3

PLANNING CONDITIONS
Inventory

In this chapter the situation in Kimberley today will be described from various aspects. The inventory is based mainly on our own observations and talks with people with different kinds of knowledge, but also on policy documents and maps from Sol Plaatje Municipality.

The Big Hole precinct

The Big Hole precinct is a part of the undeveloped mine-dumping zone that separates Galeshewe from the CBD and the southern residential areas. The area is a deposit place for the waste masses of material from the Big Hole which are scattered in several mine-dumping piles in different sizes all over the area.

Land within the boundaries of the project area is owned by De Beers Consolidated Ltd. as well as most of the mine-dumps in the area. Some mine-dumps are also owned by the municipality, as a result of exchange of land between De Beers and the municipality. The mine-dumps are currently being removed, leaving flat areas and narrow roads from the trucks taking away the dumps.

A Caravan Park, surrounded by the mine-dumps, is situated in the middle of the project area. The Caravan Park area is an open grass space with a few trees shading the tents and caravans. A maintenance building from 1987 is located in the centre of the Caravan Park.

In the northern part of the project area mine-dumps are surrounded by middle-income single family houses. In the vacant land between these buildings, informal pedestrian paths lead from Galeshewe and continue along the eastern parts of the project area towards the CBD.

The Big Hole is situated just east of the project area. The hole is fenced off to prevent people from getting too close and mine-dumps are blocking the view over the hole from the project area. This makes the hole, which is the city’s most distinguished feature, hard to see from almost all directions. Situated close to the hole is also the Open Mine Museum, showing the history of the mine and the city.

Some small shops are located across the road from the museum; a diamond and jewellery store, a guest lodge, a coffee-and gift shop and also a residential building with a character that is similar to the buildings within the museum.

In the southern part of the Big Hole precinct a large mine-dump separates the project area from the mix of detached houses and light industries that is situated along Graham Street. Two hotels are also located in this area.
Fig 13. Mine-dumps in the Big Hole precinct

Fig 14. The Caravan Park

Fig 15. Mine-dumps and fences preventing access to the Big Hole

Map 7. Land use in the Big Hole precinct
On the western side of Waterloo Street, at the border to the project area, furthermore mine-dump areas spread out and one large mine-dump creates a natural end to the project area.

Links

To connect the Big Hole precinct to surrounding areas, local streets with the possibility to link the areas together has been identified. In this project we have only included four sections of these links, which will be presented below. All of the links are though important to work with to make sure that the area is not developed in isolation.

South Circular Road – Graham Street

South Circular Road stretches in an east-west direction and connects the CBD to the project area. Along the eastern part of the street, which is closest to the CBD, are a number of commercial business facilities located. Further to the west the commercial businesses are gradually substituted into light industry. On the northern side, the street borders to the Big Hole, the hole is however not visible from the street due to large mine-dumps that are blocking the sightlines.

Along Graham Street, that is a continence of South Circular Road, there are mostly residential buildings, some with home-based businesses within. In the western part of the street, mine-dumps and open space borders to the street as well as some light industries.

South Circular Road and Graham Street are mostly used by lorries and cars, sidewalks are partly missing which makes the street unfriendly and difficult for pedestrians to use. A number of blank façades facing foremost South Circular Road also contributes to the unfriendliness and unsafe feeling of the street.
North Circular Road

North Circular Road connects the northern part of the CBD to the project area. The space in between the two intersections of North Circular Road is almost deserted with only a few activities and buildings.

Along the northern side of the street a long wall has been spontaneously painted with motives from Kimberley’s historical growth. On the southern side of the street large mine-dumps are blocking the view to the Big Hole. On the same side a strip of open space is used for a tramline running between the CBD and the Open Mine Museum and as a pedestrian path. Almost no buildings are situated on this side of the street.

Several small businesses are located in the intersection between North Circular Road – Green Street – Tucker Street – Barkley Road. These form a small node with lots of activities and movements.
West Circular Road - Tucker Street

West Circular Road is situated in the eastern part of the project area close to the Big Hole. The hole is not possible to see from this street either due to the blocking mine-dumps.

The Open Mine Museum is located in the northern part of the street and across the street there are some small shops. Sidewalks are missing along the entire street, but pedestrians have made their own paths on the western side of the street. Work has however begun with building a large parking lot for the Open Mine Museum along this side of the street blocking the pedestrian paths.

Tucker Street is a short connection street between West Circular Road and Barkley Road with mainly residential buildings. The street connects to the small movement and activity node already mentioned in the North Circular Road chapter. The tramline which starts at the Open Mine Museum runs on Tucker Street and then continues on to North Circular Road.
Waterloo Road

Waterloo Road stretches from Long Street along the project area and further north, almost all the way to the major access road leading into Galeshewe. The streets are not connected although it is only a short section that is missing, but space is available to make such a connection since this section has not been built on.

Some businesses and hotels are located at the southern entrance to Waterloo Road and long sections of the street are edged by mine-dumps. On the project area side these mine-dumps are being removed, leaving large holes instead. On the opposite side of the street a long continuous mine-dump functions as a wall. Along the northern part of the street residential buildings are situated in the east and open space in the west. There are no sidewalks along any parts of the street.