ROCKBASE SA
PORTSIDE OPERATIONS

PORT ST JOHNS

Town and Catchment Demographic Study



Proposed Port St Johns retail courtyard

Architectural concept impression

Rockbase (Pty) Ltd | November 2026

Port St Johns Town and Catchment Demographic Study

November 2026

Tourism volumes and spending

In 2016, Port St Johns municipality recorded an estimated 49,500 adult overnight trips, 249,000 visitor nights and R157 million in tourism spending at 2016 prices. Visits to friends and relatives accounted for about 54% of trips. This municipal estimate covers the town and its surrounding rural and coastal areas.

The quantitative baseline is the ECSECC 2017 socio-economic review, whose tourism section uses IHS Markit Regional eXplorer version 1156 for 2006–2016. It reports adult overnight person-trips, bednights and nominal visitor spending for Port St Johns municipality. Tourism is a separate visitor/trip component, not a number to add directly to permanent residents. Friends-and-relatives visits can also overlap people who appear in the wider resident catchment.

2016 tourism measure	Reported value	Meaning
Adult overnight person-trips	49,500	Repeat trips are possible; not 49,500 unique visitors
Domestic / international trips	45,300 /4,210	Rounded components; shares 91.50% /8.50%
Bednights	249,000	202,000 domestic and 47,400 international; rounding differences
Tourism spending	R157 million	2016 nominal prices; all tourism trip expenditure within the source definition
Visiting friends and relatives	26,700 trips;53.97%	Largest trip purpose
Leisure / business / other	8,810 /3,630 /10,400 trips	17.78% /7.34% /20.91%
Spending relative to GDP	6.51%	Spending-to-GDP ratio; not tourism value added



Waterfront accommodation at a coastal estuary.

Leisure accounted for about 8,810 overnight trips to the municipality in 2016.

The ratio of 249,000 bednights to 49,500 trips is about 5.0 nights per trip. R157m divided by 49,500 gives aboutR3,170 per reported trip, or aboutR630 per bednight. These are cross-series arithmetic ratios from rounded modelled totals, not surveyed customer baskets or spend available to this development. The spending definition includes trip expenditure across categories; no unsupported retail or restaurant capture percentage is applied.

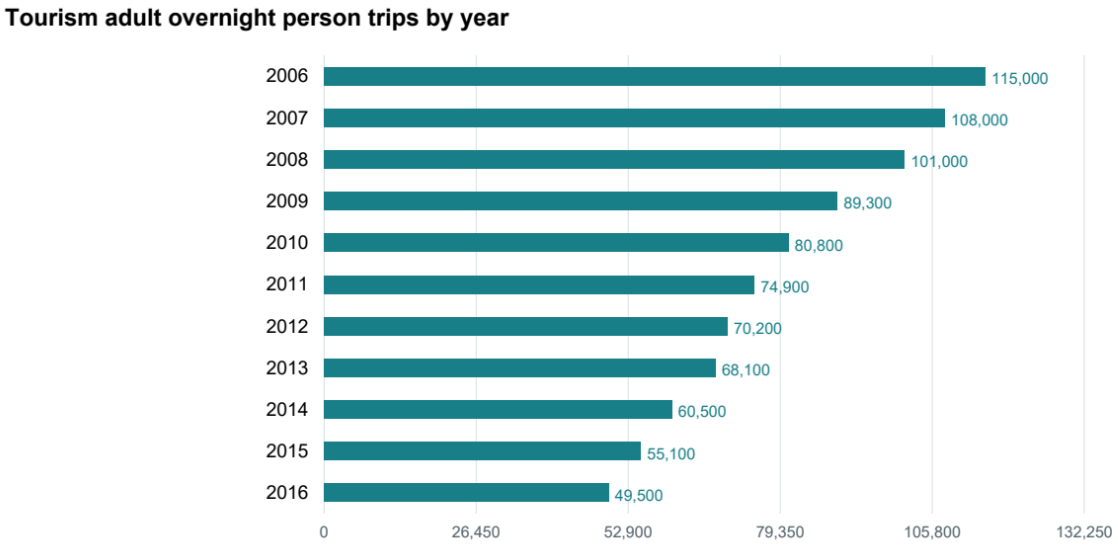


Guest accommodation and pool beneath a wooded hillside.

The municipality recorded an estimated 249,000 visitor nights in 2016, including about 202,000 domestic visitor nights.

Between 2006 and 2016 the source series declines from 115,000 to 49,500 person-trips and 748,000 to 249,000 bednights. The narrative gives spending ofR179m in 2006 andR157m in 2016. Its spending table rounds every annual PSJ value toR0.2bn, so an exact annual rand series cannot be recovered from that table. The more precise narrative endpoints are used. These historical data do not establish the present post-pandemic trajectory; the 2024/25 annual report describes tourism promotion and growth ambitions without a comparable current visitor-count series.

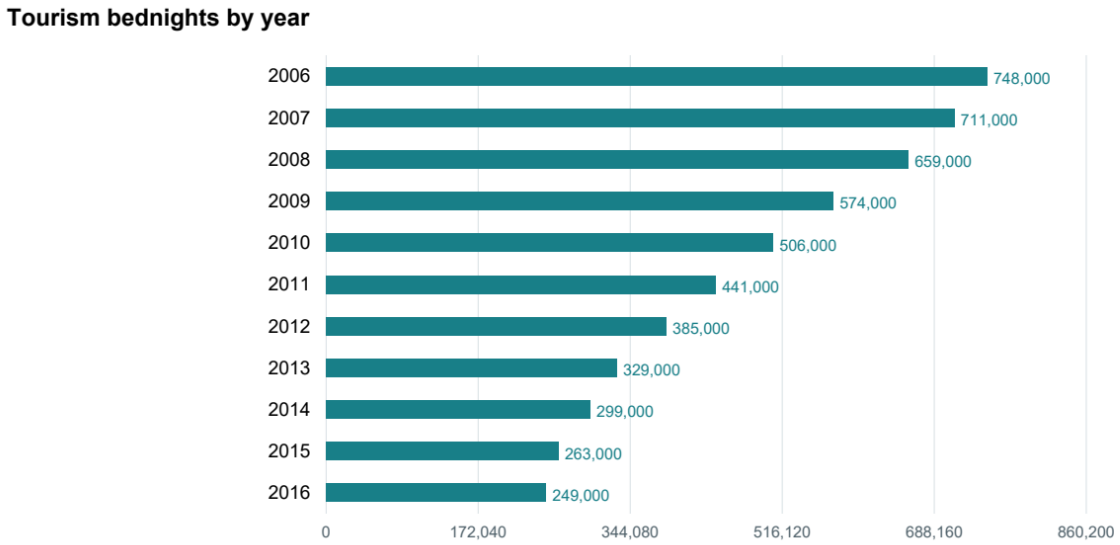
Figure 1. Tourism adult overnight person trips by year



ECSECC 2017, PDF pp 92-94, IHS Markit Regional eXplorer 1156. Historical municipal estimates; person-trips are not unique people.

Year	Domestic	International	Total
2006	111,000	4,400	115,000
2007	104,000	4,350	108,000
2008	96,600	4,120	101,000
2009	85,500	3,850	89,300
2010	76,800	4,020	80,800
2011	71,100	3,850	74,900
2012	66,200	3,970	70,200
2013	64,200	3,950	68,100
2014	56,500	4,010	60,500
2015	51,400	3,720	55,100
2016	45,300	4,210	49,500

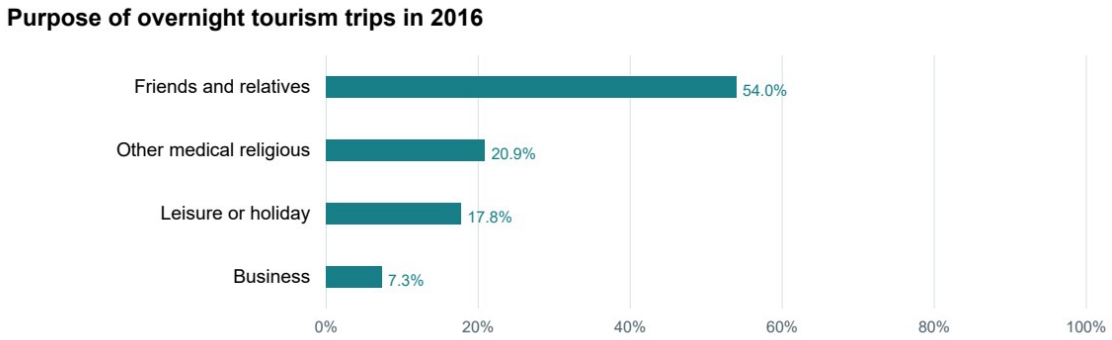
Figure 2. Tourism bednights by year



ECSECC 2017, PDF pp 95-96. Includes domestic and international overnight trips; rounded components may differ from totals.

Year	Domestic	International	Total
2006	702,000	46,000	748,000
2007	664,000	47,000	711,000
2008	612,000	47,100	659,000
2009	529,000	45,400	574,000
2010	459,000	47,700	506,000
2011	397,000	43,900	441,000
2012	342,000	42,900	385,000
2013	286,000	42,700	329,000
2014	254,000	45,100	299,000
2015	220,000	42,900	263,000
2016	202,000	47,400	249,000

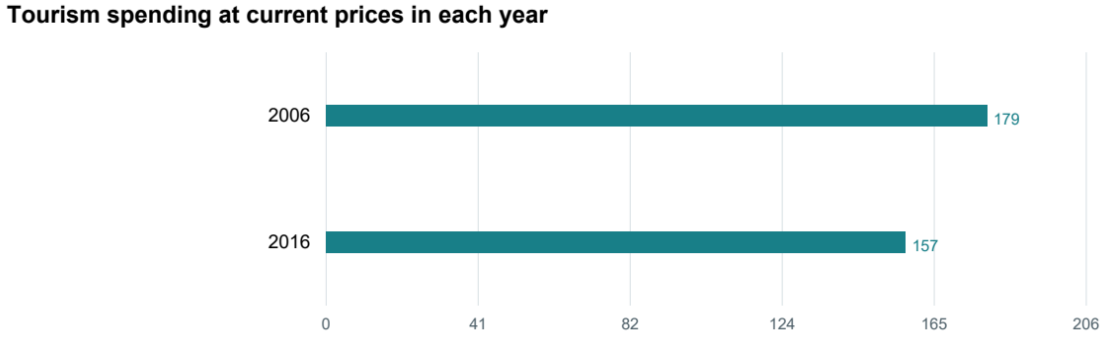
Figure 3. Purpose of overnight tourism trips in 2016



ECSECC 2017 PDF pp 92-93. Most trips were visiting friends and relatives, broadening the retail relevance beyond leisure guests.

Purpose	Share
Friends and relatives	54.0%
Other medical religious	20.9%
Leisure or holiday	17.8%
Business	7.3%

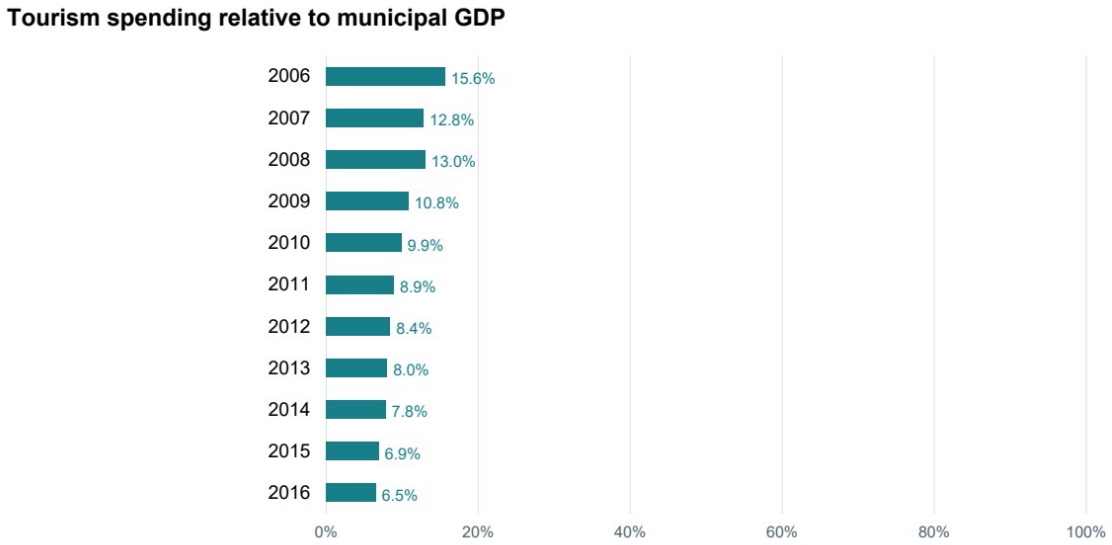
Figure 4. Tourism spending at current prices in each year



ECSECC 2017 PDF p 97 narrative. The source table rounds each annual value to R0.2bn; the narrative supplies these more precise endpoints. Neither figure is a 2026 estimate.

Year	R million nominal
2006	179
2016	157

Figure 5. Tourism spending relative to municipal GDP



ECSECC 2017 PDF p 99. This is a spending-to-GDP ratio, not tourism value added or the retail share of tourist spending.

Year	Spend as share of GDP
2006	15.6%
2007	12.8%
2008	13.0%
2009	10.8%
2010	9.9%
2011	8.9%
2012	8.4%
2013	8.0%
2014	7.8%
2015	6.9%
2016	6.5%



A whale breaches offshore.

In the events case study, whale and sardine activities accounted for 25% of reported activity preferences.

Tourism case studies and seasonal demand

Study	Quantitative evidence	Use in this study
Acha-Anyi et al 2021 Rural Tourism and Inclusive Development	400 questionnaires;307 valid;76.75% return;228 residents and 38 tourism-business respondents	Perceptions and participation, not tourist arrivals or expenditure
Acha-Anyi and Ndolose 2022 Community Perceptions	307 respondents; fieldwork March–May 2019;58% women;33% inR1,001–R5,000 monthly income band	Matching sample/profile suggests overlap with 2021 paper; not added as 614 independent observations
Apleni and Henama 2020 events case	97.1% event awareness;74.3% tourism awareness;56% cite job creation;35% hiking/horse trails,26% fishing,25% whale/sardine,14% heritage	Perception shares; methods refer to both 150 participants and 35 respondents, so achieved denominator needs clarification

The 2021 study reports positive general benefit scores of 76% for men and 79% for women, and views of economic, social and environmental impacts of 52%,40% and about 37%. The 2022 paper reports 69% expecting infrastructure benefits,65% lower barriers to starting small businesses and 70% better job opportunities. These describe respondents' views, not realised job creation or a spending multiplier. The 2020 paper contains some mismatches between chart labels and narrative; its visitor-activity shares are contextual rather than a counted activity market.

The source documents identify fishing, hiking and horse trails, boat-based dolphin viewing, the sardine run, beaches, Silaka Nature Reserve, Isinuka/Isinuka Springs and cultural heritage. The events paper names the Wild Coast Ultra, the 2013 cultural festival, the 2015 Isingqesethu festival, the 2004 jazz festival and the 2005 Mahala festival. These are historical references, not a current event calendar. The annual report also refers to the River Mountain Run, cultural celebrations, tourism marketing and local craft promotion.

For 2026/27 the municipality budgeted R450,000 for four Ward 6 tourism events, one per quarter. The programme lists the River Mountain Run, Sith'aba cultural event, PSJ Oceans 21 Race and Cheetahs sports tourism event. Attendance registers and event reports are the planned records for measuring participation. The R450,000 is the municipal events budget. Source: Final SDBIP 2026/27, p. 22, indicator 8.3.6.

For retailer engagement, the high visiting-friends-and-relatives share broadens the tourism discussion beyond hotel guests. Local family visits, leisure visitors and event trips may generate different food, household-goods and convenience purchases. Update the baseline with accommodation bednight data, visitor origins and spend, event attendance and ordinary-week/holiday counts. No tourism total is multiplied by a resident demographic profile or added as unique shoppers.

Port St Johns town

Census 2011 counted 6,441 residents in the Port St Johns main place across 8.03 km^2, about 802 residents per km^2. The available 2022 municipal population covers a much wider area. The Lightstone suburb report adds evidence about property ownership, sales and nearby amenities.

Town-level indicators (Lightstone, 16 November 2026). These describe property owners and nearby amenities, not all residents.

- Of stable owners, 53.8% are pensioners and 86.82% have owned for 11 years or more. Recent buyers and sellers are too few to read.
- Erf sales were 47 over 2016 to 2025 (1 to 8 a year; 2 in 2025, average R1.15m). The report's recent lending and transfer tables are all zero, which may reflect coverage rather than a dead market.
- Within 1 km of the suburb point: a clinic and pharmacy (0.28 km), a filling station (0.35 km), a police station (0.60 km), First Beach (0.68 km) and several primary and secondary schools (0.36 to 0.80 km).

The suburb report also has historical lending and sales graphs despite zero entries in its recent-period tables. The reporting periods, category coverage and mapping origin should be confirmed before interpreting the zeros. Its R1.50m ranking-table valuation is neither the value of the development site nor a measure of household income. The pensioner-heavy ownership profile describes an owner subset and does not contradict the municipality's median age of 21.

Site and main street context

The supplied project point is -31.621219,29.542389, within the Westgate Street–North Street–Bridge Street project block. The map below presents the two property areas as one proposed outer footprint, labelled Ncwingwane Family as requested. It combines Erf 1582 with the adjoining Erf 1477 area; the retained records identify underlying Erven 71,72,75 and 76 and an unregistered consolidation. This visual treatment does not establish completed legal consolidation.

Ncwingwane Family consolidated site context



One proposed outer footprint shown. The internal property line is intentionally omitted.
Boundary is an indicative alignment of the retained SG exhibit to streets, not surveyed georeferencing.
Existing footprints shown; the family label is user-supplied. Individual on-site shop occupiers are unverified.
Nearby names follow OSM records and the supplied Google map; location/current status require checking.
Map data: © OpenStreetMap contributors. Boundary reference: retained CSG/SG exhibits.
Project pin: -31.621219,29.542389. Legal consolidation remains subject to title and survey processes.

Figure 6. consolidated-site context. Outline aligned indicatively from the retained SG exhibit; roads and building footprints from OSM. Nearby shop labels use OSM records and the supplied Google map. Named shop positions are not an on-site tenancy schedule.

The site map shows existing structures and the surrounding grocery/restaurant node, including KFC, Superspar and stores labelled Usave and Boxer in the mapping sources. Project papers refer to Shoprite/Superspar while OSM labels a nearby building Usave; that naming difference should be checked locally.



Figure 7. Main Road, November 2010. Google Street View image supplied by the user; interface removed with AI editing and obscured areas reconstructed. Historical context only. Visible pedestrian, trader and taxi activity is not a current count or demographic survey.



Figure 8. Main Road near Bridge Street, November 2010. Same source and editing treatment. Source attribution retained. The image shows the trading environment at the capture date, not verified 2026 building condition or footfall.

Municipal and catchment overview

This study covers Port St Johns town, its wider road-distance catchment and the tourism economy. The catchment rule includes settlements whose mapped driving-route distance to the project site is less than to both Mthatha and Lusikisiki. It extends across the Port St Johns and Nyandeni municipal boundary. Unless explicitly labelled catchment, the demographic indicators below describe Port St Johns municipality (EC154).

- **Population:** up 14.9% since 2011 (156,136), at about 139 people per km^2 over 1,291 km^2.
- **Age:** median age 21. The under-15 share fell from 42.5% to 36.8%, while working-age residents (15 to 64) rose to 57.4%, roughly 103,000 people.

- **Households:** 30,643, averaging 5.9 people. The count fell 3.4% since 2011 while household size rose from 4.9.
- **Living conditions:** improving fast from a very low base. Formal dwellings rose from 24.6% to 66.0%, but only 19.4% of households have a sewer-connected flush toilet and 18.7% weekly refuse removal.
- Income and work: the municipal annual report records 24% unemployment and 26% of households with no income for 2022/23, unchanged in 2023/24. These are municipal reported indicators with an unspecified method, not released Census 2022 economic results or catchment estimates.
- Catchment: the new settlement-level calculation selects 220 Census 2011 main places, with 144,447 people and 30,851 households. Port St Johns town's 6,441 residents are included within this total. A separate parent-growth planning proxy suggests about 161,000 people in 2022; it is a modelled update, not a published catchment census count.

Road distance catchment

The model screens all 1,696 Census 2011 main places across the five O.R. Tambo municipalities. Each place is represented by an interior point derived from its polygon. Driving-route distances to the supplied project coordinate, Mthatha Central and Lusikisiki are compared; the whole place is assigned to its nearest of these three destinations. This follows the requested three-centre rule. It does not assume that everyone assigned to PSJ shops there or that smaller centres such as Libode have no influence.

Selected source area	**Main places**	People 2011	Households 2011
Port St Johns	135	94,283	20,699
Nyandeni	85	50,164	10,152
Total modelled catchment	220	144,447	30,851



A coastal settlement with dispersed homes and connecting roads.

The road-distance catchment includes 220 census main places across Port St Johns and Nyandeni, with 144,447 residents in 2011.

The count includes 94,283 residents from Port St Johns municipality and 50,164 from Nyandeni. It is a population-weighted settlement sum, rather than an area share multiplied by municipal population, and includes cross-boundary feeder settlements.

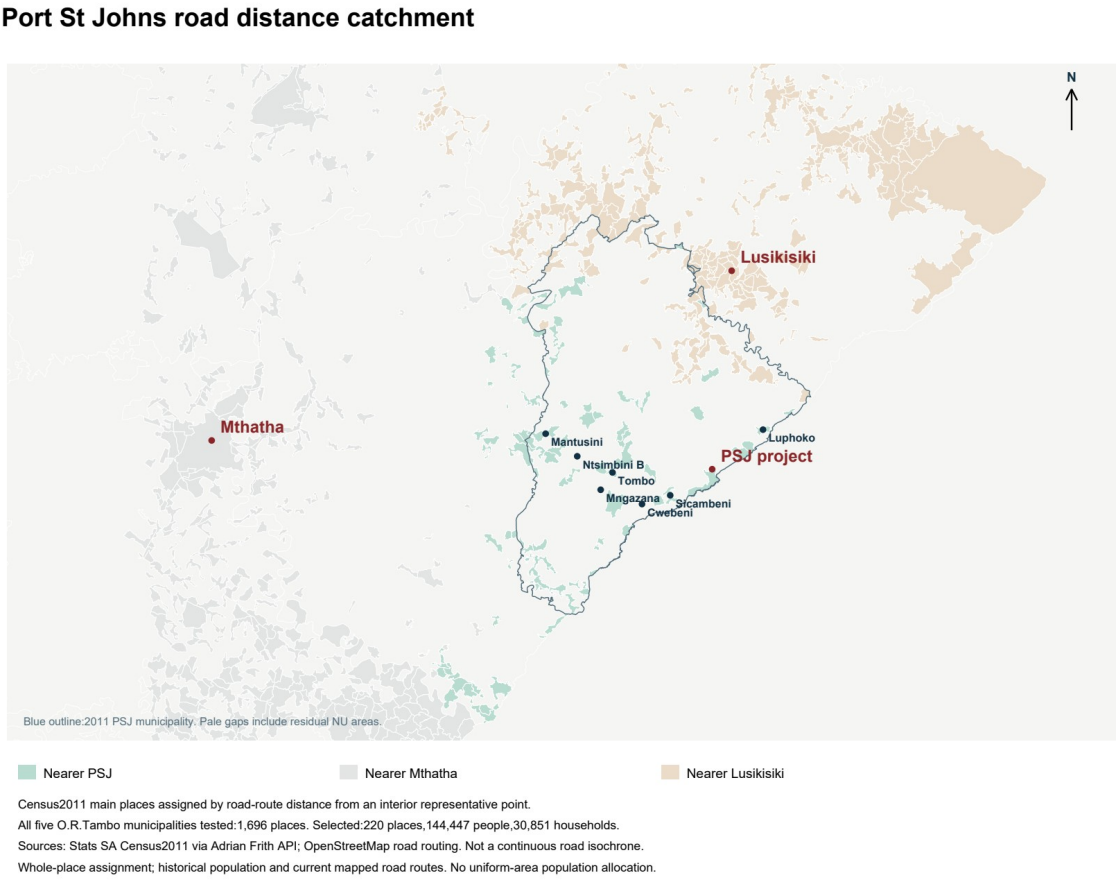


Figure 9. Road-route distance assignment of Census 2011 main places. Pale residual NU areas are not drawn as a continuous service area. Sources: Stats SA census geometry and counts via Adrian Frith API; OSM car-routing service.

Catchment demographic profile

Catchment measure	2011 result	Basis
Population	144,447	Sum of selected main-place populations
Households	30,851	Sum of selected main-place household counts
People per household	4.68	Calculated population divided by households
Male / female	65,926 / 78,514	Published sex cells; female share 54.4%
Under 15	61,618 (42.9%)	Share of reported age cells
Aged 15 to 64	74,481 (51.9%)	Share of reported age cells
Aged 65 and over	7,419 (5.2%)	Share of reported age cells
Black African	143,233 (99.2%)	Published population-group cells
isiXhosa first language	136,462 (94.9%)	Reported language cells excluding not applicable

Category-cell totals do not exactly equal the population control total. Reported age cells sum to 143,518, leaving 929 people unreconciled; percentages above use the stated age-cell denominator. Sex cells sum to 144,440; population-group cells to 144,410. These differences are retained, rather than silently allocating the residual. They can reflect source category coverage and perturbation/rounding. Catchment income, employment and service-access rates have not been inferred from municipal rates.

A 2022 planning proxy can be derived transparently by retaining each source municipality's 2011 catchment share:94,283×179,325/156,136 plus 50,164×304,856/290,390 =160,949, rounded to about 161,000. It assumes the same within-municipality population distribution. No 2026 projection, updated catchment household count or updated catchment income distribution is implied. The revised Census 2022 fact sheet supplies the parent growth factors. This is more limited evidence than a new small-area census extract.

Settlement examples and model checks

Settlement	People 2011	**PSJ km**	**Mthatha km**	**Lusikisiki km**
Tombo	774	20.8	72.1	53.6
Ntsimbini B	2,801	26.8	66.1	59.7
Mngazana	705	24.6	74.3	57.5
Cwebeni	1,493	24.2	80.8	57.1
Sicambeni	982	20.5	88.1	53.3
Luphoko	218	24.5	108.7	36.0
Mantusini	1,582	35.1	60.9	68.0
Ludalasi	1,793	34.7	79.6	67.5
Swazini	1,104	20.0	79.8	52.9

Names are paired with census codes in the audit CSV because the same village name can occur in several municipalities. For example, the PSJ Mngazana main place is assigned to PSJ, while a different Mngazana in Nyandeni is nearer Mthatha. Settlement names on the supplied map are therefore matched to census records rather than counted from labels alone.

Six selected places, containing 5,788 people, have less than a 5 km advantage over the next centre; these are boundary-sensitive. The dispersed Port St Johns NU remainder contributes 1,100 people from a representative point. Two selected places, containing 233 people, snap more than 1 km to the mapped road network. Those cases require local route and location checks. The accompanying CSV lists every tested place, its three road distances, selected centre and network snap distance.

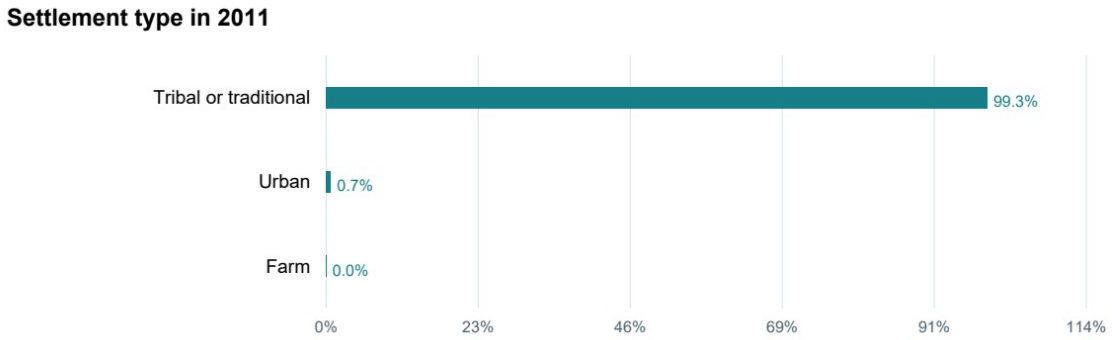
Distances are lengths of the car routes returned by the OSM-based routing engine, which selects recommended driving routes rather than proving a globally shortest-distance path. They are not straight-line distances, taxi fares or measured travel times. The model uses current mapped roads with historical 2011 census geography. Seasonal closures, road condition and taxi operations can alter real shopping access. Route origins/destinations are published in the methods section below.

Geography and scope

Port St Johns Local Municipality is a Category B municipality in the OR Tambo District, on the Indian Ocean coast of the former Transkei. It adjoins Ingquza Hill Local Municipality to the north and Nyandeni Local Municipality to the west and south, with the Indian Ocean to the east. Lusikisiki, Mthatha and Libode are neighbouring regional centres rather than names of its municipal boundaries. It is the smallest of the district's five municipalities (11% of its area). The seat is the town of Port St Johns. In 2011, the settlement-type profile classified 99.3% as tribal or traditional, so the town is a small part of a largely rural population. In Census 2011 the Port St Johns main place had 6,441 residents on 8.03 km^2 (about 800 per km^2). That is 4.1% of the municipality's 156,136 people and the largest of its 221 main places; Jambeni (3,538), Ngcoya (3,124) and Ntsimbini B (2,801) came next. A further 1,100 people were counted in "Port St Johns NU", the remainder of the area. These are 2011 boundaries, and no 2022 equivalent is in the files.

Level	What the files supply	How it is used here
Municipality (EC154)	Census 2011, 2016 and 2022 directory tables; Census 2022 fact sheet	Municipal demographic and household tables
Town of Port St Johns	Census 2011 main place: 6,441 people. No 2022 count or household count. The Lightstone town report (16 Nov 2026) gives property and amenity indicators	2011 population only
Ward 20	Map from the December 2020 delimitation; not shown to contain the project site	Context only
Project catchment	Road-distance assignment of 2011 main places	Modelled historical resident catchment
Eastern Cape province	QLFS Q3 2026 labour estimates	Labour context only

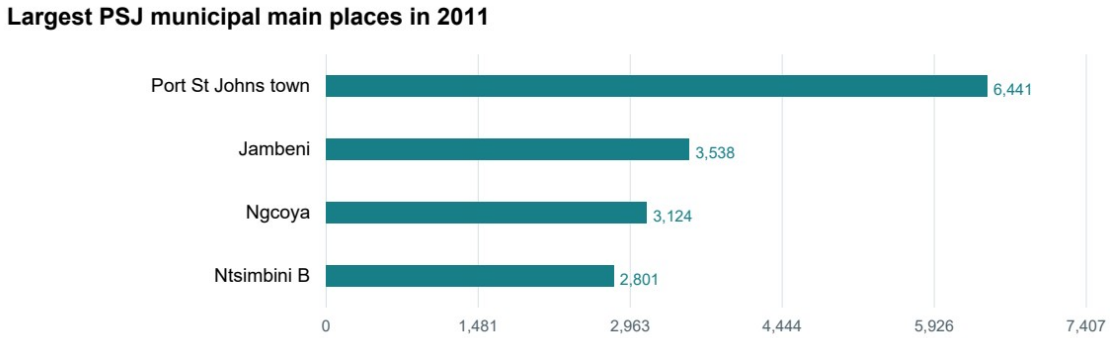
Figure 10. Settlement type in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 14-15. Municipal settlement classification, not the calculated catchment.

Type	Share
Tribal or traditional	99.3%
Urban	0.7%
Farm	0.0%

Figure 11. Largest PSJ municipal main places in 2011



Census 2011 main-place records, municipality 291. These are municipal main places, not the full cross-border catchment.

Main place	People
Port St Johns town	6,441
Jambeni	3,538
Ngcoya	3,124
Ntsimbini B	2,801

Regional municipal context



Regional context supplied by the user, credited municipalities.co.za. Municipal boundaries do not define the road-distance catchment.

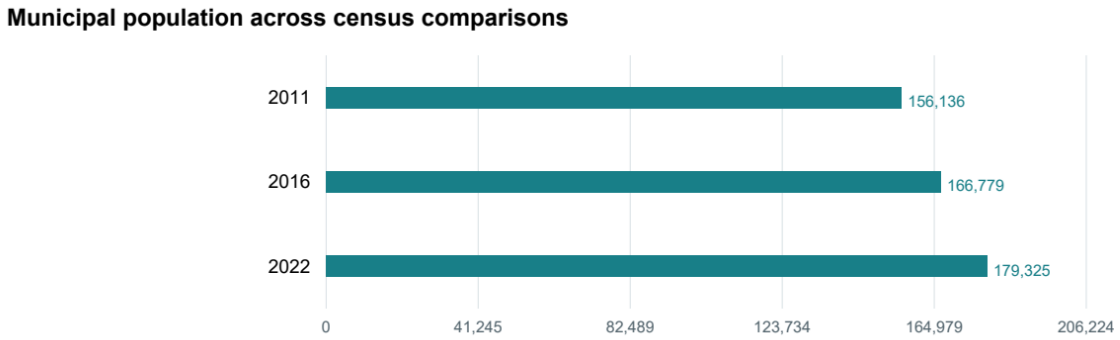
Population and households

The municipality added 23,189 people between 2011 and 2022, but households fell, so the average household grew from 4.9 to 5.9 people.

Indicator	2011	2016	2022
Population	156,136	166,779	179,325
Change on previous count	n/a	+10,643 (+6.8%)	+12,546 (+7.5%)
Density (people per km^2)	121	129	139
Households	31,713	33,951	30,643
Average household size	4.9	4.9	5.9

Change and density are calculated from the published counts and the 1,291 km^2 area. The directory prints growth of 1.50% a year for 2016 and 1.34% for 2022, without stating the periods. The Census 2022 fact sheet gives 1.3% a year for 2011 to 2022, which matches the counts. The 2016 to 2022 counts alone imply about 1.2% a year, so use the counts, not the printed rates.

Figure 12. Municipal population across census comparisons



Downloaded demographic comparison; Census 2022 fact sheet. Municipal series; 2016 is Community Survey, not a census.

Year	People
2011	156,136
2016	166,779
2022	179,325

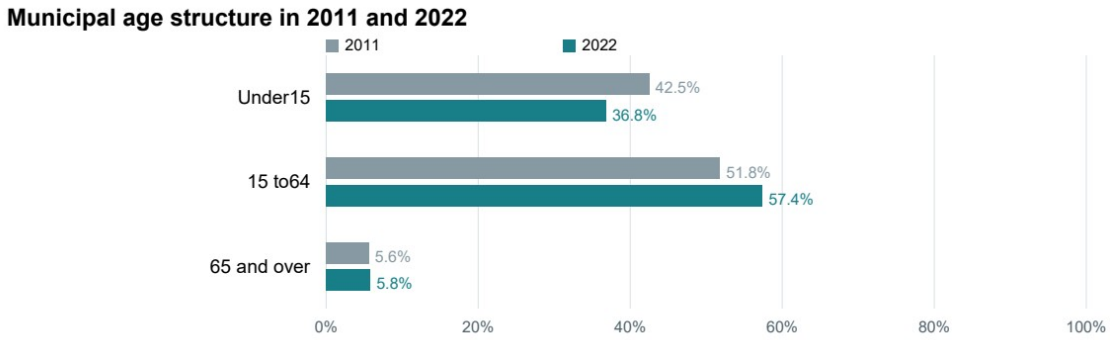
Age and sex

The number of children has stayed flat at about 66,000 while working-age residents grew by roughly 22,000. The population is shifting toward working age, not toward old age.

Indicator	2011	2016	2022
Under 15	42.5%	42.7%	36.8%
Age 15 to 64	51.8%	52.6%	57.4%
Age 65 and over	5.6%	4.7%	5.8%
Dependants per 100 aged 15 to 64	92.9	90.1	74.2
Males per 100 females	84.4	85.9	88.9
Median age	23	n/a	21
Approx. under 15 (people)	66,400	n/a	66,000
Approx. age 15 to 64 (people)	80,900	n/a	102,900

Headcounts are my calculation from rounded shares, so they are approximate. Census 2022 counted 84,382 men and 94,943 women (52.9%). Ages 15 to 34 were 34.9% of residents in 2022 (33.4% in 2011), ages 35 to 59 were 19.6% (16.1%) and ages 60 and over 8.7% (8.0%). School attendance at ages 5 to 24 fell 6.3%, from 63,788 to 59,748. In Census 2011, 99% of residents were Black African and 95% spoke isiXhosa as a first language; 2022 breakdowns are not in the files.

Figure 13. Municipal age structure in 2011 and 2022



Census 2022 revised municipal fact sheet.

Age	2011	2022
Under 15	42.5%	36.8%
15 to 64	51.8%	57.4%
65 and over	5.6%	5.8%

Households, income and employment

The most recent local figures located for income and work are the municipality's reported 2022/23 and 2023/24 indicators. These are used first below. Stats SA did not publish Census 2022 income or labour-module results after its data-quality assessment; its official alternatives are the Income and Expenditure Survey 2022/23 and the Quarterly Labour Force Survey. Those surveys do not provide a verified PSJ settlement-catchment income distribution in the reviewed evidence.

The 2024/25 municipal annual report, Table T1.2.4, reports the following local indicators. Its source and denominator are not documented in that table. These figures describe the municipality, not the road-distance catchment; no new catchment rate is inferred.

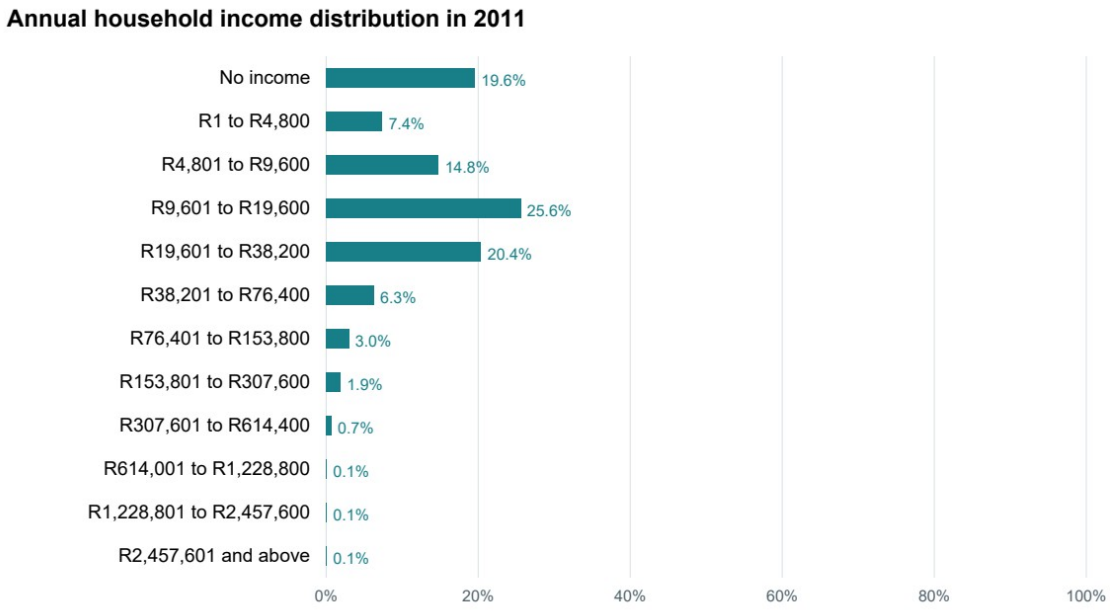
Municipal reported indicator	2022/23	2023/24
Unemployment rate	24%	24%
Households with no income	26%	26%
Population in low-skilled employment	52%	53%

Source: Port St Johns Municipality Annual Report 2024/25, Table T1.2.4 (printed p 11). The 2022/23 and 2023/24 reporting periods are not Census 2022 observations. No 2024/25 values are completed in this table.

Historical income distribution: in 2011, 67.4% of households reported no income or up to the source's printed R19,600 annual threshold, and 87.8% up to R38,200. These are historical nominal brackets, not present purchasing power. The 2022/23 no-income indicator is given separately because it cannot update the entire bracket distribution. Other income statements in municipal papers use different years and measures and are not combined with these brackets.

Annual household income (2011, nominal)	Share of households
No income	19.6%
R1 to R4,800	7.4%
R4,801 to R9,600	14.8%
R9,601 to R19,600	25.6%
R19,601 to R38,200	20.4%
Above R38,200	about 12.2%

Figure 14. Annual household income distribution in 2011



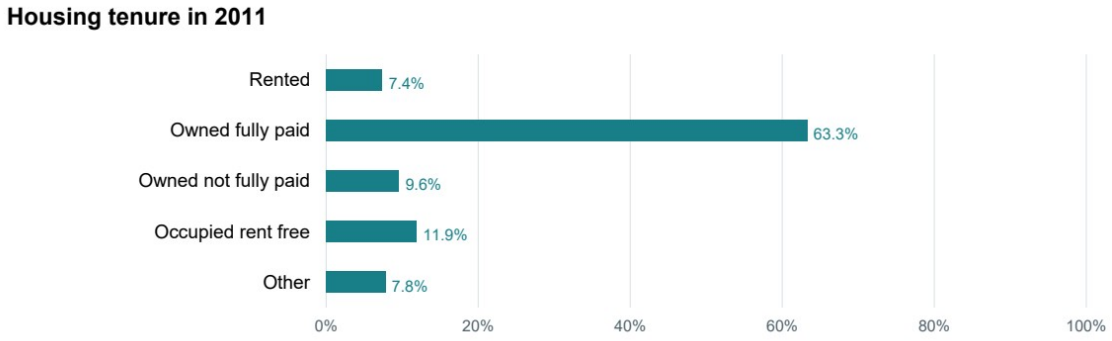
Stats SA Local Municipality profile, Census 2011, downloaded PDF p 20. Historical printed bracket thresholds retained. This is a distribution, not an average household income.

Annual nominal bracket	**Share**
No income	19.6%
R1 to R4,800	7.4%
R4,801 to R9,600	14.8%
R9,601 to R19,600	25.6%
R19,601 to R38,200	20.4%
R38,201 to R76,400	6.3%
R76,401 to R153,800	3.0%
R153,801 to R307,600	1.9%
R307,601 to R614,400	0.7%
R614,001 to R1,228,800	0.1%
R1,228,801 to R2,457,600	0.1%
R2,457,601 and above	0.1%

Households. Female-headed households were 60.1% in 2011, 59.3% in 2016 and 58.4% in 2022. Owned housing rose from 72.9% to 83.6% between 2011 and 2016 (no 2022 figure). In 2011

about 18,190 households were involved in agriculture, roughly 57% of that year's households, and about 45.6% of those households reported a head with no income.

Figure 15. Housing tenure in 2011



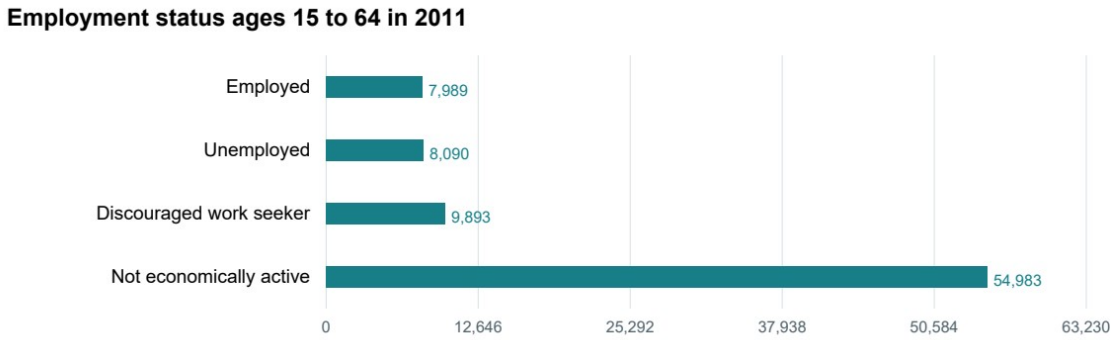
Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 16-17.

Tenure	Share
Rented	7.4%
Owned fully paid	63.3%
Owned not fully paid	9.6%
Occupied rent free	11.9%
Other	7.8%

Employment data must be compared on a consistent basis. The municipality reports 24% unemployment in 2022/23 and 2023/24, while the older Census 2011 official rate was 50.3% (61.0% for ages 15–34). The annual-report indicator does not state its labour-force definition, survey or estimation method, so these values do not demonstrate a measured fall from 50.3% to 24%. The historical employment counts below remain separately dated; the newer provincial QLFS context follows in this section.

Q3 2026 (ages 15 to 64)	Eastern Cape	South Africa
Official unemployment	44.3%	33.7%
Unemployment incl. potential labour force	51.8%	44.0%
Labour force participation	53.2%	59.9%
Employed share of working-age population	29.6%	39.7%

Figure 16. Employment status ages 15 to 64 in 2011

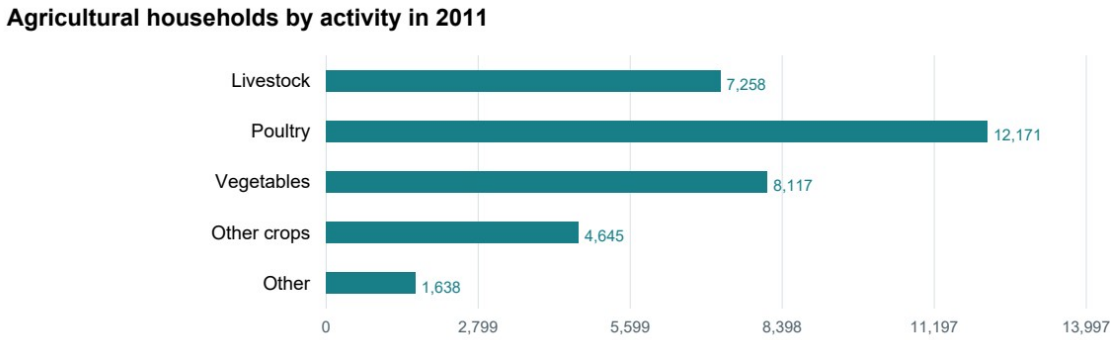


Stats SA Local Municipality profile, Census 2011, downloaded PDF p 19. Source table counts replace visual estimates from the screenshot.

Status	People
Employed	7,989
Unemployed	8,090
Discouraged work seeker	9,893
Not economically active	54,983

Agricultural livelihoods. The Eastern Cape agricultural workbook reproduces historical municipality-level counts: about 18,190 agricultural households, including 7,602 in animals only, 3,341 in crops only and 6,980 in mixed farming. Specific activities overlap: 12,171 households reported poultry and 8,117 vegetables. The screenshot's activity percentages divide activity mentions, so they should not be read as the share of unique agricultural households. Income of an agricultural household head is also different from the household's combined income, farm sales or disposable budget.

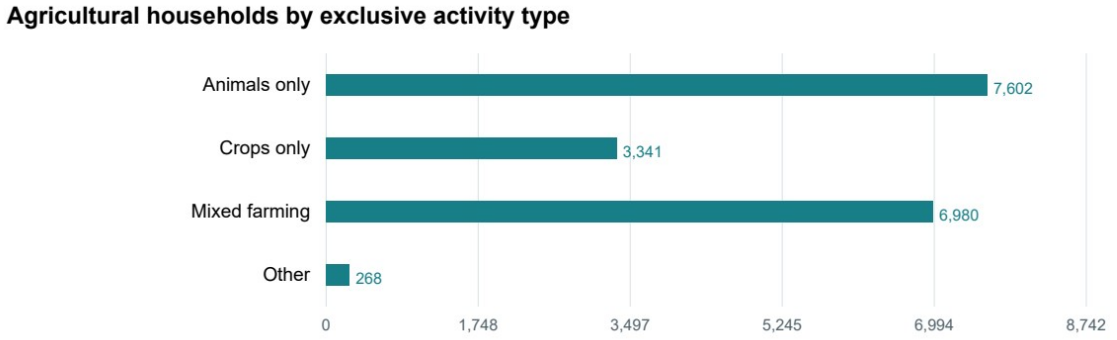
Figure 17. Agricultural households by activity in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF p 19; Eastern Cape.xlsx table 1.2. Activities overlap. Original chart percentages 21.5, 36.0, 24.0, 13.7, 4.8 divide activity mentions, not unique households.

Activity	Households
Livestock	7,258
Poultry	12,171
Vegetables	8,117
Other crops	4,645
Other	1,638

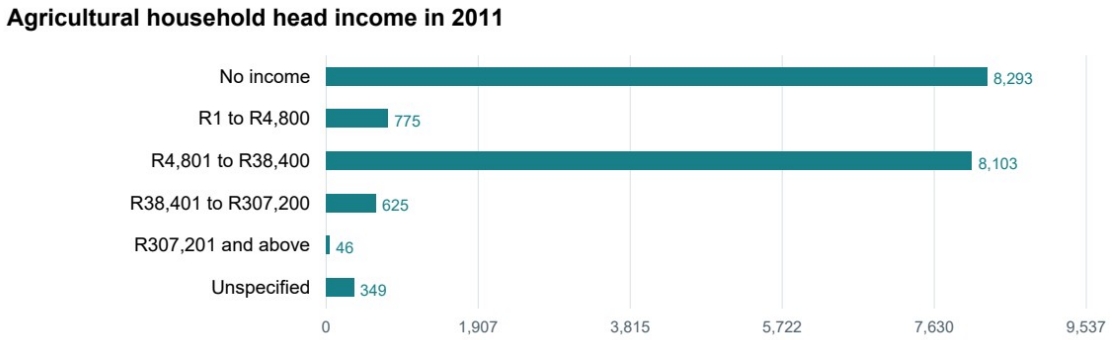
Figure 18. Agricultural households by exclusive activity type



Stats SA Local Municipality profile, Census 2011, downloaded PDF p 20; Eastern Cape.xlsx table 1.8. Rounded counts total 18,191 against a reported 18,190 agricultural households.

Type	Households
Animals only	7,602
Crops only	3,341
Mixed farming	6,980
Other	268

Figure 19. Agricultural household head income in 2011

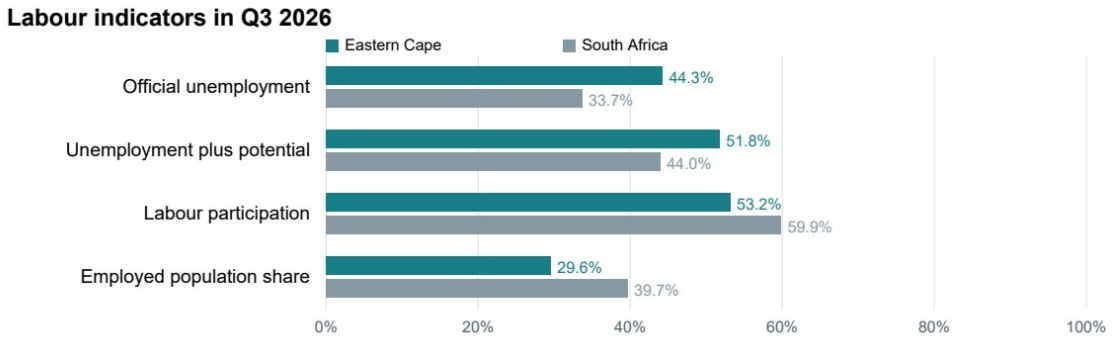


Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 20-21. Head income is not total household income. Unspecified is included rather than reproducing the screenshot's missing/incorrect final percentage.

Annual head income	Heads
No income	8,293
R1 to R4,800	775
R4,801 to R38,400	8,103
R38,401 to R307,200	625
R307,201 and above	46
Unspecified	349

Recent labour context. Eastern Cape's official unemployment rate declined from 47.5% in Q2 2026 to 44.3% in Q3, while remaining above 41.2% in Q3 2025. The QLFS questionnaire and statistical definitions changed from Q3 2025. Its combined unemployment and potential-labour-force measure (LU3) is separate from official unemployment (LU1). The EAP workbook reports counts in thousands. These distinctions prevent the provincial files from being treated as measured PSJ jobs or income.

Figure 20. Labour indicators in Q3 2026



Stats SA QLFS Q3 2026 and trends workbook. Provincial/national context, not a PSJ catchment employment survey.

Measure	Eastern Cape	South Africa
Official unemployment	44.3%	33.7%
Unemployment plus potential	51.8%	44.0%
Labour participation	53.2%	59.9%
Employed population share	29.6%	39.7%

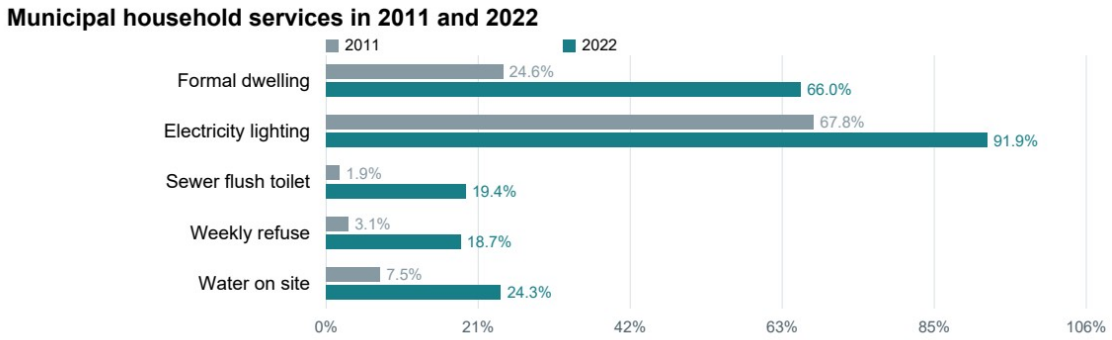
Education, housing and services

Schooling, housing and several basic-service indicators have improved over the period, although progress is uneven and most households still lack sewer-connected sanitation and weekly refuse removal.

Indicator	2011	2016	2022
No schooling (age 20+)	23.5%	16.1%	14.8%
Matric (age 20+)	11.9%	15.6%	n/a
Higher education (age 20+)	3.9%	3.4%	5.2%
Formal dwellings	24.6%	36.9%	66.0%
Electricity for lighting	67.8%	82.1%	91.9%
Flush toilet connected to sewerage	1.9%	1.0%	19.4%
Weekly refuse removal	3.1%	0.5%	18.7%
Piped water inside dwelling	2.7%	1.8%	19.0%

Other Census 2022 measures (2011 in brackets): traditional dwellings 32.2% (74.0%), informal dwellings 1.4% (1.0%), water from a regional or local scheme 24.9% (19.7%), no toilet 5.6% (26.3%), cooking with electricity 44.2% (31.3%) and with gas 19.0% (3.0%). The 2022 piped-water figure in the table is from the directory. The Census 2022 fact sheet measures water on site (dwelling or yard), so the two should not share a label.

Figure 21. Municipal household services in 2011 and 2022

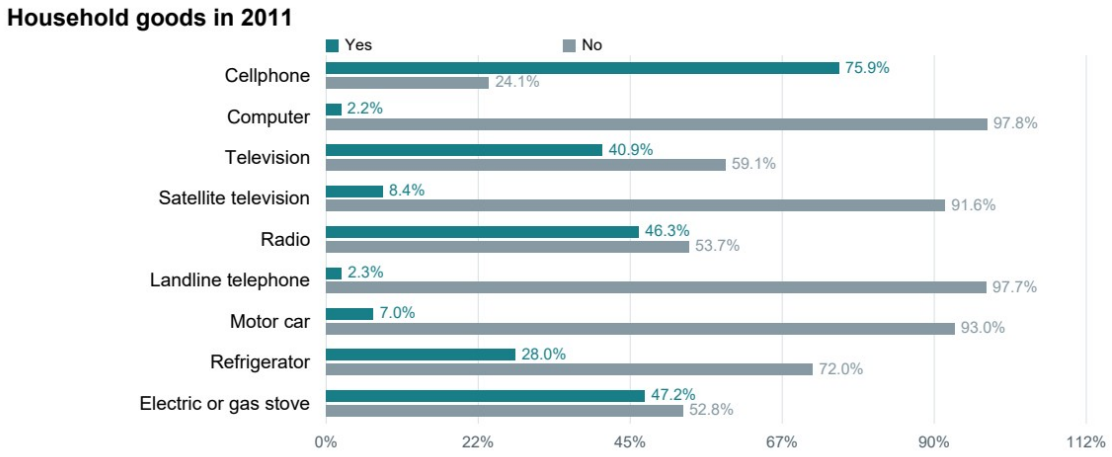


Census 2022 revised municipal fact sheet. Water on site means dwelling or yard; it is not the directory's inside-dwelling indicator.

Indicator	2011	2022
Formal dwelling	24.6%	66.0%
Electricity lighting	67.8%	91.9%
Sewer flush toilet	1.9%	19.4%
Weekly refuse	3.1%	18.7%
Water on site	7.5%	24.3%

Access and living conditions (2011 only). 7.0% of households had a motor car, 75.9% a cellphone and 84.2% had no internet access. Wood was the main cooking energy for 60.1% (electricity 31.2%), and 59.8% drew water from a river or stream. These are municipality-wide 2011 figures, not current or town-centre conditions.

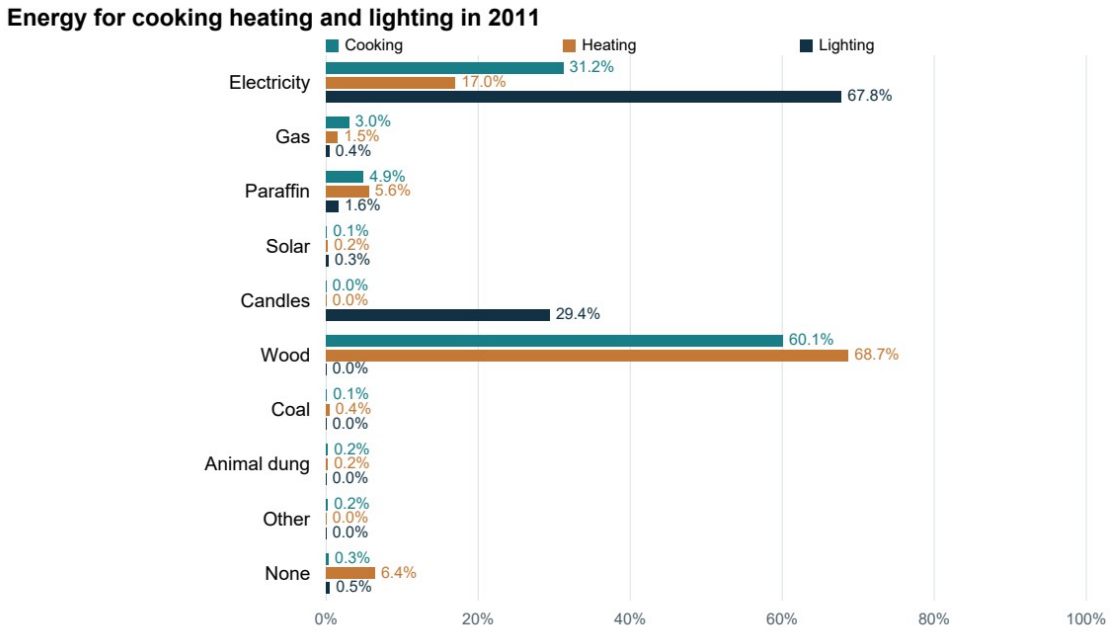
Figure 22. Household goods in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF p 15.

Item	Yes	No
Cellphone	75.9%	24.1%
Computer	2.2%	97.8%
Television	40.9%	59.1%
Satellite television	8.4%	91.6%
Radio	46.3%	53.7%
Landline telephone	2.3%	97.7%
Motor car	7.0%	93.0%
Refrigerator	28.0%	72.0%
Electric or gas stove	47.2%	52.8%

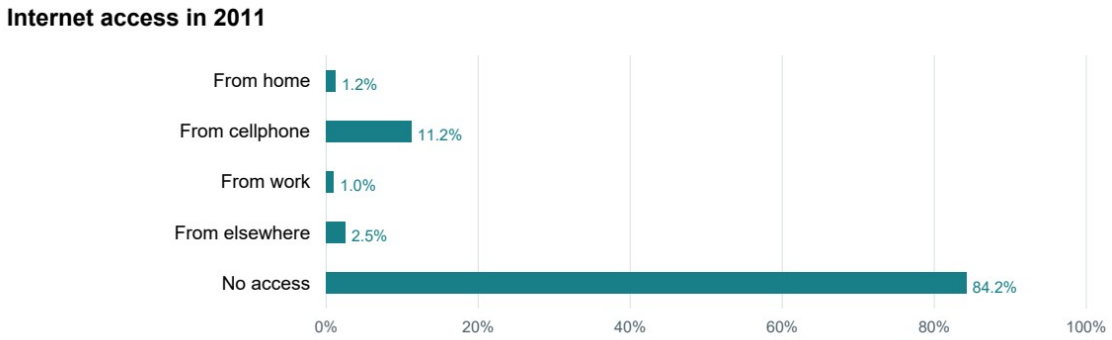
Figure 23. Energy for cooking heating and lighting in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 15-16. Rounded shares may not sum to 100%.

Energy	Cooking	Heating	Lighting
Electricity	31.2%	17.0%	67.8%
Gas	3.0%	1.5%	0.4%
Paraffin	4.9%	5.6%	1.6%
Solar	0.1%	0.2%	0.3%
Candles	0.0%	0.0%	29.4%
Wood	60.1%	68.7%	0.0%
Coal	0.1%	0.4%	0.0%
Animal dung	0.2%	0.2%	0.0%
Other	0.2%	0.0%	0.0%
None	0.3%	6.4%	0.5%

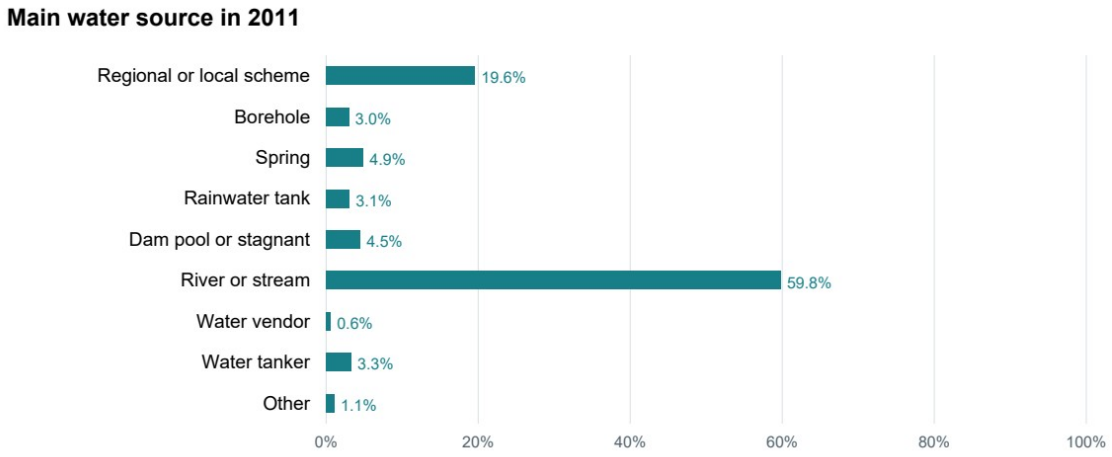
Figure 24. Internet access in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF p 16.

Access	Share
From home	1.2%
From cellphone	11.2%
From work	1.0%
From elsewhere	2.5%
No access	84.2%

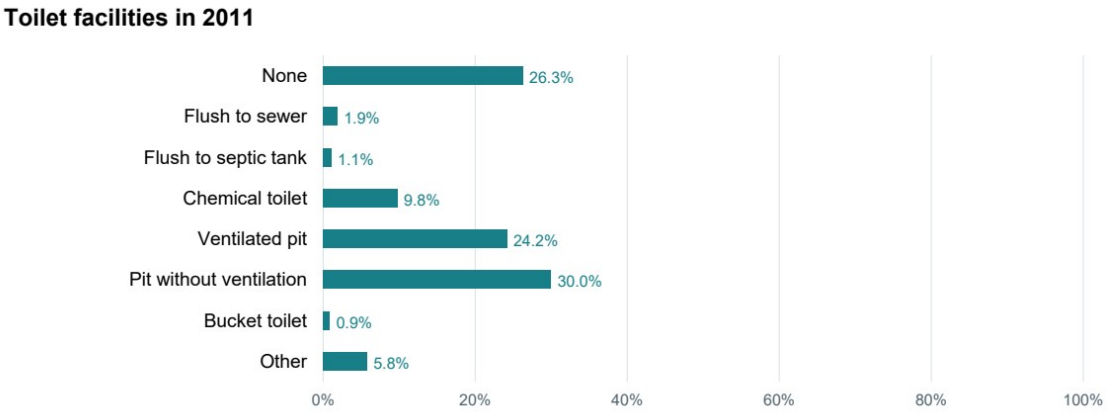
Figure 25. Main water source in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF p 17.

Water source	Share
Regional or local scheme	19.6%
Borehole	3.0%
Spring	4.9%
Rainwater tank	3.1%
Dam pool or stagnant	4.5%
River or stream	59.8%
Water vendor	0.6%
Water tanker	3.3%
Other	1.1%

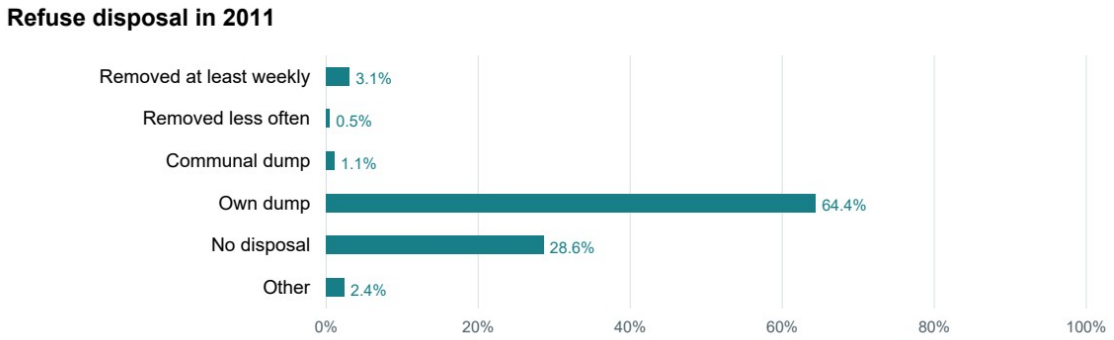
Figure 26. Toilet facilities in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 17-18. The webpage narrative conflicts with its table; values here follow the data table.

Facility	Share
None	26.3%
Flush to sewer	1.9%
Flush to septic tank	1.1%
Chemical toilet	9.8%
Ventilated pit	24.2%
Pit without ventilation	30.0%
Bucket toilet	0.9%
Other	5.8%

Figure 27. Refuse disposal in 2011



Stats SA Local Municipality profile, Census 2011, downloaded PDF pp 18-19. One graph replaces the duplicated refuse chart in the screenshot.

Method	Share
Removed at least weekly	3.1%
Removed less often	0.5%
Communal dump	1.1%
Own dump	64.4%
No disposal	28.6%
Other	2.4%

What this means for the retail and QSR case

The demographics support a value-led, pedestrian-and-taxi centre. They do not yet prove a spending pool.

- Growing working-age base. About 22,000 more residents aged 15 to 64 than in 2011 broadens the potential customer base. Employment, trip frequency and purchasing power determine how much of that population becomes trade at the proposed centre.
- **Large households.** At 5.9 people, sharing and family-meal formats are worth testing. Large households can also mean tight discretionary budgets.
- Income constraints. The municipality reports 26% of households with no income in 2022/23. Its method is unspecified, so retailer pricing decisions should also use shopper interviews and existing-store evidence. The detailed 2011 bracket chart provides historical context rather than today's spending power.
- Access. The historical car and internet indicators support investigating walking, taxi arrivals, mobile use and in-person ordering. Present travel patterns and operator delivery coverage should be measured at the existing stores and proposed site.
- **Young population.** A median age of 21 supports youth and school-trip occasions, but children are not necessarily the paying customer.
- **Next evidence.** Measure the town and trade area directly: shopper-origin intercepts, pedestrian and taxi counts, and Stats SA Census 2022 small-area data for the town. Do not add rural feeder populations to the town without removing overlap.

The proposed development includes 5,000 m^2 of shop gross lettable area.

PEP Home is a prospective line shop. Household size and demand for affordable home merchandise are relevant to its assessment of the site.

Local businesses and visitor demand

The municipal SMME catalogue adds named local businesses relevant to the food offer and local procurement. Its Bridge Street profile of Dalintlutha Legacy Butcheries describes a butchery and restaurant offering meals, and reports 17 employees. I Bake Sweet Creations by Siya is profiled as a home-based bakery in Majola. Sajonisi Chickens and Abambo Farm provide poultry and produce leads respectively. These profiles identify businesses to verify, rather than current operating status, sales or supply commitments. [Municipal SMME catalogue, PDF pp 26-33 and 50; printed pp 24-31 and 48]

The local-food audit should record each outlet's exact location, current menu, entry price, hours, queues, customer occasions and relationship to the proposed tenant mix. For suppliers, verify capacity, seasonality, cold chain, food standards and operator procurement requirements. These businesses may provide competition, complementary offers or sourcing opportunities.

Tourism adds a separate visitor component to the town's resident trade. The 2022 tourism study surveyed 307 residents about tourism and local economic development; its findings concern participation and policy, rather than restaurant purchases. The 2020 events study identifies opportunities and shortcomings in event support. Both support separating ordinary-week trading from holidays and events when assessing demand. Visitor spending should be supported by guest-night, trip or customer-origin evidence before it is added to resident expenditure.

Retail market sweep

This section records a sweep of the retail operators trading in Port St Johns town and estimates the spending pool available to them. The sweep was carried out on Google Street View imagery captured in August 2026, covering Main Road and Bridge Street, and is read together with the OpenStreetMap shop labels described in the site and main street context section. It is an observational inventory of shopfronts and signage, not a tenancy schedule, a turnover survey or a lease audit. Floor areas were not measured and no operator was approached.

Operators observed. The sweep identified eight named operators, of which six are national brands.

Operator	Street	Format observed	Trading conditions observed
Boxer Superstores	Main Road	Freestanding grocery store	Vehicles parked on open unsurfaced ground in front of the store; no marked bays
Superspar	Main Road node	Grocery supermarket	Within the grocery and restaurant node identified from OSM labels
Usave (Shoprite Holdings)	Bridge Street	Limited-assortment grocery	Converted double-storey building; palletised stock

			handled on the pavement; no marked parking or rear service yard visible
DIY Depot / Hyperbuild	Bridge Street	Building materials and hardware	Goods displayed on the pavement; bakkies loading from the street
Mholo Wholesalers	Bridge Street	Wholesale and general goods	Furniture and goods stacked on the verge outside the building line
Rage	Bridge Street	National footwear and fashion chain	First-floor space above the wholesaler
Atlas Finance	Bridge Street	National microfinance branch	First-floor space in the same building
KFC	Main Road node	Quick-service restaurant	Recorded from OSM labels in the site and main street context section

Google Street View, imagery dated August 2026, supplied by the user; OpenStreetMap shop labels. Signage is the basis for naming each operator. Where project papers refer to Shoprite and OSM labels a building Usave, the Usave signage visible in the August 2026 imagery resolves that naming difference in favour of Usave.



Figure 28. Boxer, Main Road

Google Street View, August 2026. Interface elements removed. Vehicles stand on open ground in front of the store; no marked bays are visible.



Figure 29. Mholo Wholesalers with Rage and Atlas Finance, Bridge Street

Google Street View, August 2026. Interface elements removed. Two national chains occupy first-floor space above a wholesaler; goods stand on the verge.



Figure 30. DIY Depot and Hyperbuild, Bridge Street

Google Street View, August 2026. Interface elements removed. Building materials are displayed on the pavement and loaded from the street.

Three findings follow from the inventory. First, national retail is already present: Boxer, Spar, Shoprite Holdings, Rage, Atlas Finance and a quick-service restaurant brand all trade in the town, so the market has been tested by national operators and they have stayed. Second, none of them trades from purpose-built retail space; the stock is converted buildings, freestanding sheds and first-floor rooms above a wholesaler. Third, no enclosed or managed shopping centre was found in the town or elsewhere in the municipality in the reviewed evidence, so there is no structured parking, no rear servicing and no weather-protected trading line anywhere in it. Goods handling and customer parking both take place in the public road reserve.

The combination matters for a letting case. Demand has been demonstrated by the operators already present, while the physical stock constrains how they trade. That is the gap a purpose-

built centre addresses, and it makes the anchor requirement a format question rather than a demand question.

Expected spend

Two spending pools are estimated below: visitors, and resident households split between those with an earner and those without. Both are modelled from figures established earlier in this study, with external price and labour benchmarks stated at each step. Every figure is an estimate built on stated assumptions, not a measured turnover. They size an order of magnitude for an anchor discussion and should be replaced by shopper-origin intercepts and operator trading data before any lease is priced.

Visitor spend. The tourism section records 49,500 adult overnight trips, 249,000 bednights and R157 million in visitor spending for 2016, about R3,172 per trip. Restating 2016 rand in current prices on the IMF consumer price index for South Africa, which moves from 68.8 in October 2016 to 108.1 in September 2026, gives a factor of 1.57.

Visitor measure	2016 basis	Restated to 2026 prices
Adult overnight trips	49,500	49,500 (volume held flat)
Total visitor spending	R157m	**R247m**
Spending per trip	R3,172	R4,983
Retail share at 15%	—	R37m
Retail share at 20% (central)	—	**R49m**
Retail share at 25%	—	R62m

Visitor spending covers accommodation, food and beverage, transport and retail. The retail share is not reported in the source and is shown as a range; 20% is used as the central case because 54% of trips are visits to friends and relatives, a segment that spends little on accommodation and proportionally more in shops. Trip volume is held flat at the 2016 level rather than grown, because trips fell from 115,000 in 2006 to 49,500 in 2016 and no later series was located. Visitor trade concentrates in December, Easter and the sardine-run months.

Resident spend and the employed. The catchment holds about 161,000 people on a 2022 basis. At the 2022 municipal average of 5.9 people per household that is roughly 27,300 households, of which 57.4% of residents, about 92,400 people, are aged 15 to 64.

Two employment bases are available and they do not agree, so both are carried. The Eastern Cape Quarterly Labour Force Survey for Q3 2026 puts the employed share of the working-age population at 29.6%, a defined and current measure. The municipal annual report states 24% unemployment for 2022/23 and 2023/24 without giving its labour-force definition; combined with the provincial participation rate of 53.2% it implies a materially higher employed count. The QLFS basis is used as the central case.

Employment basis	Method	Employed in catchment
QLFS Q3 2026, Eastern Cape (central)	92,400 working-age × 29.6% employed share	**about 27,400**

Municipal annual report indicator (upper)	92,400 × 53.2% participation × 76% employed	about 37,400

Cohort maturation and the earner household. The large young population counted in 2011 has since aged into working age, and this changes the household arithmetic more than it changes the employment rate. The number of children has stayed flat at about 66,000 while working-age residents grew by roughly 22,000. Over the same period households fell slightly and average household size rose, so the working-age adults inside each household rose sharply.

Measure	2011	2022	Change
Working-age residents (15 to 64)	80,900	102,900	+27%
Children under 15	66,400	66,000	flat
Households (municipal)	31,713	30,643	−3%
Average household size	4.9	5.9	+20%
Working-age adults per household	**2.55**	**3.36**	**+32%**
Dependants per 100 aged 15 to 64	92.9	74.2	−20%

A household with more working-age adults is more likely to contain at least one earner even if the employment rate itself does not move. Treating employment as independent across the working-age adults in a household, the share of households with an earner is one minus the probability that none of them is employed. In 2011, Census counts give 7,989 employed out of 80,955 working-age residents, an employed share of 9.9%, which across 2.55 adults implies that about 23% of households contained an earner. On the 2026 basis, the Eastern Cape employed share of 29.6% across 3.36 adults implies about 69%.

Basis	Employed share of working-age	Working-age adults per household	Households with an earner
2011 Census counts	9.9%	2.55	about 23%
2026, Eastern Cape QLFS Q3	29.6%	3.36	**about 69%**

Two qualifications apply. Employment clusters within households through shared networks and location, so independence overstates the spread and the true 2026 share is somewhat below 69%. The two employed shares also come from different instruments, a census and a labour force survey, so the movement between them is not a measured change in local employment. The derived share is nonetheless a better basis than an assumed one.

The derived split gives about 18,900 households with an earner and about 8,400 without, the latter depending on grants, remittances and own production. Social grants are a significant income source in this municipality and are the reason the second group still has grocery spend. Household grocery spend is anchored on the Stats SA Income and Expenditure Survey 2022/23, which reports average household spending on food and non-alcoholic beverages of R23,445 a year nationally, R7,433 for the poorest expenditure decile and R44,998 for the wealthiest, with the poorest households allocating about half their budget to food. Port St Johns sits well below the national average: in 2011, 67.4% of households reported no income or income up to R19,600

a year. Spend per household is therefore set near the bottom deciles and uprated to 2026 prices at the prevailing food inflation rate of about 4.4% a year.

Household group	Households	Food and NAB a year	Annual pool
With an earner	18,900	R20,000	R378m
Grant-dependent or no earner	8,400	R8,000	R67m
Catchment total	**27,300**	**R16,300 average**	**R445m**

The implied average of about R1,360 a month per household, or roughly R230 per person, is low against national figures and is deliberately so. About 18,190 households, some 57% of the 2011 total, were involved in agriculture, with 12,171 reporting poultry and 8,117 vegetables, so a material part of the food basket is produced rather than purchased. Non-grocery retail, covering clothing, household goods and hardware, is estimated to add roughly R180m a year on the same expenditure shares, giving a resident retail pool near R625m and a combined resident and visitor pool of about R674m a year.

What the pool supports. A new anchor does not capture the pool. It competes with the operators recorded in the sweep and recovers some of the spend currently leaking to Mthatha and Lusikisiki, which the road-distance catchment shows is a real distance disadvantage for those towns. The table below applies capture rates to the R445m grocery pool and adds 25% of the R49m visitor retail pool.

Grocery capture	Anchor turnover	Carries a bay of	Turnover density	Occupancy cost
15%	R79m	1,800 m^2	R43,900/m^2	3.4%
20%	R101m	2,400 m^2	R42,100/m^2	3.6%
25%	R124m	3,300 m^2	R37,600/m^2	4.0%

Rent is taken at R125/m^2/month. Occupancy cost is rent as a share of modelled turnover. South African value grocery anchors commonly trade between R30,000 and R60,000 per square metre a year at occupancy costs of 2.5% to 4%, so all three rows sit inside the normal band.

On the cohort-derived basis the modelled pool carries the full 1,800 to 3,300 m^2 range. The smaller bay is covered at a 15% capture of the resident grocery pool, which is modest for the only purpose-built centre in a town with no competing centre. The larger footprints need capture rates of 20% to 25%, which depend on recovering spend that currently leaves the catchment for Mthatha and Lusikisiki. That recovery is a reasonable commercial expectation given the distance advantage established earlier in this study, but it is an expectation and not a modelled result, and an operator with its own trading data is better placed to judge it than this study.

Limitations. The sweep is a visual inventory from dated imagery and may miss operators set back from the two streets covered, inside buildings or trading informally; occupancy may have changed since August 2026. The spend estimates combine a 2016 tourism series, a 2011 income distribution, 2022 population counts, 2022/23 national expenditure benchmarks and 2026 labour and price data. Each is the most recent located for its measure, but they are not a single consistent vintage and the restatement factors carry that forward. Retail shares of visitor

spending, spend per household, capture rates and the occupancy cost ratio are assumptions, each stated so it can be replaced. No operator turnover data for Port St Johns was available, and none of these figures should be presented as measured trade.

Services and operating conditions

The GIZ risk profile identifies rainfall variability, flooding, landslides and pressure on water supply and infrastructure. This makes current commercial-service capacity relevant to the retailer assessment. Household access percentages describe living conditions across the municipality; site-specific water, power, wastewater, refuse and delivery capacity determine what the centre and its food tenants can operate reliably. The municipal risk screening is not an erf-level floodline.

The March 2026 national price article records annual food and non-alcoholic beverage inflation of 3.6%, with meat at 11.6%. This supports examining recipe-level input costs and affordable menu choices. It is a dated national cost context, not a November PSJ menu-price survey. Similarly, national credit and medical-aid indicators cannot be applied as local household-income estimates.

Evidence for retailer discussions

The next study stage should combine a dated competitor walk with normal-week pedestrian and taxi counts, shopper-origin interviews and operator information from local retailers. Capture origins, journey purpose, travel cost, linked shops, visit frequency and actual basket values where available. Observe holiday or event peaks separately and avoid counting repeat visits as unique customers.

Validate the modelled settlement catchment with shopper origins, actual taxi routes and locally confirmed road access. A consistent Census 2022 town or small-area extract can update the historical population baseline. A target of 300 shopper interviews can guide fieldwork, with achieved sample, selection method and coverage reported. A convenience sample has no automatic random-sample margin of error.

Data quality and caveats

Several source conflicts are unresolved. The choices made here follow the 16 November 2026 retailer study.

Issue	Treatment
Population printed as 179,323 or 179,342 in places	Used 179,325 (Census 2022)
2011 households and size: 31,713 at 4.9 vs 31,715 at 4.5 on another page	Used 31,713 at 4.9
Annual report cites 37,200 households vs 30,643 in the census	Used the census count
Directory growth rates state no period; only the 2011 to 2022 rate (1.3%) is confirmed	Used the counts; rates quoted as published only
2022 female-headed households blank in directory, 58.4% in fact sheet	Used the fact sheet
Economic indicators use different sources and definitions	Lead with 2022/23 municipal reported indicators; retain 2011 detail as historical, without inferring a comparable trend
2011 income brackets and later income claims differ in year and method	Used the 2011 brackets alone
Lightstone town report covers few sales and a property-owner subset only	Not used as an income or age measure
Ward 20 map is a 2020 delimitation	Not treated as the project catchment
2011 sewer-connected toilet share appears as 3.0% in narrative/directory and 1.9% in the Stats SA data table	Used 1.9% from the historical data table; retained the disagreement as a source limitation

Age headcounts, cumulative income shares and density are my calculations from rounded published figures.

The additional documents strengthen the demographic context and research design. The road-distance model supplies a historical resident catchment, while measured current store sales and a present catchment household-income distribution remain unavailable. Unrelated medical-scheme and statutory-return documents were screened and excluded.

Sources

- Port St Johns Local Municipality, Demographic and Overview (municipalities.co.za), printed 16 Nov 2026
- PSJ Retailer, Demographic and QSR Study, Rockbase, 16 Nov 2026
- Stats SA, Census 2022 Municipal Fact Sheet (EC154 rows checked)
- Stats SA, Local Municipality profile (Census 2011), and Eastern Cape agricultural workbook
- Stats SA, QLFS Q3 2026 release and trends workbook
- Port St Johns IDP 2023/24 and municipal annual reports 2023/24 and 2024/25
- SearchWorks/Lightstone Suburb Report, Port St Johns, 16 Nov 2026
- Census 2011 local municipality page (census 2011.adrianfrith.com/place/291): main-place populations (221 places, summing to 156,136), population group and language
- SA Data Hub, Port St Johns (sadatahub.tech/municipalities/EC154): Census 2011 and 2022 comparison, 2022 headcounts by sex and dwelling type
- Screenshots of the Stats SA 2011 profile: employment for ages 15 to 64, settlement type, household goods, energy, water, toilets

- Port St Johns Municipality, SMME Catalogue, PDF pp 26-33 and 50: poultry, produce, bakery and butchery/restaurant profiles.
- GIZ, Risk Profile Port St Johns Local Municipality, September 2023, pp 33-45: risk and infrastructure context.
- Acha-Anyi and Ndolose (2022), Community Perceptions of Local Economic Development Through Tourism in Port St Johns. GeoJournal of Tourism and Geosites, 40, pp 283-291. DOI: 10.30892/gtg.40134-830.
- Apleni and Henama (2020), The impact of events in boosting local economic development: A case study of Port St Johns. African Journal of Hospitality, Tourism and Leisure, 9(1).
- Statistics South Africa, Inflation nudges higher in March 2026, printed 16 November 2026: national price context.
- Rockbase development brief, 16 November 2026. Proposed retail area and prospective line shops.

ECSECC, Port St Johns Local Municipality Socio-Economic Review and Outlook 2017, PDF pp 92–99, tables 38–42, IHS Markit Regional eXplorer 1156.

Acha-Anyi, Ndolose and Khunou(2021), Rural Tourism and Inclusive Development in Port St Johns, AJHTL10(6),1867–1881. DOI10.46222/ajhtl.19770720.197.

Census 2011 settlement geometries, population, households and category counts via census-api.frith.dev/graphql; retrieval for this study. Original data: Stats SA; processing by Adrian Frith.

Road distances: routing.openstreetmap.de/routed-car, OSM/OSRM car-route table service. Destinations: PSJ29.542389,-31.621219; Mthatha Central 28.787265,-31.584304; Lusikisiki 29.571826,-31.366188.

User-supplied regional map and historical Google Street View screenshots; Main Road capture November 2010. Cleaned images use AI interface removal with reconstructed obscured areas, with source attribution retained.

Catchment figures in this study use the road-distance settlement calculation. Tourism volumes and spending use the reviewed ECSECC municipal series, with source dates and definitions retained.

Stats SA, Update on phase 2 of release of Census 2022 data: income and labour-module results withheld after quality evaluation. https://www.statssa.gov.za/?p=17568

Port St Johns Municipality Annual Report 2024/25, Table T1.2.4, socio-economic indicators for 2022/23 and 2023/24. https://lg.treasury.gov.za/supportingdocs/EC154/EC154_Annual%20Report%20Final_2025_Y_20260410T085901Z_ntan.pdf

Port St Johns Local Municipality, Final SDBIP 2026/27, p. 22, indicator 8.3.6. The 2027/28 IDP, Budget and PMS Process Plan outlines the municipal planning timetable and stakeholder engagement process (pp. 20–23).