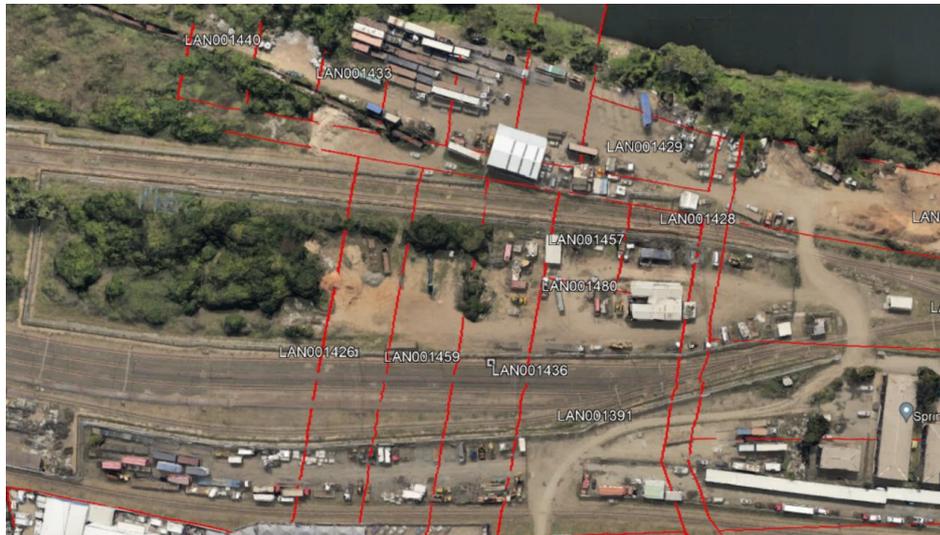




# REQUEST FOR PROPOSAL: PART A

**REQUEST FOR PROPOSAL:  
FOR LEASE AND DEVELOPMENT OF PORTIONS 11;13;14 AND 15  
OF ERF 127, AT SPRINGFIELD PARK:**

**REFERENCE: KZN-2021-11**



DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
<b>Compulsory Briefing Session Date:</b>	None
<b>Briefing Venue:</b>	None
<b>Closing Date for RFP Submission:</b>	03 March 2022
<b>Closing Time for RFP Submission:</b>	No later than 14:00
<b>Submission Venue:</b>	See PART B Document

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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 station 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 place 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.

### 1.1 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: Ptns 11;13;14 and 15 of Erf 127 Springfield – FT.

## 3. LOCATION

The land is located at Springfield.

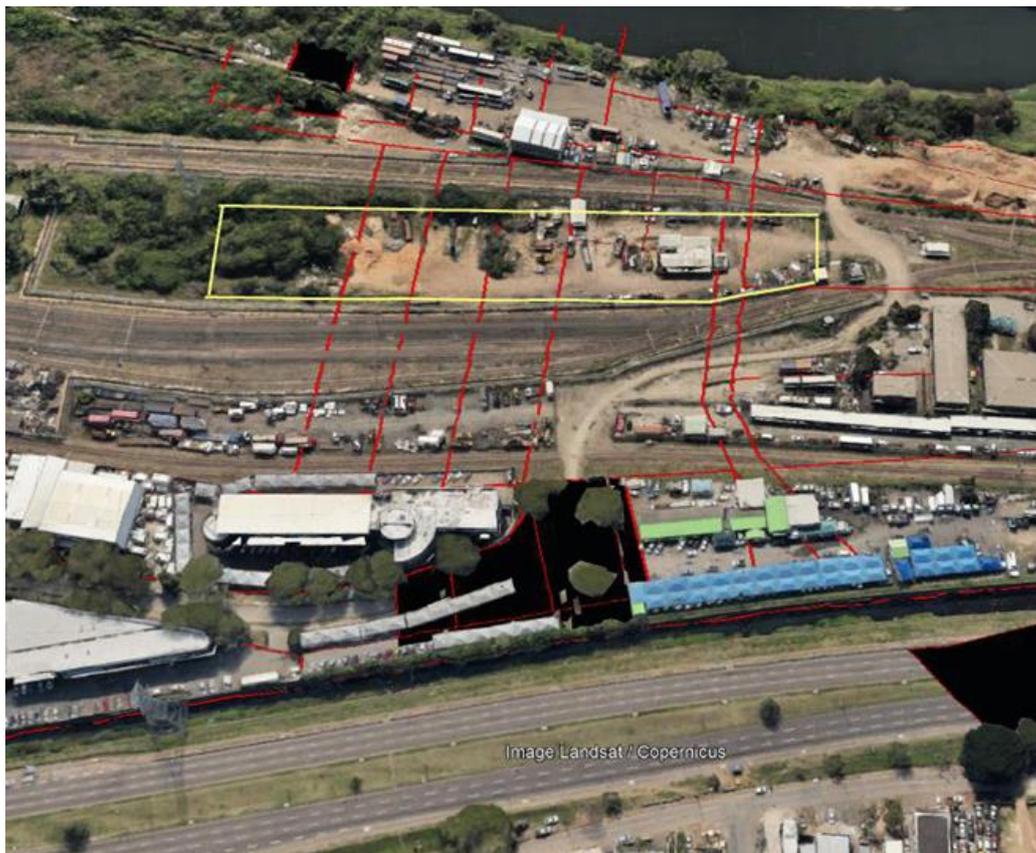


Figure 1: Aerial Photo (Site highlighted in yellow)

## 4. LEGAL STATUS AND OWNERSHIP

The properties are on Rems of Ptns 11;13;14 and 15 of Erf 127 Springfield - FT and the land is registered in favour of Passenger Rail Agency of South Africa (PRASA) (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:

- SAR

## 6. LOCAL AUTHORITY

EThekweni Metropolitan Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 0.6065.

## 8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
Rem of Ptn 11 of Erf 127 Springfield	SV903F38	T18478/1981
Rem of Ptn 13 of Erf 127 Springfield	SV903F39	T10863/1978
Ptn 14 of Erf 127 Springfield	SV903F40	T6635/1982
Ptn 15 of Erf 127 Springfield	SV903F41	T10221/1978

## 9. CURRENT AND POTENTIAL USAGE

Current use: vacant land

**Potential use:** Logistics park/ Truck depot. PRASA intends achieving a mixed basket of rights.

## 10. ENQUIRIES

For all enquiries, please contact Ms Jacqueline Letsatsi at  
e-mail: [Jacqueline.letsatsi@prasa.com](mailto:Jacqueline.letsatsi@prasa.com) or [Babalwa.Mpumlwana@prasa.com](mailto:Babalwa.Mpumlwana@prasa.com)