

7. DEVELOPMENT FRAMEWORK

Tarlton should be seen as a small scale rural service centre. It is not a significant focal point in which rural life revolves, and which socio-economic services such as trade, transport, communications, agricultural inputs, finance, administration, education and health are provided. There are a series of service centres offering varying ranges and complexities of the services in the Mogale city including the Magaliesberg service centre which also facilitate the economic development of the Mogale City Local Municipality. Tarlton is an agricultural hub providing extensive agriculture.

The Mogale City SDF identified development zones and areas for urbanization. Urban influence increases with proximity of the land to populated areas and with the size of the population. Tarlton, due to its proximity to Krugersdorp, has over the years experienced this phenomenon. Areas within the regions may be subject to low, medium, or high degrees of urban influence. The urban influence of Krugersdorp on Tarlton has significant implication of the pressure for residential development.

The development pressure exerted in Tarlton through the development and informal settlements has shown an ever-growing interest in the area as an integrated service centre. The governments drive towards the development of rural areas also calls for integrated planning in rural areas, particularly in areas that are at close proximity to job opportunities. The development of Tarlton has to take into consideration the following:

- the mutual relationships between developments i.e. legislative, policy directives that take place on different administrative levels of a society: national, regional and local;
- the connection between developments in different sectors that exists in these different administrative levels;
- the interrelationships between the social, economic and physical aspects of one and the same development process.

The major concern in Tarlton is the apparent need for the future urban settlement patterns and for their services apparatus in a rural setup.

The planning of these settlements cum services centres are of great importance for the future development of the Tarlton rural service centre. What need to be considered in the balance of development in Tarlton is the following:

- In Tarlton the authorities annually spend money on servicing and improving the infrastructure by building roads, water tankers, draining effluent etc. The future development of Tarlton is largely influenced by the extent and the nature of the provision of services. But importantly is the **suitability of land for residential development**.

- Not only their quality and quantity, but also the spatial distribution of the socio-economic services is important for the living conditions and development potential of Tarlton. This distribution provides the physical framework within which the future development must take place and where a new socio-economic structure must come into being.
- One of the challenges in planning for Tarlton is that of enlargement of scale. It is becoming more and more obvious that services catering for Tarlton's residents will and can only operate at their optimum when they provide for a certain maximum number of persons. This maximum number of persons (threshold) has a tendency to increase.
- Enlargement of scale results in the disappearance of many small service centres, or a decline in their function. Tarlton has very high risks for residential development due to the unfavorable soil conditions and lack of bulk and reticulation engineering infrastructure. The scattered proportions of settlements in a rural setup requiring urban amenities provides for development conflict in Tarlton.
- To balance the provision of services and socio- economic development and the retaining of high levels of agricultural character, these communities will have to be consolidated and a **single** development area established in a **suitable** area.

Therefore, in planning the future physical structure of Tarlton, it is essential that a certain line of thought be followed as to the most desirable future socio-economic structure of Tarlton, and of its relationship to the rest of Mogale City and indeed the region. There are a number of basic factors which always have to be taken into account in planning a future service apparatus.

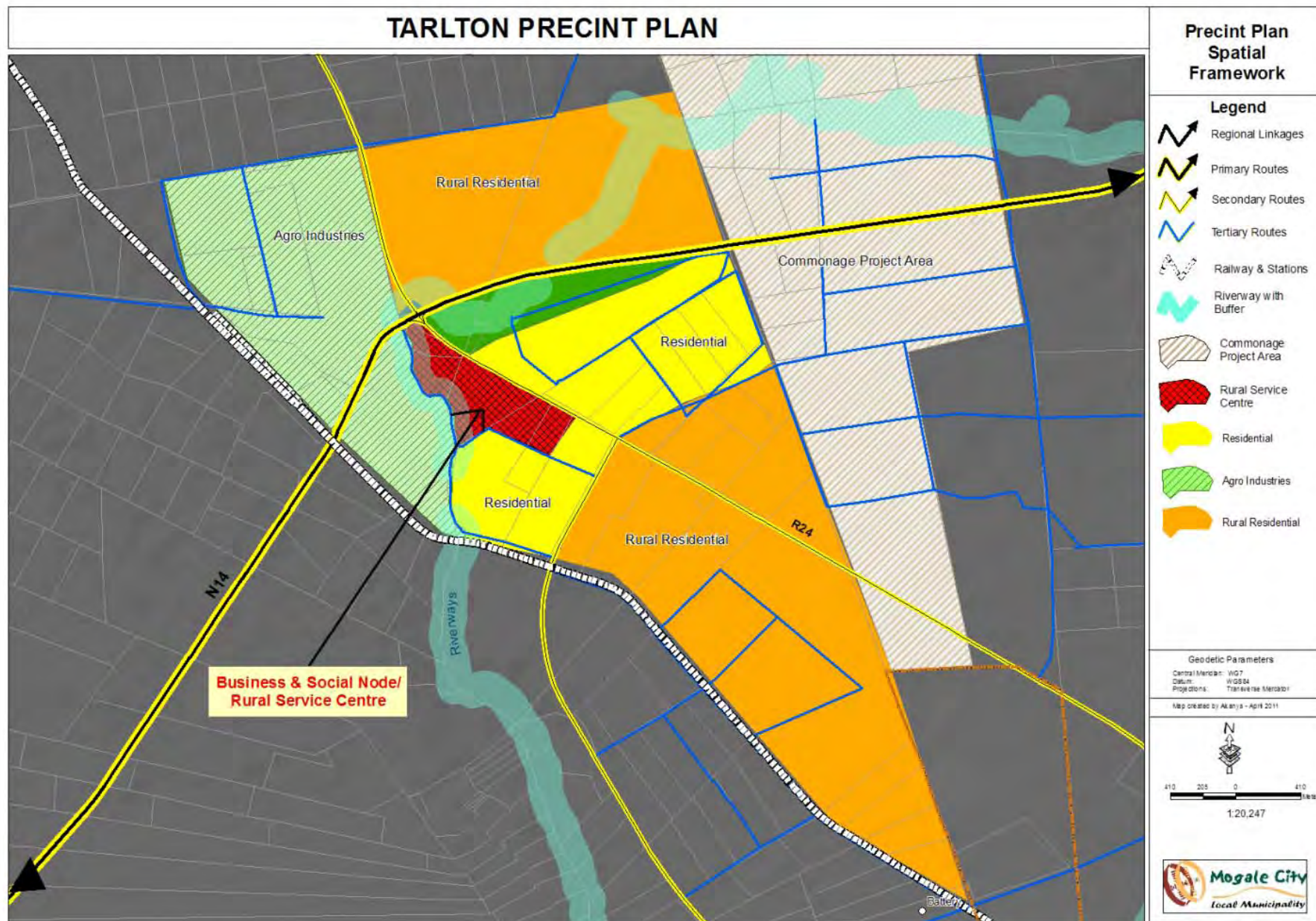
From this premise and the status quo analysis, it is self-evident that consolidation of all informal settlements in the Tarlton study area will have to be done and a suitable location be identified to address the issues mentioned above and to obtain the coherent Plan for Tarlton.

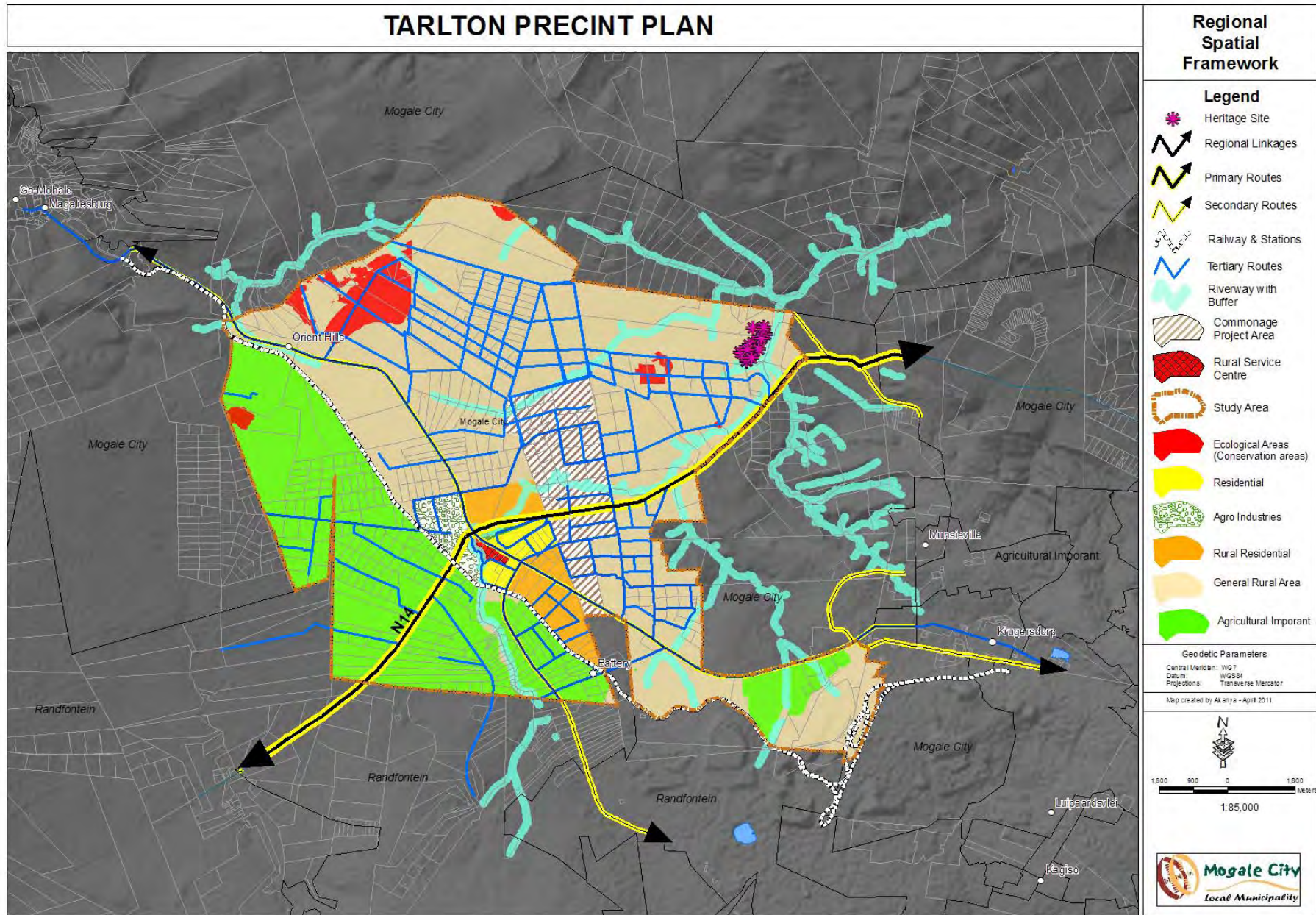
Of constantly vital importance in the planned development of Tarlton as a rural Service Centre, is to accommodate the current residents and to provide for the socio-economic and infrastructural requirements in an affordable and sustainable manner.

Given the current situation and the desired development vs. the enabling conditions to cater and address the desired development, it is clear that there are two options:

Option 1: Formalize the current informal settlements within the current foot prints, taking the largest settlement as the core area i.e. intersection of R24 and the N14. This option affords the current core Tarlton informal settlements an opportunity to

be at close proximity to the major town of Krugersdorp. The other major concern is the geological conditions that are not suitable for development. The area is underlain by dolomite and has no bulk infrastructure. **Figure 14 and 15** shows the detailed core area and the regional development framework respectively.





Option 2: The relocation of the current informal settlements to a geologically stable and low agriculture potential area. This land is situated on the north western side of Tarlton, north of the R24. This option will afford the development of the area close to Magaliesberg Node and the proposed Maloney's Eye Development, a private initiative that will yield approximately 2230 dwelling units, 9 ha of business sites, 4 ha for a hotel, 20 ha for schools, 7 ha of industrial development and 3 ha for a community facility. This development, which is estimated at R800 million, will not only provide sustainable job opportunities, but will also aid the provision of infrastructure to adjacent settlements and act as a catalyst for the development of Magaliesberg and surrounds whilst strengthening the Tourism Character of the area. The challenge about this option is the relocation strategy of the major informal settlements to the desired location. This option also removes the community away from the Major Town of Krugersdorp. **Figure 16 and 17** shows the detailed core area and the regional development framework respectively. The sketch below depicts the design principles to be applied on **option 2**.

