Development of

The Big Hole Precinct

in Kimberley South Africa

A Minor Field Study
Department of Spatial Planning, Blekinge Institute of Technology, 2005
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Preface

This study, *Development of the Big Hole Precinct in Kimberley - South Africa*, is a diploma work in Spatial Planning at Blekinge Institute of Technology in Karlskrona. The study was realised after we, Therese Byheden and Maria Lejdebro, were granted a Minor Field Study Scholarship from Sida.

The work with the development of the Big Hole precinct was conducted in Kimberley- South Africa, during September to December of 2004. In Kimberley the main work was to gather information about the planning conditions concerning the Big Hole precinct and to get an understanding of the planning process in South Africa. After this the worked continued in Sweden with analysis and development of the proposal and our individual parts of the project.
Acknowledgements

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Therese Byheden      Maria Lejdebro
Abstract

South African cities were during the apartheid era built with separated areas for different groups of the society and residential segregation is one of the legacies left by the apartheid regime. The white minority controlled the cities during this time period and they referred black, coloured and Indian people to live in isolated townships outside the cities. The result became the segregated city.

The township of Galeshewe in Kimberley is located close to the city centre in comparison with townships in other South African cities. The reason for this is that Galeshewe originated as a settlement for the black people working in the diamond mine, today known as the Big Hole, which is located just next to the Central Business District (CBD).

The work with the development of the Big Hole precinct aims at bringing Kimberley’s segregated areas together by providing links between the township of Galeshewe, the CBD and southern prosperous residential areas and by developing housing and commercial areas in the undeveloped zone that today separates Galeshewe from the CBD and the southern prosperous suburbs to create a more coherent city structure.

Information about the planning conditions concerning our work with the Big Hole precinct was gathered through inventories, municipal reports and through plans closely related to the Big Hole precinct that will influence the area.

Three analyse methods was used in the project to find the guiding principles for the development of the Big Hole precinct; Analysis of suggested land uses, Kevin Lynch analysis and SWOT- analysis. The results of these analyses are that the development in the Big Hole precinct needs to have a varied land use in order to bring the scattered surrounding districts together and especially to accommodate space for CBD with both formal and informal trading to grow in this direction. The result was further that the development needs to reduce the barrier effect between Galeshewe, CBD and the southern suburbs that the mine-dumps today creates and to preserve as much of the existing built up structure in the area to maintain the character of the area.

The proposal for the Big Hole precinct is based on the analyses and focuses on reducing the importance of the car as transportation mean by providing amenities and facilities closer to the township and by linking the street network in Galeshewe to the streets in the CBD and the southern suburbs to make it easier to move between these areas. Developments are also proposed in order to fill the former undeveloped zone that separated Galeshewe from CBD and the southern suburbs making the city more coherent and CBD orientated.
Principles for development and a spatial plan are proposed and presented for the Big Hole precinct which focuses on extending the CBD to the western and southern part of the project area and towards the Open Mine Museum and Galeshewe. The spatial plan and principles also focuses on making the area available for the public and on bringing the scattered residential areas that surrounds the Big Hole precinct together. The surrounding areas are foremost brought together with links that stretches both in an east western direction and in a north southern direction. How these links can be developed is also proposed through a street network plan for the Big Hole precinct which shows how different traffic modes can be prioritised on different street to make the area more safe and secure.

The links are further developed and proposals for their developments are made in detail as our separated parts in the report. Therese Byheden has worked with the east-western links which connect residential areas in the west and CBD and developed them through proposing activities along them that are related to the existing land use, CBD and the Open Mine Museum. Maria Lejdebro has moreover worked with the links in the north-southern direction connecting Galeshewe and the southern suburbs and developed them through one movement link primarily for traffic and one activity link primarily for pedestrians and bicyclists. The work for all links has focused on making it possible for all traffic modes to move along them, but for one traffic mode to be prioritised. The work further focused on making all links available for the public and on creating activities along them so that they will be attractive and safe to use.
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Land use
Street network
Open space
Open space
Housing
Housing
Business and trading
Business and trading
Tourism
Tourism

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Spatial Development Framework
Break back line
CBD – Revitalisation Strategy
The urban renewal tax incentive
The planned thoroughfare
Upgrading of the Open Mine Museum
Galeshewe Tourism Route Project
The soccer stadium
The soccer stadium

4. ANALYSIS

Analysis of suggested land uses

Land claims in the Big Hole precinct
Land claims in the Big Hole precinct
The soccer stadium
The soccer stadium

Kevin Lynch analysis

Landmarks
Landmarks
Edges and barriers
Edges and barriers
Paths
Paths
Districts
Districts
Nodes
Nodes
Relations between the elements
Relations between the elements

SWOT-analysis
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## Principles for development
- Overall structure
- Street network
- Open space
- Housing
- Safety and security
- Business and trading
- Tourism

## Spatial plan

## Proposed street network

## New tramline

### East-west links – proposal by Therese Byheden
- South Circular Road and Graham Street
- North Circular Road
- Usage of east-west links

### North-south links – proposal by Maria Lejdebro
- West Circular Road - Tucker Street - Barkley Road
- Waterloo Road
- Usage of north-south links

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INTRODUCTION
The development of the Big Hole precinct takes place in South Africa, in the old mining city of Kimberley. Kimberley is built around the historical diamond mine called the Big Hole and traces from the mining days can still be seen in the city and in the city structure.

The city structure also reflects the ideologies of apartheid planning, with isolated residential areas separated from each other by undeveloped areas. These isolated residential areas are highly segregated and interactions between them are limited. Interactions and integration are prevented due to the vast spread undeveloped areas in between them and also due to the shortage of links between different areas. This structure, left as a legacy by the apartheid system, needs to be bridged to decrease the gap between different groups in the society and to bring the scattered city more together. This is today one of the most significant tasks in planning for Sol Plaatje Municipality, in which Kimberley is located.

Most new establishments of commercial activities and services are today drawn to the more prosperous residential areas. This causes problems with unequal distribution of this type of establishments. As the city centre is left to drain out and amenities and facilities are being located further and further away from what is today referred to as the unprivileged areas in the city. This is yet another problem that originates from the segregated city structure and therefore needs attention.

The Big Hole precinct has a very central location in Kimberley, just next to the Big Hole, in the undeveloped area that separates the township from the city centre and the more prosperous suburbs. The location of the project area is therefore very strategic for building these separated areas together and at the same time creating new links in the city. New developments in this area will also create possibilities to bring new growth to the city centre. Our work with the Big Hole precinct therefore aspires to develop the city and to change structures built up during the apartheid years.

**Aim**

The overall aim of this project is to propose for spatial development in the Big Hole precinct, in Kimberley- South Africa, that supports integration and availability as well as enhance the attractiveness of the city.

The overall aim includes recommending suitable land usages for the project area, in relation to its surroundings and the requirements of the city. The recommended land usages should aim at creating an integrated and socially diverse area and to bring the surrounding sep-
rated areas together by developing this undeveloped zone. The aim is also to develop and strengthen the central part of the city in order to make amenities and facilities more equally available for all citizens in Kimberley.

The aim is furthermore to link different parts of the city together through the project area, both physically and socially, to further increase integration and availability in the city. It is especially important to increase the connections to and from Galeshewe and to make it possible to move between the different parts of the city in a direct and safe way.

**Method**

An important part of the work was to learn about and understand the city and the planning situation in Sol Plaatje Municipality. The work with the project therefore started with gathering and studying information such as maps, policy documents and background material. Inventories were made while both walking and going by car in the project area and in the nearby surroundings. We also talked to authorities and companies with knowledge in different areas of importance to the project like; planning, traffic, Central Business District (CBD), tourism, local economy, properties and general information about the project area.

For analysing both the project area and its relevance in the city three analyse methods was used. The first method is an analysis of suggested land uses which highlights the conflicts between different land claims in the Big Hole precinct. The second method is a Kevin Lynch analysis which gives understanding of the characteristics of the project area and its important features. Finally strengths, weaknesses, opportunities and threats to the project area and its position in the city, were clarified through a SWOT-analysis.

Sketches for a proposed conceptual plan and a draft for a report was produced and then discussed with planners at the planning department at Sol Plaatje Municipality. After the discussions some improvements and alterations were made.

Back in Sweden work continued with developing the design parts to complete the proposals, creating a layout and finalizing the report.
Background to the project

Inventory Policy documents Plans influencing the area
Gather, compile, analyse

Principles for development Guidelines for various components

Spatial plan Main features and criteria

Detailed proposals Illustrations, descriptions, motivations

Fig 1. Work Illustration