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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 ERF 28205, MOWBRAY AT CAPE TOWN

Property Description: Erf 28205 Mowbray at Cape Town  
Reference Number: WCR-2021-04



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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:**

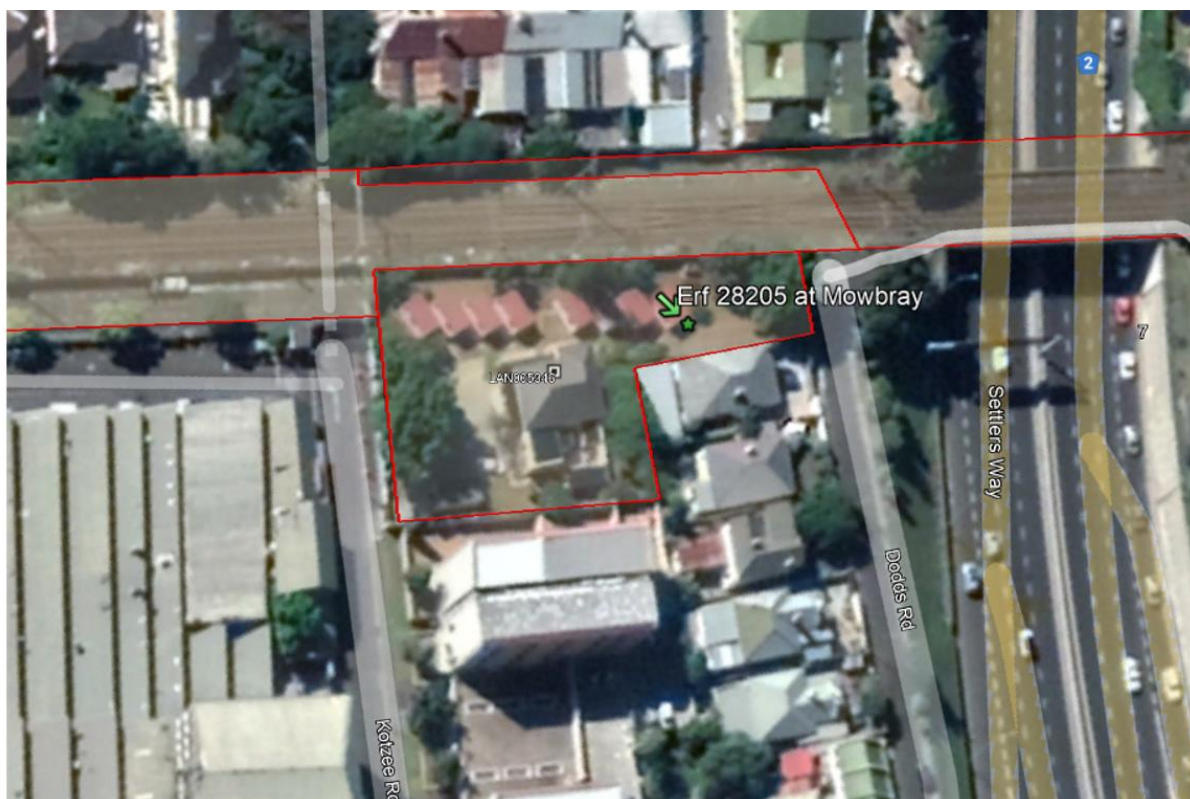
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

## 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 property: Erf 28205 Mowbray at Cape Town.

## 3. LOCATION

The property is located at 48 Kotzee Road, Mowbray, Cape Town.



## 4. LEGAL STATUS AND OWNERSHIP

The property is on Erf 28205, Mowbray at Cape Town.

The above land is registered in favour of the Passenger Rail Agency of South Africa (PRASA).

## 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:** General Residential 2

## 6. LOCAL AUTHORITY

City of Cape Town Municipality

## 7. TYPE OF PROPERTY AND SIZE

Extent of the properties is approximately 0.1975 ha; improved with a dwelling.

## 8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
Erf 28205	6725/1903	T13822/1903

## 9. CURRENT AND POTENTIAL USAGE

Currently used for residential purposes as a student accommodation and is ideal for student residence and a formal residential development.

## 10. AMENITIES AND SURROUNDING

The property enjoys direct access from Main Road, Mowbray with residential developments directly adjacent to it as well as exposure to various commercial activities. It is served with a well-developed road network with easy access to nearby businesses and the University of Cape Town.

## 11. ENQUIRIES

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