



REPORT TO SUBCOUNCIL 5

1. ITEM NUMBER : **05SUB 32/5/2019**

2. SUBJECT

PROGRES REPORT ON THE DEVELOPMENT OF AN INFORMAL
TRADING PLAN IN DELFT

ONDERWERP

VORDERINGSVERSLAG OOR DIE OPSTEL VAN 'N
INFORMELEHANDELSPLAN IN DELFT

ISIHLOKO

INGXELO YENKQUBELA PHAMBILI ENGOPHUCULO LWESICWANGCISO
SEZORHWEBE LASEZITALATWENI E-DELFT

K3429

3. PURPOSE

The purpose of this report is to update Subcouncil on progress made towards the development of an Informal Trading Plan for Delft namely wards 13, 20, 24 and 106. Furthermore, the report provides revised estimated timelines for the finalization of the trading plan.

4. FOR DECISION BY

Subcouncil 5

Part 24, parts 1 and 3(2) of the City of Cape Town's system of delegations dated 01 January 2019 mandates the Subcouncil amongst other things, to:
"Assess the performance of service delivery generally within their area of jurisdiction."

"Comment on and make recommendations regarding the demarcation and amendments thereto, of prohibited and restricted trading area proclaimed in terms of the Business Act 1991."



5. EXECUTIVE SUMMARY

An overview report on the development of Delft Informal Trading Plan namely wards 13, 20, 24 and 106 was presented to Subcouncil 5 on the 23rd January 2019. Councillors requested additional information which is now contained in this report.

6. RECOMMENDATIONS

It is recommended that the Subcouncil considers the contents of this report and provides input.

AANBEVELINGS

Daar word aanbeveel dat die subraad van die inhoud hierdie verslag kennis neem.

IZINDULULO

Kundulwe ukuba iBhungana maliqwalasele okuqulathwe yile ngxelo.

7. DISCUSSION/CONTENTS

Background

At the sitting of the Subcouncil 5 meeting held on the 23rd January 2019, the Subcouncil resolved that all line departments needed to comment on the draft maps and clarify the proposed locations of informal traders in wards 13, 20, 24, & 106.

Progress to date

Part of the Informal Trading Plan development process requires that an internal consultation process with relevant line departments be undertaken. The purpose of this consultation process is to solicit comments and inputs from the line departments for consideration. Two meetings with relevant departments were held; on the 07th and 18th February 2019. The following line departments were invited and attended the meetings:

- Area Economic Development (AED)
- City Health
- Development Department (Land Use Management)
- Traffic services (Metro Police)
- Law Enforcement Department (Informal Trading Unit)
- Parks and Recreation
- Subcouncil 5

The relevance of these comments has been noted and a consolidated list of comments from line departments has been compiled (see Annexure A). The comments will be reviewed and considered along with the inputs from the 30-day Public Participation process from Interested and Affected Parties (I&AP).

Area Economic Development is in a process of commencing with the Public Participation process. The comment period will run from 01 April 2019 until 01 May 2019 and members of the public and interested and affected parties will be invited to attend an Open Day Session where the Draft Informal Trading Plan can be viewed as per the schedule below:

WARD	DATE	VENUE	TIME
Ward 106	08 April 2019	Delft South Hall	13:30 – 17:00
Ward 20	09 April 2019	Delft Library Hall	13:30 – 17:00
Ward 24	10 April 2019	Mandela Peace Park	13:30 – 17:00
Ward 13	11 April 2019	The Hague Sports and Recreation Hall	13:30 – 17:00

Revised timelines for the development of Delft Informal Trading Plan

The following activities are still to be completed as shown in the table below:

Activity	Estimated timeline	Status	Comment
Public Participation process: Invite Interested and Affected Parties (I&AP) to comment on the informal trading plan and amended draft maps	April 2019	In progress	30 days for comments from all I&AP's as per the Municipal Systems Act.
Report to Subcouncil	May 2019		Final version of draft plans.
Report to MAYCO	June 2019		
Report to Full Council	July 2019		
Draft Gazette notice for publication	July 2019		
Promulgate Informal Trading Plan	August 2019		

7.1. Constitutional and Policy Implications

This report complies with the City's Informal Trading Policy.

7.2. Sustainability implications

Does the activity in this report have any sustainability implications for the City?

No ☒

Yes ☐

7.3. Legal Implications

Informal Trading By-Law of 20 November 2009

The Businesses Act 71 of 1991

Local Government: The Municipal Systems Act no 32 of 2000

7.4. Staff Implications

Does your report impact on staff resources or result in any additional staffing resources being required?

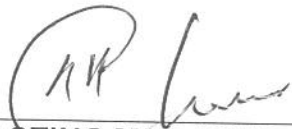
No ☒

ANNEXURES

Annexure A- Consolidated list of comments from relevant line Departments.

FOR FURTHER DETAILS CONTACT:

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DIRECTORATE	Urban Management
FILE REF No	



ACTING MANAGER: AREA ECONOMIC
DEVELOPMENT (AREA CENTRAL)
NTUTHUKO MCHUNU

Comment:

DATE

28/03/2019

W. A. E. Solomon-Golant

DIRECTOR: URBAN MANAGEMENT (AREA
CENTRAL)

WILFRED SCHREVIAN EVAN SOLOMONS
JOHANNES

Comment:

That Subcouncil 5 makes comments
recommendations regarding
demarcation of Delft Informal
Trading Plan i.t.o Del. 24(1)(1)
and Del. 24 (3)(2)

DATE: 01.04.2019



ACTING EXECUTIVE DIRECTOR: URBAN
MANAGEMENT

BEVAN VAN SCHOOR

Comment:

DATE: 02-04-2019

Annexure A: Consolidated list of comments from line Departments

Meeting for comments: 07/02/2019 & 18/02/2019: SC5 Council Chambers



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

General Comments

- Will the implementation of the trading plan make the current safety situation with Delft informal traders better?
- General information session with traders should be held.

Comments from City Health

- Smooth washable floor surfaces with proper storm water drainage.
- All food traders to apply for Certificate of Acceptability and or Hawking in meals business license.
- Will toilet facilities be available (cleaning program?)
- Will refuse removal be available (cleaning program?)
- Will water be available?
- Will the hawking of raw fish be allowed to trade as there are additional requirements for the selling of raw fish?
- Will current traders get first preference (e.g. on Sandelhout road, Bagzane and Baleles Road)? If not what will happen to them?

Comments from Development Department (LUM Directorate)

- Erven that are included with the informal trading plan where the rights for such use do not exist. In most of the cases listed, a consent use application will be required to Land Use Management and a rezoning of the 2 Community Zone 1 properties will be required in order to accommodate informal trading on these properties.

Annexure	Erf No's	Zoning	Comment
B	(6571) 6700	OS2	Consent use application will be required
C	14723-RE (1-RE)	GB1 & TR2	Consent use application will be required
D	21599 (3188-RE)	LU	Not permitted/A rezoning of the property will be required
E	17683	GB1	Consent use application will be required
F	8571	CO2	Not permitted/A rezoning of the property will be required
G	7045	GB1	Consent use application will be required
H	27834-RE	TR2	Consent use application will be required
I	9716	GB1	Consent use application will be required
J	6774 Re	TR2	Consent use application will be required
K	9752	GB1	Consent use application will be required

- LUM only deals with property outside road reserves.
- Asset Management can assist for road reserves.
- A formal application needs to be submitted to Town Planning (DD) for land use permission.
- Ensure that sufficient information is submitted.
- The application can only be submitted via technical assistance of PM: giving land use administration that complies with the City's Policies and By-laws.
- A suggestion is that AED liaise with Pieter Strumpher from PM relating to the process of permission to use land and submission of application.
- Start the process with the easiest first: enquire who the land has been ceded to.
- There is a possibility that this project cannot be implemented all at once.

- An advertisement needs to be made to surrounding Landlords.
- Annexure B: there is a concern about rezoning
location is controlled by TDA and RP
PM should give land use administration to submit to DD
- Annexure D: Location needs to be rezoned.
- Suggestion: Create a spreadsheet of project programmes and outline time frames.
- Once AED has submitted land use application: 30-day period for comments from all dept.: this could run concurrently with the Public Participation.
- Mpho Mfengwana to be liaison for DD.

Map 1: Cnr The Hague and Delft Main Road

- The sidewalk is wide enough.
- Trader located on the circle: is there a lease agreement from PM; if it is not CCT property, then consent forms need to be considered.

Map 4: Cnr Delft Main and Umfolozi Road

- Are there any future plans to increase the number of trading bays if the site is economically viable?
- A change in property plans will need to be considered for the Smart Park. Erf owner needs to be consulted
- There were initially 10 bays, but it has been reduced to 5

Map 6: Cnr Hindle and Delft Main Road

- MP: Will there be sufficient access/ space for traders to offload goods?
- AED: There is a backway that the Taxi's access for offloading goods
- MP: This could cause a safety concern: mixing pedestrians with vehicles.
- TDA: There is an environmental concern for the wetland.

Map 7: Cnr Hindle and Delft Main Road

- MP: Is there any consideration for future expansion, knowing the growth of the area?
- MP: there is viable land for future use.

Map 8: Cnr Delft Main Road and Sandelhout Road

- AED needs to check the current amount of traders at location.
- The bays are very small.
- Traders need to avoid making fires on the sidewalk.

Map 9: Delft Main Road

- MP: Exhaust shop: consideration to get trader off from the sidewalk.
- What is the purpose of Bay 1 being there?
- AED needs to check if there is a current trader in Bay 1.

Map 10: Delft Main and Sandelhout Road

- There is a concern with mixing of pedestrians and vehicles.
- Consideration needs to be given: Block off location to vehicles, make it a “pedestrian only” zone.

List of Department abbreviations: **AED:** Area Economic Development, **MP:** Metro Police, **SC5:** Subcouncil 5, **TDA:** Transport and Urban Development Authority, **RP:** Recreation and Parks, **CH:** City Health, **UD:** Urban Development, **UM:** Urban Management, **LUM:** Land Use Management, **DD:** Development Department, **IUM:** Integrated Urban Management, **PM:** Property Management