



**GAUTENG PROVINCE**  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA

**INTERNAL MEMO**

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Ref: ERP/2016/1

**To : Sthenjwa Ngcobo: Chief Director – Regional Coordination and Urban Renewal**

**Cc : Xoliswa Mkhali: Acting DDG – Programme Management and Regional Coordination**

**From : Lesiba Sekele: Regional Head - Sedibeng Region**

**Date : 08 June 2016**

**Subject : Status Report and Hand Over of the Evaton Renewal Project**

**1. PURPOSE**

This memo serves to give the status report on the Evaton Renewal Project and to hand over its overall management to the Chief Director: Regional Coordination and Urban Renewal.

**2. BACKGROUND**

Evaton is one of the townships located in the Sedibeng (Vaal) area. It is located approximately 35 Kms south of Johannesburg along the Golden highway towards Vanderbijlpark. With an existence spanning over 110 years, Evaton is one of the oldest townships in the country. In 2004, Evaton was chosen as one of the townships that

# ANNEXURE 1

## PROJECT ACHIEVEMENTS: 2004 TO 2015





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### **EVATON RENEWAL PROJECT**

#### **REPORT ON COMPLETED PROJECTS: 2004 / 2005 TO 2014 / 2015**

##### **1. Historical Achievements: Planning Activities**

The following **planning activities** were completed between 2005 and 2014:

- Evaton Urban design concept was completed in 2007
- Record of Decision (RoD) for Evaton Environmental Impact Assessment received from the provincial environmental authority - GDACE on the 2<sup>nd</sup> of March 2009.
- Precinct development approach that identified five precincts to focus development in the area was approved by council on the 6<sup>th</sup> of December 2007.
- Land Restitution exercise (confirmation of restorable & non-restorable properties) was concluded in conjunction with the Department of Land Reform and the local authorities.
- Local Spatial Development Framework completed and approved by council on the 6<sup>th</sup> of December 2007.
- Land Use survey completed in 2006.
- Overall Market survey completed in 2006.
- Aerial mapping for Evaton and Evaton Estates completed in 2008.
- Request for Proposal for the development of Eastern Precinct and Government precinct through private sector funding approved by Council in

2011. Awarded to Ishnana Investments for the construction of a mall in the Eastern precinct and municipal court and SAPS office in Government precinct.

- Relocation strategy for Eastern precinct submitted for approval by Local Council in 2009
- Land owned by council has now been released for development. Approval for this was granted.
- Land acquisition through land release has been initiated and ongoing. So far land to the value of R16 million has been released by willing sellers in Evaton and most legal transfer documents have been signed.
- Willing sellers (land release) have signed power of attorney to allow transfer process and commencement of subdivision process.
- Approval processes - meeting with Emfuleni was held to ensure that approvals on all submissions are prioritized.
- Evaton Extension 2 Township Establishment application – Approved by Council.
- 28 Stands approved for subdivision by council
- Storm Water Master Plan has been completed and submitted to Emfuleni.
- Electrical Network Development Master Plan completed and submitted to ESKOM.
- Bulk water and sewer master plan completed.
- Planning work for Housing Densification i.e. Site Evaluation, Subdivisions & Rezoning Survey process, Geotech and NHBRC enrollment process are ongoing.
- Application for exemption of EIA requirement for brick making was achieved.
- Approval for environmental authorisation – Evaton Estates

- Open space & greening Business plan for Government & sports precinct has been completed
- Revised detailed design for sewer upgrade with focus on Government & Eastern precinct has been approved by municipality.

### Construction / Implementation Projects (2004 – 2012)

Project	Total amount	Service Provider	Status
Road Marking & Traffic Signs	173 445.30	Howa's Painting & Cleaning Services	Completed
Road Marking & Traffic Signs	189 817.98	Sebatas Projects Services	Completed
Road Marking & Traffic Signs	195 401.00	Qotoyi Generals Services	Completed
Road Marking & Traffic Signs	162 028.77	Midnight Star Trading	Completed
Development of Parks – North	351 382.20	Dooks Building Constr	Contract terminated due to non-performance
Development of Parks – East	174 875.00	M & M Business Enterprise	Contract terminated due to non-performance
Upgrading of Empilisweni Clinic	198 953.56	Dam Construction	Completed
Upgrading of Evaton Main Clinic	109 859.52	Condere Beleggings 3 CC	Completed
Upgrading of Hlokomelong Clinic	97 253.63	Gxakwes Projects CC	Completed
Upgrading of Evaton sport Centre	217 000.00	MRRMC	Completed
Construction of Surfaced Roads: Falcon Road	1 487 070.15	Sebatas / Mokgolowane JV	Completed

Completion of Falcon Road	1 818 343	Moseme Road Construction	Completed
Installation of High Mast Lighting	2 147 051.49	Sectional Poles Africa	Completed
Palisade Fencing at Schools – Bulamodiboho Primiry School	886 429.00	Scenic Route Trading 348	Completed
Renovations to Sports Centre	371 080.12	Sotba Business Enterprise	Completed
Repair of Osizweni Clinic	107 909.00	Zinhle Manufacturers	Completed
Sewer reticulation Phase 1	1 771 686, 31	Magasa Civils	Completed
Sewer Upgrade2	987 053, 88	Ulusha Youth Building & Civils	Completed
Sewer Upgrade3	1 434 721, 82	Monamodi & Daughter	Completed
Upgrading of Beverly Hills Clinic	75 103.20	Ntsele –Nduna CC	Completed
Construction of Surfaced Roads-Union Road	4 510 612.35	Mariri\Lichenry JV	Completed
Installation of Palisade Fence at Evaton Cemetery	476 520.00	Modern Steel Designs CC	Completed
Repair of Hall at Tshepo Themba Primary School	426 991.44	Qotoyi General Services	Completed
Sanitation for 3 Primary Schools; Botlehali, Tokelo, Imfundo	139 812.64	Tommy Business Enterprise	Completed
Upgrading of Gravel roads – 32.2 Kms	733 590	Lichenry	Completed
Tshepo Themba Hall	524 400	Letswamotse Civils	Completed
Urban Farming	11 209 800.91	Matlong and local community	Completed
Completion of Falcon Road	1 800 00.00	Moseme Road Construction	Completed
Phase 1 Roads:	24 460 566.52	Ho Hup Ubunye	Completed
Selbourne			Completed
Eagle			Completed

Evaton			Completed
Phase 1: Adams Road (Road Construction, Pedestrian Sidewalks and solar street lighting)	15 606 875	BBMM	Completed
Mafatsane Thusong Service Centre (Construction of an office complex in the Government precinct)	58 635 730	JSG	Completed
Housing upgrade – Phase 1(Construction new houses and refurbishing of old ones (50) to improve living conditions of qualifying beneficiaries)	3 842 950	Makgala Ngatane Construction / Heldo / Local Contractors	Completed
Temporary Relocation Village (Construction of a temporary accommodation facility to be used as a decanting instrument)	7 886 438	Makgala Ngatane Construction / Heldo / Local Contractors	Completed
Show Village (Construction of various housing typologies to be used as templates for housing development)	4 392 762	Makgala Ngatane Construction / Heldo / Local Contractors	Completed
Waste management: 1.Purchase and distribution of 40 000 dustbins project and 2.Grass cutting campaign 3. Procurement of four new waste trucks and retrofitting of old ones for Emfuleni Municipality)	29 575 742	Plastic Omiun/ imperial truck/ local transporters / local employment costs	Completed
Urban agriculture-Phase 1 (Wilberforce), Phase 2 Mafatsane and phase 3 extended scope	11 209 800	Dicla / Various suppliers / local employment costs	Completed
Training of local contractors (Construction - EPWP)	87 210	Sedibeng Construction training co. / MIH	Completed

### 3. Construction / Implementation Projects (2013 – 2015)

Project	Contract amount	Service Provider	Status
Easton road Upgrade (Storm-water upgrade and construction of 2 adjacent feeder roads)	5 756 475	Lettam Xolis Realty JV	Completed
Pedestrian sidewalks (Double sided walkway on first Avenue and single walkway on Selbourne road)	2 741 568	Mavu-Ashu Civils	Completed
Sebe road construction (Construction of 1 Km dual carriage-way including storm-water; side-walks; kerbing and traffic measures)	21 474 073	Mamoleboge Investments	33 % complete. Works stopped due to obstructions (property on the road reserve)
Bodea road (construction of 1.3 Km in length; 8 M in width (inclusive of road surface and pedestrian walkways)	12 343 720	Kwena Mokone Trading	Project complete
Milner road (Construction of 2.1 Km in length; 8 M in width (inclusive of road surface and pedestrian walkways)	13 474 187	Boitshoko Road Surfacing and Civil Works	Project complete
West Road (3.0 Km in length; 8 M in width (inclusive of road surface and pedestrian walkways)	27 680 684	Boitshoko Road Surfacing and Civil Works	Project complete
Mafatsane Thusong Service Centre Additional Works (Additional works on an existing 6000 m <sup>2</sup> building including Installation of approx.	3 785 350	Rock to Breek Building Construction	Project complete



80 covered parking bays, waiting area shelter (approx. 80 M <sup>2</sup> ), burglar-proofing on ground floor doors and windows, tiling on walkways, reconstruction of the reception area including installation of glass to act as wind break)			
Bulk sewer upgrade –Phase 1 (Upgrading of 2.3 Km of sewer network including the pipeline and manholes)	10 040 907	Phetlakgo Construction	87 % overall completion. Project suspended awaiting approval of compensation events and renewal of contract
Mafatsane Community Recreation Park (Enclosed park with passive and active activities including kids' play area (jigsaws, swings, slides etc.), gym equipment, games and sports amenities, braai, picnic and seating areas)	RSA Landscaping	2 978 340	Project complete



required regeneration. This was meant to be a time-bound intervention with the Department of Human Settlements as the lead agency, coordinating other sister departments. Unfortunately this objective was not properly realised as limited or no inputs were made by other role players since the inception of the project. Instead the Department of Human Settlements became the sole funder and the implementing agency for the project.

The department put up a team responsible for the overall urban renewal projects at the central office headed by a Chief Director. In 2006 a project based team was also set up which dealt specifically with Evaton Renewal Project (ERP). The team was led by a Programme Manager (Chief Director level). The expiry of the project was planned for 2011. As such the contract of the Programme Manager was tied to this time-frame. Upon the expiry however, the Department only extended the project and passed on its overall management to the Regional Head: Sedibeng.

### **3. DELIBERATIONS**



Since 2011 the Region has had to spread its resources (human and financial) between the implementation the Project and its Housing development function. Whilst in the past the project got its annual allocation directly from the provincial budget, from 2011 / 2012 financial year, the Region had to apportion part of its budget towards the ERP. In addition some officials in the Region's staff complement had to be seconded to the project as no replacement personnel was recruited when the contracts of the Programme Manager and other Project staff came to an end.

#### **3.1 Evaton Renewal Project: Achievements and Current Status**

The Evaton Renewal project (ERP) is aimed at revitalising the Evaton Township using precinct approach. The township has a long history of neglect, uncontrolled growth as well as depreciating and ageing infrastructure. The key partners in the project have been Sedibeng District and Emfuleni Local Municipalities whilst the Evaton community is the main client / beneficiary. Emfuleni plays a key role as it does not only approve

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plans and designs for the various implementation projects but it also takes over maintenance responsibility of the projects once they have been completed.

### Strategic Objectives of the ERP:

- To construct and refurbish basic infrastructure such as roads and storm-water; sanitation, water and power network
- To contribute towards housing development
- To improve local economic development
- To facilitate social integration

The main customer for the project is the community of Evaton. As such it takes into consideration the broader participation of the Evaton community in delivering the project. This is demonstrated by the project's commitment to working with the Evaton Development Forum (EDF) as a body representing the wider Evaton community.

The ERP focuses on other areas outside the housing sector. Therefore the input of other Departments as alluded to above has always been vital to the success and sustainability of the project. These are:

- Department of Roads and Public works / Infrastructure Development.
- Department of Education
- Department of Health
- Department of Sports and Recreation.
- Department of Agriculture and Environment.
- Department of Land Affairs
- Department of Water and Sanitation

The project area has been divided into precincts to help focus the development. They are:

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- ❖ Government and Sports Precinct: It is centrally located within Evaton. It is situated between Union Road in the North, Selbourne Road in the South, Frederic / Joubert Street in the West and the southward extension of Buffalo Street to the East. It crosses the most important open space system in Evaton. Areas for development include: office spaces, recreation and sports facilities, rental residential component , greening initiatives
- ❖ Eastern Precinct: The precinct is located adjacent to Residensia Station which is the only railway station in the area serving Evaton; Sebokeng zones 6 and 7; MidVaal areas such as Ironsyde as well parts of Lakeside. Although it forms a functional part of Evaton, it is located in Sebokeng and Ironsyde. According to the Spatial Development Framework, the area is earmarked for a Primary Activity Node, Public Open Space and Higher Density Residential. The needs for the area has been identified as: retail and offices; job creation centre; a multi-modal public transport terminus; medical consulting rooms; facilities for informal trade; a civic square; public parking; and higher density residential units.
- ❖ Western Precinct (Southern Section): It is located between the Golden highway (R553) in the west, Moshoeshoe road (Old golden highway) in the east, Easton road in the north and the flood line in the south. This is a 'road based, mixed land use corridor' that seeks to provide business, rental housing in an integrated manner.
- ❖ Heritage Precinct: Its focal points are heritage landmarks made noticeable through the Evaton Heritage Route. These include Wilberforce College; Evaton Cemetery; Masenkeng; Muthi house; Jada Square etc.
- ❖ Overarching precinct: It traverses the entire project area and focuses on a variety of projects such as roads and storm-water as well as housing upgrade

Between 2004/2005 and 2014/15, a number of projects were implemented. The detailed report on the achievements is attached as **Annexure 1**. In April 2015 a directive from the national Department of Human Settlements prohibited the use of Human Settlements Development grant (HSDG) to fund non-housing projects citing the

irregularity of this expenditure in term of the DORA. These projects formed the larger portion of the ERP. Designs and plans for various Roads and storm-water, Local economic development and Social amenities projects had already been completed for some of these projects. Although the Department has been responsible for executing similar projects in the past and had already paid for professional (planning) fees for them as indicated above, their implementation has since been suspended.

The only active non-housing project is Sebe road construction. The project has been completed on one section of the road (33 % of the original scope). Work on the other two sections where there are obstructions was suspended pending the conclusion of the settlement with affected property occupants. Negotiations to resolve this matter are on-going through their legal representative. At the same time the Region has engaged the Department of Roads and Transport (DRT) in completing Section 2 of the road - a portion between Union road (Shell Garage) and vd Merve street (Station road). DRT has committed to funding the project and providing technical / project management services to ensure completion of the targeted section. The official transfer is being concluded at the level of the MECs for both Departments and the work is planned to start by beginning of July 2016. This intervention is, in part, due to community protests over the uncompleted road.

### **3.2 Evaton Development Forum**

The Evaton Development Forum (EDF) was created by the Department of Housing to represent the community of Evaton. It acts as a vehicle for conveying the project's plans, objectives, deliverables, expectations to the community; And to relay the aspirations, needs, comments and inputs from the community to the project.

Its main functions include the following:

- To monitor implementation and progress of the project.
- To represent the community with regard to the projects, by dissemination of information ( to project coordinators and to community structures)
- To encourage public buy-in and participation

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- To resolve disputes between the community and projects, through the affiliates of EDF e.g. Ward Councillors
- To maintain good relationships with councillors and all other stakeholders
- To schedule regular sectoral meetings in consultation with councillors.

The EDF is assisted by the Community Liaison Officers (CLOs) to achieve these objectives. The CLOs are 'foot soldiers' who traverse the entire project area to disseminate information to the community.

The first EDF committee assumed office in the 2004 /2005 financial year having been elected at the general meeting attended by delegates drawn from the community. The current committee was subsequently elected at the annual general meeting (AGM) held in Vanderbijlpark in April 2008. The structure is made up of 14 members representing 14 wards in the project area. Whilst the election is per ward, the composition should be as representative of the diverse population of the area as possible. For example, some members should come from diverse groups including women, people with disability, the NGO / CBO sector, businesses, etc.



The term of office for the EDF is two years and the AGM which has to be called by the MEC serves both as a policy conference and an election platform for the new members. Apart from calling regular public and sectoral meetings during its term in office, the structure has to call stakeholder meetings, at least once a quarter, to keep its constituencies abreast of the developments in the project. It has to be indicated that the term of office for the current committee expired six (6) years ago. There were no AGMs convened where a new committee would be elected. Another consideration was to do away with this participatory process given its challenges of overlapping roles with ward structures.

The EDF has had a number of achievements within the Evaton Renewal Project. These include:

- Community representation in the project: There is wider participation since members are drawn from a wide array of community groups

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- Raising the project profile in the area: Through various vehicles such as stakeholder meetings and community blitz the project was given a degree of prominence and recognition in Evaton.
- Project Stabilization: Despite a few incidents of community agitation and disruptions in the project, the EDF worked hard to ensure that the project is stabilised and it remains on course to achieve its objectives and continue to benefit the people of Evaton.

At the same time the structure has experienced some challenges as follows:

- Credibility / Legitimacy of the EDF: The term of office for the EDF came to an end more than six years ago. Ordinarily this impacts on its credibility and legitimacy in the eyes of the community.
- Overlap with ward structures: The EDF discharges functions and responsibilities which were perceived to overlap with functions of ward councillors. The EDF is also positioned to receive information on the projects ahead of elected representatives. This tends to erode the power of elected ward structures.
- Interfacing with the community: The last stakeholder meeting that the EDF held was in 2010/11 financial year. Because of the poor transmission of project information and activities to the stakeholders, there has been a growing mistrust and unwillingness by some stakeholders to participate in the affairs of the project.

### 3.3 Payment of Stipends

The EDF members and the CLOs have over the years received compensation (stipends) paid monthly by the Department of Human Settlements. For the period up to March 2014, the stipends were also paid to participants in the urban farming initiatives. This stopped once the urban farming groups were registered into cooperative formations. In addition cleaners at Mafatsane building are paid monthly wages pending the takeover of the building by the local council- Emfuleni Municipality. The building was

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constructed by the Department via the ERP. Although the works were completed in 2014, and the facility was then ready for handover, the former MEC expressed misgivings about some aspects of the building which had to be fixed before he could officially give away the building to the Council. Unfortunately this has been hampered by the directive regarding use of HSDG for non-housing projects including revamping of Mafatsane building. A decision therefore has to be made about the handover of the building which in turn will relinquish the Department from paying stipends for the cleaners.

Whilst these entities were paid via the Department of Finance (GSSG) for a while, this was stopped owing to hitches in the process. In some cases only a few members would be paid and in other cases it would take an extended period of time before any payment would be paid. As a result the Department appointed Matlong consulting, one of the Professional Resource Teams (PRTs) working in the Region, to take charge of the payment process. From time to time IPWs were issued to the PRT for this purpose. It has to be noted that during the time when the Evaton Renewal Project was active, the payment of stipends were always up to date.


From April 2014 this process faced several interruptions. This in part was attributed to the fact that no new non-housing projects were approved by the Department owing to the decision to stop funding such projects through the conditional grant. By extension the payment of stipends was seen as an irregular expenditure as the payees were working in non-housing projects. As a result the approvals for IPWs became erratic making it impossible for Matlong to consistently pay the stipends. The latest memo relating to the matter is attached as **Annexure 2**.



#### 4. RECOMMENDATIONS

It is recommended that the Chief Director: Regional Coordination and Urban Renewal:

- Takes note of the report on the Evaton Renewal Project
- Regards this report as an initiation of the process for hand-over of this project from Sedibeng Region.



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Lesiba Sekele

Regional Head: Sedibeng Region

Date 14/06/2016

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Sthenjwa Ngcobo

Chief Director: Regional Coordination and Urban Renewal

Noted
Noted with comments
Date:

