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PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

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# REQUEST FOR PROPOSAL: PART A



## REQUEST FOR PROPOSAL: TO LEASE AND DEVELOP PORTION 1 OF TRANSPARK NO 639 - JR

Property Description: Portion 1 of Transpark No 639 - JR  
Reference Number: NGR-2021-01

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# 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: Portion 1 of Transpark No 639 - JR.

## 3. LOCATION



The land is located at Capital Park corner Paul Kruger and Maybough street.



Figure 1: Aerial Photo: Capital Park site

## 4. LEGAL STATUS AND OWNERSHIP

The property is on Portion 1 of Transpark No 639 - JR. at Capital Park. The above land portion is registered in favour of South African Rail Commuter CORP LTD. (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.

**Zoning Classification:** No zoning

## 6. LOCAL AUTHORITY

City of Tshwane Metropolitan Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 15.89 hectares in extent

## 8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	Title Deed	SG Diagram No
Portion 1 of Transpark No 639 - JR	T34622/1995	A2676/1993

## 9. CURRENT AND POTENTIAL USAGE

### Current Use:

Vacant Land.

### Potential Use: Residential or mixed used development

Capital Mall Development due 2021, high density, areyeng bus route already exists, can support residential development (low-cost housing flats) plus small retail center / stand-alone supermarket.

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

## 10. AMENITIES AND SURROUNDING

Areyeng bus route, Pretoria Zoo and major shopping centres.

## 11. ENQUIRIES

For all enquiries, please contact Ms. Charlotte Sello at

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