

Neighbourhood Layout based on the Participatory Approach

Singida Town, Tanzania

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Introduction

The urban population of developing countries will continue to grow at very high rate, while at same time the Unplanned settlements are growing faster. Different groups living in urban areas creates the need to address social and economic relations in the urban areas get more complex. This fact underscores the dynamism of the urbanization process in urban areas and stresses the importance of social integration.

From recent population information it shows that there is high urbanization in Tanzania as compared to the region (East Africa), it was expected to double after ten years. These mean that urban land pressure will further increase hence something must be done in order to contain the unplanned human settlements growth within the urban fabric.

Measures and actions should be taken to facilitate participation of different social groups in decision-making, democracy, improvement of living environment and condition, so as to contribute to the achievement of better functioning, safer healthier and more equitable urban areas. The principal aim of urban design\ layout design is to improve the quality of the human spatial environment and by so doing to improve the quality of human life, it does not directly attack underlying social problems, but since it deals with the setting of social life, it is necessarily influences them.

Layout design in this years has been based on the urban design concept inherent in the modern architecture and town planning movements. They were based on certain individual perceptions about the future urban society. The application of these concepts presented little or no deviation of layout planning from its technological and economic context. As no technological and economic transformations similar to mentioned in the industrialised world look place in the developing countries meant of more or less total separation of layout planning from its technological and economic environment.

Interests of this paper is to see how to influence the sustainable urban development through participatory planning, although the failure of urban design presents a crucial contemporary urban development issue in social, environmental and economical terms. Agenda 21 seeks to accelerate sustainable human settlement development through the containment of existing sustainable problems of urban areas, e.g. pressing social, economic and environmental problems. Concepts of stakeholders participation in layout planning is the major attribute and accelerator for sustainable urban development

Two Case Studies in Singida

Singida Town

Singida town is located in the central part of Tanzania, it is about 750 km from Dar-es-Salaam city and 450 km from the Lake Zone (Lake Victoria areas), and from Dodoma the Capital city of the country is about 250 km. It also connects the Northern Zone, about 340 km from Arusha Municipality and 500 km to the Southern Highlands (i.e. Mbeya, Iringa and Rukwa Regions), to its western side it is about 200 km to Tabora Region. The town acts as a nodal centre of major urban centres of the country.

Its location between two lakes (i.e. Lake Singidani and Lake Kindai) and plateau within the Rift Valley makes the town so beautiful and attractive for different urban uses. The new railway line (Singida to Manyoni Towns) has open-up and fasten development within the region and the town.

It is found in semi- arid climate with dry winds during cold seasons because of deforestation. Rainfall is very little and always during, October to March.

Singida Town is the headquarter and commercial centre for Singida region, and also have the role of accommodating all regional administrative functions such as the Regional and District Commissioner's Offices and two Local Authorities; Singida Town and District Councils.

Singida Urban Population and Development

From the regional statistics, Singida Town is accommodate a population of about 100,000 people, which is 9% of the total regional population estimated by year 2000. In the period of ten years there have been a very fast growth of the urban area to the extent that it has been very difficult to control densely squatter settlements such as Block 'Z' Kindai – Sepuka strip area near the town centre.

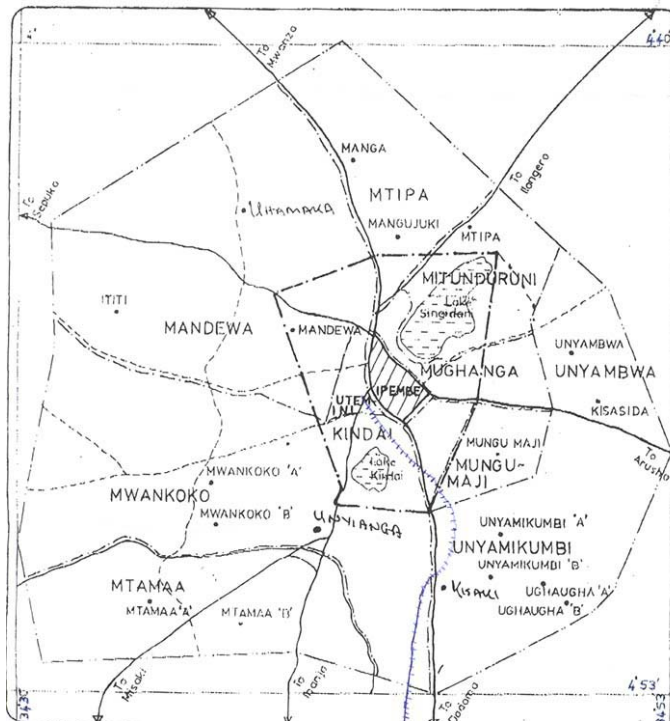
Singida Town Master Plan (1993– 2013)

Singida Town Master Plan was prepared to guide all future urban development; it was met to direct different land investors to the best affordable locations and based on economic values. After this document was approved by the Ministry of Lands and Human Settlements Development, it became a legal document. Structure plans and comprehensive residential neighbourhoods, civic areas and industrial layouts have to follow guidelines stipulated and provided by Singida town master plan.

The land use pattern of the town can be described as the town is growing from the centre to all directions following the major highways. The Central Business District being at the Core, it is still coved by old and mud blocks structures, with poor condition of urban fabric, the existing roads are narrow and less visibility at the junction approach. Within these areas, it is difficult to find permanent built houses with high qualities. The urban development pattern is mostly along major roads radiating from the Town centre to Arusha in the north, Mwanza /Shinyanga /Tabora to the east, and Dar-es-Salaam/Dodoma to the south.

From data based on Singida Town Master Plan 1993-2013, the urban area covers an area of about 92 square kilometres. Singida Township Authority has the following wards; Mughanga, Majengo, Utemini, Kindai, and Mitunduruni wards within the *urban proper* and Mandewa (*mixed urban- rural*), Mtipa, Mungumaji, Mwankoko, Mtamaa, Unyambwa, and Unyamikumbi wards within the *rural component* of the township area, refer map 1 below for more information.

Singida urban area accommodates a total of 13,613 housing stock, out of this only 11,618 houses are found in planned areas and the remaining 1,995 houses a within the unplanned settlements.



Map 1 Area under the Jurisdiction of Singida Town Council.

Existing Planned Areas

Before the present master plan was prepared, the town land use management and development and controls were executed and guided by then so called Interim Land Use Plan for Singida Township, the plan was in operation for short period and it was not a legal document.

The existing urban fabric/ planned land uses distribution are characterised by different plot sizes/densities as shown below.

- High-density areas of plot sizes, width of 15m by length ranging from 26m to 30m.
- Medium density areas of plot sizes, width ranging from 20m to 22m by length ranging from 35m to 40m.
- Low density areas of plot sizes, width ranging from 30m to 50m by length ranging from 40m to 50m.

Other land uses include; Institution areas like Schools, Religious and Public uses, Service Trade industrial areas, Commercial areas, Civic Recreational areas and Cemeteries.

Built-up and planned and surveyed urban area is divided into *blocks*, there are 35 blocks with a total of 11618 plots, where by each block is defined by roads or any other physical /man made features. These blocks are; A to Z (23 blocks), AA, BB, CC, DD, EE, HH, LL, MM, NN, and LD (20 blocks), NHC Block and Government Quarters.

Unplanned Areas

Due to influx of urban migration from the surrounding rural areas and nearby urban areas, the town has experience rapid urban growth just like other urban areas in Tanzania and the World today, there has been high rate of urbanisation. This can observed in the town as there have been a lot of unplanned settlements cropping-up from every angle. From surveys carried out during late 1999 urban property tax exercise it show that about 1,995 houses were found in the unplanned areas.

Most of these settlements are along the major highways to the nearby towns the areas are just after the planned and built up settlements. Development of these areas are also contributed by the surrounding land uses to the existing

urban built up areas such as the existing missionary centres, mining areas, public institutions such as Prisons, Construction Sites and nearby planned areas.

Neighbourhood Layouts Planning

Singida town master plan (1993- 2013) was prepared by Ardhi Institute as the project consultant with collaboration to Singida Regional Town Planning Office and approved by the Director of Urban Development in the Ministry of Lands, Housing and Urban Development in 1994/95. I was involved in the preparation of two layouts, based on the urban master plan, the first layout was prepared in December 1991 and the second one in January 1996. The town planning drawings are as mentioned below;

-Proposed residential layout plan-Unyankhae area and Proposed residential layout plan –Mrumba Area.

Case 1 –Unyankhae Residential Layout Plan

This area covers a total of 90.00 hectares. It is located in the northern part of the town centre along the Lake zone – Mwanza road, it is about 4 km from the town centre. The unplanned settlements development within the area have been caused by existing farmers and the its potentialities in terms of surrounding land uses such as high income groups and top government officials living in the low density areas, Cotton ginnery, Major highway and Wheat grinding mills complex in the nearby areas. Presence of the nearby working places like the Dar-es- Salaam School of Accountancy –Singida Wing, Singida Regional Veterinary Clinic centre, and the Regional block and District offices, have influenced very much in the area's growth.

Planning Briefs

Neighbourhood layout plan of the area was prepared following the procedural planning practices based on the neighbourhood concepts. The plan was presented for different approval stages and comments were given and incorporated in the final plan; The plan was approved at the first stage by the Singida Urban Planning Committee (SUPC) in 8/04/1992, and the final stage by the Director of Urban Planning Division within the Ministry of Lands, Housing and Urban Development in 22/05/1992. The planned area is within block 'DD'.

Design Criteria

The main purpose for the layout preparation was to accommodate different income groups such as high medium and low-income groups so as to integrate these social groups within the same neighbourhood area, also providing them with essential socio-economic and service infrastructures at the neighbourhood level. No element of participation was considered in the planning preparation stage.

Land use distribution in the layout of this area is shown in the figure 1 below and Map number 2 Proposed layout plan –Unyankhae area. It shows that all essential neighbourhood requirements such as semi public spaces (primary school, public facilities playgrounds and recreational spaces) and commerce were placed in the centre of the neighbourhood area. Traffic circulation were considered, most of the traffic would be directed to the neighbourhood centre as a focal point. Proposed road hierarchy was classified as shown below;

- 20m right of way for primary collector road
- 14m right of way for local collector road
- 12m right of way for access road
- 6m right of way for access path.

The planned area is linked to the surrounding neighbourhoods by 20m right of way roads, and within the area by 14m, 12m and 6m right of way roads as shown above, the car ownership rate was assumed to be very low. The neighbourhood area was designed to accommodate about 4000 people, which is about 800 Households units.

Total planned area is 90.00 ha.

Plots sizes width and length range from 15m by 28m to 15m by 26m for high density plots ; 22m by 35m, and 20m by 40m for medium density plots and of 30m by 40m, and 40m by 50m for low density plots.

| Land use | Number of plots | Area (ha) |
|-------------------------------|------------------------|------------------|
| Residential area | | 36.550 |
| High density plots | 605 | |
| Medium density plots | 73 | |
| Low density plots | 27 | |
| Commercial/ residential plots | 62 | 2.604 |
| Public open spaces | 6 | 1.380 |
| Neighbourhood sport area | 1 | 1.980 |
| Religious blocks | 4 | 1.626 |
| Public blocks | 4 | 1.450 |
| Nursery schools | 2 | 0.900 |
| Primary school | 1 | 3.100 |
| Secondary schools | 2 | 9.110 |
| Market | 1 | 0.900 |
| Lorry park | 1 | 0.600 |
| Cinema | 1 | 0.420 |
| Bank | 1 | 0.420 |
| Postal office | 1 | 0.307 |
| Library | 1 | 0.638 |
| Petrol station | 1 | 0.550 |
| Industrial area – small | 20 | 1.200 |
| Buffer/green areas | 3 | 1.400 |
| Circulation | | 24.869 |
| Total | 817 | 90.000 |



Actual Layout Development after Six Years Period

From the date, the plan has been in action up to date, the development is very slow, it is only about 15% of the area has been developed although plots were allocated before June 1994. This has led to scattered plots and uneven settlement developments, it has been very expensive for the Singida Town Council to provide infrastructures and services, so they have to impose the existing urban regulations and development controls to govern plot development. The undeveloped plots within the area are to be revoked and re-allocated to *potential developers* (plots applicants who can develop their plots within 36 months).

Major problems

During neighbourhood layout preparation, the existed population were neither consulted nor even involved of what was going on in their area, hence development met in the area was new and super imposed to them by *Conventional Top-Down Planning Approach* and hence they have found that they have no role to play in the plan implementation.

Case Study 1 Mrumba Residential Layout Plan

This area is located on the Eastern side of the town centre along the highway to Arusha Municipality, it is 1.5km from the town centre. The planned area occupies an area of 58.04 hectares. Growth of this settlement was due the existence of nearby potential land uses like the missionaries' complexes (Roman Catholic and Lutheran Centres), Mustafaer oil mills and Quarrying areas, Town major cattle market and Comworks workshops around provided employments to them. Its location to town centre also provided dormitories to informal sector, also existence of rocky hills have developed the area in terms self employment for those who are making aggregates for housing construction sector in the town. The area is experiencing faster urban development than other areas also due to availability of fertile land for urban farming in the nearby rural areas.

Planning Briefs

Mrumba layout plan was prepared in January 1996 and approved by the Singida Urban Planning Committee (SUPC) in 3/04/ 1996, then at the finally by the Director of Urban Development (DUD) in the Ministry Lands, Housing and Urban Development in 2/ 10/ 1996, as normal Tanzania Town Planning Practice. The planned area is within block HH.

Design Criteria

The main purpose for the preparation of this layout was to control further unplanned development in the area, also to accommodate the existing uses within the plan. The plan concepts adopted in the neighbourhood layout planning was to minimise as possible demolition of existed houses and adoption of the existed infrastructure network in the area, the urban poor were accommodated in the area as they could later generate their incomes from small activities such informal sector activities such as small trading and aggregates making. Areas found with gardens were designed for medium density plots to accommodate those who had their gardens in the area.

| Land uses | | Number of plots | Area in (ha) |
|---------------------------------|----------------|------------------------|---------------------|
| Residential areas: | High | 427 | 19.000 |
| density plots | | 50 | 4.000 |
| | Medium density | | |
| plots | | | |
| Commercial/ residential areas, | | 32 | 1.500 |
| Nursery schools | | 2 | 0.520 |
| Dispensary | | 1 | 0.320 |
| Public buildings | | 3 | 0.820 |
| Religious buildings | | 7 | 1.500 |
| Open spaces | | 2 | 1.200 |
| Service trade plots | | 11 | 0.500 |
| Minor market | | 2 | 1.100 |
| Circulation | | | 12.180 |
| Buffer/ Green Areas/Rocky areas | | | 15.400 |
| Total | | 537 | 58.04 |

During plots allocation exercise, those who were found in the area were given first priority, in case their houses were affected by plots boundaries demarcation, they were given the adjacent plots, settlement dwellers found with special interests in the area were invited /involved in the planning preparation process. Any comment/ amendment was accommodated as people wanted. Land use distribution was categorised as shown in figure2 above and attached map number 3, total planned area occupied 58.04 Ha. Plots sizes adopted were basically derived from the Master Plan as given below; High density plots of 15m by 28m to 15m by 30m, Medium density plots of 22m by 35m.

Actual Development after Two Years

From the date this plan has come to action in 1998, there have been fast development, about 95% of the residential plots allocated have been developed, this layout development has influence the surrounding areas like Kititimo and Missuna areas, which are now heavily squatted

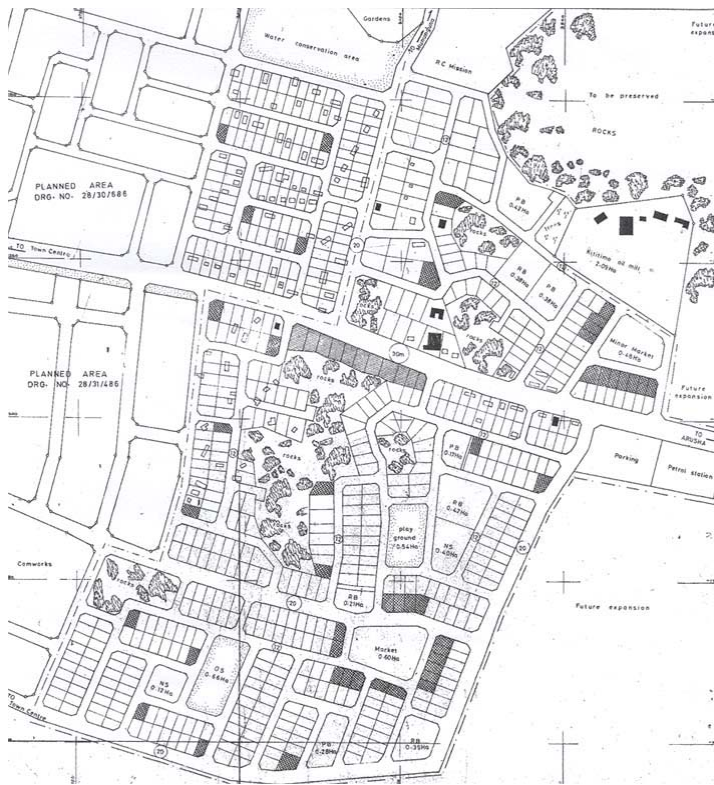
The major input to future planning can be observed as the important role of involving people of different social groups/ interests during planning preparation, approval and implementation stage. Same of these good measures can be used for planning the nearby areas, they will control the outcropping of the unplanned settlements.

Major Achievements

During the neighbourhood layout planning process existed population and those who wanted to live in the area were involved and participated in decision making, they made good comments before, during and after planning preparation and approval stages.

Major Problems

Infrastructures provision was the main problem to the area, the local authority and other urban developers were unable to provide them before any development /investment could occurred. These have increased construction cost to the urban poor



Map 3 Proposed Residential Layout Plan – Mrumba Area, Singida Town.



Picture 1. Town view from Ipembe hill.



Picture 2. Town view from other side of the hill.

Critical Analysis of the Case Studies

Based from the information observed and collected from the case study areas, many urban development bottlenecks were identified. In nutshell the followings are the same of the existing problems of the Neighbourhood layout Planning and Developments within the study case areas .

Existing economic situation of the most urban dwellers

Within the areas, the urban poor have been facing economic hardships of developing their plots. From the first study case area, most of those who were given plots by the *Regional plots allocation committee* sold their plots because they were not able to develop their plots as per existing urban development regulations. Those who did not sell their plots, the urban regulations forced them to surrender their plots for re-allocation. These people moved to the unplanned areas, and build their affordable houses, as land there were cheaper and less development restrictions in terms of urban development regulations and controls.

Land use management policies and planning

Absence of effective land use management policies and inappropriate or absence of land use planning in aligned to the urban growth and development principles has caused shortage of plots. This has been observed from the rapid growth of the nearby areas to the study case area 2, most of the squatters are doing so because they did not get plots as they desired.

Provision of infrastructures and services

Within the two study areas, just like other urban areas in Tanzania, there were no provision of infrastructures and services to the newly developed settlements/ areas, At least for the past six months Singida town council has tried to provide accessibilities. Individual developers have been facing problems of developing their plots due to the existing cost impacts of reaching their plots within the unserviced areas.

Layout planning and preparation procedures

In practice, there is a long period of neighbourhood layout plan preparation procedures, from data collection, analysis, alternative plan proposal, approval stages, and implementation and monitoring stages, most of the anticipated policies and proposals are subjected to be unrealistic and time factor uncertainties.

Access to plots and security of tenure

From experience, some squatter developers were lacking access to plots and security of tenure. In the study case area 2, the area has experienced high area migration from different parts of the town and the region, the unplanned and unorganised settlements will continue to grow due to inappropriate land management practice for many years, this problem has encouraged inflationary land speculation which put urban land out of the urban poor households reach.

Participation of the urban people in decision making

Most of the settlement dwellers do not participate in the decision making of their future development. As the result most of their needs are not incorporated in decision making during neighbourhood layout planning process, their priority in terms of housing and plot allocation was not the major issue.

Public awareness and political roles in urban development

Absence of public awareness and know-how on importance of having organised and orderly settlements development within their community. Sometimes political leaders in their locality did not play their major role to ensure developers develop their areas in the organised and proper ways, as the result they have contributed to further haphazard urban development.

Existing human settlement development policies

The existing human settlement development policies have not supported resource mobilization and social integration with the urban community. Urban poor are left with poor infrastructures and low levels of service facilities, while the low density areas are fully serviced with good infrastructure provision. Presence of different types of services and infrastructure provision depending on affordability have separated different social groups within the community.

Different urban stakeholders/ developers and investors

Different urban stakeholders and investors were not invited to play their roles during planning preparation period, they were only given approved plans for them to put their activities. This has resulted into many land use disputes, some of the plots were to be cancelled to give ways for existing underground infrastructures like water pipes and alike.

Proposed Strategies

The enormous need for urban better housing and sound neighbourhoods can only be satisfied if urban people are given the opportunity to build and improve their own homes.

The government has to adopt the concept of *enabling role*. This is to enable people to invest labour and money in improving their housing. With the legalization of plots, even poor people are capable of mobilizing their resources

for their plot development and infrastructure provision. Also when urban squatters are allowed to settle and to build permanent houses for themselves it signifies a social transformation from illegal squatter to respected citizen. Proposed strategies for Tanzanian urban neighbourhood layout planning are as follows.

Provide adequate plots for all urban dwellers regardless of his /her status in the community

- This by providing legal security of land tenure and equal access to land for all plots applicants, including women and those living in poverty.
- Adopting policies aimed at making urban plots and houses are habitable, affordable and accessible, it should even include those who are unable to secure adequate plots for housing through their own efforts because of the existing bureaucracy in the plot delivery system.

Ensure different stakeholders about the accessibility to urban plots and security of their tenure ,this is very important for the provision of adequate plots for all and the development of sustainable human settlements affecting the built up areas

- Ensuring there is adequate supply of land for different urban uses.
- Promoting efficient land markets and the environmentally sustainable use of land.
- Eradicating legal and social barriers to the equal and equitable access to land.
- Facilitating access to land and security of tenure for all socio- economic groups.

Mobilize of all potential indigenous urban resources within the planning area

- Basing on an enabling approach, which can contribute to the sustainable development of urban settlements. The resources management must be people – centred and environmentally, socially and economically sound.

Enable market as the primary plot -delivery mechanism to perform its function with efficiency

- Addressing to Singida Urban dwellers the important components of urban / housing –delivery systems such as land, finance infrastructures and services construction, building materials maintenance and rehabilitation in the public rental sectors and ways of making them serve all people better within the planned areas.

Formulate realistic urban settlement development policies for the area which has interdependence with overall macroeconomic, environmental and social development policies

- This is by strengthen the linkages between urban human settlement development policies, employment generation environmental protection, resources mobilization and maximization of resources efficiency, and strengthen the stimulation of and support for sustainable economic development and social development activities.

Support efforts of individually or collectively ,to develop their plots for their urban shelter

- Since most of urban plots are developed by owner- occupiers and serving the lower income population, more plots will be allocated to them in the provision of housing into the distant future. The town council will have to support self help housing by regulating and upgrading the unplanned settlements within the town boundaries.

Ensure access to basic infrastructures and services at the community level. This is by safeguard the health ,safety ,welfare and improved living environment of all people and providing adequate and affordable basic infrastructures and services

Support the efforts of different urban dwellers to establish sustainable urban land –use patterns and planning

- Institutionalising participatory approach to sustainable human settlements through the development and support of strategies and mechanisms that encourage open and inclusive dialogue among all interested parties with the community.

- Promoting best practices for community –based land management in human settlements.

Stimulate productive employment opportunities that generate income sufficient to achieve an adequate standard of living for all people within the urban area

Stop speculation in urban land and modify the urban property structure by transforming it into a social commodity

- Enact laws to intervention in illegal settlements.
- Enact laws that stop previous practice of speculative appropriation of rents of land by practicing illegal subdivisions.
- Enact law for renting so as to regulating the rights of tenants and prevented speculation in plots at the cost of non-owner occupants.
- Enact laws for expropriating unused urban lands, giving priority to community use of urban lands over private and rights.

Create the instruments to regulate and control the use of urban lands, so to ensure harmonious urban development, according to resources and existing needs of the urban community

- Enact land use law which will design to rationalize the optimise investments in social and service infrastructure in urban areas.

Proposed Roles of Actors

In most cases the urban development measures have to be implemented at the local authority within at Singida township areas, and should be channelled directly to that particular level.

The key actors/ participants are divided into two major roles; those actors who play role as *providers* aiming at reducing plots /housing deficits and improve the quality of shelter and those actors who play role as *supporters* aiming at holding the control of plot /shelter production. The major roles of all actors should be emphasized and its capacity strengthened.

The roles of each actors are outlined below as

- *Roles of providers* are to produce more plots for urban housing, to centralise housing and shelter production, standardize plots and housing according to different income groups, funding different urban development incentives and consolidate urban development mechanism. These are Government agencies, Consultants, Fenders and Large developers /constructors.
- *Roles of supporters* are to manage resources, decentralise production, affecting incremental development and variety. These include the urban families, community groups, tenants, Non- Governmental organisations non-profit and voluntary organisations, Government agencies, small contractors, fenders, formal and informal private community developers, and consultants.

Community/Households based groups

It plays an important role as the key organ for urban development at the grass root level. As the player it has the following contributions.

- Empowerment of the community as individuals and collectively to participate in decision making that affects their lives. It will only mean if people involved must have a feeling of real ownership and commitment as well as the capacity and time.
- Consideration is given to ensure equal partnership between the poor and the privileged group.
- Funds to be channelled directly as possible to this level.
- They may own and operate local networks such as water kiosks and sanitation and only pay a bulk fee to the original service supplier.

Private enterprises

These may act as an alternative to public services. In case of Singida Urban areas urban bus transport, and waste collection and building sectors can be assisted by private enterprises.

- They may provide finance for infrastructure and housing.

- They may also be used for administration for revolving funds and loan programmes that form part of an assistance programme.

Government/ Public agencies

They must have commitment and capacity to pursue issues of urban development, they should design and enact policies and experiences that facilitate urban development.

- They have to be prepared to accept that NGO's to implement urban development programmes and use assistance funds.
- It is responsible to promote equality between the urban people and to formulate national plans to which implement the national human settlement policies.
- Support initiatives for which facilitate local ownerships for work toward sustainable urban development.

Non-Governmental Organization and Donors

In order to hold up their partnership role, they should pursue constructive dialogue with partners and find common ground for joint action taking into consideration the values and priorities each holds.

- Training urban authority staffs so as to contribute to capacity building.
- Strengthening civil society and democratic development.
- Provide funding for urban development activities.
- Participate in planning and implementation of community based projects within the neighbourhood level.
- Develop urban development databases information and monitoring systems and participatory action-oriented research on how different urban groups are involved in the management and conservation of urban natural resources.

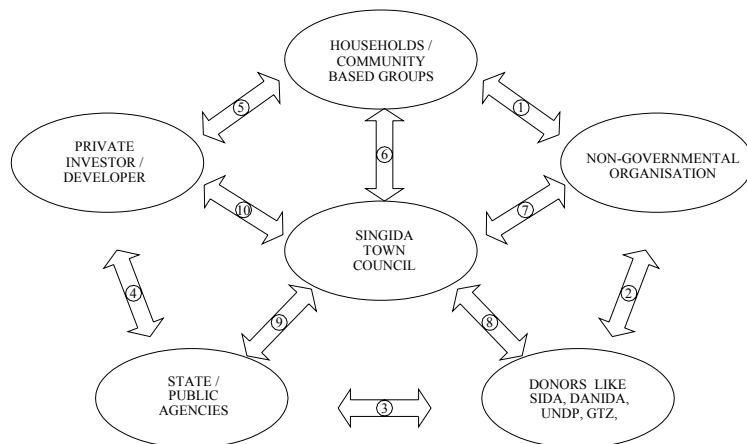
They should establish direct relations with the parties involved at the neighbourhood level. These parties are not necessarily part of the public sector; central government role is limited in such programmes.

Singida Town Council

After Restructuring of the Central Government in 1998/99, Local Authorities such as Singida Town Council have been empowered by law enacted by The National Assembly, to execute some of duties formerly performed and undertaken by the State. From the law, Local Authority is *key* participant in urban development projects, such as:

- Allocation of land for residential uses and provision of basic infrastructure services.
- Selecting the areas for neighbourhood planning.
- Planning the settlements, surveying and building streets, surveying individual plots.
- It has to be empowered financially by different development partners because they lack real power and authority over instance personnel and finance, too deficient managerial skills.

OPERATIONAL CHART OF DIFFERENT ACTORS IN THE PARTICIPATORY NEIGHBOURHOOD LAYOUT PLANNING.



KEY.

1. Committed labour resource and decision-making.
Raising awareness and democratic power, implementation.
2. Feedback/ Report.
Funding.
3. Feedback/ Report, Capacity building.
Plans, Policies, Participation promotion.
4. Taxes,
Policies, Support.
5. Operation of small-scale function/ partnership, workforce.
Infrastructure provision, housing for renting.
6. Decision-making, execution and supervision of projects.
Facilitate empowerment to participate in decision-making, make accessibility of land and security of tenure, infrastructure provision.
7. Enacting by-laws, supports, cooperate with different NGOs.
Capacity building, funding,
8. Partnership, plans, policies.
Funding, technical assistance.
9. Subsidies, capacity building, empowerment, legal rights of existence.
Coordination, feedback, plans, budgets.
Financial assistance, infrastructure provision.
10. Financial assistance, infrastructure provision.
Cooperation, access to funding.

Proposed Design Guides, Criteria and Development Process

Participation approach is to used in neighbourhood layout planning processes so as to create and facilitate urban human environmental development. This approach accommodates different socio- economic groups, traditions and cultural aspects within the urban framework in a sustainable manner.

Participation in Planning

All voices of people are heard in identifying problems and priorities, setting goals, exercising legal rights, determining service standards, mobilizing resources and implementing policies, programmes and projects.

Design of a neighbourhood area is at its simplest a creative development of an idea to solve a specific problem. This problem-solving activity is called design process which is used to describe everything that happens from the time a problem is first outlined to the finalized design.

Neighbourhood Layout Design Guide

The degree of the layout solution provides optimal land utilization and infrastructure distribution. Since design decisions are taken at a very early stage of the development process, it is important to provide references and call attention to specific outcomes when certain choices are made at the design phase.

The costs of infrastructure and public utilities will depend on the optimisation of the layout solution and the percentage of land allocated for residential use, public space (traffic, streets, pedestrian pathways, parking areas), and semi-public spaces (schools, playgrounds, public facilities, recreational spaces) and the level and standard of services. If the solution reserves substantial land for public use, then it is logical that there will be less for other purposes; a higher burden on public and community sectors in terms of maintenance costs, taxation, etc; longer distances to be covered by on foot journeys and infrastructure networks, and higher costs to serve it with public utilities. The layout must enhance an efficient and balanced trade-off between the private and public domains.

It is more efficient and acceptable, if 60 to 65% of land allocated should be for Residential use, 20% for public space and the remaining for other uses.

Design Criteria

Settlement planning and development.

Due to scarcity of manpower at the public and private sectors, the responsible local authority and actors involved in human settlements management should ensure there is effective and efficient development and transfer of leadership skills, planning and management, know-how and technology at many levels as possible.

Affordable design standards

Addressing the special needs and the needs of all people living in the areas. This can be by zoning out special development areas for affordable design standards and providing affordable infrastructures and services with maximum participatory urban development.

Sustainable settlement development

Providing coordinated, efficient and equitable service delivery, resource mobilization and sustainable development throughout the urban areas.

Settlement development qualities/ forms

Various solutions must be offered in making quality of life of urban/ settlement residents more attractive and achievable. In participation in particular, choices are open, desired changes in lifestyle will be a matter of education, enablement and persuasion. Compact settlement area provides an environment where people will want to live, and which provides the services, facilities and transport that will encourage them to change to more ecologically sustainable lifestyles.

Private and Public Sectors Interventions

Provision of sustainable environment will require investments and it will depend more on private sector finance as much as or even more than public sector funds. It is essential to ensure that obstacles to higher density and mixed used development are removed and the area is economically viable.

Design flexibility

Future settlement development should follow the combination of balanced and sustainable development forms, which is sustainable in a given local area context, flexibility approach will be necessary and needed.

Relation between new areas and the existing development pattern

In new development, initiatives will be the requirement to make settlement areas attractive to prospective and existing residents. Clearly the market will continue to demand homes and businesses in a variety of locations. It is important that income permitting people have a choice about where they live and work.

Application of existing settlements development values in design

Legacy of existing built form which embodies historical, social, economic and cultural values. This can be done acceptably, positive benefits and some gains in sustainability will be possible.

Design and Development Process

Stage one: Feasibilities Studies

Need for study so as to make clarification of aims, issues and methods, main agenda are identified so as to facilitate initial research and analysis, which will lead to options for development.

In this stage, People's participation is needed with strong support from planning team.

Stage two: Brief making

Detailed briefing of the scheme so as to produce the brief report.

In this stage, Planning team takes the initiative, liaising closely with local people /authority within the settlement.

Stage three: Design Analysis

Detailed analysis and evaluation so as to produce sketch plan.

In this stage, planning team takes the lead with close reference to or from people in the area/ local authority as client.

Stage four: Neighbourhood Planning

Reflection and action on aims and objectives which leads to amended brief, space and technical standards are used in detailed period, design synthesis is done to produce approved design.

In this stage, planning team collaborate with people/ local authority to produce agreed plan.

Stage five: Detailed plan production information

Detail drawings on infrastructures and service provision are given out for Public actions.

In this stage, planning team and other actors have to reflect the peoples' need.

Stage six: Implementation Stage

Development on the settlement up to the completion of settlement development.

In this stage, participation of different actors/ stakeholders as implementing agencies is at peak of the design purpose.

Conclusions

The challenge today in Tanzania urban planning practices is generating the standards for and level of serviced plots, which people could afford in a participatory approach. It is imperative that we continue to pursue measures that will allow the provision of affordable plots within the shortest time practicable and at the least cost to urban beneficiaries –the urban poor.

Informal settlements development caused as the result of urbanisation process will only be contained or at least reduced its magnitude in urban areas if and only if the proposed measures will be used in our urban settlement areas. Urban growth nature and development pattern of Tanzanian urban areas have same or more less similar characters in land management and tenure systems, so the findings and proposed measures can be applied to other urban areas neighbourhood layout planning.

It is this light, the Human Settlement Development Sector and other Urban Stakeholders in the participatory neighbourhood layout planning system should carefully integrate their efforts aligned with the forecast to the Habitat Agenda visions: “building together a world where everyone can live in a safe home with the promise of a decent life, dignity, good health, safety, happiness and hope”.

Participatory urban development measures are suggested on the basis of positive experiences from the study case areas, while others in particular, those relating to urban management are based on studies on sustainable urban housing management in general.

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