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PASSENGER RAIL AGENCY  
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# **REQUEST FOR PROPOSAL: PART B**

**REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF  
UMGABABA STATION,  
R102, KWAZULU-NATAL**

**PROPERTY DESCRIPTION: PTN 2 UMNINI LOCATION NO 1788 - ET,  
ETHEKWINI METROPOLITAN MUNICIPALITY, KWAZULU-NATAL**

**REFERENCE NUMBER: KZN-2024-06**



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# 1. INTRODUCTION

## 1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

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 for leasing, upgrading/development of identified properties at various train station nationally. In delivering on its mandate, PRASA CRES aims to provide (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, PRASA CRES continues to optimize and commercialise the property portfolio and to generate revenue in order to bridge the gap between the government subsidy and the ever growing surplus. Using the Build, Operate and Transfer (BOT) model, the division has advertised a number of sites across the vast rail network and will award long-term leases to successful bidders to unlock value and package these opportunities for various uses, such as mixed-use development, residential, retail, industrial etc.

Some of the operational intent of the initiative include securing unused land, reducing the high holding cost such as rates and taxes, maintenance. This initiative will also ensure that there is socio-economic value and impact on communities where our properties are located.

PRASA is therefore calling for the private sector to give recommendations in a form of proposal on the highest and best utilization of PRASA owned properties. 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:**

- 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: Ptn 2 Umnini Location No 1788 - ET, eThekweni Metropolitan Municipality, **KwaZulu Natal** as depicted in figure 1 below.

## 3. LOCATION

The property is located along R102 at Umgababa Station, Durban, **KwaZulu Natal**.



Figure 1: Ptn 2 Mmini Location, Umgababa Station site available for leasing and development.

Property Description	Latidute	Longitude
Ptn 2 Umnini Location No 1788	30° 8'41.73"S	30°50'0.41"E

## 4. LEGAL STATUS AND OWNERSHIP

The property is known as Ptn 2 Umnini Location No 1788 - ET Umgababa, eThekweni Metropolitan Municipality, **KwaZulu Natal**. The property is registered in favor of SOUTH AFRICAN RAIL COMMUTER CORPORATION LIMITED (now known as 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 property is zoned "SAR"; 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

EThekweni Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately  $\pm 1,7$ ha in extent.

## 8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Ptn 2 Mnini Location number 1788 - ET	T27818/1994	SV574F95

## 9. CURRENT AND POTENTIAL USAGE

**Current Use:** Station with Railway Houses.

**Potential Use:** High-Density housing, Mixed Micro-Medium businesses and any other usage that aligns to the market demand and City's plans. (Proposal Required from Developer/Tenant).

Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property.

## 10. AMENITIES AND SURROUNDING

The property is situated along the railway line and the Umgababa Beach

## 11. ENQUIRIES

For all enquiries, please submit to [Prasa.Properties@prasa.com](mailto:Prasa.Properties@prasa.com)