



# REQUEST FOR PROPOSAL: PART B



## REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF ERF 265 AND A PORTION OF ERF 3974 STELLENBOSCH, STELLENBOSCH 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><br>Umjantshi House Auditorium, 30 Wolmarans Street, Braamfontein, Johannesburg<br><br><b>PRASA / INTERSITE - WC REGION</b><br>Entrance from the Main Station Concourse, First Floor, Tower Block, Cape Town Station, Cape Town |

**REQUEST FOR PROPOSAL:  
FOR LEASE AND UPGRADE OF STELLENBOSCH:**  
Property Description: Erf 265 and a portion of Erf 3974 Stellenbosch,  
Stellenbosch Municipality, Western Cape Province

**Reference Number: WCR/2025/STEL2**

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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 is **Part B** of the documents required to prepare and submit the potential tenants request for proposal bids. This should be read in conjunction with Part **A** which includes the following information:

### **PART A:**

- Details of applicant
- Application forms
- Guidelines for submitting
- Evaluation Methodology and Criteria

# 2. RFP INVITATION

Intersite hereby invites interested persons to submit proposals to lease and develop the following properties: Erf 265 and a portion of Erf 3974 Stellenbosch.

### 3. LOCATION

These properties are located near Stellenbosch train station, Cape Town, Western Cape.



### 4. LEGAL STATUS AND OWNERSHIP

The properties are Erf 265 and a portion of Erf 3974 Stellenbosch, Stellenbosch Municipality, Western Cape Province. Erf 265 is registered in favour of South African Rail Commuter Corporation while Erf 3974 is registered in favor of Suid-Afrikaanse Spoorpendelkorporasie Ltd both now known as Passenger Rail Agency of South Africa (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

Stellenbosch Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The property measures approximately 7 976, 27m<sup>2</sup>.

## 8. LAND SG DIAGRAM AND DEED NUMBER

| PROPERTY DESCRIPTION  | DEED NUMBER | SG DIAGRAM |
|-----------------------|-------------|------------|
| Erf 265 Stellenbosch  | T40182/1991 | E1308/1937 |
|                       |             |            |
| Erf 3974 Stellenbosch | T9030/1964  | 8100/1962  |

## 9. CURRENT AND POTENTIAL USAGE

**Current Use:** Vacant Unused Land.

**Potential Use:** Mixed Use Development.

## 10. AMENITIES AND SURROUNDING

This proposed site is strategically located near Stellenbosch railway station offering easy access by train as well as seamless vehicle access via the M310. Its proximity to Stellenbosch University positions it as a potential vibrant student hub. Coupled with its close ties to the renowned wine farms in the region, this site is ideal for mixed-use development seamlessly combining parking, commercial, and recreational spaces to create a thriving destination for both locals and tourists alike.

## 11. ENQUIRIES

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