

# Rowan van Gend

Professional Town & Regional Planner

## PERSONAL DETAILS

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<b>Date of Birth</b>	:	31 January 1958
<b>Nationality</b>	:	South African
<b>Employer</b>	:	Urban Dynamics EC
<b>Designation</b>	:	Managing Director
	:	Professional Town & Regional Planner

## PROFILE STATEMENT

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Rowan van Gend is a professionally qualified and registered Town and Regional Planner (SACPLAN) with more than 30 years' experience in spatial and development planning in the urban and rural environment of the Eastern Cape. Having worked in both the public and private domain, his experience and knowledge of the complex interrelationship between the regulated planning processes and the demanding need for delivery of development is a valuable asset to the company.

He has successfully completed a wide variety of projects for National, Provincial and Local Government departments, international and national corporate companies and the individual person needing planning assistance. The planning products and development projects bear witness of his specialist knowledge and commitment to serving the clients and communities throughout the Province.

He has also acted as the spatial planning advisor to the MEC's for Human Settlements in the Eastern Cape Province.

## QUALIFICATIONS AND REGISTRATIONS

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- **Master's Degree in Town and Regional Planning** : University of Stellenbosch : 1991
- **Baccalaureus Artium** : (Sociology, Public Administration) University of Port Elizabeth: : 1989
- **National Diploma** : (Engineering Survey) Port Elizabeth Technikon : 1981
- **Project Management Certificate** : Business School : University of Stellenbosch : 1992
- **Registered Professional Town and Regional Planner (SACTRP)** : Number A/857/1995 : 1995 – 2007
- **Professional Member (SAITRP)** : 1990 – 1996
- **Registered Professional Planner (SACPLAN)** : Number A/857/1995 : 2007 to date
- **Corporate Member (SAPI)** : Number 11330 : 1996 to date

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## EMPLOYMENT

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- **1995 to date:** Professional Planner and *Managing Director* : Urban Dynamics EC Inc. (Town & Regional Planning Consulting)
- **1999 to date :** *Managing Director* : Garwood Investments (Pty) Ltd
- **1994 to 1995 :** *Senior Town and Regional Planner* : Urban Dynamics EC Inc. (Town & Regional Planning Consulting)
- **1990 to 1994 :** *Town & Regional Planner* : Cape Provincial Administration
- **1985 to 1990 :** *Principle Technician, Town Planning* : Cape Provincial Administration Community Services
- **1981 to 1985 :** *Land Survey Technician* : Survey Department, Eastern Cape Development Board

## MEMBERSHIP

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- **Corporate Member :** South African Planning Institution (1995 to date)
- **Professional Town and Regional Planner :** South African Council for Town and Regional Planners (SACTRP) (1995 – 2007)  
South African Council for Planners (SACPLAN) (2007 to date)
- **Board Member :** National Board of the South African Planning Institute (1996 to 1999)
- **Chairman :** South African Planning Institution, Eastern Cape (1996 to 1999)
- **Member :** Nelson Mandela Bay Business Chamber
- **Member :** South African Property Owners Association

## SPECIAL ASSIGNMENTS AND AWARDS

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- **Provincial Treasury :** Integrated Infrastructure Planning Advisor
- **Office of the Premier :** Planning Specialist – Rapid Response Team Member
- **MEC of Housing Eastern Cape :** Specialist Advisor for Rapid Land Release Program for Housing
- **MEC of Housing Eastern Cape :** Mass Planning and Survey of Sites (Operation Masakhe) – Lead Consultant
- **Department of Housing :** Housing Sector Plans – Lead Consultant
- **Mandela Bay Development Agency :** Spatial Development Framework Plan - Lead consultant
- **Nelson Mandela Metropolitan Municipality :** Cape Road Policy Plan, Zanemvula Urban Renewal, Motherwell Urban Renewal Program – Socio Economic Study – Lead Consultant
- **Urban Dynamics National Award :** Housing Development and Facilitation
- **Institute for Housing of SA National Award 1998 :** Development Agency Team Member (Town Planning)
- **Institute for Housing of SA National Award 1998 :** Local Authority of the Year, Queenstown (Planning Advisory to TLC)
- **Institute for Housing of SA National Award 1999 :** National Developer of the Year (Grinaker Housing Specialist Support - Planning)

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## KEY AREAS OF EXPERTISE

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- **Spatial Planning** (Township Design and Establishment)
- **Infrastructure Planning** (Implementation and Monitoring of the Infrastructure Delivery Management System in the Provincial and Municipal Sphere of Government)
- **Land Use Management and Development Facilitation** (Rezoning, Subdivisions, Departures, Consent Use, Removal of Restrictive Title Deed Conditions)
- **Planning and Development Legislation** and Policy Formulation
- **Strategic Planning** (Integrated Development Plans, Spatial Development Frameworks, Precinct Plans)
- **Scheme Regulations** and Land Use Management Systems
- **Development Feasibility Studies** and Risk Assessments
- **Urban Design** and **Precinct Development Planning**
- **Project Management Co-ordination**, Facilitation and Advisory Services
- **Rural Development** and **Planning**
- **Mentoring, Training** and **Capacity Building**
- **Geo Spatial Analysis** and Services (using GIS in Planning, Mapping and Modelling Development)

## EXPERTISE AND EXPERIENCE (RECENT)

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- **Spatial Planning (Township Design & Establishment)**
  - Extensive experience in **Urban Layout Design** for urban development at varying scale and extent. These include layout design for various housing typologies and programmes.
  - The successful formalisation of development approvals and **Township Establishment** applicable in urban and rural regions of the Eastern Cape Province.
  - Significant Projects :
    - o Nelson Mandela Bay Municipality
      - KwaNobuhle (Uitenhage) 2600 units
      - Thembalesizwe (Despatch) 8500 units
      - Soweto-on-Sea (Ibhayi) 1200 units
      - Wells Estate (Port Elizabeth) 3800 units
      - Govan Mbeki Avenue Social Housing 133 units
    - o Komani (Queenstown)
      - Mlungisi 3600 units
    - o Dr Beyers Naude Municipality
      - Umasizakhe (Graaff-Reinet) 1500 units
      - Umnyama Park (Graaff-Reinet) 250 Community Residential Units Housing
      - Nieu Bethesda 250 units
    - o Great Kei
      - Komga 2500 units
    - o Senqu – Sterkspruit
      - Rural Housing (3 villages) 1500 units

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- **Land Use Management & Development**

- Preparation and successful submission of numerous applications for **rezoning, subdivision, departure, consents, removal of restrictive conditions** for large scale and small individual developments.
- Consulting on various levels of planning, local, provincial and national to individuals and corporate clients.
- Significant Projects :
  - o Nelson Mandela University Nature Reserve
  - o Jet Park, Aero Industrial Park, Port Elizabeth Airport
  - o Emfuleni Boardwalk Entertainment Centre and Casino
  - o Waterfront Office Park – Humerail
  - o Plantation Wedding Venue
  - o Walmer Golf Course Lifestyle Estate
  - o Nanaga Farmstall

- **Planning and Development Legislation and Policy Formulation**

- Preparation of **contemporary planning policies** in **compliance with new national planning legislation** for urban and rural municipalities and areas.
- Significant Projects :
  - o Nelson Mandela Bay Municipality Rural Development Plan
  - o NMBM urban Densification and Urban Edge Policy
  - o Port St Johns Urban Renewal Plan
  - o Port St Johns 2<sup>nd</sup> Beach Revitalisation Plan
  - o Rural Development Strategies for 5 District Municipalities

- **Strategic Planning (Integrated Development Plans, Spatial Development Frameworks, Precinct Plans)**

- The project management and preparation of **Integrated Development Plans, Strategic Development Framework Plans, Urban Precinct Plans** and **Local Economic Development Plans** for District, Metro and Local Municipalities have successfully been completed.
- Significant Projects :
  - o Cape Road Policy Plan
  - o Mill Park to Westering LSDF
  - o Inner City LSDF
  - o Port St Johns Municipality SDF
  - o Camdeboo Municipality LSDF
  - o Graaff-Reinet Tourism Development Plan
  - o Port St Johns Urban Regeneration Master Plan

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- **Zoning Scheme Regulations and Land Use Management Systems**

- The drafting and implementation of **land use management systems** and **zoning schemes** and maps for various municipalities.
- Significant Projects :
  - o Inxuba Yethemba Integrated Land Use Scheme, incorporating Cradock, Lingelihle, Michausdal, Middelburg, KwaNomzamo, Pellsrus and Midros rural village
  - o Land use survey and updating of Zoning Maps for numerous towns e.g. Port St Johns, Somerset East, Cookhouse, Graaff-Reinet

- **Development Feasibility Studies and Risk Assessments**

- Undertake research and investigations on **development** potential of land ownership, population growth, built and natural environment, and legislative compliance to advice and guide developers and financial institutions of potential risks and successful land development.
- Significant Projects :
  - o Graaff-Reinet Solar Power Facility
  - o Pearson Solar Power Facility
  - o Seaview Coastal Area Development
  - o Rural Eco Lodge Graaff-Reinet
  - o Lifestyle Estates – Port St Johns, Somerset East, Port Elizabeth Peri Urban Areas

- **Urban Design & Precinct Development**

- Provide extensive planning support and experience in the **design and development of urban precincts**, corridors, nodes and places. Besides the urban design provide specialist role in the removal of development constraints such as title deed restrictions and design parameters.
- Significant Projects :
  - o Richmond Hill Stanley Street development of culinary route
  - o Central and Govan Mbeki tourist pedestrian route for Inner City SDF
  - o Nieu Bethesda Housing Development guidelines
  - o Somerset East Aero Industrial Park design guidelines
  - o Somerset East Golf and Eco Estate design guidelines
  - o Little Walmer Golf Estate urban design and guidelines
  - o Nelson Mandela University 2<sup>nd</sup> Avenue Sportsfields Development guidelines for integrated use
  - o Mount Fletcher urban precinct for the Administration Hub

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- **Project Management Co-ordination, Facilitation and Advisory Services**

- Provide and undertake the **management** of various **planning and development** projects for public and private sector clients by facilitating the approval and development processes of projects.
- Significant Projects :
  - o Rapid Land Release Program for mass housing development - EC Provincial Government
  - o Preparation of 5 District Municipal Rural Development Plans
  - o Management of team of Built Environment Specialists for 8 SAPS Stations in rural areas, and 2 SAPS Stations in urban areas.

- **Rural Development and Planning**

- The **development of rural communities** and the facilitation of land reform is complex but crucially important in uplifting the marginalised communities of the Province. Specialist experience, knowledge and community interaction is gained in this field of development planning.
- Significant Projects :
  - o Rural Development Plans for OR Tambo, Alfred Nzo, Amathole, Chris Hani and Joe Gqabi District Municipalities
  - o The District Municipal Agri Parks
  - o Rural Housing Policy for Senqu (Sterkspruit and Lady Grey)
  - o Formulation of development approvals of 8 deep rural SAPS Police stations
  - o Port St Johns Coastal Villages and Rural Nodes

- **Mentoring, Training and Capacity Building**

- The experience gained during the dynamic transformation of spatial planning and development over the past 30 years is shared with various private sector, provincial and local government departments in various ways; such as **lecturing at academic institutions**, planning workshops, public forums and **mentorship programs** and projects.
- Significant Projects :
  - o Guest Lecture to Nelson Mandela University - BTech Civil Engineering, Urban Development course
  - o Land Use Planning and Management – short course for SAPOA members
  - o The Changing Planning Environment – short course for Investec
  - o Mentoring of geomatics interns in spatial data analysis and planning – PLATO interns
  - o Land Use Management manual for local municipalities

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- **Geo Spatial Analysis and Services**

- Facilitating and project managing the **establishment of GIS** units and reliable spatial geo databases in Municipal and State departments.
- Planning for sustainable development is highly dependent on the quality and reliability of spatial data, which is continuously collated and maintained.
- Significant Projects :
  - o King Sabata Dalindyebo Local Municipality – Establishment of GIS database
  - o Inxuba Yethemba Local Municipality – Establishment of a GIS unit, database and mentoring of users and GIS manager
  - o Office of the Premier GIS unit – advisory role and updating of database on infrastructure

- **Special Assignments and Projects**

- Appointment by the Office of the Premier and Provincial Treasury as the **Development Planning Specialist with GIS Support** to serve on Rapid Response Team for infrastructure development in the Eastern Cape Province (2016-2018).
- Appointment by the MEC for Housing and Local Government as specialist advisor for Rapid Housing Delivery for Operation Masakhe.
- Appointment by MEC for Housing and Local Government as specialist advisor to department for the Rapid Land Release Program – planning, township establishment and cadastral land identification survey for 20,000 sites in the Eastern Cape Province.
- Significant Projects :
  - o Infrastructure Planning
    - Provide specialist knowledge and expertise, using GIS support, in forecasting infrastructure development challenges. The challenges include : lack of integration, non-compliance with statutory procedures, land reform and the synchronisation of the overall planning process for the delivery of infrastructure in terms of the IDMS
    - Specialist Consultant to SANRAL. The planning, land reform and land use impact of the new N2 Bypass Routes on the urban and peri urban areas of Butterworth and Duthwa
    - Social Infrastructure Planning Specialist to ECSECC for the Provincial Infrastructure Development Plan (Vision 2030)
    - Office of the Premier & Provincial Treasury Development Planner and GIS Specialist as rapid response team member
    - Provincial Treasury : The integrated planning and development advisor for the implementation and monitoring of the Infrastructure Delivery Management System
  - o Facilitation of the Provincial Interdepartmental GIS Forum and Database at the Office of the Premier GIS unit (ongoing till July 2018).

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- Rapid Housing Delivery Operation Masakhe
  - Queenstown Mass Housing Project (Integrated) - 3021 RDP houses by Condev/Motheo Construction
  - Komga Mass Housing Project – 2000 RDP houses by Grinaker Construction
  - Port Alfred Mass Housing Project (In situ) – 1 600 RDP houses by Grinaker Construction
  - Peddie Mass Housing Project (Greenfields) – 1200 RDP houses by Power Developments
- Rapid Land Release Program – Planning and surveying of land for the fast-tracking infrastructure construction for delivery of housing development
  - Khayamnandi – Despatch NMBM 3820 sites
  - Chatty – Port Elizabeth 5300 sites
  - Tarkastad 1200 sites
  - Molteno 2000 sites

## CONTACT DETAILS

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### Urban Dynamics Eastern Cape



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