



prasa

PASSENGER RAIL AGENCY
OF SOUTH AFRICA

www.prasa.com

REQUEST FOR PROPOSAL: PART A

**REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF
PORTION OF ERF 29696, KIMBERLEY**



**REQUEST FOR PROPOSAL:
TO LEASE AND DEVELOPMENT OF PORTION OF ERF 29696, AT
KIMBERLEY:**

Property Description: Erf 29696, Kimberley

Reference Number: KMV 2021-15

CONTENTS

1. INTRODUCTION.....	3
2. RFP INVITATION.....	4
3. LOCATION.....	4
4. LEGAL STATUS AND OWNERSHIP.....	4
5. ZONING STATUS.....	4
6. LOCAL AUTHORITY	4
7. TYPE OF PROPERTY AND SIZE.....	5
8. LAND SG DIAGRAM AND DEED NUMBER.....	5
9. CURRENT AND POTENTIAL USAGE.....	5
10. AMENITIES AND SURROUNDING	5
11. ENQUIRIES	6

1. INTRODUCTION

1.1 LEASE AND DEVELOPMENT OF PRASA OWNED PROPERTIES

The Passenger Rail Agency of South Africa (PRASA), through its Property Division, PRASA Corporate Real Estate Solutions (PRASA CRES) invites members of the private sector to submit proposals for leasing, upgrading or development of identified properties at various train stations across the country.

PRASA CRES provides property management and facilities management services on behalf of PRASA in five regional offices across South Africa, namely, Gauteng North, Gauteng South, Kwa-Zulu Natal, Eastern Cape and Western Cape.

PRASA CRES has placed on the market land parcels and/or buildings to either be developed, upgraded or refurbished for commercial, residential or industrial use. PRASA is therefore calling for the private sector to give recommendations for the highest and best use of the attached list of PRASA owned properties with a view of generating sustainable revenue.

Some of the operational intent of the initiative include securing unused land, reducing the high holding cost such as maintenance as well as rates and taxes. This initiative will also ensure that there is socio-economic value and impact on communities where our properties are located.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This is **Part A** of the documents required to prepare and submit the potential tenants request for proposal bids. This should be read in conjunction with Part B which includes the following information:

PART B:

- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement

- Guidelines for submitting
- Evaluation Criteria

2. RFP INVITATION

PRASA CRES, a division of PRASA (The Passenger Rail Agency of South Africa) hereby invites interested tenants to submit proposals to lease and develop the following property: Erf 29696 at Kimberley.

3. LOCATION

The land is located at 17 Gladstone Avenue, DE BEERS; Kimberley.

4. LEGAL STATUS AND OWNERSHIP

The property is on Erf 29696, Kimberley and the land is registered in favour of TRANSNET LTD but in the process of being transferred to PRASA.

5. ZONING STATUS

Zoning Classification: to be confirmed.

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and classified under South African Railway (SAR). The zoning status above is specific to this site; however, bidders are required to verify this status with local municipal offices in order to evaluate and match the proposed usage with the local authority by-laws.

6. LOCAL AUTHORITY

Sol Plaatje Munisipaliteit/ Municipality.

7. TYPE OF PROPERTY AND SIZE



Figure 1: Aerial Photo of the site

Current use:

- Transport Use
- Offices;
- workshops
- station platform.

The approximate area of this property is 1.366 hectares as indicated by the red solid line in the google map above.

8. LAND SG DIAGRAM AND DEED NUMBER

SG Diagram Number	Title Deed Number
F6845/1994	T1147/1998

9. CURRENT AND POTENTIAL USAGE

Currently used for offices and could potentially be used for mixed use development (Retail, Residential).

10. AMENITIES AND SURROUNDING

The property is in close proximity to the CBD; Museum Kimberley Diamond hole, a residential area; an airport and is easily accessible from the National road to JHB/Cape Town.

11. ENQUIRIES

For all enquiries, please contact Mr. Vincent Matsimela at:

e-mail: vincent.matsimela@prasa.com or bmpumlwana@prasa.com