

Urban Growth in Tanzania: Exploring Challenges, Opportunities and Management

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Abstract

Tanzania cities and towns are rapidly urbanizing. This urbanization is manifest of rural-to-urban migration as well as natural population increase. The perceived lack of opportunities in rural areas has been identified as the main push factors for Tanzanians to move from rural areas to urban cities and towns. Urban management practice will increasingly need to account for direct and indirect impacts of urban growth in Tanzania cities and towns. The objective of this paper is to pinpoint the challenges and opportunities of the urban growth in cities and towns in Tanzania.

The discussion of this paper is mainly based on critical review of the literature and original data derived from Baruti settlement in Dar es Salaam City. The review of the documents whether published or not published depended on its status to provide a critical analysis of urban growth challenges and opportunities in Tanzania. The Primary data were gathered using 79 using semi-structured interviews with both open and closed ended questions. The questionnaires were administered by the researcher through face-to-face sessions with the respondents. A purposive sampling technique was adopted in this study. The reason for selecting the purposive sampling technique was based on the respondents' involvement in urban development project. The quantitative data collected through the use of questionnaire to supplement qualitative data were summarized and organized by using spread sheet template for detailed analysis. The critical qualitative analysis was built on both the secondary and primary data sources to addresses the research questions. A descriptive technique for data analysis was adopted where findings were represented in tables, graphs and texts.

While unperfected urbanization surpass the way inhabitants interact and live in cities and towns, urban management addresses the social, economical and environmental challenges that emerge with the continued urbanization in Tanzania cities and towns such that human activities could be more socially liable, economically sound and environmentally friendly over a long period of time in the future.

Keywords: urban growth, urbanization, land use planning, urban management

1. Introduction

While most of the Global South countries including Tanzania are still largely rural, they are one of the fastest urbanizing regions around the globe. Africa's urban population was estimated to rise from 395 million people in 2010 to 1.339 billion in 2050, corresponding to 21% of the world's projected urban population with cities such as Johannesburg, Khartoum, Lagos, Accra, Nairobi, Casablanca and Dar es Salaam (Gueneralp et al., 2018). Nevertheless, rapid urbanization which is taking place in cities and towns in most of the developing countries is associated with among other things, social and economic growth (Mkalawa and Haixiao, 2014). However, some scholars contend that cities in Sub-Saharan Africa are urbanized with little economic growth (ibid). Poor economic growth can be associated increase of informal settlements resulting to low standard of living, poor social services and infrastructure among others (Gwaleba and Masum, 2018). This situation cuts across in most cities and towns in African countries including Tanzania. Under these conditions, urban growth challenges will continue to surface if mitigating measures are not taken into consideration.

Despite high rates of rapid population growth and urbanization in African cities and towns, including Dar es Salaam City in Tanzania, the situation is worsened by poor urban growth management which has adverse impacts on social, economic, political aspects (McGill, 1998). Generally speaking, many African cities and towns still have a high degree of urban primacy – that is often the capital city has the rapid population, economic activity and political power that are more times greater than the next largest city (Gueneralp et al., 2018). This complexity results too many challenges than

opportunities caused by rapid population growth and urbanization.

Against this background, the paper seeks to explore the challenges and opportunities in Tanzanian cities and towns, taking Baruti sub-ward in Dar es salaam City as a case study area. In this end, the paper aims to contribute to the existing literature on the urban growth in Tanzania. However, the paper strives to answer the following questions:

- What are the opportunities and challenges facing urban growth in Tanzania cities and towns?
- What are the most significant measures to be undertaken for managing urban growth in Tanzania cities and towns?

2. Concepts and Related Review of the Literature

2.1 Urban Growth and Urbanization

Urban growth refers to an increase in urban population size, independent of rural population (Guttenberg, 2007, p.108; UN 2000 in Bekele, 2005, p.19). In this respect, the number of people living in cities increases compared to the number of people living in rural areas. Thus, urban growth as a complex process is mainly a result of a combination of various factors including geographical location, natural population growth, rural-to-urban migration, infrastructure development, national policies, corporate strategies, socio-economic forces and globalization (Hill and Lindner, 2010). Cohen (2006) contends that the definition of what constitutes an urban area varies among countries and in some cases it even varies over time within a single country. This paper perceive urban area as a place where people could have better life because of better opportunities, higher salaries, better services and better lifestyles in contrast to rural areas. As a result, rate of urbanization has been increasing around the globe and that speed has been widely witnessed in the most developing countries. The population growth has been taking place in Sub-Saharan Africa in recent decades and the trend is appearing to continue (Mkalawa and Haixiao, 2014) and most of cities are suffocating in provision of social services due to increase of urbanization.

Urbanization refers to a process in which an increasing proportion of an entire population lives in cities and the suburbs of cities (Nabutola, 2011, p.1; Bekele, 2005, p.19). Generally, it is “the process through which cities and towns develop and grow. It includes the movement of people from rural areas to urban areas as well as movements among towns and cities. It also encompasses the development of urban economies and urban social and political systems” (UN HABITAT/DFID, 2002, p.8). In this context, the process of urbanization involves increasing of expansion of cities and towns beyond their territorial limits so as to accommodate the growing of urban population. As the term urbanization represents the level of urban relative to the overall population, or the rate at which the urban proportion is increasing, then, it cannot be separated from urban growth because the urban growth induces urbanization. This reality is linked to Bhatta’s idea that, the most important reason of urban growth is an increase in urban population (Bhatta, 2010), and most of urban cities in the global south are urbanizing rapidly (Worrall et al., 2017). Urbanization in developing countries is the result of demographic transitions as well as economic factors among others (Mkalawa and Haixiao, 2014; Worrall et al., 2017). Nevertheless, urbanization has caused positive and negative impacts to people’s life. It is believed that urbanization taking place in developing countries, including Tanzania is fuelled by rural-to-urban migration and natural increase of the urban population (Hill and Lindner, 2010). Reports by UN Habitat (2010) and Worrall et al., (2017) show that population in urban areas increases faster than that in rural areas.

2.2 Urban Growth and Urbanization in Tanzania

Tanzania, like in many other countries in Sub-Saharan Africa has been experiencing a rapid rate of urbanization. Several researches show that urban population increased from 5% of the total population in 1967 to about 13.2% in 1978. In 1988 the urban population was 18% while in 2002 it was 23 percent (URT, 2002) and the urban population was 27% in 2012 (URT, 2012). Urbanization has been accelerated by migration of people from rural to urban areas, natural increase and expansion of urban administrative boundaries (URT 2013, p.63). The growth rate of urban areas has often been higher than the capacity of authorities to cope with the provision of basic services including delivery of planned, surveyed and serviced land for housing development (Kombe, 2005; Mchome, 2014). The number of people residing in Tanzania’s urban areas is expected to continue growing in coming decades, and could surpass 20 million urban dwellers by 2030 (UNICEF 2012, p.7).

Dar es Salaam City had relatively slow growth rate of 2.6% per annum before 1961 (Kyessi 2002 cited in Magigi, 2013). After independence (i.e. 1961), the city’s population growth has been above 7% per annum and at that time, the city spatial expansion has been growing without strict controls (ibid). Siebolds & Steinberg (1982) argue that the number of urban growth in Dar-es-Salaam started increasing with an “average of 16.6% during 1967-1973 and of 24% per annum during 1974 - 1976” (p.110). However, records show that up to 1963, the Dar es Salaam City had only a population of 151,000 inhabitants (Kyessi, 2008 in Magigi, 2013). Nevertheless, the number of urban population increased from 800,000 in 1978 to 4.2 million in 2012 as illustrated Figure 1.

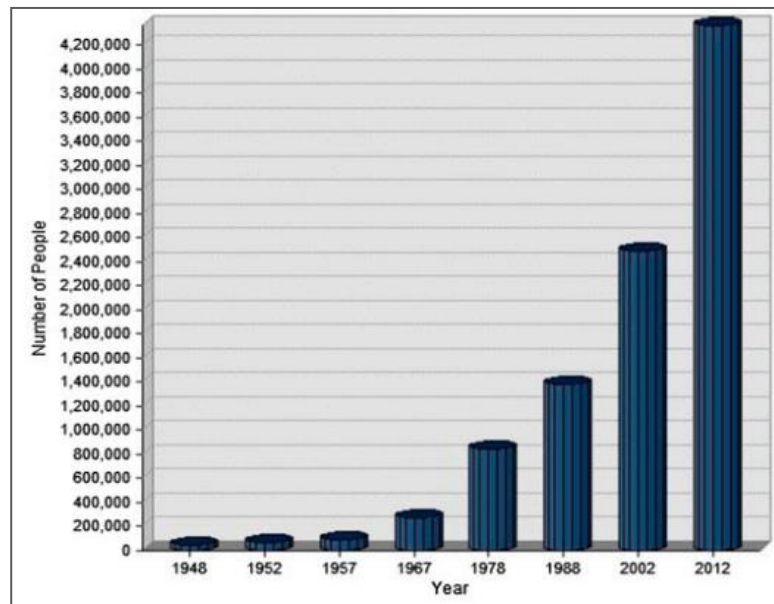


Figure 1. Urban growth in Dar es Salaam City from 1948 to 2012 (Source: Mkalawa & Haixiao, 2014)

As of 2013, Dar es Salaam City (in Table 1) had a population of about 4.4 millions (National Bureau of Statistics, 2013). Over 70% of this total population live in informal settlements and about 61% of city's built-up area is covered by informal settlements without social basic services (Gwaleba and Masum, 2018; Kombe, 2005). To this end, throughout Tanzania cities and towns, effective urban planning and management are largely neglected (Kombe, 2005; Šliužas 2004; Nnkya, 1998). The low per capita incomes and capacity deficits have contributed to ineffective urban planning and management, which in turn have led to urban sprawl and the growth of informal settlements (Worrall et al., 2017, p. 6).

Table 1. Tanzanian cities population growth

Cities Categories	Cities	Total Population (Millions)
Primary	Dar es Salaam	4.4
	Mwanza	0.71
	Arusha	0.42
Secondary	Dodoma	0.41
	Mbeya	0.38
	Morogoro	0.31

Source: National Bureau of Statistics (2013; Worrall et al., 2017)

3. Materials and Methods

3.1 Study Area

The study was done within Dar es salaam City (Fig.2) in 2015 in Baruti Sub-ward. Baruti sub-ward forms a political boundary of the Kimara Ward and it is located on the western part of Dar es Salaam City, about 11km from the City center. In 2012, Baruti sub-ward had a population of 13,269 (Gwaleba and Masum, 2018) and based on Dar es Salaam City population growth rate of 5%, it was estimated that Baruti sub-ward had a population of 15,922 by 2016 (ibid).

information-richness of the case (s) selected and the observational/analytical capabilities of the researcher than with sample size". A total of seventy nine (79) respondents were drawn from households who participated in the project including six (6) government officials as key informants. A purposive sampling technique was adopted in this study. The reason for selecting the purposive sampling technique was based on the respondents' involvement in urban development project. The quantitative data collected through the use of questionnaire to supplement qualitative data were summarized and organized by using spread sheet template for detailed analysis. The critical analysis was built on both the secondary and primary data sources to addresses the research questions. A descriptive technique for data analysis was adopted where findings were represented in tables, graphs and texts.

4. Results

4.1 Socio-Demographic Characteristics of Respondents

The findings in Table 2 show that the majority of the respondent's age lie between 41-50 years (36.3%) followed by 27.8% of the respondents aged between 31-40 years and 19.0% of the age group of 51-60 years, 12.7% of aged above 61 years and finally 3.8% of age group of 21 – 30 years of the respondents. In pursuit to find a labour force age group, people aged between 41-50 years tend to be more active, creative and participate in many social and economic activities.

Table 2. Age distribution of the respondents

Age distributions (years)	Frequency (f)	Percentage (%)
20-30	3	3.8
31-40	22	27.8
41-50	29	36.7
50-60	15	19
>60	10	12.7
Total	79	100

Source: Field Survey, 2015

4.2 Households Monthly Expenditure

The research findings in Baruti informal settlements indicates that 53% of people are poor earning from 110\$ to 200\$ per month. In this case, most of them are living from hand to mouth as illustrated in Table 3. The amount is expressed in Tanzanian Shilling (TZS) in which 2,200/= TZS was approximated to 1US dollars (1\$).

Table 3. Household's Monthly expenditure

Household's Monthly Expenditure	Frequency (f)	Percentage (%)
<250,000 TZS	11	13.90
250,00-450,000 TZS	42	53.20
450,000-650,000 TZS	15	19.00
>650,000 TZS	6	7.60
No Response	5	6.30
Total	79	100.00

Source: Field Survey, 2015

4.3 Access to Transportation in Dar es Salaam City

The overall findings (Table 4) show that 63.3 percent of the respondents use public transport and 15.2 percent use personal transport o travel to working places. These public transports are overcrowded because everyone needs to reach at work place early. But due to lack of proper infrastructure in the City, vehicles spent a lot of time on congestion.

Table 4. Respondents' opinions on transportation in Dar es salaam City

Type of Transportation to Working Places	Frequency (f)	Percentage (%)
Public Transport	50	63.3
Private Transport	12	15.2
On Foot	17	21.5
Total	79	100.0

Source: Field Survey Results

4.4 Access to Safe Water

The research findings show that there is lack of access water in Baruti settlement (Figure 3). Most residents use other water sources such as private water vendors and mostly charge many times more than the local public rate which hinders them to afford but also provide disturbances to residents. Inadequate of water infrastructures supply in Baruti settlement is the source of lack to safe water.



Figure 3. Communal water tapping point (left), Individual illegal water connection (centre), and Private Water tapping point (right)

Source: *Field Survey, 2015*

4.5 Evidence of Land Ownership and Formal Housing

The findings (Figure 4) show that most of respondents (i.e. 53 respondents) have Residential License as proof of property ownership. This license does not give security to their land because they are not granted on customary land (such as land in a registered village area), or over land which a granted right of occupancy. Even though, most of the respondents claimed that they have never experienced eviction from their land rather than basic social services. This situation cuts all across in Tanzania cities and towns.

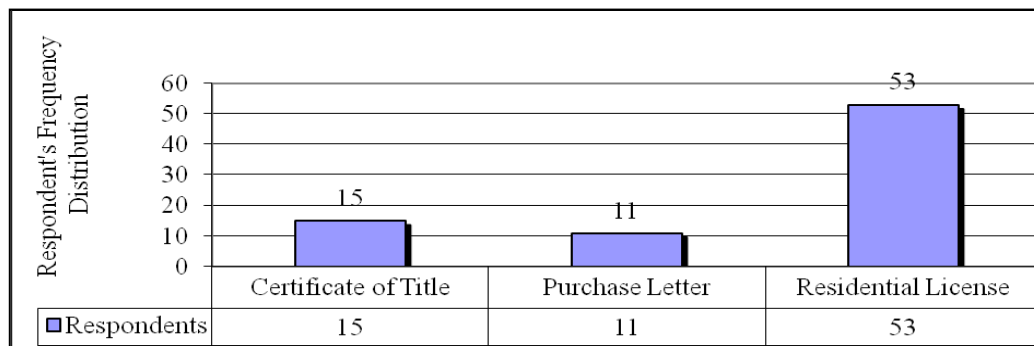


Figure 4. Evidences of land ownership in Baruti settlement

Source: *Field Survey, 2015*

On the other hand, the research findings indicate that most people have built their houses in Baruti informal settlement due to lack of formal housing procedures, that the government was not able to provide surveyed plots to citizens. A respondent’s opinion in Baruti settlement was remarked:

‘I have built my house in this informal settlement due to lack of proper channel of getting surveyed land. The process of getting surveyed land is very long and complicated, there are lot of procedures. Thus I used my own effort to find land for housing myself’.

4.6 Households Opportunities in Urban Areas and Sources of Income

The research findings from show that, most respondents moved to urban areas in order to secure jobs in order to have basic standard of living, but also to be close to social basic services such as hospitals, education and water which are rarely found in rural areas. A large number of the respondents in Baruti settlement came from rural areas before they moved there.

On the other hand, livelihood strategies in urban areas are the combination of activities that people choose to undertake in order to acquire a means of living. Most of inhabitants are not employed and hence no wage employment in recognized establishments in public or private sectors (Table 5). Petty trading through informal groceries, markets, shops, barber shops, hairdressers, shoe shiners and food vending is exist in Baruti settlement as a source of income.

Table 5. Household's sources of income

<i>Sources of Income</i>	<i>Frequency (f)</i>	<i>Percentage (%)</i>
Civil Servant	17	21.5
Private Employee	5	6.3
Retired Officer	1	1.3
Self-Employed	18	22.8
Not Employed	38	48.1
Total	79	100.0

Source: *Field Survey, 2015*

5. Discussions

5.1 Urban Growth Challenges

The research findings indicates that, every year cities and towns in Tanzania attract new migrants who, together with the natural increase, expand the number of informal settlements, making worse condition of urban space and hampering local authorities attempting to improve basic infrastructure and essential social services. Urbanization has caused a lot of challenges in the Dar es Salaam City as follows:

5.1.1 Traffic Congestion

The research findings show lack of road infrastructure has led to traffic congestions in Dar Es Salaam City. Traffic congestion has been undesirable by-product of widespread mobility in cities worldwide, and a major factor in restricting access of inhabitants in cities and towns. In most developing country cities, the inadequate quantity and structure of road infrastructure is often associated with rapid population growth (UN HABITAT, 2013, p.8). The Dar es Salaam city has changed to motorized road vehicles, which has increased the use of fossil fuels and increased greenhouse-gas emissions. This explosive growth in the number of road vehicles is a big problem within the city with regard to the poor infrastructure present. The transport in the city is very difficult and reduces the number of accessible jobs and also for the trips to and from works which spend longer time of travel using either private or public transport due to large congestion (as seen in the image¹, Figure 3) in the city (Olvera et al., 2003, p.296). For example, the recent study on the Dar es Salaam agglomeration indicates that on an average, people spend 170 minutes per day in travelling to work, even more which is equivalent to loss of US\$ 17 per Month (World Bank, 2014, p. 40). The loss in productivity includes the total productive time wasted in traffic and the associated increase in the costs of operating (in terms of fuels) and maintaining vehicles. This amount of traffic is not only affecting people's ability to move around the city but also affects air quality. More so, the increase of vehicle importation indicates a rise in the number of trips made by vehicles cities and towns, which increases the travel demand resulting in an imbalance between the need and the transport infrastructure supply (Mkalawa & Haixiao, 2014). It has been found that 70 percent of registered vehicles in Tanzania remain in growing cities including Dar es Salaam City (ibid). For instance, major roads and junctions in Dar es salaam City are crowded with parking vehicles, roadside hawkers and smaller business. As a result transportation becomes unreliable, not safe but also involves long waiting on roads. The provision of infrastructure in Dar es Salaam City is the key for boosting the urbanization problems.



Traffic congestion in Dar es Salaam city

5.1.2 Increase of Urban Poverty and Unemployment

The research findings indicates that urban growth in Tanzania cities and towns have been accompanied by an increase in urban poverty which tends to be concentrated in certain social groups and in particular locations. A report by UNICEF (2012), show that there are more poor people living in Tanzania's cities and towns today than ever before. About one in six Dar es Salaam residents (and one of four in Tanzania Mainland cities) live below the poverty line, and most of them are living in informal settlements. Most of people living in informal settlements are not employed. Most households get their income from casual jobs. This means that, most people have no regular wages, and this is a major indicator of poverty but also none secure.

Furthermore, the results of the Integrated Labor Force Survey 2000/2001 (Kironde, 2006, p. 463) indicates that unemployment in urban areas has increased during the nineties, from 22% in 1990/1991 to 26% in Dar es Salaam and

¹ Traffic congestion in Dar es Salaam city retrieved on May 19, 2018 from <https://www.ippmedia.com/en/features/how-cops-aggravate-dar%E2%80%99s-infuriating-traffic-jams>

from 6% to 10% in other urban areas. Lack of employment in cities has led people to look for alternative to earn money. Most people especially the poor are working in the informal sector e.g. porters, shoe shiners, washing mirrors of vehicles on the queue but few to mention. In addition, the distance to market areas limits access of smallholder farmers to selling their perishable vegetable products to the retailers. The long distance traveled by these retailers fetching vegetables from the farming premises to the market in the city is one of the voices of smallholder farmers (Magigi, 2013, p.1139). Excising this situation reduces their profits, as they need to balance the cost of buying and selling as a result poverty increases.

5.1.3 Lack of Access to Safe Water

Research findings show that inhabitants in Dar es salaam City have lack of access to safe water. The high urban growth rates and increasing levels of industrial and commercial activity are contributing to the growing demand for urban water provision in Dar es Salaam City. For example, 70% of urban dwellers have access to potable water connections, but 40% of the connections do not have running water and only 20% of these urbanites have connections inside their plots (UN HABITAT, 2009, p.13). Besides, due to the fact that most of people in Tanzania's cities and towns live in informal settlements with poor infrastructure, limited access to water is a problem for many individuals living in these unplanned areas. It is a problem which has never solved and hence causes consequences and inconveniences in daily life where people live for a while even one week without running water (Olvera et al., 2003, p.292). Ultimately, the scarcity of public water supplies forces many low-income urban residents have associated with illegal connection to public mains of water supply system.

5.1.4 Poor Urban Sanitation

Sanitation levels in Dar es Salaam City are unsatisfactory. About 80% of the population in urban areas and in Dar es Salaam particular, use pit latrines and 10% of those living in low and medium density areas use septic tanks and soak away systems. The problem of poor hygiene comes primarily from limited space and poor design and construction of the sanitation facilities (UN HABITAT, 2009, p.6).

Lack of sanitation facilities such as drainage, sewerage system and waste collection points in settlements have led to increased dumping of wastes including domestic, industrial, constructional and agricultural in rivers and in open spaces. This has degraded the quality of the settlements in terms of increasing air, water and land pollution. The plenty of solid waste and domestic water drains towards river lines are common (Magigi, 2013, p. 1145). During rainy season, drains chambers are borne out, causing discomfort to residents due to pit latrines flooding. This is caused by poor land use planning, inadequate policy and legal enforcement and poor awareness of urbanities on managing and governing urban land.

5.1.5 Lack of Solid Waste Management

Solid waste management in Tanzania's cities and towns is a serious environmental issue. Most sources of solid waste are domestic, industries, commercial activities, streets and markets (Yhdego, 1995, p.3). The management of waste products in cities is very poor due to lack of proper places where to keep waste products (Mbuligwe, 2002, p.132). Urban dwellers block drainage systems and contaminate groundwater at landfill sites. In this regard, it is difficult to manage land for waste disposal facilities, especially onshore landfill sites. In addition, People living near rivers, throws garbage into the rivers which cause pollution and eventually rivers are filled. Thus, pollution on the environment and epidemics occur suddenly. Kironde (2006, p. 463), has pointed out that, the most affected spaces are hazardous areas located in valleys. Therefore, lack of waste management has increased the levels of pollution such as air, environmental and water pollution due to urban growth.

5.1.6 Unaffordable and Inadequate Formal Housing

It is found that most people living in urban areas have limited access to housing, thus end up living in unplanned, marginal and hazardous areas. The current housing deficit in Tanzania is estimated at about 3 million units and growing at a rate of 200,000 units per annum (National Housing Corporation, 2010). The urban population has grown from 14.8% in 1980 to 37.5% in 2005 and was expected to reach 46.8% by 2015 (ibid). However, the 2000/2001 Household Budget Survey (HBS) shows a high and increasing level of overcrowding (i.e. occupancy of more than two persons per room) in rooms for urban dwellers (Kironde, 2006, p.463). Rural to urban migration has been a key driver in creating this deficit as the urban population increase. For example, the population of Dar es Salaam was 1,360,000 in 1988 and 2,497,940 in 2002, indicating an annual growth rate of 4.3% since 1988, and where about 70% of the population living in Dar es Salaam lives in informal settlements (Kironde, 2006, p.462; UN Habitat, 2010, p. 13). This informal housing is associated to tenure insecurity with low standard of living.

5.1.7 Land Tenure Insecurity

The majority of the poor people living Dar es Salaam City have tenure insecurity (Gwaleba and Masum, 2018). The

majority of people living in urban informal settlements have no legal document that put them free of eviction especially when the government is in need to take their land for other usage. More surprisingly, it is difficult for the poor to own land, because of the high land prices and difficult procedures to access it. Only wealthier people were able to get access to land. Magigi (2013) has observed that land use conflicts arising from landholders, fragmented types of cadastral survey procedures and costs and increased housing densification are the key factors for ineffective land use planning within urbanization processes. Thus, the presence of land use conflicts and housing density result in decrease of food production which automatically affects residents' nutrition levels and subsequently labors productivity within the settlement and the city as a whole. In addition, it has been seen that community, particularly indigenous land owners with their traditional rights on land are not involved by the local authority during the preparation of land use plans and finally survey of plots (Massoi & Norman, 2010, p.79) which eventually lead the indigenous people to lose their rights on land. As discussed in the results section, tenure security is more important for improving socio-economic conditions of the urban households.

5.1.8 Lack of Access to Health and Education Services

The main urban health problems are primarily from communicable diseases associated with poor environmental sanitation and malnutrition ailments. Most of the health services in urban centers in Tanzania are provided in dispensaries and informal clinics. Given the fact that the majority of urban dwellers are poor, they depend on the services provided by government-financed dispensaries with very low services. Poor education and few vocational opportunities led to trap the poorest urban dwellers and their children into a cycle of poverty. Moreover, children travel long distance to schools and some children from poor families leave education at young age because their families cannot afford to pay the everyday transport fee at the same time seeking money to pay for a rented house (UNICEF, 2012, pp.5-8). Generally, it has been found that, urban residents and especially with low-income urban groups have less access to basic education and health facilities than do rural residents (Bah et al., 2003). In turn, wealthier and more powerful people tend to secure good quality of health care and education, leaving the poor people and their children on the margins. However, untreated waste water is widely used in agriculture by small farmers for watering their crops in cities which most frequently encountered health risks.

5.1.9 Urban Land Use Planning in Tanzania

Urban planning facilitates urban service and infrastructure provision, and most importantly, reflects the vision of the city stakeholders as to city or town they want (Kiddle et al., 2017). In Tanzania, the Urban Planning Act No. 8 of 2007 which replaced the Town and Country Planning Ordinance, Cap 378 of 1956 as amended in 1961, provides for the orderly and sustainable development of land in urban areas. It provides for the declaration of planning authorities that every city council, municipal council, town council and township authority shall each become a planning authority in respect of its area of jurisdiction that shall be made by the Minister responsible for local government. The planning authorities prepare general planning schemes² and detailed planning schemes for implementation in its area of jurisdiction (URT, 2007).

The research findings show that urban land use planning in Tanzania is charged with the professional task of preparing and implementing general land use plan schemes (Master plan) for urban settlements. Other researchers such as Halla (2002) and Magigi and Majani (2006) found that, general land use plan schemes (Master Plans) have often useless because usually do not involve accurate population projections and the land use zones that deviate always from the reality and this is why it cannot come up with the solution to urban growth problems. In addition, Master plans are too rigid and inflexible to accommodate the readjustment according to population growth; they take long time to prepare and are adjusted to a scenario of slow urban growth; they are infrequently updated and cannot keep up with the dynamic process of urban growth in the country (McGill, 1998, p.466). Moreover, public investments cannot be easily planned in the context of finite long term plan through Urban Master Plan because it cannot keep pace with rapid growth of the city and eventually the urban growth takes place without any proper guidance (Masum, 2009, p.36).

The research findings from Baruti informal settlements upgrading project indicates that the planning process were mainly for local street leaders, local sub ward leaders, Ward Development Committee, other local authorities and few representatives from community members. Community members were sought no direct participation for themselves at the planning stage. The majority of the respondents participated at implementation stage of the project just for showing plot boundaries of each participant, taking pictures for further preparation of certificate rights of occupancy (CROs),

²General plan schemes are prepared to guide urban development in most cities. Schemes based on master planning that have been criticized for their blueprint output and exclusion of development stakeholders in the planning process (Halla, 2002, p.281).

and later on cash contribution for surveying fees. In this context, Tanzania's cities and towns, require therefore a dynamic and strategic planning process that need effective participatory to undertake urban growth challenges in which the priorities have to be continuously assessed and re-assessed in the light of the available resources.

5.2 Urban Growth Opportunities

The research findings indicate that most people in Tanzania tend to migrate to cities and towns in order to secure jobs as well as economic opportunities available. Arouri et al., (2014) and Worrall et al., (2017) argue that urbanization have a positive impact on economic opportunities including:

- i. Urban growth provides better access to basic services such as clean water supply, health care, better paid jobs, education and good transportation system compared to rural areas. Urban growth provides significant opportunities to achieve scale economies, whereby population density reduces the per capita costs of providing infrastructure and services. In other words, the more people who can connect to or use a system, the lower the average costs of that system. Therefore, urban growth reduces the investment needs associated with the provision of core infrastructure, such as electricity and sanitation.
- ii. Urban growth increases economic development and it is accompaniment to structural transformation. As industries or firms develop, people move to urban areas to work in industries. As these industries require access to labour pools, markets, and business services, it increases economic development to individuals.
- iii. Urbanization implies agglomeration of people and firms, which reduces production costs. It permits external scale and scope economies, reduces transaction costs and allows specialization among firms leading to low costs of production.
- iv. Urbanization seems to be a key factor in entrepreneurship such that urban populations are able to access finance and promote easily their ideas and often have to some extent local market to do business. More so, cities offer transport, infrastructure but also access to technology of which are beneficial to labour productivity.

Given the imbalance between urban and rural areas in Tanzania, migration to urban areas is not avoidable as perceived way to improve standard of living. Generally speaking, Shabbir (1993) drawing on McGill (1998, p. 465) argues that, "because policies and programmes to control rural to urban migration and the diffusion of urban population have not been successful, there is an increasing recognition that the growth of the cities is inevitable and that the solutions to urban problems depend heavily on effective urban management".

6. Managing Urban Growth

Teriman et al., (2009, p. 2) suggest that "growth management is about regulating and steering urban land use and involving various stakeholders". Managing urban growth is not only formulating projects and strategies for future development but also aligning political decisions and community needs towards a consensus, and then implementing this consensus to achieve the required management goals (ibid). In addition, growth management aims at providing more efficient urban forms to improve quality of life through meaningful land use planning (Jain et al., 2019). Bearing in mind these statements, the following measures could help to form sustainable Tanzania's cities and towns for the present and future standard way of living, yet fulfilling a Five Year Development Plan (FYDP) II, titled "*Nurturing Industrialization for Economic Transformation and Human Development*" to improve socio- economic development of the country by 2025 because urban growth is a very complicated process and needs a wide collaboration from all groups of stakeholders (Bhatta, 2010).

6.1 Providing Efficiency Land Registration System and Housing Development

In order to manage the urban growth, the migrant should be given rights of ownership in order to reduce informal settlements which lead to lack of infrastructure in urban areas. Better policies are needed to bring land law and land administration into line with fact and reality so as poor people can get access to urban land. On the other hand, the authorities must provide the land parcels in an efficiency way and even building materials to poor people so as they can construct their own homes to improve their shelters and also encourage them to set up community schemes to improve their health and education. The Government may put in basic services such as clean water, sewerage and roads in the existing informal settlements in order to improve community livelihood. Through this procedure, the buildings should be relatively cheap, hygienic and should give the migrants a sense of control over their future and also creates good community spirit where the challenges can be reduced at least. In addition, developing projects such as housing projects which are currently undertaken in Tanzania by NHC, Watumishi Housing and other developers over a large number of districts and municipalities should reduce the inadequate affordable housing challenges if done effectively with real objectives. Masum (2009, p.153) on the case of Dhaka argues that, informal developers can take initiative to develop informal settlements and seek support from the government. This may reduce the scarcity of housing in Tanzania's

cities and towns meanwhile increasing provision of land rights to individuals.

6.2 Providing Effective Infrastructure System

To reduce the need for mobility by reducing the number of trips and length of travel (in terms of hours) from one place to another, the location of infrastructure, in particular roads and transport that will go in hand with the organization of urban open spaces should be established. As a result, urban density should be optimized and functionality of urban places should be enhanced to reduce urban growth challenges. Magigi (2013, p. 1144) argues that, the development control of the open spaces in Tanzania's cities and in Dar es Salaam city particular, is hardly done and therefore allows soil and environmental degradation, and increasing land use conflicts. Therefore, connecting the mobility and land use would help to reduce informal and illegal patterns of land use in urban areas which are characterized by lack of infrastructure, public facilities and basic services at large.

6.3 Increasing the Supply of Urbanized Land

The public, private sectors and communities should be recognized as main actors to direct the urban growth process. While the communities and private sectors are proposing their ambitions and needs, the public sectors should put these needs as objectives to achieve and be in proactive positions to monitor and be able to foresee problems before their occurrence as they are able to organize the interest groups in land development process. The cities and towns actions to prepare a land development strategy should put emphasis on the coordination of all stakeholders in order to find out on how land should be supplied. The dialogue among all actors involved in urban development can manage urban growth challenges when taking into account landholder's views, preference and inputs (Magigi & Majani, 2006, p.1070). So, successful policies and public awareness must produce some kind of balanced idea of urban growth which serves most of the community in the long and short term plan. In addition, improving urban governance through increasing transparency and accountability of policy formulation and decision making processes, is a key to success in implementing any urban growth policies.

6.4 Enhancing Urban Land Governance

The Quito Declaration on Sustainable Cities and Human Settlements for All in Ecuador (the New Urban Agenda in 2016) aims at promoting social function, including the social and ecological function of land, with a view to progressively achieving the full realization of the right to adequate housing as a component of the right towards to standard way of living, access to safe and affordable drinking water and sanitation, and equal access for all to public goods and quality services in areas such as food security and nutrition, health, education, infrastructure, mobility and transportation, energy, air quality and livelihoods (United Nations National Assembly, 2016, p. 4). The New Urban Agenda promotes the emerging role of new governance structures (putting emphasize on city authorities as being part of urban growth solution), civic engagement, participatory planning, inclusive as well as equity and gender equality and effective participation at all levels of decision making. In terms of land governance, the New Urban Agenda promotes increased tenure security for all and addressing related complexities of land management and administration in urban areas (ibid, p.8). In the context of Tanzania, land governance would require to assess the existing rights to land especially in informal settlements and their perceived security of tenure and infrastructure supply. Enhancing urban land governance could foster social cohesion, inclusion and safety among the urban dwellers where the needs of the inhabitants are met through recognizing the specific needs of those who are in vulnerable conditions.

6.5 Providing Effective Participatory Urban Land Use Planning Framework

The most implication for the land use planning system in Tanzania is lack of deliberative process (Nnkya, 1999; Gwaleba and Masum, 2018). The effective Participatory Urban Land Use Planning Framework (PULUPF) process as also termed as effective spatial planning framework by Masum (2009, p.151) on the case of Dhaka, could entail problem solving and conflict resolutions by operating a flexible land-use regulatory framework in urban areas as it is based on participation that comprehensively address adverse impacts of socio-economic change in cities and towns, including environmental problems. Halla (2007, p.139) also argues that, the citywide planning should require active participation and partnerships of respective stakeholders, as opposed to Master Plans which is embedded in control planning always prepared by professional planners. Participation of all stakeholders who are benefiting from relevant decisions and actions should be ensured at all levels of planning activities, in combination with greater access to relevant information and enhancement of public awareness of urbanization issues as urban growth is directly proportional to demographic change.

Effective participatory urban land use planning may be applied to implement the Master Plans and guide urban development to spatially appropriate areas, such as designation of sensitive land resources and areas, establishment of buffer zones, management of hazard-prone lands, protection of cultural resources, conservation of open spaces and urban green, management of prime agricultural land, guiding and discouraging of excessive urban sprawl and hence

urban growth management³ (Magigi, 2013, p.1138; Bengston et al., 2004, p.275). This approach would intervene in land use and environmental change to mediate conflicts of interests over how land should be used, developed, and coordinate individual activities which if left to proceed otherwise would lead to an environment for living that is characterized by negative externalities, inefficient use of land and services, tenure insecurity, inequity and unfair distribution of resources.

Further, the effective participatory urban land use planning framework to contribute to urban growth management and consequently overcome their Master Plan conditions which resist proper urban development should: Firstly, focus more on the provision of infrastructure and other basic services to the community such as allocating new housing through participatory and partnership processes. Secondly, help residents or new migrants to acquire land through legal land claiming processes regarding the need of the land seekers. Providing good infrastructure and resident's access to land should help to regulate urban growth and reduce informal settlements in Tanzania's cities mainly through participatory land use planning. As McGill(1998, p.466) said, land use planners have come to acknowledge the need, not only to become involved in the planning process of the new infrastructure, but also to use the provision of infrastructure as one of the key means for influencing the pattern of urban land development. In this respect, community participation in planning could be one of the factors that can influence the pattern of sustainable urban development rather than traditional approach which has contributed to urban sprawl, traffic congestion as well as wider environmental impacts.

7. Conclusion

Urban growth and urbanization in Tanzania cities and towns in general, have indeed placed great pressures on their social, economic and environments. Sustainable urbanization is the ultimate goals of these cities and towns, promoting viable use of land for expansion with effective participation in planning so as to achieve an optimum balance between development and sustainability. This can be achieved through urban management⁴ practice. The unprecedented urbanization of Dar es salaam City is a clear manifestation of largely unmanaged and has formed a lot of informal settlements. The top – down approach is a key factor to carry out urban management practices to achieve sustainable urbanization⁵. The local government authorities and land use planners must take consideration of implementing growth management through urban management practices, relying on deliberative planning processes.

Accordingly, enhanced urban management is imperative in creating improved social, economic and environmental urban outcome. If practiced effectively in Tanzania's cities and towns, it may provide sustainable urbanization. Effective urban management using deliberative approaches that understand engagement and involvement of local actors are more critical than ever for sustainable urbanizations as it aims at balancing the social, economic and environmental needs facing rapid growth in urban areas.

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³Urban Growth Management refers to the application of planning tools in a coordinated manner to guide the development of cities and towns towards desired patterns of growth (Planning Institute of Australia (PIA), 2007, p.1).

⁴Urban Management can be described as “the set of activities which together shape and guide the social, physical and economic development of urban areas. The main concerns of urban management then would be intervention in these areas to promote economic development and well being and to ensure necessary provision of essential services” (Sharma 1989, cited in McGill, 1998, p.464).

⁵Sustainable urbanization requires that all aspects of sustainability to be addressed within the context of opportunities and challenges posed by massive scale of urban growth. Increasing the sustainability of urban settlements cannot be achieved by treating them in isolation (UN HABITAT/DFID, 2002).

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