

Rigid Planning Standards and Procedures

Planning aid for development of spontaneous settlements
in Tanzania. A Case of Mabatini, Mwanza.



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Introduction

Shelter for development

The Global Strategy for Shelter to the Year 2000 contains a range of guidelines for national action based on an enabling approach. The operational focus for the implementation of, the Strategy calls for national action. There are no accurate statistics to indicate whether the shelter situation in individual countries or in the world generally has improved since 1988 when the General Assembly adopted its resolution 43/181 on the Global Strategy. The reports on national action received from governments indicate, however, that a very concerted effort is being made to improve national shelter policies and strategies in many countries.

Nevertheless, the political and social upheavals in some parts of the world during the last biennium have resulted in large numbers of people becoming homeless. Furthermore, the economic situation of the majority of the developing countries have not improved or has even deteriorated, rendering those countries unable to undertake the whole package of actions necessary for the reorganization of the shelter sector as urged by the Global Strategy (UNHABITAT,20005).

Geography of United Republic of Tanzania

The United Republic of Tanzania (Tanzania Mainland and Zanzibar) is in Eastern Africa bordering the Indian Ocean on East, Kenya and Uganda on the North, Rwanda Burundi and Democratic Republic of Congo and Zambia on the West and Malawi and Mozambique on the South.

Location of Mwanza city

Mwanza is located on the southern shore of Lake Victoria in northwest Tanzania. Covering an area of 1,324 square kilometers, it is the second largest urban center in Tanzania. The municipality is experiencing rapid economic and population growth-in 1995 the population 420,000, and by 2011 is expected to be over 1,400,000. Squatter housing poses serious social and environmental problems.

The municipality's main economic activities-fishing, agriculture and related industries-rely on natural resources. Most businesses do not have satisfactory waste disposal systems, making them the main polluters of the natural environment.

Local government authority is administratively under the prime minister's office. Mwanza operates under a committee system, comprising twenty-five elected and nominated councilors. Committees range from finance to health to urban planning.

The Tanzanian Local Government Act of 1984 stipulates that basic functions of every urban authority must include maintenance of peace and order, promotion of social welfare and economic wellbeing, and planning for rural and urban development to further social and economic development.

Now NGOs and CBOs are recognized as being closer to the people than either national or municipal government, making these organizations major players in addressing environmental problems and implementing change for development. The government recognizes NGOs as a third sector of development, in this sense Ardhi plan and settlement development emerged to help urban poor in understanding standards and principals of planning for shelter development.

Shelter situation analysis

As we approach the 21st Century the problems facing rural areas in developing countries like Tanzania are numerous and formidable. Social and Economic services are deteriorating and proving to be unsustainable, school enrollment rates are declining, food situation is precarious, infant and maternal mortality rates continue to be high, unemployment is on the rise triggering off mass migration of youth from the rural areas into already overcrowded urban centers, in Mwanza Region, for example, land pressure is escalating and deforestation is going on at an alarming rate.

This situation has arisen because of many factors including ill -prepared rural development programmes and weak monitoring and supervision of the implementation of development programmes and sectoral strategies.

In Tanzania like other countries in developing world, shelter is a major problem especially in fast growing urban centers. The impact of urbanization to urban areas is vivid as issues of failure of urban fathers to control urban growth which resulting to unplanned settlements and lack of basic infrastructures in most of these areas. For the Mwanza city, this has come in surprise as the city was elevated in the past five years. The challenges are too huge for them to provide lands for development of houses for the urban poor, this coupled with long processes of procedures and a standard that one has to follow when wants to have a house in urban areas.

Problems identified in addressing shelter development in Tanzania

- Major problem our organization has identified and so trying to address is lack of knowledge of urban poor on procedures and standards one has to follow on course of acquiring land and other legal building documents when constructing houses in urban areas. This make urban poor to be victims of demolishes and become poor of the poorer in the cities.
- Autocratic approach of planning processes undertaken by urban managers in planning, and setting standards for erecting houses in urban areas.

These problems resulting to the spontaneous cities as the case for Mwanza below.



Photo of Mabatini unplanned settlement in Mwanza city

As a town planner by profession understand that the ,Town and country planning ordinance of 1956 as revised in 1962, stipulates the need for one to follow the laid down planning procedures and standards in a declared planning area of urban setting. The processes are too long that urban dwellers especially the poor fail to follow thus ending up building their houses without following the procedures. This triggers for corruptions to land officers in most of the African countries, Tanzania with no exception. Therefore Ardhi plan as a local NGO tries to address this by educating dwellers on procedures and standard to follow when constructing a house in urban areas of Mwanza, Morogoro and Musoma.



Slum dwellers in Mabatini area, Mwanza, listening to advises from ARISEDO Staff.

Tanzania government's initiatives on shelter since independence 1960s

There have been several initiatives by the governments since independent on shelter development in both areas, urban and rural in Tanzania. For example, in 1964 Tanzania Housing Bank was established, purposely to support workers and farmers to be eligible to borrow funds for housing. Apart from establishment of National Housing Scheme, also in 1970-1980's a World Bank project on Site and services was lunched in Dar es Salaam in the place now very famous called Sinza. Slum clearance in Hanannasifu and Manzese indicates the willingness of the government in support for good shelter to urban dwellers. The essence of all above mentioned programmes were support of habitable shelter to urban poor, and the programmers were focusing on low-cost houses for low income earners in urban areas. With great achievement in its implementation stage, the targeted group at an end seen to be left out of the occupancy due to several reasons, the main being poverty and corruption to land professionals. Sinza site and services for example, remain to date a place for high and middle income group and the land uses has since 1980 to date changed completely in to commercial residential areas. This shows how corruption has been involved among land managers. Despite the rigidity of procedures in changing land uses as per town and country planning ordinance, yet this has been easy for city fathers to change uses in this part of the city and Therefore, the poor are still left out

living in squatter and hazardous areas, like in Mwanza poor urban dwellers have erected their 6x6 houses on top of big stones without caring on sanitation facilities, their shit are discharged along with storm water when raining.



Mabatini dwellers erected their houses without attention of city fathers

Migration as a course of urban growth in Mwanza

Migration has been defined by demographers as that form of geographic mobility involving a change of usual residence between clearly defined geographic units. A change in the population of an area can be brought about by births, deaths and migration. In most cases births bring very substantial changes, however, migration can be a very significant factor and may change greatly the population of an area, such as a district or a region. Major reasons forcing people to migrate are search for better life in urban and employment opportunities. The situation analysis on migration in Mwanza region shows lifetime out-migration was 270,142, while lifetime in-migration was 303,646 (Mwanza Regional Profile, 2006)

This means more people moved in than those who moved out the region, giving a net lifetime immigration of- 33,504. The fact that more people moved in of Mwanza region is something one could expect.

Demography and Health in Tanzania

The Current population is about 34.6 million (Population Census 2002) meaning 16,427,702 Men and 17,156,905 Women in Tanzania Mainland while 482,619 are Men and 502,006 are Women in Zanzibar. However the population has been growing steadily from 12.3 million (1967), to 17.5million (1978), to 23.1 million (1988) to now 34.6 million (Census report, 2002) implying a population growth of 2.9 from 1988 – 2002.

The number of House Holds is 6,996,036 with an average occupancy of 4.9 people for Mainland to 5.3 people for Zanzibar households. Healthy facilities are randomly distributed to both urban and rural areas whereby the Government has set a Health program to ensure that health facilities are available down to village level, despite the acute shortage of medical staff and sufficient medicine.

Population size growth and density

Mwanza region has the largest population of any region in Tanzania. It has a population of 2,942,148 according to the 2002 census. This was about 8.1 percent of the total population of Tanzania mainland which is 34.6 million (Population Census 2002). In 1967, 1978, 1988 and 2002 Mwanza region's population size by district. Observation of census data shows how the population of Mwanza region is unevenly distributed over the regional land area. Geita district had the highest population number followed by Kwimba and last of all by Ukerewe. Between the 1967, 1988 and 2002 censuses the region's population increased by 76 per cent that is from 1,064,883 to 2,942,148, (URT, National Bureau of Statistics, 2002)

Shelter and Health in Mwanza

To the people of Mwanza region the provision of health services meets a crucial social need. The government delivery system is geared to Western medical practice. Fortunately or unfortunately this system is meeting only a part of this need. The gap between demand and supply is being filled by traditional medicine.

But before examining in detail this health delivery system, it is necessary to review the health problems facing the residents of Mwanza region. According to Health Ministry By far the most common cause is malaria followed at a distance by upper respiratory tract infections. Diarrhea dysentery, intestinal worms and conditions leading to minor surgeries are also much in evidence

all these diseases has connection to shelter problems. In most unplanned areas there are no proper social services, such as sanitation, water, roads etc.

The Mwanza region population of 2,942,148 is served by the 318 dispensaries and 245 MCH clinics, the majority of which are government owned. Because of long distances between villages there are dispensaries which serve as few as 2,000 people.

Regional economy

The main economic activities carried out by Mwanza region's population are agricultural production, livestock keeping and to significant extent fishing. There is no commercial farming in the region. Subsistence farming is the main form of farming.

Mwanza region possesses great development potential and which is relatively well developed. Over 40 percent of the country's out-put of cotton comes from Mwanza. The region is also a cattle and fish producing area with a relatively well watered zone which borders on to Lake Victoria. It has been stated earlier that small scale farming dominates the agriculture and livestock sector. The sector offers employment to about 85 percent of the regional population. Agriculture constitutes about 53 percent of the total regional income through agricultural production mainly of cotton, maize, rice, millet, cassava and fruits.

The fishing industry is developing very fast and its potential in offering gainful employment is getting realized particularly after the establishment of fish fillet factories in the region. Fishing activities are mainly carried out in areas along the shores of Lake Victoria through traditional methods. Commercial fishing is carried out by big companies using modern fishing gear and vessels. With over 1.6 million livestock units in the region, the livestock sector could have contributed much to the region's development. In general the potential of this sector is far from being fully realized.

In real monetary terms the per capita economic power fell down by 60.68 per cent between 1985 and 1994. This means, in real terms the residents of the region progressively got poor and poorer.

Description of the organization

Vision

Ardhi Plans' vision is to see low income urban dwellers live in safe and hygienic environment

Mission

To provide quality human settlements through negotiations and concession in land related development activities in democratic manner; using relevant participatory approaches.

Ardhi currently has been focusing on, Human Settlement Development as a core activity despite the fact that the organization has many other objectives.

The organization is mostly represented by physical planners, whose main role is to provide technical assistance to urban dwellers on procedure, planning standard and educate urban dwellers the need for obtaining building permit or planning consent. Ardhi Plan is staffed with qualified and an experience professional to meet the various needs of clients as far as human settlements and environment is concerned, since its establishment in 2004.



Educational meeting with Mabatini slum dwellers on the need for carrying regularization exercise in their area conducted by ARISEDO

My role in the organization is to give technical advice to the urban dwellers on procedures and standards that one has to go about developing a house in urban areas.

Actors in Shelter Delivery and their Roles in Mwanza

There are several actors in shelter development in Tanzania, government through para-statal organizations especially pension funds have made tremendous efforts to help shelter situation in all big cities in Tanzania. In Mwanza region for example PPF (Provident Pension Fund) have constructed over 500 low cost houses in Kisesa for middle and low income earners, and are in pipeline to add 600 houses by the start of year. This is a commitment to address issues of shelter in cities but also trying addressing issues of sustainable development as per MDGs.



One of low cost houses built by PPF in Kisesa area, in Mwanza City

National Housing Cooperation, is a government entity deals specifically with urban housing, their main tasks is to reduce the growing number of housing problems in the urban areas, and opening up new buildings in small towns. But, yet shelter is still a problem in big cities like Dar es Salaam and Mwanza. The main issues that need to be tackled by government are to provide funds to developers in order to cut down housing backlog that do exist in the country. House finance scheme seem to be the only short cut to address housing for the poor in third world countries including Tanzania, where commercial financial institutions like banks are not ready to invest in for long term projects. There fore most of these actors' uses their own institutional budgets to carryout these shelter support projects which ending up unsuccessful.

General statistical standards for shelter development in Tanzania

Access to Shelter

Any body at any given time can hire or lease the house in Tanzania. The acquiring process depends on the area and owner's perception. The government has made no restrictions or rather regulations in the whole procedures of ones hiring or leasing houses in urban area, this causes chaos to renters as prices are not regulated. Prices depend on the market forces of demand and supply, driven by location of the area, and availability of utilities like water, power, tarmac roads, and security.

Houses built with:	Urban	Rural
• Mud and pole	10.8%	52.0%
• Thatch roof	41.2%	67.5%
• Stone cement blocks	62.0%	17.9%
• Metal roofs, tiles, cement floor	46.3%	18.0%
• Electricity connection	83.3%	34.3%
• Water connection/clean water	40%	1.20%
• Use of firewood/charcoal -cooking	79.60%	99.0%
• Onsite Waste disposal	20-60%	50-70%



Unplanned settlement in Mabatini, as a result of bureaucratic procedures and standards.

However it can be converted into formal land by surveying and registering it to the relevant authority.

Shelter Design for development

Population Density

Population density is controlled by the use of planning standards which stipulates the extent of development and number of allowable households /users as per cap 378 of town planning ordinance of 1963. Shelter Quality, Shelter with basic qualities of privacy, safety of user against dangers it's governed by building specifications/ minimum requirements.

The followings are minimum building a standard requires when erecting a building in urban areas of Tanzania.

Proposal for change

Government to formulate pro poor policy that is friendly and supportive to poor and low income earners to have ability to acquire house in urban areas (Like defunct Tanzania Housing Bank – THB).

Enhance security of tenure through fast land delivery procedure so that developers can easily access mortgage facilities.

Revisit building standards according to income groups, so that the poor also can be accommodated as opposed to now.

Enhance regularization schemes and ensure that the basic services and infrastructure are installed in those areas. Support NGOs, Institutions, service trade entrepreneurs and individual housing developers by giving incentives like tax relief and the like to encourage housing development.

Conclusion

Shelter is among the basic and necessary element to look on if we are to achieve millennium development goals in Africa. Many studies indicates the fear of urbanization when it reaches 2020, and some urban scholars have said there will be more urban than rural, this inform us the need to prepare for better urban for the development of our cities .

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ANNEX 1

SWOT ANALYSIS

S/N	Strength	Weaknesses
1	Presence of expertise to give advise to urban dwellers	Lack of funds to execute our work properly
2	Good support from other NGOs and communities themselves	Reluctance of some inhabitants to contribute
3	Willing of inhabitants to contribute in upgrading exercise	Narrow possibility of expansion
4	Existence of Public services like schools, market easy to expand or improve	Reluctance of authorities to cooperate especially municipals
5	Existence of initial services like water, electricity	Lack of cooperation among inhabitants
S /N	Opportunities	Threats
1	Existence of regularization policy for unplanned settlement	Reluctance of city fathers to cooperate
2	Existence of services like water, electricity	High costs for advertisement and information sharing among dwellers
3	Presence of institution deals with unplanned settlement areas in the country	Risk of being in confrontation with city/municipal planners, non cooperative ward and street leaders
4	Existence of ward or communal leaders	