

Managing Urbanization Process towards Better Livable Neighbourhoods in Tanzania: The Case of Dar es Salaam.

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Key Policy Messages:

- There is a need for urgent review of existing housing policies and programs to align them with the country's dynamic urbanization process. Effective monitoring and evaluation of implemented policies and programs is very crucial within the informal settlements.
- In order to effectively address basic needs for infrastructure, housing, and livelihoods in urban informal settlements, community participation is very important because they have practical insights on the environment they live in.
- In dynamic urbanization processes and emerging urban areas, there should be new innovative approaches, skills and technologies for the provision of practical solutions to urban social problems associated with unplanned settlement by professionals dealing with urban planning.
- There should be effective synergy among various stakeholders involved in urban planning, slum upgrading and up-scaling initiatives and investment such as Governments, Municipalities, private sector, NGOs, Universities, and the communities as they all share a common goal.
- There should be mechanisms to ensure good governance and effective resources mobilization for sustainable urban planning and upgrading in informal settlement.

Executive Summary

Urban social problems continue to plague communities in the city of Dar Es Salaam. This is a result of urban informal settlements impeding development of urban infrastructure and service provision. This policy brief reflects on the urban informal settlements to understand the current needs and priorities of urban informal settlements dwellers for better livable neighbourhoods in Tanzania. High annual urban population growth makes Tanzania to be among the fastest urbanizing countries in Africa (IGC, 2015). Unplanned settlements are the major feature of this urban growth process, with far reaching threat of leav-

ing dwellers without access to basic social-economic infrastructures. This brief draws the evidence from Dar es Salaam city as a case study by employing focus group discussions to understand needs and priorities of informal settlement dwellers. Social services (health, education, clean and safe water), environmental concerns, electricity, market centres, urban planning and land surveying, drainage systems, public parks, permeability, and security issues were observed to be the main challenges facing informal settlements dwellers of Dar es Salaam City. Interestingly, more than 50% of the neighbourhoods studied ranked *Urban Planning and Land Survey* as their first priority need.

Absence of Urban Planning and Land Survey was asserted to be the root cause of all other problems, including, excessive population densities and poor housing construction without space for public services and other socio-economic facilities.

This policy brief provides policy recommendations focusing on strategies and approaches for sustainable urban planning in Tanzania.

Context and Problem Statement

Tanzania is recognized as one among the rapidly urbanizing countries in Africa, with an estimated 31.6% of the country's 53.47million population living in urban areas and annual urban population growth of 5.39%(WB, 2015). Country's cities are major centres of socio-economic and administrative services such as; industry, commerce, education and cultural diversity, and contributes to more than 70% of the national Gross Domestic Product (GDP).The majority of the urban population live in unplanned settlements and have been increasing both in terms of density and expansion (Abebe, 2011), mainly due to rural-urban migration and inadequacy of well planned land before people's occupancy. Rapid expansion of informal settlements has continued limiting the provision of basic infrastructures and other essential social-economic services.

Since independence Tanzania has passed through a series of urban planning programs to address informal settlement growth. During the early 1960s the slums clearance program was implemented in Dar es Salaam city through the National Housing Corporation (NHC) in order to reduce the squatter housing. In the mid-1970s and early 1980s, the upgrading program, first and second sites' project, were financed by the World Bank to produce better and livable

neighbourhoods in Dar es Salaam city. The decade of 1980-90 was characterized by the expansion, consolidation and emergence of new unplanned settlements at the same time the infrastructure installed under the early upgrading projects began to deteriorate due to lack of maintenance (Magigi, 2013). It was the time also where no new upgrading projects were in place whether by the government or donors due to its huge associated financial costs. The Hanna Nassif Community-Based Upgrading Project was embarked upon through the Sustainable Dar es Salaam Project (SDP) with support from the International Labour Organization (ILO) and the Ford Foundation in 1992. The community participatory approach was the focus of this project where the residents could suggest their needs and priorities. However, there was insignificant involvement of community throughout the project leading to its failure.

The problems associated with the above upgrading initiatives and the salient lessons learned from their implementation were: (i) implementation delays occurred in all projects due to inadequate counterpart funding at the time it was needed; (ii) some policy provisions essential for successful project implementation were not in place; (iii) financial management capacity for operations and maintenance was inadequate, and insufficient provision was made in the design of the project to address this need; (iv) donor assistance was not well coordinated by the responsible Government agencies, which led to fragmentation in the sector; (v) the private sector was not adequately involved in the operations and maintenance component of project design, contributing to the inability to sustain the infrastructure and other services provided under the credits;

and (vi) there was little community involvement throughout the process (UN-HABITAT,2010).

Neighborhood Needs

Rapid urban growth of informal settlements raises enormous challenges towards a sustainable development of urban systems and good neighbourhoods. There is inadequate and slow response towards these challenges by the government and other stakeholders in the unplanned and unserved informal settlements including the following;

Urban Planning and Land Surveying

Urban planning and land titling is a major concern in Dar es Salaam, where 80 percent of its residents live in unplanned and un-surveyed settlements (WB, 2016). There is a rapid growth of people moving into these unplanned informal residential areas and occupy unplanned geographic space. The movement into these areas whether from up-country or relocation from the inner city is making these informal settlements even more undesirable.

Health and Education

Social services such as education, health and water in some wards or sub-wards are either insufficient or unavailable, in which case residents in these informal settlements can only access such services in as far as 0.5km from where they live.

Clean and Safe Water

Most of the informal settlements lack clean and safe water services. This has forced many residents to invest in the construction of domestic water storage tanks for harvesting rain water, or filling with purchased water, mainly from wells owned by private parties. The water from wells is sometimes salty and unsafe for human consumption, and it is very costly.

Environmental Concerns

The development of squatter and other informal settlements in Tanzania as in many other parts of the world creates environmental problems that threaten household health. The environmental costs come in the form of insufficient or no provision for piped water, sanitation, and solid waste disposal. Settlements close to industries complain about dust and smoke pollution, and other effluents which affect their health.

Accessibility (Permeability)

Due to unplanned nature of informal settlements, most neighbourhoods face permeability problems. Streets are either impassable or too narrow due to informal and illegal construction that mostly tends to squeeze, and in most cases, completely block any existing paths leading to limited accessibility within the neighbourhoods. Footpaths and neighbourhood street that can be passable by motorcars exist in some of the new neighbourhoods.

The Issue of Walkability

Limited accessibility of streets within the neighbourhoods, coupled with absence/limited footpaths has made walkability in the neighbourhoods very difficult and unsafe; particularly in 'old' settlements. To access the next street one has to use the main road which is sometimes a long route and therefore time consuming.

Security

The unplanned settlements are characterized by, congested households, lack of electricity and poor roads which have raised security concerns in the neighbourhoods. Theft and robbery in many congested neighbourhoods are very common and increasing. These incidents are particularly common at dawn when people are going to work and during evening hours when people are returning from work.

Electricity

Power connection was mentioned to be the challenge in some unplanned neighbourhoods. The limited supply of electricity from Grid connection (TANESCO) is caused by the lack of infrastructure to install electrical lines and extend electricity into these neighbourhoods. One of the reasons TANESCO cannot connect neighbourhoods from informal settlements is, it is unable to compensate land owners.

Market Centres

Absence of market centres is a challenge in almost all informal neighbourhoods, leading to neighbourhoods with insufficient access to nutritious, fresh food, and often face other multiple challenges.

Neighbourhood Priorities

In line with the philosophy that urban dwellers must play part in its planning FGDs using transposed triangle (bottom up approach) was used and the process was very participatory. In preparation of the neighbourhood priorities, the interview questions were first targeted to individual participants but ended with the whole group reaching consensus on issues that were put before them. This approach ensured that every participant had an equal opportunity to influence the final group perception of the issues. The two major priorities of unplanned neighbourhoods were urban planning and land survey as well as water, drainage and sewage system. Others were Street roads and Security, health and education facilities, market centres, wastes pits, electricity and security, bus stations, public parks and sports/playgrounds. Over 50% of the neighbourhoods studied ranked **urban planning and land survey** as their first priority. Absence of urban planning and land survey was asserted to be the root cause of all other problems, including, excessive population densities and poor housing construction without space for public services and other facilities such as planned sites for schools, health centres, market centres, drainage systems, water infrastructures, street, roads, public parks, and other public facilities which

make neighbourhoods livable. Public amenities are important to reduce crime, improve access to social services, and neighbourhoods become safe places to walk. Furthermore, well lit streets, and planned neighbourhoods are crucial during emergencies such as fire or sickness, Motorcars, and emergency vehicles such as fire-trucks and ambulances could pass and easily reach their destination.

Conclusion

Globally and in Tanzania, informal settlements have not been able to provide livable neighborhoods and are difficult to upgrade. Nevertheless, financial resources remain a major constraining factor that can ensure accessibility of land well located in a different place in order to relocate dwellers of informal settlement and ensure upgrading. In the absence of financial capacity to upgrade these neighbourhoods and ensure accessibility of basic services and other amenities, new urban centres have to be planned before they become congested and face the challenges that currently informal settlement residents in Dar Es Salaam are experiencing. Unplanned neighborhoods limit possibilities for residents to gather safely and participate in city governance and deny residents economic opportunities. Inadequate involvement of residents in planning, implementation and monitoring of urban settlement programmes, has been widely cited as a major gap in the implementation of such programmes. Thus, urban land formalisation Programme approach is premised on the principle of "community participation" as a strategy for promoting wider acceptance, ownership and sustainability of the formalisation process, and eventually production of livable neighborhoods. This brief highlights challenges and policy recommendations that ensure another world is possible when citizens themselves can plan their neighbourhoods to avoid challenges faced by the majority of Dar Es Salaam informal neighbourhood residents.



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