TERMS OF REFERENCE FOR THE APPOINTMENT OF SERVICE PROVIDER TO DEVELOP A SPATIAL DEVELOPMENT FRAMEWORK (SDF) FOR THE SEDIBENG DISTRICT MUNICIPALITY (SDM).

BACKGROUND

Section 26 (e) of the Local Government: Municipal Systems Act, No. 32 of 2000 (the “MSA”) requires all municipalities to compile Spatial Development Frameworks (the “SDF”) as a core component of Integrated Development Plans (the “IDP”). The Sedibeng District Municipality consists of three local municipalities, namely, Emfuleni, Midvaal and Lesedi Local Municipalities. The district has not reviewed its SDF since it was compiled in 2009. The Local municipalities have drafted their SDFs. These need to be aligned with the District SDF.

THE OBJECTIVES OF THE PROJECT

The main objective of the project is to create a credible SDF that meets the required standards set by the Comprehensive SDF Guidelines developed by DRDLR in 2010. This objective shall be achieved through the development of a Sedibeng SDF in compliance with the provisions of applicable legislation.

The Comprehensive SDF should contain the following:
1. development of a Spatial vision and objective of the IDP and the whole district municipality;
2. development of a conceptual scenario for envisaged spatial form;
3. development of a Micro-spatial Plan for the core areas;
4. setting out of objectives that reflect the desired spatial form of the district municipality;
5. contain strategies, policies and plans which must-
   • Analyse the opportunities and constraints within the municipality concerning the heritage, economy, agriculture, environment, infrastructure, tourism and social development;
   • Indicate desired broad patterns of land use within the municipality;
   • Address the spatial reconstruction of the location and nature of development within the municipality including desired settlement patterns; and
   • Provide strategic guidance in respect of the location and nature of development within the municipality;
   • set out a capital investment framework for the municipality’s development programs within a prioritisation matrix (Prioritised list of development interventions and spatial locations);
   • analysis and clarification of how sector departments will implement the SDF;
   • contain a strategic assessment of the environmental impact of the SDF;
   • identify programs, interventions and projects for the development & investment within the municipality;
   • aligned the SDFs of the local municipalities with the SDF of the District;
   • be aligned with the Gauteng Provincial SDF and the SDFs of neighbouring municipalities; and
   • provide a visual representation of the desired spatial form of the municipality, which
Must indicate where public and private land development and infrastructure investment should take place;
- Must indicate all cross borderer issues, challenges and alignment of programmes shared with neighbouring municipalities, provinces;
- Must indicate desired or undesired utilisation of space in a particular area;
- Must identify areas where strategic intervention is required;
- Must indicate areas where priority spending is required; and
- Identify existing and proposed nodal areas for the development of infrastructure and social services.

6. The proposed SDF must give effect to the development principles contained in the Draft Spatial Planning & Land Use Management Bill including:-
   - Spatial Justice;
   - Spatial Sustainability;
   - Efficiency;
   - Spatial Resilience; and
   - Good Administration

7. The SDF’s should also address the following:
   - Urban and rural development;
   - Formal and informal settlement development;
   - Existing and new development (within the urban edge);
   - Integration of high, medium and low income housing;
   - Full range of land uses;
   - Short, medium and long term spatial planning targets;
   - Response to climate change risks and adaptation requirements;
   - Inequitable access to urban opportunities, including achieving change and urban restructuring in line with national and provincial normative principles;
   - Economic development and livelihood support (including spatial implications of Local Economic Development (LED));
   - Sustainability including resource depletion and social wellbeing;
   - Urban efficiency, wasteful and harmful practices (including low density development, urban sprawl, etc.);
   - The conservation and enrichment of cultural heritage and place specific assets;
   - Appropriate utilization of infrastructure; and

OUTCOMES AND DELIVERABLES

The SDF should respond to the government strategic priorities of National Spatial Development Perspective (NSDP), Provincial Growth and Development Strategy (PGDS), and/or related Provincial Spatial Economic Development Strategy (PSEDS). It shall demonstrate how job creation in the respective municipalities is facilitated through spatial planning. The end product must contribute positively towards local economic development, sustainable livelihoods in rural areas and poverty alleviation.
The SDF must be both a vertical and a horizontal alignment tool for government-wide activities, sector department plans, policies and legislation. It must be a tool to facilitate structured implementation of programmes, and be an effective decision-making instrument.

RELEVANT SKILLS AND EXPERIENCE

It is a mandatory requirement that:
- Project leader must hold a tertiary qualification in planning which is recognised for registration in the category of Professional Planner by the South African Council for Planners (SACPLAN) in terms of the Planning Profession Act, 2002; and
- must be registered with SACPLAN as a Professional Planner;
- Skills and abilities required in the team to execute the project include, inter alia, the following:
  - Town and Regional / Development Planning;
  - Thorough understanding of SDFs, strategic planning process, and urban design
  - Proven SDF, Precinct / Nodal Plan compilation experience;
  - Understanding of the interrelationship between the following: social, economic, land use, transport and environmental issues;
  - Geography and hands on GIS (at least at Technician Level);
  - Project Management;
  - Facilitation;
  - Research, analytical, writing and communication skills;
  - Ability to think strategically; and
  - Strategic planning.

It is therefore recommended that the service provider ensures that people with relevant skills are part of the project. A list of people containing, among other things, names, qualifications and experience who will be directly involved in the project must be submitted. This should clearly indicate what roles each team member will play. A company / team profile containing, among other things, names, qualifications and experience of persons who will be directly involved in the project must be included.

EVALUATION:

VALUES: 1 = POOR; 2 = AVERAGE; 3 = GOOD; 4 = VERY GOOD; 5 = EXCELLENT

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<th>NO</th>
<th>CATEGORY</th>
<th>Points</th>
<th>Value (max of 5 points per criteria)</th>
<th>Score = (weight x value) (max score of 500)</th>
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<tr>
<td>1</td>
<td>Understanding of the Project</td>
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<tr>
<td>2</td>
<td>Project methodology and project plan</td>
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### SPECIFICATION: 8/2/6/1-2012

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<th>3 Track Records and experience in similar project plus 3 contactable references</th>
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<td>4 Appropriateness of team (Include CV’s of the project team)</td>
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<td></td>
<td>5 Quality of proposal Documentation</td>
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**1ST STAGE OF BID EVALUATION**

FUNCTIONALITY TOTAL SCORE : 100%

THRESHOLD (MINIMUM SCORE REQUIRED = 60%)

**2ND STAGE OF BID EVALUATION**

PRICE = 80

B-BBEE = 20