



Project Strategic Resourcing 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 Background & Justification

Phillippi 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.

1.2 Project Scope

The Phillippi 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.

2. Objectives & Key Focus Areas

Objective	Key Focus Area
Promote Youth Empowerment and Skills Development	- Enhancing Private Sector Partnerships - Innovation & Futures Planning
Enhance Community Infrastructure	- Prioritising Infrastructure for Maximum Impact - Strengthening Municipal Infrastructure

Objective	Key Focus Area
Stimulate Local Economic Growth	- Enhancing Private Sector Partnerships - Innovation & Futures Planning
Increase Event Hosting Capacity	- Prioritising Infrastructure for Maximum Impact - Strengthening Municipal Infrastructure - Enhancing Private Sector Partnerships - Innovation & Futures Planning - Addressing Climate Change & Sustainability
Foster Public-Private Collaboration	Enhancing Private Sector Partnerships
Ensure SASREA Compliance and Safety	- Prioritising Infrastructure for Maximum Impact - Strengthening Municipal Infrastructure - Addressing Climate Change & Sustainability

3. Project Timeline & Cost

Estimated Duration	10 Year(s) & 0 Month(s)
Estimated Start Date	01 Jan 2026
Estimated Cost	R 40M

4. Project Stage-0 Submission & Approval

Self Approved By: Michael Hendrickse

Self Approved On: 22 Dec 2025 10:15:24 AM

Submitted By	
Submitted On	
Signed By	
Approved On	

5. Environmental & Social Considerations

5.1 Environmental Considerations

- Proper waste management to reduce pollution and health risks
- Sustainable water management to protect quality and prevent scarcity
- Preservation of ecosystem services like clean air, water, and climate regulation

5.2 Social Considerations

- Respect for human rights including labor, land, and indigenous rights
- Assessment of community impacts such as displacement and livelihood loss
- Protection of health and safety from environmental hazards
- Promotion of social equity and fair distribution of development benefits

- Engagement with stakeholders throughout the project lifecycle
- Fair labor practices including wages, hours, and working conditions

6. Regulatory & Environmental Approvals

- 6.1 National Level
- 6.2 Provincial and Local Levels
- 6.3 Other Relevant Entities

7. Identify Key Stakeholders

- 7.1 Government
 - Department Of Infrastructure
 - Local Government
 - Department of Police Oversight & Community Safety
 - Department of Cultural Affairs and Sport
 - Western Cape Government
- 7.2 State-Owned Entities
- 7.3 Private Sector
 - Construction Companies
 - Engineering Firms
 - Financial Institutions
- 7.4 Civil Society
 - Civil society organizations advocating for community needs
- 7.5 Other Stakeholders

8. 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				

9. Infrastructure Type

- 9.1 Hard
 - Social Infrastructure - Sport and Recreation Facility
 - Designed to serve as a **multi-purpose stadium** for football, community events, and cultural activities.
 - Classified as **public-use infrastructure** with compliance requirements under SASREA for safety at sports and recreational events.
 - Includes **structural rehabilitation, utility reinstatement** (lighting, plumbing, electrical), and **precinct development** for long-term sustainability.
 - Integrated with **Western Cape Infrastructure Strategy 2050** principles for equitable development, resilience, and social inclusion.

9.2 Soft

9.3 Critical

10. Project Stage-1 Submission & Approval

Self Approved By: **Michael Hendrickse**

Self Approved On: **22 Dec 2025 10:40:50 AM**

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Submitted On	
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11. Geo Location

Geo Location	ERF No.	Latitude	Longitude
Philippi, Cape Flats, City of Cape Town	x	-34.0186	18.575

12. Procurement Planning

- **Decentralized Preference Criteria - Municipalities**
- **Designated Groups**
- **Local Content and Production**
- **Broad-Based Black Economic Empowerment (B-BBEE)**

13. Procurement Action

- **E-Procurement Solution (ePS)**
- **Western Cape Supplier Evidence Bank (WCSEB)**
- **Procurement Planning**
- **Preferential Procurement Regulations (2022)**
- **Sustainable Public Procurement (SPP)**

14. Social Impact

- **Inclusive Economic Participation**
- **Environmental Sustainability**
- **Skills Development and Job Creation**
- **Community Empowerment**
- **Ethical and Transparent Governance**
- **Health and Well-being**
 - Promotes physical activity and wellness programs for all age groups.

- Improves mental health outcomes by providing safe spaces for social interaction.

15. Property Availability

Has the land for the site been identified?	Yes
Remarks	Existing facility

16. Project Stage-2 Submission & Approval

Self Approved By: **Michael Hendrickse**

Self Approved On: **22 Dec 2025 11:02:25 AM**

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