

THE PPTL SITE DEVELOPMENT

PROCUREMENT OF DEVELOPER FOR DELIVERY OF A RESIDENTIALLY-LED MIXED USE DEVELOPMENT

TENDER NO.: S001/26 DOI

The Western Cape Government (WCG) has identified the Provincial Pavement Testing Laboratory (PPTL) site for the delivery of a residentially led mixed-use development which prioritises the delivery of affordable housing. The consolidated 6 700m² site is in the Cape Town city centre, bordered by Somerset, Buitengracht, Chiappini and Prestwich Streets.

The WCG will make the site available to the appointed developer through a bespoke sale and development agreement.

The site's Land Use Management Scheme Application for consolidation of the site and upzoning (Mixed-Use Zone 3) has been approved by the City of Cape Town. In addition, the City has approved certain departures to maximise the possible floor area of the proposed development. Heritage Western Cape has also approved the proposed guidelines of preserving heritage resources.

The WCG Department of Infrastructure invites interested and suitably experienced developers to submit formal proposals in line with the Request for Proposals (RFP) document.

RFP documents will be available in electronic format from 13 April 2026; and can be obtained by sending an email to **tpwtender.helpdesk@westerncape.gov.za** stating a return email address, the tender number, name of requesting entity and Central Supplier Database registration number. It is the bidder's responsibility to ensure that it obtains all the necessary documents/ electronic files required for submission of a complete tender bid. Documents electronically issued via email are free of charge.

Please address all correspondence and enquiries relating to this project by email to:

DOI.PPTL@westerncape.gov.za

NOTE: A compulsory briefing session will take place on 12 May 2026 at 11:00 at 1 Dorp Street, Utilitas Building, Ground Floor boardroom and virtually on Microsoft Team at the link below:

<https://teams.microsoft.com/meet/36501310693775?p=ic7zPmTP9BF2w75qVT>

RFP responses must be deposited in the tender box at the Tender Office no later than 14 August 2026 at 11:00.