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PASSENGER RAIL AGENCY
OF SOUTH AFRICA

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REQUEST FOR PROPOSAL: PART A



**REQUEST FOR PROPOSAL:
TO LEASE AND DEVELOP ERVEN 97065; 97066 AND 97030
NEWLANDS AT CAPE TOWN**

Property Description: Erven 97065; 97066 and 97030 Newlands at Cape Town

Reference Number: WCR-2021-03

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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 document (**PART A**) contains property information necessary for potential tenants to understand the site context in order to respond accordingly. This should be read in conjunction with Part B which includes the following information:

PART B:

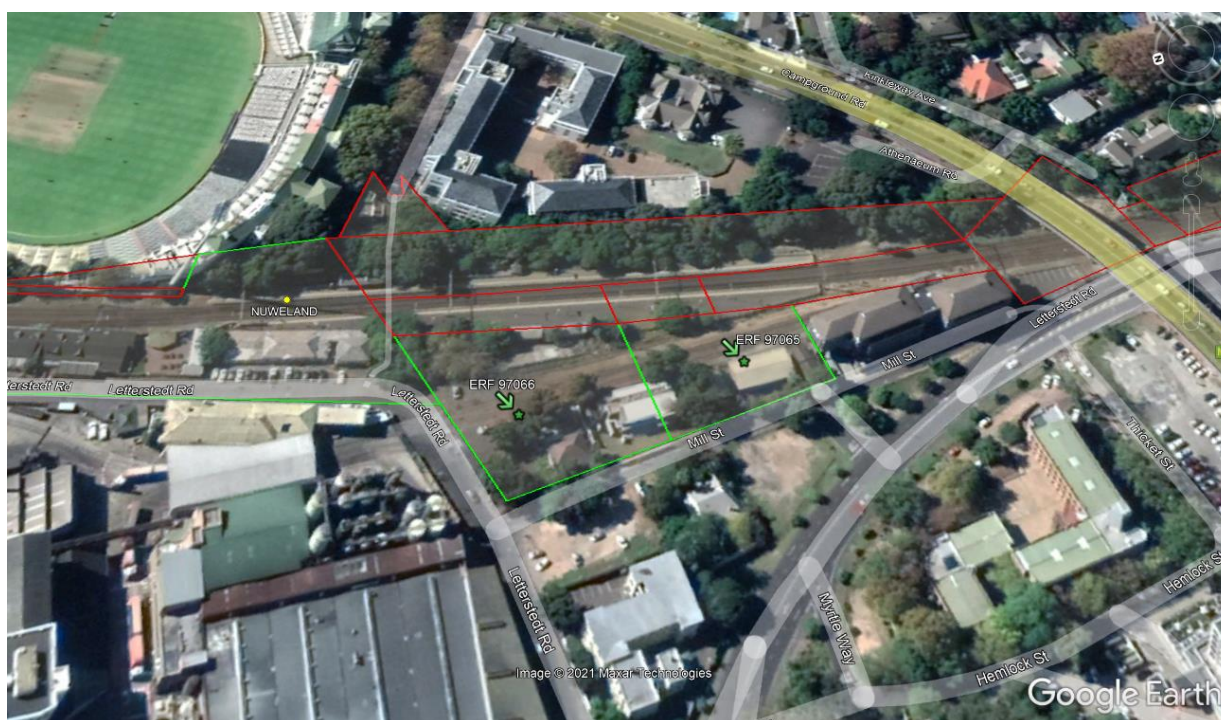
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

2. RFP INVITATION

PRASA CRES, a division of PRASA (The Passenger Rail Agency of South Africa) hereby invites interested parties to submit proposals to lease and develop the following properties: Erven 97065; 97066 and 97030 Newlands at Cape Town.

3. LOCATION

The land parcels are located at Pienaar Road and Mill Street at Newlands.



4. LEGAL STATUS AND OWNERSHIP

The properties are on Erven 97065; 97066 and 97030 Newlands at Cape Town and the land is registered in favour of SUID-AFRIKAANSE SPOORPENDELKORPORASIE LTD (now known as Passenger Rail Agency of South Africa (SOC)).

5. ZONING STATUS

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.

Zoning Classification: Transport 1.

6. LOCAL AUTHORITY

City of Cape Town Municipality

7. TYPE OF PROPERTY AND SIZE

Combined extent of the land is approximately 2.3947 ha; improved with buildings which include an operational Metrorail substation. An area earmarked for development is approximately 0.9 ha.

8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
Erf 97065	764/1881	T628/1898
Erf 97066	763/1881	T10929/1897
Erf 97030	A927/1926	T13229/1926

9. CURRENT AND POTENTIAL USAGE

Currently a station precinct, commercial; residential, Metrorail operations (Substation) and rail access route to the South African Breweries. It could potentially be a mixed used development with emphasis on commercial activities.

To note:

- The substation located on the property **is** important to Metrorail operations and proposals must include the continued use of the substation in its existing location or the relocation thereof.
- Rail access to South African Breweries must also be retained.
- Potential developers may also consider including the station building into the proposals on the basis that an operational and functional station building is required.

10. AMENITIES AND SURROUNDING

The property is in close proximity to the Newlands Rugby and Cricket Stadiums and adjacent to Newlands Railway Station and the South African Breweries. It is served with a well-developed road network with easy access to nearby businesses and major roads.

11. ENQUIRIES

For all enquiries, please contact Mr Marius Wagener at
e-mail: marius.wagener@prasa.com or bmpumlwana@prasa.com