



NOTICE TO TENDERERS NO: 2

26 January 2026

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:

*The supporting documents are not available at the link included in the pdf file.
I.e. the link is broken*

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

Tenderers are referred to the link below to access supplementary information pertaining to the subject property

[Ruwari](#)

Request for Clarification no.2:

*Clause 1.24.1 of the Special Conditions of Sale refers to a minimum of 300 housing units.
However, Clause 1.4.3 of the Specifications refers to 145 units.
Please clarify?*

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

Tenderers should refer to the table below:

Property Description	Proposed Affordable Rental Housing Yield	Proposed housing ownership opportunities (FHF/Affordable Housing)	Retail (m2)	Proposed Built Form
Erf 9702 situated at 10 Affodil Street, Ruwari	115 units	30	60	4 storeys

Request for Clarification no.3:

*In the Site Specific Design Guidelines (clause h) refers to 4 storey buildings.
However, Clause 1.4.3 of the Specifications refers to 2/3 storeys.
Please confirm if 4 storeys are allowed?*

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

The LUMS Application currently in progress is requesting a maximum of 4 floors. Bids from Tenderers should align to the LUMS application.

Request for Clarification no.4:

The Site Specific Design Guidelines (Clause d) state that no retail parking can be on the site. Clause 1.4.3 of the Specifications refers to 60m² retail. Can we develop more retail (say 300-500m²) adjacent to the adjacent existing retail, and include parking on site? Surely this is fine if sufficient housing opportunities are provided?

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

The commercial component is integral to the functioning of the residential component and should be considered as an amenity for the benefit of the residents. Should developers significantly exceed the 60m² retail allocation, it is likely to change the intended character of the development and compatibility with surrounding context. Notwithstanding the planning application is not intending to limit the retail component at the proposed extent. Therefore, proposals that deviate from the proposed 60m² retail space will be considered and evaluated in accordance with the functionality criteria. It is important that bidders familiarise themselves with the technical studies undertaken that have informed the City's proposal i.e. Traffic Impact Analysis (TIA).

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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