

## 6. DEVELOPMENT CONCEPT

Deciding on a specific structure of development of Tarlton will have to take the above into account and get to a position where elements of urban and rural development are acknowledged. However, spatial structuring components that are common, although different in application, between all two functional area types are:

- Movement
- Concentration of activities
- Housing and settlements
- Open spaces
- Levels of infrastructure and services provision

This section is a conceptual and illustrative discussion of the possible implications of the mentioned spatial structuring components on the spatial development of Tarlton. **Figure 12** and **Figure 13** show the planning options 1 and 2 concepts respectively.

### **Movement**

Movement is one of the key structuring elements that influence the spatial and economic development of Tarlton. It is essential to ensure that goods and people are transported and that linkages are create between the different activity areas. The intention is to create a network that will service the area and link it to the rest of the region. With the rural character of Tarlton and the agricultural potential it poses, it will also mean that the function and type of transport mode will differ from the urban areas.

Some of the key issues to take into account include:

- Transportation exchange points need to be created to serve the rural and link to the urban areas
- Transport exchange points could be a catalyst for more intense economic development
- Transport exchange points should be accessible to the widest possible range of users
- Tourism strategies are dependent on good transportation infrastructure

### **Concentration of Activities**

There is a wide range of definitions for places where activity concentrate e.g. nodal points, urban centres, central places etc. For the purpose of this report, it was decided that the definitions will relate to the area around the intersection of R24 and the N14 with its specific rural service centre functions for option 1 and the intersection of R400 and R24 for option 2.

Some of the key issues to take into account include:

- The intensification of activities should be concentrated strategically and on the preferred location determined by the movement network.
- They are points of highest order in terms of the provision of services and facilities and will differ in scale from urban like land uses to rural areas

### **Housing and Settlements**

Settlements are a building block for sustainable communities. The design of friendly settlement patterns with pedestrian friendly and mix of uses with many activities are a sign of sustainable settlements. They are fundamental building blocks for happy homes and sustainable regions. Because they operate at a scale where people can interact, sustainable settlements offer vitality and diverse opportunity as part of resident's everyday lives. It is also important to acknowledge that density and settlement function will differ between the rural and more urban areas.

Some of the key issues to take into account include:

- To promote a broad range of housing types and densities in a rural area
- Promote the agricultural commonage model to augment income and food security
- Is there a mix of uses available to support daily life: employment, recreation, retail etc.
- Settlements should be connected to regional transportation networks, land uses and open spaces
- There must be interconnected network of streets and open spaces
- The level of service provision should relate to the locality and development context of the settlement

### **Open space network**

An integral component of the development of Tarlton should be a well-defined open space network that seeks to conserve and enhance existing and future physical and natural resources. Tarlton must pose an inter-connected and managed network of open

space which supports interactions between social, economic and ecological activities, sustaining and enhancing both ecological processes and human settlements. These open spaces should perform an ecological, social and institutional function and contribute to the preservation of Tarlton's heritage. Where densities are increase within the area, the need to preserve open spaces is increasingly important. In many instances this will require the rehabilitation of degraded vacant or developed land.

Some of the key issues to take into account include:

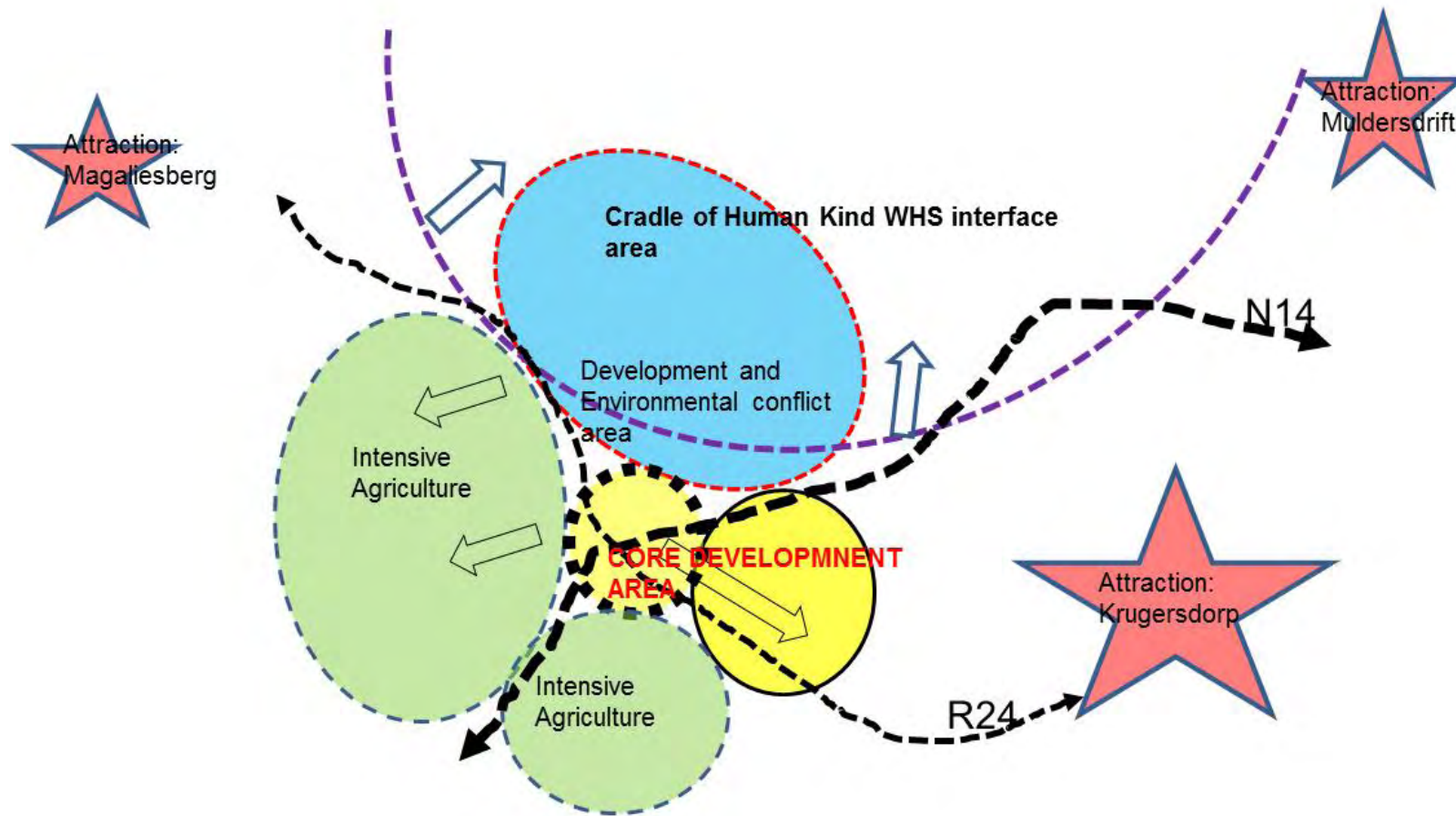
- The quality of underground water sources and water courses
- Protection and enhancement readily identifiable scenic, historic and cultural resources
- Maintain critical natural resource based industries e.g. tourism and agriculture
- Preserve open space for the protection and enhancement of air quality

### **Levels of infrastructure and services provision**

Infrastructure investment is an important structuring element that will influence the development patterns in Tarlton. The provision of infrastructure especially bulk infrastructure is crucial for the development of Tarlton. The following issues should therefore be taken into account:

- Bulk infrastructure capacity should be developed to ensure efficient and sustainable communities
- Development of land in close proximity to existing or planned infrastructure should be given first priority.
- A balance should be struck between investment in new infrastructure and the maintenance and refurbishment of existing infrastructure
- New infrastructure should be provided in areas which are linked, or can be linked, directly to the movement network and can be provided with social services
- Medium- to high-density residential development should be promoted to make for optimal use of infrastructure.
- Customer education, by means of information dissemination, pro-active involvement, and education with regard to the benefits of good practice, should ensure that service users understand the operation of and limitations to the service systems.

# DEVELOPMENT CONCEPT (Option 1)



## DEVELOPMENT CONCEPT (Option 2)

