

## **Erf 1612, Kakamas**

### **Need**

The generation of renewable energy ("*green energy*") has become one of the most important aspects in developing countries, with the objective of sustainable development in sight. For this purpose the extensive and arid landscapes of the Northern Cape have become very popular, in terms of this immersing sector in the South African economy, namely solar energy generation. The speedy development of the above-mentioned sector has an amount of implications in terms of development in the area of Kakamas.

One of these implications is the influx of people, due to the steep increase in employment opportunities in the area. The above-mentioned again causes a direct increase in the need for goods, services and especially housing in the Kakamas area.

### **Desirability**

- The location of the proposed development, being situated in Diamant Street, will not give opportunity for infill planning but also positively contribute to the aesthetics of the area and the existing residential character thereof.
- The proposed development will contribute positively to the land value of the involved property, as well as that of surrounding properties.
- The proposed development will, after approval, take place on land that is currently utilised in an institutional capacity. The status quo situation isn't very aesthetically pleasing (see Photos 1 & 2 below). The proposed utilisation of the involved property will entail a very high quality permanent residential development that will greatly contribute to value of character in the central neighbourhoods of Kakamas.
- The Spatial Development Framework of the Municipality puts the development site within the Urban Edge of Kakamas earmark the site for future institutional development. Despite of the above-mentioned, the proposed development site is surrounded by residential land uses, which compares excellently with the proposed townhouse development.

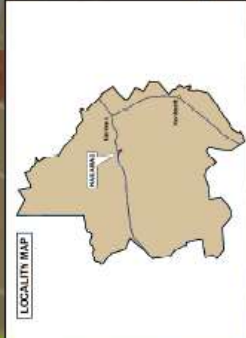
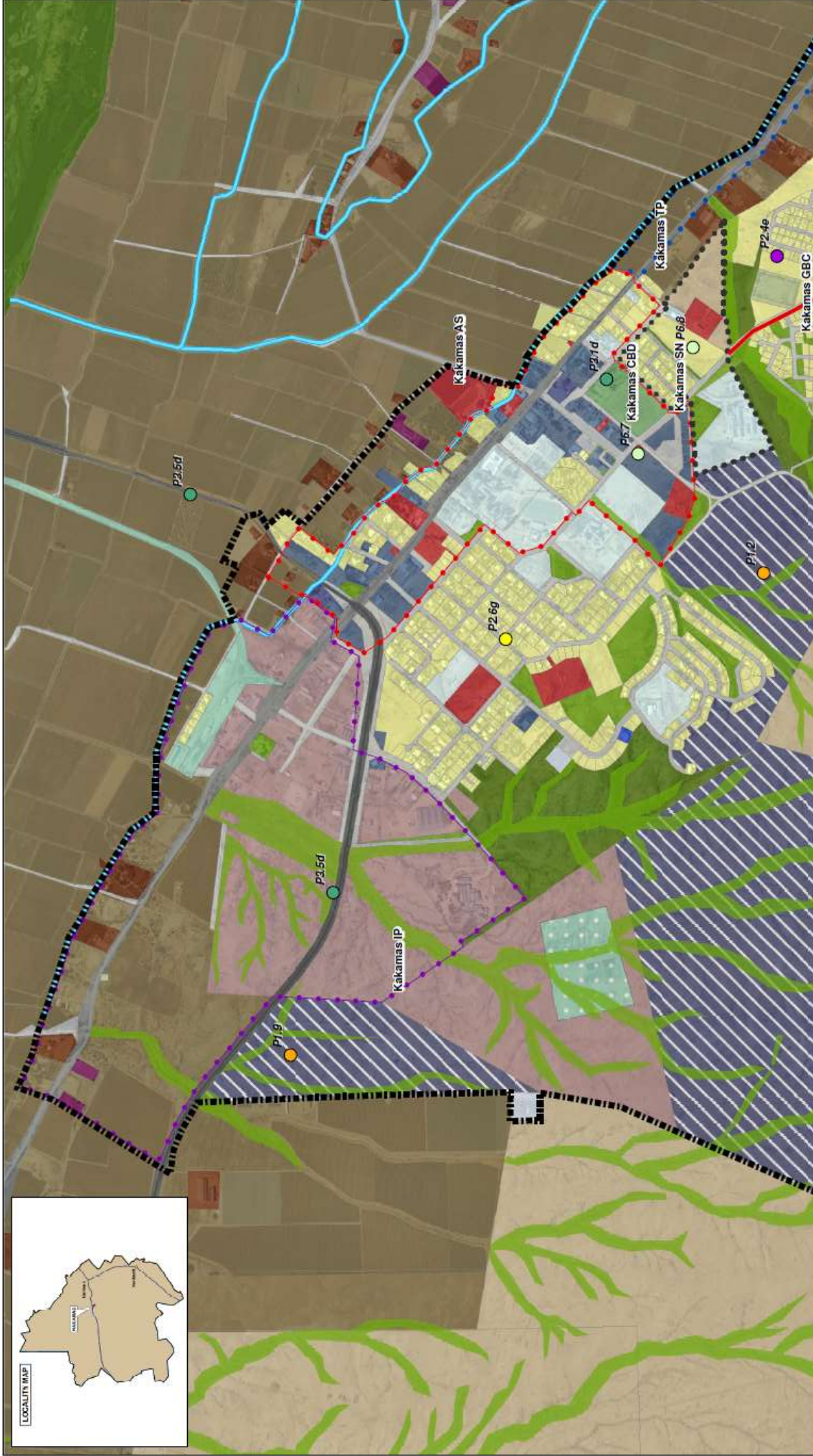


**Photo 1:** The study area (Erf 1612, Kakamas) as seen from a north-western direction, from Diamant Street, is visible in the image above. The involved property is currently utilised in an institutional capacity.



**Photo 2:** The study area (Erf 1612, Kakamas) is visible in Photo 2 above. This image was taken from a north-eastern direction, from Diamant Street.

# PLAN 90a: KAKAMAS SDP



**Legend**

**Activity Corridors**

- Urban Edge
- Activity Corridor
- Urban Edge
- Activity Corridor

**Land Use Zones**

- A-1 Strategic Protected Areas
- A-2 Not Statutory Conservation Areas
- B-1 Ecological Corridors
- B-2 Urban Green Areas
- C-1 Extensive Agricultural Areas
- C-2 Intensive Agricultural Areas
- D-1 Major Towns
- D-2 Residential Areas
- D-3 Authority Areas
- D-4 Recreational Areas
- E-1 Business Areas
- D-1 Business Areas
- D-2 Medium to High Density Business
- D-3 Medium Density Business
- D-4 Medium Density Business
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**Map compiled by:**

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**Scale:** 0 0.125 0.25 0.5 Kilometers

**MACROPLAN**  
Urban & Regional Planners

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**PROJECTION:** Transverse Mercator WGS84, LCR1

**Data source:** Originally sourced from the Surveyor General January 2012, Cadastral Data - Originally sourced from the Surveyor General January 2012, contracted and enhanced by TGIS

**SDP Data - Macroplan**

**Aerial Photography - Rural Development and Land Reform - NCI**