



TERMS OF REFERENCE	
PROJECT TITLE	Appointment of a service provider for the revitalisation, rehabilitation and sustainable development of Westdene Dam

## 1. APPOINTMENT OF A SERVICE PROVIDER FOR THE REVITALISATION, REHABILITATION AND SUSTAINABLE DEVELOPMENT OF WESTDENE DAM

### The service provider will perform the following tasks:

- Conceptualise and implement a comprehensive revitalisation programme for Westdene Dam that addresses environmental rehabilitation, public safety, infrastructure development and sustainable revenue generation.
- Manage the partnership according to best practice and enhance the reputation of Johannesburg City Parks and Zoo (JCPZ) and the City of Johannesburg (CoJ) as a whole.
- Transform Westdene Dam into a sustainable, publicly accessible environmental asset that benefits the citizens of the City of Johannesburg and attracts local and international tourists.

### The following plans are required:

- **Environmental rehabilitation plan**, including aquatic invasive species eradication and control.
- **Water quality improvement methodology** and long-term monitoring systems.
- **Ecosystem restoration plan**, including indigenous vegetation replanting and wetland stabilisation.
  - **Public safety and infrastructure improvement plan** (fencing, lighting, surveillance, and pathways).
  - Eco-tourism and recreational services plan.
  - Community development and EPWP integration strategy.
  - Environmental education centre programme framework.
  - Financial model, including the proposed revenue-sharing percentage with JCPZ.
  - Waste management and stormwater intervention plan.
  - Communications and marketing plan.
  - Job-creation strategy for local communities within the CoJ.



- All plans must comply with applicable environmental legislation and water-resource management regulations.
- Plan to implement comprehensive safety and security measures for public access.
- Provide monitoring and reporting systems for environmental compliance and operational performance.

## 2. PURPOSE

The purpose of this document is to source a service provider to conceptualise, implement and manage the comprehensive revitalisation and sustainable development of Westdene Dam, addressing environmental rehabilitation, public safety, infrastructure development, eco-tourism, community programmes and revenue generation.

## 3. SCOPE AND DELIVERABLES

JCPZ expects the appointed service provider to provide the following deliverables for the Westdene Dam revitalisation project:

### **Environmental Rehabilitation & Compliance:**

- Aquatic invasive species eradication and long-term control programmes;
- Water quality monitoring and improvement methodologies;
- Indigenous vegetation restoration and ecosystem recovery;
- Wetland and shoreline stabilisation;
- Environmental compliance and regulatory permitting.

### **Public Safety & Infrastructure Improvement:**

- Security infrastructure (fencing, lighting, CCTV, access control);
- Pathway improvements, signage and universal-access features;
- Waste management and stormwater inflow interventions;
- Public amenities rehabilitation (ablutions, seating, picnic areas).

### **Socio-Economic Development:**

- EPWP and local employment programmes;
- Skills development and SMME participation strategies;
- Community-led programmes and activation;



- Youth development and school excursion management.

#### **Sustainable Revenue Generation:**

- Eco-tourism operations (guided eco-walks, birdwatching, nature photography);
- Water-based recreation (kayak/canoe rentals, paddle-boats, controlled fishing);
- Event hosting (marathons, markets, charity walks, concerts);
- Environmental education centre operations;
- Commercial concessions (eco-friendly cafés, bicycle rentals, merchandise); and
- Research and innovation partnerships.

#### **Management & Operations:**

- Communications and marketing plan;
- Stakeholder engagement plan;
- Risk management and disaster response plan;
- Reputational management plan;
- Compliance with JCPZ policies on Finance, IT and operations;
- Monitoring and reporting systems;
- Public liability insurance and statutory compliance.

#### **Johannesburg City Parks and Zoo will provide:**

- Access to the Westdene Dam site;
- Support with regulatory approvals and government liaison;
- Brand guidelines;
- Coordination with relevant City of Johannesburg entities;
- Marketing and promotional support through JCPZ channels.

#### **Additional information requirements**

- The Westdene Dam precinct is a municipal public asset of ecological, historical and social significance.
- Current challenges include extensive aquatic invasive species coverage, compromised water quality, inadequate security, deteriorating pathways and insufficient waste management.



- All proposed activities and interventions must comply with environmental legislation and water resource management regulations.
- The partnership model must be commercially self-sustaining with no capital or operational cost to JCPZ.
- Water-based recreation must be non-motorised only (kayaks, canoes, paddle-boats).
- Event hosting must include comprehensive environmental impact plans.
- All commercial concessions must meet eco-friendly standards.
- Community employment opportunities must prioritise local residents.
- Skills development and SMME participation must be integrated into all project phases.
- Security measures must ensure safe public access while protecting ecological integrity.
- Universal accessibility features must be incorporated in pathway and amenity design.
- Public liability insurance is the responsibility of the service provider.
- The service provider must establish comprehensive monitoring systems for water quality, biodiversity and operational performance.
- Renewable energy solutions (solar lighting, solar-powered security) should be prioritised.
- Smart-park technologies may be incorporated where appropriate (AI surveillance, ecological sensors).
- Research partnerships for water quality and biodiversity monitoring are encouraged.

#### 4. FUNCTIONALITY TABLE

Proposals will be evaluated in terms of functionality and experience. Only bidders who score **60 points or more** on functionality will be able to proceed to be further evaluated in terms of experience and financial model competitiveness.



Evaluation Criteria	Evaluation Description	Points
<p><i>Functionality:</i></p> <p>The service provider will be assessed according to their proposed overall strategy, concept and approach based on the following deliverables to be allocated the points assigned to each deliverable.</p> <p>Maximum of 70 points</p> <p>A minimum of 60 points is required to be evaluated on qualifications, expertise and experience.</p>	<ul style="list-style-type: none"> <li>• A system implemented at <b>NO CAPITAL/OPERATIONAL COST OR RISK</b> to Johannesburg City Parks and Zoo               <ul style="list-style-type: none"> <li>- 0 = requires any funding <b>(0)</b></li> <li>- 10 = 0% funding required <b>(10)</b></li> </ul> </li> <li>• Environmental rehabilitation plan (invasive species, water quality, ecosystem restoration) <b>(10)</b></li> <li>• Public safety and infrastructure improvement plan <b>(10)</b></li> <li>• Public liability insurance <b>(5)</b></li> <li>• Eco-tourism and recreation development strategy <b>(5)</b></li> <li>• Environmental compliance and regulatory permitting experience <b>(5)</b></li> </ul>	<p><b>70</b></p>



	<ul style="list-style-type: none"> <li>• Community development and EPWP integration plan <b>(5)</b></li> <li>• Communications and marketing plan <b>(5)</b></li> <li>• Staffing plan with local job creation through EPWP <b>(5)</b></li> <li>• Partnership and funding plan with detailed budget <b>(5)</b></li> <li>• Risk management and disaster response plan <b>(5)</b></li> </ul>	
<p><i>Qualifications, Expertise and Experience:</i> Maximum of 30 points</p>	<ul style="list-style-type: none"> <li>- The operating company should be experienced in environmental rehabilitation, eco-tourism or similar projects with a track record of 3 years <b>(10)</b></li> <li>- CVs and qualifications of up to 3 key staff <b>(5)</b></li> <li>- Proof of successful environmental or eco-tourism project delivery (case studies and financial records) <b>(5)</b></li> <li>- Financial model of revenue sharing with JCPZ.</li> </ul>	<p><b>30</b></p>



	Presentation required as part of evaluation (10)	
<b>TOTAL</b>		<b>100</b>

**NB:** Only bidders who score a total of **80 points or more** will be considered for further evaluation