

The Jhb City Improvement District Forum is an Initiative of the Central Johannesburg Partnership  
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## ANNEX 1

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Executive Director  
City of Johannesburg  
Department of Economic Development  
P.O. Box 30733  
Braamfontein  
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29<sup>th</sup> August 2014

Att: Mr. R Naidoo/ Mr. X Nxumalo

### **Submission to the City of Johannesburg RE: Informal Trading: Inner City Promulgation and Designation of Trading Areas: Stakeholder Consultation**

Dear Sir(s),

We recently received the comprehensive notes from Daniel Swimmer of Cityprop, who is responsible for the management of the privately sponsored Traders facility in Hoek Street.

His experiences and observations endorse many of the points we have made in our written submission, in particular it makes clear the need for a formal partnership between CoJ, The Traders and Property Owners in the form of a social compact, an equitable standard rental policy, equitable standard "rules and regulations" relating to the lease of a stall in a public space, the provision of professional management – transfer of knowledge from experienced managers, clear and equitable policies and bylaws, consistent and reliable help from law-enforcement agencies.

We hereby submit that this should be identified as a "learning" project in the process of developing and implementing a sustainable street trading management plan.

#### 1. GENERAL TRADERS

- It has proven that the location of traders on the pavements doesn't seem to work in many places.
- If they have a permit- there seems to be nothing a landlord can do, they could be selling and blocking their entrance to the building and so on which is a major problem
- If they do not have a license to trader there the landlord cannot seem to get them to move.
- This makes walking on the pavements very difficult, and blocks shop fronts which in turn frustrates the tenant and so forth. We cannot improve our city by getting 1<sup>st</sup> class tenants to pay decent rentals when the pavement (traders) is in the condition it's in.

Directors: I Mkhabela (Chair), C Lund, G Mabotsa, A Steffny A Szalavicz  
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- I believe there needs to be certain “trading area” (Flea Markets) overall when driving through the city, it looks 100 times better in areas where there is no trading.....
2. HOEK STREET LINEAR MARKET (LOCATED ON HOEK STREET BETWEEN BREE AND PLEIN STREET).
- This was a joint venture with City Property, The City, Afhco and Redefine properties (Afhco and Redefine are no longer involved).
  - There are 43 stands.
  - We created the regular market set up roof feature (which has failed as the traders’ goods still get wet in the rain and they cannot trade when the sun is on their goods so they end up putting up their own tenants- this roofing needed to be wider.
  - The stands that we built also failed, as they were too high, too small, and they do not stretch out to where the pedestrians walk, so in turn the traders do not use the table, they put their boxes out and it stretches to where people walk.
  - 43 trading tables is far too many for the area they are in, each one required more space than they have been allocated.
  - The rental issue is a serious concern, as they hate paying the rental. In 2010 it was R240, in 2011, R241, in 2012-R242 and in 2013 we increases to R265 excluding Vat, we did not increase it in 2014 due to the fact the traders were all shut down in November and they are no longer paying us again for their monthly rental...we are back to the arrears we used to have..... All traders need to have the same price or every trader needs to pay a monthly rental, I believe that rental should be collected by the same organisation, currently they think City Property make money off them when in Fact city Property does not charge a management fee etc.
  - We currently pay 1 cleaner( who was given to us by MTC when market opened) we also not pay a temp cleaner 3 times a week and a security company, the market runs at a loss with its current rentals. We need help from the City to pay for security or cleaners.
  - There is a major security threat on that road, whereby traders themselves are scared, there is a bad gang element in the area, and the DVD sellers etc., whenever Metro or the police are in the neighbourhood they act like they will do something, but we have seen the same person around the corner paying them off and they are back the very next day. The element of these people just loitering around is very bad as they watch the movement of the pedestrians and the shops and advise the gangs when to rob etc., I believe many of them are unfortunately traders, who watch the shop movement and advise them when is best to hit them.
  - Getting rid of a non-paying trader is impossible as they will threaten your life etc. The sub-letting is out of control, it is rumoured that traders can sell their tables for R10K plus yet the trader won’t pay R300 a month. They have no consideration for the streets and cleanliness etc.
  - We have provided them with a storage facility with in our building which we spent about R80K building for them, they mistreat it, urinate in our building and when they don’t pay and we want to prevent them from storing they
  - put up a major fuss and begin threatening us, they then will go to Xolani office and he in turn asks us to open, so we keep getting over ruled.
  - There is no control over who can sell what, if the trader is in fact the trader who should be there etc.
  - The current model has proven not to work.

TO IMPROVE:

1. Traders should have to deal with a central body, regarding their rentals etc. (not sure how we can do that as City Property do have an interest in owing

those building around the market and do not want the street to become as it was before).

2. Non-paying traders must be able to be cancelled and removed.
3. There has to come a time whereby a trader needs to move on or pay more for the space to encourage them to move on?
4. No more traders in front of shop fronts and building entrances, they should only be on certain streets (like flea markets) or on pavements which are wide enough to have both traders and pedestrians.
5. The Roof Structure and tables need to be relooked at. The roof must be wide enough to keep the traders covered during rain, and the tables need to be totally revisited.
6. Number of traders per area and space allocated to each.
7. They need Identification cards, this is where the issue is of subletting, as they then say the owner is sick back home and they need to run it for them, I believe the trader needs to be the operator, I know of some traders with 3 or more stands.
8. Perhaps there needs to be a city department that has the necessary cleaners, security and "Policing" for the markets/traders, they specifically clean and guard the markets and then the "policing" check to see the traders are in correct area, and the right operator is there etc...