



NOTICE TO TENDERERS NO: 1

26 June 2026

TENDER NUMBER: 256P/2025/26

**DESCRIPTION: CALL FOR PROPOSALS FOR THE SALE AND DEVELOPMENT OF ERVEN 168872, 108958 AND PORTION OF REMAINDER ERF 168871 SITUATED THE CORNER OF KROMBOOM ROAD AND SEVENTH AVENUE, RONDEBOSCH-EAST
CLOSING DATE OF TENDER: 29 July 2026**

BOX NUMBER: 201

Dear Sir/Madam

RESPONSE TO REQUEST FOR CLARIFICATION RECEIVED FROM A TENDERER

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

Request for Clarification no.1:

What is the main goal of the development?

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

The purpose of the tender is to invite developers to submit proposals to develop a city-owned site for mixed housing, including affordable and market-related units. The development must include a mix of housing types, including affordable housing within the FSC definition of affordable housing income bracket and market-related housing.

The city is offering the land at a discounted rate to encourage developers to include more affordable housing and increase social benefit. Proposals from the tenderers must include the provision of appropriate affordable housing products across tenure options informed by the market demand analysis undertaken for this locality and financial feasibility modelling to be undertaken by the developer.

Request for Clarification no.2:

What feasibility studies have been completed on the development?

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

Feasibility studies pertaining to landscaping, transport, stormwater, electricity, water, and sanitation have been prepared and submitted as part of the Land-Use application. Additionally, financial feasibility modelling and property market analysis were undertaken. Additional studies have been uploaded on the link contained in the tender document for supplementary information.

The environmental and heritage studies are still in progress and have not yet been approved, although the relevant authorities have been notified and additional assessments are being undertaken.

Request for Clarification no.3:

How is the tender evaluated?

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

The evaluation happens in three stages. The first stage is eligibility; the second stage is functionality and the third stage will consider price and preference points.

In the eligibility stage, tenderers must satisfy the mandatory SCM compliance requirements and demonstrate that they have the financial capacity to deliver the project. Tenderers must be guided by the contents of the tender specifications on the documentation that will be acceptable to the City. The evidence of financial capability must align with the total development cost as reflected in the tenderers financial feasibility model and must be clearly verifiable. If a tenderer fails the eligibility requirements, they are deemed nonresponsive and do not move on to the functionality stage.

At functionality stage, tenderers must achieve at least 70 points in the functionality assessment to be considered responsive in the evaluation process.

Tenderers who are declared responsive at functionality stage will be assessed for price and preference. The highest scoring tenderer will be recommended for award as a winner and the second highest tenderer will be recommended as a standby.

Request for Clarification no.4:

The document is notably silent on whether one JV member's experience can satisfy the R500m CAPEX functionality requirement on behalf of the entire JV. Please confirm?

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

The independent experience of either of the JV partners will be considered in satisfying the functionality requirement stated above.

It will be important for the tenderer to provide details of the JV partners in the relevant schedules to be completed as part of their returnables.

Request for Clarification no.5:

How many units are confirmed in the current LUMS application?

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

The confirmed submission is based on 770 units, which aligns with current engineering and feasibility studies.

Request for Clarification no.6:

Can developers offset infrastructure costs?

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

The tenderers should operate on the premise that they will be able to negotiate with the relevant service departments to offset the capital expenditure towards any bulk infrastructure upgrades against the Development Contributions to be levied on the development. All details pertaining to infrastructure capacity availability have been detailed on the link provided in the tender document.

Request for Clarification no.7:

There is an error in the scoring relating to the nano/micro units

Percentage of Nano / micro units (18-25m ²) in development scheme	5	Excellent 100%	High impact value-add to residents	9
		Inadequate 0%	Greater than 40%	0
		Poor 40%	31%- 40%	3.6
		Moderate 60%	21%- 30%	5.4
		Satisfactory 80%	11%- 20%	7.2
		Excellent 100%	10% or less	9

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

Kindly refer to Addendum 1

Yours faithfully,

JF Van Wyk

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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: 201

for

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CLOSING DATE OF TENDER: 29 July 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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