



## REQUEST FOR PROPOSAL: PART B



### REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF PORTION OF ERF 15334 AT 125 VOORTREKKER ROAD, SALT RIVER, CITY OF 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 Auditorium, 30 Wolmarans 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 Descriptions: Ptn of Erf 15334 at Salt River, Cape Town**  
**Reference Number: WCR/2025/SALT**

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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 B:**

- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

# 2. RFP INVITATION

Intersite hereby invites interested persons to submit proposals to lease and upgrade/development of the following property: Ptn of Erf 15334, at 125 Voortrekker Rd, Salt River, Cape Town.

### 3. LOCATION

The property is located on 125 Voortrekker Road, Salt River, Cape Town



### 4. LEGAL STATUS AND OWNERSHIP

The property is on the following erven: Ptn of Erf 15334, Cape Town and the building is owned by PRASA.

### 5. ZONING STATUS

**Zoning Classification:** General Industrial.

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 Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The property measures approximately 8272m<sup>2</sup> extend of land.

## 8. CURRENT AND POTENTIAL USAGE

**Current Use:** Vacant Land and buildings.

**Potential Use:** Mixed used development with emphasis on industrial

## 9. AMENITIES AND SURROUNDING

The property enjoys direct access to very busy Voortrekker Road which is a very busy corridor linking Cape Town CBD with Northern Suburbs, less than 10km from Cape Town CBD and Port, Easy access to Freeways (N1 & N2) and have excellent access to Public Transport facilities. It is also in close proximity of Transnet Rail Engineering workshops.

## 10. ENQUIRIES

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