



REQUEST FOR PROPOSAL: PART B



REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF REM OF FARM NO 637 STELLENBOSCH, CAPE TOWN ERF, CAPE TOWN

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
Non-Compulsory Briefing Session Date:	Tuesday 23rd September 2025 at 14:00
Briefing Venue:	Microsoft Teams
Closing Date for RFP Submission:	Friday, 5th December 2025
Closing Time for RFP Submission:	No later than 12:00 (noon)
Submission Venue:	PRASA /INTERSITE H/O Umjantshi House, 30 Wolmarans St Street, Braamfontein, Johannesburg PRASA / INTERSITE - WC REGION Entrance from the Main Station Concourse, First Floor, Tower Block, Cape Town Station, Cape Town

REQUEST FOR PROPOSAL:
FOR LEASE AND UPGRADE OF EERSTERIVIER STATION:
Property Description: Rem of Farm No 637 Stellenbosch, Cape Town Metropolitan
Municipality, Western Cape Province

Reference Number: WCR-2025-EERST

CONTENTS

1. INTRODUCTION.....	3
2. RFP INVITATION.....	3
3. LOCATION	4
4. LEGAL STATUS AND OWNERSHIP.....	4
5. ZONING STATUS.....	4
6. LOCAL AUTHORITY	4
7. TYPE OF PROPERTY AND SIZE.....	4
8. LAND SG DIAGRAM AND DEED NUMBER.....	5
9. CURRENT AND POTENTIAL USAGE.....	5
10. AMENITIES AND SURROUNDING	5
11. ENQUIRIES	5

1. INTRODUCTION

1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its investment arm, Intersite Asset Investments is tasked with the implementation of PRASA's secondary mandate through Real Estate Asset Management and Commercialisation to generate much needed revenue to support the business and fulfil socio-economic objectives. Intersite delivers on its mandate by providing property management, project development services through five regional offices in South Africa – Gauteng Region, Kwa-Zulu Natal, Eastern Cape and the Western Cape Region.

Using the Build, Operate and Transfer (BOT) model to lease, upgrade and commercialise its buildings and land, Intersite is calling on private sector developers and investors to express interest in packaging these assets to unlock value and generate revenue. Intersite will in turn award leases to suitable developers that demonstrate the capability to finance and deliver on time and on agreed terms.

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

Intersite hereby invites interested persons to submit proposals to lease and upgrade the following property: Rem of Farm No 637 Stellenbosch, Cape Town Metropolitan Municipality, Western Cape Province.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Rem of Farm No 637 Stellenbosch	T15295/1952	3038/1950

9. CURRENT AND POTENTIAL USAGE

Current Use: Existing Building – Residential.

Potential Use: Mixed Use development i.e. Residential, Commercial, Retail.

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

10. AMENITIES AND SURROUNDING

It is located adjacent to a middle to high residential estate. This proximity allows for a mixed-use development including but not limited to residential, sports facilities tailored to local residents, or even a convenient shopping centre to serve the community.

11. ENQUIRIES

For all enquiries, please submit to Prasa.Properties@prasa.com