



# **REQUEST FOR PROPOSAL PART A**

**REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF A  
PROPERTY KNOWN AS SCHEIDING DEPOT (1<sup>ST</sup> FLOOR BUILDING)  
LOCATED AT PRETORIA STATION BUS TERMINAL, PRETORIA, GAUTENG**

**PROPERTY DESCRIPTION: REM OF PTN 170 PRETORIA TOWN &  
TOWNLANDS NO 351 - JR, PRETORIA STATION, GAUTENG**

**REFERENCE NUMBER: NGR-2023-05**



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# 1. INTRODUCTION

## 1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its Property Division, PRASA Corporate Real Estate Solutions (PRASA CRES) is embarking on a Request for Proposal process for Leasing, Upgrading/Development of identified properties at various train station nationally. In delivering on its mandate, PRASA CRES aims to provide (on behalf of PRASA) property management services, project development and facilities management services through its five regional offices in South Africa – namely, Gauteng North, Gauteng South, Kwa-Zulu Natal, Eastern Cape and the Western Cape.

As part of PRASA's secondary mandate, PRASA CRES continues to optimize and commercialise the property portfolio and to generate revenue in order to bridge the gap between the government subsidy and the ever growing surplus. Using the Build, Operate and Transfer (BOT) model, the division has advertised a number of sites across the vast rail network and will award long-term leases to successful bidders to unlock value and package these opportunities for various uses, such as mixed-use development, residential, retail, industrial etc.

Some of the operational intent of the initiative include securing unused land, reducing the high holding cost such as rates and taxes, maintenance. This initiative will also ensure that there is socio-economic value and impact on communities where our properties are located.

PRASA is therefore calling for the private sector to give recommendations in a form of proposal on the highest and best utilization of PRASA owned properties. A briefing session will be held with the aim of articulating the envisaged process and programme timelines. This will be communicated timeously in select media platforms in the coming weeks.

## 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 submission
- 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 2788 and Rem of Portion 170 Pretoria Town & Townlands No 351 - JR, Pretoria Station, Tshwane Metropolitan Municipality, Gauteng as depicted in figure 1 below.

## 3. LOCATION

The property is located at Scheiding and Corner Bosman Street and Scheiding, Pretoria.



Figure 1: Erf 2788 and Rem of Portion 170 Pretoria Town & Townlands No 351 - JR site available for and development lease.

## 4. LEGAL STATUS AND OWNERSHIP

The property is Rem of Portion 170 Pretoria Town & Townlands No 351 - JR, Tshwane Metropolitan Municipality, Gauteng. 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). 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. POTENTIAL USAGE

Prasa has developed an Asset Master Plan for the Pretoria Station Precinct in order to guide the future use and optimisation of its asset for both operational use and for development and revenue generation.

Below figure shows the excluded operation areas and the desired highest and best use.

### 6.1 Planned Bus Terminus on Ground Floor (Excluded)

- Pretoria Station is considered an intermodal facility, therefore, PRASA is in the process of building a fully fledged Luxury Bus Terminus to support its rail business, therefore the Ground floor of the blue dotted line is excluded in this RFP. However, depending on the market appetite, bidders can submit submission from the First Floor for a multistorey building (Hotel/Residential).

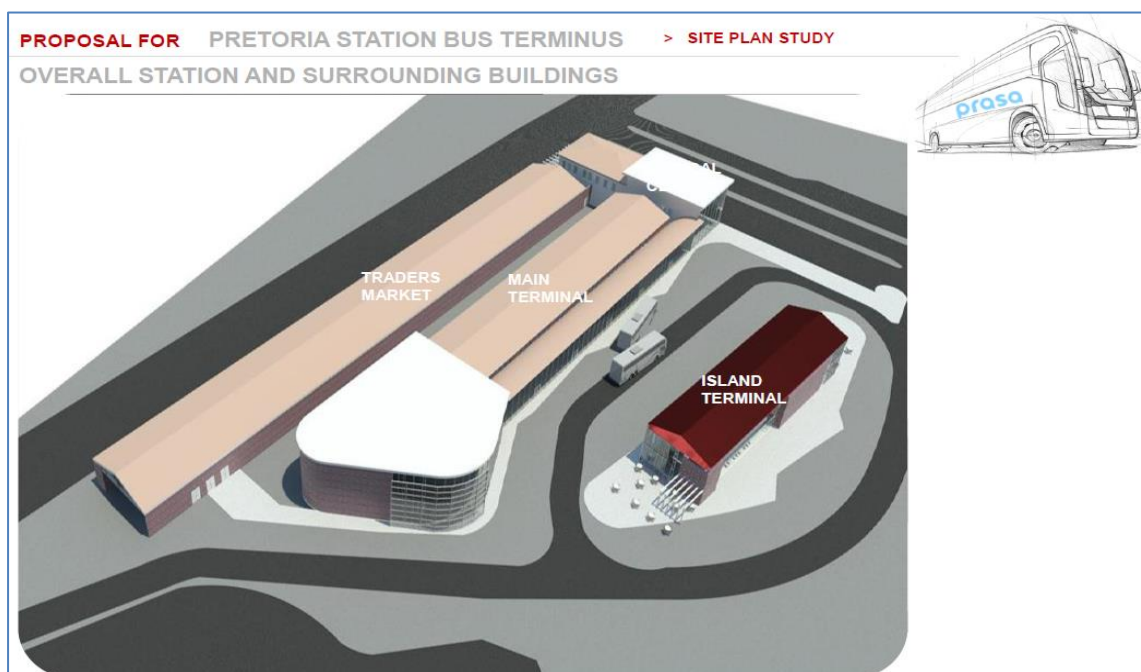


Figure 2: Proposed Luxury Bus (Main) Terminus



## 6.2 Scheiding Street Urban Realm/Densification



- Scheiding Street is a busy transit street with a high number of vehicular movements conflicting with a high number of pedestrian movements between the station and the city centre. A comprehensive and connected walkable zone leading to the inner city is desirable in consultation with the local authority.
- On the station side surrounding the long-distance bus terminus are other heritage structures of varying merit. Consideration should be given to incorporating these heritage structures (wherever possible into any new high-density mixed development.

## 7. LOCAL AUTHORITY

City of Tshwane Metropolitan Municipality.

## 8. TYPE OF PROPERTY AND SIZE

The overall study area on Precinct 1 measures approximately 2.7ha, whilst Erf 2788 (Precinct 2) measure approximately 0.6ha. The first floor of the Bus Terminus approximately 1000m<sup>2</sup> and currently used as Train driver's administration offices & driver's rest area.

## 9. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Rem of Portion 170 Pretoria Town & Townlands No 351 - JR	T63317/1993	A186/1951

Erf 2877 Pretoria Town & Townlands No 351 - JR	T19386/1958-07-31	A6024/1957
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## 10. AMENITIES AND SURROUNDING

Pretoria Station serves as vital intermodal transport hub, acting as a southern gateway point to the city. It benefits from direct connectivity to the Gautrain Station and offers convenient access to both the Ben Schoeman freeway and Pretoria Main Road.

The area surrounding the station is well-developed and encompasses a diverse range of land uses. This includes integrated public transport facilities such as the Municipal bus service, Areyeng, as well as high density residential and commercial areas. Additionally, the station is situated in close proximity to various governmental departments, including Statistics SA Regional Head Quarters, the Rural Development of Agriculture, Land Reform, Correctional Service, Transnet and the Post Office.

## 11. ENQUIRIES

For all enquiries, please contact Ms. Matshepo Sekoala at: e-mail: [Matshepo.Sekoala@prasa.com](mailto:Matshepo.Sekoala@prasa.com).