



Reference: NRA 2025/0136

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Date: 21 August 2026

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Dear Tenderers

TENDER CLARIFICATIONS FOR: REQUEST FOR PROPOSALS FOR LEASING OF SANRAL COMMERCIAL PROPERTIES FOR A PERIOD OF FIVE (5) YEARS.

TENDER NO: 66130/1007/2025/02

SCM REF No: NRA 2025/0136

SANRAL received requests for clarification relating to the above-mentioned tender and hereby provide responses as follows:

1. We were unable to attend the arranged site visit on the scheduled date(s). We would like to enquire whether it is possible to visit the site independently outside the official arranged dates.
 - **SANRAL Response: Yes, it is possible; however, we still require you to confirm date and time to make arrangements with the current LESSEE to ensure access to the premises.**

2. Subject: Urgent Inquiry: Leasing Status and Tender Availability – Portion 25 of the Farm Randjesfontein 405-JR

RE: PROPERTY LEASE ENQUIRY – PORTION 25 OF THE FARM RANDJESFONTEIN 405-JR

I am writing to formally enquire about the current lease availability, zoning status, and procurement schedule for the state-owned land parcel under SANRAL's jurisdiction, legally identified as **Portion 25 of the Farm Randjesfontein 405-JR**.

Our corporate entity is currently preparing a comprehensive commercial proposal to develop this specific land parcel into a high-value, multi-use family sports and leisure venue. The development model is designed to optimize under-utilized state land, guarantee long-term rental revenue for SANRAL, and stimulate local job creation through a premium golf driving range, lifestyle eateries, and recreational facilities.

To ensure our application aligns perfectly with SANRAL's strict asset management protocols, could your department kindly provide clarity on the following points:

- a) **Asset Availability:** Is Portion 25 currently unallocated, or is it bound to an active lease or a closed commercial contract?

- **SANRAL Response:** The available immovable commercial properties are in the RFP document, as advertised

- b) **Active Bidding/RFP:** Is this specific parcel currently part of an active Request for Proposals (RFP) or an upcoming public tender cycle? If yes, please provide the relevant tender reference number.

- **SANRAL Response:** The available immovable commercial properties are in the RFP document, as advertised.

- c) **Application Protocol:** If the land is unallocated and not tied to an active public tender, what is the exact administrative procedure for submitting an unsolicited Expression of Interest (EOI) and commercial business profile for evaluation?

- **SANRAL Response:** The available immovable commercial properties are in the RFP document and scope of works has been described, therein.

- d) **Zoning Restrictions:** Does SANRAL hold existing municipal zoning or land-use rights for commercial recreation on this site, or will the lessee be required to independently spearhead a Consent Use application?

- **SANRAL Response:** The available immovable commercial properties are in the RFP document and scope of works has been described, therein.

We have a comprehensive business profile, verified financial capacity, and a valid SARS Tax Compliance Status PIN fully prepared for physical submission to your Head Office in Pretoria.

Thank you for your time, assistance, and guidance on how we may formally engage with SANRAL on this property asset. I look forward to your response.

- **SANRAL Response:** The available immovable commercial properties are in the RFP document and scope of works has been described therein including the location/ address to submit tender documents prior to the deadline.

3. Good Day Procurement Representative,

I trust this email finds you well. I am reaching out on behalf of the investors and stakeholders whom I represent locally and internationally, regarding the information document referred to by the SANRAL official during the compulsory online briefing session held on 6 August 2026 at 14:00.

Could you kindly advise on the anticipated date by which the information document will be circulated? This will enable my team in South Africa and our international stakeholders to plan accordingly and ensure that we are able to assess the relevant opportunities and respond within the stipulated timeframe.

SANRAL Response: The available immovable commercial properties are in the RFP document and scope of works has been described therein including the location/ address to submit tender documents prior to the deadline.

We understand that the closing date for the sites of potential interest is 28 August 2026, and therefore would greatly appreciate receiving the document as soon as possible to allow sufficient time for review and consideration.

SANRAL Response: The available immovable commercial properties are in the RFP document and scope of works has been described therein including the location/ address to submit tender documents prior to the deadline.

4. Dear SANRAL Procurement Team

We respectfully request clarification regarding the intended interpretation and application of the tender's zoning provisions.

Clause 2 states that the properties may not be rezoned during the lease period unless authorised in writing by SANRAL, while clause 22(f) provides for the successful bidder to undertake a rezoning or SPLUMA process.

Should bidders understand that rezoning is permitted, subject to SANRAL's prior written approval?

SANRAL Response: The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL and in compliance with Statutory Control Guidelines and applicable legislative requirements. If the process for the rezoning of the property has been approved by SANRAL, a monthly lease rental shall continue to be payable by the LESSEE as per the terms of the lease agreement for the portion of the property that will not be impacted by rezoning process; however, all applicable water and electricity, rates & taxes, sewerage and refuse removal fees shall continue to be paid by the LESSEE in relation to the affected property to be rezoned. SANRAL may consider such rezoning applications in its sole and absolute discretion.

For any vacant land that is owned by SANRAL on the leased property will form part of the Lease Agreement; however, the following will apply:

We would also appreciate clarification on the following:

1. Properties 1 and 2 are vacant and currently zoned Agricultural. May bidders propose a commercial use that will require rezoning, or must the proposed use already be permitted under the existing Agricultural zoning? We note, with respect, that the land is not currently being used for agricultural purposes. Are any rezoning applications already in progress?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements in the RFP document. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration. If approved, successful bidders will still be required to comply with the SPLUMA processes.

2. If a bidder may propose a use that requires rezoning, should the proposed use and required zoning change form part of the business case submitted with the tender?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

3. Could a tender be regarded as non-responsive because the proposed use is not permitted under the current zoning, even though clause 22(f) allows the successful bidder to apply for rezoning after award?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

4. At what stage must the bidder request SANRAL's approval to initiate rezoning: before tender submission, after award or after signature of the lease agreement?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

5. Does SANRAL's acceptance of a business case based on a use requiring rezoning constitute approval in principle for the proposed rezoning, or will a separate SANRAL approval process apply after award?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

6. What information will SANRAL require before deciding whether to authorise a rezoning application, and what timeframe should the successful bidder allow for this decision?

SANRAL Response: The RFP document provides sufficient information regarding rezoning and timeframe.

7. Clause 22 allows up to two years to complete the SPLUMA and related approval processes. From which date will this two-year period run: the tender award date, the lease signature date or the date of SANRAL's written approval to proceed with rezoning?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

8. Clause 2 states that rental will continue to be payable on the portion not affected by the rezoning process, while clause 22(f)(i) states that rental will commence only after the necessary approvals have been obtained. How will these provisions apply where the entire vacant property requires rezoning?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and *the property* may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

9. Clause 15.2 of the lease requires the lessee to provide proof within 30 days of signature that the proposed use complies with the applicable Town Planning Scheme. How will this requirement apply where SANRAL has allowed up to two years for rezoning?

SANRAL Response: The RFP document provides sufficient information...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and *the property* may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

10. If SANRAL approves the rezoning application in principle but the municipality subsequently refuses the application, what will happen to the lease, deposit and reservation fee?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and *the property* may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

11. Will SANRAL provide the owner's consent, property documentation and signatures required for the successful bidder's rezoning and SPLUMA applications?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and *the property* may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration. If approved, the LESSOR will comply with requirements.

12. Could SANRAL please issue a written clarification or addendum setting out the zoning and approval process that will apply to Properties 1 and 2?

SANRAL Response: ...The premises shall only be utilized for purposes which have been zoned in terms of land rights, and the property may not be rezoned for any other purposes for the duration of the lease period, unless authorized in writing by SANRAL...

Note: bidders are required to comply with the current tender requirements. Successful bidders may engage SANRAL during the lease period should they wish to submit a rezoning request to SANRAL for consideration.

Lastly, please advise where bidders may obtain a list of SANRAL properties expected to be advertised for lease through future tenders, together with their current zoning classifications.

SANRAL Response: The RFP document provides sufficient information regarding available immovable commercial properties.

We would appreciate SANRAL's guidance so that bidders can prepare compliant and properly informed business cases.

SANRAL Response: The RFP document provides sufficient information regarding requirements for this tender.

Yours sincerely,



BSC - Chairperson