

# **Inclusive City Planning & Design for Informal Traders in Harare**

*“We can Plan, Design & Build Together”*



## **Baseline Report**

June 2019

## Executive Summary

The baseline study involved a survey of sixty (60) informal traders selected by stratified random sampling across greater Harare. The stratification involved categories of those who reside in LIRAs, MIRAs and HIRAs, helping in mapping the existing situation with a city-wide approach. The data was triangulated using community meetings and interviews with informal traders as well documentary review of the same.

The study revealed that 45% of informal traders are within the age range of 15-44 years while 43% are within 35-44 years, and only 12% are within the age range of 45-54 years. More so, there was a gendered dimension of the informal traders, with 62% being female and only 38% being male. 63% of informal traders in Harare operate outside their locations of residence, with the bulk operating within the CBD while 37% operate within their locations of residence, particularly at local shopping centers. The study revealed that 96% of the informal traders operate on unregulated trading areas while a mere 4% operate on regulated trading areas. Of the 96% who operate on unregulated trading areas lack adequate ancillary infrastructure exposing both themselves and their clients to serious health hazards.

The study revealed that 98% of informal traders operate from Monday through Saturday while some extend to Sunday. In the same vein, 92% of informal traders operate from morning to evening time. 46% are ‘blue-collar’ informal traders who sell consumables; 38% are ‘green-collar’ informal traders who sell perishable goods, while 16% sell both. At the core of the prevailing issue of space contestation is the issue of pricing. While majority (98%) of informal traders are willing to pay trading rates, the prevailing market prices are beyond their financial muscle, hence they opt for unregulated trading spaces. The study revealed that, while a few are able to pay as much as US\$20 per month, majority (94%) are able to pay US\$5 per month for the formal trading spaces.

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## List of Acronyms & Abbreviations

CBD	Central Business District
BVTA	Bulawayo Vendors and Traders Association
DRI	Development Reality Institute
GDP	Gross Domestic Product
HIRAs	High-Income Residential Areas
LA	Local Authority
LIRAs	Low-Income Residential Areas
MIRAs	Middle-Income Residential Areas
VISET	Vendors Initiative for Social & Economic Transformation

## Table of Contents

Executive Summary .....	1
List of Acronyms & Abbreviations.....	2
1. Introduction & Background .....	4
2. Theoretical Perspectives .....	5
3. Methodology .....	6
3.1 <i>Study Design &amp; Data Collection</i> .....	6
3.2 <i>Study Sites, Population and Sampling</i> .....	6
4. Issues & Challenges .....	7
4.1 <i>Problems for Informal Traders</i> .....	7
4.2 <i>Solutions from the Informal Traders</i> .....	7
5. The Design Process.....	8
5.1 <i>Participatory Design</i> .....	8
5.2 <i>Context Analysis</i> .....	8
6. Urban Design & Planning Innovations .....	10
6.1 <i>Alternative 1: Pavement</i> .....	10
6.2 <i>Alternative 2: Road Space</i> .....	10
6.3 <i>Alternative 3: Incidental Space</i> .....	11
6.4 <i>Alternative 4: Refurbishment of Existing Neighborhood Markets</i> .....	11
7. Results of the Survey .....	12
7.1 <i>Age of Informal Traders</i> .....	12
7.2 <i>Location of Trading Sites</i> .....	12
7.3 <i>Operating Area</i> .....	13
7.4 <i>Operating Time and Days</i> .....	13
7.5 <i>Classification of Informal Traders</i> .....	14
7.6 <i>Pricing Issue</i> .....	14
7.7 <i>Facilities</i> .....	14
Recommendations.....	15
References.....	16
Appendix 1 .....	17

## 1. Introduction & Background

Today, the dynamic growth of Harare's population, the scale of physical development, and the globalizing world economy create new challenges for informal traders, who often face changing political, economic and social contexts as well as increasing competition for space. Despite this, informal traders play a vital role in the urban economy by creating jobs, generating revenue, providing flexible links in economic supply chains, giving vitality to urban streets, and providing affordable goods at convenient locations. Yet, informal traders exacerbate congestion at busy sites (e.g. in the CBD and natural markets where competition for space is acute) and they also lack decent trading facilities. This study explores how inclusive urban design can be leveraged towards effective integration of the urban informal sector into city planning and designing. The study adopts a 'rights-based approach' to development, based on the right-to-the-city paradigm which argues for the rights of all urban inhabitants to access the benefits of urban life, including informal traders.

Studies have shown that city inclusiveness is about promoting equity; about creating cities where all can participate in their social, economic and political dynamics. Inclusiveness is crucial for effectively achieving sustainable urban development. According to UN-Habitat (2018) guidelines, urban planning and design ensures sustainable urban growth, efficiency and equity through consultation with all relevant sectors and actors. At the Southern Africa Informal Traders Conference hosted by BVTA in December 2017, one of the key issues that emerged from the conference was that the informal sector is expanding and is here to stay. However, despite its expansion and contribution to national GDP and employment creation there is a lack of recognition of informal traders as shown by the non-existence of responsive policies to the needs of informal traders at both national and regional level. This has partly been attributed to lack of proper organisation within the sector, thus impeding on meaningful engagement with solution holders (Wadzai, 2018). Running battles between the police and informal traders are testimony to the endless conflicts between the LAs and Informal Traders.

## 2. Theoretical Perspectives

Globally, cities are embroiled in a liquidity crisis. This presents a plethora of challenges towards public infrastructure refurbishment and related matters. There is increasing rates of unemployment. The urban poor worldwide are budging to a general problem of low welfare and income inequality (UN-HABITAT, 2014). The day-to-day reality in African cities points to the need for urban planning and management systems to focus more on the contemporary and adaptive challenges such as informality, especially considering the mismatch between spatial planning and infrastructure planning. Current context in African cities also highlights the relevance of collaborative planning, that is, collaboration between residents, civil society, planners as well as political representatives (Watson 2014). This is crucial in the development of African cities.

Harare as the capital city of Zimbabwe is facing a plethora of challenges which replicate the current economic, political and social context. The effects of increased urbanization have been, and continues to be, a fundamental change in the socio-economic environment of human activities, through new forms of employment, economic activity and lifestyle. **Table 1** below clearly outline the distribution of employment in the formal sector vis-à-vis the informal sector from 1993 to 2011. The informal sector has become ingrained in the urban development matrix of Harare, although it continues to experience all sorts of challenges. Informal trading activities in Harare have not been incorporated adequately in the land-use framework of the city (VISET 2017; DRI 2015). Traders trade from insecure contested spaces. In most cases the trading spaces utilized by informal traders lack adequate ancillary infrastructure, and are often inadequate to accommodate the ever-increasing demand.

**Table 1:** Employment Statistics by Type.

Classification	Formal	Informal	Formal	Informal	Formal	Informal
	1993		2002		2011	
Employment	1 136 900	335 250	992 400	1 887 550	606 163	4 572 771

Source: Saungweme T *et al* (2014).

### 3. Methodology

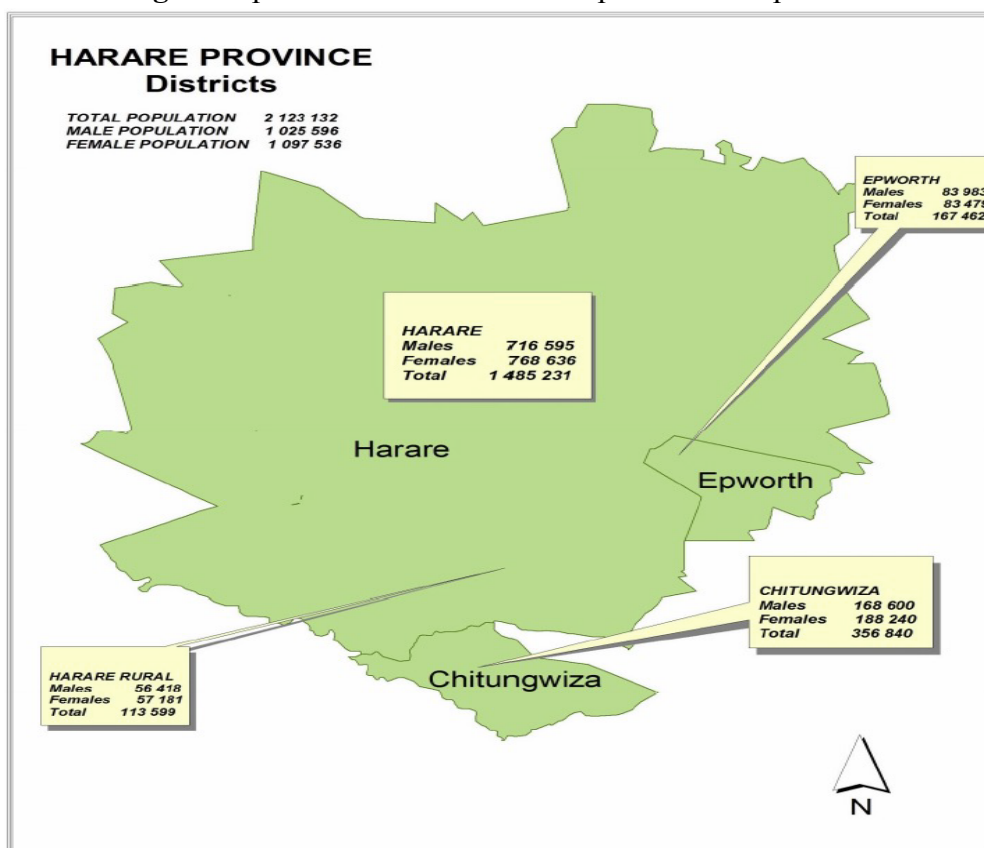
#### 3.1 Study Design & Data Collection

The study used a mixed methods research which combines both quantitative and qualitative methodologies. Interviews and two community meetings were conducted in Harare and Chitungwiza with members of VISET. This was part of the participatory design process of decent trading spaces as well as a platform to solicit the views of the informal traders. The interview guide (Appendix 1) was the source of the questions that the informal traders responded.

#### 3.2 Study Sites, Population and Sampling

The study targeted sixty (60) informal traders selected by stratified random sampling across greater Harare. The stratification involved categories of those who reside in low-income residential areas, middle-income residential areas and high-income residential areas. This meant richness in terms of experiences and perceptions about informal trading and neighborhoods of abode. **Fig 1** below depicts the demographic characteristics of the study area(s).

**Fig 1: Map of Greater Harare and Population Composition.**



Source: ZimStat (2012).

## 4. Issues & Challenges

### 4.1 Problems for Informal Traders

Informal traders in Harare highlighted the following as their major challenges on their day-to-day operations:

- Lack of adequate market spaces.
- Lack of utilities such as toilets, water, shelter and electricity at their market spaces.
- Exorbitant rates for market spaces.
- Lack of capital to scale-up their ventures.
- Damage and confiscation of goods by police.
- Harassment by police.
- Corruption from the police.

### 4.2 Solutions from the Informal Traders

In face of all the foregoing problems, informal traders suggested the following solutions to ensure their operations are not hindered:

- Adequate and decent market spaces.
- Organized licensing system.
- Affordable rates for market spaces.
- Refurbishment of existing local market spaces.
- Updating of current municipal policies and by-laws so that they speak to the growing needs of the informal economy.
- Time and space sharing on selected streets and natural markets.
- Pedestrianization of more streets to create enough market spaces.
- Development of incidental spaces - identified through community-led design (*e.g. a space at corner Chinhoyi & Union was identified as a potential market space*).
- Professional conduct by police in their uniforms.

## 5. The Design Process

### 5.1 Participatory Design

Informal traders have innovative ideas on how space conflicts can be resolved, and in a bid to tap those ideas, two community meeting were conducted with vendors across Harare as part of the participatory design process. It emerged that, when market spaces are secured, vendor associations can manage the spaces through space allocation, collection of fees and cleaning of the markets.

### 5.2 Context Analysis

For informal traders to come up with innovative and sustainable solution, the design process explored the role of the market in its wider area, looking at:

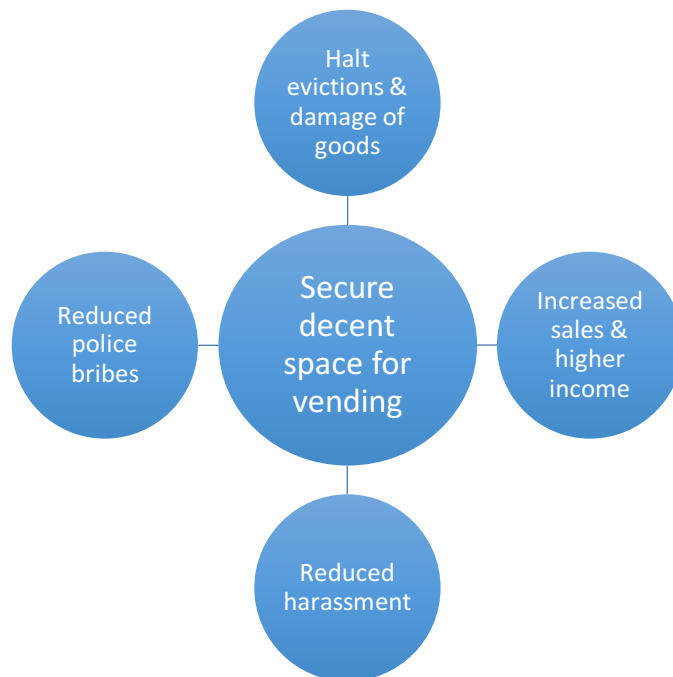
- Adjacent land-uses.
- Existing access for pedestrians and auto-mobiles.
- Nearby landmarks that draw people to the area.
- Type of market, e.g. city level, neighborhood level, roadside, bus termini, etc.
- Main goods sold: daily (e.g. vegetables, perishables) or consumer goods (e.g. clothes, household, etc.).
- Understand the linkages (supplies, customers, role in urban retail hierarchy).



*Informal traders in a community meeting designing a model decent vending market.*



*An informal trader presenting a mock-up design of a decent vending market at a community meeting in Chitungwiza.*



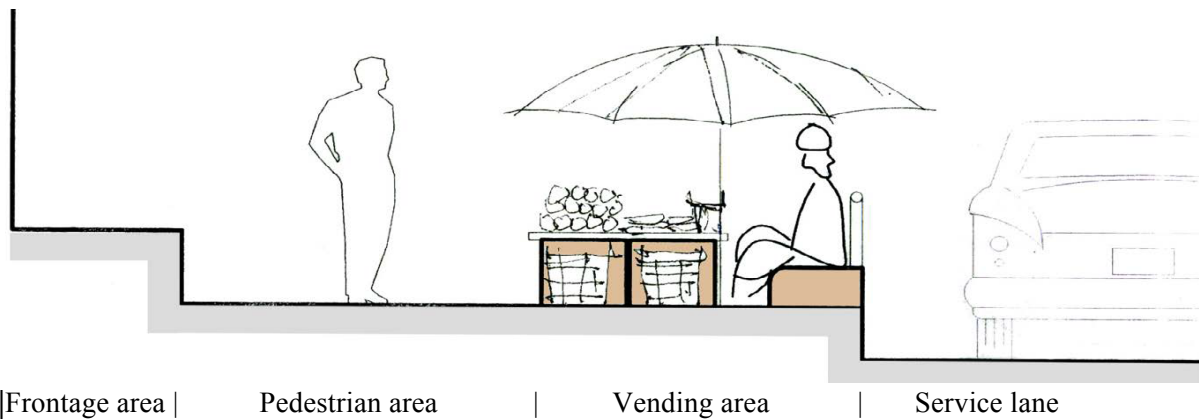
*Outcomes of the community meetings with vendors in Harare & Chitungwiza, VIGET 2019.*

## 6. Urban Design & Planning Innovations

Inclusive design places more emphasis on making the best use of an existing space through better space development, management or time-sharing. The sketches below were conceptualized by informal traders and they show four (4) alternatives in which market stalls can be sustainably accommodated with or without fixed structures depending on the type of goods sold.

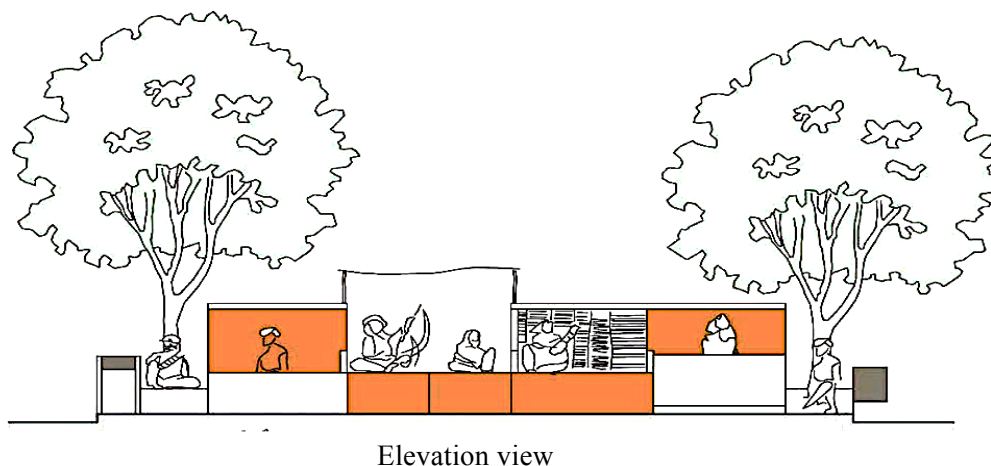
### 6.1 Alternative 1: Pavement

This involves the sharing of space on street pavement. This was suggested as a good solution on streets with high pedestrian traffic. In this case, the informal traders can contract the services of a private supplier of a mobile toilet and use innovative methods of payment e.g. paying with recyclable materials, thus sustainably manage the waste and keeping the city clean.



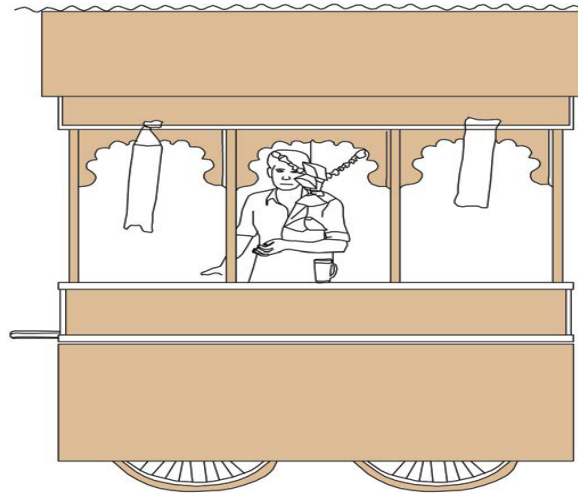
### 6.2 Alternative 2: Road Space

With the entire Speke avenue suggested as a good model of a street which can be pedestrianized and transformed into a viable vending hub connecting the down-town and the up-town. Below is a sketch showing how trading markets selling different goods can be arranged across the street.



### 6.3 Alternative 3: Incidental Space

These are under-utilized spaces with potential for trading which are identified through community-led process. For instance, during the design process, informal traders identified the space along Chinhoyi street and between Union and Samora Machel avenue as a potential space. Two ideas were proposed: [1] Constructing a trading market for both perishable and non-perishable goods. [2] Using mobile vending stalls at the space, such that they can be moved if another land-use emerge. Below is a sketch of the proposed smart mobile cart.



### 6.4 Alternative 4: Refurbishment of Existing Neighborhood Markets

This approach involves the refurbishment of existing and underutilized neighborhood markets which were allocated through normal planning and zoning procedures. One of the under-utilized market in Gazaland was identified as a possible model which can be refurbished through construction of storage facilities, installation of solar-powered lights and dual-separation at source bins, as well as the repairing of ablution facilities and water system. **Plate 1** below shows the current state of Gazaland market.

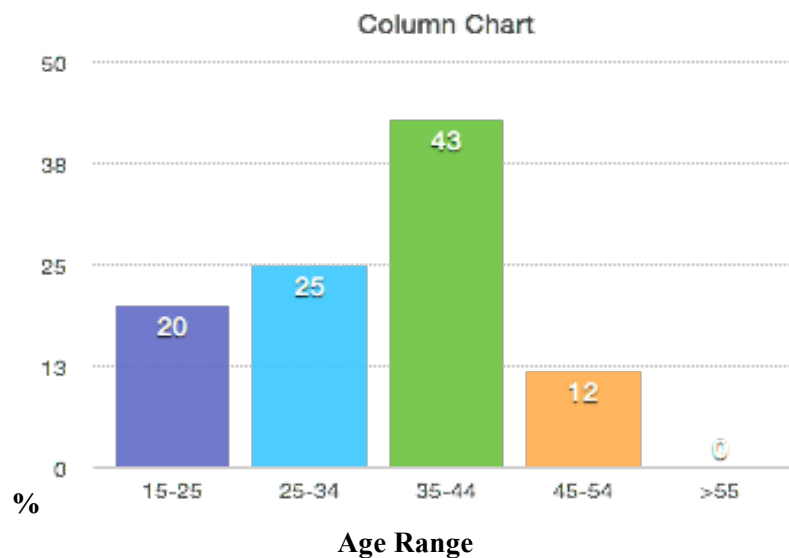
**Plate 1:** Gazaland market in a dilapidating state.



## 7. Results of the Survey

### 7.1 Age of Informal Traders

The study revealed that 45% of informal traders are within the age range of 15-44 years while 43% are within 35-44 years, and only 12% are within the age range of 45-54 years. This presents a demographic dividend which can be harnessed through financial skills training and technical support to scale-up from informal to formal traders. More so, there was a gendered dimension of the informal traders, with 62% being female and only 38% being male. This may reflect that, although there is supposedly women emancipation and equal opportunities in the formal sector, women are more dominant in the informal sector, strengthening the need for a gender policy in the informal sector. The column chart below graphically illustrates the age range of informal traders in Harare.

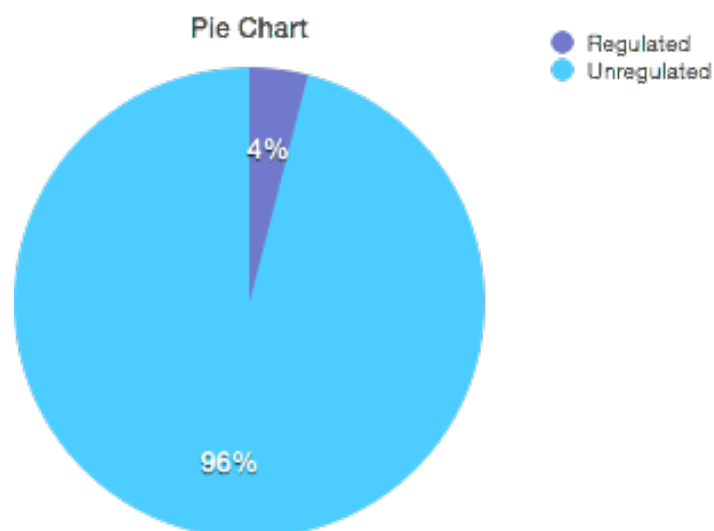


### 7.2 Location of Trading Sites

The study revealed that 63% of informal traders in Harare operate outside their locations of residence, with the bulk operating within the CBD. This is due to high sales opportunity and proximity to clients the CBD offers if compared to neighborhood markets, hence the infamous space conflicts between the informal traders and the Local Authority. This calls for a holistic approach involving both the informal traders and Local Authority in developing fit-for-purpose solutions that ensures the inclusion of the informal economy in city planning and designing. Also, the study revealed that 37% of informal traders operate within their locations of residence, particularly at local shopping centers. This presents a great opportunity of decongesting the CBD by revitalizing the already existing local markets.

### 7.3 Operating Area

The study revealed that 96% of the informal traders operate on unregulated trading areas while a mere 4% operate on regulated trading areas. Of the 96% operating on unregulated trading areas lack adequate ancillary infrastructure exposing both themselves and their clients to serious health hazards. The seemingly intractable situation at stake, requires hard but necessary choices from both the informal traders and the Local Authorities. Informal traders need to be innovative and come up with sustainable trading solutions that address their adaptable challenges while conforming to urban planning standards. On the other hand, Local Authorities need to develop fit-for-purpose local plans and review municipal policies so that they speak to the emerging reality of the urban informal sector as a necessary ‘challenge’. The pie chart below illustrate the ratio of those operating on regulated spaces as to those on unregulated spaces.



### 7.4 Operating Time and Days

The study revealed that 98% of informal traders operate from Monday through Saturday while some extend to Sunday. In the same vein, 92% of informal traders operate from morning to evening time. This clearly affirms to the notion that the informal sector is a major contributor to the urban economy, hence the need to effectively integrate into the sustainable urban set-up. The planning and design of trading spaces has to conform to this critical reality and view the urban informal sector as a long-term ‘phenomenon’ which is here to stay.

### ***7.5 Classification of Informal Traders***

The study revealed that 46% are ‘blue-collar’ informal traders who sell consumables; 38% are ‘green-collar’ informal traders who sell perishable goods, while 16% sell both. This has a critical bearing on the design of trading facilities especially in the CBD considering that blue-collar informal traders require semi-permanent market structures while their counterparts the green-collar informal traders are somewhat flexible and can operate effectively on ‘moving-market structures’.

### ***7.6 Pricing Issue***

At the core of the prevailing issue of space contestation is the issue of pricing. While majority (98%) of informal are willing to pay trading rates, the prevailing market prices are beyond their financial muscle, hence they opt for unregulated trading spaces. The study revealed that, while some were able to pay as much as US\$20 per month, majority (94%) are able to pay US\$5 per month for the formal trading spaces. With this at stake, cost-effective trading stalls and refurbishment of existing local markets becomes very critical in addressing the challenge at hand.

### ***7.7 Facilities***

Below is a graphical illustration of utilities which were identified as critical in developing decent trading markets.



## Recommendations

With the foregoing facts, evidence and observation, the study recommends the following from a technical point of view:

- Upgrading of existing neighborhood markets into smart neighborhood markets with all ancillary utilities. These include toilets, clean water, solar-powered lights, storage facilities, and dual-separation at source bins to encourage proper waste management at trading sites. More so, the markets must be accessible to all people, including those with disability.
- Development of incidental spaces with the potential to attract customers. These are idle spaces identified through community-led design, which can then be developed and managed by the informal traders. This requires greater collaboration between the Local Authority, vendors' associations, residents, civil society as well as the private sector.
- Pedestrianization of the entire Speke avenue into a vending hub connecting the down-town and up-town with smart vending stalls so as to increase the supply of formal vending spaces within the city.
- Urgent review of municipal policies and bi-laws such that they incorporate the ever-growing urban informal economy into the current city local plans. This implies a more generous provision of smart vending stalls in natural markets, that is, places with particular potential for street vending because of its pedestrian flow.
- Government support through enterprise trainings, development of new markets and provision of affordable loans. This entails proper organisation of the informal traders to enable effective consolidation of their activities for scale-up. In their proposed National Policy for Urban Street Vendors (2017), VISET suggested that the government in conjunction with organisation representing vendors can create an interface between the vendors and financial institutions.

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## Appendix 1

### INCLUSIVE DESIGN FOR STREET VENDORS IN HARARE

In line with the ‘cities for all’ concept, VISET intends to secure and design a decent model vending market which meet your needs whilst complying with city bi-laws, hence your input is very critical. Your information will solely be used for this design process ONLY. Please tick and respond where appropriate.

1. Sex Female  Male  Other
2. Age 15-24  25-34  35-44  45-54  >55
3. Where do you reside?.....
4. What are the main goods you sell? Perishables  Consumer  All
5. Where is your vending stall located? .....
6. Select services available: Water  Electricity  Toilets  Shelter  Bins
7. Why do you prefer that site? .....
8. Is it regulated by the Council? Yes  No
9. Which days do you operate? Mon Tue Wed Thurs Fri Sat Sun
10. What time do you operate? Morning  Afternoon  Evening  Night
11. Break into groups of 5 according to the type of goods you sell. (You will be assigned tasks)
12. Assuming the Council has allocated us land to construct vending markets, how much are you willing to pay as monthly rentals? .....
13. Any other information you want to add:  
.....  
.....  
.....  
.....  
.....

\*\*\*\*\*Thank You\*\*\*\*\*