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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 PORTIONS OF VARIOUS ERVEN AT ROSEBANK RAILWAY STATION, CAPE TOWN

Property Description: Portions of Erven 44286; 152970; 117084; 117083; 31003; 31002;  
31019 & 31175, Cape Town at Rosebank  
Reference Number: WCR-2021-06



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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 properties: Portions of Erven 44286; 152970; 117084; 117083; 31003; 31002; 31019 & 31175, Cape Town at Rosebank.

## 3. LOCATION

The land parcels are located at accessed from Upper Ryan Road, of Main Road, Rosebank, Cape Town.



## 4. LEGAL STATUS AND OWNERSHIP

The properties are on the following erven: Portions of Erven 44286; 152970; 117084; 117083; 31003; 31002; 31019 & 31175, Cape Town at Rosebank. The above land parcels are registered in favour of SUID-AFRIKAANSE SPOORPENDEL KORPORASIE LTD. (now known as Passenger Rail Agency of South Africa (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:** Transport 1; General Residential 2

## 6. LOCAL AUTHORITY

City of Cape Town Municipality

## 7. TYPE OF PROPERTY AND SIZE

The properties measure approximately 10 000 m<sup>2</sup> of land improved with various buildings (3 Residential units; station building; Office).

## 8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
44286	3273/1955	T6782/1979
152970	6163/1993	T59313/1995
117084	9563/1983	T13031/1988
117083	9562/1983	T21636/1988
31003	6840/1936	T1916/1938
31002	6839/1936	T1916/1938
31019	A1597/1923	T6169/1923
31175	A812/1928	T9581/1928

## 9. CURRENT AND POTENTIAL USAGE

**Currently use:** Offices, conference facility and train commuter parking.

**Potential use:** Commercial and / or student residence.

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

## 10. AMENITIES AND SURROUNDING

The property forms part of the Rosebank railway station precinct and have direct access from Main Road, Rosebank via Upper Ryan Road.

It is served with a well-developed road network with easy access to nearby businesses and the University of Cape Town.

## **11. ENQUIRIES**

For all enquiries, please contact Mr Marius Wagener at  
e-mail: [marius.wagener@prasa.com](mailto:marius.wagener@prasa.com) or [bmpumlwana@prasa.com](mailto:bmpumlwana@prasa.com)