



GAUTENG PROVINCE

ENVIRONMENT
REPUBLIC OF SOUTH AFRICA

GAUTENG DEPARTMENT OF ENVIRONMENT

TENDER CLARIFICATION SCHEDULE

Tender No. GT/GDEnv/026/2026

PUBLIC PRIVATE PARTNERSHIP OPPORTUNITY: FOR THE FINANCING, REDEVELOPMENT, OPERATION AND MAINTENANCE OF THE CONCESSION AREAS WITHIN THE SUIKERBOSRAND NATURE RESERVE

1. PURPOSE OF THIS DOCUMENT

This document records and communicates responses to clarification questions submitted by prospective bidders in relation to Tender No. GT/GDEnv/026/2026. The purpose of the document is to promote a common understanding of the tender requirements and to ensure a fair, transparent and competitive procurement process.

All responses contained in this document should be read together with the Request for Proposals (RFP), Draft Public Private Partnership Agreement, Technical Specifications, Bid Data Sheets and any subsequent addenda issued by the Gauteng Department of Environment.

2. DISCLAIMER

This clarification schedule is intended solely to supplement the tender documentation and must be read in conjunction with all tender documents issued by the Gauteng Department of Environment. In the event of any inconsistency between this clarification schedule and the Tender Documents, including any subsequent addenda issued by the Gauteng Department of Environment, the provisions of the official Tender Documents and approved addenda shall prevail. Bidders remain responsible for ensuring that they have obtained and considered all tender documentation, clarification notices and addenda issued during the procurement process.

Only written communications formally issued by the Gauteng Department of Environment through the designated procurement channels shall be regarded as binding.

Item	Details
Document Title	Tender Clarification Schedule
Tender Number	GT/GDEnv/026/2026
Project	Public Private Partnership Opportunity for the Financing, Redevelopment, Operation and Maintenance of the Concession Areas within the Suikerbosrand Nature Reserve
Client	Gauteng Department of Environment (GDEnv)
Document Type	Tender Clarification Questions and Responses
Date Issued	2 October 2026

Reference Documents	RFP GT/GDEnv/026/2026; Draft PPP Agreement; Bid Data Sheet; Technical Specifications; SBD Documentation
Distribution	Registered Bidders and Interested Parties
Confidentiality Classification	Tender Information - Publicly Issued Procurement Documentation

3. QUESTIONS AND ANSWERS

No.	Bidder Clarification Question	GDEnv Response
1	Could you share a map of the zones that are up for tender and those that are not, such as the museum centre and the one picnic site?	The zones earmarked for commercialisation are included in the RFP and the Project Information Memorandum. The aerial maps for each zone are included under the description of each commercial operational zone.
2	In addition to this, would it be possible to tender for only certain portions, or would we have to tender for the entire available zones?	The Suikerbosrand Nature Reserve PPP Opportunity entails the financing, development (upgrading/renovation/redevelopment), operation, management and maintenance of all or some of the following tourism and visitor facilities, and concomitant nature-based activities, in compliance with the Management Plan for the Suikerbosrand Nature Reserve and the Protected Areas Regulations. • The conference centre, including its commercial kitchen facilities; • Kiepersol camp, including its accommodation and communal facilities; • Protea camp, including its accommodation, laundry, communal and back of house facilities; • Kareekloof resort park, including its chalets, caravan park and tented camp area, conference facilities and communal recreational etc. facilities; • Overnight hiking facilities and other tourism and visitors facilities which would enhance the SNR as an ecotourism destination, at the foregoing and additional sites in the SNR.
3	Regarding the 90/10 split, there is mention in the document that the GDEnv reserves the right to appoint the strongest B-BBEE partner, could you clarify on this?	The evaluation of bids will be undertaken in accordance with the applicable procurement legislation, regulations and the evaluation criteria contained in the tender documentation, including the prescribed 90/10 preference point system. The Department's reservation of rights regarding the appointment of a suitably qualified B-BBEE partner should not be construed as derogating from the formal evaluation process or creating an automatic entitlement for any particular bidder. The Department reserves the right, to the extent permitted by applicable legislation and the provisions of the RFP, to take appropriate measures to ensure that transformation, empowerment and socio-economic development objectives are adequately achieved. This does not replace the formal evaluation process,

No.	Bidder Clarification Question	GDEnv Response
		and all bids will be evaluated against the published functionality, financial and preference criteria. Any such measures will be implemented transparently, fairly and in accordance with the published tender conditions and applicable legal framework.
4	There is currently staff accommodation for the Suikerbos staff. If additional on-site staff were required for the proposed reserve upgrades, would this need to be on current accommodation/picnic/building footprints?	Any proposal involving the development of additional staff accommodation, operational facilities or ancillary structures will be subject to compliance with all applicable statutory, planning, environmental, conservation, heritage and reserve-management requirements. As a general principle, bidders are encouraged to make optimal use of existing infrastructure and previously disturbed development footprints to minimise environmental impacts and preserve the ecological integrity of the reserve. Notwithstanding the foregoing, the acceptability of any new development footprint will be subject to the necessary approvals, environmental authorisations and the Department's review of the proposed development concept. No assumption should be made that development outside existing footprints will automatically be approved.
5	After the 25-year lease has lapsed, and if the lease is not extended, are movable items (furniture, appliances, etc.) to remain at the reserve, or do they belong to the organisation that placed them there?	The treatment of movable assets upon expiry or termination of the PPP agreement will be governed by the final PPP agreement. Bidders are advised to review the draft PPP agreement conditions and make any necessary assumptions explicit in their proposals.
6	May a newly formed consortium submit a proposal, or is participation limited to parties that qualified through the 2024 RFQ process?	The tender documents do not reference any prior RFQ qualification process as a prerequisite for participation. Bidders may submit proposals through a newly formed consortium, joint venture, trust or Special Purpose Vehicle (SPV), provided all RFP requirements are met. The SPV must be legally constituted prior to execution of the PPP Agreement. The technical/operational partner must hold a minimum of 30% equity in the SPV.
7	May an interested bidder still participate if it did not attend the briefing session held on 16 September 2026, considering that the notice described the session as highly recommended rather than compulsory?	Yes. Attendance at the bidders' conference and site visit on 16 September 2026 was not a mandatory eligibility requirement. The SBD1 invitation indicates that attendance was "highly recommended" rather than compulsory. Accordingly, non-attendance does not disqualify a bidder from participating. Bidders remain

No.	Bidder Clarification Question	GDEnv Response
		responsible for conducting their own due diligence and familiarising themselves with all tender information issued.
8	What is the current minimum net-asset requirement for a bidder or consortium?	The RFP requires bidders to demonstrate a minimum asset value of R10 million supported by audited financial statements and an auditor's confirmation. In the case of a consortium or SPV, the requirement may be demonstrated through the combined financial capacity of shareholders.
9	What exact CIDB registration, grading and contractor designation, if any, must the bidder, consortium or appointed contractor hold?	The bidder itself is not required to hold a CIDB grading. However, the main contractor responsible for redevelopment, refurbishment and construction works must, at a minimum, be registered as CIDB Grade 8 GB or CIDB Grade 7 GB PE . Evidence of contractor capability and accreditation must be included in the proposal.
10	What minimum tourism, hospitality, conservation or concession-management experience must be demonstrated, and may this experience be provided collectively by consortium members?	Yes. Relevant experience may be provided collectively by consortium members or shareholders, provided the qualifying entity holds at least 30% equity in the SPV and actively supports operations. The bidder must demonstrate a minimum of 5 years' lodge operation experience, protected-area tourism experience, concession-management experience, tourism marketing capability, access to tourism distribution networks, and suitable hospitality operating systems. The Draft PPP Agreement further provides for experience operating an eco-tourism facility of at least 50 beds for 3 years or alternatively a hotel of at least 200 beds for 3 years together with an eco-tourism operating partner.
11	What B-BBEE level is required, and how will B-BBEE status and specific-goal points be evaluated for a consortium or special-purpose vehicle?	At bid submission stage, bidders must be a minimum Level 4 Contributor . Evaluation will be undertaken in terms of the 90/10 preference point system , comprising 90 points for the PPP Fee Offer and 10 points for B-BBEE Specific Goals. The SPV must achieve the minimum scorecard thresholds prescribed in the RFP and ultimately maintain at least a Level 2 B-BBEE status during the concession period.
12	What role or participation is required from the Koppieskraal Communal Property Association, including any prescribed shareholding, equity, governance or benefit-sharing arrangement?	The tender does not prescribe a mandatory shareholding percentage for the Koppieskraal Communal Property Association. However, the B-BBEE scorecard requires provision for local community participation. Bidders are expected to demonstrate meaningful community participation, benefit-sharing and local economic development initiatives.

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13	What rules apply to the formation of the consortium or special-purpose vehicle, and may its membership or shareholding change after submission or appointment?	The consortium or SPV structure, shareholders, ownership percentages and participant roles must be fully disclosed at submission stage. Following submission, no consortium member may be replaced, withdrawn or added without the prior written approval of GDEnv. Any changes in SPV ownership or control after appointment similarly require GDEnv approval.
14	Please provide the briefing presentation, attendance register, written questions and answers, clarification notices, addenda, minutes and any other documents issued after the tender was advertised.	GDEnv will make available to registered bidders all official procurement information issued after advertisement, including written clarification questions and responses, addenda, clarification notices, and any supplementary procurement documents. The procurement timetable indicates that bidder questions were due by 23 October 2026 and responses were to be distributed by 30 October 2026. Only written communications issued by the authorised project manager are binding.
15	Please confirm the exact physical submission requirements, including the delivery address, number of original and copy sets, envelope wording, USB or electronic-copy requirements, and whether the deadline is precisely 11:00 on 23 November 2026.	Proposals must be delivered to: Dr Claire Ntshane, Project Manager, Umnotho House, 56 Eloff Street, Marshalltown, Johannesburg 2000. The closing date is 23 November 2026 at 11:00. Bidders must submit two separately sealed envelopes: • Envelope 1 - Functionality (Original), including the original proposal, bid bond and USB copy (excluding PPP Fee Offer information). • Envelope 2 - Financial & B-BBEE, including the PPP Fee Offer, B-BBEE submission and separate USB copy.

4. IMPORTANT NOTICE TO BIDDERS

Bidders are reminded that:

- All proposals must be prepared in accordance with the requirements set out in the RFP and related tender documentation.
- Clarifications issued by the Department must be read together with the RFP and any subsequent addenda.
- No verbal communication, representation or undertaking by any official shall be deemed to amend the tender requirements unless confirmed in writing through an official clarification or addendum.
- Bidders remain responsible for conducting their own due diligence and technical assessments in support of their proposals.

Issued by:

Gauteng Department of Environment (GDEnv)

Authorised Representative:  _____

Date: 14/10/2026