

The Sun is Shining, Let's Build



EVATON RENEWAL PROJECT



Department of Housing



Sedibeng District Municipality



Emfuleni Local Municipality

Message from the MEC of Housing, Nomvula Mokonyane

"I am honoured to be associated with the Evaton Renewal Project and proud that my department is playing a leading role on behalf of Government. We are showing that integrated government achieves results. The partnership that exists between the Department of Housing, the Sedibeng District Municipality, the Emfuleni Local Municipality, and other relevant national and provincial departments has led to the concrete delivery taking place in Evaton today.

"In partnership with the private sector, R1.6 billion will be spent on renewing Evaton. This investment will create a knock-on or multiplier effect, leading to increased economic activity in Evaton and surrounding neighbourhoods. The development plans will transform the face of Evaton and provide a catalyst for growth and development in the local and in the provincial economy."



Introduction

For 103 years the people of Evaton have struggled for freedom and toiled against inhuman conditions for their daily survival. Today, they have taken control of their destiny to rebuild Evaton and rejuvenate their community. The visions of a new Evaton have come together in the Evaton Renewal Project.

What is the Evaton Renewal Project?

The Evaton Renewal Project is a government initiative aimed at renewing and regenerating Evaton to improve the quality of life of the Evaton community. Its main objectives include:

- The development of infrastructure, such as the resurfacing of roads and building of pavements;
- The development of the local economy through job creation and small, micro and medium enterprise projects (SMME); and
- Social upliftment through the upgrading of dilapidated houses, and providing community halls and municipal offices with better facilities to service the community of Evaton.

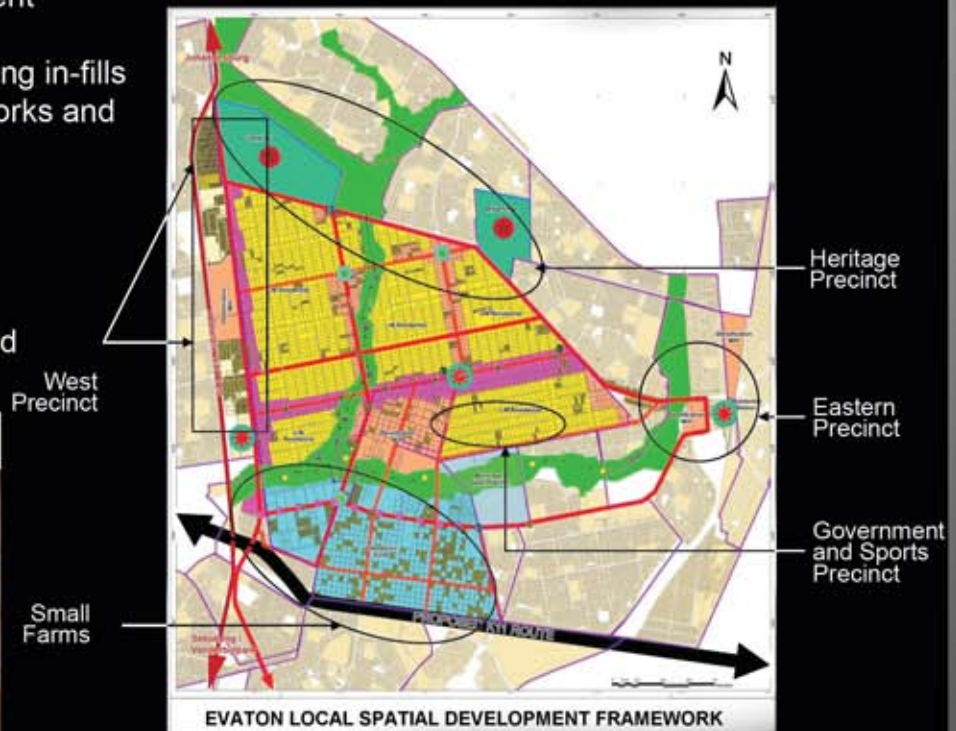
The Evaton Renewal Project is a partnership of various stakeholders:

- The Evaton Community
- The Evaton Development Forum
- The Emfuleni Municipality
- The Sedibeng District Municipality
- The Gauteng Department of Housing
- Provincial and National Government departments, and
- Private sector businesses.

Development Plans and Business Opportunities

The scope of Evaton renewal is defined by the following areas:

- Integrated planning and development
- Rationalising land use
- Managing open space and densifying in-fills
- Creating well-structured road networks and effective local transport routes
- Adequate and decent houses
- Adequate social infrastructure
- Redeveloping/upgrading dilapidated infrastructure
- Preserving local characteristics, and
- Enhancing townscapes.



The development framework for Evaton emphasises five precincts that enable structured development:

- Eastern Precinct
- Western Precinct
- Government and Sports Precinct
- Heritage Precinct, and
- Overarching Precinct.

The far-reaching development vision for these five precincts provides enormous opportunities for investment, construction and commercial businesses to develop and thrive.



The construction activity has created hundreds of jobs for local Evatonians, and has created business opportunities for local and provincial small, medium and micro businesses, as well as large companies. The development plans for each precinct will transform the infrastructure of Evaton in commercial and social nodes.

Development Precincts

The vision of the Evaton Renewal Project is elaborated in the development plans for each of the five precincts.

Eastern Precinct

The Eastern Precinct is located next to the Residentia Station. A large section of the Eastern Precinct comprises vacant land, such as that located alongside the railway station and Selbourne Road, Unit 6. The development plan for the Eastern Precinct is to transform this area into a commercial node.

The following elements of the commercial area have been planned:

- Construction of bus and taxi ranks
- Shopping centre (neighbourhood)
- High-density mixed housing developments
- Community facilities
- Medical consulting rooms
- Town square and roads, parking, paving, kerbs and landscaping, and
- Greenfield housing development.

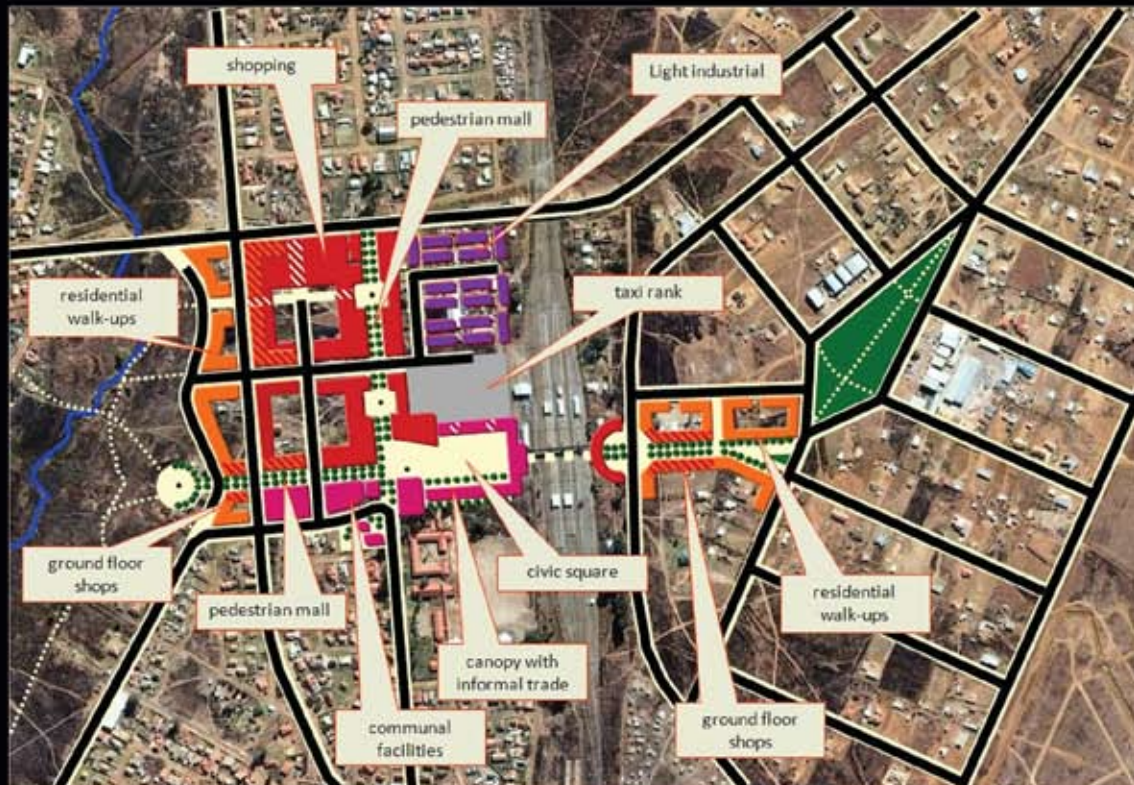


The Eastern Precinct is located adjacent to Resientia Station. Although it forms a functional part of Evaton, it is located in Sebokeng and Ironsde.

It is the local railway station and serves a large area.

The precinct contains a radius of 500m around the station.

Proposed Development Concept



Western Precinct

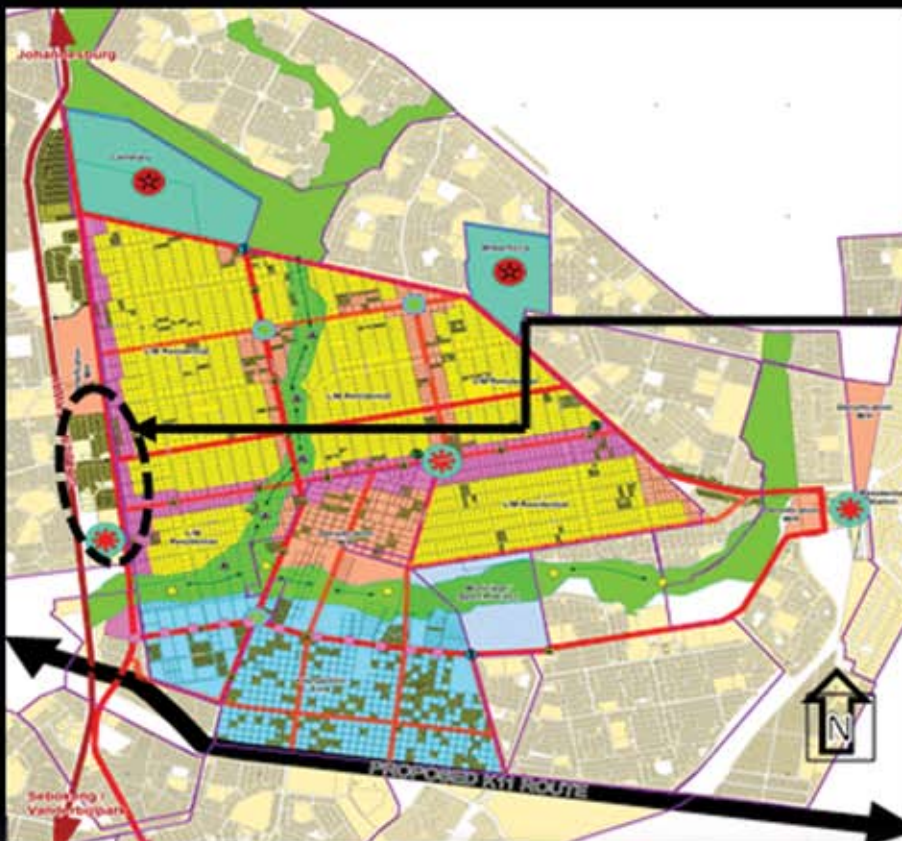
The Western Precinct is located along the Old Golden Highway. This area is currently defined as the existing provider of business (currently has a shopping centre) and community services.

The developments envisioned in this precinct are:

- Medical consulting rooms
- Community hall
- Information hub and library
- Informal trading (formalised structure)
- Neighbourhood shopping centre
- Entertainment
- Taxi rank and ablution facilities
- Filling station
- Bus bank
- Town square and roads, parking, paving, kerbs and landscaping, and
- Greenfield housing developments.

Proposed Development Concept

Western Precinct (southern section):

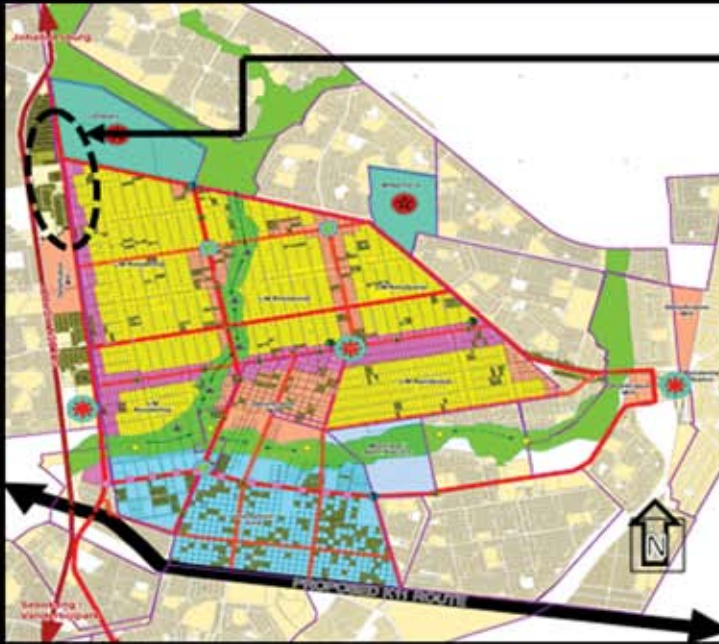


The southern section of the Western Precinct is located between the Old Golden Highway and Moshweshwe Road, and stretches from Easton Road in the north to the flood line in the south.

It is an important area as it is visually prominent and located at one of only three entrances to Evaton from the Golden Highway.



Western Precinct (northern section):

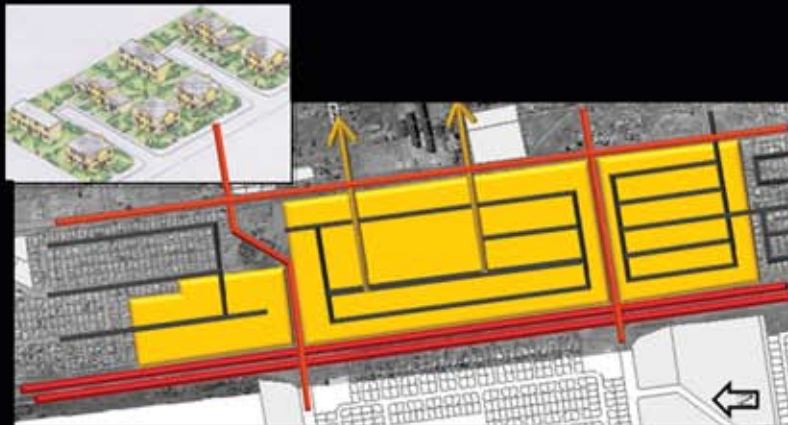


The northern section of the Western Precinct is located between the Old Golden Highway and Moshweshwe Road, and stretches from King Street in the north to Bodea Street in the south.

It is visually prominent and highly accessible as it is located adjacent to the Old Golden Highway, and it is traversed by two of the three entrance roads from the highway.

This precinct is approximately 1,2km in length, 300m in width, and 3,2ha in extent.

Shopping Centre and Office:



Residential infill is proposed for all vacant land. It is proposed that the development to the north and south matches the existing development. The block between these two streets should be developed as an exclusive bonded development with limited access onto Moshweshwe Road.

Heritage Precinct

Typical developments include:

- Chapel
- Ablution facilities
- Utilising land around the cemetery for landscaping
- Utilising Wilberforce to serve the community
- Limiting vehicle movement on selected heritage routes and adding paving, pedestrian walkways, and landscaping visual links
- Heritage square
- Cultural village, and
- Heritage route.



Government and Sport Precinct

This precinct is already defined by the existing municipal offices and sports fields along Union and Easton Roads. It is proposed that the existing open space located within the Rietspruit currently containing a clubhouse be upgraded to an open sport facility.

The Government and Sport Precinct will feature the following developments:

- Total reconstruction of municipal offices based on new architectural recommendations, including a welfare centre and a new police station
- Multipurpose indoor sport facility
- Netball field
- One practice soccer field and one soccer field/athletic track
- Art school
- Picnic and braai area, and
- Parking area.

Locality of the Government and Sports Precinct:



The Government Precinct is centrally located within Evaton, 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.

Development Concept for Government and Sports Precinct:



Overarching Precinct

The development projects in the Overarching Precinct are vast, and are to a large extent defined by main corridors and intervention zones. These include:

- Roads and storm water channels
- Bulk sewer and water infrastructure
- Street lighting and street furniture
- Houses (densification and upgrading)
- Essential services for densified houses (water, sewer and electricity), and
- Environmental cleaning and greening.

The Overarching Precinct has the following corridors and intervention zones:



Corridors

- | | | |
|-------------------------|--------------------------------------|------------------|
| 1. Adams Rd, | 2. Old Golden Highway (Moshoeshoe), | 3. Selbourne Rd, |
| 4. Hamilton/Boundry Rd, | 5. Sterling and 1 st Ave, | 6. Easton Rd, |
| 7. Lind Ave | | |

The Land Release Programme

The government has a shortage of land available in Evaton to achieve its housing development goals. Much of the land in Evaton is made up of large stands, which are privately owned. The Land Release project was identified as a prerequisite to correcting the densification of the Overarching Development Precinct.

Together with the Department of Housing, the Evaton Renewal Project has come up with attractive options to secure land from private stand owners. These options include various sale and rental agreements and stand owners can decide which option they prefer.

Housing Upgrades

The Housing Upgrade Programme has been identified to assist the very poor in Evaton, who are currently living in old and dilapidated houses made from mud and other temporary and inferior building materials. A total of 500 houses will be upgraded in 2008/9. A housing upgrade team has been set up to identify houses in Evaton which are dilapidated and need to be upgraded. This team is supported by the Evaton Development Forum and Community Liaison Officers of the Gauteng Department of Housing. A technical team will then assess the houses and draw up the renovation plans to upgrade these homes.



*Housing Upgrade interviews
Nana Gold Tsotetsi, Nana
Gold Tsotetsi with her sister
and 2 year-old baby
Inset: Nana's granny shows
the crumbling walls of the
house*

"I live with my granny, my sister and my 2 year-old baby. Granny's house is old and there are many problems here. The tin roof leaks a lot when it rains, the walls are cracking badly everywhere, our water taps do not work well and we do not have a toilet inside. We are very happy that this house has been identified for repairs and upgrade in the Evaton Renewal Project. My granny and I both participate in the church and its activities. The Evaton Development Forum visits us at the church to inform the people of the community. They are doing a very good job for the people in Evaton."
Nana Gold Tsotetsi

78 year old pensioner, Christopher Segole, is the first housing upgrade beneficiary to have building foundations laid in his yard. "This hole will help in building a strong structure for my new house, and I'm delighted that the work has started in my yard," said an excited Segole. He added that his stand has also been fenced and graded by the ERP, without him paying a cent. "Who else on earth will erect a fence, grade your yard and build you a house for free?" he asked. "People need to understand that the Evaton Renewal Project is here to change people's lives. When my new house is finished, I will be an example of this splendid development," he said.

Roads and Bulk Infrastructure Projects

There are about 110 kilometres of roads in Evaton, 80% of which are dirt roads. The Evaton Renewal Project aims to upgrade the road infrastructure by resurfacing existing and gravel roads, and building pavements for pedestrians. Storm water drainage systems are also being constructed and/or upgraded to deal with the severe flooding of roads during the rainy season.

Job Creation and SMME Development

Job creation and SMME business opportunities are key focus areas of the Evaton Renewal Project. Much success has been achieved through a consistent commitment to a sustainable model of development where local skills and capacity are developed. Local people are involved in each project in a meaningful way and benefit directly through government infrastructure expenditure, creating much-needed income generation in the lives of many impoverished people in Evaton.



An excited Christopher Segole shows the foundations of a new house in his yard.



Much-needed jobs created by the Evaton Renewal Project

Message from the Executive Mayor of Emfuleni Local Municipality, Mr Sithole Assistance Mshudulu

"I am delighted at the progress that is now being made on the Evaton Renewal Programme. Residents are beginning to see tangible developments and experience real benefits in the upgrading of their local infrastructure, services and housing. By working together we will ensure that this is just the beginning of a very necessary upgrading community programme that will lift our township, its residents and our businesses into a new and improved era."

Read more about what the Executive Mayor has to say at http://www.evatonrenewal.co.za/gov_elm.asp



Message from the Executive Mayor of Sedibeng District Municipality, Cllr. Mlungisi Hlongwane

"On behalf of the leadership of the Sedibeng District Municipality, I would like to congratulate all the Evaton Renewal Project (ERP) role-players for their achievements. The pace of the Evaton Renewal Project has stepped up and concrete projects are now being rolled out on the ground. Hard lessons have been learnt and effective monitoring systems have now been put into place to track performance, in consultation with all the role-players involved. As the Sedibeng District Municipality, we are proud of the deliverables being achieved, and we are committed to growth and development."

Read more about what the District Executive Mayor has to say at http://www.evatonrenewal.co.za/gov_sdm.asp



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