



Notice and Call for Development Proposals

CALL FOR PROPOSALS (CFP) – FUTURE DEVELOPMENT OF DISTINCT LAND PARCELS IN TOTAL OF APPROXIMATELY 251 HECTARES, IN CALEDON REGION.

The Theewaterskloof Municipality invites submissions from qualified developers, investors or project teams to present high-level development concepts (market research, land-use model, infrastructure strategy) for the future use of approximately 251.7 hectares of municipal land located in the Caledon area (Parcels A: 36.8 ha; B: 46.6 ha; C1: 80.8 ha; C2: 87.5 ha). Uses may include integrated housing (including lifestyle or social housing), industrial hub/airport/cargo, mixed-use business precinct, renewable energy or combinations thereof.

Key details:

Advertisement date: 29 October 2025 / **Submission Deadline:** Friday 28 November 2025 being 30 days after advertisement date.

Submission Requirements: High-level non-monetary concept proposal (max 20 pages), including market research, concept plan, servicing & approval path, governance/viability assumptions. No purchase/rental offers required.

Baseline Data Available: Aerial maps, current zoning summary, municipal bulk-contribution policy are available on request.

Interested parties may submit written questions up to 14 November 2025 to Mr E Wessels for additional information, to avoid a delay in feedback for the deadline.

How to obtain the full CFP Document: Request via email to ronaldwe@twk.gov.za with subject "CFP Caledon Mixed-use Development – Request Document" to receive a PDF copy.

Submission: Electronic PDF submission to ronaldwe@twk.gov.za and confirmation of receipt will be issued.

The Municipality reserves the right to accept none, some or all proposals as concept proposals and is not bound to proceed with the disposal process without further Council approval.

This is an open invitation to local, national and international developers and investors. Explore the potential of Caledon's next-generation growth frontier and submit your visionary development concept.

For further enquiries, please contact:

Edward Wessels - Head: Property Management

028 214 3383

ronaldwe@twk.gov.za

WF Hendricks

Municipal Manager

Theewaterskloof Municipality

P O Box 24

6 Plein Street

Caledon

7230