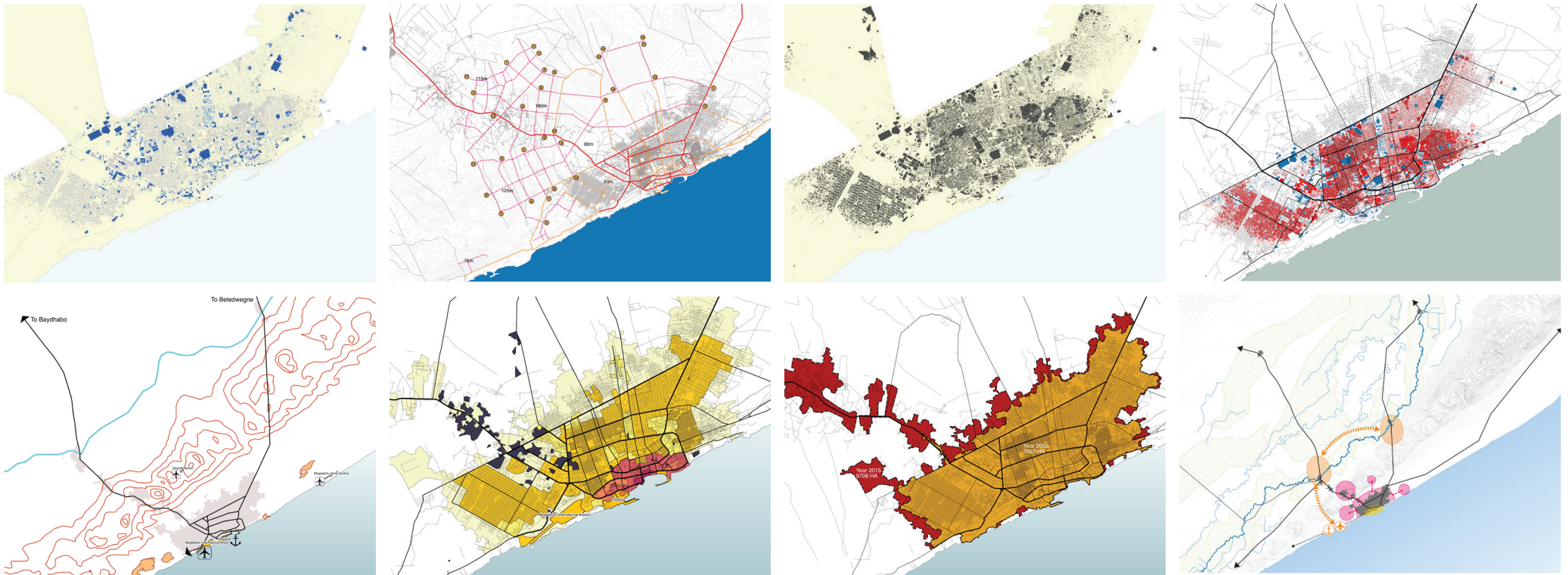


TOWARDS MOGADISHU SPATIAL STRATEGIC PLAN

Urban Analyses / Urban Development Challenges / Urban Strategic Planning



FOREWORD / URBAN STRATEGIC PLANNING

In recent years, Mogadishu Municipality has launched programs to improve urban services and to involve local communities into road construction ("Build your Country"). International donors and the Somali Diaspora support reconstruction and development efforts. While these activities have undoubtedly improved the quality of life, urban planning experts continue to stress the urgent need to coordinate, control and guide developments in the interest of all parts of the urban society.

Worldwide, many cities use Spatial Strategic Plans as a proper tool for steering their long term city development, for example Istanbul, Dar es Saalam, Durban, Mombasa, Athens, Helsinki. Not the plan itself is important, but the plan together with solid urban legislation, a good planning design and a municipal finance and economic strategy. Furthermore - no planning without proper consultation and public participation. However, the approach cannot be applied without considering the specific environment of Mogadishu which is one of the fastest growing cities worldwide.

In general, rather than trying to create a "perfect" Masterplan, the Mogadishu Spatial Strategic Plan will be aligned with local priorities (Mogadishu 2016 Strategy) as well as with the National Development Plan (2017-2019). The plan highlights development potentials and opportunities, and summarizes ecological, social and other spatial constraints and address growth directions (city-extension areas) and Local Economic Development priority areas.

A team from UN-Habitat in consultation with BRA has prepared a 48 pages booklet called "Towards Mogadishu Spatial Strategic Plan". This booklet shall be used as a starting point for a series of technical workshops starting with a validation

workshop in October 2016. Further sessions will look into specific aspects like Connectivity and transport, Economy for a young population, "Big projects", Community Planning and Durable Solutions for IDP.

The final Spatial Strategic Plan then may be approved by BRA after a closing consultation workshop and agreement with the Federal Government in 2017. At the same time BRA receives technical support by JPLG to consolidate the data base, to train staff and to give support for the full integration of the Urban Planning and Engineering Department established only in 2013 and restructured in 2016. This requires close coordination with the District Commissioners Offices and the Mayor's Office. The same is for other large scale development initiatives, for example Somali Urban Development Project.

For the entire planning process, media orientation and using the potential of social networks is essential to inform and update the general public. The Champion of the Plan is the Mogadishu Municipality to make sure that the agreed priority programs and projects (not more than 10 with a great impact on the overall urban development) can be implemented through own resource mobilization and donor coordination. Since the future status of Mogadishu still has to be defined, the Federal Government in general and the Ministry of Public Works, Reconstruction and Housing in particular has a special role in the formulation of the plan.



HORDHAC / ISTIRAATIJIYADA QORSHAYNTA MAGAALAYNTA

Sanadadii danbe, dowladda hoose ee Muqdisho waxay waday barnaamijyo lagu horumarinayo adeegyada magaalada iyadoo dadwaynaha laga qaybgalinayo dhismaha waddooyinka " Dalkaaga dhiso". Deeqbixiyayaasha caalamiga ah iyo qurbajoogta soomaaliyeed ayaa taageero ka gaystay dadaalada dibu u dhiska iyo horumarinta. Iyadoo uusan shaki ku jirin in howlahaasi ay wax ka baddaleen tayada nolasha, ayaa haddana khabarada ku takhasusay qorshaynta magaalooyinku waxay wadaan dadaallo ay ku dalbanaan in loo baahan yahay in la hago, la kantaroolo lagana wadashaqeeyo horumarka socda si loo gaaro danta dhammaan bulshada ku dhaqan magaalada.

Caalamka, magaalooyin fara badani waxay isticmaalaan waxa loo yaqaan Qorshayaasha Istiraatiijiyadeed ee Goobaha (Spatial Strategic Plan) waana qaab wacan oo lagu hago horumarinta magaalooyinka, waxaana ka mida magaalooyinkaas Istanbul, Dar es Salaam, Durban, Mombasa, Athens, Helsinki. Qorshe la dajijo uun waxba soo kordhin maayo haddii aan le helin qorshe ay weheliyaan shuruuc adag, naqshad wanaagsan, istiraatiijiyad dhaqaale iyo nidaam maaliyadeed oo furfuran oo ay leedahay magaaladu.

Waxaa kaloo jira - inuusan qorshe shaqaynayn haddaanan wadatashi ballaaran la samayn dadwaynahana aan laga qayn galin talada. Hasa yeeshee, howshaan lama gali karo iyadoo aan lagu salayn, isla markaana aan la tixgalinayn xaaladaha u gaar ah magaalada Muqdisho taasoo lagu tiriyay magaalooyinka ugu koritaanka badan caalamka.

Guud ahaan, intii la isku dayi lahaa samaynta "jaangoynta magaalo oo habaysan" (Perfect master plan), qorshaha istiraatiijiyadeed ee magaalada Muqdisho wuxuu ku salaysnaa doonaa mudnaanta maxalliga ah (istiraatiijiyadda Muqdisho 2016) iyo sidoo kale Qorshaha Horumarinta Qaranka (2017-2019).

Qorshuhu wuxuu tooshka ku ifinayaa fursadaha iyo awoodaha horumarineed, wuxuuna soo koobaya waxyaalaha saameeya deegaamada sida deegaanka iyo arrimaha bulshada, wuxuu sidoo kale muujinayaa dhinacyada koritaanka (meelaha ay magaaladu ku fidayso iyo goobaha leh mudnaanta horumarinta dhaqaalaha magaalada).

Koox ka tirsan UN-Habitat oo wada tashi la samaysay Maamulka Gobolka Banaadir ayaa diyaariyay buug yare ka kooban 48 bog oo loogu magacdaray "Samaynta Qorshaha Istiraatiijiyadeed ee Goobaha Magaalada Muqdisho (Towards Mogadishu Spatial Strategic Plan)". Buuggu waa tilaabadii ugu horaysay ee qabashada aqoon iswaydaarsiyo kiisa ugu horreeya uu dhici doono bisha tobnaad 2016. Waxaana kaloo jiri doona kulammo lagu lafagurayo mawduucyo gaara, isusocodka gaadiidka, shaqa abuurka dhalinyarada, "mashaariicda waawayn", qorshaynta bulshada iyo xalka waara ee barakacayaasha.

Qorshaha istiraatiijiyadeed ee goobaha kiisa ugu danbeeya waxaa ansixinaya Maamulka Gobolka Banaadir iyadoo la isugu imaanayo shir kama danbaysa Dowladda Federaalkuna ay ogolaato, shirkaasi oo qorshaysan 2017. Isla wakhtigaas gobolka Banaadir wuxuu ka helayaa mashruuca JPLG taageero farsmao oo ku saabsan sidii xogta gobolka loo xoojin lahaa, shaqaalaha loo tababari lahaa iyo sidoo kale taageero in la siiyo waaxda qorshaynta magaalooyinka taasoo la hirgaliyay 2013 (2016: Xafiiska Qorshaynta Magaalada & Injineeriyada). Arrintaani waxay u baahan tahay in si dhow loola shaqeeyo guddoomiyaasha degmooyinka iyo xafiiska duqa magaalada.

Guud ahaan hanaanka watahadi, waxa lama huraan ah in laga qaybgaliyo warbaahinta noocyadeeda kala duwan xitaa baraha bulshada ku xidhiidho si dadweynaha loo wargaliyo. Qorshahan waxa hormuud u ah Dawladda Hoose ee Muqdisho si loo xaqiijiyay in mashaariicda mudnaanta la siiyey (kuwaasi oo aan ka badnayn 10 mashruuc oo saamayn muuqda horumarka magaalada ku leh) la hirgaliyo iyada oo dhaqaale loo raadinayo. Sida aan la socon, masiirka Muqdisho go'aan ka gaadhidiisu waa arrin wali socota, sidaa darteed, hay'addaha Dawladda Federaalka ah sida Wasaaradda Howlaha Guud waxay hirgalinta qorshahan ku yeelanaysaa kaalin aad u weyn.



(C) UN Photo / Stuart Price - Hawar Weyne Market

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Your comments to consolidate this booklet are highly appreciated. Please send us your feedback.

Talada aad ku xoojinayso buug-yarahan aad baan u soo dhawaynaynaa. Fadlan fikirkaaga nala wadaag.

✉ unhabitat-som@un.org



More information on the World Urban Campaign
THE CITY WE NEED:
www.worldurbancampaign.org



Mogadishu / Google Earth

1. DEVELOPMENT INITIATIVE

1.1. INTRODUCTION

The authors of this booklet do not make claims for the completeness and infallibility of the information provided on the urban development of Mogadishu in recent years and the proposed way towards a long term Strategic Development Plan. They fell, however, obliged to respond to the changing context of Mogadishu as one of the fastest growing cities in the world in the broader framework of the transition of Somalia's regions since 2012. It is perhaps not by chance that the booklet comes at times when Somalia's first ever National Development Plan since 1986 has been drafted outlining the main priorities for the year 2017 to 2019. The objective of this report is to provide a working tool for the necessary debate on THE CITY WE NEED. This is the motto of the World Urban Campaign which has seen various activities for young people in Mogadishu (see pg 31). Whenever readers notice the red colored hand, the campaign's symbol, they are kindly encouraged to contribute with corrections, additional informations and suggestions.

1.2. SPATIAL STRATEGIC PLANNING IN MOGADISHU

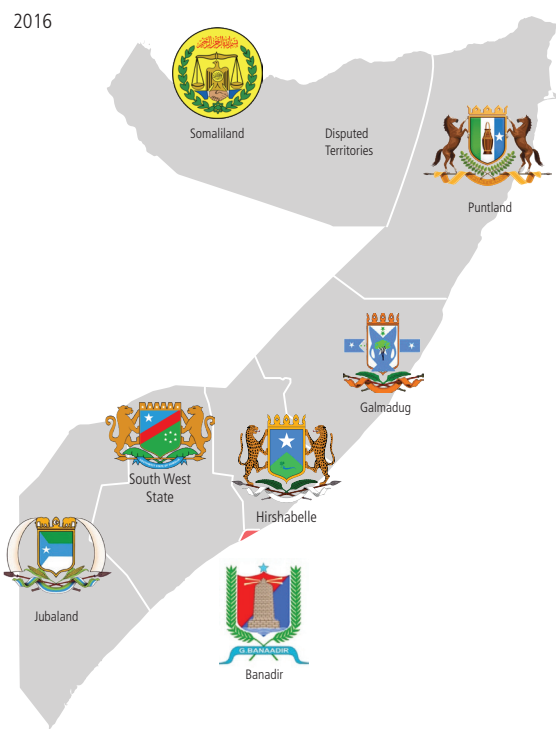
Strategic planning is a way to formulate the cities' ambitions and prioritize interventions and projects accordingly. Planning is a continuous engagement with the needs and demands of an urban environment with continuous awareness raising and continuous discussion among all stakeholders concerned. As a result of years of conflict, there is no tradition of strategic urban planning in Mogadishu. In early 2014, an Urban Consultation Forum took place in Mogadishu. On this occasion, the "urban Analysis" was presented: a booklet with general informations to develop a basic understanding of the city's main characteristics and composition. The Consultation Forum underlined the need for a strategic spatial plan. In 2016, Mogadishu municipality has formulated a vision with seven strategies to achieve a "secure and clean Mogadishu in which all Somalis live together and has the essential services for a prosperous live." Strategy Four formulates the ambition to draft a master plan for the city.

Resolutions from Urban Consultation

1. Continuation of urban mapping and capacity building in urban planning and land management.
2. Mapping registry of all public properties.
3. Development of a national land management policy and legal framework.
4. Development of a national policy for the preservation of cultural heritage sites.
5. Development of a strategic urban plan to identify reconstruction priorities and required key actions.

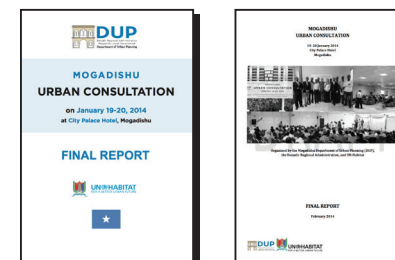


Pre-war regions of Somalia

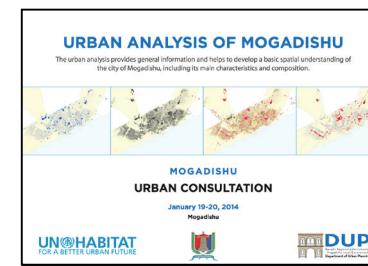


Emerging Federal State of Somalia

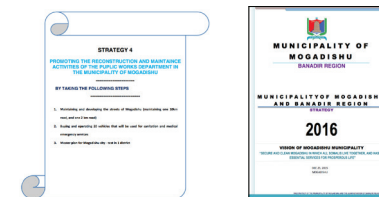
The designations employed and the presentation of the material on this map do not imply the expression of any opinion whatsoever on the part of the Secretariat of the its authorities, or concerning the delimitation of its frontiers or boundaries.



Urban Consultation Report 2014 and resolutions



Urban Analysis by UN-Habitat (2014)



Municipality of Mogadishu Strategy 2016

1.3. GOVERNANCE ISSUES OF URBAN DEVELOPMENT PLANNING

Status of Mogadishu

Mogadishu is the capital city of Somalia. The city lies in the administrative Banaadir Region, and largely coincides with it. It is divided into 16 districts.

Mogadishu Municipality is administered by the Governor of Banadir Region who acts also as the Mayor and is appointed by the President of the Federal Government of Somalia. The Federal Government also is responsible for the appointment of Senior Officials.

Since November 2015, Mr. Yusuf Hussein Jim 'ale (Madaale) heads the administration of the Capital City of Somalia. Besides the Mayor's Office that among others oversees Security and Safety issues and the work of the 17 District Commissioners, there are Vice Mayors for Administration and Finance, for Social Affairs, for Political Affairs and for Public Works with various Departments attached to them.

UNDP has supported an initiative for the functional review of the administrative set up and clearly established Terms of Reference in 2015 and 2016. A similar exercise in support of BRA is planned in the framework of the Urban Investment Planning Project initiated by the World Bank. The administration has set up a functional review and staff management strategy as priority area for 2016 (see Mogadishu 2016 Strategy).

The Department of Urban Planning has been established with support of UN-Habitat in September 2013, but so far its major operations are linked to GIS based property registration and project based activities upon request of the Mayor. As part of the functional review of BRA the Department of Urban Planning (see above) has been directly linked to the Mayor's Office and got the new name of Department of Urban Planning and Engineering. The diagram in the following page shows the current structure of BRA as of April 2016.

For issuing of building permits the District Commissioners are responsible, while the Department of Land Management has a crucial role in the process of "legalizing" land transactions and land allocation. Urban development in Mogadishu has been unplanned, unregulated and uncoordinated for more than two decades now. Today, there has been widespread confusion on the validity of laws, procedures and documents which are crucial for urban legislation and urban

management, but also on internationally acknowledged planning standards and principles. Moreover, rules, responsibilities and division of labor between BRA and federal institutions are not clear or sometimes disputed. Traditionally, the Ministry of Public Works, like in many other African countries, had a powerful stake on infrastructure urban development, but with the collapse of central state authority in 1991 it lost this position. It will be crucial to clear the relationship not only of this ministry which is in re-building phase, to the BRA in order to avoid new conflicts, replication of activities and waste of very limited resources. The latter is especially for the small number of qualified technical staff.

Locally generated revenue for BRA's operations has been growing since 2012 from 5 Mil. USD in 2012 to 9 Mil. USD in 2014. The major share comes from a revenue mechanism with the Federal Government of Somalia which assures BRA 15% of the port's revenue. There are no other fiscal transfers from federal to city government. Collection of property tax based upon GIS based exercise in selected districts has gained momentum since 2015, and it is expected that improvements in the financial management and the tax collection system will much strengthen the financial capacity of the administration. Increase revenue generation belongs to the main priorities for BRA as per 2016 Strategy.

Complexities of a capital city whose economy, politics and power structures are dominated by geographical clan groups and city residents of different clans who do not feel safe, nor do they play a meaningful role in the governance of the city, are challenges which will require local, national and international agreements with clear safeguards being put in place.

The future status of Mogadishu within the evolving federal set-up is yet to be cleared, and there is a lot of discussion ongoing including boundary setting. The Provisional Constitution (2012) states in Article 9: "The capital city of the Federal Republic of Somalia is Mogadishu. The status of the capital city of Somalia shall be determined in the constitutional review process, and the two houses of the Somali Federal Parliament shall enact a special law with regards to this issue".

It is not the purpose of this report to join the debate rather than pointing out the need for discussing urban management issues of a rapid growing metropolitan area where public services are delivered to all people and people know who is in charge for public affairs.

Statutes/Relevant Documents

- Mogadishu City Law (MCL), Draft 2010; not adopted.
- 30 September 2013: Interim Legal Framework for Banadir Regional Administration. Current status not clear. It was a SECIL initiative under UN-Habitat with support from Human Relief Foundation and EU.
- 6 September 2015: By-laws on Municipal Solid Waste Management and Bio-Medical Waste Management.
- April 2016: Structure and Terms of Reference (TORs) of Mogadishu Local Government.
- April 2016: Human Resource Policy and Procedures Manual for Mogadishu Local Government Employees.



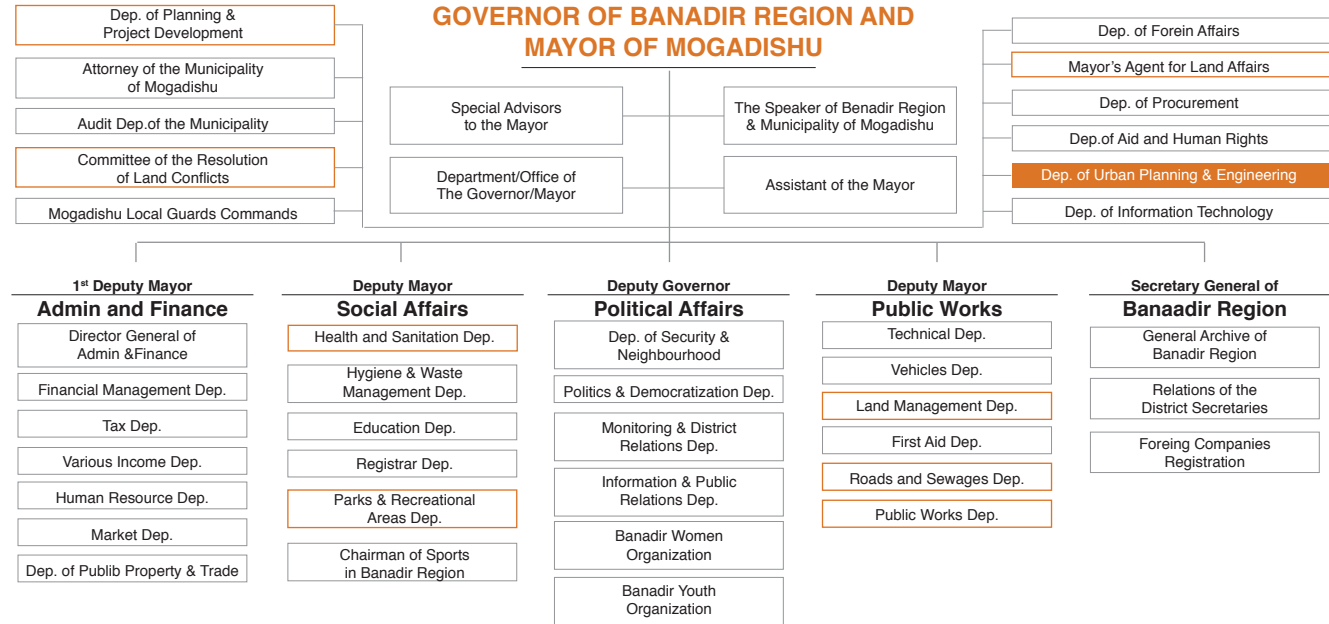
Mogadishu Mayors, Governors of Banadir Region

2010-2/2014	Mohamed Ahmed Nur
2/2014-10/2015	Hassan Mohamed Hussein Mungab
10/2015-05/2017	Yusuf Hussein Jimale
04/2017-01/2018	Thabit Abdi Mohamed
01/2018 - present	H.E. Eng: Abdurahman Omar Osman (Eng. Yarisow)

Land management

The land governance and management sector in Somalia, and Mogadishu in particular, remains largely unregulated. The legal frameworks currently utilised by the Municipality for land administration and land dispute resolution refer to constitutions that are no longer in use. This legislation, which was repealed by successive regimes (the Siad Barre and the ones that have followed after 1991), is nevertheless still in use to regulate core functions of land management and adjudication.

In BRA two Departments and one Committee deal with land related matters. The dispute resolution mandate ultimately rests with the Land Dispute Committee, but the Office of the Mayor plays a key role in that it appoints the Committee members, and its Secretariat is the first entry point to file a land case within BRA (UN Habitat, Workshop with LDC Members, proceedings). Presently the Land Dispute Committee counts 12 members and it was appointed by the Mayor of Mogadishu on May, 31st 2014. As of now, according to the LDC Chairman, over 32,000 cases were filed with the LDT, 800 are being reviewed and more than 250 settled. Other departments and offices, such as the Revenue and Urban Planning Department, cooperate with all the land bodies in different capacities and their work remains tangential to theirs, offering possibilities for further harmonization. When city extensions or changes in the urban land use are planned, land dispute resolution becomes of particular relevance. The land dispute committee was capacitated with legal, GIS and cadastral-registry training in order to carry out more effectively its function. The Federal Government of Somalia and the Municipality of Mogadishu will play a key role in approving policy, legislation and directives regarding land use planning, building permits policy, demarcation and earmarking of public land as well as administrative procedure for land dispute resolution.



Structure of the municipality of Mogadishu and Banadir region in 2016



District	2014 pop est. UNPF	Area HA	Density people/HA
Abdi-Aziz	40,566	98	414
Bondhere	111,964	141	794
Deynille	60,006	1954	31
Dharkenley	75,047	2218	34

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