

Sustainable Integration of Street Vending into the Commercial Land Use System in Maiduguri Borno State

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Abstract: Street vending is a common commercial Landuse activity characteristics of most urban areas. It helps reduce time, energy and money, wastage to provide goods and services to customers as well as contribute revenue to the government. Street vending is associated with problems of traffic congestion and constitutes time wastage, frustration and stress, blockage of motorist by obstructing visibility of the drivers and resulting in accident, environmental degradation and air pollution among others. The paper studied the characteristics of street vending in Maiduguri, identified advantages and disadvantages and considers the prospects of integrating street vending into commercial Landuse system in Maiduguri in a sustainable manner. The study is based on observations to identify problem spots within study area and utilized materials from literature to examine past efforts to address the problems with a view to propose measures for sustainable integration of street vending into commercial Landuse system. According to findings, vending offer employment and source of livelihood to a great number of people, it affects traffic volume at junctions, terminus, parks, petrol stations and other public spaces thereby impacting the road capacity by narrowing the shoulder and the corridors, impairing the aesthetic quality of the town and causing discomfort to the pedestrians and motorist. The paper proposed measures such as accommodation, support and regulation for sustainable integration so as to address observed situations.

Keywords: Commercial Landuse, Integration, Landuse System, Street Vendors and Sustainable.

INTRODUCTION

The act of offering goods or services for sale to the public without having permanent or built up structure but with temporary static structure or mobile stall is Street vending. The vendors may be stationary by occupying space in pavement or other public/ private areas or may be mobile in the sense that they may move from place to place carrying their wares or push carts or in cycle or baskets on their heads. (Tissington 2009, Adamu 2015a, Roever and Skinner 2016). Street vending had been defined as small-scale retail activities taking place in the public space such as recreational, transport and other facilities in cities (Siqwana- Ndulu 2013, WIEGO 2013, Batréau & Bonnet 2015). It is about displaying and marketing of goods and services by vendors who use the public highways and roadsides to sale. It is often undertaken outside enclosed premises or covered workspace such as street pavements, corners, sidewalks, and by main transport nodes such as railway stations, bus stops, lorry parks, construction sites and around sports complexes. The

vendors use different structures, such as mats, gunny bags, tables, racks, wheel barrows, handcarts, baskets and bicycle seats to display their goods. Some vendors simply carry their commodities on their hands, heads and shoulders, while others hang their commodities on walls, trees and fences. Some construct temporary shades with stands for displaying their goods on the streets (Mitullah 2006, Ayeh 2009, Waziri & Umar 2015, Adamu 2016, Abebrese & Schachtebeck 2017, Moosvi, 2023).

In developed and developing countries Street vending is one of the most visible activities, significant manifestations, offshoot, spillover and often prodigal subset of the urban informal economy found everywhere in the world. (Lyons & Snoxell 2005, Godswill *et al.*, 2016, Otekhile & Mathew 2017). Also the most visible features along major streets of many Nigerian cities are hawkers, small trade and craft stands, open mechanic workshops, vulcanizers, fuel hawkers, corner shops, kiosks, stalls, gas sales, Suya meat, fast food sellers and several other varieties of goods and services. Adamu (2015) and Waziri & Umar (2015) attested that in Maiduguri, especially following the mass influx of Internally Displaced Persons (IDPs) arising from the insecurity challenges in many parts of the State, street vending is virtually becoming common place involving everybody ranging from the young and the old, men and women, the educated and the illiterate, all irking to earn a living through the practice. Small business operators, vendors and hawkers are increasing dramatically on the streets of the city.

For the people that engaged in it and their patronizers Street vending provides some benefits. It among others provide source of livelihood to a great number of people of all ages, gender and literacy level thereby reducing the volume of unemployment, crime and idleness in the society. They provide goods and services at ease to their patronizers without having to go to the market, superstores or workshops in search of services thereby reducing wastage of time, money and energy (Didier *et al.*, 2013, Adamu 2015b). They lack formalized space and rented trading space, they are unstable, unprotected, lack basic infrastructure, exposure to environmental toxicant, hash environmental condition, low income, lack access to finance, sponsorship and funding, lack training, entrepreneur business skills and industry information (Brown 2006, Ayeh 2009, Rosale 2013, Shrestha 2013 and Basinski 2014)

Observation has shown that Street vending in recent years has become a nuisance in Maiduguri. The way the activities are located, operating, growing and the vital spaces they occupy generate concerns of local and the state agencies, institutions both public and private, environmentalist and related professionals in the town (Adamu 2015b). Attempts on addressing the situation in Maiduguri have not yielded positive outcome rather led to prolonged tussle between the Borno State Urban Planning and Development Board and the leaders of the vendors in the town in the past.

Earlier studies on street vending included those that recognized particular subjects with regards to street vending. It ranges from theoretical and conceptual issues, street trade statistics, trends in policy, planning and governance as well as trends in street vender organization (Skinner, 2010). An Introduction and Overview Moosvi (2023) In Nigeria there are studies on physical and socioeconomic impact of street vending (Deth 1993, Adeagbo 1997, Charles 2004, Adeyinka *et al.*, 2006), the nature and contribution of street vending (Tunji 2000, Nwafor, 2014) the environmental effects of street vending (Adeyinka 2006, Adedeji *et al.*, 2014). Street vending and health risk (Emmanuel *et al* 2012) Street vending and employment (Oluyomi, 2014). In Maiduguri the nature and effects of street trading (Waziri & Umar 2015). However, there is no known study on sustainable integration of street vending into the commercial Landuse system in Maiduguri

However, this study aimed at examining street vending in Maiduguri with a view to offering measures for sustainable integration into the commercial Landuse system. This was achieved through: study the characteristics of street vending in Maiduguri town, identified the advantages and disadvantages of street vending in the town, examining the previous efforts for addressing the problems and proposing measures for sustainable integration in the town.

CHARACTERISTICS OF STREET VENDING IN MAIDUGURI

Street Vending can be identified in either their form or things they offer in their locality. According to their form Waziri & Umar (2015) identified three categories of street vending practice that included; hawking, fixed-spot business and shop extensions explain as follows:

- i) Hawking - is the carrying of goods and wares on heads or with hand pushed wheel barrows and move about the streets. Hawkers in Maiduguri consist of males and females of various socio-demographic characteristics.
- ii) Fix- spot business - include preparations and sale of food and snacks such as kosai, fried potatoes, fried grasshopper, suya-meat, tea and bread, groceries and the like.
- iii) Shop extension- canopies and facers are constructed as front extensions into the street for display of excess wares or the wares are displayed openly on the types during business hours.

According to the things they offer the following were observed:

- i) Sales of goods – these include petrol, spare parts, electronics, vegetables/ fruits, shoes, books, chicken, fish, meat, newspapers, bread and tea, food stuff, stationeries, provisions and furniture etc.
- ii) Provision of services - these include vulcanizing, motor cycle mechanic, GSM operation, cobbling, car washing, photocopying and laminating, laundry/cap washing, carpentry automobile mechanic and barbing among others.

The following problem spots were identified:

- a) Ahmadu Bello way – vending take place almost along the entire street with concentration at Gidan mai, Elkanemi roundabout, NPHC office, Bakin gada among others.
- b) Babban layi – vending activities taking place on the entire street throughout
- c) Baga road – vending activities along this road are concentrated at Ramat square, Mafoni area, West end roundabout, railway junction, Bolori junction and Federal low cost junction.
- d) Bama road – The activities are concentrated at custom round about, Borno Express Park and Bama station. The activities take place on the shoulder of the street.
- e) Damboa road – The activities are concentrated at School of Nursing, Opposite code of conduct street, deport and Sulemanti area.
- f) Maiduguri – Jos road - vending activities taking place along the road are concentrated in Gomari junction, coca cola junction, Yannono, Abuja junction, Borno express terminus/ Tashan Kano junction, Police quarters area.
- g) Monday market road – vending activities taking place along the entire and on the street.
- h) Shehu Laminu way: vending activities with concentration at General hospital, Bank of the north junction, AP and Conoil filling stations to BRTV. Vending activities take place on the street.
- i) Sir Kashim Ibrahim way – vending activities concentrated at Lake Chad hotel area, First bank area, Leventis junction, West end round about, Abbaganaram area, Kofa biyu, Kasuwan shanu junction and Custom bridge area.

Location of Street Vending Activities on Roads

S/No	Name of Road	Approximate length of Road	Number of Trading activities	Average number of Traders per km	Number of rows	Percentage
1	Ahmadu Bello	2.50	486	194	2	13.61
2	Babban Layi	0.63	209	332	2	5.85
3	Baga	3.28	217	66	1	6.08
4	Bama	6.88	287	42	2	8.03
5	Damboa	4.53	156	34	1	4.37
6	Maiduguri – Jos	7.25	312	43	1	8.73
7	Monday Market	1.28	1277	998	3	35.75
8	Shehu Laminu	1.25	213	170	2	5.96
9	Sir Kashim Ibrahim	4.13	415	100	1	11.62

Source. Field study 2022

ADVANTAGE AND DISADVANTAGE OF STREET VENDING IN MAIDUGURI.

The study identified that advantages of street vending in Maiduguri include the following:

- i) Provision of employment and source of livelihood to a great number of people in the town.
- ii) It helps in reducing the volume of unemployment, crime and idleness to some extent among the people in the town.
- iii) The vendors provide goods and services to their customers at their convenience.
- iv) It helps in reducing wastage of time, energy and money of their customers.
- v) Contribute to the revenue of the government.
- vi) Make settlements lively and active at most time of the day.

Street Vending is found to have the following disadvantages:

- i) It constitutes traffic congestion particularly at the town centre close to post office, central market and custom area which is associated with time wastage, frustration and stress.
- ii) Its activities result in blockage of motorist view thereby obstructing visibility of the drivers which could result in accident.
- iii) It establishes environmental degradation associated with land and air pollution as well as destruction of infrastructure.

- iv) It decreases road size and capacity thereby narrowing the shoulder and the corridors.
- v) It ruins the aesthetic quality of the town.
- vi) It causes discomfort to the pedestrians and motorist as well as exposing them to danger.
- vii) Causing unintentional diversion of motorist to other routes which further create confusion on the roads.
- viii) Providing hideout for criminals particularly pick pockets who disguise as trader to monitor their victims.
- ix) Indiscriminate littering of the environment with refuse.
- x) The vendors disturb offices and schools during working and academic activities hours.

EFFORTS IN ADDRESSING PROBLEMS ASSOCIATED WITH STREET VENDING

In Maiduguri the official records indicated that over time studies were carried out regarding street vending. Plans were made to minimize the problems associated with the street vending that were haphazardly prepared and implemented. These included:

- i) Relocation of street vending activities especially along major routes and around the Monday market to more suitable alternative locations. Example includes the design of Bolori, Bulabulin, Gamboru markets and other suitable location and centres.
- ii) Landscaping of some major road corridors in the town such as Bama road, Maiduguri- Jos road, Baga road among others.
- iii) Design of taxi and bus stations according to preferred routes.

Additionally, Maiduguri Metropolitan Council constituted a committee saddled with the responsibility of moving away all street vending activities around the central market in the town where the vendors were given three (3) weeks' vacation notice. This met a strict opposition and resistant from the vendors which resulted in stoning the committee members and threaten to kill if they ever come back. Later the state government took strong measures and evicted the vendors. later, they came back to their location and occupied more spaces than before due to the inflow of the internally displaced persons that join them from other places.

MEASURES FOR SUSTAINABLE INTEGRATION

Commercial Landuse system is an official classification of an area within a city or town that is primarily retail and service business in character with related hotel, office, cultural, institutional and public uses and provide under control for light industrial uses that are frequently accomplished commercial place of business (Holtville Municipal Code 2010). Maiduguri town has five such zones located in Abba ganaram, Bolori, Budum, Bullumkuttu, Gamboru and the Monday market (Adamu, 2015a).

For the sustainable integration, specific demand of the street vendors should be considered for the purpose of inclusiveness. Chen & Harvey (2017) identified specific demand of street

vendors as; Freedom from harassment, confiscation of goods, evictions, arbitrary warrants and convictions, arbitrary relocations, unofficial payments and/or bribes. Freedom from fear of authorities and gang elements. Freedom from exploitation by intermediaries who take high fees. The right to have natural markets of street vendors recognized and built into urban zoning and land allocation plans. The right to vend in public spaces under fair and reasonable conditions which balance competing rights of different users of public spaces and to maintain natural markets. The right to fair and transparent allocation of permits and licenses. The right to appropriate sites near customer traffic. If relocated, provision of suitable alternative sites near customer traffic. The right to better services and infrastructure at their vending sites, including shelter, water, sanitation, and storage facilities. Provision of infrastructure, including special infrastructure for vendors with disabilities. Provision of protection centers to keep children out of child labour. Education on vending bylaws and local government systems. Access to user-friendly service-providers. Simplified taxation systems and Simplified regulations for informal cross-border vendors.

Sustainable Integration comprised of accommodation, support and regulation of the street vending for the purpose of promoting employment, productivity and provision of income to the poor and ensure safe, healthy and acceptable environment that will enable the achievement of excellence in all ramifications (Brown 2006, Didier *et al.*, 2013, Batreau & Bonnet 2015, Godswill *et al.*, 2016, Roever & Skinner 2016 and Schlegel & Sylvain-Rucaud, 2017 Moosvi ,2023).

Accommodation: this aspect involves provision of sites in good locations that are adequate in size, capacity and facilities using appropriate standards. Allow some to work where they are after fulfilling acceptable conditions. Have security of tenure and harassment free from security officers (Brown 2006, Didier *et al.*, 2013, Godswill *et al.*, 2016 Roever & Skinner 2016 Schlegel and Sylvain-Rucaud 2017).

Regulation: this part includes application of dos and don'ts relating to vending activities that ensure the protection of degradation of the income earning and lives of the vendors and the environment. Formulation and implementation of plans that will incorporate the needs aspirations and characteristics of the vendors and their activities obtained from research (Didier *et al.*, 2013, Batreau & Bonnet 2015, Roever & Skinner 2016 Schlegel & Sylvain-Rucaud 2017).

Support: this phase comprises provision of skill and capacity building, financial assistance in terms of interest free loans, giving gift and other forms of assistance and opportunities for jobs that are easy to start and operate. Sincere admonition and enlightenment on doing what is good and avoiding what is bad so that the vending does not and will not constitute potential nuisance (Didier *et al.*, 2013, Roever & Skinner 2016 Schlegel & Sylvain-Rucaud 2017).

Additionally, Sustainable integration is a collective responsibility with all stakeholders playing their roles honestly, properly and appropriately within a particular planning endeavour targeted toward addressing identified issue or issues of interest in a particular location within a particular period (Roever & Skinner 2016, Schlegel & Sylvain-Rucaud 2017). In Maiduguri the stakeholders and their roles identified for the purpose of sustainable integration of street vending into the Landuse system should be:

a) **The Government:** is the principal stakeholder in the integration derive being the custodian of the commercial Landuse system, disposer of urban activities and the one that is responsible for all urban activities, should play the following role:

- i) Formulation and adoption of policy for the integration of street vending into commercial Landuse system in Maiduguri.
- ii) Preparation of development plans for the integration of the street vending into the commercial Landuse system for effective and efficient guidance of implementation and management.
- iii) Consultation with the vendors and other stakeholders when preparing the plan at all stages and making the integration project under the control of people.
- iv) Involvement of adequate and qualified professional manpower in the integration project.
- v) Harmonization and coordination of the activities of stakeholders and promotion of partnership in the integration project.
- vi) Provision of infrastructure in the rural areas to make them conducive for investment and innovations these will check mass movement into the urban areas.

b) The Communities: are to play the following roles,

- i) Promote helping one another in righteousness and piety and enjoin what is right and forbidding what is wrong in cash and kind.
- ii) Stimulate participation in consultation among the members of the community.
- iii) Passing on the information on street vending and the integration project to the authority and the community respectively and getting feedback.
- iv) Assisting the enforcement of development control as regard the integration of street vending in their areas.
- vi) Mobilizing resources for the integration project in the community.
- vii) Checking members' restiveness as it affects the integration project.

c) The Vendors: should be made to understand that their positive actions are very important in the improvement of their lives. That their condition cannot change for better until they make effort in making the change. Striving for livelihood is noble act which requires knowledge for it to be carried out. It is not wise to engage in any act until the consequences is known. In the cause of striving for livelihood they should not allow their activities to constitute nuisance. Also their activities should neither harm nor reciprocate harm (Adamu 2015b, Roever & Skinner 2016, Schlegel & Sylvain-Rucaud 2017).

For the purpose of the integration, the vendors are expected to play the following roles:

- a) Organize self to facilitate their empowerment for the success of the integration project.
- b) Comply with rules and regulations governing their activities provided in the town.
- c) Participate and contribute immensely in the consultative forum meetings.
- d) Acquire knowledge to understand the implication of their activities, build their capacity, and apply the knowledge in their work.
- e) They should acknowledge that good work is the key to success.

6.0 CONCLUSION

Fundamentally the paper had studied the characteristics of street vending in Maiduguri, identified its advantages and disadvantages, examined the previous efforts in addressing the problems associated with it and proposed measures that involved accommodation, regulation, support and outlined specific roles for the stakeholders in sustainable integration of street vending into the commercial Landuse system.

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