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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 OF ERF 16567, BELHAR, CAPE
TOWN AT UNIBELL RAILWAY STATION**

Property Description: Portion of Erf 16567, Belhar
Reference Number: WCR-2021-07



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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 of Erf 16567, Belhar; Cape Town at Unibell Railway station.

3. LOCATION

The property is located at Education Street, Belhar, Cape Town.



4. LEGAL STATUS AND OWNERSHIP

The property is on Portion of Erf 16567 Belhar, Cape Town.

The above land is registered in favour of SUID-AFRIKAANSE SPOORPENDELKORPORASIE 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

6. LOCAL AUTHORITY

City of Cape Town Municipality

7. TYPE OF PROPERTY AND SIZE

The approximate area earmarked for development is about 4 ha of land.

8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	SG Diagram Number	Title Deed Number
Erf 16567	5568/1959	T16806/1960

9. CURRENT AND POTENTIAL USAGE

Currently use: Railway Station Precinct

Potential use: Mixed use; Student Residence; Residential Development; Commercial.

10. AMENITIES AND SURROUNDING

The property forms part of the Unibell Railway Station precinct and is directly adjacent to the campus of the University of Western Cape. It is located adjacent to a residential neighbourhood with easy access to local business.

11. ENQUIRIES

For all enquiries, please contact Mr Marius Wagener at

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