



PROJECT INITIATION REPORT

PROJECT DETAILS

Project Name	PHILIPPI STADIUM UPGRADE
Location	City of Cape Town
Sector	Social
Department	Department of Cultural Affairs and Sport
Project Owner	Michael Hendrickse
Project Manager	Michael Hendrickse

BACKGROUND & JUSTIFICATION

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 multiuse.

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 nonsporting 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.

PROJECT SCOPE

Planning Horizon & Strategic Fit:

Phase 1 (short Term (1 - 3yrs): Engineering investigations and interim work packages for functionality and vandalism mitigation.

Phase 2 (short Term (3 - 5yrs): Structural rehabilitation, ablution restoration, lighting and partial SASREA compliance.

Phase 3 (short Term (5 - 10yrs): Masterplan-led precinct development, second access road, broadcast capacity and formal handover.

OBJECTIVES & KEY FOCUS AREAS

OBJECTIVE	KEY FOCUS AREA
Promote Youth Empowerment and Skills Development	• Prioritising Infrastructure for Maximum Impact
Enhance Community Infrastructure	• Prioritising Infrastructure for Maximum Impact
Stimulate Local Economic Growth	• Enhancing Private Sector Partnerships • Innovation & Futures Planning
Increase Event Hosting Capacity	• Prioritising Infrastructure for Maximum Impact • Enhancing Private Sector Partnerships • Innovation & Futures Planning
Foster Public-Private Collaboration	• Enhancing Private Sector Partnerships

PROJECT TIMELINE & COST

Estimated Duration	1 Year(s) & 0 Month(s)
Estimated Start Date	01 Feb 2025
Estimated Amt	R 40,000,000

SUBMISSION & APPROVAL

Submitted By	
Submitted On	
Signed By	
Approved On	