



Infrastructure Investment Prospectus



Western Cape
Government
FOR YOU

PHILIPPI STADIUM UPGRADE

EXECUTIVE SUMMARY

High-level project overview; Unique value proposition and competitive advantage; Strategic significance and impact; Key stakeholders; Investment opportunity.

PROJECT DESCRIPTION & STRATEGIC CASE

Project scope and objectives; Justification; Sector-specific analysis; Market size and demand analysis.

PROJECT STATUS & IMPLEMENTATION READINESS

Current phase of development; Readiness for procurement; Regulatory and environmental approvals; Community and stakeholder engagement.

GOVERNANCE, POLICY & ENABLING ENVIRONMENT

Legal and regulatory framework; Government policies; Governance role; Investment needs and policy incentives.

ECONOMIC & COMMERCIAL VIABILITY

Value-for-money assessment; Cost-benefit analysis; Risk evaluation; Economic multipliers and macroeconomic benefits.

FINANCIAL REQUIREMENTS & FUNDING STRATEGIES

Total project cost breakdown; Funding sources; Revenue models; Innovative financing mechanisms.

PROJECT FEASIBILITY, APPROVALS & INFRASTRUCTURE PLANNING

Feasibility study findings; Master plan integration; Alternative evaluation; Infrastructure planning and prioritisation.

DELIVERY MECHANISM & PROCUREMENT STRATEGY

Phased implementation; Procurement methods; Bidding process; Supplier selection; Risk-sharing mechanisms.

PROJECT COMMUNICATION & STAKEHOLDER ENGAGEMENT

Investor engagement strategies; Community participation; Government and regulatory interactions.

SPECIAL (E.G. GENDER) PROCUREMENT ACTIONS & SOCIAL IMPACT

Gender-responsive procurement; Social benefits; Sustainability and environmental compliance.

OPERATIONS & MAINTENANCE STRATEGY

Long-term asset management; Performance monitoring; Digital technology leverage; Resilience planning and climate adaptation.

CONCLUSION & CALL TO ACTION

Summary of investment benefits; Next steps; Contact details and proposal submission.

CONTENTS

Philippi Stadium presents an opportunity to become a vibrant, multi-purpose sports and community hub in Cape Town. This initiative aligns with the City's R120 billion infrastructure portfolio and is fully integrated with the Panoptic Infrastructure Principles guiding the Western Cape Infrastructure Strategy 2050 (WCIS 2050) and its commitment to inclusive urban development, job creation and youth empowerment.

The upgrade outlines the critical need for comprehensive structural rehabilitation, interim functional recovery and long-term compliance in line with the Safety at Sports and Recreational Events Act (SASREA). An Initial cost estimate of R5 million is proposed to bring the stadium to a functional state. This excludes the estimated R40 million for structural remediation pending further investigation.

The proposed intervention is not only a response to physical deterioration, but also a deliberate, values-driven investment in social justice, resilience, and human dignity. Designed to serve both residents and regional visitors, the stadium will become a hub for football matches, concerts, festivals, training programmes and any other suitable events.

EXECUTIVE SUMMARY

This initiative will benefit youth, small businesses and local athletes by providing safe recreational spaces, economic opportunities and mentorship programmes. It will also contribute to crime reduction, tourism growth and social cohesion.

The ultimate objective is to revitalise the Stadium into a multi-purpose, world-class facility that will serve as a hub for sports, entertainment and community development. Upgrading the Philippi Stadium is more than a construction project, it is a catalyst for change. With the right investment, this initiative will energise a community, elevate Cape Town's sports and entertainment profile, and deliver lasting returns for all stakeholders.

PROJECT DESCRIPTION & STRATEGIC CASE

Project scope and objectives; Justification; Sector-specific analysis; Market size and demand analysis.

The Philippi Stadium Upgrade Project is a bold initiative to transform an almost collapsed sports facility into a functional, multi-purpose venue which will serve the broader Cape Town community. Located in one of the most densely populated and economically challenged areas, the Stadium is in urgent need of repair.

Project Scope and Objectives:

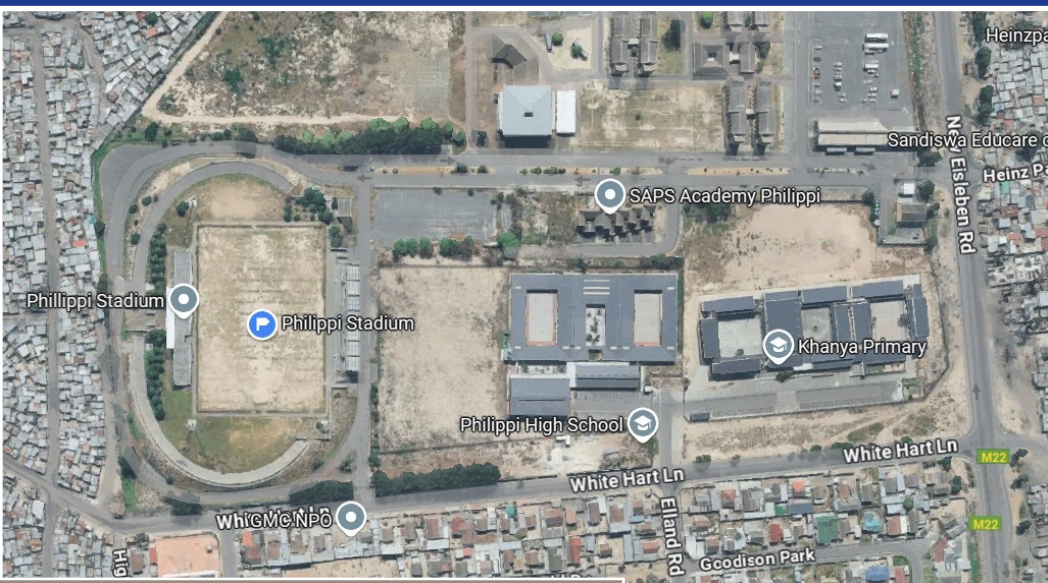
A three phased approach covering the short, medium and long term horizons is proposed.

Planning Horizon	Strategic Fit
Phase 1: Short-Term (1 – 3yrs)	Engineering investigations and interim work packages for functionality and vandalism mitigation.
Phase 2: Medium-Term (3 – 5yrs)	Structural rehabilitation, ablution restoration, lighting and partial SASREA compliance.
Phase 3: Long-Term (5 – 10yrs)	Masterplan-led precinct development, second access road, broadcast capacity and formal handover.

The Philippi Stadium Upgrade aims to achieve the following strategic objectives:

- **Promote Youth Empowerment and Skills Development**
 - Offer structured sports and education programmes for youth.
 - Foster talent development and career pathways in sports and event management.
- **Enhance Community Infrastructure**
 - Provide a safe, inclusive and vibrant public space for residents.
 - Improve access to recreational and cultural amenities.
- **Stimulate Local Economic Growth**
 - Create employment opportunities during and after construction.
 - Support small businesses and local vendors through commercial spaces.

- **Increase Event Hosting Capacity**
 - Position Philippi Stadium as a viable venue for regional and national events.
 - Attract tourism and external investment to the area.
- **Foster Public-Private Collaboration**
 - Encourage investment through partnerships with government, corporates and NGOs.
 - Align with municipal development goals and CSR initiatives.



MAP OF PROJECT

Justification:

The upgrade of the Philippi Stadium is aligned to the Panoptic Principles in the Western Cape Infrastructure Framework 2050 (WCIF 2050):

**Panoptic Principle 1:****Infrastructure as a Driver of Equitable Development**

Rehabilitating Philippi Stadium directly advances spatial justice. Located in one of Cape Town's most underserved areas, this project corrects historic imbalances, expands public access to quality infrastructure and reinforces the province's equity agenda.

**Panoptic Principle 2:****Infrastructure for Resilience, Sustainability, and Regeneration**

Through structural renewal and vandal-proof design, this facility will contribute to long-term resilience. The installation of durable materials and floodlighting will enhance security, reduce maintenance costs, and create a future-ready sport hub adaptable for multi-use.

**Panoptic Principle 3:****Infrastructure as a Driver of Equitable Development**

Philippi Stadium has the potential to become a centre of trust and transformation — a safe, accessible space for learning, performance, pride and community celebration. It will re-establish the social compact between government and citizenry through visibility, functionality and inclusion.

**Panoptic Principle 4:****Infrastructure as a Driver of Equitable Development**

This project reflects transversal collaboration across Department of Cultural Affairs and Sport, the Department of Infrastructure, SAPS, the City of Cape Town, and local NGOs. It reinforces the principles of co-ownership, collective impact, and integrated planning for sustainable service delivery.

Market Size and Demand Analysis:

Cape Town's southern suburbs, including Philippi, are underserved in terms of high-quality sports and event infrastructure. The Stadium is centrally located near Philippi Railway Station and major transport routes, ensuring accessibility to over 500,000 residents in surrounding communities. Philippi also has one of the highest numbers of registered amateur football players in South Africa.

The growing demand for modern, multi-purpose venues is driven by:

- High youth population with limited access to structured sports programmes.
- Community interest in safe recreational spaces.
- Impact of gangsterism and crime on the youth.
- Local football clubs and schools seeking training and match venues.
- Potential to host regional tournaments and PSL matches.
- Rising popularity of concerts, festivals and non-sporting events.

Unlike larger stadiums in central Cape Town, Philippi Stadium offers proximity to densely populated residential areas. It provides an opportunity for inclusive community engagement with lower operational costs and flexible usage models. ●

The Philippi Stadium Upgrade project is a bold initiative to transform an almost collapsed sports facility into a functional, multi-purpose venue, which will serve the broader Cape Town community. Located in one of the most densely populated and economically challenged areas, the Stadium is in urgent need of repair.

PROJECT STATUS & IMPLEMENTATION READINESS

Current phase of development; Readiness for procurement; Regulatory and environmental approvals; Community and stakeholder engagement.

During September 2024, the Philippi Stadium Project team was requested to revisit the site and propose short-term solutions to make the Stadium functional for use by the local community. An interim Work Package with cost estimates to the value of R5 million was completed. This will allow for functionality for local use.

The prioritisation of structural engineering investigations to assess the safety and viability of cantilever elements and column reinforcements is critical to determine future phase and cost estimates. ●

Phase 1 entails:

- Prioritising structural engineering investigations to assess the safety and viability of cantilever elements and column reinforcements.
- Releasing funds for the Interim Work Package to:
 - Reinstate the soccer field and the irrigation system.
 - Secure the perimeter.
 - Reinstate essential lighting and electrical supply.
 - Provide limited ablutions and change rooms
 - Prevent further deterioration.
- Commissioning a Full Masterplan to guide long-term redevelopment, SASREA certification and optimal use scenarios.
- Implementing a Community Participation Model to:
 - Engage local contractors, youth, and NPOs in repairs, programming and governance.
 - Foster ownership and stewardship to prevent vandalism recurrence.

...the Philippi Stadium project team revisited the site to propose short-term solutions to make the Stadium functional for use by the local community.

GOVERNANCE, POLICY & ENABLING ENVIRONMENT

Legal and regulatory framework; Government policies; Governance role; Investment needs and policy incentives.

This project aligns with the Auditor-General's repeated call for improved infrastructure governance, avoiding fruitless expenditure and reinforcing the Department of Cultural Affairs and Sport's transversal role in infrastructure planning, asset recovery and accountability.

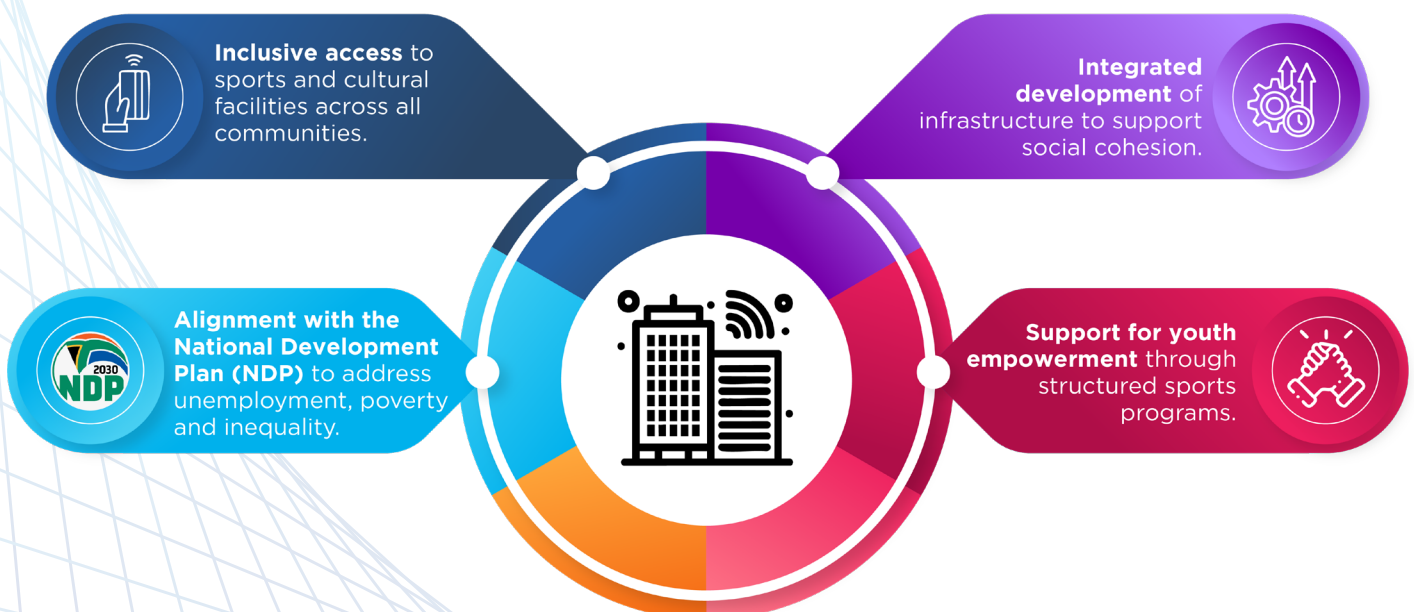
Its legal and strategic foundation is rooted in:

- The Constitution of South Africa, 1996, Schedule 5A and B – Provincial and Local competence for sport and recreation infrastructure.
- Safety at Sports and Recreational Events Act (SASREA), 2010 – Mandatory compliance for

public gatherings and sport events.

- National Sport and Recreation Plan, 2011 (NSRP) – Infrastructure as a tool for nation-building and youth development.
- White Paper on Sport and Recreation, 2012 – Promotion of inclusive, quality facilities in previously marginalised communities.
- Western Cape Infrastructure Framework 2025 and Western Cape Infrastructure Strategy 2050 – Sustainable, spatially just and inclusive infrastructure delivery. ●

THIS PROJECT EMPHASISES



The enabling environment for this project includes participation in the Panoptic Evaluation Scoring sessions, a province-wide infrastructure prioritisation process aimed at building a credible, investor-ready pipeline.

ECONOMIC & COMMERCIAL VIABILITY

Value-for-money assessment; Cost-benefit analysis; Risk evaluation; Economic multipliers and macroeconomic benefits.

The Philippi Stadium can position itself as a regional sports hub for Cape Flats communities and a developmental venue for youth leagues and grassroots sports.

It has the potential to unlock multiple revenue streams through:



Event Hosting

Sports matches, concerts, festivals and community events.



Venue Hire

Corporate functions, private events and exhibitions.



Retail and Hospitality

On-site cafes, merchandise shops and food vendors.



Advertising and Sponsorship

Naming rights, digital signage and branded zones.



Tourism Experiences

Guided tours, adventure activities and cultural showcases.

The Philippi Stadium Upgrade will stimulate the local economy through job creation, SME development and youth empowerment. The improved infrastructure can also raise surrounding real estate values.

To ensure long-term viability and financial stability, the Stadium should look to a mixed-use design, incorporating commercial spaces, co-working hubs and community zones. Engagements with the Private Sector are encouraged for capital and operational support, the use of energy-efficient systems and smart technologies should be considered for cost reduction, and the scheduling of diverse events will facilitate year-round utilisation. ●

Systemic risks, such as further loss or destruction of records not yet transferred, are especially serious, and the project's urgency is underlined by the backlog already disrupting governance and service delivery.

FINANCIAL REQUIREMENTS & FUNDING STRATEGIES

Total project cost breakdown; Funding sources; Revenue models; Innovative financing mechanisms.

A detailed costing proposal was submitted in February 2025 to enable the Stadium to become functional and operational as a practice venue for football matches and community use in the interim.

Phase 1: Interim Work Package Cost Breakdown (High Level)

SUMMARY OF ESTIMATE OF TOTAL ADDITIONS & ALTERATIONS COST (FEBRUARY 2025) FOR PHILIPPI SPORTS STADIUM	
COMPONENT	BUILDING COST
Builders Works	R 761,811.00
Special Items	R231,940.00
External Works	R1,518,118.00
Preliminaries @ 20%	R612,374.00
Contingencies	R218,697.00
Pre & Post Contract Escalation	R200,576.00
SUB TOTAL (CONSTRUCTION COST)	R3,543,516.00
Professional Fees & Disbursements @ 25%	R885,879.00
Total Improvement Cost (Exl. VAT)	R4,429,395.00
Add VAT @15%	R664,409.00
TOTAL	R5,093,805.00

It is unclear if this budget includes proposed engineering investigations to inform project viability and the structural repairs of the project.

A total project cost of R40 million has been estimated for all 3 Phases.

The following risks are highlighted:

- Further vandalism might occur during and after construction.
- The rest of the buildings remain vacant and exposed, and will deteriorate if not stabilised.
- Confirmation of structural integrity, which could impact Stand usage.

Funding Sources:

The initial development is publicly funded and will be led by the Western Cape Government, which assumes responsibility for infrastructure, regulatory alignment and governance in the early phase.

Innovative Financing Mechanisms:

Future development and the potential revenue streams of the stadium will attract investors and encourage various innovative financing mechanisms and alternative funding approaches, such as blended finance arrangements. ●

PROJECT FEASIBILITY, APPROVALS & INFRASTRUCTURE PLANNING

Feasibility study findings; Master plan integration; Alternative evaluation; Infrastructure planning and prioritisation.

Built over 40 years ago, Philippi Stadium has deteriorated significantly.

- Extensive vandalism since 2021 has stripped all services, including plumbing, electrical, security and finishes.
- Structural engineers have condemned both the East and West stands due to:
 - Cracking and delamination in the cantilever beams.
 - Corrosion of reinforced concrete.
 - Severe roof and column instability.
- The site is unsafe for any form of public or event-based activity.
- Despite community demand, the facility remains dormant – a symbol of exclusion rather than opportunity.

Without urgent intervention, the public asset risks becoming completely obsolete.

Once rehabilitated, the Stadium will serve as:

- A compliant training and match venue for school and club sport.
- A multi-use platform for youth development, wellness and community festivals.
- A job-creating precinct for security, grounds maintenance, event management and local SMME procurement.

Detailed approvals, such as environmental or regulatory compliance, are currently not available. ●

The Master Plan ensures long-term adaptability, enabling the facility to meet future demand growth, accommodate modern archival standards and align with digital transformation objectives.

DELIVERY MECHANISM & PROCUREMENT STRATEGY

Phased implementation; Procurement methods; Bidding process; Supplier selection; Risk-sharing mechanisms.

The Stadium is structured around a phased delivery mechanism, guided by a 3-horizon time frame to facilitate planning and costing aligned to budgetary requirements. This approach allows for risk mitigation, procurement flexibility and infrastructure continuity. Limited documentation has been provided, with only an interim Work Package costing and dilapidation report having been received so far.

Public sector procurement for infrastructure projects involves a structured process governed by specific regulations and standards to ensure transparency, fairness and value for money when acquiring goods and services for public works. These processes are designed to manage the complex nature of infrastructure projects, from planning and design to construction and maintenance, and often involve collaboration between various government departments and agencies.

This project will be delivered using conventional public-sector procurement methods, in line with provincial and national supply chain regulations. The regulatory framework for public procurement in South Africa is governed by the Public Finance Management Act (PFMA) and the Municipal Finance Management Act (MFMA), along with related National Treasury Regulations and Construction Industry Development Board prescripts.

Supplier selection will likely be overseen by the Department of Infrastructure using established criteria, including compliance with procurement legislation, technical capability, value-for-money principles and alignment with project timelines. These processes are designed to ensure transparent, competitive procurement that supports economic participation and transformation objectives where possible. ●

PROJECT COMMUNICATION & STAKEHOLDER ENGAGEMENT

Investor engagement strategies; Community participation; Government and regulatory interactions.

Although not available in the current documentation, effective communication and inclusive stakeholder engagements are critical to the success of the Philippi Stadium upgrade. This will ensure that all stakeholders are informed, consulted and involved throughout the project lifecycle. It promotes transparency in decision-making, funding and implementation. It builds trust and fosters long-term community ownership.

Key stakeholders and their roles could include:

- The Western Cape Department of Cultural Affairs and Sport (Project Owner).
- The Western Cape Department of Infrastructure (Implementing Authority).
- The City of Cape Town: Oversight, land use approvals and integration with urban plans.
- Local Community and Ward Councillors: Input on design, usage and social impact.
- South African Police Services (Safety and security integration).
- Youth and Sports Clubs: Beneficiaries of training programmes and facility access.
- Private Investors and Sponsors: Funding, branding and commercial partnerships.
- NGOs and Civil Society: Programme delivery, community outreach and advocacy.
- Media and Public: Awareness, accountability and public support.

Communication and engagement strategies need to be developed. ●

SPECIAL (E.G. GENDER) PROCUREMENT ACTIONS & SOCIAL IMPACT

Gender-responsive procurement; Social benefits; Sustainability and environmental compliance.

To ensure equitable development and inclusive economic participation, the Philippi Stadium upgrade should incorporate targeted procurement strategies.

Special Procurement

While specific special procurement targets are not explicitly outlined in the current project documentation, the project aligns with the Western Cape Infrastructure Framework 2050's commitment to building sustainable stakeholder value and promoting inclusive value chains. The project's implementation and procurement strategy, particularly as it moves into phases involving private sector partnerships and service provision, creates opportunities for:

- **Gender-Responsive Procurement**
 - Set-asides for women-owned businesses in construction, catering, cleaning and event services.
 - Mandatory gender equity clauses in contractor agreements to promote female employment and leadership.
 - Skills development programmes for women in trades, project management and stadium operations.
- **Youth and Local SME Empowerment**
 - Preferential scoring for youth-owned enterprises and local suppliers in tender evaluations.
 - On-site training and internships for unemployed youth in construction, hospitality and event logistics.
 - Community enterprise zones within the stadium for local vendors and creatives.

Social Impact

Sport infrastructure in townships serves a deeper purpose. It is a space of hope, pride and aspiration, and a public sanctuary for structured belonging in communities scarred by exclusion, crime and economic insecurity.

The Philippi Stadium is designed to deliver measurable social benefits across multiple dimensions:

- **Community Cohesion**
 - A safe, inclusive space for recreation, cultural expression and public gatherings.
 - Strengthened civic pride and local identity through community-led programming.
- **Youth Development**
 - Sports academies and mentorship programmes to foster discipline, teamwork and career pathways.
 - Reduced youth unemployment and crime through structured engagement.
- **Health and Well-being**
 - Access to physical activity and wellness programs for all age groups.
 - Improved mental health outcomes through social interaction and safe public spaces.
- **Education and Skills Transfer**
 - Partnerships with schools and NGOs to deliver life skills, vocational training and digital literacy.
 - On-the-job training during construction and operations phases.
- **Economic Inclusion**
 - Job creation across construction, operations and event management.
 - Support for informal traders and micro-enterprises through vendor zones and retail leasing.

CONCLUSION & CALL TO ACTION

Summary of investment benefits; Next steps; Contact details and proposal submission.

The revitalisation of Philippi Stadium presents a transformative opportunity, not just to upgrade a physical structure, but to ignite community pride, economic growth and long-term sustainability in Cape Town's Southern Suburbs. By implementing a forward-thinking Operations and Maintenance Strategy rooted in national best practices and local realities, this investment can deliver lasting value. This is more than a stadium, it is a platform for youth development, cultural celebration and inclusive urban renewal.

Next Steps

- Prioritise structural engineering investigations to assess the safety and viability of cantilever elements and column reinforcements.
- Release funds for the interim Work Package to commence.
- Commission a Full Masterplan to guide long-term redevelopment, SASREA certification and optimal use scenarios.
- Implement a community participation model:
 - Engage local contractors, youth and NGOs in repairs, programming and governance.
 - Foster ownership and stewardship to prevent vandalism recurrence.

CONTACT DETAILS

Project Co-ordinator

Labeeqah Schuurman
Deputy Director General: Department of Infrastructure
Western Cape Government

Tel: 082 494 7990

Email: Labeeqah.Schuurman@westerncape.gov.za

Head of Department

Guy Redman
Department of Cultural Affairs and Sport
Western Cape Government

Tel: 0214839501

Email: Guy.Redman@westerncape.gov.za

Project Owner

Dr. Lyndon Bouah
Chief Director: Sport & Recreation
Department of Cultural Affairs and Sport
Western Cape Government

Tel: 021 483 5891

Cell: 071 363 1306

Email: Lyndon.Bouah@westerncape.gov.za



Western Cape
Government

FOR YOU