

Mbizana Local Municipality



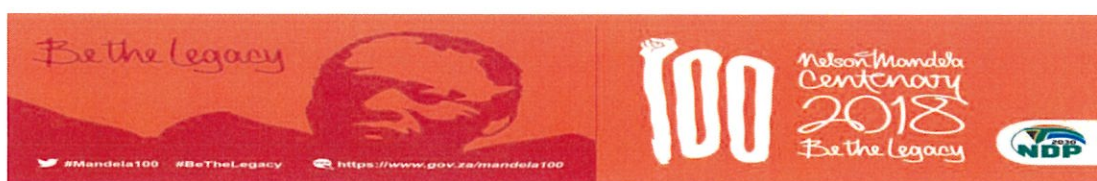
Development Planning Department
Terms of Reference for Revalidation of lapsed Layout Plans
26 September 2018

1. Background

The municipality had established a township as an expansion of the existing extension two (2) (General Plan no. 4562/2000) so as to try and meet the demand for sites for residential uses near the CBD. The general plan was approved in 2001/03/15 in terms of section 18(a), however the approval lapsed.

The council adopted the layout plan in 2009 that was submitted to the department of corporative government and traditional affairs. The layout plan was approved for the middle income housing development consist of 250 units. The land surveyors were appointed for the pegging of the layout plan in 2016. Within the same land parcel, the municipality appointed the developers for the mixed use development, this resulted to the initial approved plan being amended with the agreement reached between the municipality, community and the developers.

The municipality seek to appoint a service provider who will prepare layout plans which will subsequently be endorsed and submitted for approval to the Departments of Cooperative governance and traditional affairs



2. Scope of Work

The scope of work entails the revalidation of the lapsed layout plan for 102 erven for extension 5 and 250 erven for the middle income layout. The scope of work entails the preparation of the layout plans and supporting maps.

ITEM	DISCRIPTION	QUANTITY
1.	Layout maps with a land use table and fully dimensioned	2

3. Property Description

The subject land parcel situated within the municipal commonage, forms part of the land earmarked for mixed land uses in terms of the municipal spatial development framework. It forms part of the **Remaining Extent, Portion of Erf 110** for the middle income consist of 250 erven. The townships are located to south east of the CBD towards R61 road leading to port Edward. It is bounded by the road to Umhlanga, bargain to the south, by the cultural village, vacant land part of the commonage to the east and to the west by total garage, village high school, transido and Eskom and towards extension to an area commonly known to as Emabhanoyini. This area is within walking distance from the CBD.

4. Qualification/Eligibility

Expertise in the following fields will be necessary:

- Knowledge and experience in undertaking and completing similar projects
- Town and Regional Planning and be registered with SACPLAN as professional planner for the project leader/ manager.

5. Evaluation criteria

Proposal will be evaluated using the 80/20 point system.

Price 80 Points

Functionality (Total of 100 Points)

- Town Planning 60 Points
- Methodology 20 Points
- Similar Projects 20 Points

BEE (Total of 20 Points)

- BEE 20 Points

6. Project Duration

The anticipated timeframe for the completion of this project is **ONE (1) Months**.

7. Legal Requirements

It will be key for the appointed service provider to confirm that the development will be able to abide by the relevant legislation applicable in Mbizana such as the:

- Spatial planning and land use management act 16 of 2013;
- Township Ordinance of 1934

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