

Community and Private Sector Participation for Efficient Regularisation in Tanzania: A Case of Goba Kunguru Informal Settlements in Ubungo Municipality

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Ikisiri

Andiko hili linawasilisha matokeo ya kazi ya utafiti iliyochunguza ushiriki wa jamii na sekta binafsi katika kufanikisha urasimishaji wa makazi holela katika mtaa wa Goba Kunguru uliopo katika manispaa ya Ubungo. Utafiti huu ulihusisha mkakati wa kimafunzo kwa kutumia eneo la mfano maalumu. Aidha njia mbalimbali zilitumika kufanikisha utafiti huu zikiwamo njia za kuchunguza taarifa kutoka kwenye nyaraka mbalimbali zilizoandikwa na kukusanya taarifa moja kwa moja kutoka kwenye eneo la mafunzo. Mbinu zilizotumika katika utafiti zilijumuisha kuhojiana na watu na maafisa walioshiriki katika zoezi la urasimishaji, kujifunza kwa kutembelea eneo la mafunzo na kuona hali halisi, na kujifunza kwa njia ya kutazama na kuchunguza picha zilizopigwa wakati wa zoezi la urasimishaji. Uchakataji wa taarifa ulifanyika kwa kutumia programu mbalimbali za kompyuta ikiwemo programu ya uchambuzi wa habari za kijiografia za “Arc catalog 10.5” na “Arc map 10.5”. Matokeo ya utafiti yanaonesha kuwa urasimishaji ulihusisha hatua sita ambazo ni; kuhamasisha wananchi, uainishaji wa mipaka ya mtaa, uandaaji na uhuishaji wa ramani ya msingi, uandaaji na uthibitishaji wa alama za mipaka ya ardhi/viwanja, uandaaji wa mipangomiji na upimaji. Utekelezaji wa hatua za upimaji umefanikiwa kwa sababu ya kushirikishwa kwa wadau hasa wenye ardhi kwenye hatua za urasimishaji. Ushirikishwaji wa jamii umesaidia kuondoa matatizo ya ramani kutokuoana na maendeleo yaliyopo kwenye maeneo yaliyo rasimishwa. Utafiti huu unapendekeza kuwa wadau wahusishwe kwenye hatua mbalimbali za urasimishaji ikiwamo uhuishwaji wa ramani za msingi ili kufanikisha uandaaji wa mipangomiji inayokubaliwa na jamii na inayotekelezeka.

Abstract

This article presents the results of the study that assessed the community and private sector participation for efficient regularisation of Goba Kunguru Mtaa in Ubungo Municipality. The study deployed a case study research strategy by which data were collected from both secondary and primary data sources. Data were collected through focus group discussions, photographing, observations and interviews. Relevant documents were reviewed for secondary data. Data were analysed by using MS Excel and Arc G.I.S software (Arc Map 10.5 and Arc Catalog 10.5). The study revealed that the regularisation process involved six (6) major stages namely; community sensitisation and mobilisation, boundary adjudication, base map preparation and updating, parcel boundary verification, preparing town planning (TP) drawings, and cadastral surveying. The regularisation process was reported to be efficiently and successfully implemented after full involvement of stakeholders. Community involvement removed the challenges of mismatch between the proposed TP drawings and the existing situation on the ground. The study recommends that, for the proposed TP drawings to be promptly implemented, it is important to involve stakeholders in base map updating and other planning processes so as to prepare plans that are acceptable by community and practically implementable.

Key words; Informal settlement; regularisation; private sector; land owner; community participation

1.0. INTRODUCTION

The urbanisation trends in global, regional and national contexts reveal that the world is undergoing population changes whereby there are increasing proportions of people living in urban areas against decreasing trends in the rural population (UN, 2014; UNDP, 2014; Chikoto, 2009). Urbanisation is contributing both negative and positive impacts in the urban areas (Chikoto, 2009; Kombe, 1995). The negative effects include inadequate capacity by the public service delivery sector to cope with the service delivery demand from the citizens, leading to mushrooming of informal settlements, an increase of the urban poverty, unemployment, environmental degradation, and inadequacy of basic social services (Komu and Mugasha, 2020; Lupala, 2002; Kombe, 1995). The positive side of urbanisation include

the potential of urban settlements of being engines of growth in the national economy and promoters of scientific, socio-cultural, and technological development (UN Habitat, 2012; UN Habitat, 2009).

The regularisation process aims at restructuring informal and unauthorized settlements in terms of physical, legal, official, and administrative set ups of land management as well as improving the living condition of the landowners and community members (Magembe-Mushi and Lupala, 2015; Kyessi and Tumpale, 2014). Apart from facilitating the provision of Title Deeds to landholders, the regularisation process facilitates the preparations of layout plans and cadastral surveying. Layout plans and cadastral surveys are respectively used to guide land use developments and process the certificates of the right of occupancy. The regularisation process also facilitates the processes of providing services, such as potable water, educational facilities, access roads and recreational facilities in accordance with the government policies, laws and regulations (URT, 2013).

The regularisation as a strategy to deal with informal settlements has a way of solving problems associated with unplanned settlements in African, Asian, and Latin American cities (Komu and Mugasha, 2020; Magembe-Mushi and Lupala, 2015; URT, 2013). Due to rapid urbanisation that has faced most urban settlements since the 1960s and the emergence of informal activities in almost all urban settlements, international organisations such as the UN-Habitat and the World Bank embarked on providing assistance for improving conditions within those settlements. Although in the 1960s, many governments in developing countries viewed informal settlements as illegal developments, in recent times there have been changes in policies, which recognize informal settlements as legal entities that should not be demolished but be improved through the provision of security of tenure and access to social services (World Bank, 2011; URT, 2012; URT, 1995).

The regularisation process allows for the material creation and/or improvement of physical infrastructure, including dwelling structures; basic urban services, such as access roads, water, sanitation facilities; social amenities like schools and health facilities. Among the countries that have attempted to regularise informal settlements in the African region include the Republic of South Africa, Tanzania, Zambia, Kenya and Rwanda (UN Habitat,

2015; URT, 2012; Payne, 2011; Banda, 2005; Siaciti, 2004). According to Kusiluka and Chiwambo (2018) quoting the Ministry of Lands, Housing and Human Settlements Development (MLHSD), (2017); informal settlements regularisation in Tanzania has taken place in several urban settlements, including cities of Dar es Salaam, Mbeya, Arusha, Tanga, Dodoma and Mwanza. Other urban areas which have benefited from the exercise include the municipalities of Moshi, Morogoro, Singida, and towns of Njombe, and Lindi just to mention a few. In Tanzania, informal settlements are supposed to be provided with services and safe tenure instead of being demolished (URT, 1995).

The National Human Settlements Development Policy of 2000 provides that informal settlements should be upgraded by Community Based Organisations (CBOs) and Non-Governmental Organisations (NGOs) with the government playing the facilitation role (URT, 2000). The regularisation of informal settlements is also supported by the Land Act No. 4 of 1999 and the Urban Planning Act No 8 of 2007 that respectively provide the processes for the declaration of the regularisation area and preparations of regularisation scheme (URT, 2007, 1999). The availability of international policies that address the regularisation of informal settlements is one of the major factors that favour the processes of regularisation. For instance, the Sustainable Development Goals (SDG) Goal Number 11 Target 11.1 seeks to ensure access for all to adequate, safe, and affordable housing and basic services and upgrade slums (UN Habitat, 2015).

Regularisation of informal settlements contribute to the improvement of land tenure, increases of the land value and decreased land disputes (Magina, et al., 2020; Nuhu and Kombe, 2020; Komu and Mugasha, 2020; Magigi and Majani, 2005). The study conducted in Tanzania by Durand-Lasserve and Payne (2006) showed that lack of legal titles complicates the process of selling and transferring property. The regularisation projects aimed to improve such settlements through the provision of basic infrastructure services and improving security of tenure (Monga, 2011; Victor, 2009). Furthermore, Kusiluka and Chiwambo (2018) quoting Dam (2006) said that the price for land in Brazil and Indonesia increased after the land was titled. Kironde (2019) analysed the community land regularisation practices in Makongo Juu settlement. Nuhu and Kombe (2020) noted that private firms apart from assisting the peri-urban landholders to regularise their settlements

they also helped to decrease the number of land disputes and enhance the security of tenure. Furthermore, Kasala and Burra (2016) noted the role of the private sector in infilling the gap between the demand and supply of serviced land in planned settlements. This study therefore intended to assess the processes employed during regularisation of the informal settlements at Goba Kunguru *Mtaa*, which became successful after involving the stakeholders. The process depicted a different approach from the experiences noted before in the other informal settlements in Dar es Salaam City.

2.0. METHODOLOGY

The study was conducted at Goba Kunguru *Mtaa* in Ubungo Municipality in Dar es Salaam region. Goba Kunguru *Mtaa* is bordered by Kinzudi *Mtaa* in the Northern part, Mbezi River in the Southern part, Kibululu *Mtaa* in the South-western part, Chaurembo *Mtaa* to the Western part, and high-tension power line in the Eastern side (Figure 1).

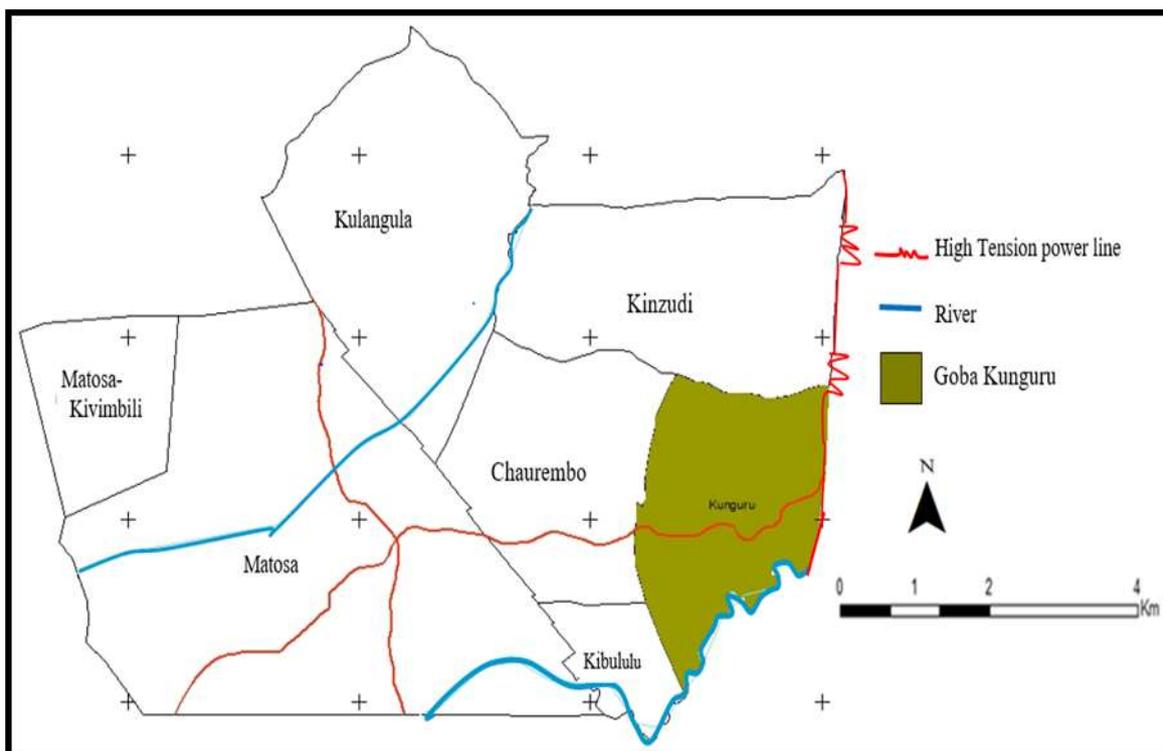


Figure 1: Location of Goba Kunguru *Mtaa* in the Goba ward setting,

Goba Kunguru settlement has an area of about 460.15 Ha (Human Settlements Action LTD (HUSEA), 2018). According to the interview with the *Mtaa* leadership, Goba Kunguru

settlement had a population of about 9,900 in 2019. The interview with the chairperson indicated that more than 60 per cent of all the buildings in the settlement were built within the last 20 years. The development of Goba Kunguru settlement can be traced far back in 1983 during the period of implementing the *Ujamaa* and *Nguvu Kazi* policies. During that period people were encouraged to reside in those areas by the government and establish farms to produce food crops.

Originally, Goba Kunguru settlement comprised scattered minor settlements occupied by indigenous ethnic tribe of Zaramo¹ and scattered forests and shrubs. In the early 2000s, the settlement was among the peri urban settlements of the former Dar es Salaam City with growing land subdivision and informal land markets (Lupala, 2002). At present many building structures are expensive structures mainly occupied by middle- and high-income social groups. Goba Kunguru settlement presents the character of many peri urban settlements in Ubungo Municipality and the region of Dar es Salaam in general. The name *Kunguru* originated from the City dump, formerly located in that area. The dump attracted a kind of birds natively called *kunguru* (crow birds) that flocked the dump to feed on the waste from the beef canning factory (the then Tanganyika Packers' Meat Factory) that was located about five kilometers to the North East of the settlement. Goba Kunguru *Mtaa* was purposely selected because it is an area where land regularisation was applied recently to enable sustainable developments. The settlement presents also the experience of the private planning entity in regularising the informal settlements.

Preliminary data for the regularisation process were collected from the Ministry of Lands, Housing and Human Settlements Development, and the Ubungo Municipal Council. The data collected indicated that the Goba Kunguru *Mtaa* area was covered by six Town Planning (TP) Drawings and approximately 17 per cent of the plots (equivalent to 598 plots) were already surveyed². Data were also collected from utility agencies, such as Tanzania Roads Agency (TANROADS) which included the standards of main roads such as the main road with 45m. Likewise, the Dar es Salaam Water Supply Authority (DAWASA) assisted in mapping the places where the main water pipelines had been installed. The

¹ That was according to the interview with the *Mtaa* chairman in March 2018.

² This is according to the interviews held with the coordinators of HUSEA in March 2018.

Tanzania Electricity Supply Company Limited (TANESCO) provided the standards for the reserves of the high-tension power lines that cross the settlement to the southeast part. Those data were used accordingly to prepare layout plans that unlike the previous plans recognized the existing developments.

Huang *et al.* (2018) emphasised the importance of good sector coordination for better output whereby for a long time in Tanzania there has been less coordination among the sector which has caused the utility agencies to operate in an isolated manner. This sectorial coordination has been helpful at Goba Kunguru as the project has been reported to be carried out promptly without misunderstandings.

Other techniques involved in data collection included photographing, mapping, observation, and interviews with official respondents such as *Mtaa* chairperson, Town planners from HUSEA private planning firm, Ubungo City town planners, and documentary review. Apart from on-site analysis, data were analysed through the use of Computer-Assisted Microsoft Word; excel programme and Arc G.I.S software (Arc Map 10.5 and Arc Catalog 10.5).

3.0. RESULTS AND DISCUSSION

3.1. The regularisation process

During interview with the Human Settlements Action Ltd(HUSEA) leaders, it was reported that the land regularisation process at Goba Kunguru *Mtaa*involved six (6) major stages namely; community sensitisation and mobilisation, boundary adjudication, base map preparation and updating, parcel boundary verification, preparing town planning (TP) drawingsand cadastral surveying (HUSEA³, 2018).

3.1.1. Community Sensitisation and Mobilisation

Through document review, it was discovered that, seven meetings which targeted the *Mtaa* leaders and community committee were held to raise awareness on the importance of the project (HUSEA, 2018). Other five public meetings were conducted aiming at creating awareness to the members of the community on the importance of planning, surveying and

³HUSEA is an abbreviation of the words Human Settlements Action Ltd

acquisition of the certificates of right of occupancy. The sensitisation and mobilisation meetings involved all key stakeholders in the community, including the local government leaders, religious leaders, community members; ward executive officer, councillor, the private firm project coordinators, town planners and the field assistants. Plate 1 indicates one of the community members' meetings held at Goba Kunguru settlement.



Plate 1: Community meeting at Goba Kunguru settlement: Source: HUSEA, March 2018

According to the UN Habitat (2016), the power of community participation has been reported to be important since the community members have important knowledge, skills, and capacity to finance plans which result in inclusive planning and sustainable outcomes. Likewise, the Urban Planning Act No 8 of 2007 Section 15(4) emphasises on community participation in order to empower communities to plan and implement projects as the communities know their needs better than government officials (Habitat III National Report Tanzania, 2015). Furthermore, it has been noted that adequate community engagement and awareness creation is important to enable local communities to appreciate the importance of land use planning and surveying, and hence their effective participation (Nuhu and Kombe, 2020).

3.1.2. Boundary Adjudication

The task of boundary adjudication involved the *Mtaa* leaders, elderly people at Goba Kunguru, surveyors, and town planners from HUSEA⁴. Settlement boundary verification was an important activity to avoid the disputes that could arise between Goba Kunguru settlement and other surrounding settlements (HUSEA, 2018). The *Mtaa* boundary adjudication was conducted in the presence of the *Mtaa* leaders of the adjacent settlements. It is at this stage that negotiations to assess land for access roads were undertaken. According to *Mtaa* leaders and town planners from the consultancy firm (HUSEA,) underscored the importance of land adjudication as it helps to reduce conflicts at the same time create the database for land ownership among the community members. This resembles the experience of Makongo Juu, Hanna Nassif and Ubungo Darajani settlements in Dar es Salaam City in which land adjudication helped in resolving land conflicts and creating database for the land ownership among the community members (KAUMAMA, 2018; Magigi, 2013; WAT, 2010).

3.1.3. Base Map Preparation

Acquisition of accurate data on the existing developments is important for preparing accurate base map on which the preparation of layout plans (Town planning (TP) drawings) is based. According to the discussion with officials from the private planning firm (HUSEA), the control points were established and used to capture the image control to avoid shifting of the TP drawing. The unmanned aircraft (drones) were used to take high-resolution imagery data of the site area. The high-resolution drone imagery was used to verify land parcels, prepare new base maps, and reconcile property boundaries. This also, simplified the modifications of the layout plans whose implementations had failed by acknowledging the existing developments. Plates 2 and 3 show the control points established and an example of an image collected by the drone.

⁴ This is according to the interview conducted with the Chairman of the Goba Kunguru *Mtaa* in March 2019.



Plate 2: Control Point at Goba Kunguru Settlement: Source: HUSEA, March 2018



Plate 3: Drones image: Source: HUSEA, March 2018

During base map preparation, updating was made for changes that had occurred recently in the settlement using the recent high-resolution aerial satellite images⁵ (drones' images) (HUSEA, 2018). The updates included mapping and collecting details of existing infrastructure facilities such as high-tension power lines, road networks, and community services such as nursery schools, dispensary, markets, services industries, housing estate, and cemetery. The drone's images provided the current situation on the ground.

⁵This is according to HUSEA (2018).

Through the use of highly accurate GPS in RTK mode (i.e. differential) with the help of drone images the plot boundaries were collected by recording the GPS coordinates on various land uses and infrastructure facilities and community facilities. Details included plot boundaries, infrastructure facilities and community facilities. Using GIS and AutoCAD software, the drone's images were overlayed to the existing data. About 3,520 plots were identified in the settlement, which included plots for various uses, such as residential, religious institutions, commercial-residential, and cemeteries.

Out of the identified plots, 2,710 plots (77%) were already developed. The rest were vacant with insignificant development. As stated earlier this exercise was carried out in the presence of the neighbouring landholders and the *Mtaa* leaders. Involvement of neighbouring land holders in mapping of the land/property boundaries has enabled to create the base maps that are dispute hence enabling the preparation of implementable layout plans. Involvement of neighbouring landholders and community leaders has been noted in many successful regularisation projects in Tanzania including Makongo Juu, Hanna Nassif and Kimara settlements in Dar es Salaam region (Komu and Mugasha, 2020, Nuhu and Kombe, 2020, KAUMAMA, 2018, WAT, 2020).

3.1.4. Parcel Boundary Verification

Parcel confirmation is another stage where landholders were given the opportunity to verify their land boundaries (HUSEA, 2018). The data collected was displayed in the public meeting conducted where landholders were given the opportunity to verify their land. The verified data includes land parcel boundaries for various land uses. Verification of some plots fell under reserve areas (such as 45m wide road and the Mbezi River, high tension power lines, and hazardous area).

Awareness was also created to the community members on the negative impacts of developing plots in hazardous and reserve areas (HUSEA, 2018). Plate 4 shows some of the community members verifying the boundaries of their land parcels on a draft TP drawing. This act of displaying the base map to the community is supported by Urban Planning Act No 8 of 2007 Section 20 (1) whereby the community has been given an opportunity to check the status of their land parcels and be given clarification when needed in order to

make them understand their future(URT,2007). Parcel Boundary verification is a way of involving the community/ residents in regularisation and it has also been applied in other regularisation projects in Tanzania, such as Makongo Juu, Kimara and Hanna Nassif regularisation projects (Komu and Mugasha, 2020; KAUMAMA, 2018, WAT,2010).



Plate 4: Community members verifying the boundaries of their land parcels in Goba Kunguru Settlement. Source: HUSEA, March 2018

3.1.5. Preparing Town Planning (TP) Drawings

Preparation of TP drawings were based on the updated base maps that show the existing roads, social facilities and the land ownership boundaries. This was done after analysing the existing situations and TP drawings that had been proposed before but failed to be implemented due to their mismatch with the existing situations. Population projections were made for estimating future land use requirements of social and economic service developments. There were six TP drawings that had been proposed to cover the whole area of the Goba Kunguru settlement but failed to be implemented due to the mismatch with the existing development situation (HUSEA, 2018). During the focus group discussion with local leaders it was aired out that lack of community participation led to implementation failure for the previously prepared plans at Goba Kunguru until 2018 when the data collection especially on property boundary was done by involving the community step by step which rectified the previous mistakes.

The modifications were made in line with the urban planning (Amendment and Modification of Planning Schemes) Regulations, 2018. Review of the Town Planning (TP) drawings resulted in six TP drawing No. 1/809/196, 1/802/1295, 1/808/196, 1/13/122000, DSM/ KND1/342/62016 and 1/804/196 (HUSEA, 2018). Mismatches were also discovered which included developments on an area designated for open recreational space (open space in plate 5), i.e., there were nine residential houses on the area earmarked for open recreational space as shown on Plate 5 area edged in green.

Other mismatches were analysed as shown on Plate 6 on the areas edged yellow, green and red, whereby some houses were located on proposed roads which implies that plan implementation could cause demolition of some buildings. Existence of mismatches between the proposed TP drawings and the existing developments had been a major challenge which caused failures in implementation of the most proposed TP drawings. This had been noted in other places in Dar es Salaam region such as Hanna Nassif, Makongo Juu and Kimara settlements in Dar es Salaam region (Komu and Mugasha, 2020; KAUMAMA, 2018, WAT, 2010).



Plate 5: Mismatch between land uses analyzed-buildings constructed on open recreational space in Goba Kunguru Settlement. Source: HUSEA, 2017



Plate 6: Mismatch between the proposed development and the existing situation in Goba Kunguru Settlement. Source: HUSEA, 2017

Figure 2 shows one of the TP drawings approved for Goba Kunguru Mtaa after modifications.

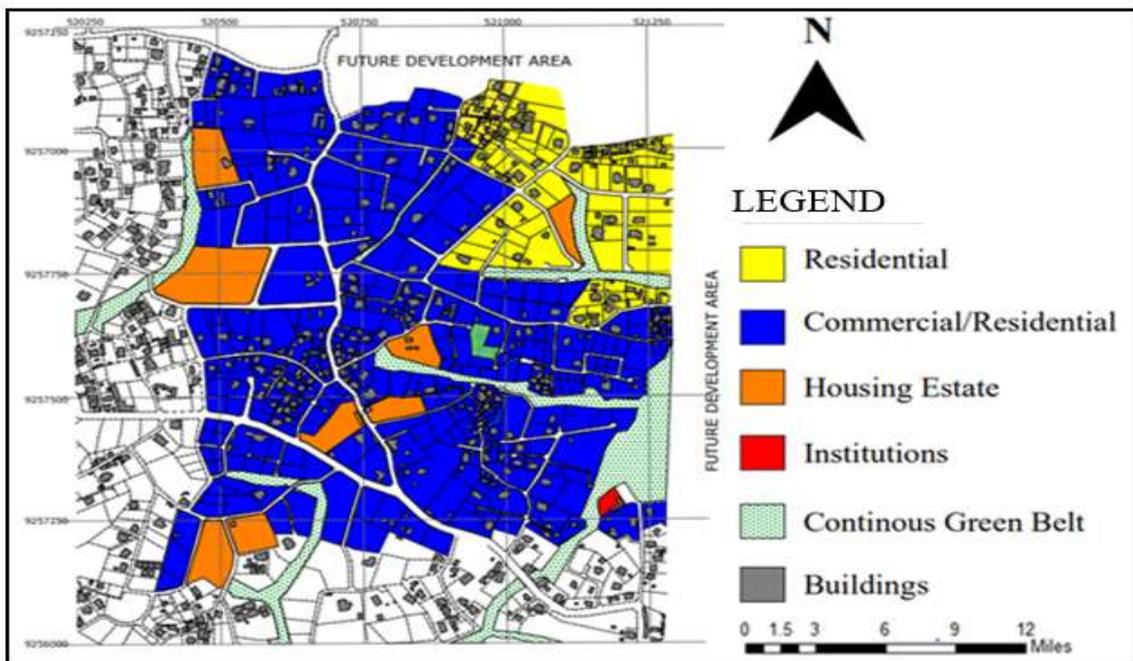


Figure 2: TP DRG No. 1/802/1295 - Part of the Goba Kunguru Settlement in 2018

Table 1 summarises land use distributions for the existing and proposed land uses at Goba Kunguru. Residential use is the most dominant land use which occupies 70%, whereas commercial residential account for 5.5%, roads occupies 12% while public facilities occupy only 3% of the whole area of the settlement.

Table 1: Land use distributions for the five TP drawings of Goba Kunguru Settlement

Existing land use				Proposed land use		
Land use	Area (Hectare)	No of plots	Percentage	Area (Hectare)	No of plots	Percentage
Residential	757.4	2926	82	645	3292	70
Com./Residential	32	73	3.5	51	129	5.5
Commercial	3	3	0.3	5	6	0.6
Housing estate	NIL	NIL	NIL	45	51	4.9
Nursery school	2	3	0.2	2	3	0.3
Primary school	5	2	0.5	9	4	1
Secondary school	14	1	1.5	16	2	1.7
Religious building	11	7	1.2	12	8	1.4
Cemeteries	6	5	0.6	6	5	0.6
Open space	NIL	NIL	NIL	4	6	0.4
Road	88	NIL	9.5	115	NIL	12
market	NIL	NIL	NIL	1	1	0.1
Service industry	5	4	0.5	8.5	8	1.2
Dispensary	0.4	1	0.04	1.4	2	0.2
Health centre	NIL	NIL	NIL	1.8	2	0.3
Workshop	1.3	1	0.2	1.3	1	0.2
Total	924	3026	0.2	924	3520	100.

Source: Assessment of the TP drawings of the Goba Kunguru Settlement, 2018

The Area covered by each of the few facilities provided did not comply with the space requirements stated in the Urban Planning Space Standards Regulations, 2018. For instance, a dispensary occupies 1.4 acres area (or 5,666 sq. metres) which is bigger than the recommended area of between 1,000 and 5,000 square metres (Table 2) according to the Urban Planning (Planning Spaces Standards) Regulations of 2018.

Table 2: Areas designated for public facilities at Goba Kunguru settlement

Type of the Public facility	Provision in the Urban Planning (Planning Space Standards) Regulations 2018	Sizes of land designated at Goba Kunguru settlement	Remarks
Dispensary	5,000	6,890	The Urban Planning Space Standards Regulations were not adhered. Too much larger area designated.
Market	5,000	4,900	The Urban Planning Space Standards Regulations were not adhered to. A smaller area was designated
Nursery school	1,800	9,800	The Urban Planning Space Standard Regulations were not adhered. A very larger area was designated.

Source: Assessment of the TP drawings of the Goba Kunguru Settlement, 2018

3.16 Active Recreation

According to the Urban Planning (Planning Space Standards) Regulations of 2018, the gross provision of land for active recreation per 1000 populations for children play area ought to range between 0.2 -0.4 Ha. This means that for the population size of Goba Kunguru, which is about 9,900⁶, the area needed for active recreation is 2-4 ha. Assessment of the layout plans indicated that there was no land designated for public (children playing grounds). Basing on the population size of Goba Kunguru, the land needed to be designated for playing fields was supposed to range between 5 and 10 ha, but no land was designated for play fields (Table 3). Interview with HUSEA town planners revealed that it was difficult to negotiate and or designate land for public playing fields because there was no finance compensation. Absence of finances for negotiating land for public uses including public has been a big problem in Tanzania and it has been noted in other land regularisation projects such as Makongo Juu, Hanna Nassif and Kimara in Dar es Salaam region (Nuhu and Kombe, 2020; KAUMAMA, 2018; WAT, 2010).

⁶The population size is in accordance to Mtaa administration

Table 3: Standard applied for active recreation

Land uses	Urban Planning (Planning Space Standards) Regulations, 2018	Standards Applied at Goba Kunguru layout plans		Remarks
		Gross area/ 9900 persons (Estimated)		
		Required	Provided	
Children play area	0.2–0.4 ha.	2-4 ha	Nil	No Land designated
Play fields	0.5–1.0 ha	5-10 ha	Nil	No Land designated
Sports fields and Stadia	1.0–1.5 ha	9.9-19.8 ha	Nil	No Land designated

Source: Assessment of the TP drawings of the Goba Kunguru Settlement, 2018

3.1.7. Cadastral Surveying

The interview conducted with the surveyors and the coordinator for the Human Settlements Actions Limited (HUSEA) revealed that after approval of the TP drawings, the process of surveying the settlement was carried out. The processes involved in carrying out the cadastral survey included; processing survey instructions from the MLHHSD, taking of the coordinates to bring the control points closer to the regularisation area, demarcations of the plots boundaries by fixing the corner points (beacons), compilation of the survey work and approval of the survey plans. Once the cadastral survey was complete the survey plans and the related data were submitted to the Director of Surveys and Mapping for approval. Survey plans were approved by the Director of Surveys and Mapping. The conduction of the cadastral survey complied with the statutory requirements in Clause 8 of the General Survey Act Number 18, of 1997 (URT, 1997).

4. CONCLUSION AND RECOMMENDATIONS

The regularisation process was successful in preparing and approving the layout and survey plans of the Goba Kunguru settlement. The approved survey plans have 3,520 plots in total. The approved layout and survey plans have also been adopted by the *Mtaa* government and the planning authority as the tools for guiding land use developments in the area. The

survey plans have been useful to landholders as they provide the opportunity for processing Certificates of Occupancy (CO). Other benefits enjoyed in the area include raising land values, increased security of tenure, and decreased land disputes. The success of the community and the private-led land regularisation process presents also a new experience in regularising informal settlements in Tanzania as opposed to the past experiences where the tasks of regularising informal settlements were performed by the state alone. The process was successful due to the nature of the process which involved the property owners in mapping the boundaries of their properties. Visits paid by the Town planners to the sites assisted in preparing the realistic plans. Thus, the effective involvement of the community (landowners) proved to be helpful in eliminating the challenges of mismatch between the proposed layout plans and the properties (buildings) existing at Goba Kunguru site hence smooth and prompt accomplishment of the regularisation exercise.

The study recommends that, the residents of Goba Kunguru settlement should use the prepared TP drawings and the survey plans as the tools of guiding the development of their settlement. Land owners should process the certificates of occupancy to enhance the security of tenure of their land. The residents need also to comply with the urban planning and building regulations to enhance the sustainability of the developments in their settlements. Efforts to develop and improve the proposed physical infrastructure such as access roads, access path and others should be made to improve the provision of adequate services to the community. The regularisation procedure used at Goba Kunguru *Mtaa* is highly recommended for use in other informal settlements in the country and elsewhere.

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