



NOTICE TO TENDERERS NO: 2

04 February 2026

TENDER NUMBER: 118P/2025/26

**DESCRIPTION: TENDER FOR THE SALE AND DEVELOPMENT OF ERF 62594 AND PORTION OF REMAINDER ERF 58699 (UNCONSTRUCTED LANSTA ROAD) SITUATED AT CORNER SMUTS AND RUBY ROADS, LANSDOWNE, CAPE TOWN
CLOSING DATE OF TENDER: 17 March 2026**

BOX NUMBER: 206

Dear Sir/Madam

RESPONSE TO REQUEST FOR CLARIFICATION RECEIVED FROM A BIDDER

The following request for clarification has been received from a prospective tenderer in respect of the above-mentioned tender:

Request for Clarification no.1:

Is this a rental or ownership development?

The response from the City of Cape Town ('City') is as follows:

This is a rental only development.

Request for Clarification no.2:

Will the City accept a social housing proposal for this site?

The response from the City of Cape Town ('City') is as follows:

The City is not requesting social housing for this site and will not accept a proposal framed primarily as social housing.

Request for Clarification no.3:

How does the rental mix affect parking requirements?

The response from the City of Cape Town ('City') is as follows:

If the development leans heavily toward higher rentals, the City may argue that the reduced parking standards are being abused and may increase the required parking ratios. This is why the current application aims to remain as compliant and balanced as possible.

Request for Clarification no.4:

Are there road and setback requirements on the site?

The response from the City of Cape Town ('City') is as follows:

A 6-metre setback has been proposed to accommodate a road and servitude (Lansta Road). This forms part of the approved development framework. Any deviation from the approved road or setback will require a formal amendment application.

Request for Clarification no.5:

How strict is the 60% site coverage requirement?

The response from the City of Cape Town ('City') is as follows:

The City may allow limited leeway in terms of the Municipal Planning By laws latest revision 2025, similar to parking deviations. Tenderers may motivate for this, but excessive deviation will require an amendment application.

Request for Clarification no.6:

Are density limits based on people or units?

The response from the City of Cape Town ('City') is as follows:

Density is regulated per unit, not per number of occupants.

Request for Clarification no.7:

Are there minimum standards for corridors and internal circulation?

The response from the City of Cape Town ('City') is as follows:

Corridor widths and internal access must meet the applicable standards at application stage. While some flexibility has been observed in practice, compliance remains the baseline requirement.

Request for Clarification no.8:

Can the advert period be extended to the end of March?

The response from the City of Cape Town ('City') is as follows:

Tenderers are advised that the tender closure date has been extended to 17 March 2026.

Yours faithfully,

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For: Adiel Bloew
Director: Supply Chain Management

WRITTEN ACKNOWLEDGEMENT OF RECEIPT

NOTICE TO TENDERERS NO: 2

CITY OF CAPE TOWN

BOX NUMBER: 206

for

TENDER NUMBER: 118P/2025/26

**DESCRIPTION: TENDER FOR THE SALE AND DEVELOPMENT OF ERF 62594 AND PORTION OF
REMAINDER ERF 58699 (UNCONSTRUCTED LANSTA ROAD) SITUATED AT CORNER
SMUTS AND RUBY ROADS, LANSDOWNE, CAPE TOWN**

CLOSING DATE OF TENDER: 17 March 2026

Kindly acknowledge receipt of this Addendum by e-mailing this to JacquesFredlin.VanWyk@capetown.gov.za.

We acknowledge receipt of the above Addendum and confirm that any tender we submit will take account of the instructions detailed therein.

Signature..... Date.....

Legal and full name of tendering entity:

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