



**Western Cape
Government**
FOR YOU

BID NOTICE

THE FOUNDERS' GARDEN PROJECT (FGP) PROCUREMENT OF DEVELOPER AND SOCIAL HOUSING INSTITUTION FOR DELIVERY OF A RESIDENTIALLY LED MIXED USE DEVELOPMENT

TENDER NO.: RFP S015/25 DOI

The Western Cape Government (WCG) has identified the Founders' Garden site in the Cape Town city centre for the delivery of a residentially led mixed use development. The 2.19ha site is bordered by DF Malan and Jan Smuts Streets and Hertzog and FW De Klerk Boulevards ("the Site"), and is adjacent to the Artscape Theatre complex ("the Artscape Site").

The WCG, through its Department of Infrastructure (DOI) will make the Founders' Garden Site available to the developer by a sale and development agreement under certain development conditions, with transfer of improved portions to end users. The development conditions include the following:

- The developer must develop an integrated high-rise, residentially led, mixed-use development which maximises the provision of social housing in accordance with the following thresholds:
 - a minimum of 80% of the Site's permissible floor area must be developed for residential use (this is a condition of rezoning); and
 - a minimum of 45% of residential floor area must be developed for social housing as contemplated under the Social Housing Act.
- The development must offer a safe and secure precinct where pedestrian movement and public urban spaces are prioritised, including a privately owned and maintained park of at least 4 370m² that is accessible to the public at reasonable times, considering the safety and security of the precinct.
- The development extent must be based on existing land use approvals in order to minimise development delays.

The WCG DOI invites interested and suitably experienced developers to submit formal proposals in line with the Request for Proposal (RFP) document to be issued.

Bidders must request the RFP document by sending an email to tpwtender.helpdesk@westerncape.gov.za. The request must include a return email address, the tender number, the name of the requesting entity, the entity's Central Supplier Database (CSD) registration number, and the entity's Construction Industry Development Board (CIDB) registration number (if applicable). It is the bidder's responsibility to ensure that it obtains all the necessary documents/ electronic files required for submission of a complete tender.

Please address all correspondence and enquiries relating to this project to: DOI.FGAP@westerncape.gov.za.

NOTE: A compulsory briefing session will take place in the Cape Gateway boardroom, Ground floor, 9 Dorp Street, Cape Town at 11:00 on 14 August 2025.

Bids must be deposited in the tender box at the Tender Office, c/o Dorp and Loop Streets, Cape Town by no later than 11:00 on Wednesday 29 October 2025

After having evaluated the proposals it receives, the Western Cape Government reserves the right not to award the tender to any entity that has submitted a bid in response to this RFP.