

25 August 2014

CID Forum
Johannesburg
2000

Attention. Anne Steffny

**INFORMAL TRADERS:
CENTRAL IMPROVEMENT DISTRICT (CID) - JOHANNESBURG INNER CITY**

The above refers.

The Central Improvement District (CID) supports and recognise the fact that the informal traders (third sector economy) is a reality and has to be accommodated. The challenge however is to do this so as to ensure that everybody's legal rights are recognised and accommodated.

Informal traders, within the public space ,should be accommodate in purpose built/developed areas where it makes economic sense for them to trade successfully. This should take cognisance of all factors including urban regeneration, the built up environment, property owners, tenants, businesses, safety, cleanliness and pedestrian / vehicular volumes and movement. Provision must be made for storage of goods, ablution facilities, cleaning and effective refuse removal.

Time / history has proved that the geographic nature of the Inner City, in its totality, is very diverse and does not sufficiently lend itself to a simple one size fits all policy regarding the locating of informal traders.

An example of this is the fact that the area between Noord Street(Park Station) and Albertina Susulu(Market) Street is more viable for informal trade, within the public space, than the area south of Albertina Susulu Street and Marshall Street..

The area north of Albertina Sisulu Street has more retail, residential and usage which are used by an increased volume of pedestrians and users of the public space which benefits the informal traders business.

It however has to be sustainable management of informal trading via realistic, effective by-law application and daily oversight.

The Kerk Street Linear Market is a example of this.

Braamfontein has always been a "no trading" area due to its character and property usage/zonings.

This should remain unchanged, as it has resulted in managed open space, upgraded alleyways and small retail thriving in the area.

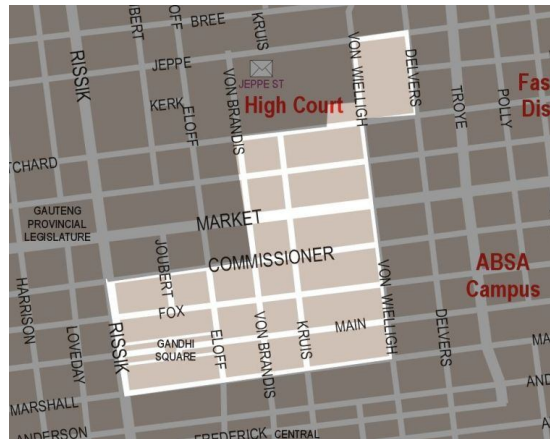
There is a very popular and successful informal morning market which operates on Saturdays in a purpose built property.

Newtown, prior to the current development / construction, had a Saturday morning market for informal traders selling clothing and other items, excluding food stuff. Plans are afoot to reinstate this as soon as the current construction in the area has been completed.

The Central Improvement District (CID) property owners have participated in the current city informal trader policy process.

They support an effective informal trader policy and by laws which had been properly workshopped with all stakeholders.

These stakeholders should include the city entities, informal traders, property owners, tenants and general public in the Inner City.



The majority property zoning/usage within the CID is office and commercial. This type of environment is normally not conducive for informal traders as there are limited foot fall and pedestrians within the public space.

The CID has encouraged property owners, in the area, busy with or considering building renovation/upgrading to include on site facilities for informal traders if at all legally and cost effective possible.

“Dead” walls should be opened up to allow for this type of accommodation of informal traders.

There are many government/provincial/council owned properties where this could be done. This will allow a managed trader facility and yet not block / obstruct the flow of pedestrians on the adjacent sidewalk.

A pilot project, in this regard, has been embarked on, to test the principle.

Two sites on Von Brandis Street between Main Street and Marshall Street have been identified.

The one site is operational and working well (Von Brandis just south of Main Street) –



The other site is a property on the corner of Von Brandis Street and Marshall Street (below image) which is currently being renovated.

Provision is being made for 23 purpose built stalls for use by informal traders in the area.



The informal traders policy should talk to these type of developments and encourage same. No other informal trading should be allowed in the vicinity of these developments.

Areas as Gandhi Square and Main Street Mall are specific user developed and do not lend themselves to informal traders.

These areas are managed via long term lease agreements defining the use thereof.

In summary the informal traders policy must be developed by inclusive participation from all stakeholders, economically viable to the third sector economy and effected properties and businesses.

Sustainable management and application by the city will be the key factor to ensure that it is an effective mechanism in the interest of all roll players.

Kind regards.

Yours sincerely.

Hans Jooste

(On behalf of the Central Improvement District)

(Sent via electronic mail)