



NOTICE TO TENDERERS NO: 1

17 December 2025

TENDER NUMBER: 120P/2025/26

DESCRIPTION: TENDER FOR THE SALE AND DEVELOPMENT OF ERF 9702 SITUATED AT 10 AFFODIL STREET, RUWARI, CAPE TOWN

CLOSING DATE OF TENDER: 03 March 2026

BOX NUMBER: 210

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:

All the clarification meetings are on the same day; 30 minutes apart. Is it not better to spread these out an hour so people can attend several?

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

Refer to Addendum 1

Request for Clarification no.2:

For several of the sites, the allowable bulk, or even the proposed bulk, is considerably more than the proposed number of units. Is there a limit on the number of units to be developed? As defined in the rezoning application? For example, Ruwari has a proposed bulk of 13,338m² but only 145 units.

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

The applicable bulk and maximum number of units will be dependent on the Land-Use Management (LUMS) approval per site. The winning tenderers will be permitted to submit amendments or deviations in accordance with their development proposals on the properties. The stipulated bulk and unit numbers is reflective of the City's LUMS applications for the properties as informed by feasibility studies undertaken.

Request for Clarification no.3:

Will the town planning (rezoning) reports and documents be provided to the bidders?

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

All electronic studies undertaken as part of the Feasibility Studies will be available to all tenders who purchase the tendered document. Tenderers must refer to the link provided in the tender document for all supplementary information that has been updated to include town planning reports.

Request for Clarification no.4:

Will the CoCT cover the Development Charge payable for the rezoning?

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

The cost of undertaking the initial LUMS Application as part of the Feasibility Studies are covered by the City.

The tenderer will be responsible for all Development Charges (DC's) arising from the proposed development after acquiring the site.

Request for Clarification no.5:

Is there sufficient infrastructure in the surrounding areas?

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

The feasibility studies undertaken for the sites have been assessed, and capacity letters have been issued accordingly in line with the proposed development. Should there be any changes on the proposed number of units, then the winning tenderer will need to verify whether there is still sufficient capacity to service the development.

Request for Clarification no.6:

Will the CoCT pay the SNC fee at the sites?

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

Recent communication from the Energy Directorate indicates that the SNC fee would not be for the City's account.

Request for Clarification no.7:

Is the number of ownership units (i.e. to sell) a minimum or maximum?

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

The tenderers may apply themselves based on their independent analysis regarding the proportion of ownership units accommodated in the development. The proposed numbers indicated in the tender specifications are indicative only and emanate from the City's feasibility analysis.

Request for Clarification no.8:

Have there been any community concerns or major objections to the proposed developments?

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

The City has received numerous comments and objections from members of the public during the public participation processes pertaining to the intended disposal of the properties. In many respects these were found not to be material to the proposed development. The City has responded to all inputs received. All comments and objections were tabled with the Sub-Councils and Council for their considerations and requisite support and authorisations were received.

The comments and objections received as part of the LUMS application have been and/ or will be addressed with the respective Municipal Planning Tribunals.

Request for Clarification no.9:

*Given the time of year that these projects have been released, and the desire for good and well thought designs to be submitted, I fear the closing deadlines are too short. i.e. **7 weeks in January and February is very short...***

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

Tenderers will be advised in due course for the proposal of extension of time.

Yours faithfully,

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For: Adiel Bloew
Director: Supply Chain Management

WRITTEN ACKNOWLEDGEMENT OF RECEIPT

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CITY OF CAPE TOWN

BOX NUMBER: 210

for

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CLOSING DATE OF TENDER: 03 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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