



REQUEST FOR PROPOSAL: PART B

**REQUEST FOR PROPOSAL:
FOR LEASE AND DEVELOPMENT OF REMAINDER OF ERF 10916;
ERF 3504 AND ERF 3505 DURBAN - FU, AT BEREA ROAD STATION:**

**PROPERTY DESCRIPTION: REMAINDER OF ERF 10916; ERF 3504
AND ERF 3505 DURBAN - FU**



REFERENCE NUMBER: KZN-2024-08

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1. INTRODUCTION

1.1 BERE A STATION REDEVELOPMENT

The Passenger Rail Agency of South Africa (PRASA), through its Property Division, PRASA Corporate Real Estate Solutions (PRASA CRES) is embarking on a Request for Proposal process to seek private sector participants with appetite for Leasing, Upgrading and Development of the Berea Road Station located in Durban KZN.

In delivering on its mandate, PRASA CRES undertakes (on behalf of PRASA) property management services, project development and facilities management services through its five regional offices in South Africa – namely, Gauteng North, Gauteng South, Kwa-Zulu Natal, Eastern Cape and the Western Cape.

As part of PRASA's secondary mandate strategy, PRASA CRES strives to optimize and commercialise PRASA's property portfolio and to generate revenue in order to bridge the gap between the government subsidy and the ever growing operational deficit. Utilising the Build, Operate and Transfer (BOT) model, the division has made available to the market the ever busy and well located asset i.e. the Berea Road Station node for the private sector real estate practitioners to unlock value and package commercial opportunities on a long-term lease structure.

Furthermore, this initiative is intended to reduce the high property holding cost such as rates and taxes, maintenance as part of the cost containment strategy. With the alignment to the eThekweni Catalytic initiative within the Warwick Precinct, the redevelopment of Berea Station will further contribute to the socio-economic development and impact on surrounding communities and ensure that rail becomes the backbone of public transport.

PRASA is therefore calling for the private sector developers to give recommendations in a form of proposal on the highest and best utilization of the Berea Road Station.

A briefing session will be held with the aim of articulating the envisaged process and programme timelines. This will be communicated timeously in select media platforms in the coming weeks.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This document (**PART B**) 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 A which includes the following information:

PART A DOCUMENT

RFP EVALUATION

- COMPLIANCE REQUIREMENTS (STAGE 1)
 - MANDATORY REQUIREMENTS
 - OTHER INFORMATION REQUIREMENTS
- FUNCTIONALITY/TECHNICAL EVALUATION (STAGE 2)
- FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING (STAGE 3)
- POINTS AWARDED FOR PRICE (“COMMERCIAL OFFER”)
- POINTS AWARDED FOR SPECIFIC GOALS
- VALIDITY PERIOD

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: Remainder of Erf 10916; Erf 3504 and Erf 3505 Durban – FU.

The land is located at Durban Station. The Station has entrance points via the Skywalk over Market Street and two long staircases from opposite ends of Badsha Peer Square (Brook Street). The retail trading area is located on the first floor level above the train platforms on the ground floor.



Figure 1: Berea Road Station Aerial view

3. LEGAL STATUS AND OWNERSHIP

The properties are on Remainder of Erf 10916; Erf 3504 and Erf 3505 Durban - FU and the land is registered in favour of South African Rail Commuter Corp Ltd now known as Passenger Rail Agency of South Africa (PRASA) (SOC).

4. 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:

S.A.R with ancillary uses.

5. LOCAL AUTHORITY

EThekweni Municipality.

6. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 2.7ha.

7. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
Remainder of Erf 10916 Durban	SV797F24	T5547/1944
Erf 3504	3143/1964	T1222/1969
Erf 3505 Durban	765/1984	T7311/1995

8. CURRENT AND POTENTIAL USAGE

Currently used as train station with concourse **and** PRASA intends achieving a mixed basket of rights which one of them is developing it into a transit oriented commercial centre.

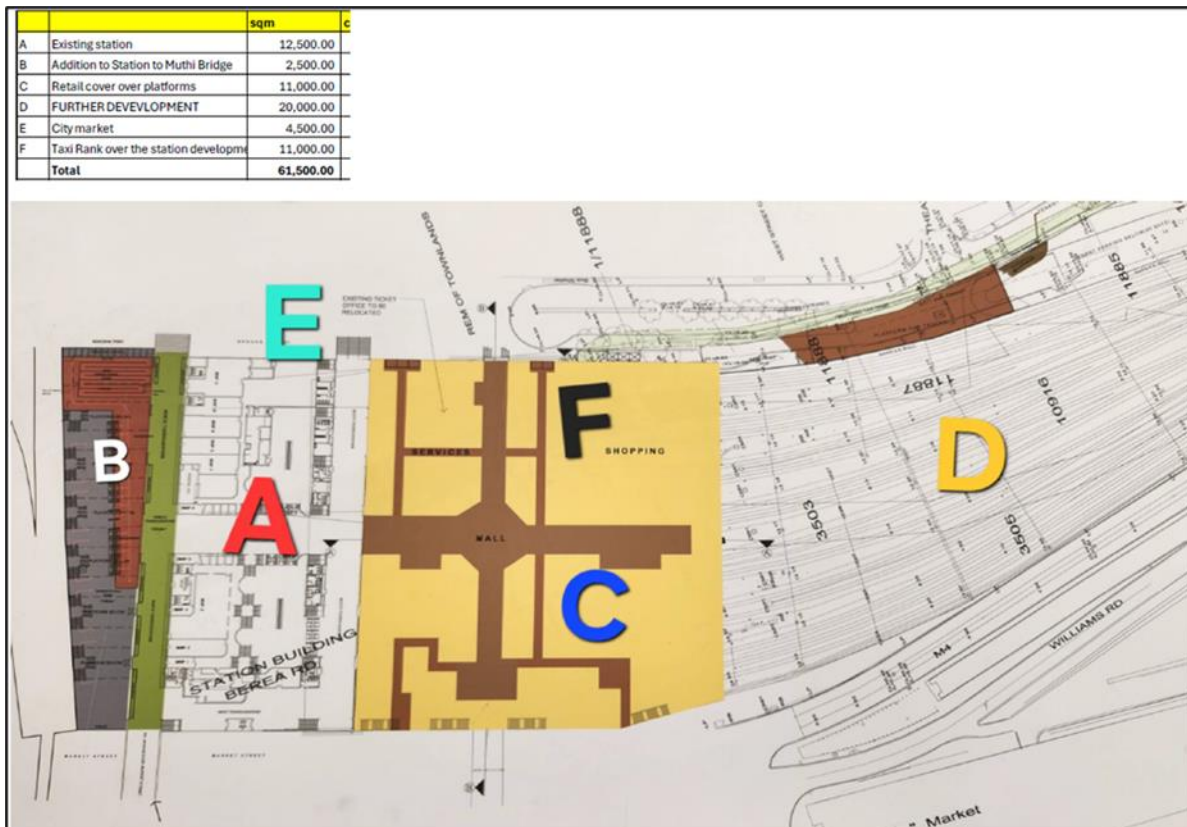


Figure 2: Development potential: demarcated areas opportunities

To note: The whole of Berea Station is built on top of the Railway lines. The only way of expanding the commercial area is to extend the southern side of the station by decking over the Railway lines.

9. AMENITIES AND SURROUNDING

This is a developed site/station with concourse above the Station & railway lines. The Berea Station is between the west end of Durban's CBD and the Warwick Triangle trading hub. The area towards the south of the station is more redeveloped modernized retail and education facilities.

10. ENQUIRIES

For all enquiries, please Thembisa Mayo us at:

e-mail: Prasa.Properties@prasa.com