

Towards Effective Redevelopment Plan for Bondeni Ward in Moshi Central Area



Kimaro, Godbless Eliushu

Principal Town Planner
Kilimanjaro Regional Secretariat

Introduction

Redevelopment plan is inevitable process towards renewal of decayed central parts of urban centers like those of Bondeni Ward in Moshi Municipality which were developed during British Colonial rule in 1940's and 1950,s. Involvement of affected communities and other stakeholders bring-up positive and effective results during implementation stage. Thorough analysis of existing situation of the community regarding their economic status, financial capability and external requirements are of vital importance while planning and designing redevelopment plan.

This paper, therefore tries to study the procedures on how community and other stakeholders would be participated in redevelopment plan of Bondeni Ward so as to realize the effective plan during implementation stage. It examines as well the roles and responsibilities of different stakeholders like Moshi Municipality, service providers and the community itself. Finally, it provides recommendations for effective redelopment for this area.

1 Shelter Situation Analysis in Tanzania

1:1 Background Information

1:1:1 Demographic Data

Tanzania, the land of Mt. Kilimanjaro, is located in Sub-Saharan African with a total area of 950,000 sq.km. It has a total population of 34,569,232 people of which 16,427,702 are male and 17,156,902 are female. It has an average growth rate of 2.9% (1988-2002) and population density of 39 people per sq. km (URT, 2002). The average gender ratio is 96 males per 100 females while life expectancy is 51 years for men and 54 years for women and an average adult literacy in 2003 was 69.4% (male 77.5% and female 5) The average enrolment of school age children is 90% and access to safe water is 64% (URT, 2008).

1:1:2 Geographical Location

Tanzania is located between longitude 29⁰ and 41⁰ East of Greenwich and latitude 0⁰ to 12⁰ South of Equator. It is within Great East African Lakes of Victoria, Tanganyika, Rukwa and Nyasa. The Great Rift valley that runs from north/east Africa through central Tanzania forms a remarkable landmark with a scenic view of plateaus and valleys with lakes

It has a vast National Parks full of Flora and Founa which are very attractive to the tourists such as Serengeti, Manyara, Tarangire, Selous, Ngorongoro Creater and Mkomazi, and has the highest mountain in Africa, Mt. Kilimanjaro known as a *“Top of Africa Continent”* with the height of about 5800 meters.

1:1:2 Administrative Set-up

Tanzania has its capital at Dodoma Municipality with a total population of 149,180 (2002 census). Dar es Salaam, the largest city remains home to the government ministries, major higher learning institutions, industrial area, commercial area, chief port and diplomatic missions with a total population of 2,336,055 people. Other commanding urban centres include Arusha (270,485 people), Mbeya (230,318 people) and Mwanza (209,806 people). Its hierarchial

urban set-up includes 4 cities, 20 municipalities and 2 townships; which form the 26 regional administrative headquarters (*Map 1*)

Map 1: Tanzania Administrative Set-up



Source: Tanzania Bureau of Statistics, 2008

1:1:4 Economic Development:

The gross domestic product (GDP) of Tanzania in year 2007 was US 16.18 billion with an average of economic growth rate of 7.1%, (WB 2007) and an average per capital income of US \$ 410 per annual. Agricultural production accounts for about 44.7% of GDP in 2007. The main cash crops include sugar cane, sisal, cashewnuts and coffee; while food crops are banana, maize, beans, cassava and vegetables.

1:2 Shelter Related Facts and Figures

According to UN-Habitat, (2007) more than 85% of Tanzanian urban population residing in unplanned settlements without access to basic services like clean water, health, adequate educational and access roads

1:2:1 Access to Shelter

About 90% of housing delivery in Tanzania are in unplanned settlements (URT, 2007) and mostly based on individual savings. The increasing housing stock in unplanned settlements is accelerated by migration of people from rural areas to urban centers due to life difficulties in rural areas and unavailability of surveyed and serviced plots in normal delivery system. (WB, 2008).

1.2.2 Housing Stock

The housing situation in some rural areas is relatively conducive compared to that of squatter settlements in most of our urban centers. Tanzania has about 7.0 million housing units in urban centers with average occupancy rate of 4.9 person per unit (URT, 2002). The 2002 Population and Housing census revealed that there is a shortage of bedrooms required for households in most of urban centers in which there is an average of 4.2 people per room while in rural areas is 2.4 people per room.

1:2:3 Housing Deficit

The urban population in Tanzania has increase tenfold from 1967 (685,547 people) to 2007 (7.6 million) and it was estimated to be more than 9.6 million in 2008; but shelter supply accommodate **only 18.6% of the needs**.

1.2.4 Housing Standards

The overall housing standards in Tanzania can simply be described as sub-standards, since the building materials are very expensive and majority can not afford in construction of modern shelters. Houses in most of the urban centers have been constructed using locally available materials, for example 35% of housing stocks have been constructed using mud and pole thatched with grasses and 52% using burnt bricks roofed with corrugated iron sheets. (URT, 2007). The housing construction combine traditional methods, conventional and modern technology depending on individual's affordability and savings.

1.2.5 Housing Tenure and Ownership

About 65% of housing stock in Tanzanian urban centers are owned individually in form of owner-occupier (URT, 2007) and 85% of these shelters have been

constructed in unplanned settlements and they accommodate about 92% of urban dwellers.

1:3 Housing Policy

The Tanzanian government immediately after independence in 1963 established a *Revolving Loan Fund for Senior Government Official* aimed at assisting them to construct their own shelters; and in 1968 formed a *Permanent Housing Company (now National Housing Corporation)*

In 1972, it established a *Tanzania Housing Bank (THB)* aimed at mobilizing local savings and external sources to finance housing development and provide technical assistance to different developers. The bank collapsed in 1995 due to operational problems, poor capital base and lack of funds mobilization strategies. For the whole period until 2008, the housing finance was non-loan sources like salaries, funds from informal income activities, inheritance and from agricultural production.

In 2008, the government towards enabling environment for housing development enacted two Acts of *Unit Titles, 2008* and *Mortgage Financing (SPECIAL PROVISION) Act, 2008* with the main objectives of providing a legal framework for managing and regulating division of buildings into units, cluster blocks and sections owned individually or in common use for a purpose of promoting efficient and effective use of land-property markets in Tanzania. These Acts will also provide development and promotion of mortgage financing market, long term housing loans at affordable rates and attraction of a large-scale investment in housing construction and development.

1:4 Actors in Shelter Delivery and Their Roles

The main actors in shelter development in Tanzania can be categorized into private sector, government and international organizations.

Private Sector

Private sectors like individuals, popular sectors, NGOs and CBOs normally mobilizes their funds for purchasing plots, construction materials and paying for supervision costs.

CBOs, NGOs

They organize net-working coalition for advocating the housing agenda among society, offering consultancy services in shelter development, engaging in awareness creation on housing development agenda, mobilize community for micro-financing schemes, purchasing and constructing buildings for rental.

State/Central Government

Prepare housing development policy, facilitate Local Government Authorities (LGAs) in shelter delivery, provide an enabling environment for housing developments, construction and allocation of houses to senior civil servants

Local Governments

Provide an enabling environment for housing developers eg physical land-use planning, surveying and allocation of plots, mobilise funds and build shelters for rental purpose, provide and coordinate service provision in settlements and support and carry-out development plans through regularization and upgrading schemes. They do also facilitate the procedures of obtaining building permits for various structural and constructions development.

International Agencies and Donors

They construct houses for their staffs and offices, commit assistance to less developing countries like Tanzania as it is in UN-HABITAT II Agenda on Shelter Development.

Research and Higher Learning Institutions

Provide skills and knowledge in the new research innovation, training shelter development professionals and practitioners. Conduct training on an appropriate technology and construction materials.

Politicians and Decision-makers

To influence political will to the community to change the mindset in housing development policies and delivery mechanism so as to enhance public/private partnership.

Financial Institutions

To facilitate lending and collecting housing loans to various housing development agents and partners.

Housing Professionals

Engaged in preparation of physical land use plans, surveying activities, allocate lands for different developers, designing and providing consultancy services to different housing developers.

1:5 Shelter Design

1:5:1 Physical and Land-use Planning

The National Land Policy, 1995 and Land Act of 1999 recognizes that all land in Tanzania is a public land and the President of United Republic of Tanzania is a Trustee on behalf of all citizen; and the fundamental principles of Urban Planning Act No. 7 of 2007 insist among other objectives to make available serviced plots for shelter and human settlements for all section of community including women, youth, elders, disabled and disadvantaged groups.

The issues of urban planning and development in Tanzania are carried-out under this act; and the Local Government Authorities (LGAs) at all levels of City, Municipality, Town and Township Authorities are empowered to planning, designing, surveying and allocation of plots and controlling development.

1:5:2 Housing Development Densities

The standards for residential areas, building lines and setbacks, plot coverage and ratios; and other community facilities have been provided in Tanzanian Official Gazzete No.157 of 16.05 1997 which emphasize on adequate and functional space for different developments. The standards provided for residential development have been divided into three categories as follows:-

- | | |
|---|------------------|
| i) High density residential plots of | 400 – 800 sq.m |
| ii) Medium density residential plots of | 801 -1600sq.m |
| iii) Low density plots of | 1601 – 4000sq.m. |

1:5:3 Shelter Quality

The quality of shelters in most of urban centres in Tanzania are described depending on construction materials, location, use of building, number of storeys and life span of the buildings. They can be categorized into:-

- i) Poor housing condition,
- ii) Moderate condition,
- iii) Good quality condition.

1:5:4 Safety and Comfort

The safety and comfortability of the shelter can be determined depending on location, setback and use of building. The shelters in unplanned areas are not safety and comfortable because most of the shelters are randomly constructed without setback consideration. In planned areas the safety and comfortability is somehow better regardless of few cases of violation of the setback rules

1:5:5 Gender consideration

The Land Act No 4 of 1999 empowered those exercising powers on land development to regulate the amount of land any person or corporate body may occupy or use. Article 3(2) recognizes the right for every woman to acquire, hold, use and deal with land without any restriction. The challenge towards land development is how to empower women in decision-making in housing design, construction and ownership procedures.

2 Structure of Organization

Kilimanjaro Regional Secretariat

The Regional Secretariat is a second level of Central Government structure headed by Regional Commissioner (RC) as a representative of President and Regional Administrative Secretary (RAS) who is a functional manager of the government day-to-day activities at Regional Level.

The RAS is assisted by six Assistant Administrative Secretaries (AASs) and Technical Advisors (TAs) with different professional backgrounds. The urban planning and housing development issues are under Infrastructure Section (IS)

headed by the AAS and I am a Town Planner (TP) working as a Technical Advisor (TA/Town Planning).

3 Shelter Development Problem

3.1 An overview of Moshi Central Area Redevelopment Plan
Moshi Municipality, the “*Town of Mt. Kilimanjaro*” is the administrative headquarters of Kilimanjaro Region is divided into 15 administrative wards, of which four wards of Mawenzi, Bondeni, Kiusa and part of Korongoni form an area of Moshi Central Area Redevelopment Plan. It is center for commercial, administration, higher learning institutions and it is easily connected to neighbouring towns by roads, railways and airways. It is developed ways back in late 1800s as a military base for Germany colonial rule and later on in 1956 it was elevated to Township Authority and municipal Council in 1978.

Bondeni Ward was selected as case study area due to its uniqueness physical characteristics of dilapidated housing structures and infrastructures in a very potential land. About 80% of the houses in this area are of rusted corrugated iron sheets, mud and pole walls without concrete floor/foundations and have been condemned for human habitable (Plate 1&2). They are supposed to be demolished and replaced by multi-storey buildings.

Plate 1: Poor housing



Source: Fieldwork, July 2009



Source: Fieldwork, July 2009

3.2 Study issue

The Moshi Municipality in collaboration with the Urban Planning Division in the Ministry of Lands in year 2001, prepared the Redevelopment plan as the the way

revitalize the decayed central area. The redevelopment plan was in form of Top-Down approach because there was minimal participation of community during data collection. The local community was not participate in setting planning and designing standards hencefourth the redevelopment plan imposed unrealistic standards by zoning different land-uses within the area, setting building heights and procedures to be followed by plot owners to transform their land tenures from annual to long term which in totality lead to poor impelementation of the plan.

This study therefore, intend to make revision of the whole process of planning and designing by involving the entere community in establishing the acceptable standards.

3:3 Physical Characteristics

Bondeni Ward bordered to Market steet to the north/west, Chagga and Viwanda streets to the north/west, Chunya street to the south/west and Manyema street to the south/east.

Map 3: Image showing Bondeni ward



Source: Moshi Redevelopment plan, 2001

Most of the infrastructure like roads, storm water drainage system and sewerage system were construted more than 50 years ago by the colonial government. They

have been dilapidated and they require immediate attention in order to make them operate smoothly (Plate 3 & 4).

Plate 3: Housing under Construction



Source: Fieldwork, July 2009

Plate 4: Scaffold fencing



Source: Fieldwork, July 2009

3:4 Land ownership and tenures

Bonden Ward has 320 plots of which 14 plots have been converted into main Market, 4 plots at Block L/III into Riadha Mosque and 2 plots in Block T/III into another Mosque. The redevelopment plan transformed all plots in this area to be developed as Commercial/Residential uses; although the socio-economic survey conducted in November, 2009 revealed that about 48% of all buildings are still used as residential houses only. It further shows that 54.2% of houses are owned on an annual tenure basis, 33.3% on 33 years tenure, 1.4% on 66 years and 11.2% on 99 years. These figures reflect that a lot of people residing in this area hastated to transform their short term land tenure to long term due to development conditions set by Municipal Council of demolishing the existing dilapidated buildings and reconstruct multi-storey buildings while most of them, about 63% are of low income and they can not afford the building standards.

3.5 Level of income

The socio-survey later indicated that about 42% of residents in this area are of low income earning less than 1US\$ (about Tsh. 1,400/=) and 30% earn more than 1US\$ (about 14,000/=) per day but less the US\$ 10; thus forming majority of people who can not afford to redevelop this area from their own housing savings. They are not even in the position to access housing loans from the Banks and other financial institutions.

TOWARDS EFFECTIVE IMPLEMENTATION OF MOSHI CENTRAL AREA REDEVELOPMENT PLAN

Central area is a place where urban activities like residential, commercial, working place are undertaken due to its proximity and accessibility. The potential value of land and piecemeal redevelopment plan within this area call for the preparation of an acceptable redevelopment plan aimed at increasing housing stock to Bondeni Ward Community and the entire Moshi Municipality.

4:1 DESIGN STRATEGIES

4:1:1 To prepare an acceptable revised redevelopment plan

The consultative meetings held at the head office of Ward Executive Officer(WEO) constituted of selected 25 residents of this area, Ward Councillor, Representatives from Moshi Municipal Council and local politicians discussed and observed some reasons for low pace of implementation of redevelopment plan in this ward. They underlined some reasons as follows:-

1. How to change the short term land tenure to long term?
2. How to introduce partnership development instead of buying-off the existing residents?
3. How to introduce progressive development both vertically and horizontally?
4. How to reduce bureaucratic approval procedures of obtaining building permits in Municipal Council?

4:1:2 Physical characteristics

The new redevelopment plan will maintain the existing layout patterns in terms of surveyed plots, land tenure and ownerships, road networks, drainage and sewerage systems which are existing and already connected to Moshi Central sewer system. The stakeholders agreed to develop two-to-four plots in condominium ways depending on compromise and agreement between different parties involved. The Moshi Municipality agreed to construct main roads and upgrade some of feeder roads continuously from the 2011/12 budget up-to 2014/15. Other service providers like Water and Sewerage Authority; Electricity

and Works agreed to committed some of their annual budgets to upgrade the systems in this area as part of implementing the redevelopment plan.

4:1:3 Orientation

The property owners agreed to orient their structures towards beautiful scene of Rau Forest on the eastern side and Mt. Kilimanjaro on the north. The heights of the building will be designed by considering the topography which slopes towards eastern in order to obtain an attractive faced from the eastern elevation of this area along Manyema street.

4:1:4 Community Financial situation

As most of the residents of this area are of low income (about 80%), the financial institutions will be one of stakeholder in order to facilitate long term housing loans with low interest rates affordable and acceptable by the community

4:1:5 Incremental development

The size of residential plots in this area are of 14m x 24m and can allow progressive development either vertical or horizontal without displacement of existing community. Due to financial limitation for majority of the residents, each household will demolish part of their existing property in oder to allow step-by-step construction.

4:2 DESIGNING PHASE

4:2:1 Shelter design

The Municipal Authority has agreed to assist the existing residents with the technical assistance from their Works and Urban Development Department as their way of accelerating redelopment process and reducing costs of obtaining building plans from privatencompanies.

4:2:2 Obtain building permit

The Moshi Municipality has as agreed streamline procedures of issuing building permits and construction inspection in order to allow smooth and increamental development.

4:2:3 Infrastructure design

The utility and service providers agreed to re-design distribution networks in this area by considering the existing systems and connection to surrounding neighbourhoods.

4:2:4 Housing financing

The residents of this area agreed to continue with construction in phases through their own housing savings and rental charges after receiving the initial housing loans from banks

4:3 CONSTRUCTION PHASE

The activities involved in construction phase, concern people/authority and time frame settled for each activity have summarized and attached as in Table 4.3

Conclusion and Recommendations

The exercise of involving community in decision making regarding redevelopment plan is a very expensive and requires a lot of time to sensitize and educate them to understand procedures and their responsibilities in this project.

The economic limitation to majority of the residents in this area of Bondeni Ward impedes the realization of this project and it needs to injection of external financial assistance.

The Moshi Municipal Council and other service providers should work closely with the entire community and the should invest enough money in this area especially in re-construction of physical infrastructure which will upgrade the status of this area.

The option of relocation of about 15% of the residents in form of buying-off their properties and resettle them in alternative sites out of the town will be the only viable solution. About 10% of residents interviewed are ready to move to other areas if they were properly and fully paid compensation against their properties. Some residents decided to develop their new shelters in a condominium way by sharing with other investors including financial institutions

especially those plots in a strategic positions like corner-plots and along main roads. About 35% of residents decided to form a Housing Construction Cooperative Society for easy access to housing loans.

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Annex 1 4:3 CONSTRUCTION PHASE:

S/n	ACTIVITY	CONCERNED PEOPLE/AUTHORITY	TIME FRAME	REMARKS
(i)	Changing ownership from short to long term.	- Property owners - Urban Planning and Environment Department	- From now up to December 2011	- Increase possibility of access housing loan - Increase revenue collection
(ii)	Housing designing and completion of approval procedures.	- Property owners - Urban Planning and Environment Department	- From now up to December 2010	- The construction will start immediately after finalizing approval procedures
(iii)	Re-designing of infrastructure.	- Service providers/companies	- From June, 2010 to December, 2010	- Designing will accommodate the existing network
(iv)	Soliciting construction funds from different Banks and financing institution.	- Housing loan negotiation and lending	- Continuous process	-
(v)	Construction of buildings.	- Individuals, partnerships - Housing Coop. Society	- Expected level of construction in year 2020, minimum two-storey buildings. - Full construction of four-storey buildings in year 2030	- Allow progressive or phasing construction
(vi)	Up-grading of existing infrastructures.	- Moshi Municipal Council - Service providers - Contributions	- Continuous process	- Individual to construct accessibility to their properties
(vii)	Site Inspection	- Moshi Municipal Council -Construction Consultancies	- Continuous process	- Inspection of required and acceptable standards.