



NOTICE TO TENDERERS NO: 2

04 February 2026

TENDER NUMBER: 117P/2025/26

DESCRIPTION: TENDER FOR THE SALE AND DEVELOPMENT OF ERVEN 1291 AND 1292 & REMAINDER 1293, 1294, 1295, 1296, 1297, 1298, 1299 AND 1300, BOUNDED BY ENSLIN, CRESCENT AND SAUER ROADS, OTTERY, CAPE TOWN
CLOSING DATE OF TENDER: 17 March 2026

BOX NUMBER: 203

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:

Can the Development Charges (DCs) be negotiated?

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

Tenderers can motivate for a reduction or even a full write-off of development charges. This can be done by proposing added value to the project (for example, additional infrastructure or social benefits) in exchange for reduced DCs.

Request for Clarification no.2:

Are Development Charges included in the current land application documents?

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

DCs do not appear in the standard land application. They will appear later in the Land Use Management System (LUMS) application and are calculated using the standard DC calculator.

Request for Clarification no.3:

How are Development Charges (DCs) calculated?

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

DCs are calculated using the City's DC calculator. Developers must include assumptions in their financial feasibility based on comparable projects and the nature of the area.

Request for Clarification no.4:

Has bulk infrastructure capacity been confirmed?

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

The capacity certificates and confirmations for water, sanitation, and electricity have been issued for the proposed development.

Request for Clarification no.5:

What happens if a developer wants more units than approved?

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

The LUMS approval will specify zoning and the number of units allowed. Minor deviations may be acceptable, but if a developer wants significantly more units, an amendment application will be required.

Request for Clarification no.6:

Has the LUMS application been approved?

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

The application has been submitted and is in the final stages before being presented to the Municipal Planning Tribunal (MPT).

Request for Clarification no.7:

What environmental studies have been completed?

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

All required environmental studies have been completed, including:

- Environmental impact assessment;
- Geotechnical Study;
- Aquatic Biodiversity Compliance Statement;
- The faunal assessment found that only the Western Leopard Toad (Endangered) is likely to occur in the project area and the findings indicate limited conservation sensitivity. Only one endangered species may occur, and SEI ratings support MEDIUM sensitivity for Modified Areas and Wetland, while Transformed Areas and Alien Tree stands should be downgraded to VERY LOW.

Note : Frog (biodiversity) study (The frog-related concerns delayed approval but were resolved by December 2025).

Request for Clarification no.8:

Is the site classified as a wetland?

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

The site is not classified as a wetland according to Environmental Affairs. This was proven through studies.

Request for Clarification no.9:

What caused delays in the approval process?

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

Delays were caused by:

- Environmental objections from the surrounding community;
- Re-advertising requirements (30 – 90 days) for the Environmental objections;

Note : These were procedural and not within the City's direct control.

Request for Clarification no.10:

What road access is proposed for the site?

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

Access to the site is recommended via Crescent Close and Lovat Road. There is a servitude running through the site that allows for a road connection. A new road connection can be created via Crescent Close. No direct entrance from Enslin Road and Sauer Rd is permitted.

Request for Clarification no.11:

Are there housing standards imposed by the City?

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

National standards (e.g. NHBRC) apply. The City no longer restricts developments strictly to social housing and allows affordable housing up to higher income bands.

Request for Clarification no.12:

Is cross-subsidisation allowed?

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

Higher-rental units may be used to support affordability within the development over time, but this must align with the City's affordability objectives.

Request for Clarification no.13:

Does unit mix affect tender scoring?

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

The functionality scoring system encourages developments with a stronger affordable housing component. A poorly balanced mix (e.g. too many higher income rental units) will score lower.

Request for Clarification no.14:

What are the parking requirements?

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

Parking standards are included in the LUMS application. For affordable housing, reduced parking ratios are allowed (often between 0.5–1.25 bays per unit, depending on location and transport access).

Request for Clarification no.15:

Can parking standards be negotiated?

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

The City is willing to consider motivations, especially where developments are near public transport routes and lower car ownership is anticipated.

Request for Clarification no.16:

Can financial conditions be renegotiated later?

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

Financial variables such as interest rates, inflation, and market conditions can be renegotiated if they materially affect project viability. Developers are encouraged to clearly state assumptions in their financial models.

Request for Clarification no.17:

Are building height restrictions fixed?

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

Height limits are governed by the Municipal Planning By-law latest revision 2025. While maximum heights are specified, contextual design rules apply (e.g. stepping down near boundaries). Any deviation requires a formal amendment.

Request for Clarification no.18:

Will the City consider extending the closing date?

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: 203

for

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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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