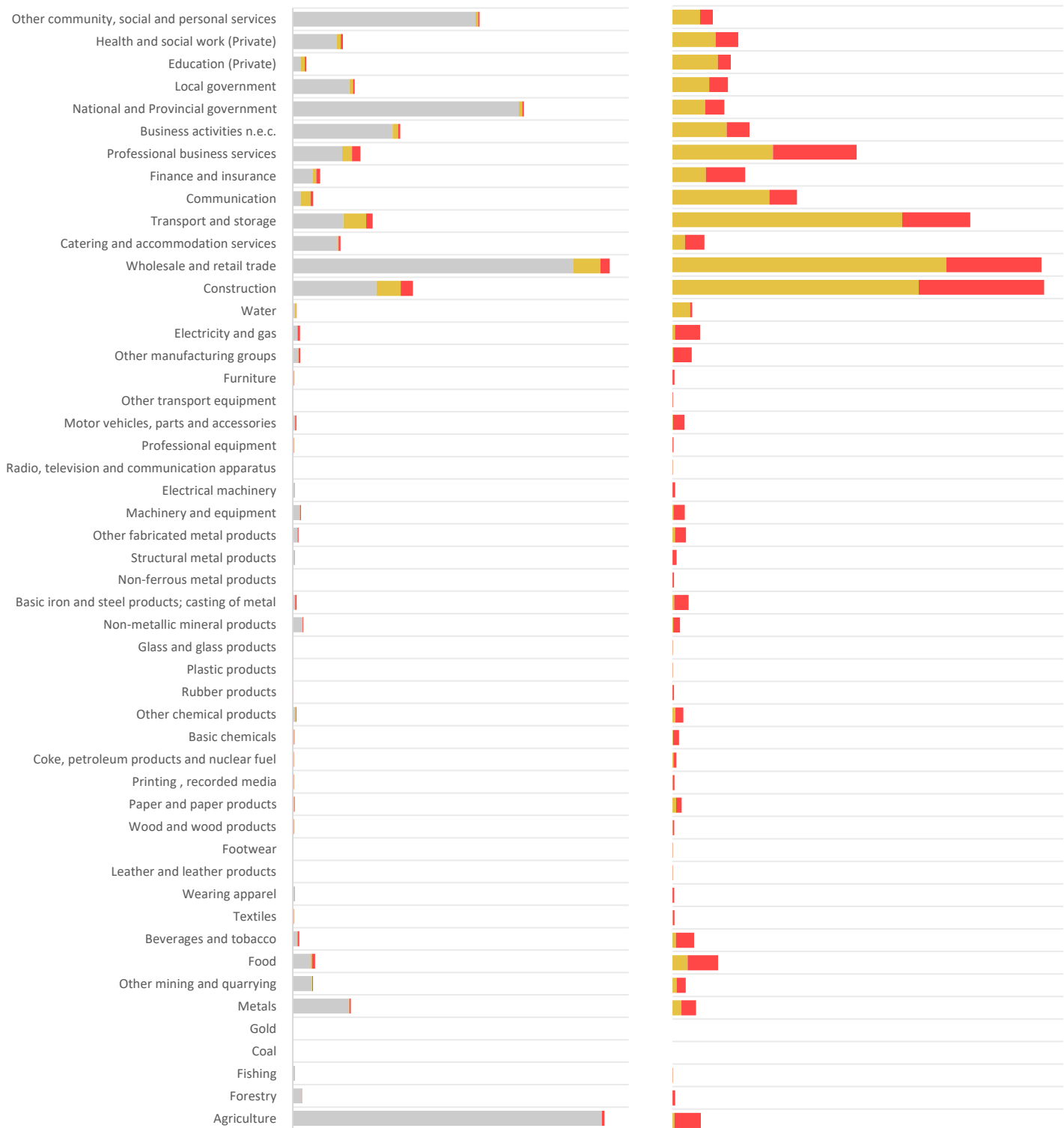


# Sector Profiling

## Detailed Economic Sector Additional Jobs Impact

Sectoral Employment Impact

Detailed Sectoral Employment Impact



■ Number of Jobs   ■ Construction Phase Added Jobs   ■ Operational Phase Added Jobs

■ Construction Phase Added Jobs   ■ Operational Phase Added Jobs

Fiscal and socio-economic impact model developed by DEMACON Market Studies.

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