

PGD

BUILDING TOGETHER

Company Profile

2026

Prospero Global Developments (Pty) Ltd

Town planning & development consulting — unlocking land potential in terms of SPLUMA, Act 16 of 2013.

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156 Marshall Street, Polokwane, 0699

Registered Professional Planner — SACPLAN A/3456/2024

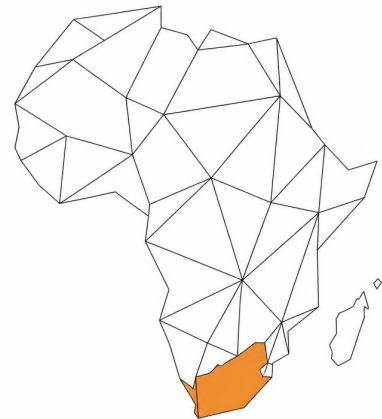
Building Together.

"If you want to go fast, go alone. If you want to go far, go together."

— African proverb

Prospero Global Developments is a South African town planning and development consulting practice based in Polokwane, Limpopo. We help landowners, developers, trusts, engineering firms and municipalities unlock the potential of land — lawfully, practically and on time.

Our work covers the full statutory land development spectrum: township establishment, rezoning, subdivision, consolidation, consent use and density relaxations, together with the coordination of the professional team required to carry a development from concept to approval.



6+

Years in practice

30+

Applications lodged

R1bn+

Development value

A/3456/2024

SACPLAN reg.

We are a planning practice first: every plan, motivation and tribunal presentation is produced in-house by the planner responsible for your project.

Who we are

Prospero Global Developments (Pty) Ltd is a professional town and regional planning practice. The firm is led by a registered Professional Planner and delivers land use planning services to private clients, trusts, engineering consultancies and public institutions across Limpopo and the wider country.

We are deliberately hands-on. Every application is prepared, motivated and defended by the planner who drafted it — from the first site visit and land use rights investigation, through public participation, to representation before the Municipal Planning Tribunal.

Our mission

To unlock the potential of land through sound, lawful and context-sensitive planning that creates lasting value for our clients and the communities they build in.

Our vision

To be a trusted South African planning practice known for technical excellence, honest advice and developments that stand the test of time.

Who we work for

- Private landowners and property developers
- Community trusts and land restitution beneficiaries
- Engineering and built-environment consultancies
- Businesses seeking new or amended land use rights
- Municipalities and public institutions



Managing Director



Mahlatsi Marwin Ramasobane

Managing Director & Principal Planner

A town and regional planner with experience spanning junior to principal level in private practice. He holds an Honours degree in Urban and Regional Planning and a Bachelor of Urban and Regional Planning from the University of Johannesburg, and is registered with the South African Council for Planners.

He has managed and executed a wide variety of land use applications — from large-scale township establishments to consent uses — for private clients, trusts and government institutions, and regularly leads the multidisciplinary professional team on complex projects.



Registered Professional Planner

SACPLAN Registration No. A/3456/2024

Bound by the SACPLAN Code of Conduct and the professional standards of the Planning Profession Act, 2002 (Act 36 of 2002).

Qualifications & technical skills

- Honours in Urban and Regional Planning — University of Johannesburg (2020)
- Bachelor of Urban and Regional Planning — University of Johannesburg (2017–2019)
- AutoCAD, QGIS, PlantGIS, Surveyor General System, Google Earth, Microsoft Office
- Land use management, development facilitation, public participation and project management

What we stand for

"It takes a village to raise a child." Planning is the same work — many hands, one settlement.



Integrity

Honest advice, even when it is not what a client hoped to hear. We do not lodge applications we cannot motivate.

Excellence

Technically sound plans, accurate documentation and motivations that hold up before a Municipal Planning Tribunal.

Innovation

Practical, creative planning solutions that respond to the site, the scheme and the surrounding community.

Collaboration

We work as one team with our clients and the professionals appointed alongside us.

Accountability

Clear timelines, regular feedback and a single point of responsibility for your application.

Community

Development that respects the people already living around the site.

Statutory planning applications

We prepare, lodge and see through the full range of land development applications in terms of SPLUMA, Act 16 of 2013, provincial legislation and the applicable municipal land use scheme and by-laws.

Township establishment

Full township applications for residential, mixed-use, retail and institutional developments, including layout design and conditions of establishment.

Rezoning

Amendment of land use rights in terms of the applicable land use scheme, with full motivation and public participation.

Subdivision & consolidation

Creation, division and consolidation of erven and farm portions, including the associated general plan and diagram processes.

Consent use

Secondary land use rights such as crèches, lodges, kiosks, guest houses and home enterprises.

Relaxation of density & building lines

Applications for the relaxation of density, coverage, height and building restrictions.

Registration of servitudes

Servitude registration and the removal or amendment of restrictive title conditions.

Removal of restrictive conditions

Removal or amendment of outdated title deed conditions that block a proposed development.

Documentation, advisory & coordination

Planning documentation

- Layout plans, zoning plans, land use plans and locality plans (AutoCAD & GIS)
- Planning motivation reports and development frameworks
- Public participation: notices, adverts, objections and responses
- Municipal liaison and representation to Municipal Planning Tribunals

Development advisory

- Land use rights and development potential investigations
- Site feasibility, highest-and-best-use and development concept advice
- Risk, timeline and statutory process guidance before you commit to a site

Project & team coordination

On larger developments we act as the planning lead and coordinate the multidisciplinary professional team, so the client deals with one point of contact from concept to approval. We manage the programme, brief each discipline and make sure the specialist inputs arrive in time for the statutory process.

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|-------------------------|-----------------------------------|--------------------------------|
| ● Architects | ● Engineers | ● Environmentalists |
| ● Land surveyors | ● Specialist study authors | ● Municipal departments |

How we work

A clear, predictable process — you always know which step your application is on.



01

Listen & investigate

We meet, visit the site and establish the existing land use rights, scheme provisions and title conditions.

02

Advise

We set out the realistic options, the statutory route, the likely timeline and the risks before any cost is committed.

03

Prepare

Plans, motivation and supporting documentation are compiled, and the specialist team is briefed and coordinated.

04

Lodge & participate

The application is lodged, advertised and taken through public participation and comment.

05

Represent

We engage the municipality and represent the application to the Municipal Planning Tribunal through to approval.

06

Hand over

On approval we deliver the conditions, approved plans and the practical next steps for implementation.

Selected projects — Prospero Global Developments

2023 - present. Lead Planner on each application below.

Client	Project & application type	Role	Year
Somandla Trading 14 CC	Consolidation and rezoning: Erven 874, 875, 876 Lebowakgomo Unit P	Consolidated erven and rezoned the newly created stand	2024
Selokela Inc	Rezoning to Business 4 for office use	Led the commercial rezoning process	2023
Livingstone Nkwane Ramushu	Rezoning: Erf 956/43 Ivy Park for student accommodation	Secured land use rights for student housing	2023
Mulalo Business Enterprise	Rezoning: Erf 1115 Pietersburg Ext 4 to Business 3 for office use	Managed the full office rezoning application	2023
Atola Trading Enterprise (Pty) Ltd	Consent use: Portion 4 of the farm Kranskloof 218 KR for a lodge, Mogalakwena Municipality	Applied for secondary land use rights	2024
Reboile Trust	Township establishment: Portions 1, 8, 54 & 55 of the farm Palmietfontein 24 KS ($\pm 2\,445.72$ ha) for 444 beneficiaries	Managing a large-scale land restitution project	2025
EKS Consulting Engineers / Mopani TVET College	Rezoning: Erf 2093 Phalaborwa Ext 6 from Residential 1 to Educational / Institutional for a TVET college (SPLUMA Act 16 of 2013; Ba-Phalaborwa Land Use Scheme, 2020)	Full application: compilation, submission, 30-day public participation, municipal liaison, coordination of civil and electrical specialist reports and representation to the Municipal Planning Tribunal	2025

Selected projects in prior capacity

Hannes Lerm and Associates, Polokwane — 2020 to 2023. Position: Town Planner.

Client	Project & application type	Scope of work	Value
Mogalakwena Municipality	Township establishment: Remainder of the farm Hellem Bricksteen 761 LR — mixed-use development	Assisted with the preparation and submission of a large-scale mixed-use township establishment	R700 m
Makhuduthamaga Municipality	Township establishment: Portion of the farm Avontuur 814 KS — shopping centre and filling station	Managed the application process, layout design and municipal liaison	R60 m
Greater Giyani Local Municipality	Rezoning and subdivision: Farm Greater Giyani 891 LT — shopping centre and filling station	Compilation, plan drawing and public participation	R100 m
Ephraim Mogale Local Municipality	Township establishment: Remainder of the farm Hindostan 680 KS — shopping centre and filling station	Assisted with project management and documentation	R40 m
Polokwane Municipality	Rezoning and subdivision: Erf 9107 Bendor Ext 120 — dwelling units	Led the medium-density residential application process	R20 m
Polokwane Municipality	Consolidation and subdivision: Erven 7745 to 7758 — middle-income housing	Managed the consolidation for a cohesive housing development	R45 m
Polokwane Municipality	Rezoning and consolidation: Erven 6 & 7 — motor dealership	Led the consolidation and commercial rezoning process	R50 m
Polokwane Municipality	Township establishment: Plots 123 & 125 Ivydale — residential development	Contributed to the residential township establishment	R20 m
Polokwane Municipality	Rezoning and subdivision: Erven 3150 & 3163 — residential development	Managed compliance with residential density guidelines	R10 m
Polokwane Municipality	Rezoning and relaxation of density: Portion 1 of Erf 913 Pietersburg — townhouses	Submitted the density relaxation application	R700 k
Polokwane Municipality	Rezoning: Remainder of Erf 966 Bendor — crèche	Handled the small-scale rezoning application	R500 k
Polokwane Municipality	Consent use: Erf 3684 Pietersburg Ext 11 — kiosk	Executed the consent use application	R30 k

References

Available on request and gladly given — the following professionals have worked with us directly.

Mr Hannes Lerm

Director, Hannes Lerm and Associates

082 856 5805

Mr Khumbudzo Ernest Sikhitha

Technical Engineer, EKS Consulting Engineers

072 135 8294

Mr Joas Legodi

Executive Member, Reboile Trust

084 705 2222

Additional references available upon request.

Let's build together.

Tell us about your land and we will tell you what is possible.

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