
PART C3 : SCOPE OF WORK

C3.1 BACKGROUND

Banana City is an informal settlement consisting of 220 households and located on land adjacent to and owned by the University of KwaZulu Natal (Westville Campus). The project is of strategic importance to eThekweni Municipality given its prominent and prime locality and its potential to promote more integrated suburbs and more efficient and sustainable human settlements. Pre-feasibility investigations undertaken have indicated that the project is viable for an upgrade with a potential yield of 528 housing units.

Banana City has been carefully investigated and confirmed as being a viable upgrade project based upon the findings of the technical pre-feasibility report listed above. Thorough project preparation and preliminary project planning is a critical stage in any project. It identifies and deals with risks at an early stage, rather than leaving such risks to be dealt with during the implementation stage. Undertaking the project preparation without any delays will enable eThekweni Municipality to take control of Banana City informal settlement and avoid unnecessary settlement growth, which will cause complications in the future. Banana City is strategically positioned to be a pilot for eThekweni to deal with informal settlements within the urban core and promote more integrated suburbs and more sustainable and efficient human settlements. The community of Banana City and uMgundulu are well organized and prepared to make a trade-off in terms of services and housing typologies.

C3.2 SUMMARY

Banana City is a Human Settlement Development that is to be developed by eThekweni Municipality, Provincial and National Departments of Human Settlements. The project is planned to deliver low cost, housing units, roads and services to the standards of eThekweni Municipality.

C3.3 EMPLOYER'S OBJECTIVES

The employer is desirous of obtaining the services of a **Town/Urban Planner or Engineer** as the Lead of this team/JV incorporating the services of:

Town/Urban Planner
Civil and Structural Engineer
Geotechnical Engineer
Land Surveyor
Environmental Practioner

Other professionals will be procured separately and closer to the time of engagement.

The appointment is split into two stages:

Stage 1: PDA approval

Stage 2: Implementation. Stage 2A is further broken down into Stage 2A: Bulk Services and Stage 2B: Internal reticulation and top structures.

On conclusion of Stage 1, should in the opinion of the Client it is not desirous for any team member to proceed to Stage 2 for reasons to be made known to the professional concerned and the Lead, the Client reserves the right to terminate the service at that point and to request the Tenderer to replace the professional with an equally qualified or better, alternative. Should for whatever reason the replacement is not acceptable, the Client reserves the right to undertake a separate process of replacing the professional through its own systems and processes and to make available to the Team the new consultant to continue towards the project objective.

The Client reserves the right to terminate the project at any stage, in which case payments will be made for work accepted up to that stage. In this regard written approval from the Client to proceed to a Stage must be sought.

The area for development is approximately 10ha and will include a social facility and the balance residential stock.

Brief Scope of Work

Title	Scope of work
Town/Urban Planner	<p>To design in detail the Banana City precinct as indicated in the Framework Plan and the Land Use Management Plan approved by the Municipality. The planning process will culminate in the approval of the layout by the Municipal line departments in accordance to the Planning and Development Act (PDA). Should amendments be required to the layout during construction, then these amendments and approvals will form part of the scope of the appointment.</p> <p>The yield of the precinct is approximately 500 sites and is made up of low cost, housing units.</p>

Certain services might be designed and implemented by the Client separately from this scope but is indicated here, in this instance the value of the works will be amended accordingly and no claims will be entertained in this regard.

SCOPE OF WORKS
SCOPE OF WORKS AND CRITERIA

PROJECT BRIEF: TOWN PLANNING CONSULTANT
CONTRACT 1H-15670(3)

INTRODUCTION

This document sets out the Duties and Responsibilities of the Town Planning Consultants.

DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Town Planning Consultant shall include the following:

- Consultation with the Project Manager and all other Professional Team members.
- Preparation of a cost effective settlement layout plan for low income housing purposes in accordance with eThekweni Municipal Standards.
- Obtain input from the other professional team members to ensure that the town planning complies with Civil Engineering, Geotechnical, Environmental and Land Survey standards and requirements.
- Consultation with the department of education to establish educational requirements and to obtain approval from the said department for proposed education sites where applicable.
- Consultation with the department of transport of provincial or national roads are bordering the project area or are within close proximity thereof in order to obtain their needs requirements and approval
- Consultation with all service providers to establish existing, proposed and future infrastructure requirements in respect of the project area
- Provision of timeous and appropriate information to the project manager as and when required
- Attendance of monthly progress meetings as scheduled by the project manager or as required
- Attendance of community meetings as when required
- Compliance with programme requirements as stipulated by the project manager
- Obtain approval of town planning layout and township establishment from the relevant authorities and community
- The layout plan shall accommodate physiographical constraints identified through a slope analysis, geotechnical investigation and environmental impact assessment and further adhere to the guidelines and parameter as recommended

- The layout plan should be designed as such that residential sites could accommodate a building platform of at least 40m²
- The layout plan should adhere to eThekweni municipality's minimum standards for development planning and engineering regarding site sizes, panhandle widths, road geometric design parameters, road reserve widths, etc.
- Identification of individual site low points and private storm water servitudes as well as any other required for infrastructure purposes.
- Assess the status of all existing structures and infrastructure in order to retain the maximum number of structures and to minimize relocations. Block and brick structures should be accommodated as far as possible.
- Undertake a site inspection to establish all non-residential land uses in order to accommodate these land uses in the town planning where possible.
- Make provision for the amendment of the layout plan to accommodate engineering requirements.
- The layout plan should reflect erf numbers as supplied by the surveyor general the erf numbers and the numbering of the erven on the layout plan should be done with the assistance of the appointed land surveyor.
- Preparation of a town planning motivation report and draft conditions of establishment.

- Assessment of the underlying property/properties and to ensure that all land legal aspects related to the town planning matters are appropriately addressed in the design stage of the layout plan as well as in terms of the township establishment. in this regard specific attention should be given to restrictive title deed conditions to be removed/suspended as part of the township process.
- The project manager will supply you with the names and contact details of other professional team members.
- A municipal project liaison officer will be assigned to the project the whole project team will e introduced to the ward councilor and ward committee prior to the commencement of any work on the project
- You will be required to timeously draw to the project manager's attention any matter that can and will influence the layout plan and township establishment in order for the matter to be addressed.

PART C4 : ANNEXURES

C4.1 STANDARD CONDITIONS OF TENDER

C4.2 CIDB STANDARD PROFESSIONAL SERVICES OF CONTRACT

C4.1 STANDARD CONDITIONS OF TENDER

BOARD NOTICE 86 OF 2010

CONSTRUCTION INDUSTRY DEVELOPMENT BOARD

STANDARD FOR UNIFORMITY IN CONSTRUCTION PROCUREMENT

May 2010

This standard is issued in terms of sections 4(f), 5(3)(c) and 5(4)(b) of the Construction Industry Development Board Act, 2000 (Act no. 38 of 2000)(the Act) read with Regulation 24 of the Construction Industry Development Regulations, issued in terms of section 33.

The Standard for Uniformity in Construction Procurement was first published in Board Notice 82 of 2004 in Government Gazette No 26427 of 9 June 2004. It was subsequently amended in Board Notice 67 of 2005 in Government Gazette No 27831 of 22 July 2005, Board Notice 99 of 2005 in Government Gazette No 28127 of 14 October 2005, Board Notice 93 of 2006 in Government Gazette No 29138 of 18 August 2006, Board Notice 9 of 2008 in Government Gazette No 30662, of 1 February 2008 and Board Notice 11 of 2009 in Government Gazette No 31823, of 30 January 2009

This March 2010 edition incorporates the amendments made in Board Notice No 86 of 2010.

Contents

- 1 Scope
- 2 Normative references
- 3 Definitions
- 4 Requirements
 - 4.1 General
 - 4.2 Solicitation of tender offers
 - 4.2.1 General
 - 4.2.2 Competitive selection procedures
 - 4.3 Quality (functionality)
 - 4.4 Procurement documents
 - 4.4.1 General
 - 4.4.2 Preferencing schedules
 - 4.4.3 Tender Data
 - 4.4.4 Contract data
 - 4.4.5 Submission Data
 - 4.4.6 Subcontracting arrangements
 - 4.4.7 Scope of work
 - 4.5 Applying the CIDB register of contractors to public contracts
- Annex A: Best practice guidelines
- Annex B: Standard Tender Notice and Invitation to Tender
- Annex C: Form of offer and acceptance
- Annex D: Sample preferencing schedule where direct preferences are granted in respect of targeted enterprise status
- Annex E: Sample preferencing schedule where preferences are granted in respect of the direct participation of targeted enterprises and / or labour
- Annex F: Standard Conditions of Tender

Contract No. : 1H-15670

BANANA CITY HOUSING PROJECT
PROFFESIONAL TEAM OF SERVICE PROVIDERS FOR PDA PROCESS APPROVAL (A-
ENVIROMENTALIST, B - GEO-TECHNICAL ENGINEER, C – SURVEYOR, D-TOWN
PLANNERD-TOWN PLANNER, E – CIVIL / STRUCTURAL ENGINEER)

C4.2 CIDB STANDARD PROFESSIONAL SERVICES OF CONTRACT

STANDARD PROFESSIONAL SERVICES CONTRACT

(September 2005)
(Second Edition of CIDB document 1015)



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