



Prefeasibility Executive Summary Report

1. Project Details

Project Name	Phillippi Stadium Upgrade
Location	City of Cape Town
Sector	Social
Department	Department of Cultural Affairs and Sport
Project Owner	Lyndon Bouah
Project Manager	Michael Hendrickse

1.1 Project Scope

The Philippi Stadium Upgrade Project entails a comprehensive rehabilitation and compliance initiative to transform the existing dilapidated facility into a safe, functional, and inclusive multi-purpose venue. The scope includes structural investigations and repairs to condemned stands, reinstatement of essential services such as lighting, electrical supply, ablutions, and irrigation systems, and implementation of vandal-proof finishes. It further covers perimeter security enhancements, phased redevelopment aligned with SASREA compliance, and integration of a master plan for long-term precinct development. Community participation will be embedded throughout, engaging local contractors, youth, and SMEs to foster ownership and sustainability. The project will be delivered in three phases--short-term functional recovery, medium-term structural rehabilitation, and long-term precinct expansion--ensuring alignment with Western Cape Infrastructure Strategy 2050 and Panoptic Principles for equitable development, resilience, and social inclusion.

1.2 Justification

Philippi Stadium, built over 40 years ago, was originally envisioned as a regional football venue and community sports hub. However, since 2021, the facility has experienced severe vandalism and structural deterioration, including stolen plumbing and electrical systems, stripped finishes, and corrosion of reinforced concrete. Structural engineers have condemned both the East and West stands due to cracking, delamination, and roof instability, making the site unsafe and non-compliant with the **Safety at Sports and Recreational Events Act (SASREA)**.

The justification for this upgrade lies in its potential to address urgent safety concerns while delivering long-term social and economic benefits. Located in one of Cape Town's most densely populated and economically challenged areas, the stadium's revitalisation will correct historic infrastructure imbalances, provide a safe and inclusive space for youth development, and stimulate local economic growth through job creation and SME participation. Without intervention, the stadium risks becoming a permanent symbol of exclusion and failed service delivery; with investment, it can become a catalyst for social cohesion, crime reduction, and community pride.

1.3 Sector Specific Analysis

- **Other Sector Specific Analysis Methods**

Sport and Recreation Infrastructure

1.4 Market Size And Demand Analysis

1.4.1 Total Addressable Market (TAM)

- **Data sources**
 - Geographic
 - Economic
 - Demographic

1.4.2 Served Available Market (SAM)

- **Location**
- **Capacity**
- **Which of the following criteria is being used to support this analysis in terms of Segmentation?**
 - Income
 - Region
 - Service level

1.4.3 Demand Forecasting

2. Project Status & Implementation

2.1 Regulatory & Environmental Approvals

2.1.1 National Level

2.1.2 Provincial and Local Levels

2.1.3 Other Relevant Entities

2.2 Identify Key Stakeholders

2.2.1 Government

- Department Of Infrastructure
- Local Government
- Department of Police Oversight & Community Safety
- Department of Cultural Affairs and Sport
- Western Cape Government

2.2.2 State-Owned Entities

2.2.3 Private Sector

- Construction Companies
- Engineering Firms
- Financial Institutions

2.2.4 Civil Society

- Civil society organizations advocating for community needs

2.2.5 Other Stakeholders

3. Governance, Policy & Enabling environment

3.1 Legal and Regulatory Framework

3.1.1 Procurement and Supply Chain Management

- Preferential Procurement Policy Framework Act (PPPFA)
- Western Cape Procurement Regulations

- Use of the Western Cape Supplier Evidence Bank (WCSEB)
- Compliance with tender procedures and transparency requirements

3.1.2 Environmental and Land Use Planning

- Western Cape Land Use Planning Act (LUPA)
- Environmental Impact Assessment (EIA)

3.1.3 Public Finance and Governance

- Public Finance Management Act (PFMA)
- Provincial Treasury Instructions and Budget Guidelines

3.1.4 Economic Development

- Enterprise development

3.1.5 Environmental Compliance

- Requires Environmental Impact Assessments (EIAs) for certain developments
- Must comply with waste management and biodiversity regulations

3.2 Governance policies

- National Development Plan (NDP)
- Strategic Infrastructure Projects (SIPs)
- Relevant Integrated Development Plans (IDPs)
- Infrastructure South Africa (ISA)
- Budget Facility for Infrastructure (BFI)

3.3. Investment Needs

3.3.1 Infrastructure Development

- Sport & Recreation Facilities

3.4 Policy Incentives

3.4.1 Sector-Focused Incentives

- Inclusive Infrastructure Development
- Gender-Responsive Procurement
- Youth Empowerment
- Public-Private Partnerships (PPP)
- Green Economy: Incentives for renewable energy, water efficiency, and waste-to-energy projects.
- Economic Inclusion

4. Financial requirements & Funding strategies

4.1 Project Guestimate

Estimated Cost	R 40M
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5. Delivery Mechanism & procurement strategy

5.1 WCG Sector Priorities

Outcomes	Social	Energy & Water	Economic	Technology	Ecological
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Short Term 1-5 YRS				

5.2 Current Planning Phase