



COMPANY PROFILE

Unlocking Development Potential



- SINCE 1991 -

ABOUT URBAN DYNAMICS

Urban Dynamics is a consultant town planning firm with combined professional experience of more than 100 years. Our company strives to play a continued leading role in the property development industry of the Western Cape.

Urban Dynamics was established in Cape Town in 1991. Since then the firm has played a leading role in the development planning of the Western Cape. We offer expert professional town planning services, including all aspects of the statutory process management for the unlocking of development rights.

OUR COMMITMENT

Our objective is to provide focused consultant service to private developers, municipalities and all other levels of government in the property development industry of South Africa. We pride ourselves in uncompromised quality of service, personal attention to client and stakeholder management and the ability to manage complex and mega-scale projects by applying our many years of professional experience.



CAPE TOWN INTERNATIONAL CONVENTION CENTRE
(CTICC EAST) – CAPE TOWN

Urban Dynamics worked with the City of Cape Town and the CTICC (joined owners of the CTICC), carefully planning the 2nd phase of the CTICC, which is now known as CTICC 2 or CTICC east. Located in the Fore Shore area of Cape Town, the site posed many challenges in terms of historic servitudes, access ways, heritage risks of sub-surface ship wreckages, etc. The zoning application process was successfully facilitated by Urban Dynamics, resulting in the CTICC 2 construction going ahead and contributing to the international convention offering of Cape Town.



MISSION

To provide the best professional TownPlanning services, through innovative and dynamic planning methodologies, while taking into consideration the complexities and challenges of long term sustainability in the property development industry.

MEET THE LEADERSHIP TEAM



PAUL OLDEN
Director

M. Trp (SA) | A/1162/2000

Paul Olden is widely acknowledged for his skilled ability in managing multi-disciplinary teams through the often complex and challenging statutory planning processes. His experience in the planning field spans over more than 35+ years. His track record includes many successful high profile projects covering a wide range of different commercial clients, developers and authorities. His experience includes Harbour Arch, Oakland City and Frankendale Industrial, to name a few. He is passionate about town planning and has the proven ability and leadership skills to seek innovative and optimal solutions to town planning / development related challenges.



GERHARD SWART
Director

M. Trp (SA) | A/1126/1999

Gerhard Swart is a widely experienced urban and regional planner with a vast range of experience from strategic regional policy planning, local level municipal forward planning through to statutory development planning. His experience of more than 30+ years spans a variety of different planning environments from coastal resort planning in sensitive ecological areas to large scale industrial, retail, residential, golf estates and subsidized low-cost residential townships.



PJ LERM
Director

B. Art et Sc (TRP) | A/163/2009

PJ Lerm has 20+ years experience in town planning, including spatial policy planning, commercial development applications and integrated human settlement development. He has a keen interest in resolving complex land use development challenges, thereby finding the most sustainable solution in the best interest of all stake holders.



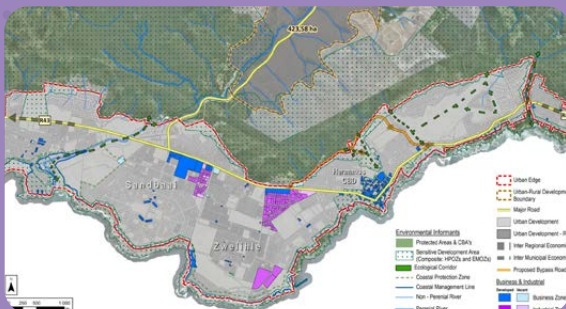
169 MAIN ROAD – GREEN POINT

This was considered by many as a severely constrained site with limited development potential, due to sensitive heritage surroundings and an awkward L-shaped site configuration. A tedious zoning application process was successfully facilitated by Urban Dynamics over a 3-year period, which was rewarded with land use approval for an 11-storey tall high quality residential building, to the delight of the client (Abacus & Nedbank).

SPECIALISED SERVICES

Spatial policy planning and policy formulation

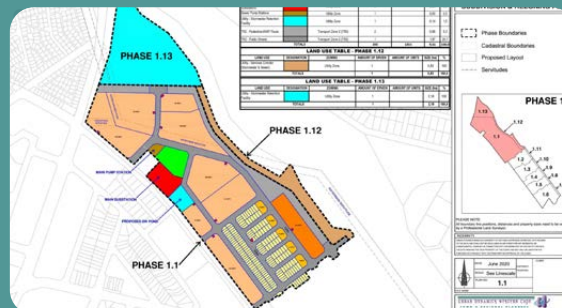
- 📍 Spatial Development Frameworks
- 📍 Urban Structure Plans
- 📍 Precinct Development Plans
- 📍 Human Settlement Plans
- 📍 Development Guidelines
- 📍 Growth Management Policies
- 📍 Area specific Densification policies
- 📍 Overlay planning (Environmental sensitivity zones, coastal setbacks, viewsheds, visual sensitivity, etc.)



Compilation, submission and facilitation of statutory planning applications

Experience in a diverse range of development application / rights acquisition processes from greenfield township establishments, agri resort developments, golf courses to multi story central city tall buildings, rezonings and precinct planning.

- Rezonings
- Subdivisions
- Special Consents
- Departures
- Removal of Title Deed Restrictions
- Amendment of Existing Approvals
- Site Development Plan Approvals



Land use control, zoning regulations and development rules

- Compilation of Municipal Zoning (Land Use) Schemes
- Compilation of Municipal Overlay Zone Schemes
- Compilation of Subdivision Layout Plans, Consolidations & Phasing Plans
- Growth Management and Densification plans
- Use of the “package of plans” process/rights acquisition to achieve a market flexible set of dynamic development rights.



SPECIALISED SERVICES

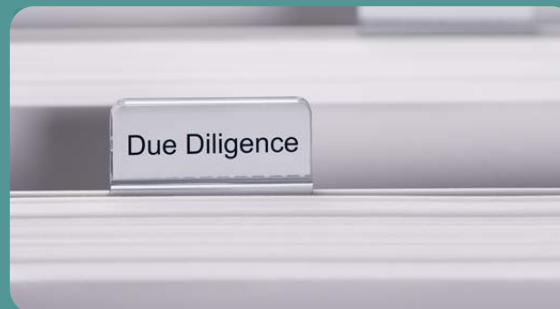
Process management or co-ordination & administration of multi-disciplinary processes

- Facilitation of Integrated multi-disciplinary Statutory (land use, environmental, heritage, etc.)
- Management and administration of multi-disciplinary professional teams during the statutory process stage of the development process.



Due diligence, risk assessments and cost benefit investigations

- Confirmation of existing zoning / development rights
- Determine development potential, optimizing land use development options of properties to maximise market conditions.
- Determine policy implications and the development risk for a specific development proposals
- Cadastral, servitude & title deed investigations



Geographic information systems (GIS) and geomatic services

- Professionally registered GIS and Geomatic professionals
- Compilation of GIS geodatabases
- Visual presentation / mapping of GIS data layers
- Conversion of CAD information to GIS Shape Files
- Applying complex geoprocessing tools and performing database calculations and data layering
- 3D Terrain Analysis – Slope aspect analysis
- Detailed investigations into cadastral history, ownership, servitude rights



117 on Strand

DEVELOPMENT RIGHTS

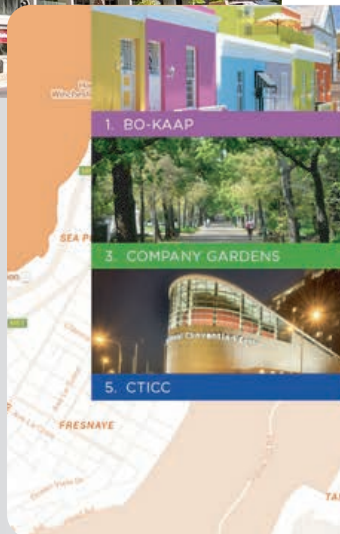
WINNING

PROJECTS

117 STRAND STREET CAPE TOWN

WINNER – SAPOA 2021 MIXED-USE DEVELOPMENT

This project entailed a complex rezoning application process for the redevelopment of an entire City street block within the context of the City's central business district and the adjacent historical Bo-Kaap area. Working innovatively with the client (Ingenuity Property Investments) and the architects, Urban Dynamics succeeded in obtaining development rights for this, successfully completed, mixed use 60m tall development.



DEVELOPMENT RIGHTS

PROJECTS

HARBOUR ARCH MIXED USE PRECINCT – CAPE TOWN FORESHORE

The Harbour Arch project is the largest and most ambitious mixed-use precinct development undertaken within central Cape Town, is currently under construction. The precinct includes a total bulk of 198 000m², comprising of six 100 metre high tower buildings on the 5 hectare site, located alongside landscaped public spaces, shops, restaurants, cocktail bars, international hotels, offices, health clubs and the largest selection of residential apartments in the CBD. The completed project value is estimated to be in excess of R14 Billion. .

This precinct encapsulates the principles of new urban living, and presents an opportunity for people to live, work, play, relax, and stay in a safe, convenient, enjoyable and sustainable community-focused environment, while enjoying convenient proximity to the city and its surrounds. Urban Dynamics worked intensely with the Amdec Group in planning the project to successfully acquire the statutory zoning rights for the precinct.



The successful facilitation of the statutory land use process for this complex large-scaled project, resulting in City approval of the development rights, is one of the most notable achievements of Urban Dynamics.



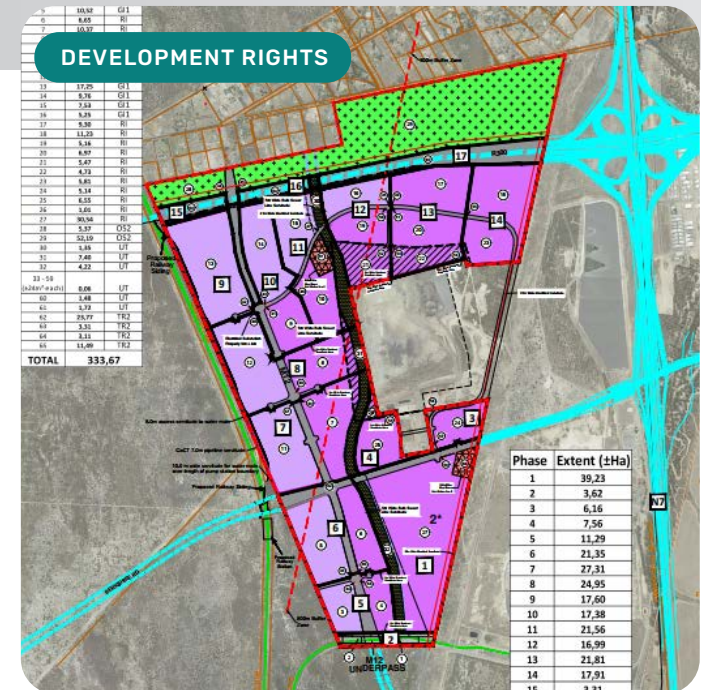
DEVELOPMENT RIGHTS

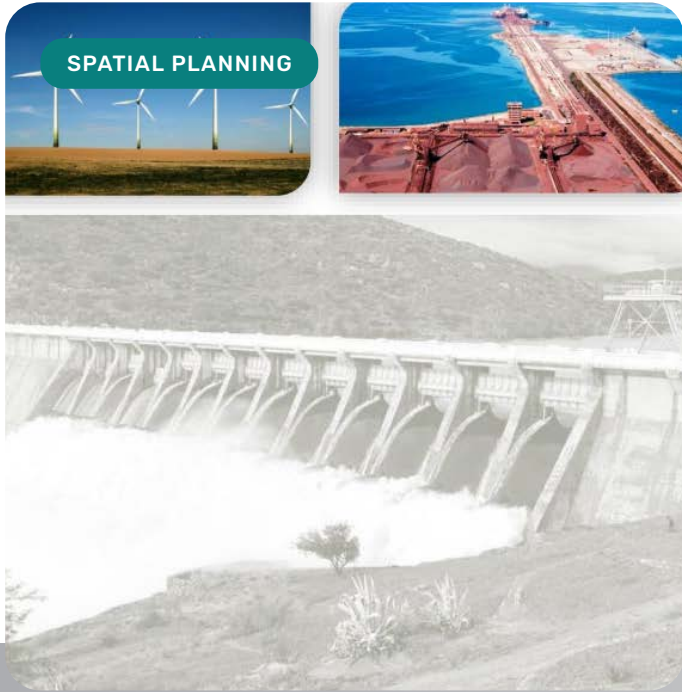
PROJECTS 204 ROGGEBAAI– CAPE TOWN

The old post office building in Walter Sisulu Drive opposite the Cape Town International Convention Centre was acquired by the ABC Group for development purposes. The existing 5-storey building is located on this narrow-shaped rectangular property in an excellent position within the City's Central Business District. Through an iterative design process and urban design analysis, the concept was developed to enable a tall building to be developed on this property. Urban Dynamics lead the team of professionals and successfully undertook the statutory land use application process for the proposed 145m tall hotel building (tallest in Cape Town @ 2021). This landmark development will contribute most positively to tourism and to the international stature of the Cape Town's CBD.

PROJECTS FRANKENDALE INDUSTRIAL DEVELOPMENT

As lead consultants, Urban Dynamics undertook and managed the integrated multi-disciplinary rezoning and subdivision processes to unlock the massive potential of this ± 400 hectares of land in the northern parts of Cape Town along the N7 road. The application was for rezoning of the land from Agriculture Zone to Risk Industrial and General Industrial Zones, as part of an integrated multi-disciplinary statutory process. The approval of this project marks it as the largest risk industrial development opportunity in Cape Town, including development rights for fuel storage, tank farms, energy generation, container port/ storage and heavy manufacturing.





SPATIAL PLANNING

PROJECTS

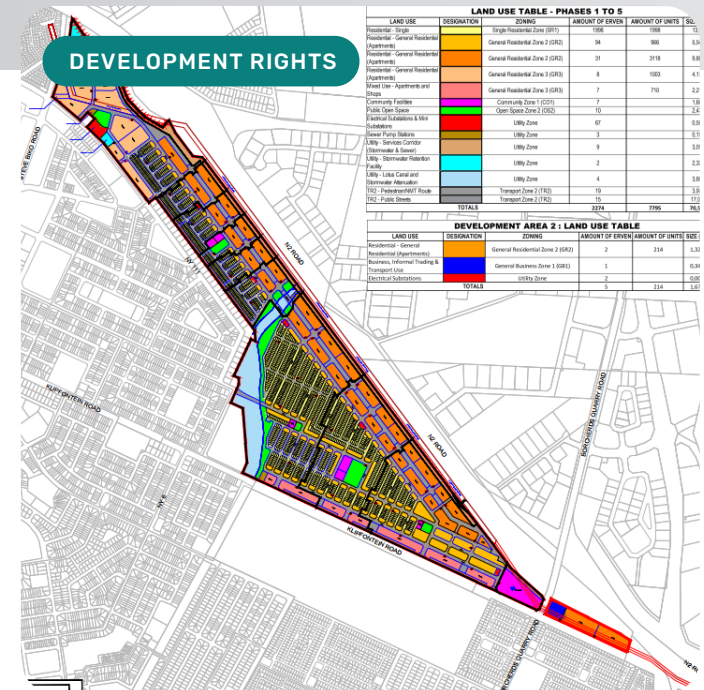
WEST COAST DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK – WCDSDF, 2020

Urban Dynamics undertook the strategic review of the District SDF for the West Coast District Municipality. The process included consultation with stakeholders at different levels of government as well as the public, to understand and spatially conceptualise the spatial vision and strategies for the broader district, to inform more detailed spatial planning at local municipal level. The WCDSDF was approved in terms of the Spatial Planning & Land Use Management Act (SPLUMA) in 2020.

PROJECTS

AIRPORT PRECINCT : GUGULETHU

Urban Dynamics worked with the Western Cape Government: Department of Human Settlement and an experienced multi-disciplinary team, in the compilation of a Development Framework and subsequently undertaking the statutory rezoning application process on this 70-hectare site. The project is unique, given that it involves the formalised development of an existing informal settlement currently residing on a closed landfill site in the Gugulethu area. The development will mark a ground-breaking development of human settlement development on a landfill site, requiring specialist engineering interventions to prepare the land for servicing and development for human habitation.



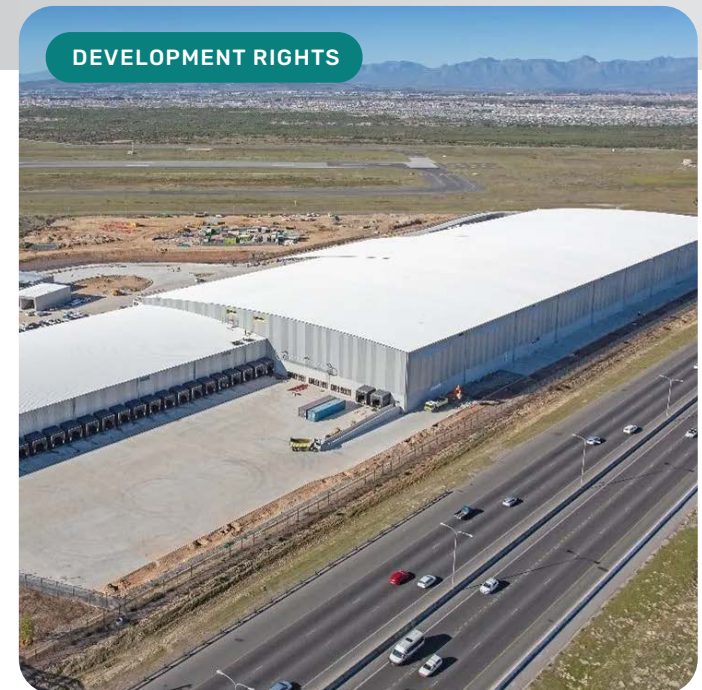


PROJECTS OAKLAND CITY

Located within the south eastern metropolitan area, the Oakland City development consists of a 470Ha area that was identified by the landowners and presented to Urban Dynamics for investigation in 2008. Urban Dynamics then lead a multi-disciplinary team of professionals to investigate the potential of the land, and subsequently planning an integrated settlement on this large land parcel. The outcome of the processes resulted in amendment of the 1988 Guide Plans to incorporate the land for development purposes. Subsequently, the rezoning application process was successfully undertaken by Urban Dynamics, and the City's Municipal Spatial Development Framework now reflects the land within the urban development edge for urban development purposes. The approved development includes $\pm$ 15000 residential opportunities, industrial, mixed use, and commercial development, as well as schools, tertiary education facilities and a network of open space and conservation areas.

PROJECTS DSV MEGA-WAREHOUSE – CAPE TOWN INTERNATIONAL AIRPORT

Urban Dynamics successfully undertook the zoning and subdivision applications of the properties located in the Solar City industrial area at the Cape Town International Airport. Following which the Site Development Planning process for DSV was successfully undertaken for their now fully constructed landmark 9 hectares under roof warehouse facility on the N2 road at the Cape Town International Airport.





PROJECTS

OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK– OSDF, 2020

The review of the Overstrand Spatial Development Framework (SDF) was led by Urban Dynamics during the period from 2018 to 2020. The process involved the assessment of the Overstrand Municipality's spatial vision, understanding urban growth in the area and planning for sustainable spatial management of urban development, relative to conservation and other objectives and policies. The SDF was approved in terms of the Spatial Planning & Land Use Management Act (SPLUMA) in 2020, now being the current relevant spatial policy to guide spatial planning decision in the area for the next 10 years.



PROJECTS

RIVER QUARTER – ANNANDALE

Annandale Development is a visionary mixed-use precinct located along Bottellary Road in Cape Town's northern growth corridor. The development combines a vibrant business park with a connected residential neighbourhood, creating an integrated urban environment where people can live, work and access everyday amenities within a high-quality public realm. Landscaped boulevards, green open spaces, pedestrian and cycling routes, and sustainable urban design principles underpin the masterplan, while flexible development opportunities support long-term growth and investment. Designed to foster connectivity, resilience and a distinctive sense of place, Annandale represents a new generation of mixed-use development that sets a benchmark for sustainable urban expansion in the Western Cape.



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PROJECTS

THE ONE – STUDENT ACCOMMODATION – STELLENBOSCH

A premium purpose-built student accommodation development that redefines the university living experience in the heart of Stellenbosch. Located within walking distance of Stellenbosch University, the development combines contemporary architecture with world-class amenities, including collaborative study spaces, recreational facilities, retail offerings and secure residential living. Designed as a vibrant residential college, The One fosters academic excellence, personal wellbeing and community engagement within a fully managed environment. As a catalyst for the revitalisation of the surrounding Dennesig precinct, the development delivers a sustainable, connected and future-focused student community that sets a new benchmark for student accommodation in South Africa.

PROJECTS

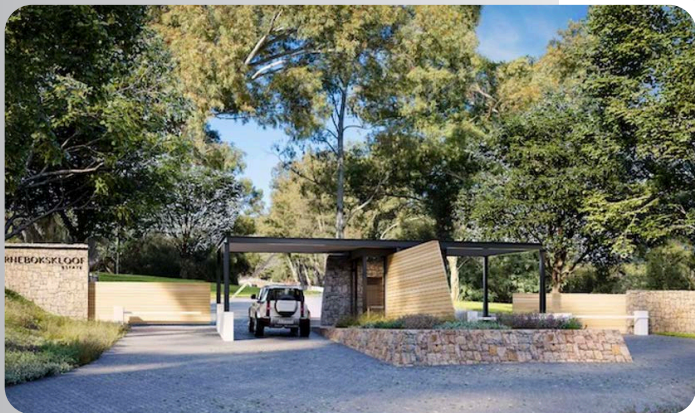
AIRPORT CITY INDUSTRIAL PARK

A premier industrial and logistics development strategically located adjacent to Cape Town International Airport, offering unrivalled access to national transport networks and key economic hubs. Designed to accommodate modern warehousing, distribution, manufacturing and logistics operations, the development combines flexible industrial opportunities with high-quality infrastructure, landscaped public spaces and efficient transport connectivity. Its prime location, contemporary design and sustainable development principles create an attractive environment for investment and business growth. As a gateway industrial precinct, Airport City Industrial Park strengthens Cape Town's position as a leading logistics destination while supporting economic development, employment creation and long-term regional competitiveness.

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An aerial photograph of a residential development in a valley. In the foreground, a modern house with a swimming pool is visible. The middle ground shows several other houses and a dirt road. The background features vineyards and rolling hills. A teal banner in the top left corner contains the text "DEVELOPMENT RIGHTS".



RHEBOKSKLOOF ESTATE

LEGEND:

- Entrance
- Future alignment/roadway center
- Kids play area
- Future Golf Village
- Spectator Facilities
- Golf parking
- Wine Cellar and Store
- Residence
- Recreational gardens
- Future Shopping Road
- House Corner Village 1 & 2
- Activity field
- Recreation field garden
- Future game house/restaurant/venue
- Hillside Valley
- Future Hillside Village house
- Conservation area
- Waste water treatment plant
- Waste treatment plant
- Accessways roads
- Viewing point
- Water reservoir
- See Wetland areas
- Future Main Road

AREAS

- Vineyards
- Dams
- Mountain
- Bespoke Homes
- Stands

ESTATE STATISTICS

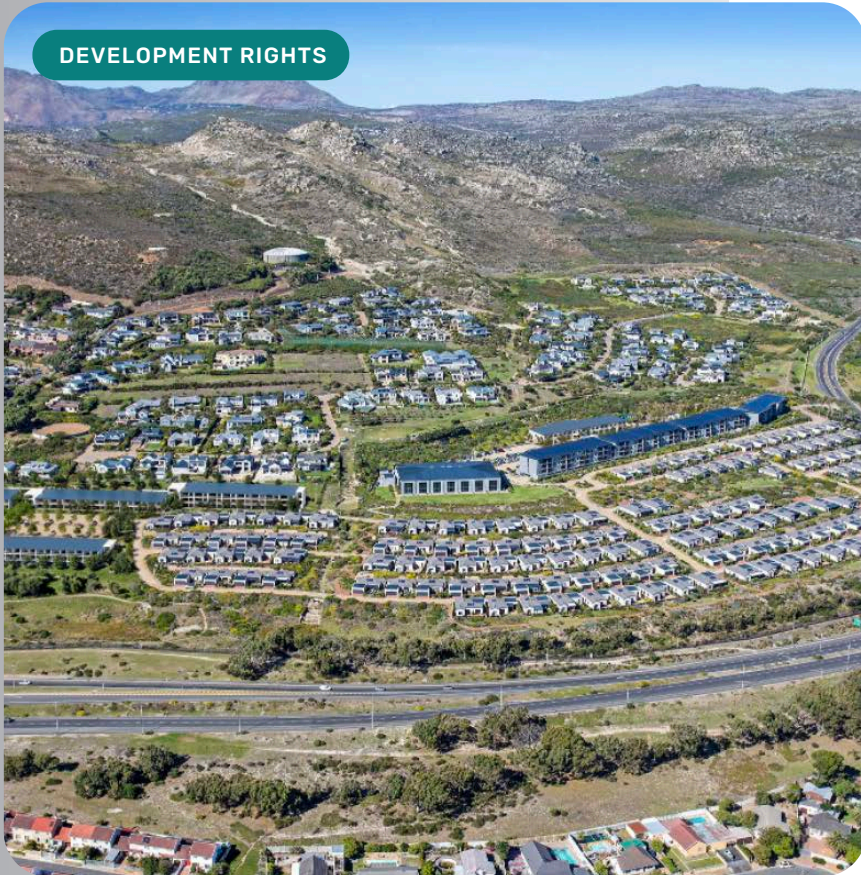
Estate: 183 HA
Vineyards: 34 HA

THE DEVELOPER RESERVES THE RIGHT TO ALTER/CHANGE PLANS WITHOUT NOTICE

Michael & Jill Esterhuysen By CARL WINKELANDS PROPERTIES

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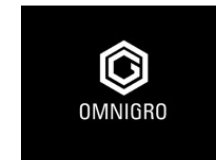
PROJECTS

EVERGREEN NOORDHOEK – RETIREMENT VILLAGE

Evergreen Noordhoek is an established retirement lifestyle village situated in Fish Hoek, thoughtfully designed to provide secure, high-quality living within a well-connected and landscaped residential environment. The development combines a diverse range of retirement accommodation with a dedicated lifestyle centre and integrated healthcare facilities, creating a community that supports residents through every stage of retirement. The proposed completion of the village introduces 104 additional apartments and a 32-bed care centre, seamlessly integrated with the existing development and responsive to the site's natural topography. With its strong sense of community, convenient access to surrounding amenities and carefully considered landscape design, Evergreen Noordhoek offers a distinctive model for contemporary retirement living in the Cape Peninsula



OUR CLIENTS





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