



REQUEST FOR PROPOSAL: PART B



REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF ERF 17075 (A PTN OF ERF 11737) FISH HOEK AT FISH HOEK/VISHOEK STATION, CAPE TOWN

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
Non-Compulsory Briefing Session Date:	Tuesday 23rd September 2025 at 14:00
Briefing Venue:	Microsoft Teams
Closing Date for RFP Submission:	Friday, 5th December 2025
Closing Time for RFP Submission:	No later than 12:00 (noon)
Submission Venue:	PRASA / INTERSITE H/O Umjantshi House Auditorium, 30 Wolmarans Street, Braamfontein, Johannesburg PRASA / INTERSITE - WC REGION Entrance from the Main Station Concourse, First Floor, Tower Block, Cape Town Station, Cape Town

REQUEST FOR PROPOSAL: FOR LEASE AND UPGRADE OF FISH HOEK STATION:

**Property Description: Erf 17075 (ptn of Erf 11737) Fish Hoek, Cape Town, Cape
Town Metropolitan Municipality**

Reference Number: WCR/2025/MONU

CONTENTS

1. INTRODUCTION.....	3
2. RFP INVITATION.....	3
3. LOCATION.....	4
4. LEGAL STATUS AND OWNERSHIP.....	4
5. ZONING STATUS.....	4
6. LOCAL AUTHORITY	4
7. TYPE OF PROPERTY AND SIZE.....	5
8. LAND SG DIAGRAM AND DEED NUMBER.....	5
9. CURRENT AND POTENTIAL USAGE.....	5
10. ENQUIRIES	5

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 document (**PART B**) 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 A which includes the following information:

PART A:

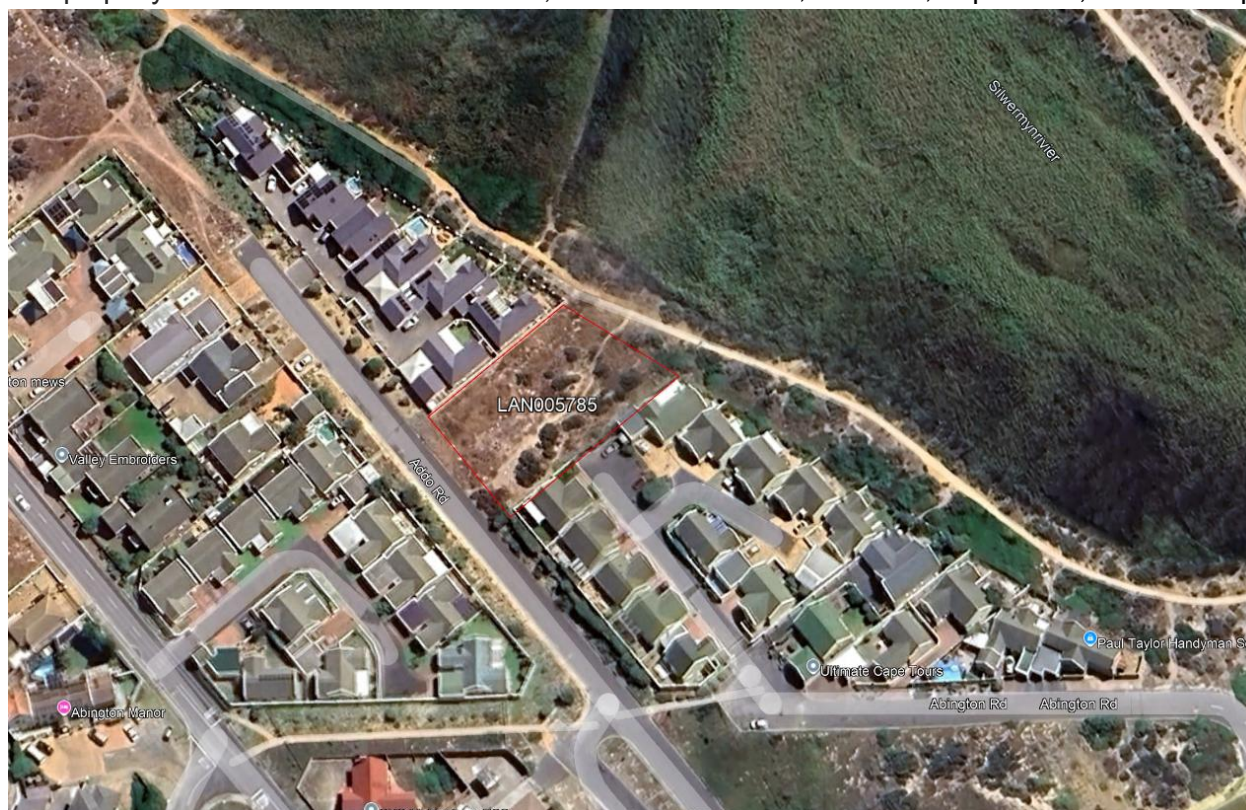
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

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: Erf 17075 (ptn of Erf 11737) Fish Hoek, Cape Town, Cape Town Metropolitan Municipality, Western Cape Province.

3. LOCATION

The property is located at Fish Hoek Station, located at Addo Road, Fish Hoek, Cape Town, Western Cape.



4. LEGAL STATUS AND OWNERSHIP

The properties are Erf 17075 (ptn of Erf 11737) Fish Hoek, Cape Town, Cape Town Metropolitan Municipality, Western Cape Province. The property is registered in favor of South African Rail Commuter Corporation Ltd (now known as PRASA).

5. ZONING STATUS

General Residential 1. The GR1 zoning encourages group housing, which is a medium-density form of residential development, where attention is given to aesthetics, architectural form and the inter-relationship between different components of the development (City Bylaw 2015).

6. LOCAL AUTHORITY

City of Cape Town Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately 1,512 m².

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Erf 17075 (ptn of Erf 11737) Fish Hoek	T42654/2002	4575/2000

9. CURRENT AND POTENTIAL USAGE

Current Use: Vacant land.

Potential Use: Any other usage that aligns to the market demand and City's plans.

10. ENQUIRIES

For all enquiries, please submit to Prasa.Properties@prasa.com