



Citywide Action Plan for Upgrading Unplanned and Unserved Settlements in Dar es Salaam

UN HABITAT
FOR A BETTER URBAN FUTURE



Cities Alliance
Cities Without Slums

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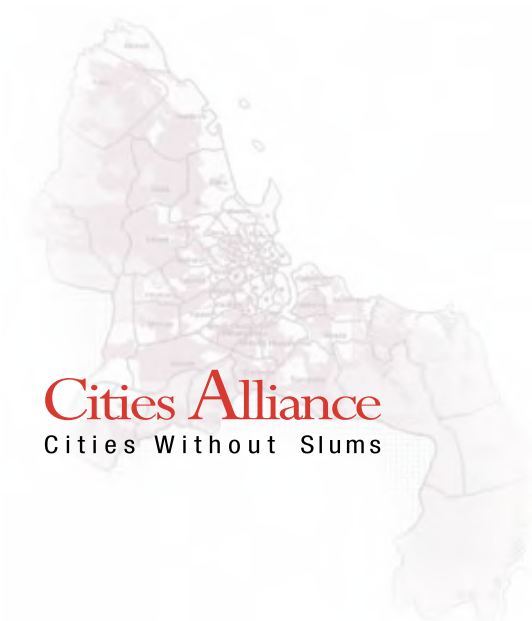
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Prime Minister's Office, Regional Administration and Local Government; Ministry of Lands, Housing and Human Settlements Development; Ministry of Infrastructure Development; Ministry of Water; Ministry of Health; Dar es Salaam Local Authorities; Members of Parliament; Councillors; World Bank Staff; SIDA Staff; DANIDA Staff; Members of Habitat Forum Tanzania (HAFOTA); Members of the Centre for Community Initiatives (CCI), Sustainable Cities PLUS Network and numerous other NGOs and CBOs; and staff of financial institutions, association of water vendors, women and youth groups, real estate developers and pension funds.

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FOREWORD



The Action Plan for upgrading unplanned and unserved settlements in Dar es Salaam is the latest result of the long-standing technical cooperation between the Government of Tanzania, Dar es Salaam City Council and UN-HABITAT.

This partnership is made up of various initiatives to improve the living conditions in Tanzania's main urban centre, such as the Sustainable Cities Programme and the Safer Cities Programme. Since its implementation in 2004, the Dar es Salaam Cities Alliance Programme to upgrade unplanned and unserved settlements has been sponsored jointly by UN-HABITAT, the World Bank and several other members of the Cities Alliance.

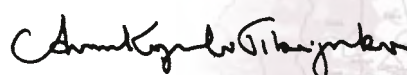
The participatory process that facilitated the formulation of this Action Plan is commendable. A series of community meetings and citywide consultations were organised to ensure that all stakeholders had the opportunity to contribute to the planning process. Working groups, composed of experts in the areas of land, basic services and housing - worked together to develop specific actions that comprised the thematic components of this Action Plan. Furthermore, validation workshops with Members of Parliament in Dodoma and with city stakeholders in Dar es Salaam, held in July 2009, demonstrated a high level of commitment and ownership that will continue to be critical to the Plan's success.

Another important component is Tanzania Financial Services for Underserved Settlements (TAFSUS), a non-bank financial institution supported by UN-HABITAT and designed to make financial services accessible to residents in unplanned and unserved settlements. TAFSUS will help bridge the gap

between informal settlement dwellers and formal sector lenders. Housing loans will contribute to improvements in the existing housing stock and the construction of additional dwelling units, for ownership, as well as for rental purposes.

The goal of this Action Plan is twofold: to upgrade 50 per cent of all existing unplanned and unserved areas by 2020, and to prevent the formation of new unplanned settlements in Dar es Salaam. This is ambitious, but I am confident that under the leadership of the City Council and with the support of the Government of Tanzania and its Development Partners, the Action Plan will bring about vital improvements in the living conditions of residents of unplanned and poorly serviced neighbourhoods. The Action Plan also provides a framework for local economic development and the overall sustainable development of the city.

Globally, the Action Plan will make a significant contribution to the achievement of Millennium Development Goals related to water and sanitation delivery, and improving the lives of slum dwellers. UN-HABITAT, as the UN agency for the built environment, will continue to maintain its support for this worthy Action Plan. Considering the substantial resources needed for its implementation, the next crucial step for all partners will be to join forces and contribute to this important and timely initiative undertaken by the Dar es Salaam Local Authorities.



Anna Kajumulo Tibaijuka
Executive Director
United Nations Human Settlements Programme
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STATEMENT BY THE PRIME MINISTER OF TANZANIA



The Government of Tanzania is determined to ensure that the people of this country move out of poverty and live a meaningful life. This is emphasized in the Tanzania Development Vision 2025, which expresses the hope and determination to rid

the country of poverty, disease and ignorance by achieving a high and sustained economic growth, halving poverty by 2010 and eliminating it altogether by 2025. One area where this Vision must be realized is the human settlements sector, and especially improving the lives of those who live in unplanned areas.

The National Strategy for Growth and Poverty Reduction aims at achieving better and sustainable results in economic growth and ultimately reducing poverty, keeping in focus the aspirations of Vision 2025 and the Millennium Development Goals. The National Strategy has three main clusters of desirable outcomes, namely:

- (i) growth of the economy and reduction of income poverty;
- (ii) improvement of quality of life and social wellbeing; and
- (iii) governance and accountability. Improving living conditions in unplanned areas is part of improving quality of life and social wellbeing.

In the light of the above, the preparation of the Citywide Action Plan for Dar es Salaam, aimed at reducing and eventually removing unplanned development, is timely. It has been prepared through a participatory process including communities, and this is in line with the government's drive to improve good governance, and stakeholder ownership of the development process.

Dar es Salaam is by far the largest urban area in the country and whatever happens in the city has repercussions for the rest of the country. That 80 per cent of city residents, live in unplanned and unserviced areas is a big challenge, not just to Dar es Salaam residents but also to general national welfare. The Citywide Action Plan identification of strategic interventions as being in areas of Land, Basic Services and Housing is not only appropriate and in sync with UN-HABITAT's operational definition of a slum, but it is also an outcome of the Citywide Strategy for Upgrading Unplanned and Unserved Settlements in Dar es Salaam, which my predecessor as Prime Minister launched in 2007. The Citywide Strategy for Upgrading Unplanned and Unserved Settlements in Dar es Salaam recommended the preparation of an Action Plan.

The Citywide Action Plan is a framework aimed at providing a platform for coordinating various stakeholders in the city to achieve a better effect on improved human settlements; for awareness creation; for collecting, creating a database and analysing relevant information; for developing or revising regulatory framework for upgrading, new land, and providing services and housing and for mobilizing and overseeing investment projects undertaken using local resources or resources mobilized with development partners.

As pointed out above, the Citywide Action Plan identifies three strategic intervention areas. In the Land areas, actions to be taken will involve regularisation of existing unplanned settlements, providing land for new development which is within the means of the ordinary citizens, preventing further urban sprawl by green belting outskirts of the existing unplanned areas, and optimising the realisation of revenue from land to support land servicing.

With Basic Services, the Plan aims at ensuring clean, safe and reliable water supply to the ordinary citizen, improving sanitation, improving accessibility through creating or upgrading roads and drains and providing efficient waste management services.

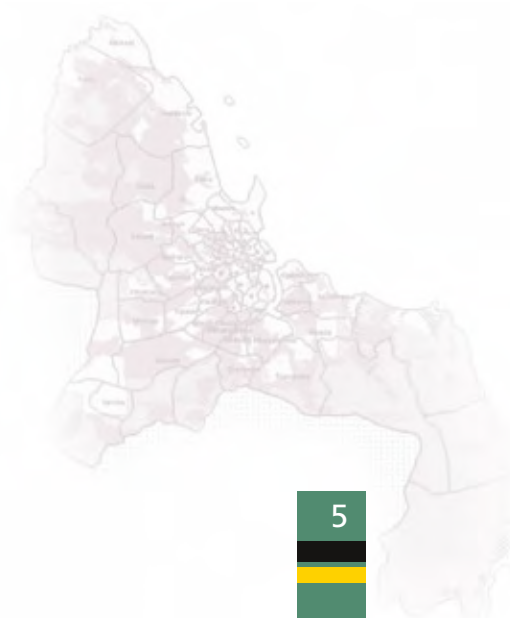
With regard to Housing, the plan seeks to augment housing delivery within local authorities, increasing the supply and improving the quality of rental housing and ensuring that there are widespread readily available and affordable housing finance facilities.

It is estimated that, to realise all the above, some TZS 1.6 trillion (USD 1.2 billion) will be required and spent over the period between now and year 2020 when it is hoped that unplanned development in Dar es Salaam will be reduced by half. My office will therefore be tasked with the duty of identifying, mobilising and coordinating such resources, which will be raised from various sources including the central government itself, the Dar es Salaam Local Government Authorities, Development Partners, the private sector, civil organisations and communities.

Dar es Salaam, as a key local authority in the country has to play its part in raising these resources. This requires the coordination of the various stakeholders, the channelling of the plans and efforts of various sector ministries, government organisations and development partners, to have a focused goal of realising the aims of the Citywide Action Plan for Dar es Salaam. It also requires the building of capacity and instituting or improving institutional and legal arrangements.

The government can not continue seeing its citizens living in the deplorable conditions associated with unplanned development. The time to act is now, and my office under whose portfolio local governments including those of Dar es Salaam are included, is in complete support of the Action Plan and will see to it that it succeeds.

Hon. Mizengo Peter Kayanza Pinda, MP
Prime Minister
United Republic of Tanzania



STATEMENT BY THE MINISTER FOR LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



The Citywide Action Plan for Dar es Salaam will go a long way to address and minimise the development of unplanned areas which is rampant in urban Tanzania, despite the various efforts taken by the Government to curb the situation. The Ministry is responsible

for urban planning and housing and views the development of the Action Plan through a participatory approach as a step in the right direction to ultimately get to a Dar es Salaam whose settlements are well planned, whose inhabitants have access to basic services and which has a sustainable outlook towards improving its housing.

The Ministry has been active in the city of Dar es Salaam in terms of providing planned land for urban development, extending Residential Licences to those in unplanned areas, embarking on regularisation of informal settlements and building capacity within the Dar es Salaam Local Authorities for generating more planned plots, administering land and of overall land use planning. The Ministry, working with Dar es Salaam Local Authorities and other partners, will continue

end up in unplanned areas. There is room, in the light of the passage of the Urban Planning Act 2007, of reviewing these standards to increase the intensity of land use and to lower the unit cost of land servicing. Standards appropriate for the regularisation of unplanned areas will also have to be developed. The Unit Titles Act, which has now received presidential consent, is also meant to encourage high density living, which in turn will lower the extent of unplanned development. The budget of my ministry will be oriented to include a number of actions proposed in the Citywide Action Plan for Dar es Salaam. This will be over and above what is already being implemented in the city.

The ministry will work hand-in-hand with the Prime Minister's Office, and the President's Office, to establish housing departments within local authorities in line with the establishment of the Housing Department in my ministry. Capacity will have to be built so that these departments discharge their duties properly by enabling citizens to access and live in good quality and affordable housing.

The National Housing Policy, currently being finalised, shows clearly that the government is determined to see to it that unplanned areas are

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