



PROJECT STRATEGIC RESOURCING REPORT

PROJECT DETAILS

Project Name	Cricket Stadium
Location	Bergvliet Local Municipality
Sector	Social
Department	Department Of Infrastructure
Project Owner	Jyotsna Babaria
Project Manager	Jyotsna Babaria

BACKGROUND & JUSTIFICATION

Many existing stadiums are either outdated or lack the capacity, amenities, and technology required to host large-scale sporting events, international matches, and entertainment activities. In addition, the rapid growth of urban centres and rising interest in sports tourism have further highlighted the need for multipurpose, commercially sustainable cricket stadiums that can serve as both sporting and community hubs.

A modern cricket stadium not only supports sporting excellence but also contributes to the local economy through job creation, tourism, hospitality, and associated businesses. With state-of-the-art facilities such as training academies, high-performance centres, seating for large audiences, digital broadcasting capabilities, and smart mobility solutions, the stadium will become a catalyst for regional development.

PROJECT SCOPE

The Cricket Stadium Infrastructure Project will encompass the following key components:

1. Site Development & Civil Works

1. Land acquisition and site preparation (clearing, grading, levelling).
2. Construction of stadium structure including spectator stands, pavilions, and corporate boxes.
3. Development of access roads, parking facilities, pedestrian pathways, and landscaping.

2. Playing & Training Facilities

1. Development of an international-standard cricket pitch and outfield.
2. Installation of practice pitches, nets, and training zones.
3. High-performance centre including indoor practice area, gymnasium, physiotherapy and recovery zones.

3. Spectator & Hospitality Facilities

1. General seating arrangements with modern amenities.

- 2. VIP lounges, hospitality suites, and corporate boxes.
- 3. Food courts, concession stands, and retail outlets.
- 4. Washrooms, first aid, and child-care facilities.

OBJECTIVES & KEY FOCUS AREAS

OBJECTIVE	KEY FOCUS AREA
Promote sports	• Innovation & Futures Planning
Infrastructure & Governance & Standards (IMC ITC RPG)	• Strengthening Municipal Infrastructure • Innovation & Futures Planning
Infrastructure linked to 5yr plans & their respective APPs, AOP's & AR's	• Enhancing Private Sector Partnerships

PROJECT TIMELINE & COST

Estimated Duration	3 Year(s) & 6 Month(s)
Estimated Start Date	30 Sep 2025
Estimated Cost	R 650,000,000

PROJECT STAGE-0 SUBMISSION & APPROVAL

Self Approved By: Jyotsna Babaria
Self Approved On: 25 Aug 2025 04:50:34 PM

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ENVIRONMENTAL & SOCIAL CONSIDERATIONS

ENVIRONMENTAL CONSIDERATIONS	SOCIAL CONSIDERATIONS
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• Air, water, and soil pollution from industrial and agricultural activities • Greenhouse gas emissions and deforestation contributing to climate change • Overuse of natural resources leading to scarcity and degradation • Loss of biodiversity due to habitat destruction and fragmentation • Deforestation causing habitat loss, soil erosion, and climate impacts • Proper waste management to reduce pollution and health risks • Sustainable water management to protect quality and prevent scarcity	• Respect for human rights including labor, land, and indigenous rights • Preservation of cultural heritage sites and artifacts • Promotion of social equity and fair distribution of development benefits • Fair labor practices including wages, hours, and working conditions • Support and compensation for involuntary resettlement
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REGULATORY & ENVIRONMENTAL APPROVALS

NATIONAL LEVEL	PROVINCIAL AND LOCAL LEVELS	OTHER RELEVANT ENTITIES
• Department of Forestry, Fisheries and the Environment (DFFE): Responsible for environmental management, conservation, and protection in South Africa • South African National Biodiversity Institute (SANBI): Plays a leading role in biodiversity management and research • National Environmental Management Act (NEMA): Governs environmental management and authorization processes, including Environmental Authorizations (EAs)	• Provincial Environmental Departments: Implement and enforce environmental regulations within provinces	• Environmental Assessment Practitioners Association of South Africa (EAPASA): Voluntary certification body for Environmental Assessment Practitioners • Councils for the Built Environment Professions (CBEP): Regulates professions involved in the built environment • Other

IDENTIFY KEY STAKEHOLDERS

Government

NAME	ENGAGEMENT STRATEGY
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State-Owned Entities

NAME	ENGAGEMENT STRATEGY
Development Bank of Southern Africa (DBSA)	The DBSA can play a critical role in financing large-scale infrastructure projects such as the construction of a cricket stadium. By providing concessional loans, project preparation funding, and technical expertise, DBSA ensures the stadium meets sustainability and community development standards. The bank’s focus on infrastructure and socio-economic development aligns with the need for modern sports facilities that stimulate local economies, create jobs, and encourage urban regeneration.

NAME	ENGAGEMENT STRATEGY
Industrial Development Corporation (IDC)	The IDC can support the cricket stadium project through direct investment, equity participation, and funding for associated industries such as construction materials, hospitality services, and event management. Its mandate to promote industrial and economic growth enables the IDC to foster local supplier development and maximize the use of South African resources. By backing the stadium, IDC would also boost opportunities in tourism, sports management, and small business participation around the venue.
Eskom	Eskom's role in the cricket stadium construction lies in ensuring reliable and sustainable power supply to the facility. This includes grid connections, renewable energy integration (such as solar panels on stadium roofs), and backup power solutions to guarantee uninterrupted lighting for day-night matches. Eskom can also collaborate in designing energy-efficient systems, reducing operational costs, and supporting the stadium's green certification goals.

Private Entities

NAME	ENGAGEMENT STRATEGY
Construction Companies	Construction companies are responsible for executing the physical building and infrastructure works, including site preparation, civil engineering, structural works, and installation of utilities. They manage on-site labor, materials, machinery, and subcontractors to ensure timely and quality delivery of construction projects.
Engineering Firms	Engineering firms provide specialized design, technical expertise, and project management services. They develop architectural and engineering plans, conduct feasibility and structural analyses, and ensure compliance with safety, regulatory, and environmental standards. Their role ensures that projects are technically sound, cost-effective, and sustainable.
Financial Institutions	Financial institutions provide the capital and financial structuring required for construction projects. They offer loans, credit facilities, investment funding, and financial advisory services, ensuring projects are adequately financed while managing risks. Their involvement is critical for project feasibility, sustainability, and long-term economic viability.

Civil Entities

NAME	ENGAGEMENT STRATEGY
Civil society organizations advocating for community needs	Civil society organizations serve as bridges between communities and decision-makers. They work to identify community priorities, protect vulnerable groups, and advocate for equitable access to resources and opportunities. Society desc

Other Stakeholders

NAME	ENGAGEMENT STRATEGY
Local Development Finance Institutions (DFIs)	Local DFIs are government-backed or publicly funded financial institutions that provide medium to long-term financing to support socio-economic development projects. Their role is to address funding gaps in critical sectors such as infrastructure, housing, transport, and energy, where private investment may be limited due to high risks or long payback periods. They promote inclusive growth, job creation, and sustainable development by offering concessional loans, equity investments, and technical assistance.
Sustainable Infrastructure Development Symposium - South Africa (SIDSSA)	SIDSSA is a high-level government-led platform that mobilizes investment into priority infrastructure projects in South Africa. It brings together stakeholders from government, development finance institutions, and the private sector to identify, package, and finance strategic projects that align with national development priorities. SIDSSA focuses on accelerating infrastructure delivery in sectors such as energy, transport, water, and human settlements, while ensuring sustainability, economic growth, and social impact.
Other	Other supporting mechanisms may include international DFIs, bilateral partners, multilateral development banks, and private equity funds that align with South Africa's infrastructure and development objectives. These institutions complement local efforts by providing additional capital, expertise, and risk-sharing instruments to scale up project implementation.

WCG SECTOR PRIORITIES

OUTCOMES	SOCIAL	ENERGY & WATER	ECONOMIC	TECHNOLOGY	ECOLOGICAL
Households have increased access to basic services and improved shelter	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Long Term 15-30 YRS (Up to 2050)
Infrastructure investment drives spatial transformation and improves spatial resilience	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)

Mobility systems and transportation corridors provide safe and efficient connectivity to opportunities, services, and facilities	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)
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INFRASTRUCTURE TYPE

- **Hard**

These are the physical and tangible facilities required for the functioning of the stadium.

1. Civil & Structural Works
2. Stadium bowl/stands (concrete seating tiers, roof canopies).
3. Pavilion, corporate boxes, and player dressing rooms.
4. Press/media centre and commentary boxes.
5. Parking areas, approach roads, pedestrian walkways.
6. **Playing Facilities**
7. Main cricket pitch, outfield, and boundary fencing.
8. Practice nets and training grounds.
9. Indoor practice facilities and gymnasium.
10. **Utilities & Services**
11. Floodlighting and electrical distribution systems.
12. Water supply, drainage, and sewage networks.
13. Fire-fighting systems and safety installations.
14. HVAC (air-conditioning/ventilation) in enclosed areas.
15. **Technology & Equipment**
16. Digital scoreboards and giant display screens.
17. Sound system and broadcasting infrastructure.
18. Surveillance (CCTV) and security gates.

Sub Types

- 1] Transportation
Infra required for Transportation
- 2] Utilities
Differnt kinds of utilities required
- 3] Social Infrastructure
Some social types of Infra required

- **Soft**

These are the services, systems, and people-related aspects that make the stadium operational and sustainable.

1. Operational Management
2. Stadium management system and staff training.
3. Event scheduling and crowd management protocols.
4. Ticketing systems (online, mobile, smart gates).
5. Safety & Security Services
6. Trained security personnel, stewards, and marshals.
7. Emergency response teams and medical services.
8. Evacuation planning and drills.
9. Hospitality & Customer Experience
10. Concession management (food courts, retail).
11. Guest relations, VIP and corporate hospitality services.
12. Accessibility support (assistive services for differently-abled).

Sub Types

- 1] Governance and Regulations
Governnace Soft Infra
- 2] Financial Systems
Finnacial system Infra
- 3] Education and Training
Some Education n Training required

- Critical

1. Playing & Event Infrastructure

1. International-standard cricket pitch and outfield.
2. Practice nets and warm-up areas.
3. Floodlighting system (for day–night matches).
4. Scoreboards, PA (public address) and sound systems.

2. Structural & Safety Infrastructure

1. Stadium seating stands with safe capacity design.
2. Roof structures/canopies (weather protection).
3. Emergency exits, evacuation routes, and fire safety systems.
4. Seismic-resistant construction (if in earthquake-prone zones).

3. Utilities & Essential Services

1. Power supply (including backup generators/solar).
2. Water supply, drainage, and sewage system.
3. HVAC systems in enclosed areas (pavilions, lounges, media rooms).
4. First aid & medical facilities (ambulance, clinic, trauma care).

PROJECT STAGE-1 SUBMISSION & APPROVAL

Self Approved By: **Jyotsna Babaria**

Self Approved On: **25 Aug 2025 05:07:37 PM**

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GEO LOCATION

Geo Location	Cape Point, Cape Peninsula, Cape Town, South Africa
Latitude	-34.35668709999999
Longitude	18.4967666

PROCUREMENT PLANNING

PLAN TYPE	SUB-TYPE	REMARKS
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Decentralized Preference Criteria	Departments	Decentralised Department Abc – Departments are encouraged to apply specific preference criteria when procuring goods and services to promote fairness, inclusivity, and alignment with national development goals.
Designated Groups	Women-owned businesses	Women empower group – Procurement opportunities are allocated to women-owned enterprises to advance gender equality, support entrepreneurship, and foster inclusive economic participation.
Local Content and Production		Procurement initiatives that prioritize goods, services, and materials produced locally to stimulate domestic industries, create jobs, and support sustainable economic growth.
Broad-Based Black Economic Empowerment (B-BBEE)		BBBEE empowerment – Procurement is leveraged to support transformation by engaging suppliers who are B-BBEE compliant, thereby promoting equity, ownership, and economic participation of historically disadvantaged groups.
Other		Covers additional procurement strategies or initiatives not specified above, such as green procurement, innovation-driven sourcing, or community-based supplier engagement.

PROCUREMENT ACTION

PROCUREMENT ACTION	REMARKS
E-Procurement Solution (ePS)	Buy most of the materials online. ePS provide a digital platform for suppliers and buyers to interact, ensuring faster, transparent, and cost-effective procurement processes.
Western Cape Supplier Evidence Bank (WCSEB)	A centralized database where suppliers upload and maintain verified documents, compliance certificates, and business credentials. It helps streamline supplier vetting, reduce duplication, and promote fair access to procurement opportunities.
Procurement Planning	The structured process of identifying procurement needs, defining specifications, budgeting, and scheduling to ensure timely and cost-effective delivery of goods, services, and works. It enables better risk management and resource allocation.
Preferential Procurement Regulations (2022) Aligned : Yes	The procurement actions are aligned with the Preferential Procurement Policy Framework Act (PPPFA) and the 2022 Regulations, promoting socio-economic objectives such as empowerment of designated groups and local content.
Sustainable Public Procurement (SPP) Aligned : No	The current procurement actions are not fully aligned with sustainable public procurement practices, which emphasize environmental, social, and economic sustainability in purchasing decisions.

PROCUREMENT ACTION	REMARKS
Other	Other types of procurement actions include framework agreements, public-private partnerships (PPPs), and emergency procurement mechanisms designed to ensure flexibility and resilience in public procurement.

SOCIAL IMPACT

SOCIAL IMPACT	REMARKS
Inclusive Economic Participation Prioritizes procurement from small, medium, and micro enterprises (SMMEs), women-owned, and youth-owned businesses.	Promotes equal opportunities for marginalized groups, ensuring fair access to resources, markets, and economic activities.
Environmental Sustainability Supports green procurement practices aligned with the Western Cape's Green Economy Strategy.	Encourages responsible use of resources, reduces carbon footprint, and supports eco-friendly practices to safeguard the environment for future generations.
Skills Development and Job Creation Tenders often include requirements for local employment and training opportunities.	Enhances employability through training, capacity building, and education while generating sustainable job opportunities within communities.
Community Empowerment Encourages partnerships with community-based organizations and cooperatives.	Strengthens local communities by fostering participation, building social capital, and supporting initiatives that improve livelihoods and resilience.
Ethical and Transparent Governance Emphasizes anti-corruption measures and fair competition in procurement processes.	Ensures accountability, integrity, and fairness in decision-making processes while preventing corruption and promoting trust.
Other	Covers additional social impact initiatives such as cultural preservation, health improvements, gender equality, or digital inclusion.

PROPERTY AVAILABILITY

Has the land for the site been identified?	Yes
Remarks	Yes, it is identified 2 weeks before

PROJECT STAGE-2 SUBMISSION & APPROVAL

Self Approved By: **Jyotsna Babaria**
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