



REQUEST FOR PROPOSAL: PART B



REQUEST FOR PROPOSAL FOR THE LEASE AND UPGRADE OF PTN ERF 148638 (ptn of Erf 10256) AT WOODSTOCK, 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 THE GOODHOPE CONCOURSE, ON STATION DECK ROAD, CAPE TOWN RAILWAY STATION

**Property Description: Ptn Erf 148638 (ptn of Erf 10256) at Woodstock, Cape Town,
City of Cape Town Metropolitan Municipality, Western Cape**

Reference Number: WCR/2025/GOOD

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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 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:

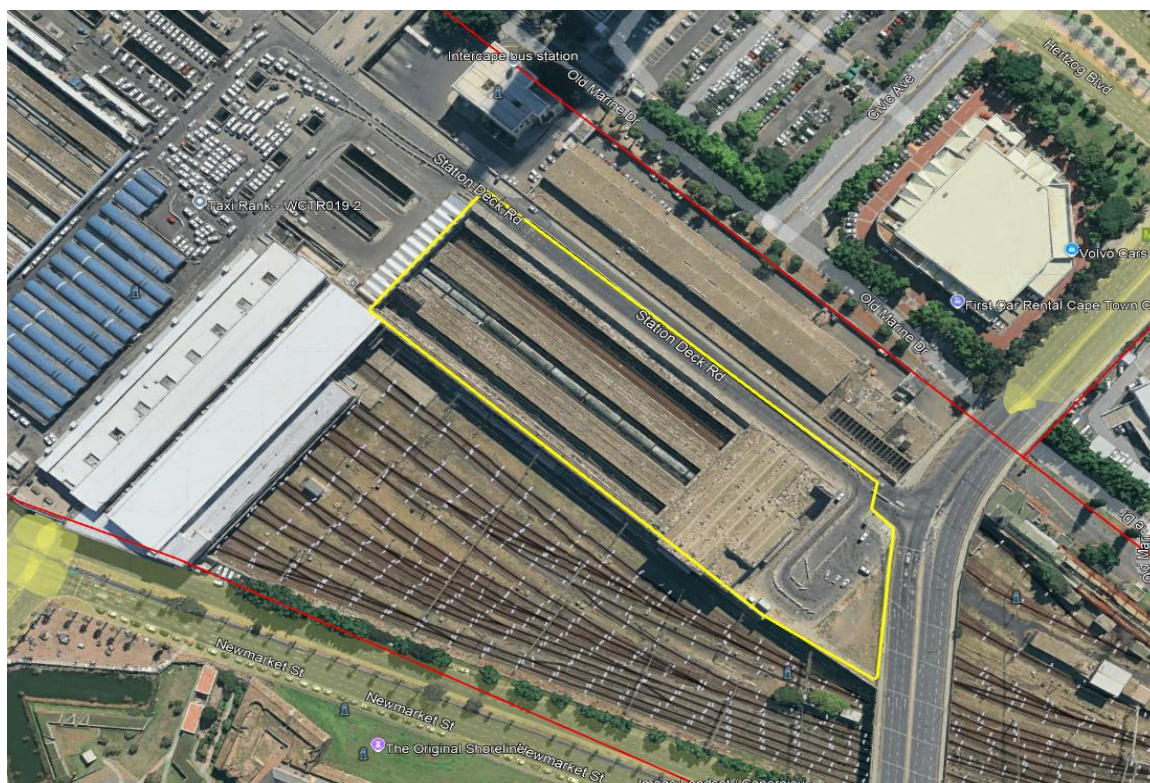
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

2. RFP INVITATION

Intersite hereby invites interested parties to submit proposals to lease and redevelop the following property: Ptn Erf 148638 (ptn of Erf 10256) at Woodstock, Cape Town, City of Cape Town Metropolitan Municipality, Western Cape Province.

3. LOCATION

The property is located on Station Deck Rd and Christiaan Barnard Street, Cape Town Railway Station



4. LEGAL STATUS AND OWNERSHIP

The property is a ptn of Erf 148638 (ptn of Erf 10256) at Woodstock, Cape Town City of Cape Town Metropolitan Municipality, Western Cape Province. The property is registered in favor of South African Commuter Corporation Ltd, now known as PRASA.

5. ZONING STATUS

Zoning Classification: Transport 1.

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and classified under South African Railway (SAR) (Transport Use Zone). 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.

6. LOCAL AUTHORITY

City of Cape Town Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The property measures approximately 21500m² in extent, accommodating the concourse and the railway carriages below.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Erf 148638 (ptn of Erf 10256) at Woodstock	T65320/1993	2838/1991

9. CURRENT AND POTENTIAL USE

Current: Vacant land, Residential & Commercial.

Potential: Mixed Use development - Residential, Commercial, Retail and any other usage that aligns to the market demand and City's plans.

10. AMENITIES AND SURROUNDING

The property is at Cape Town Station, with easy access to key roads and rail public transport services, Close proximity to Cape Town Municipal Offices, Walking Distance to Cape University of Technology and University of Cape Town is within 10 km radius.

11. ENQUIRIES

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