



**APPOINTMENT OF A PANEL OF TOWN PLANNING CONSULTING TO UNDERTAKE VARIOUS TOWN PLANNING RELATED PROJECTS FOR NKANGALA DISTRICT MUNICIPALITY FOR THREE (3) YEARS**

## SCOPE OF WORK

### Scope of Works

#### DESCRIPTIONS OF WORKS

The duties to be performed by the Town Planning Consulting are to plan, conduct studies, investigations, and assessments, and provide normal services and/or additional services for the execution of the project.

Expanding on studies, investigations and assessments, Consulting Engineers will be required to:

**TABLE A: WORK PERTAINING TO TOWN PLANNING**

Projects	Studies, investigations and assessments
1. Township Establishment /Upgrading of Informal Settlements (Greenfield and Brownfield Development)	<p>Town Planning Process of Township Establishment, which include greenfield and brownfield (in situ and upgrading of informal settlements).</p> <p>This includes the following:</p> <p><b><u>Phase 1: Township Establishment Application</u></b></p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Determination of servitudes and restricting conditions.</li> <li>• Geo-technical report (Phase 2)</li> <li>• Flood line determination</li> <li>• Engineering service Report</li> <li>• Traffic Impact Assessment Report</li> <li>• Environmental Impact Assessment -ROD.</li> <li>• Preparation of a draft layout plan and conditions of establishment</li> <li>• Legal input</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the municipal decision making body for approval</li> <li>• Approval of application</li> </ul>



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	<p><b><u>Phase 2: Surveying and Pegging of Township</u></b></p> <ul style="list-style-type: none"> <li>• Preparation of a small scale diagram - subdivision and consolidation of the outside figure for the Township</li> <li>• Surveying and Pegging of new township erf boundaries in accordance with the approved layout plan</li> <li>• Surveying, pegging and formalising of informal settlements (in the case of a brownfield township) in accordance to the approved layout plan</li> <li>• Preparation of a draft general plan in accordance to the layout plan</li> <li>• Submission of the general plan to secure the approved thereof from the Surveyor General</li> </ul> <p><b><u>Phase 3: Opening of Township Register and Proclamation of Township</u></b></p> <ul style="list-style-type: none"> <li>• Approval of conditions of establishment</li> <li>• Opening of township register through the lodgement and registration of the township with the Deeds Office.</li> <li>• Registration of any servitudes within the township with the deeds office</li> <li>• Attend to any disposal of certain conditions of title inapplicable to the township</li> <li>• Drafting of the amendment scheme maps for the entire township to enable proclamation</li> <li>• Proclamation of the Township in the Government Gazette</li> </ul>
<p>2.Rezoning</p>	<p>Rezoning of an erf/ erven/ portion:</p> <p><b><u>Phase 1: Rezoning Application</u></b></p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Determination of servitudes and restricting conditions.</li> <li>• Determination of Engineering services for the proposed rezoning</li> <li>• Preparation of relevant studies for the proposed rezoning</li> <li>• Preparation of a draft Scheme plan</li> <li>• Preparation of Rezoning application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> </ul>



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	<ul style="list-style-type: none"> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application.</li> </ul> <p><b><u>Phase 2: Proclamation of Rezoning</u></b></p> <ul style="list-style-type: none"> <li>• Fulfil all conditions of approval</li> <li>• Obtain a certificate for fulfilment of the conditions of the approval from the relevant municipality for the rezoning</li> <li>• Proclamation of rezoning on the Government Gazette</li> </ul>
3.Subdivision	<p>Subdivision of an erf/erven/ portion:</p> <p><b><u>Phase 1: Subdivision Application</u></b></p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Determination of servitudes and restricting conditions.</li> <li>• Determination of Engineering service</li> <li>• Preparation of a draft Subdivision Diagram plan (to be lodged with SG for approval)</li> <li>• Preparation of Subdivision application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application.</li> <li>• Submission and approval of application</li> </ul> <p><b><u>Phase 2: Subdivision Process</u></b></p> <ul style="list-style-type: none"> <li>• Lodge the subdivision to the Surveyor General</li> <li>• Approved SG Diagram</li> </ul>
4.Development of By-Laws	<p>Development and review of by laws in line with the current legislations. The by-laws activities not limited to the following:</p> <ul style="list-style-type: none"> <li>• Inception/Scoping Report</li> <li>• Data collection and Analysis</li> <li>• Development of Strategies</li> <li>• Draft Strategic Report (Public comments, if necessary)</li> <li>• Strategic report</li> </ul>



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	<ul style="list-style-type: none"> <li>• Approval</li> </ul> <p><b><u>A Detailed Scope of Work specific to the type of by law will be shared upon appointment of the consultant</u></b></p>
5.Consolidation Application	<p>Consolidation of erven/ portions will entail the following activities, but not limited to</p> <p>:</p> <p><b><u>Phase 1: Consolidation Application</u></b></p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Determination of servitudes and restricting conditions.</li> <li>• Determination of Engineering services</li> <li>• Preparation of a draft Consolidation Diagram plan (to be lodged with SG for approval)</li> <li>• Preparation of Consolidation application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application.</li> <li>• Submission and approval of application</li> </ul> <p><b><u>Phase 2: Consolidation Process</u></b></p> <ul style="list-style-type: none"> <li>• Lodge the consolidation to the Surveyor General</li> <li>• Approved SG Diagram</li> </ul>
6. Review of Land Audit	<p>Reviewing of the land audit activities are, but not limited to the following:</p> <p><b><u>Phase 1: Preliminary Investigation</u></b></p> <ul style="list-style-type: none"> <li>• Sourcing of relevant land audit municipal information from various documents</li> <li>• Mapping of municipal boundaries through current demarcation based information</li> <li>• Identify new provincial/geographical dispensation (Spatial distribution of land uses), changes to municipalities and to correctly link such spatial information changes to existing dataset</li> </ul>



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	<ul style="list-style-type: none"> <li>Gather any other relevant information from relevant authorities, national and provincial departments, demarcation board etc.</li> </ul> <p><b><u>Phase 2. Land Ownership Profile</u></b></p> <ul style="list-style-type: none"> <li>Identification of all registered properties within a municipal jurisdiction</li> <li>Evaluation of landownership profile within a municipality</li> <li>Verify all vesting and any other land agreement to any other organ of state or private entity.</li> <li>Validate the accuracy of land information and determine ownership profile and categorize information into the report according to public, private and trust</li> <li>Compile a database of land ownership</li> </ul> <p><b><u>Phase 3- Data Analysis</u></b></p> <ul style="list-style-type: none"> <li>The land audit should be analysed in such a way that a clear picture is provided to Council on the property ownership, zoning, occupancy and vacancy</li> <li>For a vacant land, further analysis is required that will provide <b>ownership, zoning, land claim status</b> and verify if the identified vacant land parcels are strategically located for development</li> </ul> <p><b><u>Phase 4- Draft Land Audit Report</u></b></p> <ul style="list-style-type: none"> <li>Compilation of draft land audit report for consultation with relevant stakeholders.</li> <li>Consolidation of the relevant data set with all property information in an excel format that can be used across multiple geo spatial and asset register platforms</li> </ul> <p><b><u>Phase 5- Final Land Audit Report</u></b></p> <ul style="list-style-type: none"> <li>Submission of final report with all the relevant information, data and final list of land parcels that cover the entire municipal area</li> <li>Submission of a close out report</li> </ul> <p><b><u>A detailed scope of work will be provided upon appointment of consultant</u></b></p>
7. Development of Principlt Plan	Development of Strategic studied such as Precinct Plan will entail the following activities:



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	<ul style="list-style-type: none"> <li>• Inception/Scoping Report</li> <li>• Data collection for the municipal jurisdiction</li> <li>• Draft a Spatial Vision for the Precinct Area in line with the Municipal SDF.</li> <li>• Comprehensive Status Quo Analysis</li> <li>• Identification of spatial opportunities and challenges (also map opportunities and challenges)</li> <li>• Development of spatial options, proposals and strategies (also map the spatial proposals)</li> <li>• Development of an implementation plan with detailed budgets and projects/programmes</li> <li>• Submission of Draft Strategic Report (Public comments, if necessary)</li> <li>• Submission of Final Strategic report (with comments incorporated)</li> <li>• Approval of the document by council</li> </ul> <p><b><u>A detailed scope of work will be provided upon appointment of consultant</u></b></p>
<p>8. Review of Spatial Development Framework</p>	<p>Review of existing Spatial Development Framework will entail the following, but not limited to, activities:</p> <ul style="list-style-type: none"> <li>• Inception/Scoping Report</li> <li>• Data collection of all relevant information which will influence the drafting of the SDF</li> <li>• Comprehensive Status Quo Analysis which cover all aspects as mentioned in the SDF Guidelines (including mapping of information)</li> <li>• Synthesis of the information through the Identification of challenges and opportunities (mapping of challenges and opportunities)</li> <li>• Development of Spatial Proposals and Strategies (the strategies and proposals should also be mapped)</li> <li>• Draft SDF (which must be circulated to all relevant stakeholders for comments)</li> <li>• Final SDF with incorporated comments from relevant stakeholders</li> </ul>



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	<ul style="list-style-type: none"> <li>Approval and Adoption by Council</li> </ul> <p><b><u>A detailed scope of work will be provided upon appointment of consultant</u></b></p>
9. Establishment of Cemetery	<p>Cemetery establishment process which will includes the greenfield or existing cemetery for formalisation:</p> <ul style="list-style-type: none"> <li>Topographical survey.</li> <li>Base map with contours</li> <li>Determination of servitudes and restricting conditions.</li> <li>Basic assessment reporting depending on the activity</li> <li>Geo-technical report</li> <li>Hydrological studies</li> <li>Floodline determination</li> <li>Engineering service report</li> <li>Environmental Impact Assessment.</li> <li>Preparation of a draft layout plan for cemeteries.</li> <li>Preparation of special consent use application</li> <li>Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>Approval of application</li> </ul>
10. Review of Land Use Scheme	<p>Review and Updating of the existing Land Use Scheme will entail the following activities:</p> <ul style="list-style-type: none"> <li>Inception/Scoping Report</li> <li>Data collection to assist with the assessment of land use management tools and relevant legislation, policy documents and regulations that have an impact in land use schemes</li> <li>Identification of all existing land uses allocated in terms of the different legislation</li> <li>Identify all unproclaim land use approvals</li> <li>Undertake a detailed land use survey of all areas within the municipal jurisdiction</li> <li>Scheme document containing the management tools and statutory requirements for respective zones</li> <li>Determine mechanisms to address development taking place in</li> </ul>



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	<p>areas of informal townships within the municipality</p> <ul style="list-style-type: none"> <li>• Electronic register of land use rights</li> <li>• Compilation of a wall to wall land use scheme covering the whole municipal area reflecting the land use zones agreed upon</li> <li>• Draft Land Use scheme</li> <li>• Final Land Use scheme with all comments incorporated</li> <li>• Approval and Adoption by Council</li> <li>• Integrate the land use scheme into the Geographical Information System of the municipality</li> </ul>
11. State Land Release	<p>State Land Release will entail the following activities but not limited to:</p> <ul style="list-style-type: none"> <li>• Inception Report</li> <li>• Status Quo Analysis Report</li> <li>• Draft State Land Release Application</li> <li>• Final State Land Release Application</li> <li>• Submission of State Land Release Application to relevant department for consideration (DALRRD)</li> <li>• Conduct Community Participation for Community Resolutions</li> <li>• Approval for the release of state land</li> <li>• Close-Out Report</li> </ul>
12. Consent use Application	<p>A consent use will entail the following but not limited to:</p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Determination of Engineering services for the proposed development</li> <li>• Preparation of relevant additional studies for the proposed development</li> <li>• Preparation of special consent use application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application.</li> </ul>





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<p>13. Permanent closure of any public space</p>	<p>The permanent closure of any public space must entail the following, but not limited to:</p> <ul style="list-style-type: none"> <li>• Topographical survey.</li> <li>• Base map with contours</li> <li>• Preparation of permanent closure of public space application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application.</li> </ul>
<p>14. Amendment or cancellation of general plan of a township</p>	<p>Amendment or cancellation of a general plan of a township must entail of the following:</p> <p><b><u>Phase 1: Preparation and submission of an Application:</u></b></p> <ul style="list-style-type: none"> <li>• Preparation of permanent closure of public space application</li> <li>• Circulation of application to various interested and affected stakeholders for comments and approval where necessary</li> <li>• Conduct public participation of application as required by the relevant municipal SPLUM by Law</li> <li>• Submission of application in terms of the applicable legislation to the relevant municipal decision making body for approval</li> <li>• Approval of application</li> </ul> <p><b><u>Phase 2: Submission to the SG</u></b></p> <ul style="list-style-type: none"> <li>• Make a submission to the Surveyor General for approval</li> </ul> <p><b><u>Phase 3: Proclamation</u></b></p> <ul style="list-style-type: none"> <li>• Proclamation of the amendment or cancellation in the Provincial Government Gazette</li> </ul>
<p>15 Property Valuation</p>	<ol style="list-style-type: none"> <li>1. Valuation and Acquisition of immovable assets.</li> <li>2. Profiling and Valuations Report of all identified properties to be valued.</li> <li>3. Conducting site and property inspections, researching local market trends, and gathering information from local estate agents to inform their assessment.</li> <li>4. Conduct a property valuation assessment on identifies properties based on Zoning, the Neighbourhood area, Market Research and all other relevant aspects used to determine</li> </ol>



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	<p>value for properties.</p> <p>5. Draft a valuation assessment report on identified properties with the following information: Property Description, Title Deed Information, Zoning and related information, Neighbourhood Area and Subject Property, Method of Valuation, Market Research and Value Determination.</p> <p>6. Ensuring compliance with legal regulations and standards</p> <p>7. Negotiating property prices for the municipality</p>
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**TABLE B: WORK PERTAINING TO LAND SURVEYING**

<b>Projects</b>	<b>Studies, investigations and assessments</b>
<b>1. Topographic Survey</b>	<ul style="list-style-type: none"> <li>• Conducting strip surveys of roads, sewer and water reticulation for the purpose of engineering designs</li> <li>• Detailed base mapping for layout design purposes, etc.</li> </ul>
<b>2. Relocation of Pegs</b>	<ul style="list-style-type: none"> <li>• Replacement of pegs on existing townships or farms</li> </ul>
<b>3. Contour Survey</b>	<ul style="list-style-type: none"> <li>• Conducting strip surveys of road, sewer and water reticulation for the purpose of engineering design.</li> </ul>
<b>4. Township Pegging</b>	<ul style="list-style-type: none"> <li>• Pegging of new township erf boundaries for a purpose of producing a general plan</li> </ul>
<b>5. Small Scale Diagram</b>	<ul style="list-style-type: none"> <li>• Subdivision and consolidation of an outside figure of a township</li> </ul>
<b>6. Engineering Survey</b>	<ul style="list-style-type: none"> <li>• Setting out of building structures, roads, pipelines etc.</li> <li>• Volumetric surveys</li> <li>• Fixing Ground control, etc.</li> </ul>
<b>7. Cemetery Pegging</b>	<ul style="list-style-type: none"> <li>• Pegging of cemetery for a purpose of having numbered cemeteries</li> </ul>
<b>8. Subdivision of Erven/farm</b>	<ul style="list-style-type: none"> <li>• Subdividing existing stands or farms into two or more portions</li> </ul>
<b>9. In-situ/ De facto survey</b>	<ul style="list-style-type: none"> <li>• Surveying and formalising of informal settlements</li> </ul>
<b>10. Consolidations</b>	<ul style="list-style-type: none"> <li>• Combining two or more adjacent evens or farm portions into one property</li> </ul>

**TABLE C: WORK PERTAINING TO GEOGRAPHICAL INFORMATION SYSTEM**

<b>System Maintenance</b>	
<b>Projects</b>	<b>Description of Key Activities</b>
<b>Update of GIS licence</b>	Receiving the latest GIS Platform which entails receiving notification of



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	any time product updates when they are available, including feature enhancements, improved performance, and new functionality.
<b>Unlimited Access to E- Learning</b>	Receiving unlimited access to E-learning entailing the enjoyment of unlimited access to a large collection of self-paced e-learning resources to grow your ArcGIS skills and get the results you need.
<b>Access to Seminars</b>	Attending user sessions to learn about the latest tools and techniques
<b>Technical Support</b>	<p>This is a Maintenance plan, which can provide assistance by service provider at any time. The process of detecting and rectifying (or deleting) of untrustworthy, inaccurate, or outdated information from a data set, archives, table, or database. It helps to identify incomplete, incorrect, inaccurate, or irrelevant parts of the data. By doing this bad data can then replace, modify, or deleted. Data cleaning can be performed interactively with data wrangling tools, or as batch processing through scripting. It involves:</p> <ul style="list-style-type: none"> <li>• Monitoring errors of data</li> <li>• Reducing risk of duplication</li> <li>• Validate data accuracy</li> <li>• Analysis of data</li> </ul>
<b>Data Box</b>	Receive a collection of South African national public datasets that is packaged and pre-configured to work with ARCGIS products.
<b>ARCGIS Online Subscription</b>	The service provide must provide a 24 month subscription of an ARCGIS online platform

**TABLE D: WORK PERTAINING TO SEPCIALIST STUDIES**

<b>Projects</b>	<b>Description of Key Activities</b>
<b>Environmental Impact Assessment</b>	<p>The Environmental Impact Assessment must be executed by a registered Environmental Practitioner. The Study entails of the following key activities:</p> <ol style="list-style-type: none"> <li><b><u>1. Preparation for the Application Phase</u></b> <ul style="list-style-type: none"> <li>• Pre-Application Meeting with the Competent Authority / NEMA Query</li> <li>• Conduct Site Inspections</li> <li>• Preparation for the Environmental Screening Report</li> <li>• Preparation of Topographic Maps</li> <li>• Preparation of the Plan of Study of EIA</li> <li>• Application Preparation and Submission</li> </ul> </li> <li><b><u>2. Conduct Public Participation Process for the study</u></b></li> </ol>



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	<ul style="list-style-type: none"> <li>• Local Newspaper Advertisement</li> <li>• Placement of On-Site Notices</li> <li>• Land Owner/ Interested and Affected Parties Consultation (Registered Letters, Email, Phone)</li> <li>• Circulation of Reports to Stakeholders and Interested &amp; Affected Parties</li> </ul> <p><b>3. <u>Reports Compilation and Submissions</u></b></p> <ul style="list-style-type: none"> <li>• Compilation of the Scoping Reports (Draft and Final)</li> <li>• Compilation of the Environmental Impact Assessment Reports (Draft and Final)</li> <li>• Compilation of the Environmental Management Plan (Draft and Final)</li> <li>• Compilation of the Public Participation Comments and Response Report</li> </ul>
<p><b>Heritage Impact Assessment</b></p>	<p>The Heritage Impact Assessment Study entails of the following key activities:</p> <ul style="list-style-type: none"> <li>• Undertake a desktop screening to identify: 1) sensitive and / or data scarce areas in the proposed project area / sites that will require detailed surveys; and 2) areas with intensive legacy damage that does not require detailed surveys.</li> <li>• Undertake detailed heritage surveys of the proposed development</li> <li>• Describe and map the baseline heritage (aesthetic, archaeological, architectural, cultural, historical, scientific or social significance) of the proposed project area.</li> <li>• Compile sensitivity maps, at an appropriate scale, of the sites of the various proposed development</li> <li>• Review and interpret all relevant, available local and international publications, standards, guidelines and other information sources relevant to the issues associated with the proposed development</li> <li>• Identify and describe all factors resulting from the proposed development which may influence heritage in the region.</li> <li>• Identify and describe potential heritage feature impacts and / or opportunities</li> <li>• Assess the direct, indirect and cumulative impacts of the proposed development on heritage during the construction of the proposed development components.</li> <li>• Recommend management of impacts, in line with the mitigation hierarchy, and for the approval of the National Heritage Council, to: Anticipate and avoid risks and impacts; Where avoidance is not possible, minimize or reduce risks and impacts to acceptable levels;</li> <li>• Once risks and impacts have been minimized or reduced,</li> </ul>



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	<p>mitigate; and Where significant residual impacts remain, make recommendations for an Offset Strategy.</p> <ul style="list-style-type: none"> <li>• Make recommendations on permitting required in the event of unavoidable damage / encroachment on heritage sites, and any other requirements in terms of the National Heritage Act, 2004 (No. 27 of 2004).</li> <li>• Recommend actions and measures to monitor impacts.</li> <li>• Compile an EMP for terrestrial aspects of the construction of the proposed development EMP should contain a protocol for “chance finds” in during construction earthworks.</li> </ul>
<b>Biodiversity and Ecology Report</b>	<p>The Biodiversity and Ecology Report will entail of the following activities, but not limited to:</p> <ul style="list-style-type: none"> <li>• Undertake a desktop screening to identify sensitive and / or data scarce areas along or around the subject site</li> <li>• Undertake detailed ecological surveys of the proposed site for the proposed development</li> <li>• Describe and map the baseline terrestrial biodiversity and ecology of the proposed project area</li> <li>• sites, emphasising, but not limited to, key habitat and landscape features (e.g. drainage lines and rocky outcrops), soils, watercourses, sensitive and threatened habitats, and species of conservation</li> <li>• Compile sensitivity maps, at an appropriate scale, of the subject property</li> <li>• Review and interpret all relevant, available local and international publications, standards, guidelines and other information sources relevant to the biodiversity and ecology issues associated with the proposed development (with emphasis on the policies, legislation, standards and guidelines identified in chapter 3 of the Scoping Report).</li> <li>• Identify presence and distribution of alien invasive plant species;</li> <li>• Record observations of human use of provisioning ecosystem services (e.g. specific indigenous fruit or timber trees);</li> <li>• Identify and describe all factors resulting from the construction and operation of the proposed development that may influence terrestrial environments in the region.</li> <li>• Identify and describe potential terrestrial biodiversity and ecology impacts and / or opportunities;</li> <li>• Take into consideration any relevant information and findings from the surface hydrology report</li> <li>• Assess the direct, indirect and cumulative impacts of the proposed development on terrestrial biodiversity and ecology during the construction the proposed development</li> <li>• Recommend management of impacts, in line with the mitigation hierarchy, to: Anticipate and avoid risks and impacts; Where</li> </ul>



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	<p>avoidance is not possible, minimize or reduce risks and impacts to acceptable levels;</p> <ul style="list-style-type: none"> <li>• Once risks and impacts have been minimized or reduced, mitigate; and Where significant residual impacts remain, make recommendations for an Offset Strategy.</li> <li>• Recommend actions and measures to monitor impacts. Compile an EMP for terrestrial aspects of the proposed development</li> <li>• The terrestrial biodiversity and ecology assessment must be conducted in line with relevant national and / or international standards / guidelines, where available</li> </ul>
<b>Floodline Delineation Report</b>	<p>The floodline dealination report will entail of the following activities:</p> <ul style="list-style-type: none"> <li>• A description of the hydrological baseline receiving environment was prepared; and</li> <li>• Identification and description of surface water drainage systems that occur in the study area, and the manner in which these may be affected by the proposed developments were undertaken.</li> <li>• A climate and rainfall evaluation</li> <li>• A Catchment delineation;</li> <li>• Mean Annual Precipitation (MAP), Mean Annual Runoff (MAR) and Mean Annual Evaporation (MAE) calculations;</li> <li>• Flood flow analysis</li> <li>• The 1:50-year and 1:100-year flood lines calculations and</li> <li>• Plotting flood lines in ArcGIS in order to identify any potential encroachment.</li> </ul>
<b>Geo-Hydrological Report</b>	<p>The Geo-hydrological report will entail the following activities, but not limited to:</p> <ul style="list-style-type: none"> <li>• Undertake a desktop screening to identify sensitive surface and groundwater features (i.e. drainage lines, aquifers and rivers) within the extent of the project Area of Influence.</li> <li>• Undertake detailed surface water / hydrological surveys and groundwater hydro-census of the site for the proposed activity.</li> <li>• Describe and map the baseline surface water and geo-hydrological features relating to the proposed activities.</li> <li>• Assess the direct, indirect and cumulative impacts of the proposed development on surface hydrology and geohydrology for proposed development.</li> <li>• Recommend management of impacts, in line with the mitigation hierarchy, to: Anticipate and avoid risks and impacts associated with the above assessment findings, and the consideration of potential surface and groundwater polluting activities.</li> <li>• Develop storm water management recommendations.</li> <li>• Recommend actions and measures to monitor impacts.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Compile an EMP for surface hydrology and geohydrology aspects relating to the construction and operations of the proposed development</li> </ul>
<b>Wetland Analysis Report</b>	<p>Wetland Assessment is a specialist study to accompany an Application for Environmental Authorisation in accordance with the NEMA: EIA Regulations, 2014 as amended. The Wetland Analysis Report must entail the following:</p> <ul style="list-style-type: none"> <li>• A methodology of the site visit and the techniques used to assess the specific aspects of the site;</li> <li>• Details of an assessment of the specific identified sensitivity of the site related to the proposed activity or activities and its associated structures and infrastructure, inclusive of site plan identifying site alternatives;</li> <li>• An identification of any areas that are to be avoided, including provision of buffers;</li> <li>• A description of any assumptions made and any uncertainties or gaps in knowledge;</li> <li>• A description of the findings and potential implications of such findings on the impact of the proposed activity;</li> <li>• Any mitigation measures for inclusion in the Environmental Management Programme Report (EMPr);</li> <li>• Any conditions for inclusion in the Environmental Authorisation;</li> <li>• Any monitoring requirements for inclusion in the EMPr or Environmental Authorisation;</li> <li>• A Risk Assessment in terms of the Section 21(c) and (i) regulations;</li> <li>• A reasoned opinion whether the activity should be authorised based on the findings of the study</li> </ul>
<b>Flora and Fauna Report</b>	<p><b>The Flora and Fauna Report must include the following, but not limited to:</b></p> <ul style="list-style-type: none"> <li>• A study which outlines the potential biodiversity species lists and to determine which of these species are listed as being conservational concerns (RDL) for the region/ within the subject property</li> <li>• A field survey to be undertaken for the proposed development in order to make recommendations on how the proposed development can least negatively impact the overall ecological integrity and conservational concern species</li> <li>• Propose mitigation measures in order to potentially negate the negative ecological impacts associated with the proposed development in the form of impact ratings and significant assessment and Environmental Management Plan(EMP)</li> </ul>



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<p><b>Geotechnical Phase 2 Report</b></p>	<p>The Geotechnical Phase 2 Report must be executed by a registered Geologist the Study must entail the following key activities:</p> <ol style="list-style-type: none"> <li><b>1. <u>Gathering of Relevant Information/data</u></b> <ul style="list-style-type: none"> <li>• Approach the following organisations, as necessary, in order to gather data</li> </ul> </li> <li><b>2. <u>Gather and assimilate site/property information</u></b> <ul style="list-style-type: none"> <li>• Gather and assimilate available data pertaining to the site indicating orthophotographic coverage, aerial photographic coverage, geological data and mapping concerning the site and immediate environs, topographic maps, mining data, soil profile and seismological data.</li> <li>• Gather geotechnical problems previously recorded in the area e.g. sinkholes in Dolomitic Areas, seismic activity and the like;</li> <li>• Gather any available regional geophysical data, such as regional gravity surveys, aeromagnetic surveys and the like</li> </ul> </li> <li><b>3. <u>Analyse and interpret assimilated data</u></b> <ul style="list-style-type: none"> <li>• analyse data and identify and categorise terrain types in accordance with the GHFS-2 Report</li> <li>• supply a site classification designation to the site</li> <li>• conduct lab tests to classify soil and evaluate its various characteristics</li> <li>• Verify terrain types in the field and examine all visible data, including ground profile exposures, and the results, of large scale ground excavation and or alteration by means of borrow pits, quarrying, mining, construction and related remedial works and rehabilitation that can be viewed and reasonably annotated on orthophotos or aerial photographs;</li> <li>• establish in principle whether the site is, or in future will be, influenced by underground or surface mining operations</li> <li>• indicate the feasibility of having the proposed development on the site in relation to the geological findings</li> <li>• Assess subsurface soil and groundwater conditions;</li> <li>• Analysis of field and laboratory tests for the design of safe foundation, bedding and backfill for buildings;</li> <li>• Advise the availability and suitability of local material for reuse</li> </ul> </li> </ol>
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	<p>as bedding and backfill;</p> <ul style="list-style-type: none"> <li>• Comment on any geotechnical problems that may impact upon the construction and potential sources of construction materials</li> <li>• Understand the ease of excavation on the proposed refurbishment of infrastructure</li> </ul> <p><b>4. <u>Compilation of a detailed geotechnical report</u></b></p> <ul style="list-style-type: none"> <li>• The Competent Person (Geotechnics) shall document and report all findings and Opinions in a written report according to acceptable standards</li> </ul>
<b>Engineering Services Report</b>	<p>This Engineering Service Report must entail the following, but not limited to:</p> <ul style="list-style-type: none"> <li>• The analysis of existing engineering services and the capacity available to supply the proposed development</li> <li>• The demand in terms of water, sewer and electricity for the proposed development</li> <li>• The availability of bulk engineering services in terms of water, sewer and electricity for the proposed development</li> <li>• The designs of internal engineering services parallel to all applicable engineering standards and technical criteria</li> <li>• A detailed and clear report of the analysis, key findings and recommendations in terms of the above mentioned key points</li> </ul>
<b>Traffic Impact Assessment</b>	<p>The Traffic Impact Assessment Report must entail the following activities, but not limited to:</p> <ul style="list-style-type: none"> <li>• A description of the existing situation</li> <li>• A description and analysis of the existing traffic conditions surrounding the study</li> <li>• Traffic modelling of the study area</li> <li>• Traffic Forecasting based on the future growth, trip generation, distribution and assignment</li> <li>• Proposed access point to the development area</li> <li>• Traffic impact analysis</li> <li>• Conclusion of findings and recommendations</li> </ul>

**LOCATION OF THE WORKS**

The locations of the various projects are in and around the jurisdiction of Nkangala District Municipality. The exact location of the project will be made known to the successful Bidder (consultant).

**COST ESTIMATE AND PROJECT PHASING**



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The cost estimate and phasing of the various projects on the three financial year *(available budget will be confirmed to the successful bidder)*