

# Issues



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- Regional locational advantages, in particular from a distribution perspective.
- Newer developments generally display a haphazard development pattern,
- The distances between the main Brits area and the Damonsville and Mothutlung townships lead to spatial fragmentation, poor linkages and general urban inefficiencies.
- There are a number of approved townships around the Brits area that have not been developed.
- The low income residential areas of Mothutlung, Oukasie and Damonsville have not been developed as sustainable human settlements.
- The movement network between areas that lie outside the original Brits area lacks good connectivity and integration.
- General upgrading of engineering services are required
- A number of the main roads in the precinct are in a poor condition and require resurfacing.
- Illegal dumping is a major problem in most of the open areas throughout the precinct
- There is a general lack of urban management in the precinct

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- The main entrances into Brits from the south generally display poor environmental quality
- The number shopping malls that have been developed could potentially have a long term negative impact on the viability of the CBD
- There is limited variety in housing typologies, with the majority of housing made up of single houses on single erven
- The Hernic mine to the south of the town has a negative visual and environmental impact on the area, in particular considering its location adjacent to the main entrance route into Brits
- The environmentally sensitive areas (mainly ridges and areas indicated as Very High Development Control Zones) require protection from development
- Unfavourable and unattractive conditions in the Brits Industrial area causes large manufactures and industries to relocates to other more competitive industrial areas (such as Rosslyn).
- There is potential conflict between expansion of the Brits area and the high potential, listed irrigation land that lies around it. Growth management must therefore be focused on the central areas rather than allowing further outward expansion.