

**United Republic of Tanzania**

**Draft**

**Habitat Country Report for Istanbul + 5 on  
Progress in Implementing the Habitat Agenda**

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# **PROGRESS IN IMPLEMENTING THE HABITAT AGENDA IN TANZANIA**

## **INTRODUCTION**

The Second United Nations Conference on Human Settlements (HABITAT II) was held in Istanbul -Turkey in 1996. 171 Governments that attended the conference, adopted the Habitat Agenda. The Agenda addressed two major themes, which were 'Adequate Shelter for all' and 'Sustainable human settlements development in an urbanising world'. An agreement was reached on guidelines which should assist different countries in addressing human settlements development problems in future through the formulation of viable goals and principles, honouring commitments and subscribing to global plans of action.

It is now more than four years since these commitments and agreements were made. In June 2001, Governments will be invited to a Special Session of the UN General Assembly known as Istanbul + 5, to present their achievements and review progress on the commitments they made at Istanbul in 1996. Tanzania is one of the countries which committed itself to address shelter and human settlements development problems within the framework of the plan of action agreed at the conference. Tanzania has made considerable effort towards fulfilling its commitments and this document, reports on progress made and constraints encountered in the country since 1996. The report will be presented to the UNCHS and will form part of Country Reports to be presented at Istanbul + 5 conference in June 2001.

### **The Process of Preparing for Istanbul +5 Country Report**

The UNCHS (Habitat) provided guidelines for preparing country report for Istanbul +5. This is a five step process which include:

- The establishment of a national committee.
- Information gathering and analysis including indicators, consideration or selection of in country best practices, preparation of policies and national action plans/strategies, local agenda 21, etc.
- Holding a national workshop to review plans of action and implementation progress since 1996
- Identification by various partners of priorities for policy development, capacity building and action planning.
- Writing and disseminating the draft country report.

Tanzania has attempted, though not systematically, in carrying out the review process. The following is a brief of the achievements and setbacks in the process of preparation of this report.

1. The National Committee was established towards the end of 1996 under the Ministry of Lands and Human Settlement Development. The committee and the Ministry promoted and initiated the preparation or amendment, adoption and implementation of the following National Policies including strategies and plans of action for each of them:
  - (a) Adoption of a new Land Policy.
  - (b) Enactment of two principal legislation in order to operationalise the policy i.e. the Land Act No.6 of 1999 and the Village Land Act No.7 of 1999,
  - (c) Preparation, endorsement and adoption of National Human Settlements Development Policy.

2. On the other hand, at national level, there are many other sectoral policies strategies and plans of action which facilitate the implementation of the Habitat Agenda and the Local Agenda 21. These policies and strategies are reported or referred to in the different chapters of this report
3. Tanzania has not been able to systematically gather information and carry out an analysis including collection and monitoring of urban indicators. It intends to start this exercise at the end of this year. However, Tanzania presented on going programmes and projects for consideration or selection of best practice at the 2000 Dubai International Award for Best Practice. The Community Infrastructure Programme of the Dar es Salaam City Council received an award as one of the 100 best practices.
4. In the assessment process there has not been a National workshop in which stakeholders and partners reviewed plans of action and the implementation of the Habitat Agenda as a whole since 1996. However, during the preparation of the different sectoral policies and strategies mentioned above, Tanzania facilitated a discussion and endorsement by various stakeholders and partners at National Level. Drafts were extensively discussed and circulated for comments.

Below is a progress report for the implementation of the Habitat Agenda in Tanzania. The National report is organised in six themes namely: shelter, social development and eradication of poverty, environmental management, economic development, governance and International Co-operation.

## 1.0 SHELTER

### 1.1 Provision of Security of Tenure:

According to section (40b) of the Habitat Agenda, the world community committed itself in providing legal security of tenure and equal access to land to all people including women and those living in poverty; and undertaking legislative and administrative reforms to give women full and equal access to economic resources, including the right to inheritance and to ownership of land and other property, credit, natural resources and appropriate technologies.

Since 1996 there have been a number of developments in the country that have a bearing on the enhancement of security of tenure to the people which include:

1.1.1 The endorsement and adoption of a new Land Policy which emphasizes the need to access land by all groups in the country. Such group categories are protected by ensuring that existing rights of small holders (i.e. peasants and herdsmen who are the majority of the population in the country) are recognized, clarified and secured in law.

1.1.2 Enactment of two principal legislation in order to operationalise the policy. The Government has enacted two legislation, namely the Land Act No.4 of 1999 and the Village Land Act No.5 of 1999, with modalities for land acquisition and ownership specifically for urban and rural residents respectively. The most important decision made in these acts is to validate much of the land obtained outside the official system and also regularise rather than demolish existing settlements in unplanned urban areas.

1.1.3 The endorsement and adoption of human settlements development policy which recognises housing development in unplanned and unserved settlements and commits to facilitate their upgrading by involving their inhabitants through participatory and partnership approaches with the government and the private sector.

1.1.4 Campaigns for reform to give women security of tenure are also ongoing and welcome. Women Advancement Trust is one of the organisations which is active.

1.1.5 A programme for implementing the Land Acts has been prepared and the government is seeking resources for its implementation.

### 1.2 Promote the Right to Adequate Housing

The provision of adequate housing for everyone, requires action of the Governments, the private sector, non Governmental organizations, communities, local authorities, partner organizations and co-operation of the international community.

1.2.1 To facilitate the production of housing, the National Land Policy aims at promoting an equitable distribution of and access to land by all citizens as well as modifying and streamlining the existing land management system and making the land delivery system more efficient.

1.2.2 On its part, the National Human Settlements Development Policy outlines and specifies measures to be taken on all possible areas of the human settlements sector that will make the country achieve its goal of having adequate shelter for all people, which include availability and access to land, planning and building regulations and standards, infrastructure and social services development, settlements in unplanned and unserved areas, gender equality and vulnerable groups, housing finance, building materials and building materials industry, rural housing, housing

co-operatives and capacity building. A prime objective underlying these requirements is the need to encourage and promote co-operation and co-ordination among various actors in the public private and popular sectors

1.2.3 There have been initiatives by the private and public sector in the provision of housing. HABITAT for Humanity which is an NGO has constructed about 1100 houses in various parts of the country since 1986. Women Advancement Trust which is another NGO has done some good work on the formation of housing co-operatives. The National Housing Co-operation has been constructing houses for sale and currently they are constructing about 100 houses for sale in Dar es Salaam.

1.2.4 Initiatives by organisation in the public, private and popular sectors have resulted in substantial increases in housing stock constructed at low cost because of greater involvement of the beneficiaries in the construction process.

### **1.3 Provide Equal Access to Land**

1.3.1 The Land Policy recognized the need of making land accessible to all people. As embodied in its main objective of promoting an equitable distribution of and access to land by all citizens. There is specific emphasis regarding women access to land, whereby the policy stipulates that in order to enhance and guarantee women's access to land and security of tenure, women will be entitled to acquire land on their own right not only through purchase but also through allocation. Inheritance of clan land or family land will continue to be governed by custom and tradition, provided these are not contrary to the constitution and principles of natural justice.

1.3.2 Likewise, the Human Settlements Development Policy stresses measures that need to be taken in order to increase the supply of building land through increasing budgets allocated by both the Central and Local Government to land and housing development; facilitating surveying; the provision of infrastructure services and involving the private and popular sectors in all these functions in order to tap private resources needed to supplement dwindling public resource available.

### **1.4 Promote Equal Access to Credit**

In para (48e) of the Habitat Agenda the world community committed itself to promoting equal access to credit. Housing development is normally facilitated by the availability of both primary and secondary housing mortgage facilities.

1.4.1 The government in its human settlements development policy is committed to:

- Assist in the formation of secondary mortgage facilities for housing.
- Encourage and support the establishment and funding of specialized housing finance institutions (building societies).
- Promote the establishment of savings co-operatives through household groups to create loan funds for home ownership

1.4.2 The Government of Tanzania with assistance from Shelter Afrique carried out a feasibility study for establishing a housing mortgage facility in the country. Modalities for starting such a facility are being worked out, including the soliciting of collaborative investors from the private sector. The Parastatal Pension Fund and the National Social Security Fund which are government public financial institutions have been spearheading this process.

## **1.5 Promote Access to Basic Services**

1.5.1 The issue of the provision of essential services in human settlements is well addressed in the National Human Settlements Development Policy. The Government is committed to undertaking the following measures among others:

- Facilitate the provision of social services and infrastructure in human settlements by promoting partnership action between the government, the private sector and the communities.
- Initiate settlements upgrading by inhabitants through CBOs and NGOs with the Government playing a facilitating role.
- Develop strategies for providing enough funds for planning and surveying of urban plots and ensure provision of infrastructure and social services before plots are allocated to developers.
- Timely planning, surveying and servicing of land ripe for urban development in peripheries of all towns shall be undertaken so as to prevent haphazard/unplanned development.
- Designate special areas for low income groups to be provided with minimum levels of services affordable by the residents or beneficiaries.
- Ensure that human settlements related legislation, programmes and projects incorporate gender perspective and vulnerable groups.

1.5.2 The Government has been implementing a Sustainable Cities Programme (SCP) which was introduced in Tanzania in 1992. Sustainable Cities Programme in Tanzania is a government executed programme funded by UNDP and other bilateral agencies and technically supported by UNCHS (Habitat), UNEP and ILO. The SCP programme has registered significant strides in the area of human settlements development through the development of strategies for improved performance in solid waste management, upgrading unplanned and unserviced settlements, urban transportation, liquid waste management, managing open spaces, recreational areas and hazard lands, managing coastal resources and integrating petty trading in the urban economy. A number of demonstrational projects have been and subsequently replicated on a city wide scale.

## **1.6 Lessons Learned and Areas of Action**

1.6.1 The exercise of providing security of tenure for all inhabitants will take a long time to implement because it requires a lot of resources which will not be easily available.

1.6.2 Shelter provision in the country is still greatly hampered by the lack of primary and secondary mortgage facilities for housing. Most housing construction is done on incremental basis from individual savings, thus making housing production rather inefficient.

1.6.3 Though efforts are being made to bridge the gap in housing production, the Tanzania private sector does not seem ripe to invest in housing which has long term returns and as such resource mobilization for starting credit facility institutions has been hampered.

1.6.4 Provision of housing to some extent is a social responsibility of the government and therefore it should not basically just be left to the operation of the market forces.

1.6.5 The Land Policy and Legislation, and the Human Settlements Development Policy have very good intentions. Efforts should be made to speed up the implementation.

## **2.0 SOCIAL DEVELOPMENT AND ERADICATION OF POVERTY**

### **2.1 Provide Equal Opportunities for a Safe and Healthy Life**

In Tanzania about 70% of all urban housing is constructed in unplanned and unserviced settlements accommodating about 60% of all urban residents

A significant proportion of the Tanzanian population still not accessible to enough and safe water sources. Only 50% of the water supply is piped system, while the rest comes from other sources i.e. deep and shallow wells, publicly and privately owned.

Regarding health facilities, this is further frustrated by the ratio of one hospital bed per 1000 people, one physician per 23,000 people, child mortality rate of 96 deaths in every 1000 live births, and maternal mortality of 200-400 deaths for every 100 000 live births. However a number of initiatives have taken place in the sector which could lead to the improvement of the situation which include:

2.1.1 Introduction of cost sharing in health services, which has been going on since 1990, considered the vulnerable groups e.g. children under 5 years and elderly people to get services free of charge.

2.1.2 The introduction of a special fund in the health sector in 1996, which is a voluntary contribution by individuals in selected districts and the results are encouraging. There have been about 25,000 members who contributed about 255.7million and the Government contributed the same amount.

2.1.3 The Introduction of health insurance facility for civil servants in 1998

2.1.4 In 1996 there were 912 Rural Medical Assistants serving 927,606 out patients; and by 1999 the figures had increased to 1,360 Rural Medical Assistants serving 1,242,354 out patients.

2.1.5 The Government is working out on privatisation of Urban Water Authorities in order to increase efficiency.

2.1.6 Education facilities have increased (especially the private owned) although the primary school enrolment has slightly dropped from 77.8% in 1996 to 77.1% in 1999. Secondary schools and universities have increased in number since then.

2.1.7 The Human Settlements Development policy which was approved in January 2000 addresses the question of formal and informal settlements. Strategies to curb the growth of unplanned development and improvement of the existing settlements for sustainable development have been stipulated. The policy states the roles of the different stakeholders including the government itself, Non Governmental Organisations, Community Based Organisations and local authorities towards improvement of the unplanned settlements.

2.1.8 At the same time, the National Poverty Eradication Strategy (1998) calls for a multi-sectoral approach in the improvement of social services to eradicate poverty.

2.1.9 The Community Development Policy that was approved in 1996 emphasises on the need to involve different stakeholders in community development and utilisation of the resources from the community. It further states the need for communities to identify their problems, and formulating plans according available resources.



2.1.10 A Community Infrastructure Programme (CIP) is currently being implemented in Tabata through Tabata Development Fund and Kijitonyama through Kijitonyama Community Development Association. Initial infrastructure programmes being implemented include community water supply, road, drainage and sewerage improvements. This programme has yielded the following successes;

- Establishment of good CBO structure which allows effective flow of information and resources from the people to the management of CBO/CIP and vice versa;
- Community participation and contribution to community development activities including self-help. It has been realised that CBOs are effective vehicle for community participation in development activities;
- Provision of community owned water system with community-based operation and maintenance programme;
- Increased gender awareness and women participation in community activities
- Facilitated partnership between CBOs, donors, government and utility agencies for joint decisions.

## **2.2 Promote Social Integration and Support Disadvantaged Groups**

In order to build a society living in harmony for sustainable development soon after independence in 1961 Tanzania declared war against three enemies hindering its development, namely, ignorance, diseases and poverty. To address this issue a number of initiatives have been taken in the country which include:

2.2.1 Poverty eradication is a cross-sectoral and multi-institutional issue. The Vice Presidents office, launched the National Poverty Eradicating Strategy in 1998 which provides an overall guidance to all stakeholders and a framework for co-ordinating and supervising implementation of policies and strategies for poverty eradication. It defines the support role of the government actors. In collaboration with other stakeholders, the office has further identified key areas, which form the basis of selective indicators that will provide reliable and relevant information on the levels of poverty and human welfare.

2.2.2 The government has established a committee bringing together key central government ministries under the co-ordinating arrangements of the City Commission to providing incentives for boosting the sector. It is also extending support to the private sector to establish a training programme and a youth development revolving loan fund for youths involved in self employment activities. From 1996-1999 a total amount of Tshs. 450.0m was allocated for the activity. About 28,113 youths benefited from the fund and about 3,322 youth economic groups were formed.

2.2.3 Policy and Legislation changes that have been pursued since 1996, regarding poverty eradication, include:

- Setting aside 10% of local revenue collections to assist women and youth.
- Launching of the National Poverty Eradication Strategy which declare to eradicate object poverty by 50% percent by the year 2010 and by 100% percent by the year 2025.
- Facilitating the creation of employment opportunities and income generation ventures in urban areas.

- Recognition of the existence of the informal sector, which constitute more than 55% of the economic activities in urban areas.
- Establishment of the Community Development Policy.
- Establishment of the National Youth Development Policy in 1996.

### **2.3 Promote Gender Equality in Human Settlements Development.**

The government has made some efforts in promoting gender equality in human settlements development ; and progress made in this aspect since 1996 is revealed by the following achievements:

2.3.1 The constitution of Tanzania provides for equality among all persons.

2.3.2. Approving gender sensitive Land Policy and the enactment of the Land Law Act and Village Land Act of 1999.

2.3.3 Formulating and approving of a gender sensitive National Human Settlements Development Policy

2.3.4 Introducing the poverty and welfare monitoring indicators which are gender sensitive.

2.3.5 Organising workshops, seminars conducted by Non Governmental Organisations which are involved in human settlements development in sensitising and educating women on their rights.

2.3.6 Increasing mass education campaigns by the governments to advocate equal rights for men and women in owning land against the discriminatory traditions.

2.3.7 Encouraging the improvement of living environment by the government through providing services together with introduction of simple and affordable technology in which both men and women can participate.

### **2.4 Lessons Learnt and Areas of Action**

2.4.1 Institutional weakness and obstacles encountered in achieving the objectives include; limited resource capacity to provide basic needs, and weak institutional arrangements in the fight to eradicate poverty.

2.4.2 Intervention by different authorities and stakeholders towards eradication of poverty is centred on capacity building partnerships, participatory arrangements and good governance to ensure sustainable development

2.4.3 Quite a number of policies related to this sector have been formulated and are still at their early stages of implementation. The process will continue putting into considerations lessons that will be learnt in the different stages.

## **3.0 ENVIRONMENTAL MANAGEMENT**

### **3.1 Promote Geographically Balanced Settlement Structure**

3.1.1 The government has been taking concerted efforts to promote geographically balanced settlement structures since 1996. It wants to ensure that the settlements are "self contained" in

terms of facilities and services in their geographical locations. Also that there are deliberate efforts to ensure balanced geographical (spatial) distribution of the settlements so as to reduce the great development disparities between the regions. According to the National Human Settlements Policy of 1999, all settlements in the country have been classified in the following categories: villages, minor towns, towns, municipalities, cities and megacities. Many of the urban settlements have been growing in terms of their spatial coverage and population sizes, the major reason being the rural to urban migration. This had led to the elevation of Mwanza municipality to the city level, and Shinyanga township to a municipality level.

3.1.2 Since 1996, the Government has taken the following measures so as to encourage and ensure geographically balanced settlements in the country.

- Established a full fledged Ministry of Regional Administration and Local Government which oversees systematic and coordinated growth of the local authorities.
- Revised several Acts relevant to human settlements development to make the settlements autonomous in managing their growth and development.
- Sensitized its citizens (through their representatives) on sustainable development issues and approaches to be applied to achieve the broad-based, bottom-up, multi-sectoral participatory planning approach.
- Concerned with rural areas having integrated land use management plans, hence issued the "Guidelines for Participatory Village Land Use Management in Tanzania" of 1998.
- Approved the New National Land Policy ( Land Act No. 4 of 1999 and Village Land Act No. 5 of 1999) which gives equal opportunities to access to land which is necessary for development.
- Prepared the National Human Settlements Policy that addresses most of the pertinent issues pertaining to human settlements development in the country.
- Initiated the Local Government Reform geared towards decentralization of decision making in the local authorities.
- Prepared National Strategies on Poverty Alleviation of 1998, with the main goal of reducing poverty among the citizens hence enabling them improve their living conditions including improving their settlements.
- Considered disadvantaged areas by introducing "development corridors" like the Mtwara Corridor with the objective of opening up for development and reduce the present high rural-urban migration.
- Rehabilitation of facilities and services in the 9 municipalities through the Urban Sector Rehabilitation Project (USRP) which will attract investments and hence distribute job opportunities and encourage economic growth.
- Initiated "Loans Fund" from compulsory contribution by the local authorities (10% of total revenues) for women and youths in order to enhance their ability to improve their living conditions.
- Establishment of the "Retention Scheme" in the Ministry of Lands and Human Settlements, whereby part of the realized revenue is used for providing surveyed plots in the urban areas.

### 3.2 Manage, Supply and Demand for Water in an Effective Manner

3.2.1 Considerable progress has been made on this issue as indicated hereunder:

- In 1997, 67% of urban population had access to clean and safe water while the figure for rural population was 48%.

- More sources of water have been developed following establishment of River Water Bodies (eg. Pangani and Rufiji ) in 1999; and Lake Basin Authorities in 1997, to conserve water sources.
- Establishment of Urban Water and Sewerage Authorities in 18 regional centres and the Dar es Salaam Water and Sewerage Authority (DAWASA), Kibaha and Bagamoyo centres (in 1999), and establishment of Water User Association/Companies responsible for water supply and sanitation in rural areas (in 1999).
- Rehabilitation of water supplies and sewerage systems in 8 municipalities under the Urban Sector Rehabilitation Programme (USRP).
- Undertaking technological researches in water supply especially rain water harvesting in 1998.
- Establishment of Inter-ministerial Coordinating Committee of Directors in 1997 for water resources management.
- Carried out amendments in various water laws in 1997
- Decentralization in the Ministry to form departments and autonomous Agencies
- The National Water Policy is being reviewed to form the "Revised National Water Policy" which will lay great emphasis on the following key features:
  - Participation of beneficiaries
  - Sustainability and rehabilitation
  - Community based management
  - Integration of water supply and sanitation
  - Water resources and the wider environment
  - Support from External Agencies to the water sector.

### 3.3 Reduce Urban Pollution

Urban pollution includes the pollution of the air, ground, sea or lake and both surface and ground water sources. Major sources of pollution in urban areas include unsatisfactory management of liquid and solid wastes, industrial and agricultural activities, thermal power generation, vehicular exhaust emissions and domestic consumption of wood based energy sources such as firewood and charcoal.

3.3.1 The Government has tried to take various measures to deal with urban pollution, which include:

- Sensitizing industry operators to adapt "Cleaner Production" methods
- Privatization of the solid and liquid management activities
- Instituting the application of Environmental Impact Assessment by preparation of draft standards for air and water pollution control
- Ratification of the Basel Convention on Hazardous wastes
- Establishing a project on Persistent substances and adoption of the National Environmental Policy of 1997
- Developing initial stages of the Environmental legislation
- Introduction of traffic management measures for reducing air pollution from vehicular emissions.
- Construction of sanitary land fill dumps in some of the municipalities
- Procurement of cess pit emptying trucks in the municipalities and procurement of solid waste collection trucks and skip containers in the municipalities
- Rehabilitation of sewerage systems in municipalities and encouraging recycling of recyclable solid wastes

- Initiation of the preparation of the Environmental Legislation for urban areas. It is also keen to adopt the waste minimization approach in tackling the urban pollution problem.

### **3.4 Prevent Disasters and Rebuild Settlements**

Tanzania has made some concerted efforts towards preventing both natural and man-made disasters and has also attempted to resettle affected citizens in safe settlements. Moreover, the country has shifted its emphasis from the previous responsive/relief approach to that of disaster management, and progress made since 1996 include the following:

3.4.1 Implementing a two year (1998-2000) capacity building programme in disaster management supported by UNDP

3.4.2 Strengthening the Disaster Co-ordination Department which deals with; Information Management, Vulnerability/Risk Assessment, Public Awareness, Civil Protection, Resource Mobilization, Monitoring and Evaluation, Disaster Management Policy and Plans and Training

3.4.3 The preparation of the new disaster management policy has been initiated and the "Disaster and Relief Co-ordination Act" of 1990 has been reviewed and changed to "Disaster Management Act".

### **3.5 Promote Effective and Environmentally Sound Transportation Systems**

3.5.1 Not much has been done since 1996. The country still depends on the three modes of transport, namely road and rail (land), water and air. The road transport, walking and cycling are the major transport modes in the human settlements both in urban and rural areas.

3.5.2 Studies in urban areas indicate that the greater majority make their trips on foot and by bus (where there is public transport service). In rural areas walking and cycling are the dominant modes of transport.

3.5.3 The physical expansion of urban centres is making it difficult for the urban authorities to provide adequate transportation networks to cover all the areas, and some segments of the urban population are being denied access to work, provision of goods, services and amenities as road networks are in very poor conditions, and inaccessible in parts of the year,

3.5.4 The Non Motorised Transport (NMT) has not been promoted as road designs do not take it into account. In recognition of the potential of the NMT, pilot projects, were started in Dar es Salaam city and Morogoro municipality; and are now being replicated to other urban areas where as the rural Village Travel and Transport Programme is now being implemented. Moreover, traffic and road safety has been included in the schools curriculum for primary schools.

3.5.5 On the whole the Government is committed to;

- The use of the NMT as a priority mode in the transportation planning process.
- Improve public transport improvement in terms of proper vehicles, safety, comfortability and scientific routing.
- Ensure that authorities dealing with abatement of pollution develop emission standards

### **3.6 Support Mechanisms to Prepare and Implement Local Environmental Plans and Local Agenda 21 Initiatives**

3.6.1 The Government and the general public have recognized the need for and benefits of having plans which take into consideration the environment. The success of preparing the strategic urban development plan for the city of Dar es Salaam by applying the broad-based bottom-up

multi-sectoral participatory approach using the Environmental Planning and Management (EPM) process had, by 1997, promoted the interest of 9 other municipalities in the country. As a result, the Government established the Urban Authorities Support Unit (UASU) to oversee and ensure the success of the replication programme. Today, 12 municipalities and Mwanza City are using this approach in preparing and implementing truly consensus plans that take environment in account using participatory mechanism. Stakeholders prioritize issues, prepare strategies and action plans and agree on their implementation. Other smaller urban centres want to prepare their urban development plans using the EPM process also.

3.6.2 The government aspires to have rural village plans prepared in a participatory manner, in accordance with the manual "Guidelines for Participatory Village Land Use Management in Tanzania".

3.6.3 In 1998, the government decided that all urban development plans should be prepared using the EPM process; and the Town and Country Planning Act (Cap 378) is being reviewed.

3.6.4 The government has prepared national and sectoral policies and agendas geared, towards sustainable human settlements development. These include the:

- National Human Settlements Development Policy (1999)
- National Land Policy (1999)
- Tanzania Forestry Policy (1998)
- Wildlife Policy of Tanzania (1998)
- National Environmental Policy (1997)
- National Policy on NGOs in Tanzania (1998)
- Mining Policy (1998 ?)
- Local Government Reform Agenda (1996 – 2000)
- Development Vision 2025 for Tanzania

### 3.7 Lessons Learnt, Future Action and Initiatives

3.7.1 In the course of applying the EPM approach in the preparation of the urban development plans, the following lessons have been learnt.

- The society should be at the centre of the development process to make it more responsive, committed and responsible as this gives them the sense of belonging and enhances team work
- Participation and involvement of different key actors in the planning process empowers them and hence increases capabilities that enable them choose and sanction decisions which affect their lives
- When properly sensitized, participating stakeholders are willing to contribute resources towards implementing prioritized interventions.
- Local councils should be committed to this new approach and be willing to give up some of its powers to enable some decisions be made by other participating partners.

3.7.2 In order to ensure that the process forges ahead smoothly, the government is striving to do the following.

- Both extensive and intensive training of "Trainers" on the process be carried out soon.
- The responsible authorities should strive to build capacities
- Planning of small towns be given preference
- To set aside considerable budgets for planning urban settlements

- The EPM process should also be applied in the rural areas

3.7.3 On the question of institutionalization, the following weakness and constraints can be observed:

- Inadequate capacity (especially at local levels) to translate policies into programmes of action.
- Local Authorities, still face a number of problems namely:
  - weak economic and financial bases
  - inadequate number of trained personnel with practical experience in the new concept of sustainable development
  - low capacity to adapt to new technological changes
- Fragmented activities due to lack of coordination
- Difficulties in data collection, storage, retrieval and dissemination
- Parallel and uncoordinated funding of human development activities

3.7.4 Lessons learnt from the human settlements development activities include:

- Participatory approach being necessary for successful implementation and in achieving human settlements development.
- Good governance has assisted in mobilizing resources and has boosted the credibility of the government

3.7.5 For continued success in human settlements development the government emphasizes increased efforts to build capacity for Environmental Planning and Management; i.e

- Development of efficient environmental management information systems (EMIS)
- Establishment of clear strategies for co-ordination of development efforts at all levels.

3.7.6 There are few lessons learnt so far from implementing the new water supply arrangements.

- Many water schemes have been rehabilitated through community participation
- The Urban Water Authorities have been able to collect more revenues
- Water associations in the rural areas have been more successful than in urban areas as they pay cost recovery charges

3.7.7 To further improve the water supply sector, the government is working out mechanisms for cost recovery review to enable more people pay.

3.7.8 Institutional weaknesses include the facts that:

- Roles of actors in pollution management are not clearly defined
- Sector institutions don't have close collaboration and coordination among themselves
- Policies do not spell out in details on specific environmental issues
- Different projects are being started in a fragmented manner in different institutions.

3.7.9 One major lesson learnt on disasters is that without adequate and relevant equipment, skilled personnel and financial resources, it is very difficult to fight disasters.

## 4.0 ECONOMIC DEVELOPMENT

### 4.1 Strengthening Small and Micro-Enterprises (SME)

4.1.1 One of the most pronounced immediate effects of the Structural Adjustment Programme embarked on by Tanzania since 1994 has been compulsory retirement of large number of people in the public sector for whom no immediate alternative employment opportunities have been created.

During this period of 7 years (from 1994 to date), 25,953 employees in the public sector were retrenched out of whom 34.5% were women and 65.5% were men.

4.1.2 Parallel to the above process, the labour force in Tanzania has been constantly growing since 1996 by 2.7 to 3.3% annually. Thus, while the public sector has been contracting under the impact of the Structural Adjustment Programme, the labour force on the other hand has been increasing at a fast rate and some of these have been absorbed by small and micro-enterprises. Indeed the sector has, of late, become the major employment area for many Tanzanians as the retrenchment exercise continues.

4.1.3 The SME sector in Tanzania has been expanding for two main reasons, firstly, the lack of alternative employment opportunities, and secondly, the declining of real incomes for those still employed in the formal sector. The SMEs also provide "safety nets" for the unprivileged social classes, such as the illiterate, unskilled and poor people. It has been estimated that about 57% of Tanzanians in the working age operate SMEs either as part-times or on full time basis.

4.1.4 The Government established the Small Scale Industries Development Organization (SIDO) and the microfinance bank to support and spearhead the development of SMEs; and has been offering loans, training opportunities and technical support to SMEs.

4.1.5 Financial support to SMEs has largely been monopolized by three sectors, namely trade, manufacturing and animal husbandry. For the period 1994-99, about 59% of loan approval benefited projects in trades. SIDO loan approval has conditions of economic and financial viability of the project, social acceptability of the project, and applicant's reputation.

## **4.2 SME Developed by Women**

4.2.1 Loan approval for women slightly exceeded that of men. This is probably because women have been accorded priority consideration in loan assistance than men, in a deliberate move to promote their economic strength. Women have also proved, that they are reliable borrowers than men. Women repayment record for SIDO loans stands at 75% for individual loans and is as high as 95% for group loans. On the contrary the loan repayment record for men is only 40%.

4.2.2 There are more loan applications from urban residents than from rural applicants. The ratio is roughly 5:1. Two reasons explain this situation: the first one, is that the urban population is better informed of the availability of credit opportunities than the rural population; and the second reason is that the short loan repayment period for SIDO loans is counterproductive for rural SMEs whose business turnover is much slower.

4.2.3 The role of women in productive activities has been universally acknowledged, however, their substantial contribution has not had a corresponding improvement in their welfare. Paid jobs are mainly occupied by men. Traditionally family wealth has been monopolised by men. This situation, which is very typical in all African societies, has of recent prompted many women to fight for their economic position by opening up and operating their own SMEs through enhanced government support.

4.2.4 In order to improve the economic strength of women, SIDO established an exclusive desk to assist projects started and operated by women. Also, various funding organizations were conceived to assist SMEs owned by women by providing loanable funds to SMEs through SIDO. Some of these funding agencies include:

- The National Entrepreneurship Development Fund (NEDF); By Act of Parliament



- Food Processing Project, supported by UNIDO
- Training Fund for Tanzanian Women (TFTW) through support of the Canadian government
- Credit Revolving Fund for Women (CRFW) sponsored by UNICEF
- Equal Opportunity Trust Fund (EOTF)
- Women Development Fund (WDF)

#### **4.3 Public-Private Partnership and Employment Generation**

By the Arusha Declaration of 1967 all the major means of production were placed under state control. The economy was centrally controlled with all major interventions undertaken by the Government at all levels of economic interaction. This enabled the Government to establish substantial investments in all the productive sections of the economy especially in agriculture, manufacturing, mining and tourism. At the same time the private sector was marginalised in all dimensions.

4.3.1 Following the new perceptions in economic development Tanzania has embarked on economic restructuring which involves, among other things, transformation of the state-dominated industrial sector into private – sector dominated. It is now implementing economic reforms and liberalization, in which private sector has been given priority.

4.3.2 In order to accomplish this reforming process systematically, the Government established:

- The Investment Promotion Centre (IPC) to coordinate the activities of the private sector investments and promote their efficiency as well as attract new investors.
- The Capital Market Authority aimed at improving the capital market in the country as well as promoting its growth. For instance the Dar es Salaam Stock Exchange (DSE) is now operating with the Tanzania Oxygen Ltd., Tanzania Breweries Ltd., Tanzania Tea Packing Authority, East African Development Bank and Tanzania Cigarette Company.

4.3.3 Until the year 2000, the government privatized 319 parastatal companies out of 395 companies which were earmarked for divestiture. This includes 34 parastatals which were liquidated due to their poor performance. This exercise is performed under the Parastatal Sector Reform Commission.

4.3.4 By March, 2000 a total of 1496 projects worth T.Shs.4,745,903/= million were approved. out of which 702 projects were owned by local investors, 307 projects by foreign investors and a total of 487 projects were joint ventures. These projects created 225 793 new employment opportunities. The manufacturing sector dominated in all aspects, while the computer is the least employment generator.

#### **4.4 Lessons Learnt and Recommended Priority Actions**

4.4.1 In order to finance new demands of modern life there arises a need to look for secondary sources of income by operating small businesses.

4.4.2 The solution to the growing problem of unemployment in Tanzania lies partly, in the prosperity and support of SMEs

4.4.3 The private sector in Tanzania is still very small and nascent. Entrepreneurial skills in conceptualizing and designing economically viable projects is extremely limited. Resource

accumulation in the form of savings, deposits and share holding are also severely limited in the private sector.

4.4.4 The private sector has had little access to the publicly owned financial institutions for lack of collateral and bankable projects in the strict bank criteria.

4.4.5 Public owned financial intermediaries were heavily burdened with forced financing of unlivable public sector parastatals and cooperatives, thus leaving very little funds to serve the private sector.

4.4.6 The private sector has not yet won the confidence of foreign potential partners.

4.4.7 Private sector knowledge on the international financial portfolio has been very limited due to lack of exposure, relevant experience and connections.

## 5.0 GOVERNANCE

The need to ensure good governance is at the core of national political and local government reforms in Tanzania. Governance is seen as a relationship among central government (including national institutions), Local Government, the private sector and the civil society. As envisaged at the Habitat II Agenda, good governance revolves around decentralisation of powers and the strengthening of Local Governments, ensuring transparent, accountable and efficient management of urban areas; and community participation and civil engagement.

### 5.1 Promoting Decentralisation and Strengthening Local Authorities

5.1.1 Decentralisation and strengthening of Local Authorities (including ensuring transparency, accountability and efficiency) has been a major drive of the government in Tanzania especially after the reintroduction of Local Authorities in the early 1980s following a period of some 10 years from the early 1970s when Local Authorities were abolished. The tempo for this decentralisation and strengthening gathered momentum after the Habitat II Conference. A general feature of Local Governments in Tanzania is that they are controlled by the Central Government in key areas such as finance, appointing, disciplining and firing staff, making by laws, and in making land management decisions. However, there have been some changes since 1996 as exemplified hereunder:

- **Local Government Reform Agenda:**

In 1996, Tanzania embarked on a Local Government Reform Agenda whose vision was that local government authorities should be largely autonomous in managing their own affairs; operate in a transparent and accountable manner; have democratically elected political leaders; be strong and effective institutions; derive legitimacy from the services they give to the people. Moreover they should facilitate the participation of the people in planning and executing development programmes and foster partnerships with civic groups; as well as respond to local demands and conditions

The objectives of the Reform Agenda include to promote good governance, determine appropriate and cost-effective organisational structures for Local Government Authorities and improve the management of finances within the Local Government Authorities. Others include improving the accountability and efficiency of the use of human resources, putting in place the appropriate legal framework for the implementation of the reforms, and

building the capacity of the Government to spearhead the implementation of the reforms at local level.

The main principles of the Reform were pointed out in the Government's policy paper on Local Government Reform published in October 1998 as: letting people participate in Government at the local level and elect their councils, bringing public services under the control of the people through their Local Councils, giving Local Councils powers (political devolution) over all local affairs, improving financial and political accountability, securing finances for better public services, creating a new Local Government administration answerable to the Local Councils, de-link local administrative leaders from their former ministries and create a new central-local relations based not on orders but on legislation and negotiations.

- Policy and legislative changes;
  - Action taken in line with the aim to strengthen Local Authorities include legislative changes, the restructuring of the City of Dar es Salaam, and the enactment of the Land Act 1999.
  - The most significant step taken so far to strengthen governance in Local Government has been the reform of various laws. In February 1999 Parliament passed Act No 6 of 1999 (Sheria ya Marekebisho ya Sheria za Serikali za Mitaa Tanzania). The reform is meant to transfer more political, legal administrative, financial and service delivery powers to local Governments, and also to make them accountable to the people. The amendments seek to set out the relationship between the Central and Local Government including doing away with the concept of "proper officer" and assistant proper officers with relation to Local Government authorities. They also aim at giving Local Government Authorities powers to employ and manage staff in terms of promotion, professional development and discipline, to approve their plans and budgets, to enable Central Government to provide block grants to Local Government authorities and strengthen democracy, accountability and transparency in the conduct of Local Government Authorities.

The laws that have been amended in order to promote effective decentralisation through democratic Local Authorities with a view to strengthening their financial and institutional capacities, are the:

Local Government (District Authorities) Act (No. 7) of 1982)  
Local Government (Urban Authorities) Act (No. 8) of 1982  
Local Government Finance Act (No. 9) of 1982  
Local Government Service Act (No. 10) of 1982  
Local Government Negotiations Act (No. 11) of 1982  
Regional Administration Act (No. 19) of 1997  
District Development Corporations Act (No. 16) of 1973  
Urban Authorities (Rating) Act of 1983

Decentralisation and strengthening of local authorities in terms of the devolution of powers from the Central Government is going on well. Many key personnel have been transferred from Regional authorities to Local Governments. Some 35 local government authorities have since January 2000 been included in Phase I of the Reform programme. Lessons from the experience gained will be used to improve matters in Phase II.

- **Restructuring of the City of Dar es Salaam:**  
What happens in the city of Dar es Salaam has impact on the whole direction of governance in the country. For many years, it was felt that the Dar es Salaam City Council (DCC) was too far from the people and was not delivering. Ideas to restructure the DCC into three municipalities were mooted in the late 1980s but progress could not be achieved due to political opposition to restructuring emanating largely from the Council itself. However, the DCC was abolished in 1996 and replaced with a Commission which was charged with the responsibility of restructuring the City into three municipalities of Ilala, Kinondoni and Temeke.

The Dar es Salaam City Commission ceased to operate in early 2000. The three Municipalities are now in place and the Dar es Salaam City Council and the three Municipal Councils are expected to start operating in November after the general elections at the end of October 2000. It is hoped that the Municipalities will be much more closer to the people compared to the former City Council, and that this will improve governance as well as have a major impact on human settlement development in the city of Dar es Salaam.

- **The Land Act 1999:**  
The question of land is at the core of ensuring decentralisation and strengthening Local Authorities. After nearly 10 years of open debate on a new national land policy a new Land Act was passed in 1999. It aimed at addressing the problems of land in urban areas.

By far, the majority of urban land developers get land from the informal sector and develop it with little reference to public authorities. The result has been the growth of unplanned areas which now house most urban residents and a big proportion of urban economic activities. Public authorities have been getting weaker as they have lost control of the land development and management system. In recognition of this fact the Land Act aims at enhancing security of tenure and access to land by all people.

5.1.2 Currently, there has been institutional weaknesses which include;

- The relationship between Central Government and Local Authorities is still hazy in some aspects. Some conflict of powers is being experienced between urban authorities and Regional or District authorities with the latter wanting to exercise hegemony.
- Besides, land management powers are yet to be decentralised sufficiently to local authorities in the spirit of Local Government reform agenda.

## 5.2 Encouraging and Supporting Participation and Civic Engagement:

Even before 1996, Tanzania had already realised the importance of public participation and civic engagement in the governance of human settlements. A major thrust has been to encourage the adoption of Environmental Planning and Management process as advocated under the Sustainable Cities Programme. In 1992 a demonstration project was initiated in Dar es Salaam in the form of the Sustainable Dar es Salaam Project. From the city consultation that took place in 1993, 27 working groups were formed to address issues that were prioritised as needing immediate action.

#### 5.2.1 Progress made since Habitat II 1996:

- Basing on the Istanbul Agenda and the experience of Dar es Salaam, ten municipalities in the country met in Dar es Salaam in February 1997 and decided to replicate the sustainable cities programme in their own municipalities. These municipalities are: Mwanza, Dodoma, Tabora, Moshi, Arusha, Tanga, Morogoro, Mbeya, Iringa and Zanzibar.
- All these municipalities have prepared environmental profiles, city consultations, have prioritised areas of concern, have formed working organised groups which have subsequently formulated action plans; some of which are being considered for implementation. The adoption of the EPM process in these municipalities means that the private and community sectors are brought in the decision-making process to identify their problems and agree on how to address them. Many of these municipalities have been able to mobilise local and external resources to deal with environmental problems in their areas.
- As a result of SCP and the EPM process, Community Based and Non-Governmental Organisations have been formed in many urban areas and neighbourhoods and many of these are working towards the amelioration of the conditions in human settlements. The resources used are both local and external. Examples include:

- The Hanna Nassif neighbourhood in Dar es Salaam where the settlement's drainage and road infrastructures have been improved, as has been solid waste management. In most cases, the community has been contracted to carry out much of the work.

The community infrastructure project in Kijitonyama and Tabata in Dar es Salaam where roads, water supply and drainage have been improved through local CBOs.

The Ibungilo settlement in Mwanza where a mini-regularisation of this unplanned settlement is taking place with improvement of roads, drains and community water supply.

#### 5.2.2 Policy and legislative changes since Habitat II in 1996:

- Government policy is contained in the recently approved National Human Settlements Development policy. A policy statement under the Environmental Planning and Management section of this policy requires urban planning to, inter alia, aim at:
  - Identifying and mobilising local and external resources for implementing urban development programmes, and,
  - Promoting community participation in planning, integrating and co-ordinating the actions and resources of various sectoral implementing agencies including those in the popular sectors.

The whole aim is to see to it that communities have more say and have a wider role, including that of provision of infrastructure and essential services, in the development of human settlements

- The new Human Settlements Development policy necessitates a review of the Town and Country Planning legislation. A process of such review has started.

#### 5.2.3 Institutional weaknesses and obstacles encountered:

- The Government in general is yet to come up with a clear policy and institutional framework which incorporates CBOs and NGOs in matters of urban development. The fact that many planning and land development powers are still concentrated within the Ministry of Lands and Human Settlements Development means that much of the community action remains ad hoc and is not incorporated in the main stream of urban development processes.
- Many of the community initiatives suffer from meagre resources as well as poorly organised support from the public authorities.

### 5.3 Lessons Learnt and Recommended Priority Action

5.3.1 Most activities related to improving governance in human settlements are donor supported. This is the case with the Local Government Reform Agenda, the Sustainable Cities Programmes being adopted in many municipalities, many of the CBO and NGO activities, and much of the community infrastructure projects. This does not augur well for sustainability.

5.3.2 In fact in many cases communities have been slow in fulfilling their share of the contribution. This has been the case with the Hanna Nassif project as well as with the community infrastructure projects in Kijitonyama and Tabata. The poorer the community, the less there has been the willingness to contribute. Community contracts and the creation of local employment or local business opportunities have however, enhanced the acceptability of these projects.

5.3.3 Some positive lessons can be learnt from the Tabata community water supply project under the local CBO. The water supply is entirely managed by the local community and sustainability seems to be highly probable.

5.3.4 The central government should encourage good governance by concentrating on determining policy, issuing guidelines and imparting expertise.

5.3.5 There is need for a major drive in capacity building in terms of governance, among the officials of the central and local governments as well as among citizens. The latter must be prepared to accept and to fulfil their responsibilities.

5.3.6 Land management is a major aspect of good governance. Powers of land management must therefore be decentralised to local government authorities and to the communities. Recognition of the informal land market operators and working with them to improve the urban environment is essential. Besides, there is need to operationalise the positive aspects of the Land Act 1999 such as granting rights to informal land occupiers and developers, and regularising existing unplanned areas. In addressing the latter, steps should be taken to make sure that new neighbourhoods are managed by the communities in consultation with and under the guidance of public authorities, to ensure orderly urban development.

5.3.7 Urgent steps should be taken to implement the Human Settlements Development Policy, to enact a new Town and Country Planning legislation, in both cases ensuring that aspects of governance such as decentralisation of powers and community and civic participation are given prominence.

## 6.0 INTERNATIONAL COOPERATION

International assistance continues to play an important role and it contributes significantly to the development efforts of Tanzania. For example in 1998 external assistance constituted 11.8% of Gross Domestic Product (GDP) i.e. the total assistance flows amounted to US\$ 911.7 million.

The government recognizes that enhancing international co-operation is necessary to enable our country improve its living and working environs through international exchange of experiences, technology and information on human settlement development. In the past where problems emanating from rapid urbanisation emerged in Tanzania, support was solicited from the World Bank, UNDP and other donors. However, the government realizes that while international assistance was necessary, local identification of needs, citizen participation and capacity building are more important to ensure sustainability.

It is therefore stipulated in the National Human Settlements Development Policy that:

“ In order to have sustainable projects, the government shall guide donor assistance. Concerned communities or organizations shall have to understand fully and be well informed on the projects so that they can participate fully in their planning, implementation and management. It shall further encourage international co-operation in sharing of experiences, technology and information on human settlements development.”

In 1996 the Tanzania Country Report to Habitat II conference emphasized the significance of international co-operation assistance and capacity building for sustainable human settlements development. Four areas for programmes and activities were given highest priority, these are; servicing land for sustainable development, settlement upgrading, ensuring access to adequate and affordable shelter for all, poverty reduction and employment generation, disaster mitigation, relief and reconstruction.

### 6.1 Servicing Land for Sustainable Development

6.1.1 The National Human Settlements Development Policy stresses the way forward to shelter and infrastructure investment through partnership of various stakeholders in the urban centres.

6.1.2 In enhancing international co-operation in servicing land for sustainable development, the Sustainable Cities Programme (SCP) funded by UNCHS-Habitat, UNDP and DANIDA has proved to be a viable programme for enhancing the provision of infrastructural services in the country. The Sustainable Dar es Salaam Project (SDP) was presented at Habitat II as one of the best practices in the country. In 1990-1996 a total of \$2,660,000 was provided by UNDP. In the 1996-2000 period \$2,955,000 has been committed to city related activities by UNDP, UNCHS and DANIDA.

6.1.3 Encouraged by the achievements of the SDP in building capacity for environmental planning and management, other municipalities have expressed interest to adopt the EPM process, and hence the National Programme for Sustainable Cities Programme which was launched in July 1997. The overall goal is to promote Environmentally Sustainable Urban Development; this include:

- Replication of the EPM process in the municipalities which is funded by UNDP UNCHS-Habitat and DANIDA.
- Involvement of the Department of International Development of Great Britain (DFID) in funding Mbeya municipality, so that the process can be implemented.
- Involvement of the city in exchange of experiences through international associations. These are the International Federation of Local Authorities (IULA), World Alliance of

Cities Against Poverty (WACAP) the 9 other municipalities are also members of WACAP and the Alliance of Mayors and Municipal leaders on HIV-AIDS in Africa where all mayors are members.

6.1.4 The National Human Settlements Development policy states that unplanned and unserviced settlements will be upgraded by their inhabitants through NGO's and CBO's with the government playing a facilitating role. In this case;

- Several community initiatives geared towards settlement upgrading have emerged since 1996 apart from the Hanna Nassif community based upgrading project in Dar es Salaam which was funded by the Ford foundation ,
- The work with Hanna Nassif led to a much larger Community Infrastructure Improvement Programme (CIP) prepared by the SDP as an expanded approach to encompass other unplanned communities in the city. The CIP has attracted financial support from the World Bank and the Irish Government to the tune of \$6.2 million and expects to be replicated in other urban centres. At the moment they offer workshops and seminars to other urban centres on community infrastructure upgrading.

6.1.5 Formulation of the New National Land Policy through which research and consultations for the policy were funded by the World Bank was a step forward towards ensuring access to shelter. It was adopted in 1997. The overall aim of the policy among others is to improve access to land by all sections of the society.

6.1.6 In 1998/99 three international agencies; SNV – Netherlands, SIDA (ORGUT) – Sweden, and GTZ-Germany, provided assistance in Participatory Land Use Management in eleven rural districts. The SNV- Netherlands intends to provide this assistance to eleven more districts. In this project the government intends to provide financial support to thirteen districts.

6.1.7 Other international NGOs involved in rural human settlement development include Habitat for humanity (T) Ltd, JICA, OXFAM, Belgium Survival Fund, COOIBO, HESAWA, CARITAS, and World Vision. However, there are fifteen or more local institutions involved in rural human settlement development.

## **6.2 Poverty Reduction and Employment Generation**

While the international assistance towards the human settlement development helped to physically improve the settlements, the economic situation of the inhabitants remained the same. As stated in part 2.2.1 of this report, the poverty Eradication Programme under the Vice Presidents Office which started in 1998 has, with international assistance, facilitated the formulation of the National Poverty Eradication Strategy and in the establishment of poverty and welfare monitoring indicators. Some of the internationally supported programme can be described as follows:

6.2.1 The Hanna Nassif settlement upgrading project which was awarded one of the ten best practices Award by Habitat in 1998 has been using community labour based approach to improve infrastructure which in turn has created employment. An estimated 24,430 workdays were created, 35% for women by 1997.

6.2.2 Since the governments' strategy is to promote labour intensive projects and give priority to organised groups, community-based upgrading is to be replicated in six other settlements in Dar es Salaam city by the Dar es Salaam City Council with the Irish government and World Bank funding.

6.2.3 The National Income Generating Programme (NIGP) is a national initiative supported by the UNDP. Its aim is to encourage economic generating activities among existing CBO's thus



alleviating poverty in a sustainable way. For instance in 1999 alone 6,400 jobs have been created through various activities and 12,203 micro-enterprises in both Tanzania Mainland and Zanzibar have been provided with credit; and 55% of the beneficiaries reached are women.

### **6.3 Disaster Mitigation, Relief and Construction**

6.3.1 Since the Country Report of 1996 identified disaster mitigation, relief and reconstruction as a priority issue, Tanzania is now implementing a capacity building programme in disaster management that is supported by UNDP. The programme began in 1998 and will end in 2000.

6.3.2 Another major disaster that is continuing to hit the country is accelerated environmental degradation as a result of the influx of refugees from neighbouring countries. Dealing with the refugees especially in terms of environmental management, resettlement and poverty reduction calls for an enormous amount of resources that the government alone does not have. Cooperation from the international community has been received and the UNDP has initiated a special programme focussing on the development of refugee affected areas. In terms of water and sanitation, these have been provided with assistance from UNDP and Irish Aid. A joint UN system initiative (UNCHR, UNDP, FAO and WFP) has been established to promote income generating activities through small holder agriculture in Kigoma region.

### **6.4 Capacity Building in the Human Settlements Sector**

While several projects have been carried out or are ongoing during the past 4 years, building institutional capacity has emerged as an important element in assistance packages.

6.4.1 The Urban Authorities Support Unit (UASU), under the Ministry of Regional Administration and Local Government (MRALG) has made efforts to mobilize resources from the international community to assist in training of local authorities involved in implementing the urban environmental planning and management; since it is a new concept. With funding from UNCHS-Habitat and UDP, UASU has adopted training material produced by Habitat for training on the Environmental Planning and Management Process (EPM).

6.4.2 Through funding provided by UNDP, and the Ford Foundation, ILO cooperated with UNCHS (Habitat) to build the capacity of Hanna Nassif Community in community based upgrading using labour intensive technology.

6.4.3 Capacity building of communities to plan and support local initiatives has also been carried out in two other communities in Dar es Salaam under the Community Infrastructure Programme (CIP). This project is funded by World Bank and Irish Government.

6.4.4 Support through exchange of views to gain experience through workshops and international conferences has been extended by the Freidrich Ebert Stiftung (FES) a foundation in Germany; through its partners, the Association of Local Authorities in Tanzania (ALAT) in 1997-1999.

6.4.5 Rather than train people outside the country, the government fully supports training programmes related to human settlements development. The EISCAP project (Strengthening Training Capacity in Environmental Information Management for Sustainable Development in Eastern and Southern Africa) is one such programme that aims to build capacity in environmental information management. The Netherlands government funds the program.

6.4.6 The Urban Sector Rehabilitation Project (USRP) funded by the World bank has been implemented in nine municipalities. Under this project infrastructure such as roads, drainage, water

supply, and sewerage treatment plants have been improved. In addition, local officials and experts in the fields of engineering and management have been trained.

#### **6.5 Lessons Learnt and Recommended Priority Actions**

While trends in international assistance show that aid seems to be generally declining e.g. in 1997 the external assistance flow was US\$976.2 million while in 1998 it was US\$911.7 million, a decline of 6.6%, several government reforms are expected to attract donors

6.5.1 According to the UNDP, Tanzania Human Development Report in 1999, about 51% of the population in Tanzania live on less than US\$ 1 a day whereas 42% of these live in absolute poverty on less than US\$0.75 cents a day. International assistance is therefore vital in this area.

6.5.2 Willingness towards supporting programmes among the local governments is not enough, since clear commitments through budgetary allocations are not adequate. Despite the fact that all programmes in the country are donor funded, the government is supposed to contribute 10%, but hardly does so as a result many projects and programmes cease with the decline of donor funding.

6.5.3 Tanzania as many developing countries, will continue to depend on donor assistance to reinforce their development programmes. Nevertheless, what is recommended here is that programmes need to be supported by the donors in ways that promote more cohesive, and integrated approaches. The government should also keep up to its commitment of contributing 10% of total project costs so that projects and programmes in human settlements development do not cease with the decline of the donor fund.

6.5.4 Developed countries should implement their commitments (Chapter 3: para. 50a, Habitat Agenda) of allocating 0.7% of their gross national product for official development assistance to developing countries so that national and local plans can be implemented.

6.5.5 Tanzania requires technical, financial and institutional assistance in:

- Poverty eradication and employment generation
- Servicing land for sustainable development
- Ensuring access to adequate and affordable shelter for all
- Capacity building in Environmental Planning and Management
- Disaster Mitigation and relief
- Information Management in Human settlements

## 7.0 CONCLUSION

While it can be seen that Tanzania has attained a number of achievements, the country is far from realising the targets of the Habitat Agenda

7.1 Human Settlement development is still greatly hampered by lack of resources, and strategies that maximise the utility of available resources (including partnerships) and generate more resources need to be formulated.

7.2 Poverty is prevalent in Tanzania and the national strategies to eradicate poverty are far short of their goals. More focus need to be put on eradicating poverty, and the role of municipalities and human settlement development in this respect needs to be enhanced.

7.3 In the case of land, new legislation is now in place, but this is yet to be put in operation because of lack of resources. The benefits of this legislation are therefore yet to be reaped. New and appropriate legislation to regulate human settlement development is urgently required.

7.4 Attention has so far been focused on the larger urban areas. Human settlements development initiatives in rural and in small urban areas require as much attention as the larger urban areas.

7.5 The corporate private sector in Tanzania is currently playing minimum role in human settlement development in Tanzania, and this situation needs to be reversed. The private sector needs to be encouraged to finance and invest in aspects of human settlement development such as housing and infrastructure.

7.6 Both housing and land markets are working inefficiently due to lack of a proper regulatory framework, finance, infrastructure and information.

7.7 International assistance to human settlement development is declining and this is regrettable. National and international partnership is crucial in realising sustainability.

7.8 While much of the human settlement development is carried out informally through private initiative, there is need to develop a participatory approach based on dialogue between the various stakeholders (such as central government, local government, the private sector, neighbourhoods and communities), the development of a supportive and proper regulatory framework and the decentralisation of powers.

7.9 Good governance is crucial for the successful realisation of proper human settlement development. The local government reform agenda needs to go hand in hand with reforming the approach towards the delivery of human settlements, including the maximisation of interaction between various levels of government and institutions of the civil society such as Community Based Organisations.

7.10 Capacity building in human settlement development, from the grass root level to the national level is a priority area and should be given its due attention.

# Appendix

Table 6: Employment Opportunities Generated by New Private Sector Project 1990 – 2000

SECTOR	NO. OF APPROVED PROJECTS	NO. OF NEW PROJECTS	EXPANSION REHABILITATION ON PROJECTS	LOCALLY OWNED PROJECTS	FOREIGN OWNED PROJECTS	JOINT VENTURES	NO. OF PEOPLE EMPLOYED	TOTAL INVESTMENTS (MILLION)
Agriculture and Livestock	914	63	51	31	33	50	39281	244067
Natural Resources	91	72	19	40	21	30	23860	336258
Tourism	219	166	53	100	44	75	20886	270761
Manufacturing	711	536	175	379	131	201	107428	1188001
Petroleum & Mining	70	62	8	24	14	32	8600	407376
Construction	82	70	12	11	20	21	7982	1139391
Transport	83	56	27	37	13	33	6386	116111
Services	76	60	16	36	17	23	8638	105754
Computer	3	2	1	1	1	1	31	428
Banking	28	27	1	6	10	12	1212	341963
Communication	12	11	1	3	2	7	1200	458647
Energy	1	1	0	0	0	1	90	97800
Human Resources	6	4	2	4	1	1	223	39346
Total	1496	1130	366	702	307	487	225793	4745903

Source: Ibid p.82

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