



THE UNITED REPUBLIC OF TANZANIA

**MINISTRY OF LANDS, HOUSING
AND HUMAN SETTLEMENT DEVELOPMENT**

**REPORT OF THE IMPLEMENTATION
OF THE NEW URBAL AGENDA(NUA)**

Contents

ABBREVIATIONS..... vi

ACKNOWLEDGMENT xii

SUSTAINABLE DEVELOPMENT GOALS 1

PART ONE: 1

TRANSFORMATIVE COMMITMENTS FOR SUSTAINABLE URBAN DEVELOPMENT 1

1.1 SUSTAINABLE URBAN DEVELOPMENT FOR SOCIAL INCLUSION AND ENDING POVERTY 1

1.1.1 Social inclusion and ending poverty..... 1

1.1.1.1 Eradicate poverty in all its forms 1

1.1.1.2 Reduce inequality in urban areas by promoting equally shared opportunities and benefits..... 3

1.1.1.3 Achieve social inclusion of vulnerable groups (women, youth, older persons and persons with disabilities and migrants..... 4

1.1.1.4 Ensure equal access to public spaces including streets, sidewalks, and cycling. 6

Lanes 6

1.1.2.0 Access to Adequate Housing 7

1.1.2.1 Access to adequate and affordable housing..... 7

1.1.2.2 Access to sustainable housing finance options 10

1.1.2.3 Support security of tenure 10

1.1.2.4 Establish slum upgrading programmes 11

1.1.2.5 Integrate housing into urban development plans 11

1.1.3.0 Access to Basic Services..... 12

1.1.3.1 Access to safe drinking water, Sanitation and solid waste disposal 12

1.1.3.2 Access to safe and efficient public transport 15

1.1.3.3 Access to modern renewable energy 16

1.1.3.4 Access to Information Communication technology (ICT) 18

1.2. SUSTAINABLE AND INCLUSIVE URBAN PROSPERITY AND OPPORTUNITIES FOR ALL 19

1.2.1 Inclusive urban economy..... 19

1.2.1.1 Promote productive employment for all including youth employment 20

1.2.1.2 Supporting the informal economy 21

1.2.1.3 Supporting small and medium-sized enterprises (SMEs) 23

1.2.1.4 Promoting an enabling, fair and responsible environment for business and... 24

Innovation:	24
1.2.2.Sustainable prosperity for all.....	24
1.2.2.1 Support the diversification of the urban economy and promote cultural and Creative industries.....	24
1.2.2.2 Technical and entrepreneurial skills within a modern urban economy	25
1.2.2.3 Strengthening urban-rural linkages to maximize productivity.....	25
1.3 ENVIRONMENTALLY SUSTAINABLE AND RESILIENT URBAN DEVELOPMENT	26
1.3.1 Resilience, Mitigation and Adaptation of Cities and Human Settlements	26
1.3.1.1 Country’s efforts to minimize urban sprawl and loss of biodiversity.....	29
1.3.1.2 Climate Change Mitigation and Adaptation Measures.....	30
1.3.1.3 Systems to Reduce the Impact of Natural and Human-Made Disasters	32
1.3.1.4 Building urban resilience through quality infrastructure and spatial planning.....	33
1.3.2. Sustainable Management and Use of Natural Resources.....	34
1.3.2.1 Strengthen the Sustainable Management of Natural Resources in Urban Areas	34
1.3.2.2 Drive Resources Conservation and Waste Reduction, Reuse and Recycling... ..	35
1.3.2.3 Environmentally Sound Management of Water Resources and Urban Coastal Areas	37
1.3.2.4 Adopt Smart-City Approach that Leverages Digitization, Clean Energy and Technologies	39
PART TWO: EFFECTIVE IMPLEMENTATION	41
2.1.0 BUILDING THE URBAN GOVERNANCE STRUCTURE: ESTABLISHING A SUPPORTIVE FRAMEWORK	41
2.1.1 Decentralization to enable Subnational and local governments undertake their assigned responsibilities	41
2.1.2 Linking Urban Policies to finance mechanism and budgets	43
2.1.3 Legal and policy frameworks to enhance the ability of governments to implement urban policies	44
2.1.4 Build the capacity of local and sub national governments to implement local and metropolitan multilevel governance.....	45
2.1.5 Promote participatory, age and gender responsive approaches to urban policy and planning.....	46
2.1.6 Achievement on women’s full participation in all fields and all levels of decision making.....	46

2.2.0 Planning and Managing Urban Spatial Development	47
2.2.1 Implement Integrated and balanced territorial development policies	48
2.2.2 Integrating of housing into urban development plans	48
2.2.3 Culture as a priority component of urban planning	49
2.2.4 Planned urban extension, infill, renewal and regeneration of urban areas	50
2.2.5 Improved Capacity for urban planning and design, and training for urban planners at all levels of government	51
2.2.6 Strengthening the role of small and intermediate cities and towns	51
2.2.7 Promote Sustainable Multimodal public transport systems including non-motorized options.....	52
2.3.0 MEANS OF IMPLEMENTATION.....	53
2.3.1 Mobilization of financial resources	53
2.3.1.1 Develop financing frameworks for implementing the NUA at all levels of government.....	53
2.3.1.2 Mobilize endogenous (internal) sources of finance and expand the revenue base of Sub national and local governments.	54
2.3.1.3 Formulate sound systems of financial transfers from national to Subnational and local governments based on needs, priorities and functions	55
2.3.2.4 Mobilize and establish financial intermediaries (multilateral institutions, regional development banks, Subnational and local development funds; pooled financing mechanisms etc.) for urban financing.....	55
2.2.2.0Capacity Development.....	58
2.3.2.1 Expand opportunities for city to city cooperation and fostering exchange of urban solutions and mutual learning	58
2.3.2.2 Implement capacity development as an effective, multifaceted approach to formulate, implement, manage, monitor and evaluate urban development policies... 	59
2.3.2.3 Build capacity at all levels of government to use data for evidence-based policy formulation including collecting and using data for minority groups.....	59
2.3.2.4 Build the capacity of all levels of government to work with vulnerable groups to participate effectively in decision-making about urban and territorial development. 	60
2.3.2.4 Engage local government associations as promoters and providers of capacity development.....	61
2.3.2.5 Implement capacity development programmes on the use of legal land-based revenue, financing, and other tools	61

2.3.2.6 Implement capacity development programmes of Subnational and local governments in financial planning and management.....	61
2.3.2.7 Increase cooperation and knowledge exchange on science, technology and innovation to benefit sustainable urban development.....	61
2.3.3.0 Information Technology and innovation	62
2.3.3.1 Develop user-friendly, participatory data and digital platforms through e-governance and citizen-centric digital governance tools.....	62
2.3.3.2 Expand deployment of frontier technologies and innovations to enhance shared prosperity of cities and region	62
2.3.3.3 Implement digital tools, including geospatial information systems to improve urban and territorial planning, land administration and access to urban services	63
2.3.3.4 Build capacities at all levels of government to effectively monitor the implementation of urban development policies	64
2.3.3.5 Strengthen all levels of government and the civil society in the collection, disaggregation, and analysis of data	65
PART THREE	67
FOLLOW-UP AND REVIEW	67

LIST OF FIGURES

Figure 1: Income Inequality in Mainland Tanzania by Area	4
Figure 2: Unemployment Rate Estimates from 2015 – 2018.....	5
Figure 3: Solid Waste Collection Capacities in Different Urban Centres.....	16
Figure 4: Annual GDP growth Rates at 2015 Market Prices, Tanzania Mainland, 2013 – 2018..	23
Figure 5: Spatial Growth Trend of Dar es Salaam (2002-2012).....	29
Figure 6: Protection Levels of Different Ecosystems in Tanzania.....	30
Figure 7: Government Budget Dedicated to Housing (Million Tshs.).....	57
Figure 8: Availability and adequacy of office accommodation	65

ABBREVIATIONS

ALAT	Association of Local Authorities of Tanzania
BRT	Bus Rapid Transit
CCRO	Certificate of Customary Right of Occupancy
CDA	Capital Development Authority
CIUP	Community Infrastructure Upgrading Program
FYDP	Five Year Development Plan
GDP	Gross Domestic Product
HDI	Human Development Index
HMFF	Housing Microfinance Fund
ICT	Information and Communication Technology
IIDS	Integrated Industrial Development Strategy
ILMIS	Integrated Land Management Information System
KDA	Kigamboni Development Authority
kWh	kilo Watt hour
LED	Local Economic Development
LGAs	Local Government Authorities
LGRP	Local Government Reform Programme
M&E	Monitoring and Evaluation
MLHHSDD	Ministry of Lands, Housing and Human Settlements Development
MOLIS	Modular Open Laboratory Information System
MTEF	Medium Term Expenditure Frameworks
NGO	Non-Governmental Organization
NHSDP	National Human Settlements Development Policy
NLUPC	National Land Use Planning Commission
NSC	National Sanitation Campaign
PO-RALG	President's Office, Regional Administration and Local Government
PPP	Private Public Partnership
RFB	Road Fund Board

RNFE	Non-Rural Farm Economy
SDGs	Sustainable Development Goals
SEZ	Special Economic Zone
TCRA	Tanzania Communication Regulatory Authority
TANROADS	Tanzania Road Agency
TZS	Tanzanian Shilling
TOD	Transit Oriented Development
UPC	Urban Planning Committee
US\$	United States Dollar
WHO	World Health Organization

GLOSSARY AND DEFINITION OF TERMS

Accessibility	Ability to enjoy adequate shelter as influenced by the environment
Adequate Housing	Shelter with sufficient privacy; space; accessibility; adequate security; security of tenure; structurally stable; adequate lighting, heating and ventilation; adequate basic infrastructure; cultural adequacy; suitable environmental quality and health-related factors; and adequate and accessible location with regard to work and basic facilities: all of which should be available at an affordable cost.
Affordable Housing	Housing that is adequate and costs not more than 30% of the household income per month to rent or acquire
Climate Change	Climate change is the long-term alteration of temperature and typical weather patterns in a place.
General Planning Scheme	Land use plan which shows general land uses, including master plan and interim land use plans.
Housing	A multi-dimensional product that includes physical shelter, the socio-economic and cultural dynamics, related services and infrastructure and the inputs required to produce and maintain it. It also includes the processes and outcomes of the production and use of residential dwelling
Housing supply	The number of adequate housing units delivered in the housing market in a specific period.
Housing Finance	A mechanism that provides borrowing opportunities for the less capable house builders, through housing loans and mortgage facilities.
Housing Market	An arena (formal/informal) in which different housing stakeholders interact; there are the suppliers (landowners, developers, builders and landlords), and the buyers (consumers either as home buyers, tenants or occupiers or investment sharers- real estate investment unit holders). There are also the real estate

	brokers (formal and informal) who facilitate the process, depending on demand.
Human settlements	The totality of the human community- whether city, town or village - with all the social, material, organizational, spiritual, cultural elements and physical elements that sustain it
Inadequate Housing	Housing that does not meet the adequacy threshold.
Informal settlements	A residential area where a group of housing units have been constructed on land to which the occupants often have no legal claim; these areas are unplanned and the housing so developed is not in compliance with planning and building regulation.
Peri-Urban	The grey area which is neither entirely urban nor purely rural. In the traditional sense; it is at most the partly urbanized rural area
Planning Authority	City Council, Municipal Council, Town Council, Township Authority, District Council, Village Council, or any Authority declared by the Minister as a Planning Authority or Joint Planning Authority.
Regularization	Provision and improvement of basic infrastructure services in unplanned/informal settlements.
Rural	Geographical locations outside the urban areas; relating to, or characteristic of the countryside rather than the town
Security of tenure	The right of all individuals and groups to effective protection by the state against forced evictions”. Under international law, ‘forced eviction’ is defined as: ‘the permanent or temporary removal against the will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate form of legal or other protection.
Slum	Housing area that was once a sustainable neighborhood but which has deteriorated over time due to various factors including neglect, decadence and illegal extensions.

Urban area Area within the jurisdiction of an Authority established or deemed to have been established under and governed by Local Government (Urban Authorities) Act (Cap 288) and the Local Government (District Authorities) Act (Cap 287).

Urban Authorities City Council, Municipal Council, Town Council or Township Authority.

Urbanization The process by which large numbers of people become permanently concentrated in relatively small areas forming villages, towns, municipalities and cities.

EXECUTIVE SUMMARY

This report is an action-oriented document that provides the implementation of global principles, policies and standards as a Country to achieve sustainable urban development, transform, construct, manage and operate in our cities. It also elaborates efforts around urbanization for a wide range of actors including nation states, cities, regional leaders and private sectors.

The Tanzania Stakeholder Committee prepared it for Reporting on Implementation of Habitat III Agenda. It consists of Tanzanian's declaration on sustainable cities and human settlements; a shared vision; Principles and commitments; call for action; Tanzanian's implementation action plan; Means of implementation; follow up and review of the NUA and an implementation framework matrix.

This report is divided into three parts; Part one discusses progress Tanzania has made so far in implementing commitments outlined in the New Urban Agenda through numerous strategies and interventions. It can be witnessed that Tanzania has registered remarkable economic growth and persistent decline in poverty. The proportion of population below the basic needs' poverty line (national average) has been decreasing over time. Part two discusses measures, initiatives and means that have been put in place to help in the implementation of the New Urban Agenda. Part three presents the monitoring and review strategies in the implementation of the New Urban Agenda in the country.

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Representatives of Local Authorities who took part in consultative meetings and in providing data as well as information. Other Government Authorities such as TANESCO, TANROAD, RUWASCO, TARURA, NBS, NEMC, MKURABITA, TAFSUS, NLUPC, and NHC.

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FOREWORD

The global population is estimated to be 7.8 billion with projections indicating that it will rise to 9 billion by 2050. Currently African's urban population is 43.8 percent while in 2010 it was 36 percent. It is projected to increase to 50% and 60% by 2030 and 2050 respectively. In October 2018, it was estimated that 32.6% of the Tanzanian population (about 19,244,709 people) were living in urban areas. This represents more than a third of the entire population. The rest (67.4 per cent of the population) lives in rural areas while in 2012 the urban population was 11,378,015 people, equivalent to 26.3percent. This indicates that within recent six (6) years urban population has grown by 69.1 per cent. The annual urban population growth in Tanzania was reported at 5.3 per cent in 2016. With this urban population growth rate, Tanzania ranked 6th of the highest rate of urban population growth globally in 2015 (State of Environment Report III, 2019).

Following the rapid rate of urbanization globally and locally, Tanzania faces numerous challenges that include inadequate housing and infrastructural services and growth of informal settlements characterized by overcrowding and increased poverty. It is at the backdrop of this setting that the NUA was adopted. The Third United Nations Conference on Housing and Sustainable Urban Development was held in October, 2016 in Quito, Ecuador and adopted the NUA. The Agenda provided a global framework for guiding development of sustainable urbanization, housing and human settlements over a period of twenty years. It seeks to pursue a paradigm shift in the way cities and other human settlements are planned, managed and governed. The effective implementation of the NUA resulted to inclusive cities and human settlements that are resilient and optimally functioning as engines of economic growth.

This Agenda transformed existing and emerging challenges into opportunities by leveraging the potential of urbanization for structural transformation through promoting proactive and responsive planning, innovation, Industrialization and sustained economic growth through high productivity, resource efficiency and harnessing local economies and resources. These interventions have opened up more opportunities and employment for the ever-burgeoning youth population; while at the same time promoted intergenerational interactions and environmental integrity. The implementation of NUA has complement effectively and timely realization of other internationally agreed goals as well as Tanzania Development Vision 2025 and Zanzibar Vision

2050. This report shows Tanzanian's realities and priorities in implementing NUA. It also seeks to create seamless understanding and awareness across a wide spectrum of local actors to enable them take up their respective responsibilities based on their specific competencies.



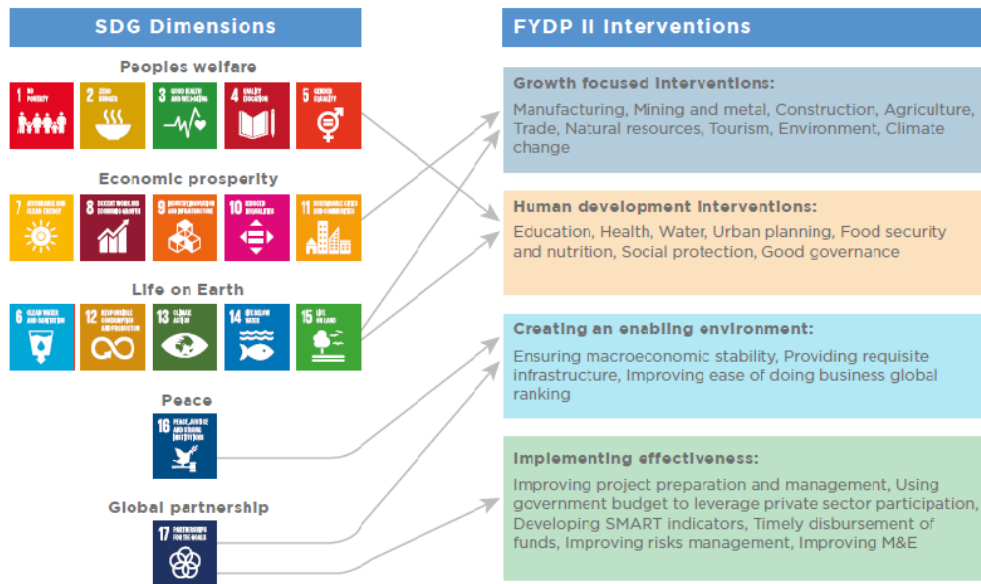
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LINK BETWEEN THE SDGs & THE TWO PLANNING INSTRUMENTS
IN THE UNITED REPUBLIC OF TANZANIA

SDGs // FYDP II

Five Year Development Plan II Interventions in relation to SDGs

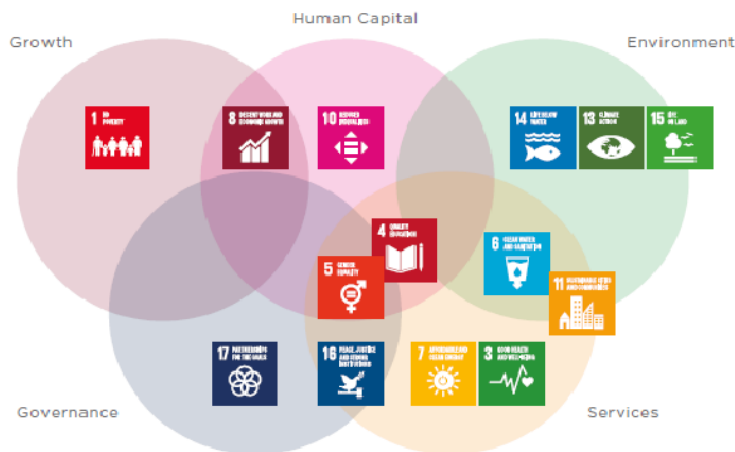


Link between FYDP II and SDGs

Source: Ministry of Finance and Planning

SDGs // MKUZA III

Zanzibar Strategy for Growth and Reduction of Poverty Key Results Areas in relation to SDGs



Link between MKUZA III KRAs and SDGs

Source: Zanzibar Planning Commission

SUSTAINABLE DEVELOPMENT GOALS

PART ONE:

TRANSFORMATIVE COMMITMENTS FOR SUSTAINABLE URBAN DEVELOPMENT

1.1 SUSTAINABLE URBAN DEVELOPMENT FOR SOCIAL INCLUSION AND ENDING POVERTY

1.1.1 Social inclusion and ending poverty

Sustainable urban development for social inclusion and ending poverty is one of NUA's goals that complement the 2030 Agenda for Sustainable Development. It draws attention to the drawback experienced, in the last couple of decades, during which there has been a substantial increase in material production, technological advancement, and improvement in quality of life. Yet, there has been also a persistence of multiple forms of poverty, growing inequalities, social and economic exclusion, spatial segregation and environmental degradation, thus undermining the achievement of global sustainable development

The New Urban Agenda points out, that by readdressing the way cities and human settlements are planned, designed, financed, developed, governed and managed, success can be attained in minimizing, if not eradicating, poverty and hunger in all its forms and dimensions.

It is with the foregoing background that the following sections provide elaboration on how the Government of Tanzania endeavours to implement NUA objectives.

1.1.1.1 Eradicate poverty in all its forms

Tanzania's Second Five Year Plan (2016/17 – 2020/21), whose launching coincided with the promulgation of the New Urban Agenda, underscores the importance of urbanization in socio-economic transformation and more specifically in poverty eradication. It recognizes that the nature and composition of urbanization determines not only the mode of life in human settlements but also how jobs are accessed and means of earning a living are secured. It explicitly mentions that while it is important to harness agglomeration economies associated with urbanization, realization of trickle down effects of urban growth requires careful consideration of opportunities which opens for the poor, e.g. through provision of affordable

housing, services and infrastructure. Critical are systems for governance, land-use planning, and investments¹.

Table 1. Human Development Indicators, Targets and achievements for Urban Poverty Reduction²

S/N		2015/16	Target by 2020/21	Achievements by
1	Human Development			
1.1	Human Development Index (HDI)	0.52	0.57	0.528 (2018)
3	Poverty Reduction			
3.1	Proportion of population below Basic Needs Poverty line (National)	28.2 (2012)	16.7	26.4 (As of 2018)
3.2	Proportion of population below basic needs poverty line (urban)	21.7	12.8	15.8 (As of 2018)
3.3	Proportion of population below food poverty line (urban)	8.7	5.1	4.4 (As of 2018)

Both basic needs and food poverty have been one of the challenges confronting many countries in the global south. Being one of these countries, Tanzania has instituted numerous strategies to eradicate poverty in all its forms. Some of these interventions have included; an increase in the proportion of the government budget allocated to pro-poor sectors, infrastructural investments in poor neighbourhood aimed at increasing their labour productivity, subsidies in health and education, enabling the poor to generate livelihoods.

As a result of these initiatives, Tanzania has registered remarkable economic growth and persistent decline in poverty. The proportion of population below the basic needs' poverty line (national average) has been decreasing over time. While in the year 1991/92 basic needs poverty was recorded to be 38.6 per cent this figure declined to 35.7 in 2000/01 and further decline to 28.2 in 2011/2012. (NBS, 1991/1992, NBS 2000/2001 and NBS, 2011/2012). Recent reports indicate that basic need poverty has further dropped to 26.4 per cent in 2017 (NBS,

¹United Republic of Tanzania (URT) 2016. NATIONAL FIVE YEAR DEVELOPMENT PLAN 2016/17 – 2020/21. Ministry of Finance. Dodoma. pp.38-39)

²United Republic of Tanzania (URT). 2021. MINISTRY OF FINANCE AND PLANNING EVALUATION REPORT OF THE IMPLEMENTATION OF THE SECOND NATIONAL FIVE-YEAR DEVELOPMENT PLAN (FYDP II) 2016/17-2020/21 p.147

2018). The closest reported year for Zanzibar of 2017 showed that the proportion of population who lived below the basic needs' poverty was about 25.7 per cent.

1.1.1.2 Reduce inequality in urban areas by promoting equally shared opportunities and benefits

Mainland Tanzania's income inequality remains lower relative to most other African countries. According to the most recent Household Budget Survey (2017/18) inequality had risen marginally at national level, by 0.4 percent (from 0.34 in 2011/12 and 0.38 in 2017/18). While it has also risen marginally in other urban areas 0.37 to 0.38, in the case of the commercial city of Dar es salaam the rise has been substantial - 0.35 to 0.42³.

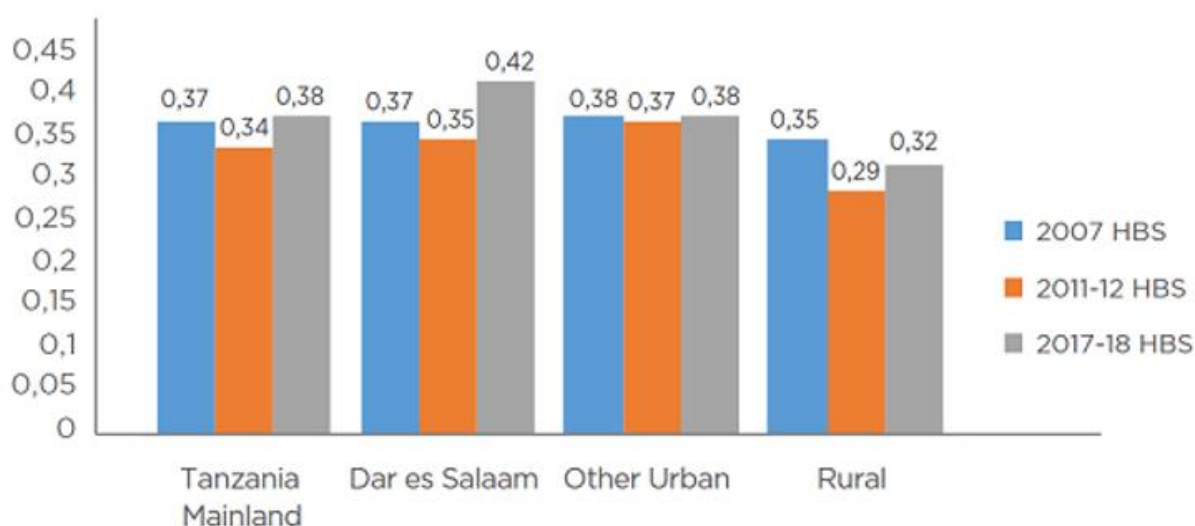


Figure 1 : Income Inequality in Mainland Tanzania by area
Source: Tanzania Household Budget Surveys

A number of interventions have been in place to ensure equally shared opportunities and benefits. The Government as one of the major employers in the country has availed employment opportunities whenever such vacancies were established. The government has also adopted affirmative action's for increased employment for women in various sectors especially in decision making bodies. For example, the proportion of seats held by women in the National Parliament in 2016, was 137 out of 380 seats. This is equivalent to 37 per cent of all seats.

³United Republic of Tanzania (URT) 2019. Voluntary National Review. (A Report on the Progress of the Sustainable Development Goals (SDGs) Implementation in the United Republic of Tanzania; submitted to the High-Level Political Forum (HLPF), United Nations) p.80

Concurrently, in Zanzibar, the proportion of seats held by women in the House of Representatives was 38.5 percent in 2020.

When inequality is measured in terms of unemployment, which is mostly an urban phenomenon, the trend seems to be slightly positive.

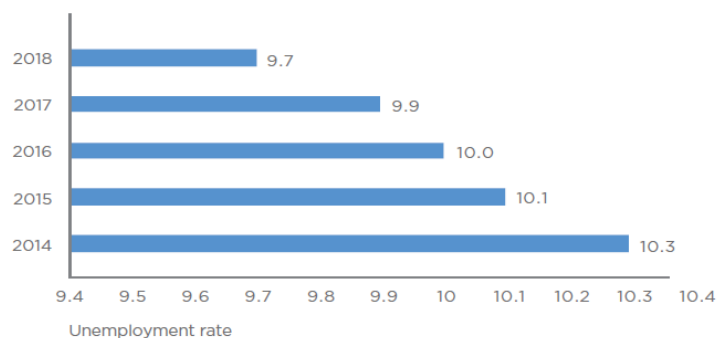


Figure 2: Unemployment Rate Estimates from 2015 to 2018
Source: 2014 LFS Projections (NBS)

Unemployment rate in Tanzania was at 10.3 per cent with youth unemployment at 11.7 per cent. Young women were more unemployed than young men. Projections of the unemployment rate based on 2014 ILFS results, show that unemployment decreased to 9.7 per cent in 2018. The labour force participation rate is at 86.7 per cent of the total working age population. In recognition of the scope of the unemployment challenge and its potential impacts, during 2016/2017 – 2018/2019, the Government, in collaboration with stakeholders has implemented employment creation policies, programmes and projects to empower youth for wage employment and self-employment.⁴

Also, it has increased funds for youth, women and persons with disabilities to ensure access to capital development projects such as the construction of SGR, road construction, construction of 441 health centres and 67 hospitals; construction of airports; construction of 482 water projects; and the establishment of industries in every region. These initiatives created 1,167,988 new jobs during 2016-2019.

1.1.1.3 Achieve social inclusion of vulnerable groups (women, youth, older persons and persons with disabilities and migrants)

Tanzania fairs very well on fostering social inclusion of vulnerable groups, particularly using the indicator of Women's recognized legal right to property inheritance and ownership. The Constitution of the United Republic of Tanzania recognizes equality to own property for all

⁴Ibid.pp.69-70

citizens. The 1999 Land Act, revised in 2019, establishes several principles that help to safeguard women's land rights, and the 1982 Local Government (District Authorities) Act establishes the village council which requires a minimum of one-fourth of village council members be women.

The National Land Policy of 1995 contains various provisions, which protect women's land rights. It covers a range of issues including equitable distribution and access of land by all citizens¹⁵. The policy, further recognizes the problems associated with women's land rights¹⁶ and explains a policy framework for strengthening women's land rights. Furthermore, the law creates a rebuttable presumption for joint tenancy for spouses in a situation where one spouse obtains a right of occupancy for co-occupation where such lands are presumed to be owned jointly. In addition, the registrar of lands is required to register such spouses as joint occupiers. The law also allows joint occupation or occupancy in common in which women are permitted to have joint land interests through joint occupancy or occupancy in common. By the terms of this law, women in Tanzania can register their land interests as joint owners or as owners in common. The law creates co-ownership interests in land where the land is registered in one spouse's name and the other spouse expands resource or labour towards the acquisition, maintenance, and upkeep of that land. The law deems that the spouse who contributes to the acquisition or upkeep or maintenance of such property is deemed to have acquired ownership interest against that land⁵

With respect to persons with disabilities, the government has also adopted and implemented a number of laws, policies and standards for their protection and wellbeing including their right to productive and decent work, vocational training and basic services. The 1977 Constitution and its amendments prohibit discrimination against persons with disabilities. Such legislation as the *Disabled Persons (Care and Maintenance) Act 1982 (No. 3)*, provides and designates responsibilities of caring for disabled persons to families, relatives, local government, central government and non-governmental organizations. Also establishes a National Fund for Disabled Persons. (Inclusion of People with Disabilities in Tanzania pp.1-2).

Measures are being taken to reinvigorate the Properties and Business Formalization Program (MKURABITA) whose main purpose is to empower the poor majority in the population in Tanzania by increasing their access to formal financial markets and other services by formalization of their property rights and businesses. The ultimate goal is to empower the target

⁵Magawa, Leonard G. & Michelo Hansungule. 2018. Unlocking the Dilemmas: Women's Land Rights in Tanzania Journal of Law and Criminal Justice. December 2018, Vol. 6, No. 2, pp. 1-19

groups and individuals, especially in the informal sector (by MKURABITA labeled “extralegal”), so that they can participate effectively in the formal market economy. It is based on the assumption that formalization leads to growth in wealth and employment opportunities since property holders and businesses are then given access to financial and other services only available to owners of formalized property and businesses.

1.1.1.4 Ensure equal access to public spaces including streets, sidewalks, and cycling

Lanes

The Urban Planning Guidelines (2007) and the Urban Planning Regulations (2018) require that all planning schemes designate 10 per cent of the planning areas for open spaces. This has contributed to increased share of open spaces in planned areas for public use.

The Urban Planning (*Planning Space Standards*) GN Number 93 provides for various public spaces including spaces for children play, play fields, sports fields and stadia, picnicking, zoo and camping sites. Specific size for each use category has been provided starting at neighbourhood, community and street levels. Similarly, as regards to percentage of road network, section 13 of GN 92 recommends the proportion of land for road network to range between 15 and 25 per cent in detailed planning schemes. This provision includes reserves that have been dedicated as bike lanes, practically; there are few roads with different lanes earmarked for the purpose of traffic segregation. In Dar es Salaam for example, a distance of about 7 kilometres along Nyerere road has clear traffic segregation for bike lanes and motorways. Likewise, along Morogoro road, construction of the roads considered walkways. The walkways commerce from Kariakoo to Kimara which is equivalent to 15 kilometers. In Zanzibar, pedestrian walkways run at a total length of about 15 kilometres, 7 kilometers from Bububuto Kinazini (Zanzibar City centre – on the north) road and the other recent one runs from Zanzibar A.A .Karume airport to Mnazi Moja Hospital (Zanzibar City centre – on the south) to segregate pedestrian from vehicular traffic to minimize roads accidents

There are also on-going initiatives particularly in the commercial city of Dar es salaam. For example, the World Bank through the Dar es Salaam Metropolitan Development Project is supporting important investments in infrastructure, community upgrading, urban planning and capacity building. Among these initiatives is the Dar Open Spaces Upgrading, which aims at enhancing a select number of open spaces for inclusive/ recreational use, while contributing to the strengthening of Dar es Salaam green infrastructure⁶. The objective of the project is not only to upgrade the identified open spaces but also to raise awareness about the value of public

⁶<https://blogs.worldbank.org/nasikiliza/getting-tanzanias-public-spaces-spot-urban-agenda>

space in the urban development agenda. It is expected that the project lead to planting the seeds for continued engagement to grow a more balanced city with spaces for all.⁷

1.1.2.0 Access to Adequate Housing

Access to adequate and affordable housing, sustainable housing finance options, security of tenure and existence of slum upgrading programmes are policy priority areas in the United Republic of Tanzania. Several initiatives have been established and implemented by the government and other non-state actors to contribute towards increased housing supply. Some of these strategies included; facilitating mortgage finance, regularization of informally developed settlements to improve security of tenure, construction of affordable housing across income levels of people, provision of housing loans to government employees, conducting research on locally available and affordable building materials, review of land and formulation of housing policies to provide a framework for sustainable housing supply.

Some of the achievements include: between 2015 and 2020, the government issued housing loans amounting to 1.5 Billion Tanzanian Shillings to Government employees, increase of banks providing housing loans from three in 2015 to 32, reduction in interest rates for housing loans from 21 to 23 per cent to 13-18 per cent. Similarly, the government facilitated provision of housing micro finance amounting to 17.91 Billion Shillings to 1474 beneficiaries, increase in repayment of loans from five years to 10 years between 2015 and 2020 and reduction of interest rates for housing from 10 per cent to 6 per cent between 2015 and 2020 (CCM Manifesto, 2020).

1.1.2.1 Access to adequate and affordable housing

Housing in Tanzania has mainly been provided by individual house developers on incremental basis using personal savings. Individual house developers account 95percent of the housing stock in urban areas. In 2010 the housing deficit was estimated to be about 3 million units with annual increment of about 200,000 units. Similarly, while in developed economies the Mortgage Finance debts accounts between 50 and 70 percent of their GDP, in Tanzania the contribution of Mortgage sector is less than one (1 percent).However, Tanzania has taken several measures to facilitate access to adequate and affordable housing by planning and surveying serviced land. In addition, Tanzania has promoted industries dealing with production of building materials, building equipment and household furniture in urban areas., Efforts have concentrated in formulating and reviewing the National Housing Policy and the National Land Policy,

⁷(Tanzania to restore urban green spaces -- <https://www.aa.com.tr/en/africa/tanzania-to-restore-urban-green-spaces/1951259>)

respectively, the government also formulated the Unit Titles Act No. 16 of 2008 , the Mortgage Financing (Special provisions) Act No. 17 of 2008 to facilitate the housing market and financing, thus increase access to adequate housing, the Urban Planning Act No. 7 of 2007, and review of Urban Planning Regulations (space standards) of 2018. These efforts have led to fast growth of mortgage lending from three (3) commercial Banks lending long-term housing loans in 2011 to 34 commercial banks in 2021.

Other achievements include the following:

- The National Regularization Program (2015–2023), whereby 1,444,586 properties in unplanned settlements were regularized; 148,000 land parcels were identified; 50,000 residential licenses were issued. and 3,811 Regularization Drawings from 1,457 Mitaa (sub-wards) countrywide was prepared and approved.
- Preparation of 26 Master Plans, 647 village land use plans were prepared in 83 Districts which is equivalent to an increase of 5% making a total of 17% of all villages with land use plans.
- As a measure for the improvement of land administration, 195,170 Certificates of Right of Occupancy (CROs) were issued; 375,259 Certificates of Customary Rights of Occupancy (CCROs) were issued, of which 1,516 used as loan collaterals whereby TZS 61.3 billion were borrowed. Likewise, formulation of ILMIS has fast-tracking the provision of Certificates of Right of Occupancy process.
- Satellite Cities projects in Iyumbu (Dodoma), Kawe (Dar es Salaam), Usa River (Arusha), Safari City (Arusha), Salama Creek (Dar es Salaam), Luguruni (Dar es Salaam) and Kunduchi (Dar es Salaam) implemented by the National Housing Corporation.

Current reports point out that housing construction and rental activities contributed a combined output of TZS.19.083 billion (US\$8.460 million) to Tanzania’s economy in 2018. The contribution is equivalent to 14.8 per cent of Tanzania’s GDP. Similarly, between 2013 and 2018 the real estate sector contributed 2 per cent to the GDP (National Bureau of Statistics, 2019).

- Households Budget Survey of 2018 indicated that percentage of people living in decent housing has been increased. Percentage of households living in houses with modern roofs increased from 68% in 2012 to 84% in 2018, percentage of households living in houses with modern walls increased from 46% in 2012 to 59.1% in 2018 while percentage of households living in houses with modern floors is more than 50% in 2018.

Table 2: Number of units constructed by Public and Private Institutions in Tanzania by 2018

Na	Institutions	Number of units constructed by 2018	Financing means
1.	National Housing Corporation	16,753	Mortgages/ Government budget
2.	Pension Funds	1,500	Mortgages/ Government budget
3.	Tanzania Building Agency	6,845	Government budget
4.	Watumishi Housing Company	943	Mortgages/ Government budget
5.	Housing Cooperative Societies	1,056	Mortgages/member contributions savings
6.	Other Real Estate developers	3,308	Mortgages/ own personal savings
	Total	30,349	

Source: field data collection 2018

On the other hand, Zanzibar Household Budget Survey of 2014/2015 recorded a proportion of 77.9% of households with modern floors, 77.1% of the households with cement brick walls and 85.4% of the households with corrugated aluminum roofs, which increases from 56.2, 37.5, 65.2 in 2004/2005, respectively. As of December 2019, the Authority has been able to manage 1,983 houses (1581 in Unguja and 402 in Pemba). The Government in collaboration with the ZSSF and the private sector started construction of nine (9) blocks in different areas with 14 housing units each, with a total 126 units of condominiums at Mbweni Housing Estate. In collaboration with the Ministry of Finance and Planning, construction of three condominium blocks with 76 unit of houses at Kwahani new town Scheme.

The local Bakhresa Group of Companies has its Fumba Uptown Living Project with 600 units under construction at Fumba. Similarly, at Nyamanzi off the Zanzibar city periphery, CPS Company of Germany has constructed 1,500 units. The last apartment block number 10 at Michenzani as well as small compound of China houses at Mombasa, and one apartment block at Mpapa village in the Central District were completed in 2017

The GDP at current prices for real estate development in Zanzibar rose from Tanzanian Shillings (TZS) 1.5 billion in 2009 to TZS 3.13 billion in 2018, while its share has been fluctuating between 3.0% to 8.2%. (Source: Makame Muhajir Draft Diagnostic Report for the Zanzibar Urban Policy, 2020.)

1.1.2.2 Access to sustainable housing finance options

Introduction of Housing financing in commercial banks and the entry of private sector into the housing market has reduced relatively the supply gap on housing demand. Unfortunately, the evolving long-term mortgage housing finance instruments are out of reach of middle and low-income households. As a strategy to ensure access to sustainable housing finance options, in 2010, Tanzania set out sectorial plans, strategies, programmes and policies to improve sustainable housing financing. Establishment of the Tanzania Mortgage Refinancing Company (TMRC), the formulation of Investment Policy (1996), Investment Act (1997) and Investment Bank (funded in 1970) all promoted sustainable housing finance options in the country.

Presently, the ratio of outstanding Mortgage debt relative to GDP increased from 0.35percent in 2015 to 0.33percent in 2017 and decreased to 0.30percent in 2020. There was no any secondary mortgage market before 2011. Currently the Government has established a secondary mortgage market known Tanzania Mortgage Refinance Company (TMRC) in 2011 for the purpose of providing long-term mortgages lending to banks.

Moreover, loans packages reimbursed by TMRC grew from Tzs. 76.72 billion with 579 beneficiaries in 2011 to Tzs. 445.2 billion with 5,807 beneficiaries in 2020 while the Housing Microfinance Fund (HMFF) has reimbursed a total Tzs. 28.87 billion to 7 microfinance institutions by 2020 to 1914 low-income beneficiaries.

1.1.2.3 Support security of tenure

Tanzania recognizes that secure land rights is key factor for achieving economic development, reducing poverty, increasing food security, social justice and empowering women. In order to meet the policy requirements, the Government developed women and gender Policy in 2000. Reports disclose a significant increase in gender equity on land ownership. In addition, data gathered in 2018 indicated that 70percent of total adult population have secure tenure rights to land with legally recognised documents. Percentage of land owner insecure documents is 21percent and percentage of owners with unknown documents is 9percent (MLHHS) The records showed a substantial improvement as compared to 14percent of adult population with legal documents in 2016. The land register disclose existence of 38,746 titles.

It was reported that in year 2018, female population with legally recognized documents was 62%, and among them those with insecure documents was 21percent.In 2018, percentage of total male population with secure tenure rights with legally recognized documentations was 66%, while with insecure documents was 22%. Percentage of total adult population with informal documents was 66percent, while with insecure documents was 21% (MLHHSD)

1.1.2.4 Establish slum upgrading programmes

Majority of urban dwellers in Tanzania live in houses built in informal or unplanned settlements. In 2016, the proportion of the informal housing in the urban areas ranged between 40 and 85 per cent of the housing stock in urban areas. The country has a long history of slum upgrading programmes since the early 1970s. While continuing with most of those initiatives, including infrastructural improvements and allocation of low-cost plots, major emphasis is now given to the Unplanned Urban Settlement Regularisation Program. This primarily focuses on identifying properties and issuing residential licenses in order to curb further densification and improve security of tenure. Local urban authorities are the key actors of the programme in collaboration with the communities. To date residential licenses have been issued to households in Dar es Salaam, Dodoma, Mwanza, Tanga and Moshi. A significant part of the beneficiaries has used the licenses to access credit in financial institutions thus transforming their assets into productive capital.

Between 2012 and 2018, there was a relative increase in housing construction and real estate investments for both formal and informal sectors, contributing to around 2 per cent to the GDP (NBS, 2019). Current reports point out that housing construction and rental activities contributed a combined output of TZS.19.083 billion (US\$8.460 million) to Tanzania's economy in 2018. The contribution is equivalent to 14.8 per cent of Tanzania's GDP.

1.1.2.5 Integrate housing into urban development plans

Housing as one among basic needs of human beings is a cross-cutting issue thus appears in the Tanzania Development Vision 2025and Zanzibar Vision 2050; the National Strategy for Growth and Reduction of Poverty (NSGRP or MKUKUTAI) MKUZA III; the Habitat Agenda; the New Urban Agenda and the Sustainable Development Goals (SDGs). The government in collaboration with stakeholders have created a conducive legal and institutional framework which involves public and the private sectors such as National Housing Corporation, Zanzibar

Housing Corporation building agencies, civil society organizations, communities and individual households in delivery of adequate and affordable housing for all in both rural and urban areas.

On the other hand, since 1964, Zanzibar through the RGoZ has placed emphasis on the provision of proper housing for the population. Several interventions have taken place to ensure Zanzibar have a comfortable roof over their heads, including the construction of flats in a number of urban centres in Unguja and Pemba as well as the recent planning and development of modern settlements, such as Kwahani, Mbweni and Fumba. However, as the population grows, unplanned settlements, especially in and near urban centres, continue to be a challenge. This is in line with the low quality of housing and accompanying infrastructure, such as water, sanitation and energy

By the end of 2017, the Ministry of Lands, Housing and Human Settlements Development (MLHSSD), in collaboration with the Local Authorities, had planned 3.4 million plots out of which 1.5 million were surveyed and allocated in urban areas in the country. Implementation includes land provided under the 20,000 Plots Project in 2009 where over 38,700 plots were planned, surveyed and allocated in Dar es Salaam, Mbeya, Mwanza, Morogoro, Bagamoyo, and Kibaha. About 80 percent of these plots were for residential uses. By 2020 about 26 master plans for each region has been prepared, in which it comprises of land use zoning. The proportion of the Residential use in these master plans ranges between 15%-60% among other land use.

1.1.3.0 Access to Basic Services

1.1.3.1 Access to safe drinking water, Sanitation and solid waste disposal

Increasing access to improved drinking water is one of the Millennium Development Goals that Tanzania, along with other nations worldwide, has adopted (United Nations General Assembly, 2002). Different sources of drinking water have different implications on the quality of water (e.g. likelihood of being contaminated, pollution and water borne diseases). Thus, water sources serve as proxy indicator of whether water is suitable for drinking or not.

Table 3⁸

Percentage of Households by Main Source of Drinking Water in the Rainy and Dry Seasons by Area, Tanzania Mainland, 2011/12 and 2017/18 HBSs

Source of Water	2011/12								2017/18							
	Dar es Salaam		Other Urban Areas		Rural Area		Tanzania Mainland		Dar es Salaam		Other Urban Areas		Rural Area		Tanzania Mainland	
	Rainy	Dry	Rainy	Dry	Rainy	Dry	Rainy	Dry	Rainy	Dry	Rainy	Dry	Rainy	Dry	Rainy	Dry
Improved Source	78.6	75.6	85.0	78.0	62.4	52.3	69.1	60.5	95.2	89.9	95.8	86.5	83.5	65.0	87.8	73.0
Piped water into dwelling	14.4	14.5	18.6	19.2	2.9	3.0	7.5	7.7	40.7	40.8	30.4	32.8	4.5	4.7	14.8	15.6
Piped water to yard/plot	17.6	17.7	18.7	18.9	2.2	2.2	7.5	7.5	16.8	17.4	12.3	13.5	2.4	2.2	6.4	6.6
Public tap or standpipe	20.0	23.0	19.4	24.3	16.4	21.7	17.5	22.4	16.1	15.1	14.5	16.9	20.7	29.4	18.7	24.8
Protected dug well	7.9	9.2	5.0	7.3	9.2	11.1	8.2	10.1	5.7	5.4	4.9	7.1	4.9	9.6	5.0	8.5
Protected spring	0.0	0.0	2.9	4.2	6.0	8.1	4.6	6.3	0.4	0.4	4.5	6.6	4.0	6.8	3.7	6.0
Rainwater collection	8.7	0.2	18.1	0.6	20.9	0.4	18.8	0.4	7.2	0.5	24.3	2.2	40.5	1.3	32.8	1.4
Bottled water	3.6	3.9	0.4	0.4	0.0	0.0	0.6	0.6	3.9	4.1	0.7	1.2	0.2	0.3	0.7	0.9
Tube-well or borehole	6.4	7.1	1.9	3.1	4.8	5.8	4.4	5.5	4.4	6.2	4.3	6.3	6.4	10.8	5.7	9.2
Non-improved Source	8.3	10.7	7.9	14.1	34.8	44.5	25.9	34.1	4.6	6.6	4.2	10.3	16.4	33.2	12.2	24.7
Unprotected dug well	0.5	0.6	0.6	4.7	16	19.9	10.9	14.4	0.1	0.1	0.6	1.5	7.5	12.7	5.0	8.6
Unprotected spring	0.1	0.1	1.2	0.8	4.4	5.8	3.2	4.1	0.0	0.4	0.2	0.4	2.7	6.1	1.8	4.1
Cart with small tank or drum	4.4	5.5	1.4	2.6	0.2	0.6	1.0	1.6	3.3	3.7	1.3	2.7	0.2	2.1	0.8	2.4
Tanker-truck	3.3	4.5	0.5	0.9	0.1	-	0.5	0.8	1.3	2.4	1.6	3.7	0.2	0.6	0.6	1.5
Surface water*	0.0	0.0	4.2	5.1	14.1	18.2	10.3	13.2	0.0	0.0	0.1	0.7	2.2	3.9	1.4	2.7
Natural surface water (river, dam, lake)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	1.3	3.6	7.9	2.5	5.4
Other	13.1	13.8	7.1	7.9	2.9	3.0	5.0	5.3	0.2	3.5	0.0	3.2	0.1	1.7	0.1	2.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Surface water: Pond, stream, canal, irrigation channels.*

The Government, in partnership with Stakeholders have concentrated much of their efforts to ensure access to safe drinking water, sanitation and solid waste disposal. Water is vital and is fundamental to economic growth, food security and poverty reduction. Significant improvements in Water and Sanitation intervention coverage were made in urban areas through sectorial programmes such as the Water Program Delivery Support and Urban Water Supply and Water Management. These interventions contributed to improved access to clean water in urban areas.

At the beginning of implementation of FYDP II 2016/17; the proportion of population in district capitals and small towns with access to piped or protected water as their main source was 60 per cent. After implementation of these strategies, the rate has increased to 64 per cent by 2020.

Concerning proportion of population using safely managed sanitation services, significant achievements have also been made. Water Sanitation and Hygiene (WASH) services in schools, healthcare facilities and other public places. All achievements observed for sanitation and hygiene are attributed to implementation of the National Sanitation Campaign (NSC) all over the country.

In Zanzibar a household is classified as having access to improved drinking water if it uses private piped water to the house, private piped water outside housing unit, piped water on

⁸United Republic of Tanzania. 2020. Household Budget Survey 2017-18 - Tanzania Mainland. National Bureau of Statistics. Dodoma. p.40

neighbour's housing unit, piped water on community supply, protected dug well and protected dug well inside the house.

According to Zanzibar Housing Budget Survey of 2019/2020, 91.1 per cent of households used improved water sources. Private piped water to dwelling is the most common source of drinking water (36.3 per cent), while public tap or standpipe is the second most common source (25.2 per cent). In urban areas, nearly all households (95.6 per cent) have access to safe drinking water while it is 87.6 per cent in rural households. (ZHS, 2019/2020)

Table 4

Percentage Distribution of Households by Type of Toilet Facilities and Area, Tanzania Mainland 2011/12 and 2017/18 HBSs

Type of Toilet Facility	Dar es Salaam		Other Urban Areas		Rural Areas		Tanzania Mainland	
	2011/12	2017/18	2011/12	2017/18	2011/12	2017/18	2011/12	2017/18
No toilet / bush / field	0.4	0.4	1.6	0.8	16.9	8.6	11.7	5.8
Total with toilets	99.5	99.6	98.4	99.2	83	91.4	88.3	94.2
Open pit without slab	16.5	10.3	23.6	19.2	27.1	49.8	25.0	38.0
Pit latrine with slab (not washable)	13.3	6.2	22.2	9.2	44.2	20.2	35.9	15.9
Pit latrine with slab (washable)	28.9	18.1	17.0	14.1	6.3	8.8	11.3	11.1
Ventilated improved pit latrine	14.0	21.3	13.6	26.0	2.8	5.8	6.4	12.4
Pour flush toilet	21.8	36.3	16.9	26.8	1.5	5.0	7.2	13.8
Flush toilet with cistern	3.8	6.7	2.5	3.1	0.3	0.2	1.2	1.6
Composting toilet/ecosan latrine	0.3	-	0.7	0.1	0.1	0.1	0.3	0.1
Other	0.9	0.7	1.9	0.7	0.7	1.5	1.0	1.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Household Budget Survey 2017-18 - Tanzania Mainland p.57

The proportion of solid waste collected out of solid waste generated by cities in urban areas varies among urban centres.

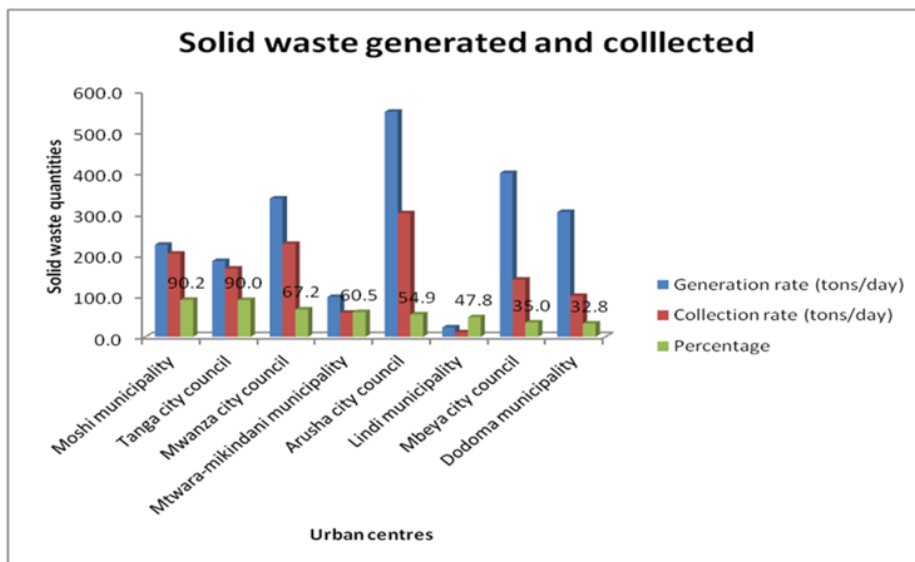


Figure 3 : Solid waste collection capacities in different urban centres.

A research report pointed out that The collection capacities differs from one urban centre to another due to various factors, the most prevalent of which are the availability of collection equipment and manpower to coordinate the SWM system, and the involvement of the community and the private operators. However, having all the equipment without the willingness of the local authority to dedicate enough funds for monitoring SWM services can result in poor performance.⁹

1.1.3.2 Access to safe and efficient public transport

There is a high dependence on public transport and also walking as a major mobility function across communities in Tanzania’s urban centres. The introduction of Bus rapid transit systems (BRT) in Dar es salaam, whose first phase was launched in 2016 has been a remarkable success. As it increases its carrying capacity and service outreach across the city, the transport model has a good potential for replication in other urban centres in the country as well as in the region. A key characteristic for the success of a BRT system

is the enforcement of the dedicated right of way for the rapid buses. Particular effort has been made to ensure that the travel lanes remain free of mixed traffic. As a result commuting time has been shortened and the economic cost of mobility within the city, somehow reduced.

The aviation sector in Zanzibar is currently served by Abeid Amani Karume International Airport (AAKIA) and Pemba Airport, both of which primarily serve routes within Tanzania and international flights. These airports are increasingly struggling to meet rising passenger traffic

⁹Yhdego, Michael & Amir Kingu. 2016. Solid Waste Management In Urban Centers of Tanzania Leapfrogging Towards A Circular Economy (Online) pp. 39-40)

demand as Zanzibar's tourism industry continues to grow. As of 2020, a new terminal at AAKIA is opened for operations, thereby more than doubling overall annual passenger capacity to 2.6 million. In addition, feasibility studies to upgrade Pemba Airport to the status of an international gateway for passengers and cargo are under way while Kigunda airstrip has been earmarked as an alternative option. (Vision,2050). Similarly, in Zanzibar the government has embarked on improving the main entry roads to Zanzibar City and other Townships based on strategic requirements and priorities identified in the Zanzibar Transport Master Plan (2008). Road networks are the only means of land transportation in Zanzibar, connecting townships, suburbs and rural economic and social activities. As of 2019, 62.7% of roads are paved, but the road system in many areas is characterized by inadequate finishing (road furniture), weak drainage, limited space for expansion and insufficient street pavements. Collectively, this backlog has led to seasonal flooding, traffic congestion, road accidents and high maintenance costs. Zanzibar needs effective transportation infrastructure to support rapid trade connectivity, taking advantage of regional integration. (Vision, 2050)

1.1.3.3 Access to modern renewable energy

The National Energy Policy (2015) provides guidance and directions for sustainable development and the utilization of energy resources towards the transformation of the national economy. Increasing equality in access to modern renewable energy is a policy priority in the United Republic of Tanzania. To achieve policy targets, strong interventions such as implementation of strategic power generation projects are called for. The Private Sector has also made significant contributions.

The country has decided to effectively utilize available renewable energy sources for a sustainable energy supply and reach a country installed capacity of 10,000 MW by 2025. The Tanzania Electricity Supply Company (TANESCO) has been facilitated in terms of technical and financial capacity. Access Situation Survey conducted by the National Bureau of Statistics (NBS) in collaboration with the Rural Energy Agency (REA) and together with the Ministry of Energy and Minerals revealed that; the electricity customer base was 1.87 million, about 67.5 per cent of the population had access to electricity (rural areas 49.5 per cent; urban areas 97.3 per cent); 32.8 per cent of the population were connected to electricity

By December 2018, the total electricity installed capacity was 1,601.90 MW (Grid 1,565.72 MW and Off-grid capacity plus imports stood at 36.18 MW). Hydro power contributed 573.70 MW (36.64 per cent); Natural gas 892.72 MW (57 per cent); Heavy Fuel Oil and Diesel, 88.80 MW (5.60 per cent) and Biomass and co-generation contributed 10.5MW (0.76 per cent

The Government continues to invest in power generation using hydro, natural gas, coal, renewable energies (Geothermal, Solar, Wind and Biomass); extension of a grid network to reach isolated areas, and the construction of power interconnector projects to enable power trading with neighbouring countries in order to improve power security in the region are on the way.

Predictable and reliable power supply has become a major priority for productivity as domestic energy demand rises due to high economic and population growth. Currently, Zanzibar is almost entirely dependent on mainland Tanzania for electrical energy, with submarine cables carrying power from the mainland. Though energy security is currently satisfactory with a total electricity surplus of 20MW in 2020, there are concerns that power supply may soon become unpredictable and struggle to keep up with rising energy demands. Renewable energy (RE), including solar and wind power, presents an opportunity to promote energy independence and ensure a more reliable power supply without compromising on environmental sustainability. However, RE sources account for a negligible share of total energy consumption due to slow adoption, limited technical expertise and limited financing for RE infrastructural development(Vision,2050).

For Zanzibar, the recorded number of new customers connected to the National Power Grid in 2017 was 12,479, less by 2.3 per cent compared with 12,768 customers in 2016.

The renewable energy share in electricity generation in 2016 was 1.67 per cent. The total installed capacity increased from 1,226.24 MW in 2015 to 1,461.69 MW in 2016. The Renewable Energy Zanzibar Association (REZA) has been launched so as to promote renewable energy use. In terms of domestic energy consumption, there has been an increase (2007 – 2017/18) in access to electricity both for lighting and cooking in urban areas. However, while the use of charcoal for cooking has gone down in Dar es Salaam, it is the opposite in the case of other urban areas.

Table

5¹⁰

Percent of Households by Main Source of Energy for Lighting, Energy for Cooking and Area, Tanzania Mainland, 2007, 2011/12 and 2017/18 HBSs

Source of Energy	Dar es Salaam			Other Urban Areas			Rural Areas			Tanzania Mainland		
	2007	2011/12	2017/18	2007	2011/12	2017/18	2007	2011/12	2017/18	2007	2011/12	2017/18
Lighting												
Electricity	54.3	68.1	80.1	26.5	34.7	56.1	2.7	3.8	10.0	12.5	18.2	29.0
Gas - biogas	0.0	0.0	0.0	0.0	0.3		0.1	0.5	0.0	0.1	0.4	
Paraffin /Kerosene	42.4	23.3	1.7	72.0	55.2	5.9	91.2	69.9	11.3	83.0	61.0	8.9
Candles	2.6	4.2	1.2	0.8	3.1	2.8	0.8	1.2	0.4	1.0	2.0	1.1
Firewood	NA	-		NA	0.4	0.2	NA	2.3	2.0	NA	1.6	1.3
Other source	NA	3.4	0.1	NA	5.4	0.2	NA	20.3	1.5	NA	15.2	1.0
Wood/farm residuals	0.3	-	-	0.7	-	-	5.2	-	-	3.6	-	-
Solar	NA	1.0	5.4	NA	0.9	18.7	NA	1.8	33.1	NA	1.6	26.5
TORCH / RECHARGEABLE LAMPS	NA	NA	6.7	NA	NA	10.6	NA	NA	37.4	NA	NA	27.5
Total	100.0	100.0	95.2	100.0	100.0	94.5	100.0	100.0	100.0	100.0	100.0	95.3
Cooking												
Electricity	2.2	1.2	7.8	1.5	0.4	4.4	0.2	0.1	0.3	0.5	0.3	2.1
Gas – industrial	0.9	4.8	13.3	0.2	0.8	5.7	0.1	0.1	0.4	0.2	0.8	3.2
Gas – biogas	0.1	-	3.3	-	0.1	1.8	-	-	0.2	-	-	0.9
Paraffin or Kerosene	12.4	9.4	6.5	6.0	3.3	1.1	0.7	0.9	0.5	3.0	2.5	1.3
Coal	0.4	0.5		0.1	0.5	0.3	0.2	0.1		0.2	0.2	0.1
Charcoal	74.9	76.5	58.9	53.9	61.7	61.3	7	9.1	11.5	22.7	28.2	28.8
Firewood	8.0	2.5	5.9	37.7	30.4	22.8	91.8	89.1	84.8	73.1	66.3	60.9
Wood or farm residuals	-	-	-	0.2	0.2	-	0.1	-	.5	0.1	-	0.3
Solar	NA	0.1	1.1	NA	-	1.8	NA	0.2	NA	NA	0.1	1.1
Generator or Private	NA	-		NA	-	0.0	NA	0.3	NA	NA	0.2	0.0
Other	1.1	5.0	1.5	0.2	2.7	0.2	-	0.2	0.2	0.1	1.3	0.3
Total	100.0	100.0	98.3	100.0	100.0	99.4	100.0	100.0	98.4	100.0	100.0	99.0

1.1.3.4 Access to Information Communication technology (ICT)

Attainment of access to Information communication technology (ICT) has been given priority in the national and local plans. The United Republic of Tanzania recognizes the importance of ICT for supporting its development in both Mainland Tanzania and Zanzibar. A total of 27,912 km of National ICT Broadband Backbone has been constructed. Similarly, several measures have been taken to ensure all stakeholders, including the private sector and the public at large, benefit from access to these public assets so as to promote socio-economic development. In particular,

¹⁰United Republic of Tanzania. 2020. Op.Cit p. 37

ICT services have been strengthened by laying down a submarine cable. By April 2019 mobile communication coverage was 94 per cent. Categorically, records reveal that the coverage is 76 in terms of population and 66 per cent in geographical coverage. These developments have greatly transformed lifestyles among the population especially access to both communication and mobile financial services.

According to the Tanzania Communication Regulatory Authority as of December 2018, Tanzania had 43,621,499 mobile telephone subscribers, and 23,142,960 internet users. In Zanzibar, internet penetration increased from 29 per cent in 2015 to 43 per cent in 2018. Tanzania has a high volume of fibre optics in operation with 29,303km.¹¹

In 2015, Zanzibar developed its ICT Policy, which is aligned with the requirements of TCRA- the national regulatory authority. The policy uses the principles of competition as a means of promoting rapid sectoral development. Despite the development of hard ICT infrastructure, last mile connectivity to premises remains a challenge: households and businesses are not sufficiently connected to the network nor are they optimally using digital products and services.

Table 6¹².

9. SUMMARY OF COMMUNICATIONS STATISTICS

9.1 TELECOM SERVICES

9.1a Subscriptions and Teledensity

Year	2015	2016	2017	2018	2019	2020
Fixed	142,819	129,597	127,094	124,238	76,288	72,469
Mobile	39,665,600	40,044,186	39,953,860	43,497,261	49,143,053	51,220,233
Total	39,808,419	40,173,783	40,080,954	43,621,499	49,219,341	51,292,702
Penetration	79%	80%	78%	81%	88%	89%

1.2. SUSTAINABLE AND INCLUSIVE URBAN PROSPERITY AND OPPORTUNITIES FOR ALL

1.2.1 Inclusive urban economy

Inclusive urban economy refers to processes and mechanisms of creating jobs and giving urban residents the opportunity to enjoy the benefits of economic growth. “Inclusive” urban infrastructure development is defined as an integrated approach encompassing sustainable, resilient, accessible, and affordable solutions to the challenges faced by the urban poor and vulnerable groups by enhancing their access to urban services and infrastructure through

¹¹United Republic of Tanzania (URT) 2019 Op.Cit p.48

¹²Tanzania Communications Regulatory Authority (TCRA) -2021. QUARTERLY COMMUNICATIONS STATISTICS January - March 2021. p.14

targeted investments.

Zanzibar's urbanization target is connected to many other development targets aimed at attaining a high and sustainable economic growth averaging 9-10% per annum to the year 2020. Over the past twenty years, the economic growth was recorded at an annual rate of not less than 4.0%. The minimum growth was 4.3% recorded in between 2008 and 2010. The increasing average annual growth of gross domestic product (GDP) rose from 7.8% in 2010 to between 9-10% by this year, according to the recently released Vision 2020 Review Report.

The Review Report also found that per capita GDP has been used as a major indicator of measuring the Vision's achievement with regards to target of reaching low middle-income country (LMIC) status. Based on the 2019 Poverty Reduction Strategy III, Zanzibar is now crossing the low middle-income country threshold with per capita income of \$1,114 in 2019 rising from \$298 in 2000, implying that Zanzibar is crossing the LMIC threshold of per capita income of \$1,026. The Vision 2020 also targeted to eradicate abject (food) poverty or at least reduce it to 10%. And, with this regard, the proportion of people living below food poverty was 10.8% in 2014/15. (Muhajir, Draft Diagnostic Report for the Zanzibar Urban Policy, 2020).

1.2.1.1 Promote productive employment for all including youth employment

Numerable efforts have been taken to ensure that there is inclusive urban economy in the country. In achieving this policy priority, the five-year National Development Plan (2015/16-2020/21) implementation with the new economic model that focuses on transforming the country into a semi-industrialized nation was enhanced. One of the key achievements of this plan after the five year of its implementation was the establishment of new **8,477** industries with **482,602** new job opportunities created. This achievement increased the country total industries to **61,110** in 2020 compared to **52,633** in 2015. This intervention included all population segments thus providing employment opportunities across income groups.

The RGoZ recently introduced several institutions to support trade development and industrialisation through micro, small and medium enterprises (MSMEs), covering product quality and consumer protection. Although industry is a key input for trade, the linkages between the two sectors need to be optimised further. Current industrial activity, including repackaging textiles and bottling water, is not sufficiently export-oriented and does not align perfectly with national comparative advantage. In particular, agro-processing remains small in scope despite high regional export demand and commercialization potential. (Source :Zanzibar Development Vision 2050)

Growth was driven by sectors where few in the general population work, particularly the poor. The fastest growing sectors were construction, information and communication technology

(ICT), real estate, nonmarket services (e.g., education, health, and public administration), and to a lesser extent mining, transport, and trade. Each of these sectors employs on average no more than 3 per cent of the population. However, 60 per cent of their employees tend to be significantly more educated and better-off. These sectors employ over 20 per cent of Tanzanian workers with lower secondary education and above.¹³

1.2.1.2 Supporting the informal economy

Proportion of informal employment in non-agricultural employment is **33.3percent (NBS, 2018)**. Reports also disclose that the private sector (Including agriculture) has been the main driver of the Tanzania economy with a proportion of **96.5** percent of total employment in 2014 with a relative same share of employment in 2018(**95.7** per cent).

As regards to Proportion of informal employment in non-agriculture employment, strengthening the informal sector economy, the New Urban Agenda (2016), stresses the importance of supporting informal enterprises by extending legal services and social protections. It also calls for a combination of incentives and compliance measures to be implemented without undermining existing livelihoods. In Tanzania, the informal sector makes up a large share of activity in urban economies and the government has been taking many steps in realizing its contribution to the national economy.

In this regard the country has taken the following measures to strengthen the informal sector participation in economy:

- ❖ Put in place a legal framework that favours the informal sector operations including the enacting policies to guide the provision of **social protection** and conditional cash transfer programme to target the extreme poor across the country under the Tanzania Social Action Fund(TASAF),
- ❖ In 2016 the government adopted the five-year National Development Plan(2016/2017-2020/2021) which incorporated the key strategies aimed to underpin the informal sector operation (what does the five-year plan provide for???)
- ❖ Formalization of the informal sector by establishment of the new national identification system for the informal sector vendors,
- ❖ Local Authorities to allocate special land within the urban area for the informal sector activities,

¹³(World Bank. Dec.2019. TANZANIA Mainland Poverty Assessment EXECUTIVE SUMMARY p.20)

- ❖ Local government to adopt a more informal sector accommodating stance. For example Mbeya, Mwanza, Dodoma, Arusha, Tanga and Dar es salaam cities council have assisted informal actors in setting up hundreds of business, ranging from tree nurseries to car washes
- ❖ **Achievement:** In 2020 the country become the lower middle income as a result of significant investment in economic sectors. Concurrently with the major economic reform undertaken during the implementation of the Second Five Years National Development Plan (FYDP-II) there has been notable GDP growth from 6.3 per cent in 2013 to 7.0 per cent in 2018

Figure 4: Annual GDP growth Rates at 2015 Market Prices, Tanzania Mainland, 2013 – 2018¹⁴

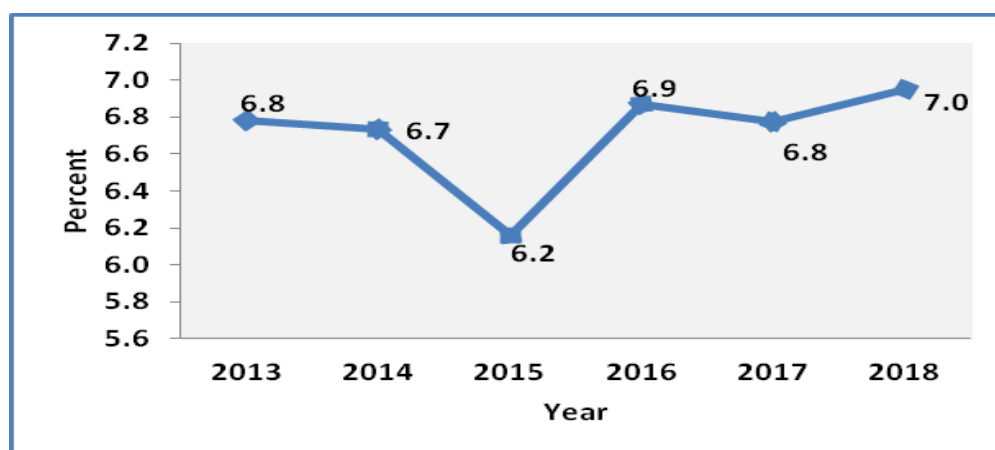


Table 7¹⁵

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all			2010	2011	2012	2013	2014	2015	2016	2017	2018	"Sources/Remarks"
8.1.1	Annual growth rate of real GDP per capita	Economic Growth, real (%)		8.5	2.7	6.8	6.7	6.2	6.9	6.8	7.0	The Economic Survey/ National Accounts Tanzania Mainland Publication
8.2.1	Annual growth rate of real GDP per employed person	Share of GDP accruing from sustainable utilization of forest, water and marine resources, at current prices (%)	6.1%	5.4%	5.4%	5.2%	5.5%	5.5%	5.0%	5.1%	4.8%	The Economic Survey/ National Accounts Tanzania Mainland Publication
		Per capita Gross Domestic Product (GDP), nominal (US\$)				1 015	1 076	978	1 006	1 044	1 086	National Accounts Tanzania Mainland Publication
		Creative industry real growth rate, (%)		22%	20%	15%	14%	13%	16%	13%	11%	National Accounts Tanzania Mainland Publication
		Share of creative industry to GDP (current, %)	0.6%	0.7%	0.7%	0.8%	0.8%	0.8%	0.8%	0.9%	0.9%	
8.3.1	Proportion of informal employment in non-agriculture employment, by sex	Proportion of informal employment in non-agriculture employment, by sex					62% Male, 65% Female, 63% Total					2014 IIFS

¹⁴National Bureau of Statistics.2019

¹⁵United Republic of Tanzania (URT) 2019. Op.Cit pp.136-137

1.2.1.3 Supporting small and medium-sized enterprises (SMEs)

Small and Medium Enterprises plays a key role in Tanzania's economy development. According to the Ministry of Finance report(2020), *SMSEs contribution to the National economy accounts up to 27 per cent of the country's GDP and employs more than 5.2 million people.* However, majority of MSMEs experience limited access to finance and effective use of financial products and services as major barriers to growth.

The government has undertaken many steps to support SMEs performance in the National economy growth. Some of the key initiative taken was to enact and review the key economic policies and Laws to supports SMEs' access to finance, including developing affordable business legal identity certificates for micro enterprises, supporting creation of financial credit outlets (SACCOS, VICOBA and Community financial instruments). The FSDT is supported by Government and various Development Partners to work with financial sector stakeholders to drive innovative solutions that will increase access and usage of financial products and services by underserved MSMEs.

Another initiative has been to establish a mechanism that ensures that the sector key issues are integrated in the National and Local development programmes. This includes nurturing the growth of Micro, Small and Medium Enterprises that are supported by, and are well linked to large-scale enterprises in manufacturing, construction, tourism, and other priority areas of economic transformation and human development (URT, 2016).

Among the effort taken by RGoZ is to introduce The Agency operates under the Ministry of Trade and Industries (the Micro, Small and Medium Industrial Development Agency (SMIDA a parastatal Industrial Development Agency established by the **Act No. 2 of 2018** .The Agency is mandated to advice, develop, coordinate, promote and offer every form of support to micro, small and medium industries in Zanzibar through facilitation from early stage of formalization to marketing of the product and all the way to graduation to large industry category. Also it operate or facilitate affordable credit schemes and other financial and non-financial services through Small and Medium Industrial Development Fund (SMIDF).

1.2.1.4 Promoting an enabling, fair and responsible environment for business and Innovation:

The government of Tanzania has prioritized industrial transformation in its Second Five Year Development Plan, improving and strengthening the business enabling environment. In this regard many existing policies and Laws related to investment and doing business in the country have been enacted or reviewed to attract more investor.

In order to encourage and promote profitable trade, the country has undertaken several pro-trade initiatives, including investment in soft/hard infrastructure to advance trade sector in the medium to long run; establishment of one stop border posts, adopting and implementing the Blueprint initiative and encouraging investments in the development of sub-sectors such as leather, sunflower. Other measures have included: negotiations with all trade blocks that Tanzania takes part in for the purpose of expanding the country business market. As a result of these measures, for example, the number of days required to register a new business in the country takes only three (3) days (NBS, 2020).

1.2.2.Sustainable prosperity for all

1.2.2.1 Support the diversification of the urban economy and promote cultural and Creative industries

The focus of this sub-sector is on diversifying urban economy and promoting cultural and creative industries. To respond to the policy, the Ministry for Information, Culture, Arts and Sports (MICAS) and the Ministry of Industries and Trade (MIT). Under these creative industries the Ministries have conducted capacity building has enacted policies and laws to boost the creativity industry and increase its contribution to nation economy. The manufacturing sector, has achieved accelerated growth of the manufacturing increasing from 5.2 per cent in 2016/17 to 8.5 per cent in 2020/21. It also doubled its share of employment contribution from 3.1 per cent to 6.75 per cent in 2020/21(Ministry of Finance, 2020).

The creative industries economy cover a range of tertiary sectors including advertising, arts and crafts, design, entertainment, architecture, books, media and software. There is potential to harness innovation in Zanzibar, particularly among its youth population, as this resource is not finite. Currently, there are annual national-level cultural festivals targeting separate areas of the creative industries, including the Zanzibar International Film Festival, *Sauti za Busara* and *Utamaduni wa Mzanzibari*. Moving forward, special attention must be given to the development of the creative industries to enable Zanzibar further diversify and modernize its economy,

produce intangible cultural exports as a commodity as well as diversifying the service sector beyond tourism. This will not only create jobs and generate an additional source of income, but it will also contribute to poverty reduction, especially among the youth. Zanzibar also stands to benefit from the digital economy as digitalization picks up pace globally, both as an economic industry by its own merit as well as an enabler for the prosperity of other sectors (Zanzibar Development Vision2050)

1.2.2.2 Technical and entrepreneurial skills within a modern urban economy

According to SME Policy (2003), Tanzania is endowed with a rich natural resource base. Even then, with all these resources Tanzania is still at the lowest level of middle-income country. The challenge lies in the ability to transform efficiently and effectively the resources into goods and services that can be availed to the market at competitive prices. One of these interventions included the development of the National Skills Development Strategy which was adopted in 2016. In implementing this strategy, 540 new technical institutions have been constructed up to 2019. In the same vein, 59,878 youths have been trained in various skills/trades through internship, apprenticeships, recognition for prior learning and modern agricultural farming using greenhouse technology. Vocational and technical education has been also provided to 471,522 individuals focusing on entrepreneurship education, business administration and formalization of youth owned business companies.

1.2.2.3 Strengthening urban-rural linkages to maximize productivity

The government efforts are focussed in improving urban-rural linkages to maximize productivity. The country's overall development orientation is embedded on the strong linkage between rural and urban areas. Hence the planning system which cascades from the national, regional, district and municipal, to local levels is assumed to take into account linkages among all strategic spatial nodes. This is reinforced by targeted investment in services and tertiary institutions in strategic locations. Improvement in infrastructure networks such as roads, electricity, and mobile telephone network has also led to an improved linkage between urban and rural areas.

The National Land-use Framework (2013–33) also serves as an overarching guiding document for spatial and land-use planning. The National Land-Use Framework Plan (NLUFP) was developed and updated by the National Land-Use Planning Commission to provide guidance for the determination of land uses of national concern—particularly protected areas, wetlands, and areas for agriculture, grazing, urban and rural settlements, and infrastructure. More important, it

seeks to depart from the historical ad hoc planning practice to a more systematic and comprehensive approach by translating national priorities and development goals into spatial terms and minimizing existing and potential conflicts that arise from sectoral land uses and activities. In this way, the NLUFP is intended to serve as a guide for land-use planning and to create compatibility between land uses and land ownership—at zonal, special areas, regional, district, and village levels.¹⁶

There are considerable efforts in Zanzibar for urban and rural development through sectoral departments and the department of urban and rural planning among others. These efforts were originally facilitated by the presidential Decree No. 5 of 1967. Cited as the Rural Settlement and Village Development Fund Decree of 1967, this law was passed in the early years of the 1964 revolution. Although it is not widely used these days, there are also efforts on: urban and rural land management, inclusive financing, planning, public housing development, vulnerable groups integration, infrastructural services provision, strengthening the capacity of local authorities among others.

1.3 ENVIRONMENTALLY SUSTAINABLE AND RESILIENT URBAN DEVELOPMENT

1.3.1 Resilience, Mitigation and Adaptation of Cities and Human Settlements

Minimize urban sprawl and loss of biodiversity

By October, 2018, it was estimated that 32.6 per cent of the Tanzanian population (about 19,244,709 people) was living in urban areas. This represents more than a third of the entire population. The rest (67.4 per cent of the population) lives in rural areas while in 2012 the urban population was 11,378,015 people, equivalent to 26.3 per cent. This indicates that within recent six (6) years urban population has grown by 69.1 per cent. The annual urban population growth in Tanzania was reported at 5.3 per cent in 2016. With this urban population growth rate, Tanzania ranked 6th of the highest rate of urban population growth globally in 2015. This expansion and rapid growth of cities and towns results into destruction of natural vegetation, encroachment of water sources and wetlands, destruction of natural habitat of various terrestrial and aquatic species (State of Environment Report III, 2019).

The rapid growth of cities and towns puts an ever-increasing pressure on the urban infrastructure (transport, housing, water, and sanitation, energy, etc.). Urban housing is a good

¹⁶(Translating-Plans-to-Development-Impact-and-Effectiveness-of-Urban-Planning-in-Tanzania-Secondary-Cities.pdf p.16)

example of the pressures that fast population growth will exert on the social and physical infrastructure in towns and cities. The fact that urban population is projected to grow at twice the rate of total population growth, it means that over half of Tanzania's population will live in urban areas within 25 years). By 2050, Tanzania's urban population is expected to reach 68.6 million people—which means more than fivefold increase in a 40-years period. Major urban cities will include Dar es Salaam, Arusha, Mwanza, Mbeya and Morogoro.

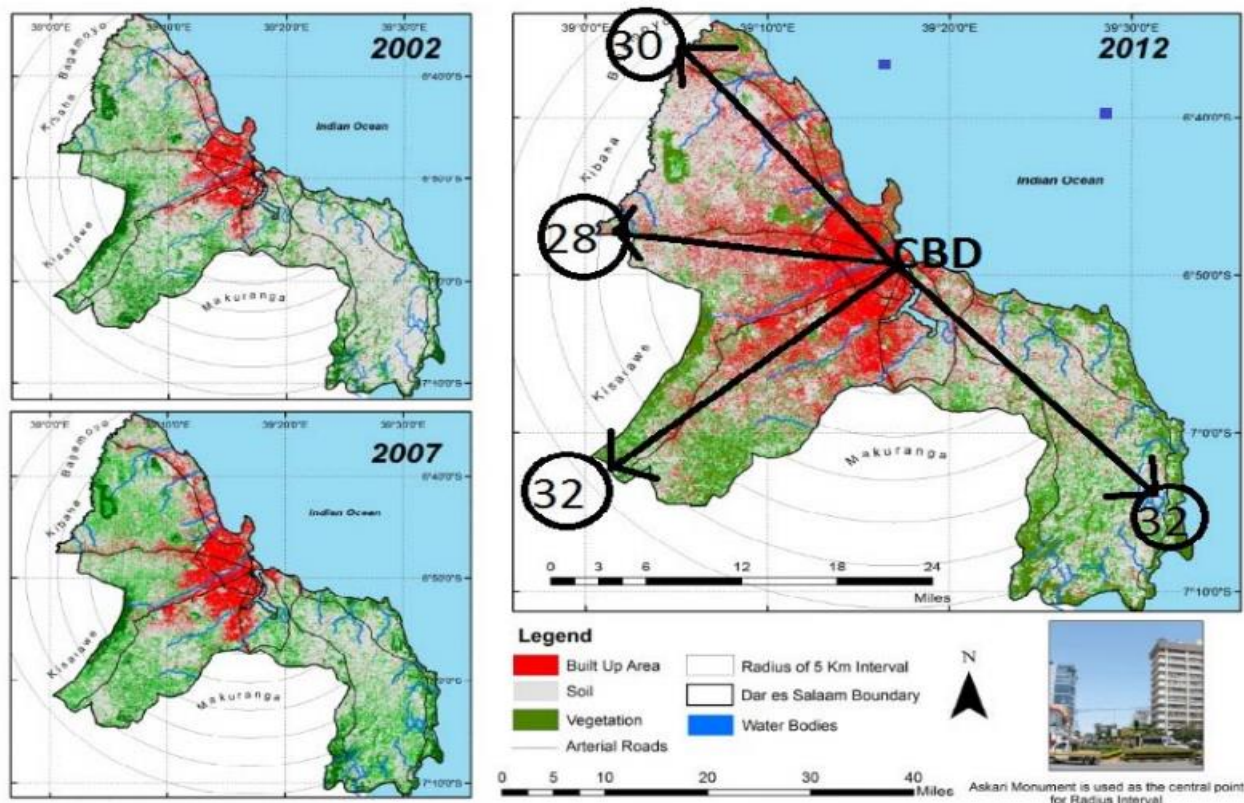
Case of Dar es Salaam (status of urban sprawl)

Rapid spatial growth and population growth in Dar es Salaam, coupled with a rise in car ownership, is putting strain on Dar es Salaam's insufficient road network. Inadequate urban planning and random development of small-scale industrial and workshop activities in residential areas cause environmental nuisances including air pollution which may also result into heat emissions. These nuisances are both harmful to the environment and local populations negatively affecting the quality of life in those areas.

Dar es Salaam city for example has a jurisdictional area of 147,557 hectares and its built-up area is estimated to be 115,372 hectares. The built-up area is equivalent to 71 percent of the jurisdictional area (TACINE, 2013). By 1892, the spatial extent of Dar es Salaam was limited to only 2 kilometre radius from the city centre. This coverage increased to 6 kilometres in 1963, 17 kilometres in 2002 and 30 Kilometres in 2012 (Lupala and Bhayo, 2014). The four major arterial roads radiating from the centre are the key features structuring the spatial pattern of Dar es Salaam city. The city has grown up to 30 kilometres northwards along Bagamoyo Road, 28 kilometres westwards along Morogoro Road, some 32 kilometres southward westwards and south eastwards along Pugu and Somanga Roads (Figure 5). This has resulted into a finger-like city spatial structure and corridor development along these major roads. Density along these corridors is relatively high decreasing as one move away from the major roads. The fact that almost all employment is located at the city centre where major roads converge or radiate, the horizontal growth and mono-centric city spatial structure have resulted into severe traffic jams during peak hours and delays from home to work places. This pattern of growth has culminated into a number of issues that undermine city sustainability. For example, the increase in the number of vehicles has compounded traffic congestion problems in the city. The situation is made worse by the increase of motorcycles and tricycles in Dar es Salaam using the same city roads (Kiunsi, 2013). A study by Japanese International Cooperation Agency (JICA, 2008) indicates that vehicles often spend up to two hours to cover a 16-kilometre trip in the city, a distance which could have been covered in 15 minutes if there were more roads and intersections. From economic point of view, URT and Ukaid, (2011) estimated that traffic jams

in Dar es Salaam were costing about 20 per cent of the annual profits of most businesses (Lupala an Bhayo, 2014).

Figure 5: Spatial Growth Trend of Dar es Salaam (2002-2012)



Case of Zanzibar City (status of Urban sprawl)

Urban sprawl in Zanzibar follows traditional patterns that have been observed in many other cities. The lack of formal housing solutions for the majority of the population leads to high pressure on land development, and due to limited resources to the construction of cheap simple structures (typically made up of one-floor houses with concrete block walls and corrugated iron sheet-roofs). These houses are built on small plots (150-250m²) divided by lot owners, with only minor access when lucky and no public service or controlled guidelines. The urban population and area for the period of 1985, 2004 and 2012 is presented below.

Period	Gross Urban Area (Ha)	Urban Population	Urban Density (Persons/Ha)	Gross Peri-urban Area (Ha)	Peri-urban Population	Peri-urban Density (Persons/Ha)
1985	1,010	125,000	124	-	-	-
2004	2,711	302,152	111	1,658	77,932	47
2012	5,948	483,933	81	2,900	93,133	32

Source: Department of Urban and Rural Planning, (2018)

Whilst development to the 1980s was marked by a slow extension of the city's footprint and significant densification of what is today the inner-city Ng'ambo areas as distinct from the rural hinterland, the later 1980s and the 1990s were marked by significant extension and the development of large urban and peri-urban tracks made accessible by motorized transport. The past decade is marked by:

- On-going extension of the urban and peri -urban areas towards fragile water catchments;
- Rapid uncontrolled incursion into and construction on agricultural lands; and
- Consolidated inner-city informal settlements replacing mud and stick temporary houses

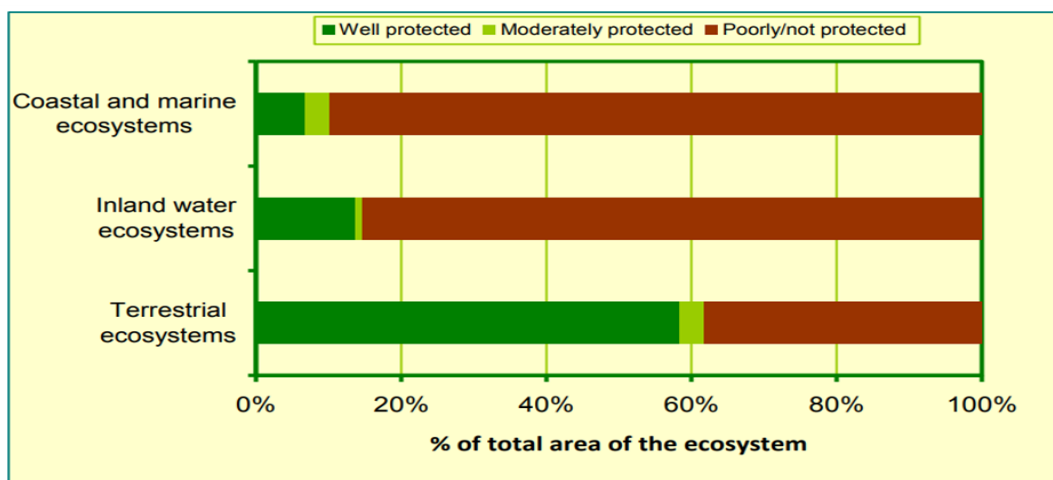
1.3.1.1 Country's efforts to minimize urban sprawl and loss of biodiversity

The government of Tanzania in recognition of the negative externalities accruing from uncontrolled expansion of cities and towns and cost associated with it especially in provision of services, it has implemented measures to minimize urban sprawl and loss of biodiversity. These include preparation and implementation of 26 city master plans including Dodoma master plan 2019-2039, Dar es Salaam master plan 2016-2036, Arusha Master plan in 2015-2035 and Mwanza Master Plan (2015-2035). The government has also carried out ; land planning, surveying and titling; land regularization; settlement upgrading; community participatory land formalization programmes that led to provision of residential licenses to owners of properties in consolidated informal settlements.; preparation of Town Planning (TP) drawings for new areas; and provision of policy directives on development of compact cities. As of May 2019, there was a total of 610,655 parcels country wide that were a result of regularization of informal settlements. In various urban areas, when the investment potential is deemed appropriate, standards on plot density and building height have been revised particularly in the inner urban core to permit for upward neighborhood redevelopment. This has been accompanied by infilling vacant lots in the inner urban core.

Tanzania has registered significant progress in protecting some ecosystems and biodiversity at levels that surpass the 2020 Aichi Targets. This is demonstrated by the size of land under protection, which is about 40% of the total land area (6.5% of marine and 33.5% of terrestrial as illustrated under Figure 3-9. This progress is due to direct interventions by the URT under relevant Ministries to set up policies, legislations, Strategies and guidelines for protection of biodiversity in the country. These interventions have been supported by research and development programmes from the academia and public sector institutions working in the area of conservation and sustainable development.¹⁷

¹⁷(national-biodiversity-strategy-and-action-plan-2015-2020 p.24-25)

Figure 6¹⁸



Protection level of different ecosystems in Tanzania

Aimed to remedy the situation, there are a National Spatial Development Strategy (NSDS and Regional Development Plans done since 2014 and 2015, respectively. These plans help to prescribe and explore the establishment of free economic zones outside the Zanzibar City at Fumba in Unguja and Micheweni in Pemba, among other provisions. Coordinated well by the Zanzibar Investment Promotion Agency (ZIPA), some low-key condominium project has begun to develop at two Fumba sites in Unguja.

Also there is Zanzibar Structure Plan (referred to as Zanzibar Master 2015 - 2035) which comes with three alternative to combat the urban sprawl .The plan designed to house 1.5 million people by 2035 and enable the employment of 0.6 million by 2035.

1.3.1.2 Climate Change Mitigation and Adaptation Measures

Various initiatives have been undertaken at the national level and local levels by various stakeholders to address the challenge of climate change between 2015 and 2018. For example, national policies, legislations, regulations, strategies, plans and guidelines have been implemented to address the management of non-renewable energy and mineral resources. These include: - National Energy Policy (2015); The National Petroleum Policy of Tanzania (2015); Petroleum Act (2015); adoption of Paris Agreement on Climate Change (2018); and National Framework for Climate Services (2018).

The country has also developed and implemented programmes and projects including: Adaptation Fund for Coastal Conservation Project implemented in the Coastal regions of Tanzania (2017); Developing Core Capacity to Address Adaptation to Climate Change in Productive Coastal Zones of Tanzania (2012- 2018); Implementation of Concrete Adaptation

¹⁸ Ibid.

Measures to Reduce Vulnerability of livelihood and economy of Coastal Communities of Tanzania (2012- 2018); Mainstreaming Environmental and Climate Change into development plans and national policies 2012-2015; and participation in the Africa Adaptation Programme project (2010- 2012).

On measuring percentage of local government that adopt and implement local disaster risk reduction strategies in line with national strategies, it has been reported that 89 out of 184 (about 48percent) local government authorities in Tanzania implement local disaster strategies. PORALG. Percentage sub-national/local government with budgets dedicated to climate change mitigation and adaptation actions has been reported to be 54 out of 184 (about 29percent). The percentage of cities with multi-hazard mapping namely;

Weather and climate hazard map covered for all 6 major cities (100percent), earthquake hazard map has been prepared for all 6 major cities (100percent) and all general planning schemes and detailed planning schemes takes serious considerations of the identified/existing hazard zones such as flood prone areas, wetlands, steep sloping terrains, dumping sites, mining zones and water sources.

Implementation of these initiatives has enabled the country to build resilience in various areas of the country to climate change impacts including: construction of 780 metres sea wall at Barack Obama Road in 2019); Construction of 500 metres long wall at Mwalimu Nyerere Memorial College in Kigamboni; reconstruction of 860m sea wall in Pangani; Restoration of 1,000 Ha degraded mangrove areas in Rufiji, and Restoration of 3,000 square metres of coral reef in Sinda, Kigamboni, (URT, 2019).

Furthermore, through implementation of the various initiatives, the government launched the National Carbon Monitoring Centre at Sokoine University of Agriculture (SUA) Morogoro in 2016 to build national capacity to measure, verify and report adequately on carbon emissions at national and international level. The centre is responsible for developing, maintaining, analyzing and updating carbon database which facilitate taking stock of country contribution in sequestering carbon dioxide. Tanzania has also developed the Forest Reference Emission Level in 2018 which makes the country to qualify and benefit from Reduced Emission from Deforestation and Forest Degradation (REDD) financing mechanism. In addressing climate change impacts, other strategic plans by the Government is to increase the proportion of districts with climate change and disaster risk reduction strategies by 60percent by the end of the financial year 2020/21.

Other initiatives include:

- a) National REDD Framework for Reducing Emissions from Deforestation and Forest Degradation.
- b) Implementation of Dar es Salaam Rapid Transit (DART) project. This is an ambitious project to reduce emissions and alleviate the chronic congestion faced by commuters in Dar es Salaam City.
- c) The private sector, local government authorities, civil societies and Non- Governmental Organizations play an important role towards reduction of greenhouse gas emissions through tree planting campaigns, conservation as well as production of efficient firewood and charcoal cooking stoves. Tanzania Traditional Energy Development Organization (TaTEDO) is among the leading national development engaged in designing and producing fuel efficient cooking stoves for various groups (households, schools, prisons, colleges and hospitals) and it is also involved in promotion of sustainable charcoal production methods. The Dodoma National Capital City Master Plan (2019-2039) has recommended a greening and bluing initiative whereby more than six million trees will be planted and several water retention dams constructed within a period of twenty years.

1.3.1.3 Systems to Reduce the Impact of Natural and Human-Made Disasters

Tanzania has witnessed numerous man-induced and natural disasters, which have culminated into displacements, loss of properties and life. These issues have been prevalent due to famine caused by drought, displacements, illnesses, environmental degradation, wildlife and livestock epidemic, technological accidents, earthquakes, and crop failure due to pest outbreak. (URT, 2019) The implementation approach that have been used in Tanzania in disaster management has involved bottom-up mechanisms. The country implemented “emergency preparedness and response framework,” which clarifies the linkages between the contingency plans, baselines, monitoring, and early warnings, assessment, and responses. This has been used in analysing the available data systems and processes in the state for preparing in the case of emergencies and assessing needs, (URP, 2019).

Disaster planning in Tanzania

As a response to natural and human disasters, the parliament of Tanzania has promulgated laws to assist authorities to cope with the emergencies form hazards and risks. The implementation of Disaster Management Act No. 7 of 2015 has bridged the gap in the ability of the country to deal with both human-made and natural disasters through the creation of new agencies. The Disaster

Management Agency (DMA) that was established to coordinate efforts of preventing and dealing with the impacts of storms, droughts, hail, hunger, and floods as well as the management of stocking supplies to assist in effective responses.

For instance, heavy rainfall which took place in 2018 in Tanzania resulted in floods affecting Dar es Salaam. However, after the floods, Tanzania Red Cross Society (TRCS) organized a National Disaster Response Team (NDRT) to evacuate people affected by floods and administer first aid to individuals in need as well as conducting a rapid of the effects.

In meteorology, the recent installation of weather radars has improved considerably the accuracy of weather forecasting in the country, thus allowing stakeholders to make more accurate decisions in agriculture, mining, oil and gas exploration, transport, business transactions, social events and providing early warnings to potential disaster events., etc. The interpretation of the satellite and radar data has also been improved following the training of technical staff on weather radar management. A Multi Hazard Early Warning Services for Tanzania (MHEWS) was established in Dar es Salaam City in 2017 (UKaid, 2017). Similarly, Ardhi University in collaboration with the Tanzania Ports Authority (TPA)^b installed a tide gauge in Tanga to monitor pattern of sea waves in the Indian Ocean since 2016.

1.3.1.4 Building urban resilience through quality infrastructure and spatial planning

The country continues to implement **Tanzania Urban Resilient Program** (TURP's). The overall objective of the programme is to support national and local governments of Tanzania in strengthening management of climate risk in its cities and enabling climate-resilient urbanization across the country. A partnership between the World Bank Group (WBG), the Government of Tanzania (GoT), and DfID, is structured to improve risk identification, systems planning for risk reduction, and coordination and emergency management activities. This partnership has positioned TURP in close alignment with Sustainable Development Goal 11 to “make cities and human settlements inclusive, safe, resilient, and sustainable.”

Early warning systems are in place for all major hazards, with outreach to communities..... Tanzania has different Early Warning Systems to monitor various hazards. The early warning systems within the Government system include: the Tanzania Meteorological Agency (TMA); Seismology Unit under the Ministry of Energy and Minerals, the Emergence Preparedness and Response Unit (EPRU) under the Ministry of Health and Social Welfare; Plant Protection Unit and Food Security Department under Ministry of Agriculture and Food Security. Information on hazards/disasters such as drought, floods, pests, earthquake and diseases are passed on to the community through government communication system, press releases, information through

media and meeting between local community and their leaders.¹⁹ There are currently 51 centres for monitoring disaster information and increase information for disaster preparedness

At the same time, in an effort to build resilience through construction of quality infrastructure, the Government of the United Republic of Tanzania through the Tanzania National Construction Council (NCC), initiated measures for increased enforcement of rules and regulations in the construction industry (increasing inspections of infrastructure projects, registration, monitoring and deregistration of unethical contractors). The Government has also provided capacity development and knowledge creation (research on latest technology in the construction industry, and, unit costs of construction projects; advantages and disadvantages of projects under the “design and build” model). Several bodies work collaboratively to achieve better results. They include the Engineers Registration Board (ERB), Contractors Registration Board (CRB), and the Architects and Quantity Surveyors Registration Board (AQSRB, (URT, 2019).

1.3.2. Sustainable Management and Use of Natural Resources

1.3.2.1 Strengthen the Sustainable Management of Natural Resources in Urban Areas

Tanzania is endowed with various natural resources including forests, water, marine and freshwater bodies, wetlands, wildlife, land, energy, natural gas and minerals. Adequate management of these resources in rural and urban areas is required for sustainable development of the country and its people. Natural Resource Management refers to the sustainable utilization of major natural resources, such as land, water, air, minerals, forests, fisheries, and wild flora and fauna. Together, these resources provide the ecosystem services that provide better quality to human life. Natural resources provide fundamental life support, in the form of both consumptive and public-good services. Ecological processes maintain soil productivity, nutrient recycling, the cleansing of air and water, and climatic cycles. Tanzania is extremely fortunate to have an abundance of natural resources and adoption of sustainable management of those resources in an environmentally friendly manner is very important. The focus of the Five-Year Development Plan (FYDP II, 2016/17-2021/22) aimed at nurturing industrialization for socio-economic and equitable growth; whose achievement in a sustainable manner strongly depends on proper management of natural resources and the environment in the context of climate change. (Evaluation report of the implementation of the second national Five-year development plan (FYDP ii) 2016/17-2020/21)

¹⁹TZA_NationalHFAPprogress_2013-15 on Implementation of Hyogo.p.21).

Tanzania has continued to manage its natural resources in urban areas based on the broad national frameworks which are Tanzania Vision 2025 and the National Five-Year Development Plan II (2016/17-2020/21). Natural Resource Management has been governed by the National Environmental Policy (1997), Environmental Management Act (2004), complemented by relevant sector policies and legal instruments as well as Multilateral Environmental Agreements. The National Environmental Policy (1997) which is currently being reviewed provides a framework for making fundamental changes needed to mainstream environmental considerations into decision making in Tanzania.

The National Programme on Sustainable Consumption and Production has been developed (2007); The Sustainable Cities programme is being implemented since 1992; A total of 37 local industries and institutions have switched to natural gas (since 2004); Alternative energy sources (biogas, wind and solar) and efficient cooking stoves are being promoted in an attempt to curb massive deforestation, since more than 90% of national energy consumption constitute biomass energy. The impact of this effort is to be documented and made available as part of NBSAP reporting.²⁰ Also, special focus is given on strengthening enforcement of legislation related to investments and utilization of biodiversity resource; promoting enterprises using eco-friendly production and consumption methods; efficient charcoal production; alternative energy sources such as solar, natural gas and wind, etc.; energy efficient technologies; sustainable use of plant and animal resources; water use efficiency; and strengthening enforcement of Public Private Partnership (PPP).²¹

1.3.2.2 Drive Resources Conservation and Waste Reduction, Reuse and Recycling

Since 2019, the government of Tanzania implemented its directives to prohibit manufacturing, export, import and use of plastic bags and promotes production, import, export and use of alternative bags (non-woven bags). This has been done through provision of education to the public via different mass media, seminars etc. In addition, the government has been encouraging collection, export, reuse and recycling of solid wastes. In the year 2020/2021, 251 permits (246 for collection and 5 for export) of hazardous wastes were issued to various stakeholders involved in collection and management of wastes.

Another area of waste management is E-Wastes. The government has been encouraging E-Waste Reuse and Recycling. In accordance with the requirements of the Environmental

²⁰(national-biodiversity-strategy-and-action-plan-2015-2020 pp.36-37)

²¹[ibid.76]

Management Act (2004) and the Hazardous Waste Regulations (2009), a licensing system has been put in place for companies and individuals involved in collection, transport, recycling and export of hazardous waste including e-waste. It is hosted under the Vice President's Office - Division of Environment. In the year 2018, a total of 11 companies were issued licenses on E-waste management handling a total of 234,000 tons of E-waste, (UTR, 2019). E-waste contains iron and steel; plastics; non-ferrous metals and other constituents. When these materials are not recovered, raw materials have to be extracted and processed to produce new products, resulting further in significant loss of resources and damage to the environment. Non-recovery of E-waste also results into loss of employment and income generation especially to unemployed youths in urban areas.

Solid and liquid wastes from various large and small-scale manufacturing industries and workshops are the main sources of ground water pollution. As a result of absence or inadequate capability of the generating entities and municipalities, dumping of all forms of liquid and solid waste is done inappropriately leading to pollution of various ecosystems including groundwater. Similarly, limited surface water management in urban area has resulted in increasing ground water dependency for drinking, irrigation and industrial purposes. Dependency on ground water in some areas such as coastal areas has resulted in seawater intrusion and pollution of fresh groundwater near the Indian Ocean. In Dar es Salaam City for example, nitrate pollution of groundwater is the result of contamination by wastewater from pit latrines and leakage from septic tanks. High nitrate concentrations with a maximum of 421 mg/L than the permissible upper limit of 75 mg/L have been reported in various ground water sources in the city (Mtoni et al, 2014).

The Government has adopted several policies and legislation, which aim at curbing pollution of water bodies. These include the National Environmental Policy (1997) that advocates the prevention and control of pollution of fresh, marine and coastal waters, including that from land-based sources. This policy statement is supported by the Environmental Management Act (EMA-2004). The Water Resources Management Act (2009), which provides for institutional and legal framework for sustainable management and development of water resources; outlines the principles for water resources management; provides for the prevention and control of water pollution and participation of stakeholders and the general public in implementation of the National Water Policy.

Another initiative is the engagement of non-state stakeholders in environmental pollution control. Private sector and NGOs have been involved in natural resources issues including water pollution control. Some of the NGOs active in water pollution control include AGENDA, ENATA, EEPCO, PECCO and CONCERN. In addition, water users associations have also been established (how many, where, since when show time dimension) by communities in various water basins.

1.3.2.3 Environmentally Sound Management of Water Resources and Urban Coastal Areas

Water is essential for various domestic uses and a necessary input for production in various sectors of economy including industry, mining, hydropower generation, tourism, agriculture, fisheries and livestock keeping. The main sources of water supply in the country are surface water (rivers, lakes, dams and wetlands) and groundwater.

Degradation of quality of water due to various human activities, poses a great risk to both the health of the population and on economic sectors. The main drivers for water quality degradation and accessibility include economic growth (industrial, agricultural and mining sectors), population growth and climate change. Pressure factors include improper waste management, limited capacity to invest in water supply and sanitation, increasing water demand, unsustainable human activities in water catchment basins and encroachment of water sources.

Demand for, and availability of each of these uses, drives the current and future state of the water resources in the country in both quantity and quality. The total water withdrawal in mainland Tanzania is estimated to be 5,184 million m³. Agriculture is the largest water withdrawal sector with almost 90percent of total, and in particular irrigation (85percent), while the municipal sector uses 10percent and industry less than 1percent. Several studies revealed deteriorating water quality in major lakes and river systems countrywide including Lake Victoria, Lake Tanganyika, Lake Nyasa, Msimbazi River in Dar es Salaam city), Ngerengere River (Morogoro), Pangani River (Tanga) and Mirongo River in Mwanza region.

The high concentration of chloride (salinity) in groundwater is the main problem especially in the coastal and central regions of the country (like Singida, Shinyanga, Lindi and Mtwara). In Lindi and Mtwara regions, there is high carbon dioxide in groundwater resulting in pH values of 4.0 which causes groundwater to be corrosive. High iron content in groundwater has been observed in Mtwara and Kagera regions while high nitrate levels are found in the Dodoma and

Singida. High fluoride concentrations (exceeding 14 mg/L) occur in both the Rift valley zones in Northern and South-Western Tanzania including Shinyanga, Tabora, Dodoma, Singida, Mbeya, Arusha and Kilimanjaro Regions.

Impacts associated with water quality degradation include increased waterborne diseases whereby about 60–80percent of outpatient cases are due to consumption of unsafe water and poor sanitation; burden on time spent to fetch water whereby in rural areas, the proportion of the population with access to improved sources of water within 30 minutes is less than 50percent; and water use conflicts have been experienced in almost all water basins in the country as a result of competition for water resources.

Some of the intervention undertaken to address water quality degradation and accessibility include implementation of the Water Sector Development Plan II (2014-2019), among others, to enhance access to water supply; implementation of relevant policies, plans, legislation, strategies and programmes; exploration and development of new water sources; identification, demarcation and protection of water sources whereby between 2014 and 2018, a total of 298 water sources were identified and conserved whereas 18 of them have been gazetted as protected water sources; and environmental inspection and water quality monitoring.

Strategy on Urgent Actions on Land Degradation and Conservation of Water Catchments (2006) is being implemented; Strategy for Urgent Action for Conservation of Coastal and Marine Environment, Lakes, Rivers and Dams (2008) is being implemented; Environmental conservation programmes for priority ecosystems are being implemented in Lake Victoria and Lake Tanganyika; Integrated Water Resources Management and Development Plans are in place for each of the nine Water Basins.²² Also, the National Environmental Action Plan (NEAP) 2013-2018 has been in operation during this period, highlighting the state of the environment, identifying key environmental issues including Land degradation; Water resources degradation and pollution; Aquatic resources degradation. These are complemented with the Strategy on Urgent Actions for the Conservation of Marine and Coastal Environment, Lakes, Rivers and Dams (2008).

The Government has also conducted a number of climate change adaptation projects to further strengthen resilience and adaptive capacity. Some of the project level interventions include: Developing Core Capacity to Address Climate Change in Productive Coastal Areas project

²²(national-biodiversity-strategy-and-action-plan-2015-2020 p.38)

(2012-2018); Implementing Concrete Adaptation Measures to Reduce Vulnerability of Livelihoods and the Economy of Coastal Communities project (2012-2018).²³

1.3.2.4 Adopt Smart-City Approach that Leverages Digitization, Clean Energy and Technologies

Broad use of digital technologies has been touted as possible solution for the population pressures faced by many cities in developing countries and may help meet the rising demand for services and infrastructure. Nevertheless, the high financial cost involved in infrastructure maintenance, and the substantial size of the informal economies, and various governance challenges are curtailing government idealism regarding smart cities.

Tanzania has however adopted smart city approach in the following aspects; Electronic ticketing whereby all bus tickets are required to be electronic, E- Government to make government payments electronic; use of Automatic Teller machines (ATMs) in banks; use of Mobile banking services; establishment of City navigation system; application of electronic systems in taxi services such as UBER and Taxi); Requirement of Car tracking system for vehicles travelling long distances and those crossing borders; Speed Monitoring system for Buses; and Traffic management system among others.

Case studies

Dar es Salaam City Navigator

The Dar es Salaam City Navigator aims to provide the citizens of Dar es Salaam with “information and transport at their fingertips”. The tool functions as a multi-modal trip planning and information platform for public transport users and is enhances mobility by improving their experience of the city’s public transport systems. The immediate beneficiaries of the Navigator are the local commuters (the majority of whom are dependent on public transport), tourists and other visitors to the city, and other stakeholders in urban public transport. The project will also accommodate the integration of other forms of mobility such as walking and cycling, and will be mobile phone compatible as it will comprise an application linked to a smart ticketing system, (TUMI report, 2020)

The Dar City Navigator plays a significant role in encouraging a shift toward EcoMobility by making the experience of walking, cycling and using public transport more convenient, thus

²³(VNR p.90)

improving the lives of citizens and helping the city to become more sustainable. The City of Dar es Salaam is continuously working towards the improvement of mobility in and around the city. At the same time, the government has also undertaken a Renewable Readiness Assessment (RRA) in 2017 which is a holistic evaluation of a country's conditions and identifies the actions needed to overcome barriers to renewable energy deployment. This is a country-led process, with International Renewable Energy Agency (IRENA) primarily providing technical support and expertise to facilitate consultations among different national stakeholders. While the RRA helps to shape appropriate policy and regulatory choices, each country determines which renewable energy sources and technologies are relevant and consistent with national priorities. (IRENA, 2017).

Currently, renewable energy development is emphasized for sustainable development goals accomplishment and the better realization of sustainable development globally. Tanzania, like other developing countries, is striving to adopt different ways of ensuring affordable and accessible energy supply to its socioeconomic and political sectors to achieve renewable energy development. To secure affordable and accessible energy in the country, renewable energy is termed as an alternative energy source because it is environmentally friendly. If renewable energy is produced and utilized in a modern and sustainable manner, it will help to eliminate energy problems in Tanzania.

PART TWO: EFFECTIVE IMPLEMENTATION

2.1.0 BUILDING THE URBAN GOVERNANCE STRUCTURE: ESTABLISHING A SUPPORTIVE FRAMEWORK

2.1.1 Decentralization to enable Subnational and local governments undertake their assigned responsibilities

Tanzania has been implementing a decentralization program since 1999, with the formulation of two-tier system of government. The system comprises of central government and Local governments, classified into Urban Authorities (city, municipal and town councils) and District Authorities with township authorities and village councils. Local Government Authorities (LGAs) are responsible for public services delivery, urban planning and design. The Local Government Reform Programme (LGRP) aimed at redressing the following objectives:

- i. To facilitate the maintenance of peace, order and good government within its areas of jurisdiction;
- ii. To promote social welfare and economic well-being of all persons within area of jurisdiction;

Over the last 20 years, Zanzibar has made significant progress in the areas of land tenure legislation and local authority (re)development of its functions and responsibilities. The current functions of local authorities in Zanzibar fall under the provisions the District and Local Council Act of 1995 and the Local Government (Regional Administration) Act of 1998 amended to accommodate the new decentralization processes. These changes include the promotion of the former Zanzibar Municipality into a City Council since July 1st, 2019, of which its appropriate services are essential to the development and functioning of Zanzibar city and its immediate local authorities.

The city council which is composed of three instituted municipalities is still in its early stages of establishment even there are some signs of huge impact of this initiative of elevating city status and the whole devolution process. The City has just started recruiting staff and looking for a suitable location to place its permanent offices.

In recognition of the importance of good governance towards poverty reduction, the Revolutionary Government of Zanzibar (RGoZ) is committed to instilling good governance principles and establishing good governance system in the country. As reflected in the Zanzibar Strategy for Growth and Reduction of Poverty III (popularly known as MKUZA III), ‘adherence to good governance principles’ is one of the Key Results Areas of Zanzibar’s development

strategy. One of the intended outcomes is to have governance systems and structures which are gender-responsive, accountable, capable, credible, transparent and corruption-free. It is against this background that the RGoZ adopted the local government reforms within the context of Decentralization by Devolution (D by D) as a strategy to strengthen the institutions and enhance the democratic process in planning for and monitoring local development. It entails:

- the transfer of functions from central government to local governments so as to set up a more effective operational setting for public service delivery.
- the determination to empower Local Governments with authority and development planning capacity to effectively perform functions, through adequate resource endowment, enhanced operational capacities, and a participatory framework involving local communities and other actors in planning for local priorities and action, and
- the supervision of devolved functions for effective and efficient service delivery.

The Zanzibar Local Government Policy (2012) and the two accompanying statutes, (i.e. the Zanzibar Local Government Act, No 7, 2014 and the Zanzibar Regional Administration Act, No 8, 2014) are in place. Further, the D by D Strategy as well as Roadmap was approved in December 2016 to guide implementation of D by D in Zanzibar. The government has embarked on piloting devolution of selected functions in the health, education and agriculture sectors. The emphasis of the pilot is on: awareness creation and sensitization, policy and legislative harmonization, fiscal decentralization, human resources empowerment, and institutional review.

The Governments has reviewed the Urban Planning Act, 2007 to decentralise planning powers to Zonal and Regional authorities in 2006 in order to enhance effectiveness in decision making and planning processes.

The aged Town and Country Planning Decree, Cap 85 of 1955 is the principal legislation that administers urban and land use planning in Zanzibar. In its preamble, it provides for the orderly and progressive development of land in urban and rural areas; for the grant of permission to develop such land and for other powers of control over its use; for conferring powers to expropriate and to acquire such land for development and other purposes; and for matters connected therewith and incidental thereto. In this sense, Cap 85 of the T&CPD also deals with the planning and control of Zanzibar's built environment, regulating how spatial development is undertaken so that it occurs in an orderly manner, giving cities a form that supports the good contagion of urbanization.

This law was prepared in colonial times but it is still valid according to the Laws of Zanzibar provisions. It is administered by the Department of Urban and Rural Planning (DoURP) under the Commission for Lands (COLA) and requires the declaration of planning areas and appointment of planning authority, under Section 3 of the Decree. It also requires conducting surveys of planning areas before preparation of the planning contents and submission of planning schemes (under Section 4 of the Decree). It also requires conducting surveys of planning areas before preparation of the planning contents and submission of planning schemes (under Section 4 of the Decree). Within DoURP²⁴, the Development Control Unit (DCU) coordinates land use regulations and development control activities as an ad-hoc effort established jointly with ZIPA²⁵ and the local authorities. Monitoring of urban development became part of the DoURP duties on an ad-hoc basis since the abolition of the Zanzibar Municipal Council initially in 1969 which was the official body responsible. However, DCU has been remodeled from the former Joint Building Authority (JBA) which operated under the noted former arrangements. Other relevant legal instruments used by DoURP to manage urban development in Zanzibar include:

- The Constitution of Zanzibar and other related policies on lands and urban development;
- Land Tenure Act, No. 12 of 1992 and all other laws under the Act that facilitate the proper management of this law, including Registered Land Act, Land Survey Act, and the Transfer Land Act;
- The Environmental Management for Sustainable Development Act No.2 of 1996 (as amended);
- The Local Government (Regional Administrative Authority) Act, No. 1 of 1998 (as amended) and associated tools which empowers the local government (city, municipal, district, and town councils) to undertake many functions that affect urban development. DCU is chaired by the Urban/West Regional Commissioner, since it was founded as a Joint Building Authority under the Zanzibar Municipal Council.

2.1.2 Linking Urban Policies to finance mechanism and budgets

Tanzania's Local Government Reform Programme (LGRP) identified the strengthening of local government finance among its main objectives. The intention of government was to increase resources availability to LGAs by transfer of viable revenue sources to the LGAs and improvement in the system of intergovernmental transfers, expanding the parameters of freedom

²⁴This department was amalgamated with the current Department of Surveys and Mapping structured within the former COLE. Like it was before the latest reforms, there are three departments within the current COLA, including the Departments of Lands, but excluding the Department of Environment which was moved to the Second Vice President's Office. There are a number of other independent offices dealing with valuation, registration, adjudication, transferring, and land tribunal that operate almost independently from Lands Department.

²⁵ Zanzibar Investment Promotion Agency

of LGAS in budgetary and operational decision-making including reallocation of expenditure. These reforms called for changes in the regulatory framework. The 1982 Local Government laws were thus amended through Act No 6 of 1999 to give effect to new central-local relations and provide for the decentralized management of finances, empowering LGAs to approve their own development plans and budgets (PMORALG 2010). Legislative changes had also been introduced in other spheres of the public finance sector, by for example enacting the Public Procurement Act of 2011 and subsequent amendments of 2016.

The Government adopted a formula based system of allocating grants that made intergovernmental transfers more efficient, equitable, transparent and predictable, and established an incentive based Local Government Capital Development Grant (LGCDG) to finance improvement, expansion and rehabilitation of infrastructure in the LGAs that introduced for the first time, a reliable mechanism for LGAs to finance infrastructure development and rehabilitation. The LGCDG has since evolved into a Local Government Development Grant (LGDG) System, which has become the primary modality for local development funding.

Likewise, in Zanzibar the amendment of the Local Government (Regional Administrative Authority) Act No. 1 of 1998 provides for a system of local government which transfers resources from the national government to the local authorities. It has also expedited the momentum of the decentralization policy and the government's devolution agenda. Under Section 34 of the Act, the local authorities were also tasked to collect revenues through voluntary contributions, fees and charges, other payments or any other moneys which the Minister of Finance may authorize to be paid to the Township authorities. These types of legal directives, among other things, were expected to build local government capacity to carry out their functions and help them establish a sound financial base

2.1.3 Legal and policy frameworks to enhance the ability of governments to implement urban policies

The corpus of laws in Tanzania is sufficiently robust for enhancing the ability of governments to implement urban policies. The constitution of the United Republic

of Tanzania gives recognition to the establishment of local government institutions throughout the country. Article 145 of the constitution stipulates that parliament will enact a law elaborating the procedure for establishing LGAs as well as spelling out their functions, responsibilities and powers.

Main legislative texts include the Local Government (District Authorities) Act 1982b and the Local Government (Urban Authorities) Act 1982 provide for the establishment of rural and urban LGAs as district township authorities (villages that are assuming an urban character) and village authorities. The Acts were amended in 1999 by the Local Government Laws (Miscellaneous Amendments) Act (No. 9) 1999. Other important legislation includes the Local Government Finances Act 1982; the Urban Authorities (Rating) Act 1983; the Local Authorities Elections Act 1979 and the Regional Administration Act 1997. The Local Government Services Act (No.10 of 1982) as amended by Act No. 6 of 1999, to provide for decentralized human resource management, was repealed by the Public Services Act (No. 8) 2002. In Zanzibar, the main legislation is the Zanzibar Municipal Councils Act 1995 and the District and Town Councils Act 1995.²⁶

2.1.4 Build the capacity of local and sub national governments to implement local and metropolitan multilevel governance

The introduction of formula based transfers for recurrent expenditure - the Local Government Capital Development Grants – has gone a long way in fostering efficiency and effectiveness as well as in enhancing the performance capacity of local governments. The discretionary funds are provided to local authorities in order to improve the access of communities, especially the poor, to local services through expanding the physical stock of new and rehabilitated infrastructure; enhance the delivery and management capabilities, productive efficiencies and financial sustainability of local governments and serve as a national system for the delivery of development grants to LGAs. However these funds can only be accessed through annual Assessment of Minimum Conditions and Performance Measures which Local Councils have to meet.

A link has been established between the financing of local governments and their performance in key area of financial management, participatory planning pro poor budgeting, budget execution and the broader area of governance such as transparency and accountability, council functional processes and the involvement of Lower Local governments and communities. The intended objective is to promote compliance with national policies, legal and regulatory frameworks. It also serves as an incentive system that allows for adjustment of the annual grant allocations to each LGA, upwards or downwards depending on their performance against a set

²⁶THE LOCAL GOVERNMENT SYSTEM IN TANZANIA COUNTRY PROFILE 2017-18 –CLGF P.1

of performance indicators designed to encourage LGAs to comply with policy guidelines and regulations aimed at improving the quality of services and promoting good governance.

2.1.5 Promote participatory, age and gender responsive approaches to urban policy and planning

In institutional terms, the Local Government (Urban Authorities) Act provides for participation and engagement at the lowest neighbourhood (Mtaa) level. The Act designates the convening of neighbourhood meetings every two months and it establishes the election a representative committee of six people, of whom a minimum of two have to be women. Among the functions of the committee is to advise the Council on matters relating to development plans and activities of the Mtaa. During the last five years the government has taken major steps in reinforcing the local government office at the neighbourhood (Mtaa) level, including the appointment of executive officer who oversees the follow-up to decisions made at that level and supports the chairperson in relaying higher level guidelines. It has been under the auspices of these offices that most of the urban regularization schemes have taken place.

2.1.6 Achievement on women's full participation in all fields and all levels of decision making

The Government made a deliberate move to increase women's participation in decision-making institutions at the local and national level. The move was accompanied by the amendment of the Local Government (Urban Authorities) Act of 1982. The amendments were made in 2000, which established affirmative action to mandate the participation of women at local government, policy and legislative decision-making bodies. Just like in the Village Land Act, the law regulating the establishment and management of villages, districts and townships requires women to constitute one-third of the members of each District Council and one-fourth of the members of each township authority and village council.

Women represented 37percent in the national parliament (137 out of total 380 parliamentarians) and 31percent of cabinet ministers (10 out of total 32 ministers) 19 in 2016, and these numbers are well beyond the 30percent quota which makes Tanzania one of the 20 countries in the world that have surpassed the 30 per cent mark for women's representation in Parliament. The high rate of political participation of Tanzanian women is also shown in the regional comparison of the share of female parliamentarians, whose average is 22percent worldwide and 27percent in the SADC region. This achievement still lag behind the Seychelles and South Africa where the rate

goes beyond 40percent, yet the amount of efforts by the Tanzanian government to increase the female share in the quota till up to the current percentage should never be overseen. 20 per cent in 2000 and to 30 per cent in 2005, when the amendments were made to the constitution.

2.2.0 Planning and Managing Urban Spatial Development

Tanzania's urban population has been on an upward trajectory in recent years. This increasing population density associated with urban growth would offer three main opportunities. The first is accommodating infrastructure and services to achieve scale economies, whereby population density lower the capital costs. The second is the necessary accompaniment to land use transformation, whereby labour moves from agriculture to industry and services. The third is the clustering of businesses and workforces in urban areas, which can produce cluster economies, whereby specialized supply chains, services, and labour develop in an area to serve an industry, thereby reducing production costs, stimulating innovation, and encouraging specialization.

The Government through spatial urban planning and management has initiated different projects for preparation of general planning schemes to accommodate the current and future population projections especially in major urban centres in the Country. A different model of urban development is possible, one that delivers economic prosperity, enhances social inclusion, and ensures environmental sustainability. Tanzania's FYDP II policy framework recognises this by focusing on industrialisation and human development opportunities, including in urban centres (as a core pillar of the implementation strategy).

The modern planning systems emphasize on compact, connected, and coordinated urban growth. This 3C model encompasses: Compact growth: Promoting liveable density with access to basic services and open space, contiguous development, functionally and socially mixed neighbourhoods, and human-scale urban environments through managed expansion and/or urban retrofitting. Connected infrastructure: Enhancing accessibility, mobility, and efficiency through investments in infrastructure and technologies that connect people with employment opportunities and essential services. Coordinated governance: Establishing effective and accountable institutions to coordinate spatial planning and infrastructure investment across the public, private, and civil sectors, and across multiple jurisdictions in a single urban agglomeration.

The national government through Ministry of Lands, Housing and Human Settlements Development supervised and approved 26 general planning schemes for Urban Authorities since the inauguration of New Urban Agenda. The general planning schemes are used to guide proper urban development and ensure proper use of land for sustainable development. The prepared

reports has significant impact on fiscal spaces for commercial development, industrial investments, mixed use land uses, institutional developments, public services provisions and other land uses.

2.2.1 Implement Integrated and balanced territorial development policies

The Human settlements Development Policy of 2000 acknowledges the existence of population dynamics and it is potential for future urban development in the country. The policy implementation was done through enactment of the Urban Planning Act Chapter 355. The Act has established a proper territorial hierarchy of human settlements from Cities, Municipalities, Town Councils and District Authorities as Planning Authorities responsible for planning land used within their areas of jurisdiction.

Tanzania is halfway through a 15-year planning process, which is due to end in 2026. The second phase of this process, implemented through the National Five Year Development Plan 2016/17–020/21, emphasises the importance of urban areas and industry for national development. Harnessing the synergies between urbanisation and industrialisation requires policies and programmes that enable rapidly growing urban systems to become thriving, inclusive, and climate-resilient engines of economic growth. It is in this context that in 2016 an update of the Ministers (Discharge of Ministerial Functions) Act of 2010 (Chapter 299) mandated that President's Office – Regional and Local Government (PO-RALG) to compile a national urban policy²⁷. In the meantime, key policy and strategic instruments such as land use, infrastructural development, industrial planning and fiscal policies all dovetail towards harnessing agglomeration potential of urbanization.

2.2.2 Integrating of housing into urban development plans

A sample survey published by the National Bureau of Statistics shows that, 42 per cent of respondents who were interviewed possess formal documentation to prove their rights of use or ownership to any property, 3 per cent of respondents have informal documentation only for at least one property and 55 per cent of respondents have no documentation to prove their rights to use or own the dwelling or property. The survey results also revealed that the percentage of respondents with formal documentation is higher in urban areas (53 per cent) than in rural areas (39 per cent). It is noted, however, that the 42 per cent of respondents who possess formal documentation in Tanzania may seem low because the survey, in particular, did not ask or consider Residential License and Offer Letter as belonging to the formal document category. It is important that this is to be considered in future waves of this survey.²⁸

²⁷(Harnessing Urbanisation for Development - Roadmap for Tanzania's Urban Development Policy p.13

²⁸2018_Prindex_Baseline_for_Tanzania pp.17-18

Table 8

Percentage distribution of adults with Formal and Informal documentation by selected characteristics

Demographic Characteristics	Documentation			Total	Number of Respondents
	Formal documents exist for at least one property	Informal documents only exist for at least one property	No documents exist		
Gender					
Male	46	3	51	100	1,989
Female	39	3	58	100	2,031
Location					
Urban	53	2	45	100	952
Rural	39	3	58	100	3,065
Total	42	3	55	100	

Source: Tanzania Prindex Survey 2018

In its continuing effort to address the challenge of slum formation, the Government of Tanzania is currently implementing a National programme for Regularisation and prevention of informal settlements 2013-2023. To coordinate the implementation of this Programme a national committee was created with members from national level institutions such as the President's Office – MKURABITA, Prime Minister's Office, Regional Administration and Local Government (PMO–RALG), Ministry of Lands, Housing and Human Settlements Development (MLHSD), utility providers/infrastructure and service providers and financial institutions.

On the other hand, each district and urban councils established regularisation committees to spearhead implementation of the Programme at their areas of jurisdiction. The committee have selected members from relevant stakeholders and it coordinates the different players in implementation of different projects. The government through this programme has achieved a great milestone for regularising 1,457 (Mitaa) within 134 Local Government Authorities. Moreover, about 3,811 regularisation schemes have been prepared and approved and 1,655,630 inhabitants will be entitled to have a title deed and hence improved security of tenure.

2.2.3 Culture as a priority component of urban planning

Urban planning practices in Tanzania embraces existing culture in different localities in Tanzania. This practice has been supported by existing legislative system in the Country. Planning process in the country involves multiple stakeholders from the early planning stages to approval. Therefore, Local government Authorities are required by the urban planning act chapter 355 to list all buildings, or group of buildings with special Architectural or historical interest within their area of jurisdiction and share the list with Director of Antiquities. The gazetted cultural heritage sites or buildings are protecting by the Antiquities Act No.22 of 1979. Therefore, all sites with cultural heritages gazetted by the government are in cooperated in general and detailed planning schemes designed for urban management. The following cultural

heritages has been considered in planning; Kondoia Irangi Paintings, Dr. Living stone hurt (Tabora), Tongoliani historical sites (Tanga), Amboni caves (Tanga), kaole ruins (Bagamoyo), Stone town (Zanzibar), Kilwa ruins (Kilwa), Mtwara Mikindani historical sites (Mtwara/Mikindani) and National museum (Dar es Salaam). Tanzania is also blessed to have natural heritage like Olduvai Gorge (Ngorongoro), Mnazi bay site (Mtwara), Chole town ruins (Mafia) and Ngorongoro crater (Ngorongoro). Costs used for conservation, preservation and protection of cultural and natural heritage sites must be provided.

2.2.4 Planned urban extension, infill, renewal and regeneration of urban areas

Tanzania has been experiencing rapid urbanisations since 1967 when the population was 12.3 million people to the present times with estimated population of 55 million people. This increase in population has affected the distribution of population densities within the region and respective Local government Authorities. Generally, people are concentrated in Dar es Salaam and Mjini Magharibi regions with population densities of 3,133 and 2,581 persons per square kilometre respectively. Regions with lowest population densities are Katavi (12 persons per square kilometre) and Lindi (13 persons per square kilometre). Most urban centres in the country face deviation of densities within Cities, Municipalities and Town Councils. The observed trends show that, central areas in most urban wards have higher densities as compared with peri urban or rural wards. This has justified the implementation of the new urban agenda, which emphasized on optimising densities with improved services to attain economically feasible public investments.

Examples of density wards in CBD areas; Mbeya City (Maanga wards-population density 18,956 people/km² and Sinda ward – 15,125 people/km²), Dodoma City (Uhuru ward- 10,079 people/km² and Madukani ward- 20,175 people/ km²

Urban densities in Tanzania attained through Spatial planning in most of Cities, Municipalities and Town Councils that support sustainable management and use of natural resources, land, appropriate compactness, density and mixed uses. Through infill or redevelopment strategies for an urban area supports the proposed spatial structure of a City, Municipality or Town Council to realise socioeconomic and environmental sustainability by ensuring an orderly expansion and densification of existing and future neighbourhoods. Before the new urban agenda being in place, most of urban centres in Tanzania had no updated general schemes to guide proper urban developments. Since 2015, the country through development partners and local Authorities prepared 26 General planning schemes (master plans) for 6 Cities, 13 Municipalities and 8

Town Councils have prepared the general planning schemes, which proposed densification strategies especially in Central Business Districts to optimise the use of existing infrastructures, green spaces and service delivery to higher population.

2.2.5 Improved Capacity for urban planning and design, and training for urban planners at all levels of government

The local capacity for urban planning and design remains very low. As the numbers below demonstrate, the ratio of Town Planners to inhabitants remains at the abysmal level of 1.3 per 100,000.

Data for Registered Planners

Government employed planners	221
Government planners Zanzibar	5
Private sector	192
Total Town planners	418
Town Planners Ratio:	1.3/ 100,000 inhabitants

2.2.6 Strengthening the role of small and intermediate cities and towns

Small and intermediate cities and towns have always been the core of Tanzania's human settlement development. Apart from the 5 urban centres with a city status – Dar es Salaam, Mwanza, Arusha, Mbeya and Tanga –as well as the 4 municipalities within Dar es Salaam city – Ilala, Kinondoni, Temeke, and Ubungo – the rest are mostly intermediate and small towns. With population increase, expanding investments (private and public) as well as improvements in infrastructural linkages, these intermediate and small centres have assumed an important role as development nodes. Using regular planning instruments, budgetary disbursements, as well as functional allocations, the dynamism of these centres has been enhanced. By 2021, a total of 24 master plans and 29 interim land use plans have been prepared to reinforce and direct the development of such centres.

As a way of further strengthening the role of these centres the Ministry responsible for Human Settlements development has taken 6 major initiatives:

- i. Launching a 10 year programme (2015-2025) of surveying all land, including that of urban centres
- ii. To encourage local authorities (being the planning authorities) across the nation to allocate funds for preparing master plans;

- iii. To seek for financial resources, within and outside the country, for the preparation or completion of master plans in Arusha, Mwanza, Mtwara, Dar es Salaam);
- iv. To support local authorities by allocating experts to work with them in preparing master plans for Mtwara, Iringa, Shinyanga, Tunduma, Bariadi, Geita, Ifakara, Mahenge, Malinyi.
- v. To encourage private planning companies to participate actively in preparing master plans;
- vi. To assist local planning authorities in producing baseline maps for master plan preparation.

2.2.7 Promote Sustainable Multimodal public transport systems including non-motorized options

Statistics from Mwanza city in Northern Tanzania are illustrative of the general pattern in most of the urban centres. In that city, 20 percent of commuters rely on Non-Motorised Transport (mostly walking on bicycles), 50 percent use Public Transport, and 30 percent have access to private cars. The spread of motor-cycles and mopeds has also introduced another service in urban centres, albeit more costly and environmentally inappropriate. Amidst this situation, however, the introduction of Bust Rapid System in Dar es Salaam points out to a new direction in sustainable mobility for Tanzania.

In 2016, Dar es salaam has launched a series of transformative improvements to transit, cycling and walking, the most important of which is the Dar es Salaam Bus Rapid Transit (BRT) system, or DART. These efforts have made it the first African city to win the prestigious Sustainable Transport Award in its 13-year history.

DART is a high-quality, high-capacity BRT system incorporating best practice design and features, is the first true BRT system in East Africa. The first phase of the network was supported by the World Bank, and opened May 16, 2016. It spans 21 km of trunk route, and serves 160,000 passengers per day on average with the current fleet of 140 buses. By mid-next year (2018), when the first phase becomes fully operational with over 300 buses, the system is projected to carry an estimated 400,000 passengers per day. DART has reduced commute times by more than half for residents, who previously faced upwards of four hours stuck in traffic every day. At stations with passing lanes, some of the existing bus fleet can provide express service to key destinations, saving even more time.

Serving the key axis of Morogoro Road and running through the city center, DART is more than a public transit system, it has brought improvements for pedestrians and cyclists as well. The project includes cycle paths, sidewalks, and improved pedestrian safety with well-designed, at-grade pedestrian crossings also complying with universal accessibility principles.

The project is being implemented in six phases, which will cover the entire city with high quality BRT service, and the accompanying cycling and walking infrastructure. DART's second phase, to be completed over the next year, is supported by the African Development Bank, and the planned third and fourth phases will be supported by the World Bank.²⁹

2.3.0 MEANS OF IMPLEMENTATION

This section provides information about mobilization of financial resources; capacity development; enhanced knowledge-sharing; and information technology and innovation between and within central and local governments in Tanzania. It also explains challenges; lesson learnt and best practices in implementing the New Urban Agenda.

2.3.1 Mobilization of financial resources

This part describes actions taken by Tanzanian Central Government in collaboration with Local Governments Authorities (including Cities Councils, Municipal Councils, Town Councils and District Councils) and other stakeholders in terms of the mobilization of financial resources as a means of implementing the New Urban Agenda.

2.3.1.1 Develop financing frameworks for implementing the NUA at all levels of government.

The National Government through Local Government Reform Programme (LGRP) mobilized several means of strengthening local government finance to be used for Sustainable Urban Development which is among other expenditures the key element of implementing the New Urban Agenda. The intention of the central government has been to increase resources availability to LGAs by transfer of workable revenue sources to the LGAs and improvement in the system of intergovernmental transfers, expanding the parameters of freedom of LGAS in budgetary and operational decision-making including reallocation of expenditure. These reforms called for changes in the regulatory framework. This implementation was mandated by 1982 Local Government laws as amended through Act No 6 of 1999 to give effect to new central-

²⁹Dar es Salaam, Tanzania Wins 2018 Sustainable Transport Award - Institute for Transportation and Development Policy

local relations and provide for the decentralized management of finances, empowering LGAs to approve their own development plans and budgets. Legislative changes had also been introduced in other domains of the public finance sector, including enacting the National Procurement Act.

2.3.1.2 Mobilize endogenous (internal) sources of finance and expand the revenue base of Sub national and local governments.

For the purpose of making intergovernmental financial transfers more efficient, equitable, transparent and predictable, the Government adopted a formula based system of allocating grants. Moreover, government established an incentive based called Local Government Capital Development Grant (LGCDG) to finance improvement, expansion and rehabilitation of infrastructure in the LGAs that introduced for the first time, a reliable mechanism for LGAs to finance infrastructure development and rehabilitation. Through this financial source, the following projects were constructed and or rehabilitated during 2016-2020 period:-

- (i) Major rehabilitation of old secondary schools including Tabora Girls and Tabora Boys Secondary schools in Tabora Region, Pugu and Jangwani Secondary Schools in Dar es salaam Region; Dodoma and Msalato Secondary Schools in Dodoma Regions and Ihungo Secondary School in Kagera region just to mention few.
- (ii) Establishment Zonal Land Registry offices in eight zones and Regional Land Offices in 26 Regions of Tanzania Mainland through custodian of the Ministry of Lands, Housing and Human Settlements Developments.
- (iii) Improvement of urban access roads and feeder roads in large cities of Dar es salaam, Mwanza, Arusha, Mbeya, Tanga and Dodoma and Morogoro under custodian of Tanzania Rural and Urban Road Authority - TARURA.

Since when the LGCDG evolved into a Local Government Development Grant (LGDG) System, it has become the primary modality for local development funding. Consequent to these changes, resources of the LGAs increased substantially mainly due to an increase in government transfers to about 90% of the total local government revenues. The number of LGAs qualifying for the LGCDG funds increased as did predictability of allocations of development funds to LGAs, resulting in improved planning and better access to local services. These LGA actions as facilitated by Central Government, evident that the system has been playing a pivotal role in implementing New Urban Agenda.

Best practice: -

Application of EPICOR with all LGAs connected to the server station in Dodoma reinforced oversight function for PO – RALG to enable monitoring transactions of the LGAs. Local Authorities receive 91 percent of revenue from government transfers, while collecting only 9 percent of revenue from its own sources. With this system of financial transfer, it is estimated that, synchronized functions of LGAs within which New Urban Agenda is being implemented, receive 91.93 percent of the total Central Government Transfers.

2.3.1.3 Formulate sound systems of financial transfers from national to Subnational and local governments based on needs, priorities and functions

Most of the public socio-economic projects are implemented by central government ministry, government agencies or Local Government Authorities within its area of jurisdiction focusing on the accepted and designated requirements. These projects are mechanized to enhance provision of social services namely water, health, education, electricity and infrastructure like road maintenance, storm water drainage and sewerage system. Priority project and amount of funds to be allocated differ among LGAs due to varying nature of region and district socio-economic needs. In case of funds donated by internal or external development partners they must enter government accounting system as a secured way through, to the user departments that execute the approved project using either force account or contractor.

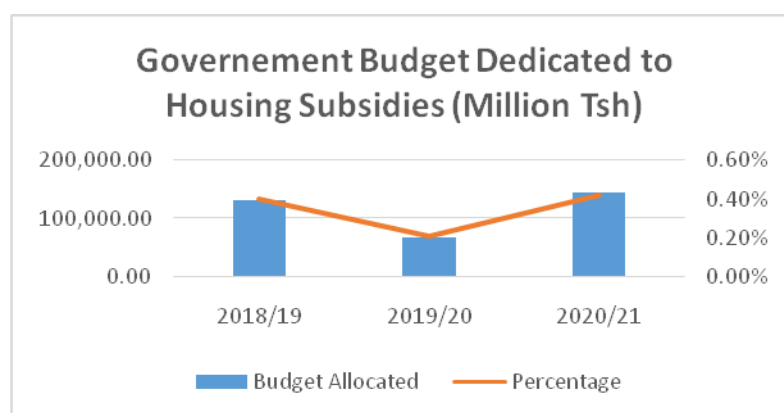
2.3.2.4 Mobilize and establish financial intermediaries (multilateral institutions, regional development banks, Subnational and local development funds; pooled financing mechanisms etc.) for urban financing

Towards improving housing development for low income urban population country wide, during the decade between 2010 and 2020 the Government of the United Republic of Tanzania among other attempts, mobilized and established financial intermediaries which include Macro and Micro Finance Institutions in order to finance urban development projects particularly promotion of low cost housing for majority low income population. The Government established the Housing Finance Project (HFP) with the aim of expanding access to housing loans for citizens by enabling financial institutions to provide medium- and long-term mortgage loans at low cost. Access to affordable loans was expected to enable citizens of all incomes to own or upgrade their homes.

In pursuit of this goal, the government borrowed from the World Bank a total of US \$ 100 million to implement this project. The loan funds were directed to implement the three main components of the project as follows: (i) US \$ 73.8 million for the development of the mortgage

market thereby leading to establishment of Tanzania Mortgage Refinance Company (TMRC) through Parliament Mortgage Finance Act, 2008;(ii) US \$ 20.5 million for the development of Housing Microfinance Fund - HMFF fund and (iii) US \$ 4.3 million to increase the scope of access to affordable housing operations of the project. TMRC is a private institution owned by financial institutions through share ownership and started operations in 2011 with a capital of 2.9 billion Tanzanian shillings. As at 31 March 2021, TMRC capital was up to 25.37 billion Tanzanian shillings. This capital comes from shares owned by banks and various financial institutions in the country. Total amount of housing loans issued by financial institutions has grown from TZS 76.72 billion shillings in 2011 to 464.14 billion shillings on 31 December 2020. Further, to date, there are thirty-two (32) financial institutions issuing mortgages compared to only three (3) institutions in 2010. As at 31 March 2021 the value of loans provided by TMRC to member and non-member banks was 134.7 billion Tanzanian shillings. Through these loans TMRC has financed approximately 1,459 loans issued by banks and housing institutions all over the country. The Figure below indicates government budget dedicated to housing subsidies in the past three years. However, budget allocation in 2019/2020 financial year decreases due to covid-19 pandemic.

Figure 7:



Source: Ministry of Finance and Planning

The Table below indicates the increasing trend of mortgage loans facilitated by TMRC in the period of 10 years witnessing attempts done by the government towards enhancing access to decent housing for the urban population.

Table 9: Increase in number and worth of housing loans in Tanzania housing market from the year 2011-2020

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Amount of loans (Tzs billions)	76.72	113.01	156.50	200.35	272.91	324.08	344.84	421.07	438.58	464.14
Number of housing loans	579	1,897	2,784	3,534	3,339	3,462	4,174	4,996	5,460	5,908

Source: -TMRC Report on the Implementation of Housing Loans Law March, 2021

TMRC Contribution on the growth of Housing Market in Tanzania

According to TMRC Report issued to the public on March 2021 on the implementation of housing loans, the following facts are captured.

- (i) By March 31st 2021 total amount of loans issued by TMRC to the member and non member Banks worth Tzs 134.7 billion of which over 1,459 loans was granted by banks and other financial institutions all over the country.
- (ii) TMRC initiated the increase of loan re-payment period from 5-7 years in 2010 to 15-25 years for the loans issued today.
- (iii) Currently there are thirty two (32) Mortgage Financial Institutions country wide, compared to only three (03) Mortgage Financial Institutions in the year 2010.
- (iv) According to Central Bank report, mortgage loans issued by financial institution country wide increased from Tzs 76.72 billion in 2011 to Tzs 464.14 billion in December 2020.
- (v) Mortgage interest rate decreases from 20-24 in the year 2011 to 15-18 current interest rate.

Challenges Encountered and lessons learnt

- (a) Tanzania has a relatively few number of loaning agencies, consisting of 32 commercial banks engaging in mortgage financing. This insufficiency makes difficult for the large number of individual households who wish to construct or renovates their houses to access mortgage loans in time.

- (b) Most of these financial lending institutions charge interest rates ranging from 15% to 18% which is comparatively higher, hence prohibitive for most of the population. However, the repayment period of 15-25 years is practical especially to the low-income segment of the urban dwellers.
- (c) The low income majority of urban dwellers find themselves excluded from the current mortgage financing facilities as they lack collateral, which is conditional for accessing bank loans. Under long time prevailing rapid increase in rural-urban migration it is found that, large percentage of the migrants are composed of extremely low income population of which with their little economy they end up creating poor housing construction in unplanned and un serviced urban land.

2.2.2.0 Capacity Development

This section explains different ways through which the government have attempted to capacitate existing public institutions i.e. ministries, local authorities and agencies in achieving sustainable urban development.

2.3.2.1 Expand opportunities for city to city cooperation and fostering exchange of urban solutions and mutual learning

- i. The government mobilized financial resources to implement various urban development projects. For example, Tanzania Strategic Cities Projects (TCSP) with projects in 18 urban centers of Tanzania mainland as was funded by the World Bank has provided an opportunity of sharing experiences. With this national wide urban project at least each of the 18 municipalities benefited from one or two of these projects;- General Planning Scheme – GPS, tarmac road network within the CBD, storm water drainage, modern bus stand and market, and modern abattoir. Shinyanga Municipality for instance received GPS, tarmac road network for the whole CBD and modern abattoir. Similarly, the African Development Bank (AfDB) and Japanese International Cooperation Assistance (JICA) have approved funding for the construction of ring-roads (120km long) in Dodoma national capital.
- ii. Under the coordination of ICLEI - Local Government for Sustainability, cities of Dar es salaam, Mwanza, arusha, Tanga, and Dodoma were facilitated to participate in City greening and bluing program. This forum was formulate the Tanzanian state of the cities

report through the Tanzanian cities network (TACINE) a non-governmental forum that was coordinating urban development issues for all urban local authorities in Tanzania.

- iii. The Government established the well-known as Tanzania urbanization lab forum in 2017 for discussing urbanization issues among local government authorities; a forum that is being coordinated by Economic and Social Research Foundation-ESRF. The forum has launched the Tanzanian urbanization road map which among other issues outlines the leadership, fiscal, and monetary strategy and regulatory steps to make Tanzanian cities safer, more inclusive, more productive and financially viable.
- iv. The Association of Local Authorities of Tanzania (ALAT) continues to serve as a membership based representative body, and a united voice of Local Governments, that provides professional and technical services, and building a platform for Local Government Authorities and their stakeholders”

2.3.2.2 Implement capacity development as an effective, multifaceted approach to formulate, implement, manage, monitor and evaluate urban development policies

The Central Government put a criterion which ensure that, all Ministries, LGAs and Public/Private Institutions; every year conduct training for their respective Staff in respect to their professions for the purpose of increasing and enhancing their working skills and technological knowhow. Some of these staff receives short term and on job training while others receives long term training in home and/or abroad. Training are offered to the staff from those ministries with direct influence to urban development’s like Ministry of Lands; Housing and Human Settlements Developments, Ministry of Works and Communications and Ministry of Environments and Union to mention few. In the period of 2016 to 2021 for example, the Ministry of Lands; Housing and Human Settlements Developments trained more than 1540 land sector staffs on the field of Urban Planning, Land Surveying, Land Management, Land Valuation and ICT application. Definitely, this revolving technical staff capacity building has brought among other merits, a significant role in implementing the New Urban Agenda and thus promoting sustainable urban developments.

2.3.2.3 Build capacity at all levels of government to use data for evidence-based policy formulation including collecting and using data for minority groups.

- i) Government through MLHSD has been Reviewing and developing policies, legislations and regulations namely; (Human Settlements Development Policy, National land policy, Housing Policy, Urban Planning Regulations, Mortgage Finance Regulations and Real Estate Bill) all of which aims at facilitating the public and private sector to provide decent housing for all particularly low income segment of the urban population.
- ii) Formulation of national research and development policy of 2010 to guide innovation, the national ICT policy in 2016, establishment of E-government Authority through the E-government Act of 2019 and subsequent regulations 2020.

2.3.2.4 Build the capacity of all levels of government to work with vulnerable groups to participate effectively in decision-making about urban and territorial development

- (i) In financial year 2016/17 the Central Government issued an Act for Local Government Authority (LGA) to set aside ten percent of their internal revenue to support women, youth, and people living with disability – The majority of LGAs managed to provide financial support to women (4 %), youth (4%) and people living with disabilities (2%).
- (ii) The Government Established Property and Business Formalization Programme (MKURABITA) that has facilitated some business operators to graduate from informal to formal business undertakings and regularization of property rights;
- (iii) Government through ministry of Lands, Housing and Human Settlements Developments has regularized about 5600 plots from towns and cities informal settlements in Tanzania, thereby increasing security of tenure and enabling informal property owners to utilized their properties as collateral to access financial capital. Similarly, regularization contributed to increased land and property values as a result of provision of basic services;
- (iv) The government through Strategic Cities Project, constructed and improved markets infrastructure in almost 18 urban centres during the fifth phase government era of 2015-2020. The construction of Ndugai central market – Dodoma; Chief Kingalu central market – Morogoro; and Kisutu market – Ilala Dar – es salaam are few ezample.

- (v) The Central Government in collaboration with LGAs by May 2019 had issued 1,022,178 special identity cards for informal business operators which were distributed in all administrative regions of Tanzania mainland.

2.3.2.4 Engage local government associations as promoters and providers of capacity development.

The Association of Local Authorities of Tanzania – (ALAT) established in 1982 has been providing annual forum for all local authorities country wide, whereby respective Local Authority political and executive leaders from cities, municipalities Town Council and District councils gets opportunity to discuss experiences, achievements and challenges they face in their day to day duties and responsibilities.

2.3.2.5 Implement capacity development programmes on the use of legal land-based revenue, financing, and other tools

The Government through Ministry of Lands, Housing and Human Settlements Developments, in years 2017/2020, decentralized and disseminated its functions into 26 regions of Tanzania Mainland. This decision in one hand enables citizens to easily access land related services like planning, surveying, land titling, property valuing, building permits and rent rating, land rent paying and property tax valuation and collection. On the other hand, it plays as an incentive role to Land Sector Professions particularly those working in LGAs Offices, to effectively executing their core activities namely land use planning, land surveying, settlements regularization, land titling and development control.

2.3.2.6 Implement capacity development programmes of Subnational and local governments in financial planning and management

The Government strengthened the National Economic Empowerment Council (NEEC) that operates 45 funds and programmes which supports community groups to small and medium business operators. NEEC works as an overall coordinator to all public and private sectors observing the extent by which its operations contributes to the growth of individual economy to achieve better living condition.

2.3.2.7 Increase cooperation and knowledge exchange on science, technology and innovation to benefit sustainable urban development

A living implementation is the East African Regional Project on adaptation to climate change in the Lake Victoria Basin. The Lake Victoria basin mainly surrounded by three countries of Tanzania, Kenya and Uganda, it is also contacted by large urban centers including Mwanza,

Bukoba, Musoma, Kisumu and Jinja. Some of activities undertaken by this joint project include port improvement, road construction, and conservation of lake shore by protecting it against soil erosion and all kinds of water pollution. These activities qualify implementation of the New Urban Agenda, as positively affect spatial improvement of the surrounding towns and cities. As such, the joint efforts provided by three neighbor states enormously entail capacity enhancement in financial, technical and human resource. This joint project as well provides huge application of variety of policies, laws and regulations from each country, leading to an achievement in institutional and legal enforcement to enhance socio-economic development of both rural and urban population of the lake region.

2.3.3.0 Information Technology and innovation

This section concentrates on the means of implementation focusing on financial resource mobilization, capacity development, and information technology and innovation. It shows the way these implementation have contributed towards the implementation of New Urban Agenda for the growth of sustainable urban development.

2.3.3.1 Develop user-friendly, participatory data and digital platforms through e-governance and citizen-centric digital governance tools

In order to implement information, technology and innovation, the government opted on transforming its administration from manual to digital operations, policy reforms, and capacitating local government authorities through technical support and training. To date, all government offices particularly at city, municipal, towns and district council levels use computer and its associated programs in executing daily official activities. However, the Ministry of Communication and Information Technology is undertaking more efforts to achieve effectiveness in the use of ICT at all levels of public administrative structures.

2.3.3.2 Expand deployment of frontier technologies and innovations to enhance shared prosperity of cities and region

From 2015/16 the central government has being enhancing digitalization of business registration and licensing processes thereby improving the efficiency of public institutions on service delivery to prospective business operators. Digitalization of business operators and licensing processes has also contributed to creating database of business operators' country wide hence facilitating business operations and widening the tax base for the government. One of the attempt expected to benefits majority of land owners is the transformation of land titling from analogue to digital system through the Integrated Land Management Information System (ILMIS). The new system has been piloted in the city of Dar es salaam since 2016 such dhat, by

June 2021 about 8,330 land titles had been prepared benefiting land owners from five municipalities of Ilala, Kinondoni, Temeke, Ubungo and Kigamboni. The system is expected to operate in cities of Mwanza, Arusha, Dodoma, Mbeya, Tanga and Coast region before spreading to other urban centers all over the country.

2.3.3.3 Implement digital tools, including geospatial information systems to improve urban and territorial planning, land administration and access to urban services

The Government initiated digital tools in all public offices which include ministries, government agencies, LGAs. Emphasis on the use of Government Electronic Payment Gate way - GEPG system from 2016 to date apart from easing residents in property rent rating and taxpaying, the system has promoted revenue collection from various sources particularly those related to lands such as land rent and property tax. Extensive application of Geographical Information System (GIS) facilitates and fosters urban planning particularly in collecting, processing, analysing and displaying spatial data.

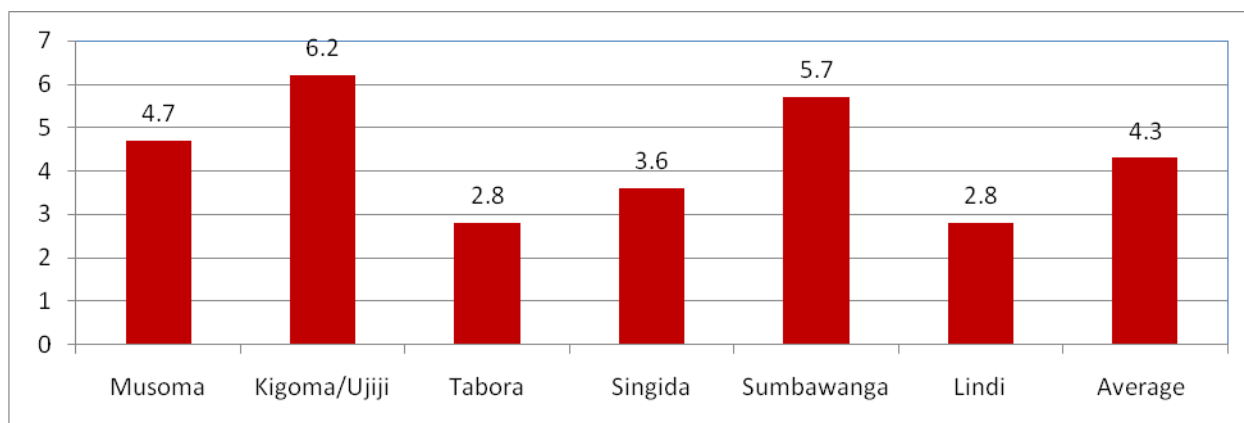
ICT helps in disseminating and sharing information on housing market and enhancing transparency. The government has established Local Governments Revenue Collection Information System – LGRCIS; a system used for land rent collection, tax linking, property location and property rating. Currently this system works in Kigoma, Mtwara, Mwanza, Arusha, Tanga, Mbeya and Dodoma. As a strategic action, the Government through MLHSD has been capacitating LGA Land Sector Offices by supplying varieties of new Survey and ICT working tools. Table and Figure below indicate availability and adequacy of survey and ICT equipments’ in six regions of Tanzania Mainland, reflecting a country prevailing situation.

Table 10: Availability of survey and ICT equipment

LGA	Required	Available	Shortfall	Availability (%)
Musoma	27	13	14	48
Kigoma/Ujiji	29	13	16	45
Tabora	32	18	14	56
Singida	23	4	19	17
Sumbawanga	25	14	11	56
Lindi	27	10	17	37
Average	27	12	15	43

Source: Interview with Officials in the six Municipalities (29th September to 15th October 2016).

Figure 8: Availability and adequacy of office accommodation



Source: Interview with Officials in the six Municipalities (29th September to 15th October 2016)

2.3.3.4 Build capacities at all levels of government to effectively monitor the implementation of urban development policies

- (i) Review and development of policies, legislations and regulations (human settlements development policy, National land policy, housing policy, urban planning regulations, mortgage finance regulations and real estate bill) all of which aims at facilitating the public and private sector to provide decent housing for all;
- (ii) Regularization of many informal settlements in Tanzania thereby increasing security of tenure and enabling informal property owners to utilize their properties access financial capital. Similarly, regularization contributed to increased land and property values as a result of provision of basic services;
- (iii) Improved governance for water supply that culminated in the establishment of rural water and sanitation authority, strengthening of water committees in rural areas, increased efficiency of water supply and sanitation authorities and increased proportion of urban population with access to potable water.
- (iv) Completion of the review of urban planning act 2007, survey and mapping act 1957, valuation act of 2016, and the land registration act, R.E 2019 aiming at decentralizing the land administrative matters from zonal offices (eight zones) to 26 regional land administration offices are symbolic attempts on effective monitor and implementation of the urban development policies in Tanzania.
- (v) Restructuring of ministries to improve efficiency in service delivery. For instance, the merge of the housing and town planning departments to form the human settlement department and the inclusion of the real estate section into the later was meant to have well-coordinated functions in terms of human settlement planning implementation and

coordination. Similarly, the shifting of the National Housing and Building Research Agency (NHBRA) from the ministry of lands to Ardhi University aimed at capacitating the agency to effectively play its role of research on affordable building materials and decent housing for all;

- (vi) De-establishment of government agencies and authorities to eliminate duplication of function and responsibilities. For example, the Kigamboni new city Development Agency – KDA (dissolved in 2017), and Capital Development Authority (CDA) were dissolved in favor of people representative of Kigamboni municipal Council and Dodoma Municipal Council respectively; and
- (vii) The land Act (1999) and the local Government (District Authorities) Act were amended in 2019 to set principles and safeguards women's rights. The later provides for mandatory representation of women's and civil organization in village council and district councils.

2.3.3.5 Strengthen all levels of government and the civil society in the collection, disaggregation, and analysis of data

In the past decade (2010-2020) the Government of Tanzania has paid a due respect in use of Information Communication Technology (ICT) and Innovation in all public sectors of central and local government. Massive applications of computer and its associated tools and programs have enormously promoted amongst other sectors development of lands, housing and urban settlements through improvement in data collection, data processing, data analyzing and data storage.

The Ministry of Lands, Housing and Human Settlements Developments, which is the custodian of all facets related to lands, housing and human settlements developments, introduced ICT in the following areas; The use of Integrated Land Management Information System (ILMIS) that among other things provides efficiency in processing, administering issuance of rights of occupancy for urban areas. The Cities of Dar es salaam, Mwanza, Arusha, Dodoma and Coastal Region are currently using ILMIS in all Land Management related activities including land use planning, land surveying and land titling.

In the past five years, Town Planning Drawings and Survey Plans could only be accessed by residents in need by visiting government land offices. More attempts has been made by the Government such that, residents of Dar es Salaam city and Coast Region can access these plans

online through ILMIS. Further initiatives are going on to enable the same service to be accessible online by all land owners especially those in urban areas.

However, regardless of all these achievements, Tanzania still faces the challenge of a low level of technological capabilities; i.e., the ability to absorb, adapt and improve given production techniques and innovation. In this regard, the United Republic of Tanzania seeks to mobilize new partnerships in the areas of international cooperation agreements; international joint programmes; and foreign technology transfer.

PART THREE

FOLLOW-UP AND REVIEW

A New Urban Agenda Follow-Up and Review mechanism in the Mainland is being developed and it will be positioned within the framework of the SDGs coordination and monitoring framework. The Ministry of Lands, Housing and Human Settlement will provide the overall oversight, working closely with the President's Office-Regional Administration and Local Government (PO-RALG) as well as Ministry of Planning and Finance, particularly the Bureau of Statistics. Key tasks to be undertaken include: 1. Development of an implementation strategy of the NUA as a mechanism to monitor and report on its implementation. 2. Engagement of all key stakeholders in promoting implementation and follow-up; 3. Tackling the challenge of obtaining quality routine data and also overcoming the lack of harmonization of data and reporting formats across Local Government Authorities for comparability purposes.

Appendix 1
FOLLOW-UP AND REVIEW

Framework for monitoring and reporting implementation of NUA

S/N	NUA AGENDA	Sub-Agenda	Framework for Implementation	Programmes/Policies
1.1	Sustainable Urban Development for Social Inclusion and Ending Poverty	Social inclusion and ending poverty	i. Establishment and supporting the National programmes for property and businesses formalization ii. Reform of Policies and Legislations	<ul style="list-style-type: none"> • Property and Business Formalization Programme (MKURABITA) • Regularization of the informal Settlements in Tanzania, 2013-2023 • Review of the 1995 National Land Policy • Review of the National Human Settlements Development Policy (2000) • Formulation of the Housing Policy (Draft, 2021)
		Access to Adequate Housing	i. Facilitating the private and public sectors to provide decent housing	<ul style="list-style-type: none"> • Urban Planning Regulation 2018 • Regularization of informal Settlements in Tanzania, 2013-2023 • Banking and Financial Institutions (Mortgage Finance) Regulations, 2015 • Real Estate Bill • Low cost housing programmes (National Housing Cooperation, WATUMISHI housing) • Reduction of land premium for first registration of land parcel from 15 to 1 percent
		Access to Basic Services	i. Reform of governance for water supply ii. Reform of National Policies iii. Creating enabling environment for private sector investment in provision of services iv. Diversification of energy sources to include renewable energy	<ul style="list-style-type: none"> • Water Sector Development Programme, 2006 - 2025 • Establishment of urban and rural water supply authorities (Water Supply and Sanitation Authority -WSSA for Urban areas and Rural • Rural Water and Sanitation Authority- RUWASA • Simiyu Resilience Water Project in 2019 under the Ministry of Water, • Strengthening water committees in Urban areas • Strengthening of the water Fund • Establishment of Land Transportation Regulatory Agency (LATRA) • Establishment of the National ICT Policy of 2016 • The electronic and postal communication (Licensing) Regulations of 2018

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				<ul style="list-style-type: none"> Formulation of bylaws by Local Government Authority for solid and liquid waste management Establishment of National ICT Broadband Backbone (NICTBB) Exemption of taxes on solar panel equipment Producing 1100 Megawatts using renewable energy sources in the next five years (2021 – 2025).
1.2	Sustainable and Inclusive Urban Prosperity and Opportunities for All	Inclusive Urban Economy	<ul style="list-style-type: none"> i. Supporting and facilitating incubation of innovative ideas ii. Economic empowerment of vulnerable citizens (Women, Youth, and People with Disability) iii. Creating conducive environment for small and medium business operators iv. Leveraging ICT in business registration and licensing processes. 	<ul style="list-style-type: none"> Enactment of act for LGAs to set aside ten percent of its internal revenue to support women (4 percent), youth (4 percent), and people living with disability (2 percent). Strengthening the National Economic Empowerment Council (NEEC) Programme to improve market infrastructure Tanzania Strategic Cities Project (TSCP) Special identification cards for informal business operators. Condition Based Cash Transfer (Tanzania Social Action Fund TASAF) Digitalizing business registration processes.
		Sustainable Prosperity for All		
1.3	Environmental Sustainable and Resilient Urban Development	Resilience, Mitigation and Adaptation of Cities and Human Settlements	<ul style="list-style-type: none"> i. Improve Disaster Management ii. Raise Community awareness on climatic mitigation and adaptation iii. Sensitizing communities on the importance of livelihood diversification i. Mainstreaming Environmental and Climate Change into Development Plans and National 	<ul style="list-style-type: none"> Constructed sea walls; and improvement of drainage system is ongoing to reduce the impact of floods Developing Core Capacity to Address Adaptation to Climate Change in Productive Coastal Zones of Tanzania (2012-2018) Implementation of Concrete Adaptation Measures to Reduce Vulnerability of livelihood and economy of Coastal Communities of Tanzania (2012-2019) Reversing Land Degradation Trends and Increasing Food Security in Degraded Ecosystems of Semi-arid Areas of Tanzania project (2017-2022) A regional project on Adapting to Climate Change in Lake Victoria Basin implemented in East Africa The Tanzania Climate Smart Agriculture Programme 2015-2025;

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				<ul style="list-style-type: none"> • Enactment of Urban Planning (Urban Farming) Regulations, 2018 • Preparation of the Health National Adaptation Plan-HNAP (2019) and ongoing development of land use plans by the national land use planning commission; • Preparation of National Strategy for Reducing Emissions from Deforestation and Forest Degradation (REDD+).
		Sustainable Management and use of Natural Resources	i. Policy and legislation reform	<ul style="list-style-type: none"> • Greening Dodoma Project • Designation of 10 percent of land uses for open spaces in urban areas. Urban Planning (Zoning of Land Use) Regulations, 2018
2.1	Building the Urban Governance Structure; Establishing a supportive framework		ii. Policy reforms to decentralized functions of the Ministry of Land iii. Re-organisation of the Ministry of Land iv. Institution restructuring	<ul style="list-style-type: none"> • Review of the Urban planning act (2007), Survey and mapping Act (1950), Valuation Act (2016), Land Registration Act, Cap. 334 R.E (2019) • Establishment of zonal land offices (2008-2016) and further regional land offices in 2019. • Restructuring of ministries to improve efficiency in service delivery. • De-establishment of agencies and authorities to avoid redundant of duties. • Restructuring of cities like Dar es salaam • The Land act of 199, revised in 2019 and the Local Government (District Authorities) Act (1982) set principle to safeguard women's rights. • Mandatory representation of women and civil organizations in village council, urban councils and the parliament.
2.2	Planning and managing Urban spatial development		i. Integrated Land use plan at national and regional level ii. Policy and legislation reforms iii. Master plan approach for establishment and growth of urban centres iv. Facilitating the identification of heritage sites and monuments to be listed as World Heritage Sites by UNESCO	<ul style="list-style-type: none"> • Program for preparation of village, district, corridors, and national land use framework plans. • Master Plan Program (2016-2026) • Program for planning, surveying, and titling of land parcel in Tanzania (2016-2026) • National Land use policy review (Draft, 2021) • National human settlement development policy (Draft, 2021) • National housing policy (Draft, 2021) • The national regularization program (2013-2023) • Review of the land Act (1999) revised in 2019 to reduce premium for the first titling registration

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				<p>from 15 percent to 1 percent.</p> <ul style="list-style-type: none"> • Cultural heritage policy of 2008 • Stone Town conservation and development authority (STCDA) manages Stone Town heritage site. • Review of Stone Town master plan 1984. • Preparation of redevelopment plans for city centres/ Central Business District (CBD) as part of Master planning projects. • CPD – Continuing Professional Development are coordinated annually by the town planners' registration board. • Implementation of ministerial training programs. • Transport master plan of Dar es salaam, 2008 • Dodoma National capital city masterplan, 2019
2.3	Means of implementation	Mobilization of financial resources	<p>i. Application of PPP approach in implementing urban development projects to leverage private sector financing.</p> <p>ii. Policy and Legislation reforms</p> <p>iii. Resource mobilization from development partners</p>	<ul style="list-style-type: none"> • The Public Private Partnership Act, Regulations, 2011 • National Public Private Partnership (PPP) Policy (2009) • Funds from development partners
2.4		Capacity Development	<p>i. Facilitation of intercity forums for sustainability</p> <p>ii Staff training and career delopment</p>	<ul style="list-style-type: none"> • Strengthened the Meteorological Agency in terms of human resources and equipment to assist farmers in weather forecasting; • Tanzanian cities are part of the ICLEI – Local Government for Sustainability for sustainable urban development. • Implementation of ministerial training programs. • Tanzania cities network (TACINE) – the forum for debating Urban development issues which produce comparative report for cities (State of Cities Report). • Establishment of Tanzania Urbanization Lab – Forum for discussing urbanization issues, 2018.
		Information, technology and innovation	<p>i. Transforming government administration from manual to digital</p>	<ul style="list-style-type: none"> • Establishment of the e- Government Authority, its Act (2019) and regulation (2020) • National Research and Development Policy

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			<p>operations</p> <p>ii. Policy reforms</p> <p>iii. Capacitating Local Government Authorities through technical support and training.</p>	<p>(2010)</p> <ul style="list-style-type: none"> • Transformation of land titling from analogy to digital system (Integrated Land Management Information System -ILMIS) • Capacitate and equipping local government authorities with advanced land surveying technology (state of art equipment), 2019 • Densification of national framework of control point to improve accuracy of survey works, 2017. • Devising a fit for purpose methodology to hasten survey assignments and land titling (For example the land tenure support program piloted in Kilombero, Malinyi, and Ulanga Districts).