



Executive Summary Report

1] Project Description & Strategic Case

Project Name	Housing & Human Settlements Development
Location	Bergrivier Local Municipality
Sector	Social
Department	Department Of Infrastructure
Project Owner	Poonam Yawalkar
Project Manager	Poonam Yawalkar

Project Scope

The Scope of Work for the Housing & Human Settlements Development project includes all activities required to plan, design, construct, and deliver fully serviced residential communities supported by essential public infrastructure and community facilities.

1. Planning & Feasibility

1.1 Site Identification & Assessment

- Identification of suitable land parcels.
- Topographical surveys, geotechnical investigations, and soil testing.
- Environmental Impact Assessments (EIA) and related approvals.
- Analysis of zoning, land ownership, and development rights.

1.2 Urban Planning & Layout

- Development of a detailed township layout plan.
- Spatial planning aligned with municipal SDFs and IDPs.
- Allocation of land for residential units, roads, parks, and public amenities.
- Integration with public transport routes and existing infrastructure.

2. Engineering Design

2.1 Infrastructure Design

- Bulk water supply and internal reticulation.
- Sewer network design and connection to wastewater treatment facilities.
- Stormwater drainage and flood management systems.
- Road network design, pedestrian paths, and street lighting.
- Electrical supply and distribution networks (LV/MV lines, substations).
- ICT and fibre infrastructure where applicable.

2.2 Housing & Building Design

- Architectural design of housing typologies (RDP, FLISP, mixed-income units).
- Unit layout plans, structural designs, and compliance with NHBRC standards.
- Design of rental and community accommodation facilities.

3. Construction & Development

3.1 Bulk & Internal Services

- Construction of water pipelines, reservoirs, and pump stations.
- Sewer systems, manholes, and connection to treatment works.
- Stormwater pipes, attenuation ponds, culverts, and canals.
- Roadworks including base layers, surfacing, sidewalks, and signage.
- Installation of electrical infrastructure and street lighting.

3.2 Housing Construction

- Construction of housing units according to approved designs.
- Construction of rental units, community housing, or mixed-use buildings.
- On-site supervision and quality assurance in line with NHBRC requirements.

4. Community Facilities & Public Spaces

- Construction of schools, clinics, ECD centres (if included in scope).
- Community halls, parks, playgrounds, and recreational areas.
- Landscaping, green spaces, and urban greening initiatives.

- Public transport stops and pedestrian-friendly linkages.

5. Compliance, Governance & Approvals

- Municipal approvals for layouts and engineering drawings.
- Compliance with NEMA, SPLUMA, NHBRC, SANS, and building regulations.
- Health and safety management (OHS).
- Procurement and contract administration processes.

Justification

Background

South Africa is experiencing continued urbanisation, population growth, and pressure on existing municipal infrastructure. Many households still live in informal settlements or inadequate housing conditions without proper access to water, sanitation, electricity, and social services.

The shortage of affordable housing, combined with limited serviced land and uneven spatial development, has resulted in a growing housing backlog. Municipalities face challenges in delivering integrated, sustainable human settlements due to funding constraints, outdated infrastructure, and fragmented planning.

The Housing & Human Settlements Development project responds to these challenges by providing planned, serviced, and well-located residential developments that support improved living conditions and long-term socio-economic development.

Justification

1. Reducing the Housing Backlog

The project directly addresses the national demand for affordable housing by increasing supply and creating formalised, serviced residential areas.

2. Improving Quality of Life

Adequate housing improves health, safety, and access to essential services, contributing to better social outcomes for communities.

3. Promoting Spatial Integration

Developing mixed-use, well-located settlements supports integration of previously marginalised communities and reduces spatial inequality.

4. Strengthening Municipal Infrastructure

Upgrading and expanding bulk and internal infrastructure helps municipalities meet current and future service demands.

5. Supporting Economic & Employment Growth

Construction and infrastructure development generate jobs, stimulate local businesses, and contribute to long-term economic upliftment.

6. Policy Alignment

The project aligns with the **National Development Plan (NDP 2030)**, **Integrated Urban Development Framework (IUDF)**, and relevant municipal **SDFs/IDPs**, ensuring strategic compliance and government support.

Sector Specific Analysis

- **Lack of access to water**

This field assesses challenges related to insufficient or unreliable water supply, including limited availability of potable water, poor distribution networks, aging infrastructure, or service interruptions affecting households, businesses, and communities.

- **Inadequate transportation infrastructure**

This field identifies gaps in road, rail, and public transport systems, including congestion, poor road conditions, limited connectivity between regions, and transport barriers that impact mobility, logistics, economic activity, and service delivery.

- **Limited digital connectivity**

This field examines constraints in digital infrastructure such as low broadband penetration, slow internet speeds, lack of network coverage, digital inequality, and barriers to accessing modern communication technologies needed for economic development.

- This field provides space to describe any additional sector-specific challenges not covered by the predefined categories, such as sanitation issues, waste management gaps, or social infrastructure shortages.

- **Energy Supply**

This field evaluates issues related to electricity availability, generation capacity, transmission infrastructure, load shedding, and reliability of power supply. It also considers access to renewable energy and energy security risks.

Market Size And Demand Analysis

1] Total Addressable Market (TAM)

- **Population served by a transport corridor**

This field identifies the number of people or communities benefiting from a specific transport corridor. It includes daily commuters, freight users, and adjacent populations who rely on the corridor for mobility, access to jobs, education, and services.

- **Households needing water access**

This field captures the number of households lacking reliable access to potable water. It includes households in informal settlements, rural areas, or underserved urban zones, highlighting the demand for water infrastructure projects.

- **Data sources**

- **Demographic**

Population statistics, age distribution, household sizes, migration patterns, and census data.

- **Geographic**

Spatial data, maps, GIS layers, land use, topography, and proximity to infrastructure.

- **Economic**

Income levels, employment rates, economic activity, industry presence, and affordability indicators.

- Any additional data sources not captured in standard categories (e.g., surveys, NGO reports, community input).

- Reserved for verification or cross-checking purposes to ensure data completeness and reliability.

2] Served Available Market (SAM)

- **Location**

This field specifies the geographic placement of the infrastructure, facility, or service. It includes coordinates, municipality, region, or proximity to major population centers, transport links, and other relevant landmarks.

- **Capacity**

This field describes the maximum operational or service capacity of the facility or infrastructure. For example, it may include:

- Number of passengers a transport corridor can handle
- Volume of water supply or wastewater treatment capacity
- Number of housing units or beds in a healthcare facility

- **Are there any envisaged Operational constraints?**

This field identifies potential limitations that could affect the operation or effectiveness of the facility, such as:

- Technical or maintenance challenges
- Resource or staffing limitations
- Regulatory restrictions
- Seasonal or environmental factors

- **Which of the following criteria is being used to support this analysis in terms of Segmentation?**

- **Income**

Targets populations based on income levels (low-, middle-, high-income groups) to ensure equitable access or affordability.

- **Region**

Segmentation based on geographic location, administrative boundaries, or service zones.

- **Service level**

Differentiates populations based on the level or quality of services received (e.g., basic vs. premium service).

- Any additional segmentation criteria not covered in the above categories (e.g., household size, demographic group).

- **Served Available Market Other**

Secondary or supplementary segmentation criteria for more granular analysis (e.g., vulnerability index, access to public transport).

3] Demand Forecasting

- **Projections of usage over time**

- **traffic volumes**

This field captures current and projected vehicle or commuter volumes using a transport corridor or facility. It includes:

- Daily and peak-hour traffic
 - Freight movement levels
 - Public transport ridership
 - These insights are critical for congestion management and infrastructure planning.

- **energy consumption**

This field estimates the amount of energy required by the project or sector over time. It may include:

- Electricity demand
 - Energy intensity of operations
 - Renewable energy use
 - These projections support resource planning and help address energy security.

- **housing uptake**

This field identifies projected demand for housing units, occupancy rates, and expected growth in residential developments. It is useful for:

- Housing delivery planning
 - Service infrastructure sizing
 - Identifying future gaps in residential supply

- This field allows inclusion of any additional usage projections relevant to the project (e.g., water consumption, waste generation, or service access metrics).

- **Informed by**

- **historical data**

This field describes the use of past data—such as previous usage levels, population patterns, infrastructure performance, or economic indicators—to understand long-term trends and inform future projections. It helps identify baseline conditions and past challenges.

- **growth trends**

This field highlights expected changes over time, including population growth, urban expansion, economic development, or sector-specific increases in demand. It supports forecasting and helps determine future capacity requirements.

- **policy targets**

This field outlines national, provincial, or municipal policy goals that influence the project. Examples include:

- Housing delivery targets
 - Infrastructure expansion goals
 - Environmental or sustainability requirements
 - Economic development priorities
- These targets help ensure alignment with government strategies.

- A secondary field for any further guiding information not captured elsewhere, such as expert consultations, stakeholder workshops, feasibility studies, or international benchmarks.

- **Demand Forecasting other**

This field is used to capture **additional demand-related factors** that influence future usage but do not fall under standard categories such as traffic volumes, energy consumption, or housing uptake. Examples may include:

- Water consumption forecasts
- Waste generation patterns
- Digital connectivity or broadband demand
- Public service utilisation (schools, clinics, transport hubs)
- Seasonal or climate-driven demand variations

It allows flexibility to record any supplementary forecasting data necessary for accurate long-term planning.

- **Deliverables Other**

This field captures **any additional outputs, documents, or deliverables** that are part of the project but not covered by predefined categories. It may include:

- Additional technical reports
 - Stakeholder engagement summaries
 - Socio-economic assessments
 - Digital models or GIS layers
 - Custom dashboards, datasets, or visualisations
 - Any bespoke project outputs requested by clients or governing bodies
- This ensures all non-standard or project-specific deliverables are documented and tracked.

2] Project Status & Implementation

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 - Strategic planning tools for land-use and environmental - Environmental Management Inspectors (EMIs): Responsible for compliance and enforcement of environmental regulations - Environmental Management Frameworks (EMFs): Strategic planning tools for land-use and environmental management decisions - Department of Water and Sanitation-other - Approval for road and bridge alignment, traffic integration, and compliance with national transport standards-other	- Provincial Environmental Departments: Implement and enforce environmental regulations within provinces - City Engineering Department-other - Approval for land use, zoning, and local development integration - Local Municipality	- Environmental Assessment Practitioners Association of South Africa (EAPASA): Voluntary certification body for Environmental Assessment Practitioners - Wildlife and Environment Society of South Africa (WESSA): Non-profit organization involved in environmental conservation and education - Recommendations on sustainability practices and biodiversity protection - Validation of structural design and quality assurance measures

Identify Key Stakeholders

Government

Name	Engagement Strategy
Department of Agriculture	
Department of Education	
Provincial Treasury	
Department of Mobility	
Department of Premier	
Department of Social Development	
Western Cape Liquor Authority	
Department of Police Oversight & Community Safety	

State-Owned Entities

Name	Engagement Strategy
Development Bank of Southern Africa (DBSA)	A major development finance institution supporting infrastructure and socio-economic development across South Africa and the SADC region.
Industrial Development Corporation (IDC)	A national development finance institution providing funding for industrial growth, manufacturing, and economic infrastructure projects.
Eskom	South Africa's national electricity utility responsible for electricity generation, transmission, and distribution.

Private Entities

Name	Engagement Strategy
Construction Companies	Construction companies are responsible for executing the physical works of the project, including housing construction, bulk services installation, roads, drainage systems, and public facilities. Their role includes delivering infrastructure according to approved designs, technical standards, safety requirements, and project timelines.

Name	Engagement Strategy
Engineering Firms	Engineering firms provide professional design, planning, and technical oversight for the project. Their responsibilities include: • Civil, structural, electrical, and mechanical engineering designs • Detailed technical documentation and specifications • Quality assurance and technical supervision during construction • Ensuring compliance with engineering standards, regulations, and municipal requirements
Financial Institutions	Financial institutions such as development banks, commercial banks, and investment funds provide capital for project implementation. They may offer: • Long-term project financing • Short-term construction loans • Grants or blended finance • Risk management instruments and guarantees These institutions play a crucial role in enabling sustainable and scalable infrastructure delivery.
Media and Public Communication Outlets-other	This category includes local, regional, and national media platforms responsible for: • Disseminating project information to the public • Supporting community awareness campaigns • Facilitating transparent communication • Sharing milestones, progress updates, and public notices Platforms may include newspapers, radio, social media, online portals, and community communication networks.

Civil Entities

Name	Engagement Strategy
Civil society organizations advocating for community needs	These organizations play a vital role in representing community interests and ensuring that development projects address social, environmental, and economic needs. Their contributions include: • Advocating for equitable access to housing and services • Participating in public consultations and planning processes • Monitoring transparency, fairness, and accountability • Supporting community mobilisation and feedback mechanisms They help strengthen community engagement and promote social justice.

Name	Engagement Strategy
Local Communities and Residents:Other	This category includes various groups within the community who are directly affected by the project, including: • Surrounding neighbourhood residents • Informal settlement dwellers • Beneficiaries of housing allocation • Community-based associations and groups Their involvement is crucial for obtaining local insights, ensuring social acceptance, and aligning project outcomes with real community needs.
Other_1	This category refers to additional consultation processes or stakeholder engagement activities that do not fall into standard consultation types. These may include: • Informal community meetings • Focus group sessions • Social facilitation engagements • Ward committee briefings • Custom stakeholder communication channels

Other Stakeholders

Name	Engagement Strategy
Local Development Finance Institutions (DFIs)	Local DFIs provide financial support for infrastructure and socio-economic development initiatives. Their roles include: • Offering long-term development loans and blended finance • Supporting project preparation and feasibility studies • Providing technical assistance and advisory services • Catalysing private sector participation through guarantees and risk-sharing mechanisms Examples may include provincial development funds or municipal development agencies.

Name	Engagement Strategy
Sustainable Infrastructure Development Symposium - South Africa (SIDSSA)	SIDSSA is a national platform focused on accelerating infrastructure investment in South Africa. Its role includes: • Coordinating strategic infrastructure projects under the Infrastructure South Africa (ISA) programme • Facilitating partnerships between government, private sector, and investors • Promoting bankable infrastructure projects and mobilising funding • Enhancing visibility and investment readiness of priority national projects SIDSSA supports alignment with national development priorities.
Other	This includes additional media organisations or communication platforms not listed under standard categories. These may include: • Local newspapers and community newsletters • Independent radio stations • Social media influencers or digital content creators • Online community groups and forums Their main role is to disseminate project information, support transparency, and keep the public informed.

Legal And Regulatory Framework

- 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
 - Other

This field outlines how the project complies with the PPPFA, including the application of preference points, prioritization of historically disadvantaged groups, and alignment with national procurement principles to ensure fair, equitable, competitive, and cost-effective processes.
 - Other Procurement Added for Supply Chain Management
- Other
 - This field outlines the project's responsibility to manage waste according to regulatory standards and to protect biodiversity in the project area. It includes compliance with waste disposal rules, pollution control measures, conservation requirements, and mitigation plans for ecosystems, flora, and fauna.
- Other Added for check

- Added to check
- Other_1
- Other_1
- Environmental and Land Use Planning
 - Western Cape Land Use Planning Act (LUPA)
 - Environmental Impact Assessment (EIA)
 - Other

This field describes adherence to provincial procurement guidelines, including rules governing sourcing methods, thresholds, supplier verification, and documentation requirements specific to the Western Cape Government.
 - Other_1
- Public Finance and Governance
 - Public Finance Management Act (PFMA)
 - Provincial Treasury Instructions and Budget Guidelines
 - Other

This field indicates whether supplier information is validated through the WCSEB, ensuring that vendors meet regulatory, financial, and capability requirements. It supports transparency, supplier readiness, and streamlined procurement processes.
- Health and Social Services
 - National Health Act
 - Provincial health regulations
 - Other

This field allows inclusion of any additional procurement frameworks, standards, or rules relevant to the project but not covered in the predefined options (e.g., municipal bylaws, sector-specific procurement rules).
- Education
 - South African Schools Act
 - Provincial education policies
 - Other

This field captures additional SCM-related requirements such as risk management procedures, supplier performance monitoring, contract management frameworks, demand forecasting, procurement planning tools, and ethical compliance measures. It also includes any new or customized procurement elements introduced to strengthen supply chain efficiency, accountability, and service delivery.
- Transport and Infrastructure
 - Western Cape Road Traffic Act

- Related transport regulations
- Other

This field describes the project's compliance with the Western Cape Road Traffic Act, including adherence to road safety standards, traffic management requirements, vehicle regulations, and rules governing construction activities that may affect public roads or traffic flow.
- Human Settlements and Housing
 - Housing Act
 - Provincial housing frameworks
 - Other

This field covers compliance with additional national, provincial, or municipal transport regulations. These may include road access permits, public transport licensing requirements, construction traffic plans, freight movement rules, and policies affecting transport infrastructure development.
- Economic Development
 - Tourism
 - Agriculture
 - Enterprise development
 - Green Economy Strategy
 - Other

This field allows the inclusion of any additional transport-specific regulations or policies relevant to the project, such as environmental transport guidelines, municipal bylaws, non-motorised transport frameworks, or sector-specific compliance requirements not listed above.
- Environmental Compliance
 - Requires Environmental Impact Assessments (EIAs) for certain developments
 - Must comply with waste management and biodiversity regulations
 - Other

This field indicates whether the project falls under activities that legally require an Environmental Impact Assessment. It describes the need to evaluate potential environmental impacts, ensure alignment with the National Environmental Management Act (NEMA), and obtain environmental authorisations before construction begins.

Governance Policies

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

- Local Municipality

Investment Needs

Sr	Name	Description
1	Infrastructure Development	• Roads, bridges, and public transport systems. • Upgrades to water and sanitation infrastructure. • Renewable energy installations and grid improvements. • Supports urban and rural transformation with a low-carbon focus
2	Human Settlements	• Affordable housing projects. • Informal settlement upgrades. • Mixed-use urban development.
3	Healthcare	• Expansion and modernization of clinics and hospitals. • Digital health systems and telemedicine. • Medical equipment and pharmaceutical supply chains.
4	Education	• School infrastructure and maintenance. • Digital learning platforms and connectivity. • Teacher training and curriculum development.
5	Agriculture and Agri-processing	• Investment in climate-resilient farming. • Agro-logistics and cold chain infrastructure. • Support for emerging farmers and cooperatives.
6	Green Economy	• Renewable energy (solar, wind, bioenergy). • Waste-to-energy and recycling initiatives. • Water conservation and efficiency technologies.
7	SMME and Entrepreneurship Support	• Business incubators and innovation hubs. • Access to finance and market linkages. • Skills development and mentorship programs.

Sr	Name	Description
8	Tourism and Cultural Investment	• Infrastructure for eco-tourism and heritage sites. • Event hosting and destination marketing. • Hospitality training and development.
9	Investment Needs other	• Investment Needs Other Added

4] Financial Requirements & Funding Strategies

Cost-Effectiveness Analysis (CEA)

Project Component	Intervention Type	Estimated Cost (ZAR)	Expected Outcome	Effectiveness Metric	Timeframe
Roads	Construction	R 76,248,732	Households connected to water	Cost per km	3 month

Cost-Benefit Analysis (CBA)

Estimated Duration	3 Year(s) & 4 Month(s)							
Item 1	Cost	Intangible	Year 1	This field highlights expected changes over time, including population growth, urban expansion, economic development, or sector-specific increases in demand. It supports forecasting and helps determine future capacity requirements.	R 84,353,674	R 9,578,440	R 93,858,947	R 84,280,510

Risk Evaluation

Start Date	27 Dec 2025			
Sector / Scenario	GDP Impact	Employment Impact	Key Drivers	Notes
Secondary Sector	0.60%	High	Construction, manufacturing	High demand for materials and labor

Macro-Economic Benefits

Benefit Category	Estimated Impact	Sectoral Relevance	Policy Alignment
Employment Creation	0.06% Employment increase	Utilities, Social Infrastructure, Construction	Economic Reconstruction and Recovery Plan (ERRP)
Employment Creation	Improved employment and service access	Mining, Manufacturing, Services	Economic Reconstruction and Recovery Plan (ERRP)

5] Financial Requirements & Funding Strategies

Project Guestimate

Estimated Cost	R 885,139,320
----------------	---------------

Total Project Cost Breakdown

1] Cost Category : Capital Expenditure (CAPEX)

Description	Estimated Cost (ZAR)	Notes
Land Acquisition & Site Prep	R 384	This cost covers all expenses related to securing the land and preparing it for development. It includes: Land purchase or lease costs Clearance, grading, and levelling Demolition (if required) Environmental preparation and permits
Design & Engineering	R 95,983	This includes professional services required for planning and designing the project. Costs may cover: Architectural and engineering designs Technical studies and investigations Structural, electrical, and civil engineering work Specialist consultants (environmental, geotechnical, etc.)
Construction & Civil Works	R 38,634	These are the core construction-related expenses needed to build the infrastructure. It includes: Labor and contractor services Civil works (roads, foundations, drainage, structures) On-site construction activities
Equipment & Materials	R 67,859	Costs for all project-related equipment and materials, including: Construction materials (cement, steel, aggregates, etc.) Machinery and tools Specialized equipment required for installation or operations
Utility Connections	R 875,495	Costs associated with connecting the project to essential services such as: Electricity Water supply Sewage and drainage systems Telecommunication and ICT infrastructure Municipal connection fees
Contingency	R 4,564	This field represents an allocation for unforeseen costs or project risks that may arise during implementation. It helps manage: Unexpected price escalations Design changes Delays or additional requirements

2] Cost Category : Development Costs

Description	Estimated Cost (ZAR)	Notes
Feasibility Studies	R 6,587	Covers all costs related to initial assessments required to determine whether the project is viable. This includes technical, financial, socio-economic, and environmental feasibility analyses.
Legal & Regulatory Compliance	R 358,046	Includes expenses associated with meeting legal, statutory, and regulatory requirements. Such costs may involve permits, environmental authorisations (EIA), licensing fees, contract drafting, legal consultations, and compliance documentation.
Stakeholder Engagement	R 68,986	Costs for engaging communities, government departments, private partners, and other stakeholders. This may include consultation meetings, communication materials, workshops, travel, and social facilitation support.
Project Management	R 4,535	Expenses related to planning, coordinating, and overseeing the project. This includes project managers, administrative support, tools/software, reporting, scheduling, and monitoring activities during early phases.

3] Cost Category : Operational Expenditure (OPEX)

Description	Estimated Cost (ZAR)	Notes
Staffing & Operations	R 120,000	Includes salaries for 3 operational staff, admin support, and training costs. Assumes standard government pay scales.
Maintenance & Repairs	R 84,598	Covers routine maintenance, minor repairs, equipment servicing, and annual inspections. Assumes moderate wear-and-tear.

Description	Estimated Cost (ZAR)	Notes
Utilities & Consumables	R 869	Electricity, water, cleaning supplies, office consumables, and safety equipment. Based on monthly utility usage estimates.
Insurance & Monitoring	R 8,576	Annual insurance for facility/assets and monitoring system subscription fees.

4] Cost Category : Financing Costs

Description	Estimated Cost (ZAR)	Notes
Interest During Construction	R 24,500	Assumes a 3-year construction period, partial drawdown of loan facilities, and an average interest rate of 8%. Calculated on phased disbursements.
Financial Fees	R 37,500	Includes loan arrangement fees, advisory fees, due-diligence costs, legal documentation charges, and bank management fees. Assumes 1% of total loan value.

5] Cost Category : Lifecycle & Decommissioning

Description	Estimated Cost (ZAR)	Notes
Asset Replacement	R 837,487	Assumes periodic replacement of key components after 10–15 years of operation. Includes equipment upgrades, technology refresh, and replacement of worn-out materials. Costs estimated at ~5% of total CAPEX.
Decommissioning	R 984,609	Includes dismantling, site clearance, environmental rehabilitation, removal of temporary structures, and waste disposal. Assumes project end-of-life at 25–30 years.

6] Cost Category : Inflation & Escalation

Description	Estimated Cost (ZAR)	Notes
Adjustments based on Treasury guidelines	R 325,000	Includes inflation adjustments, escalation factors, VAT considerations, and compliance-related financial adjustments as prescribed by National Treasury frameworks. Estimated using a standard 5–7% escalation on major cost components.

Funding Sources

[Funding Strategy Guide for Infrastructure Projects](#)

Innovative Financing Mechanisms

[Innovative Financing Mechanisms for Infrastructure Projects](#)

6] Project Feasibility, Approvals & Infrastructure Planning

Technical Feasibility

Assesses whether the project is technically viable, including engineering requirements, site suitability, technology options, and compliance with industry standards.

Example Description:

Technical assessments confirm that the proposed site can support the required infrastructure with minimal engineering constraints. Available technologies are compatible with project objectives, and all technical specifications can be met within the planned budget and timeline.

Document	Link
OneCape_2040 (1)	https://gov-api.devdoi.platform.org.za/uploads/project_documents/149/OneCape_2040(1).pdf

Master Plan Integration

Evaluates how the project aligns with existing municipal, provincial, or national development frameworks and long-term spatial plans.

Example Description:
The project aligns with the Provincial Spatial Development Framework (PSDF) and integrates seamlessly into the Municipality’s long-term infrastructure master plan. It supports planned growth nodes and complements existing transport, housing, and utility networks.

Document	Link
NPC-National-Development-Plan-Vision-2030	https://gov-api.devdoi.platform.org.za/uploads/project_documents/149/NPC-National-Development-Plan-Vision-2030.pdf

Alternative Evaluation

Assesses different project options, comparing their costs, benefits, risks, environmental impact, and operational implications before selecting the preferred option.

Example Description:
Three alternatives were assessed based on cost-effectiveness, technical feasibility, environmental sustainability, and long-term operational efficiency. Option 1 emerged as the preferred alternative due to lower lifecycle costs and stronger alignment with stakeholder priorities.

Document	Link
----------	------

Infrastructure Planning Prioritization

Outlines the required infrastructure components such as roads, utilities, ICT, water and sanitation, and supporting public facilities.

Example Description:
The infrastructure plan includes upgraded access roads, improved water supply lines, new electrical connections, and digital connectivity requirements. All components are phased to ensure minimal disruption and optimal integration with existing regional infrastructure.

Document	Link
White Paper on Human Resource	https://gov-api.devdoi.platform.org.za/uploads/project_documents/149/White Paper on Human Resource.pdf

7] Delivery Mechanism & Procurement Strategy

WCG Sector Priorities

Outcomes	Social	Energy & Water	Economic	Technology	Ecological
Households have increased access to basic services and improved shelter	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)	
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)	Long Term 15-30 YRS (Up to 2050)	Medium Term 5-15 YRS (Up to 2040)

Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)	Long Term 15-30 YRS (Up to 2050)	Medium Term 5-15 YRS (Up to 2040)	Short Term 1-5 YRS (Up to 2030)
Mobility systems and transportation corridors provide safe and efficient connectivity to opportunities, services, and facilities	Medium Term 5-15 YRS (Up to 2040)			Short Term 1-5 YRS (Up to 2030)	

Community Participation

- Initiation

Key activities include:

- Problem identification
- Stakeholder engagement
- Initial scope definition
- High-level budgeting and timelines
- Approval to proceed to planning

1] Phase 1 Initiation

This phase involves defining the project concept, identifying the need, conducting preliminary assessments, and determining feasibility.

- Design

Activities may include:

- Engineering and architectural designs
- Environmental and regulatory compliance reviews
- Costing and budgeting updates
- Risk assessments
- Procurement planning

1] Phase 2 -Design

This phase focuses on developing detailed plans, specifications, and technical designs necessary for implementation.

- Develop

Activities involve:

- Securing permits and approvals
- Finalising procurement
- Contractor appointment
- Site preparation
- Final risk mitigation and readiness checks

1] Phase 3- Develop

This phase prepares the project for execution by finalising documentation, contracts, and resources.

• Implement

Activities include:

- Infrastructure construction or system deployment
- Quality assurance and inspections
- Budget and schedule management
- Ongoing stakeholder communication
- Risk monitoring and issue resolution

1] Phase 4 -Implement

This is the construction or execution phase where the actual project work is carried out.

• Handover

Activities include:

- Final testing and commissioning
- Documentation handover
- User training
- Certification and compliance checks
- Operational transition

1] Phase 5 - Handover

This phase focuses on completing the project and transferring it to the end-users or operating entity.

• Monitor & Evaluate

Activities include:

- Monitoring service performance and usage
- Evaluating efficiency and effectiveness

- Identifying lessons learned
 - Reporting on sustainability, compliance, and benefits realisation
- 1] Phase 6 -Monitor and Evaluate
This final phase involves assessing the project's performance, outcomes, and impact over time.

Procurement Methods

1. Procurement Strategy

The procurement strategy defines how the project will source goods, services, and contractors to ensure **transparency, efficiency, compliance, and value for money**. Key elements include:

- **Methodology:** Competitive bidding, request for proposals (RFP), or direct procurement based on project needs.
- **Regulatory Compliance:** Alignment with PPPFA, Preferential Procurement Regulations (2022), and provincial procurement frameworks.
- **Local Empowerment:** Prioritisation of local suppliers, Broad-Based Black Economic Empowerment (B-BBEE) compliance, and support for designated groups.
- **Evaluation & Award:** Clear criteria for bid evaluation, risk assessment, and contract award to ensure fairness and accountability.
- **Monitoring:** Continuous oversight to manage contractor performance, adherence to timelines, and budget control.

Objective: To secure quality, cost-effective goods and services while supporting local economic participation and meeting all statutory and sustainability requirements.

2. Municipalities

3. Communities

Risk Sharing Mechanisms

This strategy defines how risks are distributed among stakeholders to minimize overall project exposure and ensure accountability.

Example Description:

Risk allocation is based on capacity to manage and control the risk. For example:

- Contractors may bear construction-related risks through performance bonds.
 - Government or funding agencies may carry regulatory or financing risks.
 - Shared risks, such as environmental uncertainties, may involve joint mitigation measures.
- The strategy ensures that risks are managed efficiently, reducing potential negative impacts on project outcomes.

8] Special (eg. Gender) Procurement Actions And Social Impact

Social Benefits

1] Department of Social Development Policies

- Focus on child protection, substance abuse prevention, disability inclusion, and older persons' welfare
- Promotes community-based care and support systems
- Other_1

2] Inclusive Economic Development

- Supports SMMEs, women- and youth-owned enterprises
- Encourages job creation through public procurement and infrastructure projects
- Other_1

3] Public Participation and Equity

- Ensures community involvement in planning and decision-making
- Promotes equitable access to services and opportunities
- Other_1

4] Expanded Public Works Programme (EPWP)

- Provides short-term employment and skills development
- Targets vulnerable groups including youth, women, and persons with disabilities
- Other_1

5] Social Considerations Other

- Social Considerations Other added
- Other_1