

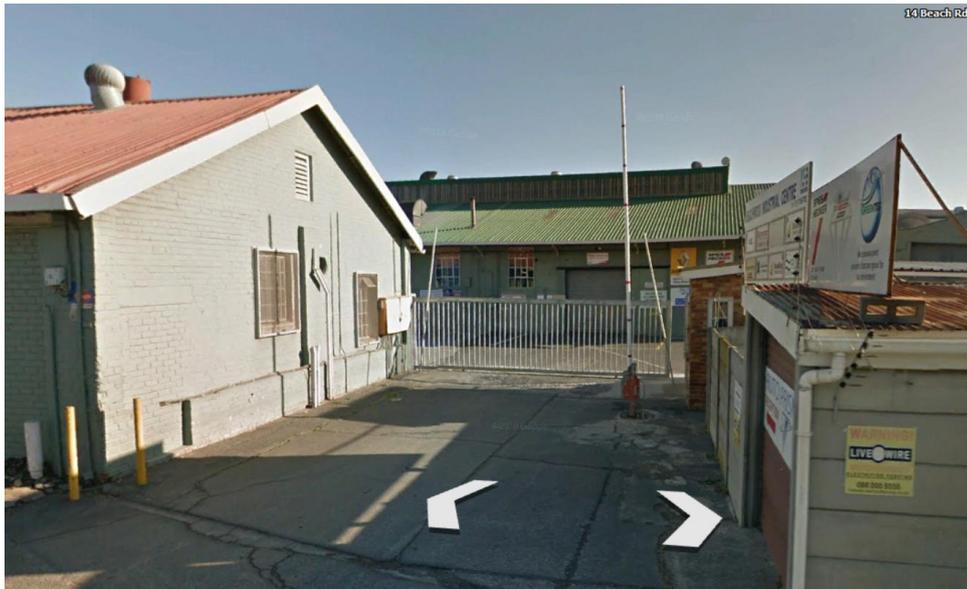


**prasa**

PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

[www.prasa.com](http://www.prasa.com)

# REQUEST FOR PROPOSAL: PART A



**REQUEST FOR PROPOSAL:  
TO LEASE AND DEVELOPMENT OF PORTION OF ERF 148639 (ptn  
of Erf 10256) AT WOODSTOCK (INDUSTRIAL SITE):**

Property Description: Erf 148639 (ptn of Erf 10256) Woodstock

**Reference Number:** WCR-2021-09

# CONTENTS

1. INTRODUCTION.....	3
2. RFP INVITATION.....	4
3. LOCATION.....	4
4. LEGAL STATUS AND OWNERSHIP.....	4
5. ZONING STATUS.....	4
6. LOCAL AUTHORITY .....	5
7. TYPE OF PROPERTY AND SIZE.....	5
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 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 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:**

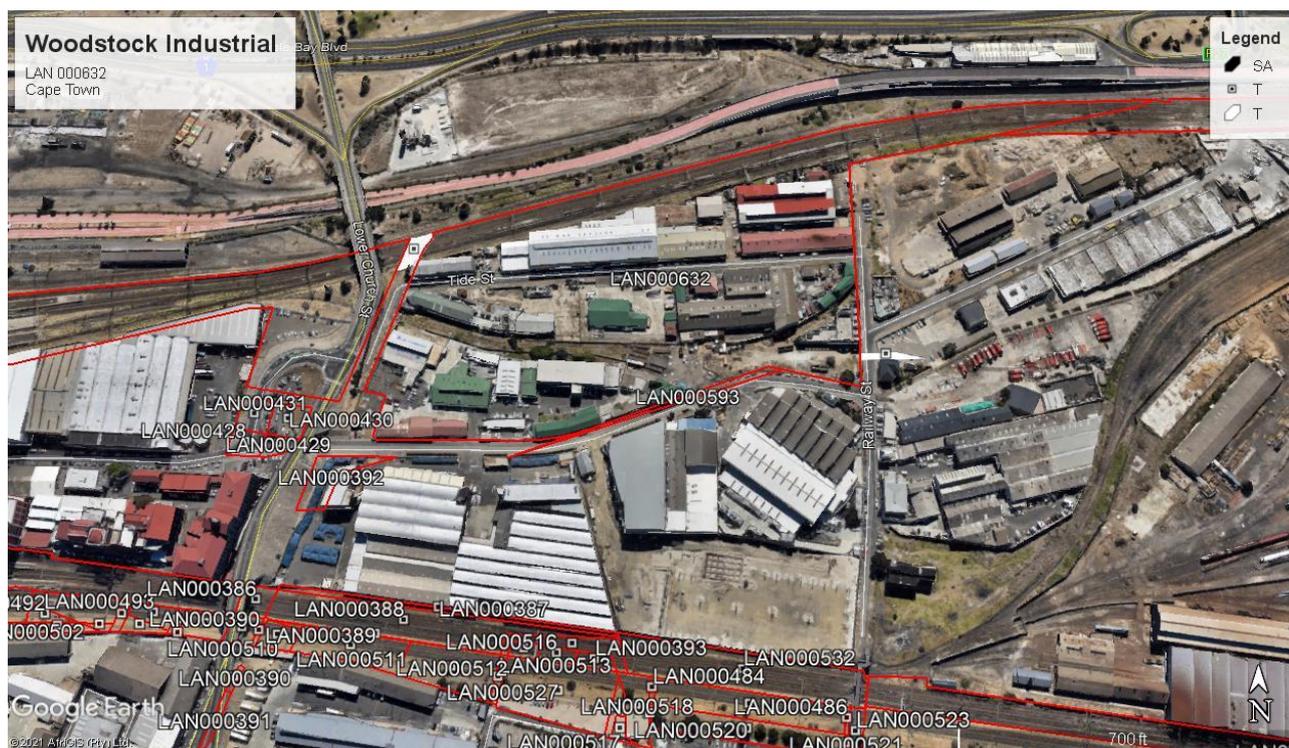
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

## 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 property: Erf 148639 (ptn of Erf 10256) Woodstock at Cape Town.

## 3. LOCATION

The land is located at Woodstock between Railway and Beach street.



## 4. LEGAL STATUS AND OWNERSHIP

The property is on Erf 148639 (ptn of Erf 10256) Woodstock and the land is registered in favour of SOUTH AFRICAN RAIL COMMUTER CORP LTD (now known as Passenger Rail Agency of South Africa (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 below 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:**

- General Industrial 2.

## **6. LOCAL AUTHORITY**

City of Cape Town Metropolitan Municipality.

## **7. TYPE OF PROPERTY AND SIZE**

Industrial site with dilapidated buildings measuring approximately 6,3493 ha.

## **8. LAND SG DIAGRAM AND DEED NUMBER**

<b>SG Diagram Number</b>	<b>Title Deed Number</b>
2839/1991	T65320/1993

## **9. CURRENT AND POTENTIAL USAGE**

Current use is industrial. PRASA intends achieving a mixed basket of rights with key emphasis on commercial, affordable housing/apartments, gym, offices (a multinational anchor tenant will be an added advantage).

## **10. AMENITIES AND SURROUNDING**

The property is in close proximity to the port of Cape Town and also provides access to the N1 highway.

## **11. ENQUIRIES**

For all enquiries, please contact Mr Marius Wagener at  
e-mail: [marius.wagener@prasa.com](mailto:marius.wagener@prasa.com) or [Babalwa.Mpumlwana@prasa.com](mailto:Babalwa.Mpumlwana@prasa.com)