



## **CK RUMBOLL & PARTNERS \_PLANNING**

**Professional Land Surveyors and Town and Regional Planners**

*Established in 2009*

## **COMPANY PROFILE**

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**1.** CK Rumboll and Partners: Planning (CKRPP) offers professional Town and Regional Planning and Professional Land Surveying services.

CKRPP grew out of CK Rumboll and Partners in August 2009. The practice which Charles Knight Rumboll bought into in 1953, is most likely more than a hundred years old. Over 65 years of land development services has been rendered, as Izak Rumboll and Alwyn Steyl joined as partners in 1986. Originally based in Piketberg and since 1984 also in Malmesbury, CKR serves the West Coast and neighbouring districts. In 2018, CK Rumboll and Partners: Planning became an equal gender and black owned business.



**2.** CKRP takes pride in unlocking the potential of land assets. Applying a multidisciplinary approach over the past 37 years, CKR integrates land acquisition, economics and strategic planning into Town and Regional Planning and Land Surveying. Land surveying enables dealing with property registration matters and a host of intricate property rights issues. The result is sellable and developable land parcels.

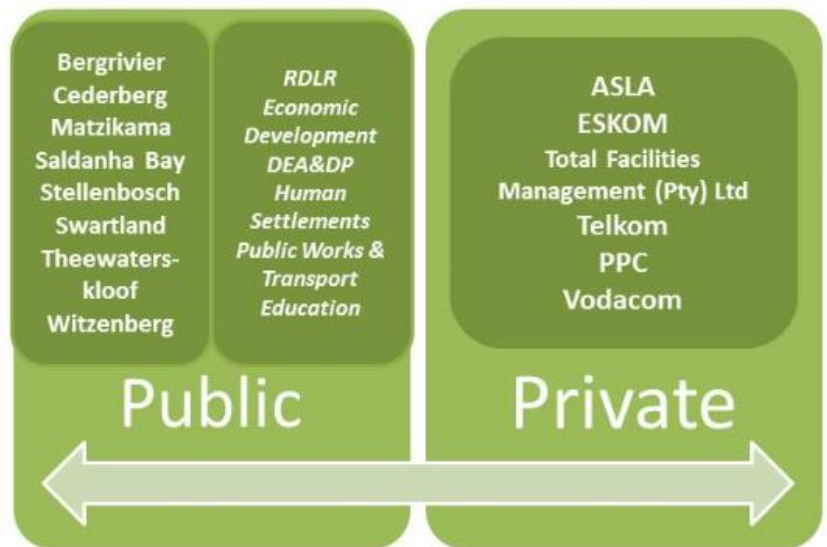


CKR has an in-depth understanding of the laws that govern land use and land alienation. Managing projects which include environmental authorizations, mine rights

and water use licenses, dealing with legislation prescribing the procedure to which Municipalities must adhere to deal with municipal land, facilitating access to a wide spectrum of housing subsidies offer by the Department of Human Settlements and regularly deals with financial institutions/ banks that supply bonds develop the understanding. CKR’s success is dependent on our ability to deal with the maze of legislation that governs the establishment of townships and town planning.

**3.** CK Rumboll and Partners has and still acts as advisor on severalmunicipal town planning and land tenure matters for the Municipalities of Bergrivier, Cederberg, Matzikama, Saldanha Bay, Stellenbosch, Swartland, Theewaterskloof and Witzenberg. Government departments such as Rural Development and Land Reform, Economic Development, Environmental & Development Planning, Human Settlements, Public Works and Transport and Education are clients.

Some of the companies and parastatal authorities we have consulted for are ASLA, ESKOM, Total Facilities Management (Pty) Ltd, Telkom, PPC, Vodacom



**4.** The Town and Regional Planning division of the company employs five Professional Town Planners, two candidate planners and one technical engineer.

The Land Surveying division employs three Professional Land Surveyors and two technical planners and two support staff. Of the Professional Land Surveyors two have 37 years of experience each in land rights and related legal matters.

Administrative staff deal with a wide range of administrative and financial work and work across both the town and regional planning and land surveying divisions.

The partnership shares profit with its employees.

Below follows a short overview of the qualifications and experience of Management, Town Planning and Land Surveying Divisions

**Management:**

Position	Name	Relevant Qualifications	Experience	Years	Professional Registration
Partner Director: Client Liaison & Development Projects	I.H.J. Rumboll	PrL (SA), B.Sc (Surv) (UCT), M.I.P.L.S.	Land Surveyor & Town Planner	36	Institute of Professional Land Surveyors Professional Land Surveyor
Partner Director: Land Surveying	A.P. Steyl	PrL (SA), B.Sc (Surv) (UCT), M.I.P.L.S.	Land Surveyor	35	Institute of Professional Land Surveyors Professional Land Surveyor
Partner Manager: Town & Regional Planning	J. Linnemann	Masters: Urban and Regional Planning (US)	Town and Regional Planner	13	SACPLAN Professional Town and Regional Planner
Partner Co-ordinator: Town & Regional Planning	M. Herling	B.Art et Scientiae (Hons): Town and Regional Planning (NWU)	Town and Regional Planner	2.5	SACPLAN Candidate Planner

Co-ordinator: development Innovation	Policy &	A. Coetzee	Masters: Urban and Regional Planning (UFS)	Town and Regional Planner	11	SACPLAN Professional Planner
			Masters: Business Administration (UCT)	Rural and Regional Planning Socio-Economic Analysis		
Manager: Land Surveying	W.A. Hoffmann	PrL (SA), ND (Surv), BSc (Surv), M.I.P.L.S.	Land Surveyor		9	Institute of Professional Land Surveyors  SAGI

### Town Planning:

Name	Relevant Qualifications	Experience	Years	Professional Registration
Z. Nortje	B.Art et Scientiae (Hons): Town and Regional Planning (NWU)	Town and Regional Planner	5	SACPLAN Professional Planner
M. Kroon	B.Art et Scientiae (Hons): Town and Regional Planning (NWU)	Town and Regional Planner	3,5	SACPLAN Professional Planner
N. Grobbelaar	B.Tech: Town and Regional Planning (CPUT) Multi-Disciplinary Draughting National Certificate (MDDOP N4/5)	Town and Regional Planner	2.5	SACPLAN Professional Planner
N.J. de Kock	B.Art et Scientiae (Hons): Town and Regional Planning (NWU)	Town and Regional Planner	1.5	SACPLAN Candidate Planner
C. van der Walt	B.Art et Scientiae (Hons): Town and Regional Planning (NWU)	Town and Regional Planner	0.5	SACPLAN Candidate Planner
K. Stander	Masters in Town and Regional Planning (NWU)	Town and Regional Planner	0.5	SACPLAN Candidate Planner
M. Alberts	Diploma in Engineering: Civil (CPUT)	Civil Technician Town and Regional Planning	Engineering 2 5	

### Surveying:

Name	Relevant Qualification(s)	Experience	Years	Professional Registration
W. Lindhorst	Diploma in Surveying - Topographical and Engineering	Land Surveyor	27	
C.R. Taljaard	National Diploma : Surveying (CPUT)	Land Surveyor	6	

**5.** CK Rumboll and Partners\_Planning experience spans the **spectrum of town and regional planning** supported by a survey section. This ranges from strategic planning, the development of planning guidelines and policies, which includes the development of zoning scheme regulations, integrated development plans, spatial development frameworks, zoning maps and integrated human settlement strategies. Working together, development planning is supported by reliable and scientific information such as topographical and cadastral information e.g. general plans, farm and erf diagrams, noting sheets, contour maps, etc.

Development Planning expertise includes implementation and design of **Subsidized, GAP and private housing projects**, applications and design of golf estates and housing estates as well as **industrial parks**, applications for land use rights and subdivisions of farms in the rural areas and the drawing up of property inventories.

CKR was instrumental in laying the foundation for the implementation of a **GIS** system for 30 towns in the West Coast Region. This electronic foundation has formed the basis of services plans, zoning maps, IDPs, property marketing and general planning within the West Coast Region.

CKR acts as consultants for the Local Authorities situated in the West Coast District Council's area of jurisdiction. CKR liaises with Councilors, officials from different Departments and planning officials on a daily basis and has a thorough understanding of the operations of local authorities and legislation that governs their actions. Achievement by CKR's planners and surveyors include:

- The establishment of over 20 000 government subsidy houses. CKR is very proud of this achievement.
- The alienation of municipal land in accordance with the relevant legislation.
- Facilitating numerous **land swops** and land deals between private individuals, Municipalities and Government Departments.

Various Government Departments including Transnet, Department of Nature Conservation, the Department of Public Works, Telkom and ESKOM have appointed CKR as a consultant on many occasions to facilitate the **sale of land**, establishment of land use rights and dealing with boundary disputes.

CKR has assisted Vodacom in applying and obtaining numerous consent uses for the installation of **telecommunication masts** in various towns in the Western Cape and Northern Cape.

CKR has been involved in the following projects in the last five financial years:





# Town Planning

## Regional and Sub-regional Spatial Plans

1. Department of Rural Development and Land Reform – Rural Municipal Spatial Development Framework for Pixely Ka Seme District Municipality, Northern Cape.

## Urban and Local Spatial Plans

### Spatial Development Plans

2. Swartland Spatial Development Framework, Swartland Municipality – forward planning document and plans for future growth of the towns of the Swartland.
3. Bergrivier Municipality - Development of the Spatial Development Framework.
4. Matzikama Municipality – Spatial Development Plan for Strandfontein.
5. Stellenbosch Municipality - Planning and designing of a precinct plan/place specific SDF and township development for the upper Jonkershoek Area.
6. Drakenstein Municipality - Klipmuts Status Quo Report.
7. Department of Environmental Affairs and Development Planning – Built Environment Support Programme (BESP) Round 3 Phase 2, Swartland Municipality Human Settlement Plan (HSP) filling of the GAPS.
8. Department of Environmental Affairs and Development Planning – Built Environment Support Programme (BESP) Round 3 Phase 2, Cederberg Municipality Human Settlement Plan (HSP) filling of the GAPS.
9. Bergrivier Municipality – Public Participation application of strategic land parcels in Piketberg.
10. Bergrivier Municipality – Ad Hoc application for the amendment of the Bergrivier SDF.

## **Precinct Plans**

11. Bergrivier Municipality – Precinct Plans for Goedverwacht and Wittewater mission stations.
12. Department of Rural Development and Land Reform – Development of a feasibility study and precinct plan for Bot River Station, Theewaterskloof Municipality.
13. Department of Rural Development and Land Reform – Development of a feasibility study and precinct plan for Baardskeerdersbos, Overstrand Municipality.
14. Stellenbosch Municipality – Development of a feasibility study and preliminary development plan on the Remainder of Farm 1158 and Portion 1 of Farm 1158 at La Motte, Paarl Administrative District.
15. Langeberg Municipality – Development of a feasibility study for Erf 2 and Bullida Grounds, Robertson.

## **Integrated Development Plans**

14. Integrated Development Plans (IDPs) for Municipalities of Moorreesburg, Piketberg, Citrusdal, Clanwilliam, Graafwater, Lamberts Bay, Klawer, Hopefield and Velddrif.

## **Economic Development Plans**

11. Stellenbosch Municipality: Compilation of Informal Trade By-Law including identification and promulgation of informal trading sites.
12. Department of Economic Development and Tourism - Develop a specialist study and tools to inform and position informal sector trading spaces in the Stellenbosch municipal area that informs and improves the alignment with the LED, SDF and HSP.

## **Human Settlement Plans**

13. Integrated Housing Delivery Plan for Cederberg Municipality.
14. Integrated Human Settlement Plans/Strategies for Cederberg Municipality, Matzikama Municipality and Oudtshoorn Municipality.
13. Cederberg Municipality: Precinct Plan for establishment of rural settlement at Elandskloof.

## Land Economics

14. Property inventory for all the municipal land in the Cederberg Municipal area.
15. Vacant Land Audit of all the towns of the Swartland Municipality: Department of Environmental Affairs and Development Planning – Built Environment Support Programme (BESP) Round 3 Phase 2, Swartland Municipality Spatial Development Framework (SDF) Addendums - Rural Heritage Survey and Vacant Land Audit.
16. Growth Models for Yzerfontein, Darling, Riebeek Valley and Moorreesburg in the Swartland to determine the need for services.
17. Swartland Municipality: Development of growth models for Swartland Municipality to determine future bulk services' needs.
18. Density analysis and growth potential to determine *urban edges* for all the towns in the Swartland, all towns and rural outposts of the Cederberg Municipality and towns within the Berg River (In preparation for spatial development frameworks).
19. Cederberg Housing and Commercial Development Implementation Plan.
20. Development proposal for joint venture between Saldanha Municipality and Langebaan Country Estate.
21. Langeberg Municipality - Feasibility Study and Preliminary Precinct Development Plan on Erf 2 Robertson, and Portion 22 of farm Over Het Roodezandt number 112, Administrative District Robertson.

## Rural Land Reform

22. Identification of small farm settlement in Swartland Municipal area for the Department of Land Affairs.
23. Department of Rural Development and Land Reform – Precinct plan for the establishment of a rural settlement at Elandskloof.

## Statutory Town Planning and Zoning Schemes

24. Swartland Municipality: Development of uniform scheme regulations for Municipal area including rural areas.

25. Swartland Municipality - Updating of existing and compilation of new zoning maps.
26. Cederberg Municipality: Updating of existing and compilation of new zoning maps.
27. Witzenberg Municipality: Develop Integrated Zoning Scheme Regulations for the 12 towns as well as the rural areas and update the existing zoning maps.
28. Theewaterskloof Municipality: Updating all existing zoning maps and registers applicable within Theewaterskloof municipal jurisdiction and align these with the new integrated zoning scheme guideline document.

## Development Planning

29. Matzikama Municipality – Advisory consultants to Town Planner assisting with Town Planning advice and the preparation of planning reports to Council.

## Urbanisation and Housing

### Housing

30. Identifying land, supplying supporting information for subsidy housing applications and environmental applications and preparation of town planning applications for a total of eight Government Subsidy Housing projects in the Swartland, Saldanha Bay and Cederberg Municipal Areas.
31. Stellenbosch Municipality: Planning and design of development proposal for erf 64, Kylemore for the purpose of a low-cost housing project.
32. Proposal for infill planning to obtain increased densities for the Swartland Municipality.
33. Swartland Municipality: Assisting 400 individuals with entering the property market.

For example:

- Availability of land
- Housing types
- Access to finance
- Consumer education
- Transfer of property

34. Stellenbosch Municipality – Establishment of professional team to acquire authorizations and approvals for integrated residential development projects on public land at La Motte.
35. Saldanha Bay Municipality – Provision of professional services for the rezoning and subdivision, related to environmental authorization and land surveyor services for Witteklip 1155 IRDP erven, Vredenburg.

### **Cemeteries**

36. Swartland Municipality – Identification of suitable land and planning for establishment of new cemetery at Kalbaskraal, Riebeek Kasteel and Riebeek West and Darling.
37. Swartland Municipality – Extension of existing cemetery at Darling, Abbotsdale, Moorreesburg, Malmesbury Wesbank.
38. Langeberg Municipality - Identification and establishment of new cemetery sites – Langeberg Municipality.
39. Stellenbosch Municipality – Identification and establishment of two regional memorial parks.

### **Planning Surveys, Analyses and/ or Policy Formulation**

40. Swartland Municipality – Census Survey of all towns.

### **Development Planning and Project Management (M) or Coordination (C)**

Large projects:

Golf Estates:

1. Clanwilliam, Kransvlei Golf & Recreational Resort – 400 opportunities (M).
2. Mount Royal Golf Estate, Malmesbury - 680 residential opportunities (M).
3. Darling Golf Estate – 720 residential opportunities (M).
4. Riebeek Valley Golf Estate – 350 residential opportunities (M).
5. Langebaan Golf Estate – 1600 opportunities.

Residential Estates:

6. St Helena Views Phases 1, 2 and 3 consisting of 1600 residential opportunities (C).
7. Atlantic Sands – 900 high density apartments (C).
8. Britannia Beach Estate – 220 residential opportunities (C).
9. Winelands Hotel & Spa Estate, Paarl – 36 opportunities plus hotel & spa.

10. Anura Vineyard Estate, Klapmuts – 150 opportunities plus hotel/ spa/ wine.
11. Ingwe Estate, Somerset West – 380 opportunities.
12. Glen Lily Estate (M)
  - Phase 1 – 250 residential opportunities – services are currently being installed.
  - Phase 2 – 2500 residential opportunities.

#### GAP Housing

13. Klipfontein development - 2000 residential opportunities (M)
14. De Hoop development – 2000 residential opportunities (M).
15. Blue Downs – 750 residential opportunities.

#### Industrial Parks

16. Schoonspruit Industrial Park, Malmesbury – 30 ha
17. Quarry Gardens Industrial Park, Kalbaskraal – 70 ha.
18. Saldanha Industrial Development Zone.

#### Commercial Developments

19. Swartland Regional Shopping Mall, Malmesbury (20 ha) (C)
20. De Zalze Shopping Mall, Stellenbosch (15 ha)
21. Swartland Mall (M)
22. Petroports along the R27 (Yzerfontein), R46 (Wolseley) and N7 (Malmesbury) (M)
23. Paternoster Ocean Boutique Hotel and Spa.
24. Various venue facilities on farms and in towns.

#### Other:

25. Vodacom – consent uses for various telecommunication masts in the Western Cape and the Northern Cape.
26. Good Hope International Airport, Swartland
27. Botmaskop Mountain Resort, Stellenbosch
28. Rijckshof apartment development, Roggebaai
29. Sasko Pasta – Expansion of Malmesbury factory (M)
30. PPC – Establishment of all land rights relating to their mining activities including all negotiations with Provincial and Local Government (M).

31. PPC – Departure for mining rights on farm 251 Van Rhynsdorp.
32. TFMC – New TELKOM and WACS infrastructure and construction of new cable station on Farm 560/36, Yzerfontein (M)
33. ESKOM - Identification of sites for the purpose of establishing wind & solar farms in the Western, Eastern and Northern Cape (M).
34. Keren Energy (PTY) Ltd - Application for solar generated power plants on various portions of land in the Northern Cape (M).
35. Carmello Investments (PTY) Ltd – Application for solar photovoltaic power generating plants (10 Mw), Western Cape (M) .
36. Ventura Engineering Equipment - Application for solar photovoltaic power generating plant (5Mw), Western Cape (M).
37. Applications for mining rights and permits for numerous private clients – Western Cape DMR.
38. Departure applications for mining activities for numerous private clients – Local authorities Western Cape.
39. TFMC – Acquisition of land use rights for installation of maritime masts along the South African coast (M).
40. Koeberg – application for expansion of parking area at Koeberg Nuclear Power Station.

## Heritage

1. Heritage Audit of all farms and the rural areas of the Swartland Municipality: Department of Environmental Affairs and Development Planning – Built Environment Support Programme (BESP) Round 3 Phase 2, Swartland Municipality Spatial Development Framework (SDF) Addendums - Rural Heritage Survey and Vacant Land Audit.
2. Several Notices of Intent to Develop.

## Mine Applications

## Socio- Economic Analysis (Associate Work)

- *Socio economic assessments for proposed Besterskraal residential development, 2009, proposed De Hoop mixed used development, Malmesbury, 2010. Subsidized Settlement Development: McGregor (2013), Struisbaai 2017.*
- *Socio-economic assessment for Relocation of Factory: Proposed relocation of Fish Factory at Laaiplek (2013).*
- *Socio economic impact assessments for proposed Solar & Wind Energy Facilities: Kenhardt, 2011, Langebaan, 2011, Keimoes, Kakamas, Danielskuil, Mount Roper, Prince Albert, and 8 sites in the Northern Cape 2012, Vredendal , Kakamas, Keimoes, Disselsfontein, 2017.*
- *Spatial Considerations for proposed Hydro Electricity site in Matzikama, Witzenberg and Breëde River Municipalities for ESKOM. 2009.*
- *Public participation for socio- economic assessment for Bloodhound Super Sonic Car Land Speed Project, Northern Cape*
- *Co-developed a model to determine how to maximize the triple bottom line (social, environmental and economic balance) in developments. 2005.*
- *Developed an economic perspective & directives for a Regional Business Node in Swartland. 2010.*
- *Co-developed an economic and land use model to enhance the economy of Velddrif in preparation for a Spatial Development Framework Amendment. 2017.*

## Economic Analysis

- *Co-developed an Informal Trading By-Law for Stellenbosch Municipality including the identification of trading sites to be promulgated.*
- *Co-developed and identified drivers for informal trading spaces in Western Cape, Stellenbosch specific. 2014.*



The title 'Land Surveying' is presented in a large, white, sans-serif font, centered within a green graphic element. This element consists of a light green circle on the left, partially overlapping a dark green arrow-shaped rectangle that points to the right.

# Land Surveying

## Topographical surveys

1. Riebeek Kasteel to Riebeek West Sewer Pipeline ( $\pm 10$ km).
2. Saldanha Bay to Jacobsbaai Sewer Pipeline ( $\pm 13$ km).
3. Deformation Surveys at PPC De Hoek and PPC Riebeek sites.
4. Elandskloof, Citrusdal Restitution Project ( $\pm 320$  erven).
5. ESKOM Sere Solar Wind Farm, Lutzville.
6. Topographical surveys – Stellenbosch and Kylemore cemeteries.
7. Flood line determination – Kalbaskraal cemetery.
8. Determination of cadastral Hexrivier boundary through the use of photogrammetry
9. Numerous smaller erven and farms.

## Mine surveys:

1. Surveys for upgrading of mine plan registers.
2. Preparation of mine diagrams for DMR applications.

## Sectional title schemes:

1. Amberg, erf 35 000 Paarl.
2. Nederbron Village, erf 8142 Goodwood.
3. De Molen, erf 4829 Malmesbury.
4. Various erven in Burgundy Estate, Cape Town.
5. Shelley Point luxury apartments, St Helena Bay.

6. Tuin Park, Malmesbury.
7. Zwartlandhof, Malmesbury.
8. Gordon Court, Malmesbury.

**Cadastral surveys:**

1. Golf Estates:

- Mount Royal Golf Estate, Malmesbury - 680 residential opportunities.
- Darling Golf Estate – 720 residential opportunities.
- Langebaan Golf Estate – 1600 residential opportunities.

2. Residential Estates:

- Atlantic Sands – 900 high density apartments.
- Britannia Beach Estate – 220 residential opportunities.
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- St Helena Views Phases 1, 2 and 3 consisting of 1600 residential opportunities.
- Glen Lily Estate
  - ◆ Phase 1 – 250 residential opportunities – services installed.
  - ◆ Phase 2 – 2500 residential opportunities.

3. GAP Housing:

- Klipfontein development - 2000 residential opportunities.
- De Hoop development – 2000 residential opportunities.

4. Industrial Parks:

- Schoonspruit Industrial Park, Malmesbury – 30 ha.
- Quarry Gardens Industrial Park, Kalbaskraal – 70 ha.

***Numerous other erf and farm subdivisions for both private and public sector.***

**6.** CKR has adequate company vehicles, hardware, software and human resources needed to undertake and complete projects within specified timeframes.

### Software

- Microsoft Word, Microsoft PowerPoint, Microsoft Excel
- Various geo viewing software (Mr Sid and Arc view GIS)
- Various editions of Arc Explorer
- Quantum GIS (Geographical Information Systems)
- AutoCAD drafting tools (AutoCAD 2004, 2005, 2007 and 2010)
- Trimble Geomatics office
- SURPAC
- In house software

### Hardware

#### Administrative

- 12 x Desktop Computers
- 5 x Laptop computers
- 1 x Photostat / printer machine
- 1 x Plotter
- 1 X Telefax
- Telephone network with 4 incoming lines
- 2 x Binders
- 2 x iPads
- 1 x Tablet
- 1 x Digital Laser Rangefinder
- 1 x Data Projector

#### Professional

- Four company vehicles
- 1x Trimble RTK GPS system & VRS capability
- 1x SHCF GNSS System
- TSC 3 controller
- Wild TC 1000 total station
- [Leica](#) TCR 405 total station
- 2x Psion logger work about
- Handheld EDM
- Handheld GPS
- Drone:
  - Obtaining aerial imagery using UAV technologies
  - Aerial imagery processing using Pix4D software to generate DTM data and models

**7.** CKR pioneered the converting of all the old town plans into electronic format, linking erf numbers to owners and zonings which was the front runner of more sophisticated GIS systems.

CKR has drafted zoning maps and site development plans for years. Our zoning maps were until as recently as 2012 and in some cases are still the only historical planning documents available that depict zonings and land use rights in the majority of the towns in the West Coast.

CKR was the pioneers when municipalities were compelled by legislation to compile Integrated Development Plans and Spatial Development Frameworks for the Local Authorities. CKR has been asked to give input on land matters to local authorities in compiling sectoral plans such as Local Economic Development Strategies and Human Settlement Plans. CKR has compiled several sectoral plans e.g. Human Settlement Plans for various municipalities.

CKR trail blazed wind farms, urban edges, rural heritage surveys, equal sampled population census surveys, growth models, zoned land models and is currently working on economic mobility models. CKR with equal ease deals with minor projects, like rezoning, removal of restrictive title conditions and subdivisions or large scale projects. Large scale projects include environmental consultants, engineers and other specialists e.g. Heritage and Fresh Water. CKR either manages the team or forms part of a team to acquire the required ROD's from the Department Environment and Development Planning and the Local Authority.

We have been pioneers in Town and Regional Planning and Professional Land Survey and are still so after 65 years.

Yours in land development,

IHJ Rumboll

CK Rumboll and Partners