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PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

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## REQUEST FOR PROPOSAL: PART B



### REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF REM OF PORTION OF ERF 148638 (ptn of Erf 10256) AT WOODSTOCK, CAPE TOWN

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
<b>Non-Compulsory Briefing Session Date:</b>	<b>Tuesday 23<sup>rd</sup> September 2025 at 14:00</b>
<b>Briefing Venue:</b>	Microsoft Teams
<b>Closing Date for RFP Submission:</b>	<b>Friday, 5<sup>th</sup> December 2025</b>
<b>Closing Time for RFP Submission:</b>	No later than 12:00 (noon)
<b>Submission Venue:</b>	<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 MONUMENT STATION:

**Property Description: Portions of Erf 148638 (ptn of Erf 10256) at Woodstock,  
Cape Town**

**Reference Number: WCR/2025/MONU**

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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 upgrade the following property: Portion of Erf 148638 (ptn of Erf 10256) at Woodstock, Cape Town, City of Cape Town Metropolitan Municipality, Western Cape.

### 3. LOCATION

The property is located at Monument Station, Old Marine Drive, Cape Town Station.



### 4. LEGAL STATUS AND OWNERSHIP

The property is a Portion of Erf 148638 (ptn of Erf 10256) at Woodstock, Cape Town, City of Cape Town Metropolitan Municipality, Western Cape, registered in favour of South African Rail Commuter Corporation (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. LOCAL AUTHORITY

City of Cape Town Metropolitan Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately 5000m<sup>2</sup> (2 floors) with dedicated parking.

## 8. LAND SG DIAGRAM AND DEED NUMBER

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

## 9. CURRENT AND POTENTIAL USAGE

**Current Use:** Existing Building.

**Potential Use:** Residential/Student Accommodation and any other usage that aligns to the market demand and City's plans.

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

## 10. AMENITIES AND SURROUNDING

The property is at the Cape Town station with easy access to major roads and rail transport services. It is located in close proximity to Cape Town Municipal offices and within a 10-kilometre radius to Cape Town University of technology.

## 11. ENQUIRIES

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