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PUBLIC NOTICE

NOTICE NUMBER: 2026/2027-05

CALL FOR PROPOSALS: DEVELOPMENT AND OPERATION OF MUNICIPAL PROJECTS - Middle-Income Residential Development, Commercial Development & Mixed-Use Development

The Municipality hereby invites qualified developers, investors, and property development companies to submit proposals for the provision of bulk infrastructure and development/implementation of municipal development projects. These projects aim to promote modern urban living, economic growth, sustainable land use and inclusive local economic empowerment, in alignment with the Matatiele Development Agenda:

1. Scope of Projects

The Municipality invites proposals for development/implementation the following projects:

PUBLISHED DATE:	04/09/2026	CLOSING DATE:	05/10/2026
CLOSING TIME:	10h00: Tenders will be opened immediately thereafter, in public at Matatiele Local Municipality Mountain View BTO Offices R56		
AVAILABILITY OF PROPOSAL DOCUMENTS			
Bid Documents will be available on Municipal Website and BTO Offices	The tender document fee is payable to Municipal bank account (Ned Bank 1011292106 branch code 198765, name of company and bid no as reference) To obtain tender documents please login to www.matatiele.gov.za or email mlekhooa@matatiele.gov.za . The tender documents will be available for download from our website (www.matatiele.gov.za) at no cost to the tenderer. Alternatively, hard copies may be purchased from the municipality at a prescribed fee.		
Date Available	08/09/2026		

PROJECT NAME	EXTENT	PROPOSED NO. OF ERVEN & USES/ZONES	COORDINATES	PURPOSE
1. Cedarville middle-income residential development	42.15Ha	263- Residential 1 -Commercial 4-open space (Road network)	30.386341°S 29.050910°E	The development addresses housing demand, fosters integrated settlements, and advances spatial equity.
2. Matatiele Mixed Use (currently commercial) Development	19.60Ha	4 -Business Zone 3 13- Industrial Zone 1 1-Transport Zone 3 1-Open Space Zone 1 2 -Transport zone 2	30.351697°S 28.848751°E	It aims to promote mixed-use urban renewal, attract investment and to densify land use.
3. Shopping Complex/Mall and Hotel (Mixed Use Development)	12.14Ha	Shopping Complex/ Mall (no township establishment process undertaken yet)	1 30.333462°S 28.791393°E	The shopping complex will provide a comprehensive retail experience, while the hotel will offer quality accommodation for travellers, making the development an ideal and convenient destination for visitors.
4. Small Shopping Facility and Garage (Mixed Use Development)	5.78Ha	Small Shopping facility and garage (no township establishment process undertaken yet)	2 30.339686°S 28.796391°E	The proposed development will comprise a small-scale shopping facility primarily centred around a food court and a fuel station.
5. Matatiele Commercial Development	25Ha	Shopping Complex	30.326929°S 28.795969°E 3	The shopping complex will provide a comprehensive retail experience.
CALL FOR PROPOSAL ENQUIRIES				



All SCM enquiries relating to this bid must be directed to Ms M. Sabasaba, e-mail: MSabasaba@matatiele.gov.za during office hours (07h30 – 16h00) weekdays. All Technical enquiries relating to this bid must be directed to Ms. T. Matela, e-mail: TMatela@matatiele.gov.za during office hours

APPROVED BY,

ADV.M.F. LEPHEANA

DATE

MUNICIPAL MANAGER

1. PROJECT BACKGROUND

The purpose of this Terms of Reference (TORs) is to guide the appointment of qualified developers, investors, and property development companies to assist with Matatiele Local Municipality in the development and/or operation of strategic municipal projects. These projects are designed to promote modern urban living, economic growth, sustainable land use, and inclusive local economic empowerment, in line with the **Matatiele Development Agenda**.

2. PROJECT

2.1 The Municipality invites proposals for the following projects:

- **Matatiele Mixed-Use Development**

- Combination of commercial, industrial, transport, and open space uses (23 erven, 19.6 ha).
- Objective: Promote mixed-use urban renewal, attract investment, and diversify land use.

PROJECT NAME	EXTENT	PROPOSED NO. OF ERVEN & USES/ZONES	COORDINATES	PURPOSE
1. Matatiele Mixed Use (currently commercial) Development	19.60Ha	4 -Business Zone 3 13- Industrial Zone 1 1-Transport Zone 3 1-Open Space Zone 1 2 -Transport zone 2	30.351697°S 28.848751°E	It aims to promote mixed-use urban renewal, attract investment and to densify land use.

Table 1: Site description of proposed Matatiele Mixed Use Development

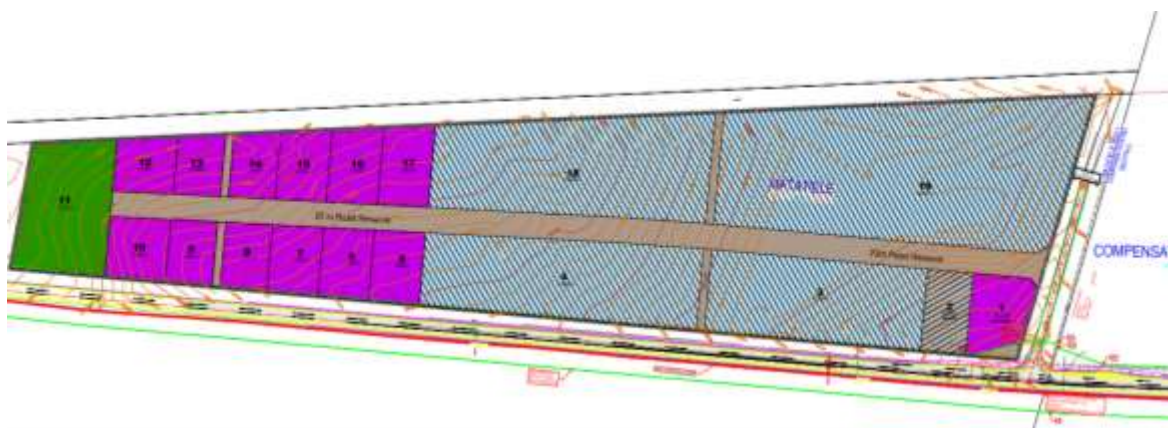


Figure 1: Aerial Image of Matatiele Mixed-Use (currently commercial) Development

Spatial Budget			
Land Use	Zoning	No. of Erven	Area (Ha)
Commercial	Business Zone III	04	11.06
Industrial	Industrial Zone I	15	4.43
Transport Facility	Transport Zone III	01	0.36
Public Open Space	Open Space Zone I	01	1.9
Future Road	Transport zone II	03	2.60
Total		24	19.60

Table 2: Spatial Budget for Matatiele Mixed-Use (currently commercial) Development

3. SCOPE OF WORK

3.1 The scope that will be covered includes:

- Design, Finance, Construct, and Operate commercial and mixed-use projects.
- Ensure compliance with municipal planning, environmental, and regulatory frameworks.
- Deliver socio-economic benefits including job creation, SMME participation, and local empowerment.

4. DELIVERABLES

4.1 The requirements proposals must include:

- Detailed project plan, investment model and methodology that entails (Project Lifecycle, Market Analysis, Key Stages in the execution, Risk Management and Project Management)
- Architectural and engineering designs (where applicable).
- Compliance certificates (planning, environmental, building regulations).
- Socio-economic impact assessment (jobs, SMME participation, empowerment).
- Operational readiness within **12 months of signing agreements.**
- Building lifespan must be a minimum of 50 years

5. REGULATORY FRAMEWORKS

5.1 Developers and partners must comply with:

- Municipal Finance Management Act (MFMA), Act 56 of 2003 – ensuring transparent financial arrangements.
- Municipal Systems Act, Act 32 of 2000 – alignment with municipal planning and service delivery.
- Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013 – ensuring spatial justice, sustainability, and efficiency.
- National Environmental Management Act (NEMA), Act 107 of 1998 – compliance with environmental impact assessments.
- National Development Plan (NDP 2030) – alignment with national priorities for inclusive growth.

6. ROLES & RESPONSIBILITIES

6.1 The functions of the role players include:

- **Municipality:**
 - Will provide leased land, regulatory support, and oversight.
 - It must be noted that the land is not serviced and is undeveloped. However, township establishment processes that includes speciality studies (environmental, water, sewer services, geotechnical studies, etc) were undertaken. The land will be disposed in a form of a long-term lease ((maximum of 30 years), depending on the agreements with the appointed Property Developer.
- **Developer/Partner:**
 - Finance, construct (where applicable) and manage facilities.
 - The developer will be responsible for ensuring that there is provision of alternative energy and water especially if the demand is higher than the existing or envisaged capacity from (Matatiele Local Municipality, Alfred Nzo District Municipality and Eskom etc)
- **Joint Responsibility:** Ensure alignment with Matatiele Development Agenda and other existing legislation.

7. EVALUATION CRITERIA

The Bids will be evaluated based on the Preferential Procurement Policy Framework Act is 80/20 and Functionality in line with the Preferential Procurement Policy Framework Act (PPPFA) of November 2022.

The bids will be evaluated in two stages, namely:

- Stage 1 – Functionality
- Stage 2 - Price and Specific goals Points

The evaluation criteria will critically assess the following aspects:

Matatiele Mixed-Use Development

- Technical capacity and track record in similar projects.
- Financial capability and sustainability.
- Innovation and socio-economic impact.
- Compliance with planning, environmental, and regulatory requirements.
- Commitment to operational readiness within 12 months.

FUNCTIONALITY (100)

DESCRIPTION /CRITERIA	Maximum points Allowed
Project Scale Number of developments completed (shopping mall/complex) Attach list of developed properties with and copy of property rates from the Municipality 3 or more projects = 30 1-2-projects = 20	30
Total land area developed 1-2 hectares (20) 3-4 hectares (30) 5 and above hectares (40)	40
Financial Value Total project value managed (projects R50 000 000 00 and above).	20
Detailed virtual or physical presentation on 10 knowledge areas of project management (PIMBOK) linked to the mall/shopping complex development	10
TOTAL	100

A bidder scoring less than 70 points out of 100 in respect of functionality will be regarded as submitting non-responsive bid and will be disqualified.

- The appointed service provider may be required to appoint/subcontract other professionals that are not included above, such as Real Estate Companies, Geographic Information Systems (GIS) etc.
- Top potential bidders will be required to present the specific project they are interested in, along with a detailed plan outlining how they intend to implement it.
- Appointment will lapse after a year if there is no indication of progress on the project.

8. REPORTING & MONITORING



The appointed service provider will have to be report on agreed timeframes and will have to include the following:

- Quarterly progress reports to the Municipality.
- Annual performance review against agreed KPIs.
- Independent audits and compliance checks.

9. BILL OF QUANTITY

PROPOSED PROJECT	AMOUNT WITH BULK INFRASTRUCTURE (WATER, SEWER, ELECTRICITY, ROAD NETWORK) PROVISION	AMOUNT WITHOUT BULK INFRASTRUCTURE PROVISION	PROPOSED LEASE AMOUNT DURING CONSTRUCTION	PROPOSED LEASE AMOUNT AFTER CONSTRUCTION-DURING OPERATION	PROPOSED LEASE PERIOD
Matatiele Mixed Use (currently commercial) Development					

