



Western Cape
Government

WCIP 2050 DOI

EXECUTIVE SUMMARY **REPORT**

Test Project ERFXXX23



Sector
Energy & Water



Department
Private Sector



Project Owner
Ziyaad Majiet



Reference ID
**ERFXXX23/PS/ENERG
Y&WATER/168**



Programme



Project Manager
Corrie Landsberg



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1 Executive Summary

1.1 High-Level Project Overview

1.2 Vision

1.3 Problem Statement (5W1H Model)

1.4 Unique Value Proposition (UVP) & Competitive Advantage

1.5 Strategic Significance

The **Test Project ERFXXX23** directly supports national, provincial and municipal objectives relating to housing delivery, economic growth, urban densification and spatial transformation. The project aligns with government efforts to create integrated human settlements, promote inclusive economic participation and optimise the use of public assets.

1.6 Expected Impact

1.7 Key Stakeholders

1.8 Investment Opportunity

2 Project Description & Strategic Case

2.1 Project Scope (Description)

2.2 Project Relevance, Need & Objectives

The project responds to a growing need for affordable housing in well-located urban areas while addressing broader objectives relating to economic growth, urban regeneration and spatial transformation. The primary objective is to maximise the socio-economic value of public land while delivering sustainable housing opportunities within the Cape Town CBD.

2.3 Justification & Needs Analysis

2.4 Sector-Specific Analysis

The human settlements and infrastructure sectors are undergoing a paradigm shift toward transit-oriented developments (TOD). Inclusionary housing policies require active state-led land release to bridge market gaps.

2.5 Market Size & Demand Analysis

2.6 Benefits & Desired Outcomes



2.7 Socio-Economic Analysis

The project yields a Social Return on Investment (SROI) ratio of 2.8:1. Every Rand invested generates nearly three times its value in reduced transport costs, enhanced healthcare access, and localized economic micro-multipliers.

2.8 SWOT Analysis

2.9 Risk Statement & Sensitivity Analysis

2.10 Key Business Drivers (WHY) & Inputs

3 Project Status & Implementation Readiness

3.1 Current Phase of Development

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3.4 Community and Stakeholder Engagement

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4.2 Government Policies & Roles

4.3 Investment Needs & Policy Incentives

4.4 Program & Policy Alignment

5 Economic & Commercial Viability

5.1 Value-for-Money Assessment

5.2 Cost-Benefit Analysis (CBA)

Capital Cost:

Annual Operating Cost:

Economic Benefits:

Social Benefits:

Residual Value:



Discount Rate:

Analysis Period (Years):

Cost per Outcome Unit:

Total Project Cost:

Total Economic Benefit:

Total Outcome Units Delivered:

5.3 Risk Evaluation & Contingent Liability

5.4 Economic Multipliers & Macroeconomic Benefits

5.5 Economies of Scale

5.6 Cost-Effectiveness Analysis (CEA)

Cost per Beneficiary:

Cost per Household:

Cost per Service Unit:

Cost per Job Created:

Cost per Kilometre:

Cost per Outcome Achieved:

Cost per Outcome Unit:

Total Project Cost:

Total Economic Benefit:

Total Outcome Units Delivered:

5.7 Social & Economic Analysis

6 Financial Requirements & Funding Strategies

6.1 Total Project Cost Breakdown

6.2 Funding Sources

6.3 Revenue Models

6.4 Innovative Financing Mechanisms

6.5 Budget Statement

6.6 Procurement Statement



7 Project Feasibility, Approvals & Infrastructure Planning

7.1 Feasibility Study Findings (Technical Options Analysis)

Preferred Option:

7.2 Master Plan Integration

7.3 Options Analysis

8 Delivery Mechanism & Procurement Strategy

8.1 Phased Implementation

Implementation Timeline

Phase	Timeline
Planning	
Procurement	
Delivery	
Operational	

8.2 Procurement Methods

8.3 Bidding Process

8.4 Supplier Selection

8.5 Risk-Sharing Mechanisms

8.6 Supervision, Reporting & Evaluation

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