



## REQUEST FOR PROPOSAL: PART B



### REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF ERF 88434 AT MUIZENBERG, CAPE TOWN METROPOLITAN MUNICIPALITY

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

### REQUEST FOR PROPOSAL: FOR LEASE AND UPGRADE OF ST JAMES STATION: Property Descriptions: Erf 88434 at Muizenberg, Cape Town, Western Cape Province

Reference Number: WCR-2025-JAM

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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 B:**

- 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 develop the following property: Erf 88434 at Muizenberg, Cape Town, Cape Town Metropolitan Municipality, Western Cape Province.



### 3. LOCATION

The property is located at St James Station, Main Road, Cape Town, Western Cape.



#### 4. LEGAL STATUS AND OWNERSHIP

The property is Erf 88434 at Muizenberg, Cape Town, Cape Town Metropolitan Municipality, Western Cape Province. The property is registered in favor of Suid-Afrikaanse Spoorpendelkorporasie Ltd (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) (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 proposed area for development measures approximately ±11 438m<sup>2</sup> of land.

## 8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Erf 88434 at Muizenberg	T8716/1944	3111/1942

## 9. CURRENT AND POTENTIAL USAGE

**Current Use:** Vacant Land/Existing Buildings

**Potential Use:** Mixed Use development.

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

## 10. AMENITIES AND SURROUNDING

Strategically located alongside the False Bay coastline and is seen as a well sought tourist haven. St James lies between Kalk Bay en-route to Muizenberg. This vibrant area is renowned for its beautiful white sand beaches, which boast calm waters uncommon in other Cape Town beaches. Its strategic position makes it a favoured holiday spot, drawing visitors from across the globe. St James is easily accessible by private vehicles and public transportation, including the PRASA train commuter services connecting Cape Town CBD to Simon's Town, enhancing its appeal for mixed-use development opportunities.

## 11. ENQUIRIES

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