

# **Annex 1: TERMS OF REFERENCE FOR DEVELOPMENT OF MIDDELBURG DAM PRECINCT PLANS**

## **1. INTRODUCTION AND BACKGROUND**

The Steve Tshwete Local Municipality is one of six local municipalities in the Nkangala District Municipality within the Mpumalanga Province. Middelburg Town constitutes a primary node within the Steve Tshwete Local Municipality and is strategically located in close proximity to the cities of Johannesburg and Tshwane Gauteng Province and is connected to these areas by the N4 freeway.

Middelburg Dam which forms the study for this project, is located 10km away from Middelburg Town and is connected to it by the R104 road. The dam is one of the potential tourism attraction sites identified in the recently concluded study on the hospitality industry in STLM.

The dam has potential to contribute to the local economy through offering a range of tourism activities. STLM is located halfway between the cities (Johannesburg and Pretoria) and the world-famous Kruger National Park.

The main challenges that the local tourism industry (and the economy at large), as revealed by the study, are detailed as follows:

- ✓ That STLM does not have enough tourism products to attract tourists as well as travelers.
- ✓ That the N4 freeway diverted travelers away from the CBD and took away the opportunity to expose the beautiful country lifestyle offered by the town.
- ✓ There are limited activities fishing and camping activities on the dam that have nonetheless attracted a fair number of visitors from other areas.

## **2. PROJECT DESCRIPTION**

The municipality developed a tourism feasibility and strategy in order to identify opportunities in the hospitality sector. The proposed tourism initiatives aim at revitalization and stimulating the local economy as part of the long-term plan (vision 2040)

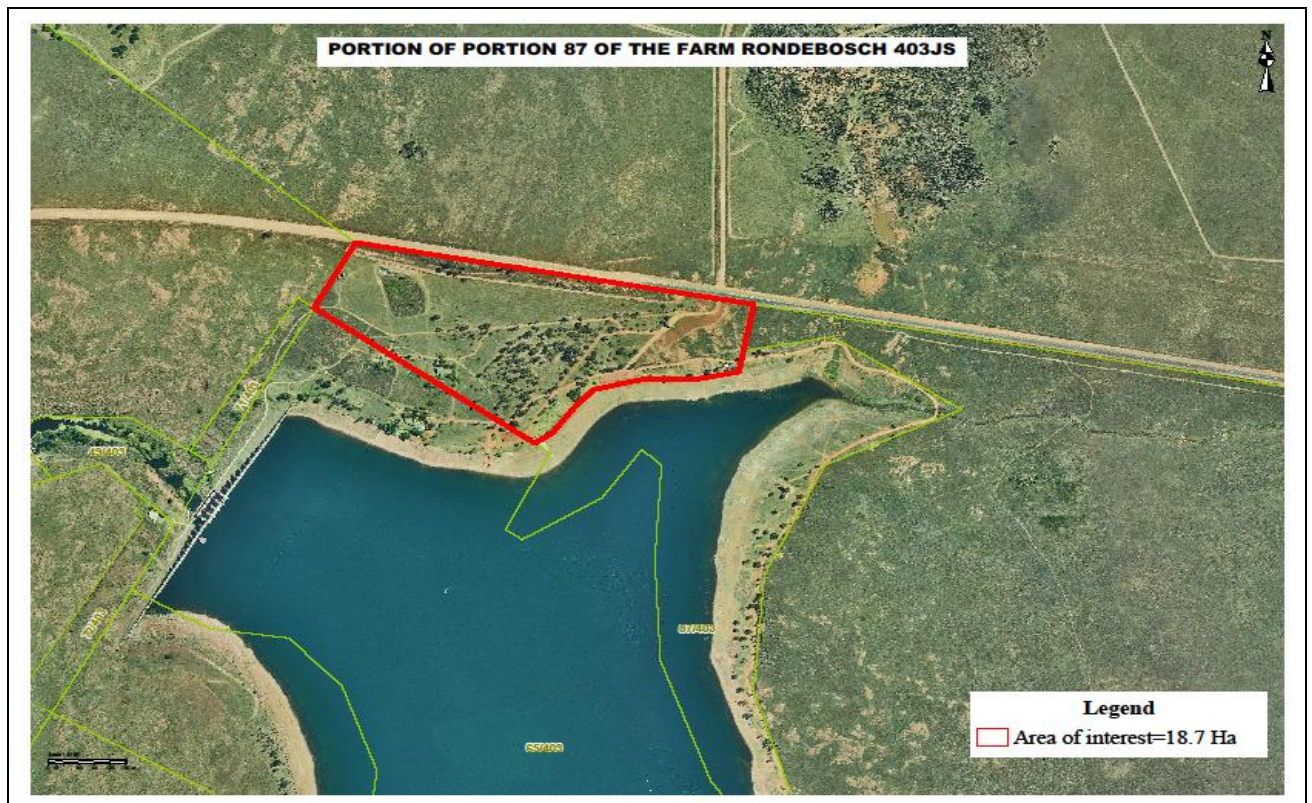
The intended precinct plan will include, among other things, the following concepts / ideas:

- ✓ Lodges and / or accommodation;
- ✓ Conferencing facilities;
- ✓ Caravan park
- ✓ Mini golf course
- ✓ Country estate.

Any other concepts/product ideas

The ultimate goal is to have an economy that is revitalized, enhanced, attractive, vibrant, inclusive and prosperous

### 3. LOCALITY OF STUDY AREA



The study area is described as a portion of Portion 87 of the farm Rondebosch 403-JS and the footprint of the proposed land development is 18,7 hectares.

### 4. PROJECT OBJECTIVES

*Therefore, amongst others the objectives of the Middelburg Dam Precinct Development Plan are to -*

- ✓ Conduct a status-quo assessment of current reality of the study area in order to advance relevant proposals;
- ✓ Determine development proposals that will make optimal usage of the available land or area considering its surroundings and impacting development strategies;
- ✓ Develop strategies for creating additional entertainment, possible lodging and conference facilities, country estate, caravan park and a mini golf course and any others;
- ✓ Ensuring sustainability of the entire urban environment;

- ✓ Describe private investments opportunities within the study area;
- ✓ Design multi-functional precincts comprising intensive mixed land uses;
- ✓ Describe investment in bulk infrastructure to accommodate significant re-development of properties to achieve higher intensity use and densities;
- ✓ Identify potential growth of economic activities and sustainable job opportunities;
- ✓ Identifying potential public-private partnership investment opportunities.
- ✓ Plan and deliver high quality public spaces that are liveable, accessible and allow for healthy and active lifestyles and the enjoyment of nature in the town;
- ✓ Improve connections between major urban nodes and development corridors.

## 5. SCOPE OF THE PROJECT

The project entails developing Precinct Plans for the entire study area around Middelburg Dam.

The study report will detail but not limited to the following:

### 5.1. Status Quo Analysis

The analysis should detail the strengths, weaknesses, opportunities and threats in the study area. The successful bidder should provide an analysis of the current conditions in the study area detailing:

#### *Socio-Economic Study –*

- Determine how precinct plan will link to other developmental nodes, routes related activities in the broader region and the province
- Determine the impact of the proposal to the surrounding area.
- Develop a concept and/or model of the proposed precinct.

#### *Spatial Study -*

- Detail current land use and zoning composition using Town Planning Scheme.

#### *Road and Bulk Infrastructure Study and Analysis -*

- Assess accessibility to the study area using a range of existing and planned routes including current road infrastructure conditions.
- Assess the requirement for bulk infrastructure for the proposed development.

### 5.2. Policy Context

It is important that the Development Framework be aligned with the Municipal Spatial Development Framework and Steve Tshwete By-law

on Spatial Planning and Land Use Management, 2016, National Development Plan, Integrated Urban Development Framework, land use scheme and other existing policies.

### 5.3. Spatial Development Plan

It is expected of the service provider to plan and develop the Precinct Plan within the framework of the Spatial Development Plan which entails translation of spatial development intentions into land use, transportation, environmental, infrastructure planning directives to guide the planning of the entire study area. The Precinct Plan should articulate the integrated vision of the 2040 Long Term Plan of the municipality.

Therefore, a map indicating areas identified for future development, urban spatial restructuring, mixed land uses and densities, environmental management, upgrading of road networks and linkages on built up area and vacant pieces of land should be formulated. The Spatial Development Plan should translate into an urban development framework for the entire study area.

### 5.6. Urban Design Guidelines

The Precinct Plan should consist of urban design guideline proposals to direct future developments towards the attainment of an inclusive densified mixed use, liveable and walkable area. These proposals should be informed by the MSDP and other municipal urban design policies and should be reviewed and approved by stakeholders in spelling out the following objectives but not limited to:

#### *Neighbourhood Portrait -*

- Overview of context;
- Recent development interventions (government and private);
- Development trends;

#### *Urban Design Principles -*

- Scale and Intensity of buildings;
- Building Frontages;
- Building/ Street interfaces;
- Streetscapes;
- Landscaping.

#### *Permissible Land Uses and Development Controls –*

- Primary and consent land use rights;
- Floor Area Ratio;
- Building height and coverage;
- Parking ratio;
- Building lines, including build to lines and setback lines;
- Site and public environment landscaping provisions;
- Any other general conditions of zoning which may be necessary.

### *Precinct Movement Framework –*

Derive enhanced pedestrian accessibility, mobility and safety as a core component of the high street functionality;

Derive a parking strategy which identifies on and off- street parking opportunities;

Derive loading and delivery strategy which meets the needs of businesses operating in the study areas high streets and preserves the mobility.

Proposed interventions will have to be tested through tactical urbanism and provide a report of findings.

### 5.7. Urban Management Plan

The plan should address urban management challenges identified as part of the status quo analysis with the broader aim of protecting and enhancing the town's capital investment. It should also include an activation and institutional framework plan which should be informed and guided by testing of interventions exercise. The management plan should detail the followings aspects:

- ✓ Identified urban management hotspots in the study area;
- ✓ Present detailed management plan for security, cleaning and parking for necessary parts of the study area;
- ✓ Propose management plan of hard infrastructure, utility and social services and street trading;
- ✓ Economic and tourism potential;
- ✓ Propose social and educational programming opportunities;
- ✓ Propose/ identify recreational opportunities;
- ✓ Costing plan for required urban management resources;
- ✓ Innovative income generation proposals for urban management solutions,
- ✓ Propose additional potential collaborative programmes that could be applied to increase area management efforts in the study area;
- ✓ Identify linkages and associations that could be formed and roles that could be partaken in improving urban management in the study area;
- ✓ Indicate the nature of the roles;
- ✓ Performance monitoring;
- ✓ Provide a calendar of potential place activation events;
- ✓ Conceptualise and implement the testing of development proposals and activities
- ✓ Cost of programmes;
- ✓ Propose funding strategy and model.

### 5.8. Implementation Plan

This plan should detail a programme of required development projects and activities based on proposals as well as socio-economic plan detailing interventions by stakeholders and departments. The programme should provide a detailed schedule on the following:

- ✓ Components and sequencing of plan;
- ✓ Short to long term Implementable programmes;
- ✓ Propose implementing agent and collaborative roles that could be formed;
- ✓ Task allocation;
- ✓ Proposed institutional framework;
- ✓ Propose programme timeframes;
- ✓ Socio-economic Plan.

#### 5.9. Media Plan

It is required that the development of the Precinct Plan process is documented in a creative manner to contribute to the Steve Tshwete Municipality's information repository, the deliverables should ultimately be, but not limited to:

- ✓ Stakeholder Engagement Plan;
- ✓ Abridged Precinct Plan Booklet;
- ✓ Illustrative mediums e.g. posters, pamphlets, etc;
- ✓ Social Media.

### 6. INFORMATION AVAILABLE FROM STLM

The service provider needs to in cooperate Steve Tshwete Local Municipality's developmental and spatial planning policies and plans which include:

- ✓ The Steve Tshwete 2040 Vision;
- ✓ Steve Tshwete Municipal Spatial Development Framework, 2018;
- ✓ LED Strategy;
- ✓ Integrated Development Plan;
- ✓ Steve Tshwete Town Planning Scheme;
- ✓ Roads Master Plan

Guidelines for the Obtaining of, Capturing and Maintenance of Spatial Data

Obtaining of Digital Data for Council Projects
Digital data, e.g. cadastral data or orthophotography, are available for all projects of the Council including those for which the Council has appointed consultants. Data for Council projects will be transferred free of charge provided that: A task request form is completed and signed by the project leader or consultant (form can be obtained from the municipality)

#### Obtaining of Digital Data for Council Projects

A form on the copyright/data declaration regarding the use of the data is signed by the consultant (form can be obtained from the municipality) and the consultant supplies a copy of the letter of appointment.

The consultant should provide a letter of appointment from the Council to the Project Leader for obtaining of data from the municipality.

Requests for the data can be directed to:

Town Planning and Human Settlements Department: GIS Section

Contact persons: Nondzuzo Masakasi

Tel: (013) 249 7089

e-mail: [nondzuzom@stlm.gov.za](mailto:nondzuzom@stlm.gov.za)

## 7. REPORTING REQUIREMENTS AND APPROVAL PROCEDURE

Notwithstanding any other requirements as listed elsewhere, the Service Provider shall submit a monthly report indicating progress of the services on every 1<sup>st</sup> day of the month to the Director Town and Human Settlements and the GIZ Technical Advisor.

## 8. PROJECT DELIVERABLES

Two electronic copies and five bound and printed colour copies of Status quo report in A4 or A3 which should include:

- ✓ Executive summary detailing the purpose, vision and objectives of the plan;
- ✓ Theoretical background and methodology towards the compilation of the plan;
- ✓ The status quo detailing historical and present contexts of the Precinct, associated socio-economic, infrastructural, spatial analysis, transport / traffic impact reports;

Two electronic copies and five bound and printed colour copies of Urban Design Guidelines:

- ✓ Neighbourhood Portrait of current precinct context;
- ✓ Proposed Precinct Movement Framework to promote Precinct as accessible public space;
- ✓ Proposed permissible Land Uses and Development Controls guided by the land use scheme and other policies;
- ✓ Digital 3D model to showcase how the precinct areas may develop over time based on the development concept;

Two electronic copies and five bound and printed colour copies of Urban Management Plan:

- ✓ Urban Management Plan;
- ✓ Activation Plan;
- ✓ Implementation Plan;

- ✓ Institutional Framework.

Presentations of the different phases of the Plan have to be workshopped with the Steve Tshwete Local Municipality and stakeholders and used as the basis for required public meetings. Given the collaborative nature of the project, provision must be made for:

- ✓ At least three (2) workshops with the local stakeholder, project steering committee or focus groups;
- ✓ One public meeting with wider area stakeholders;