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PASSENGER RAIL AGENCY
OF SOUTH AFRICA

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REQUEST FOR PROPOSAL: PART A

**REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF ERVEN
10221, 10223, 10224, 149351 & 149348 AT RAILWAY STREET, WOODSTOCK**



**REQUEST FOR PROPOSAL FOR THE LEASE AND
DEVELOPMENT OF BELOW VARIOUS ERVENS:
(VACANT LANDS LOCATED AT WOODSTOCK)**

Property Description: Erven 10221, 10223, 10224, 149351 & 149348, Cape
Town

Reference Number: WCR-2019-15

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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 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 persons to submit proposals to lease and upgrade the following property: Erven 10221, 10223, 10224, 149351 & 149348, Cape Town.

3. LOCATION

The land is located in Railway Street, Woodstock



4. LEGAL STATUS AND OWNERSHIP

The property is on the following erven: Erven 10221, 10223, 10224, 149351 & 149348, Cape Town the building is owned by PRASA.

5. ZONING STATUS

Zoning Classification: Transportation.

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

City of Cape Town Municipality.

7. TYPE OF PROPERTY AND SIZE

Vacant Land parcels measurers approximately 5000m².

8. CURRENT AND POTENTIAL USAGE

Vacant Land ideal for industrial/ storage or other.

9. AMENITIES AND SURROUNDING

The property is located in an Industrial Area, has access to rail transport, easy access to N1 and is close to Transnet Rail Engineering Workshops in Salt River, Port of Cape Town and opposite international boat builders' workshop Robertson and Caine.

10. ENQUIRIES

For all enquiries, please contact Mr Marius Wagener at

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