

Dar es Salaam Masterplan 2012 – 2032

Ministry of Lands, Housing and Human Settlements Development



Roma_22 April 2013

Dodi Moss Happold Group
AfriArch QConsult

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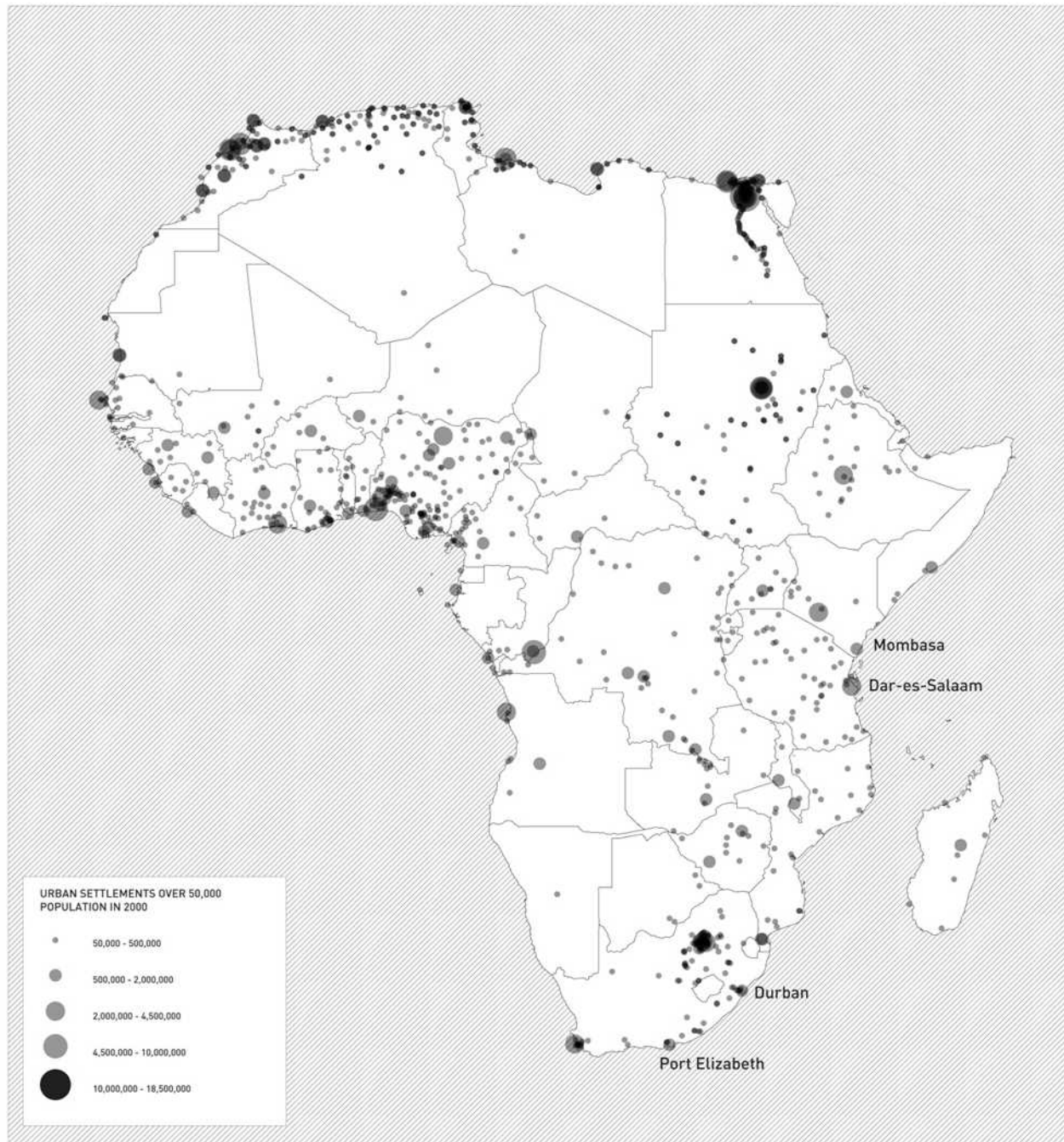
- 3.8 Road Network and Transportation context

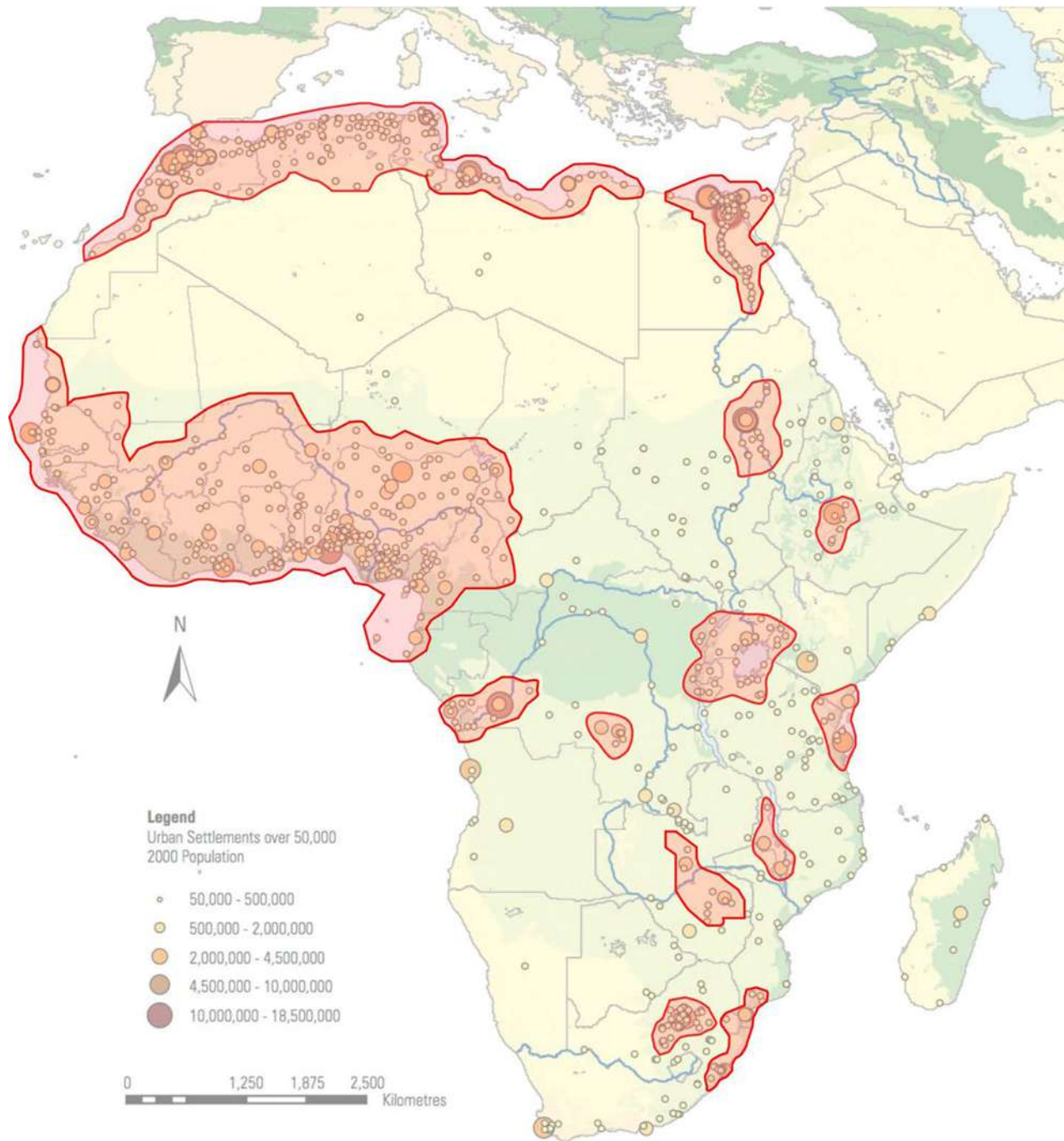
- 3.9 Implementation strategy and costing

MILLION CITIES IN AFRICA - 2008



URBAN SETTLEMENTS OVER 50,000 – POPULATION IN 2000

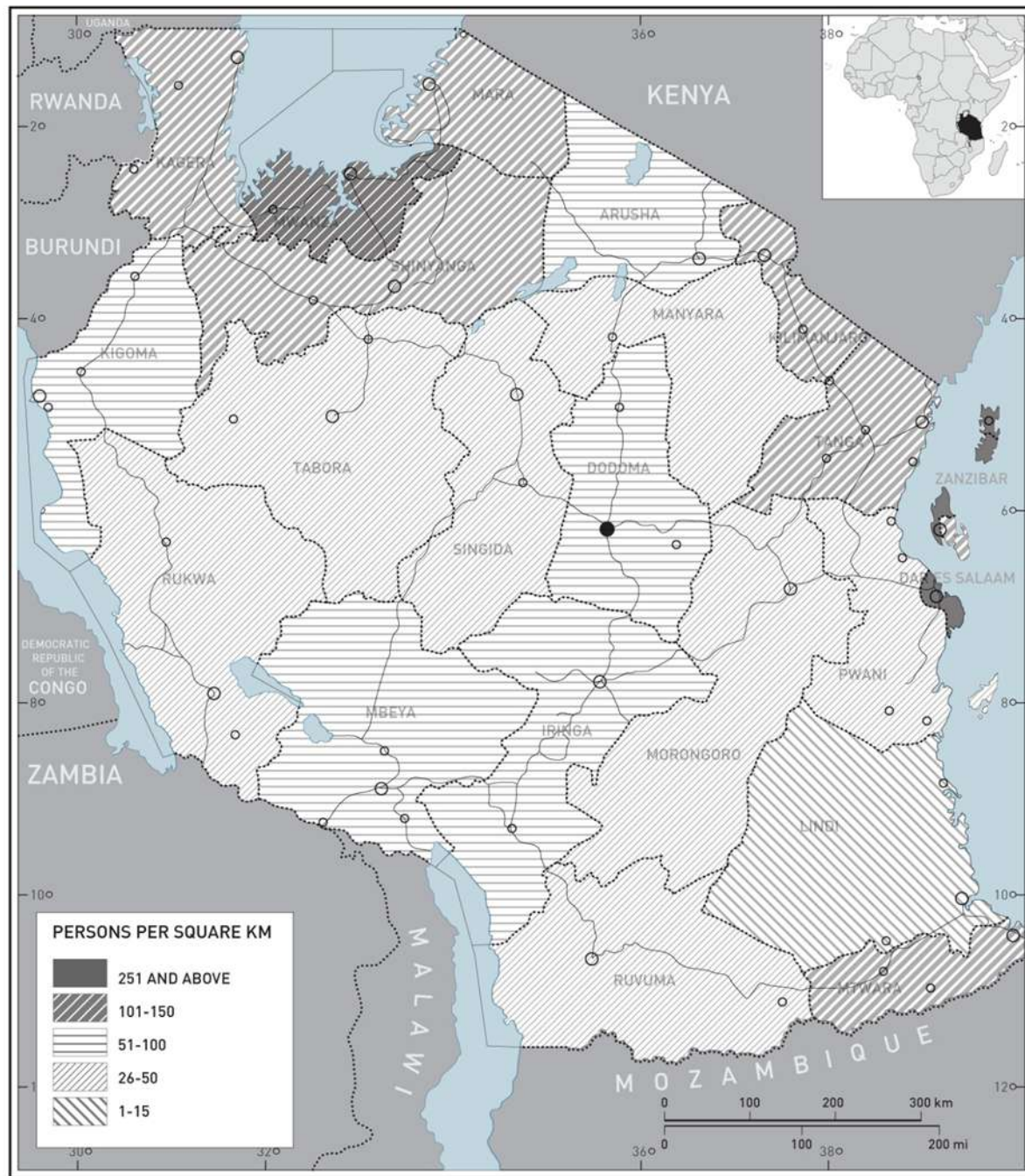




A map of Africa illustrating major cities and transport routes. The map uses color-coded lines to represent different types of transport infrastructure: red for international air routes, yellow for regional air routes, blue for coastal shipping, green for inland waterways, and purple for land-based roads. Major cities are marked with black dots and labeled. The map shows a dense network of routes connecting major urban centers across the continent, with a high concentration of routes in the north and east. Key cities include Algiers, Rabat, Casablanca, Fes, Tripoli, Benghazi, Alexandria, Cairo, Khartoum, Addis Ababa, Mogadishu, Nairobi, Dar-es-Salaam, Antananarivo, Harare, Lusaka, Lubumbashi, Mbuji-Mayi, Kinshasa, Brazzaville, Luanda, Douala, Port Harcourt, Lagos, Benin City, Ibadan, Abuja, Kaduna, Kano, Ouagadougou, Bamako, Dakar, Conakry, Monrovia, Kumasi, Lome, Accra, Abidjan, Yaounde, Cape Town, Port Elizabeth, Durban, Vereeniging, East Rand, Johannesburg, Pretoria, and Maputo.

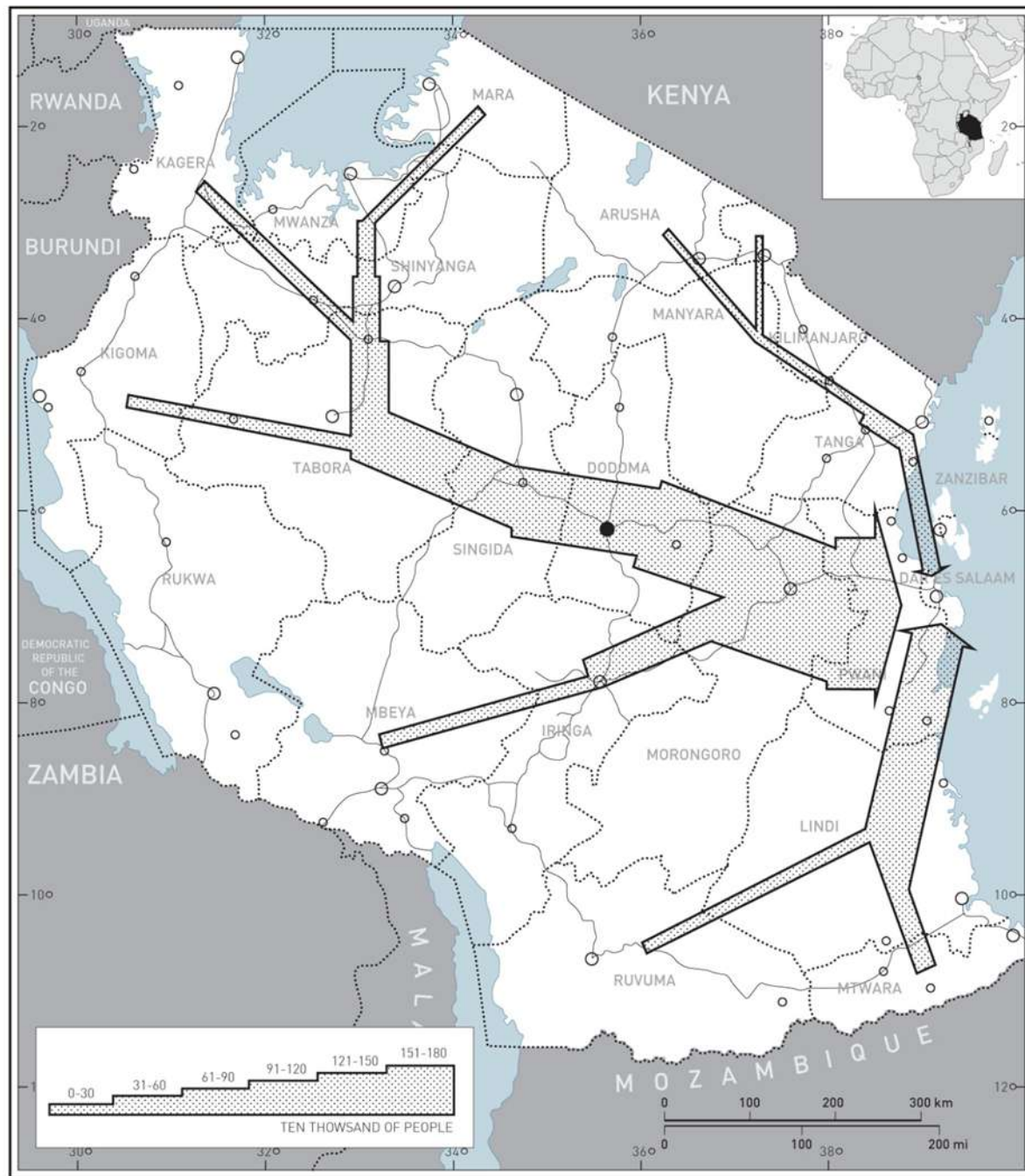
SPATIAL DISTRIBUTION OF POPULATION BY REGIONS

NATIONAL BUREAU OF STATISTICS MINISTRY OF PLANNING
ECONOMY AND EMPOWERMENT. 2002 CENSUS



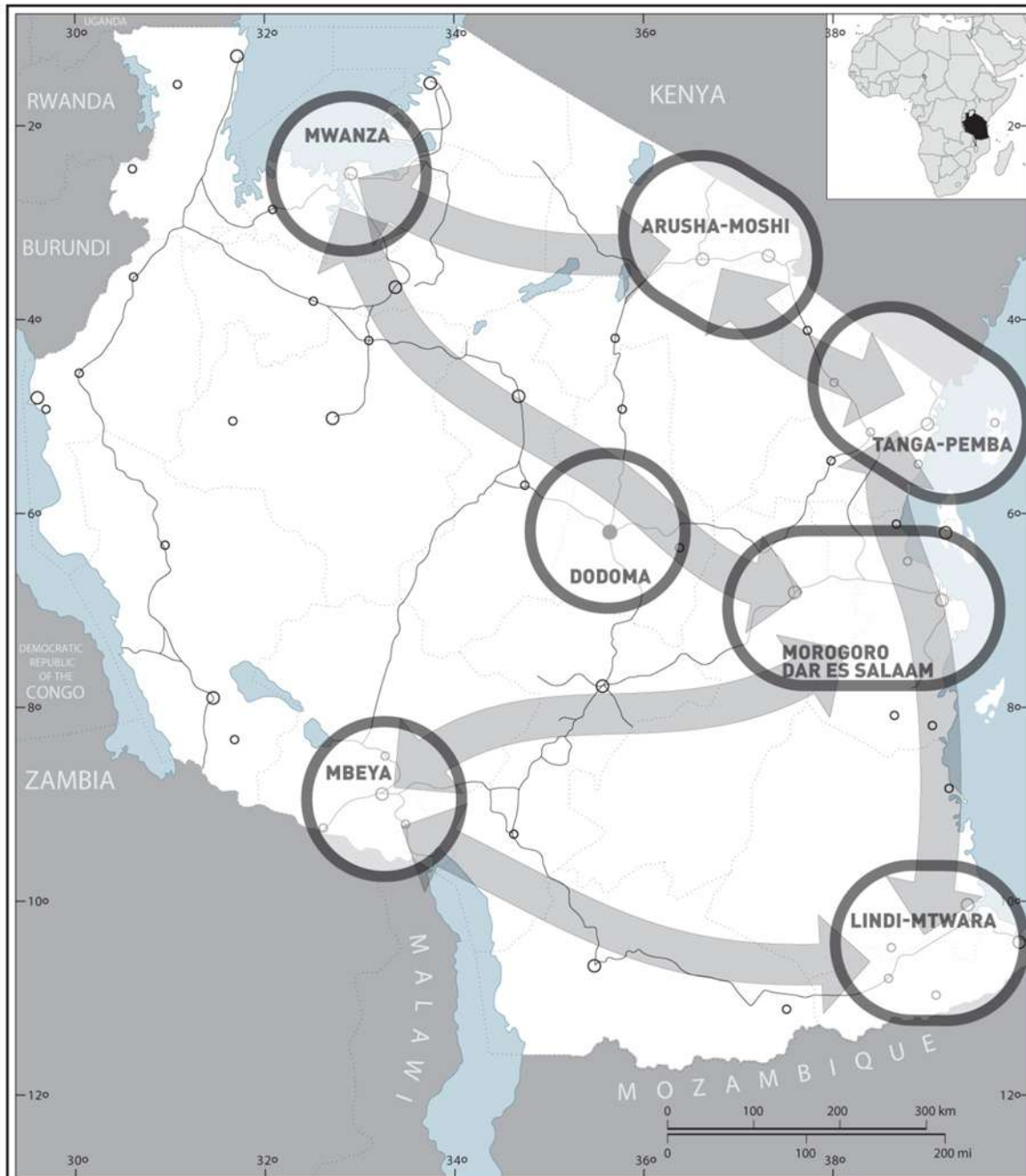
MIGRATION FLOW TO DAR ES SALAAM REGION

NATIONAL BUREAU OF STATISTICS MINISTRY OF PLANNING
ECONOMY AND EMPOWERMENT, 2002 CENSUS



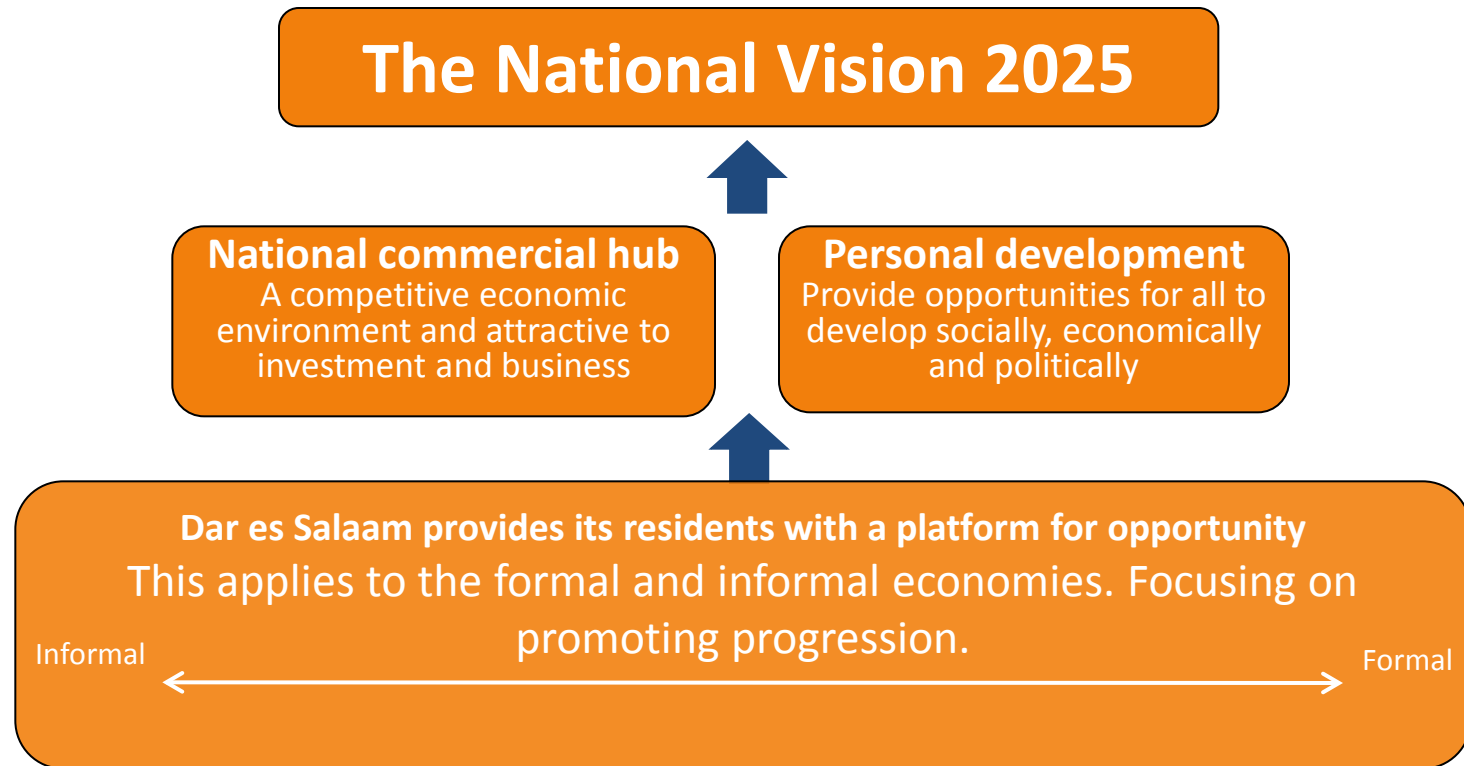
CLUSTERS

TANZANIA DEMOGRAPHIC AND HEALTH SURVEY
2010



National Vision

How the masterplan fits the national vision for DSM



- **Personal Development:**

Social, political, economical and cultural development for every citizen

- **Collective Memory:**

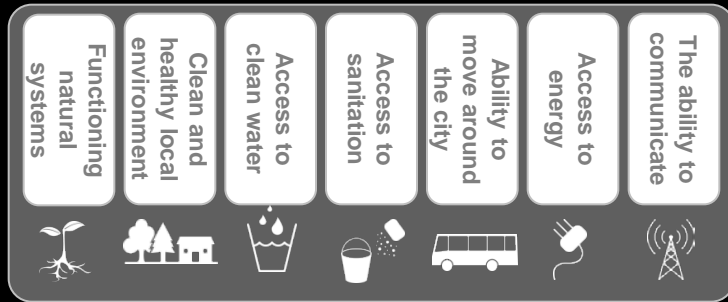
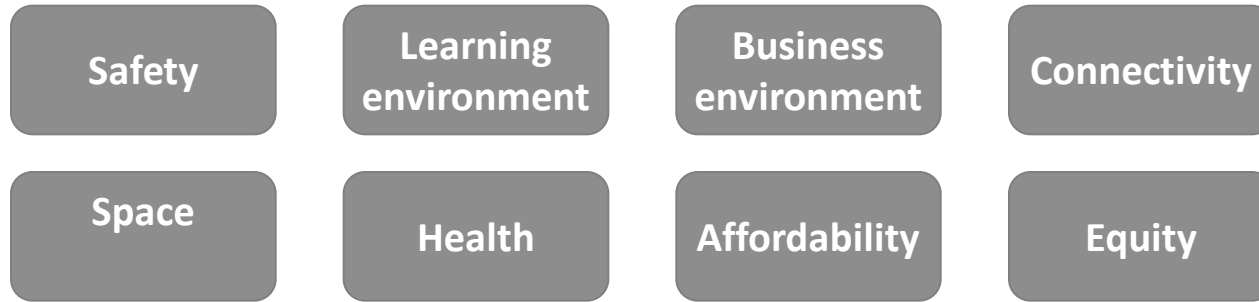
Allow those coming into the city to maintain communities or to find new communities

- **National Commercial Hub:**

Attractive to business and investments

National economic center

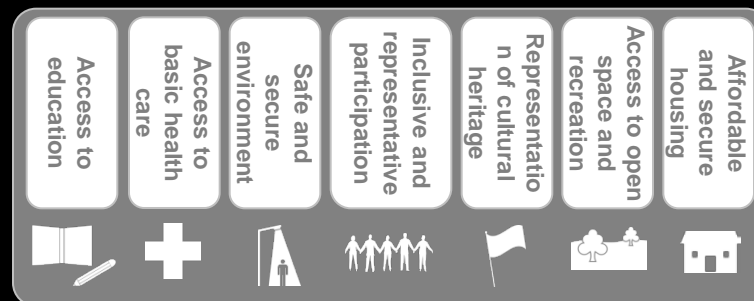
Spatial tool for translating vision into objectives



Infrastructure and environment



Economic support

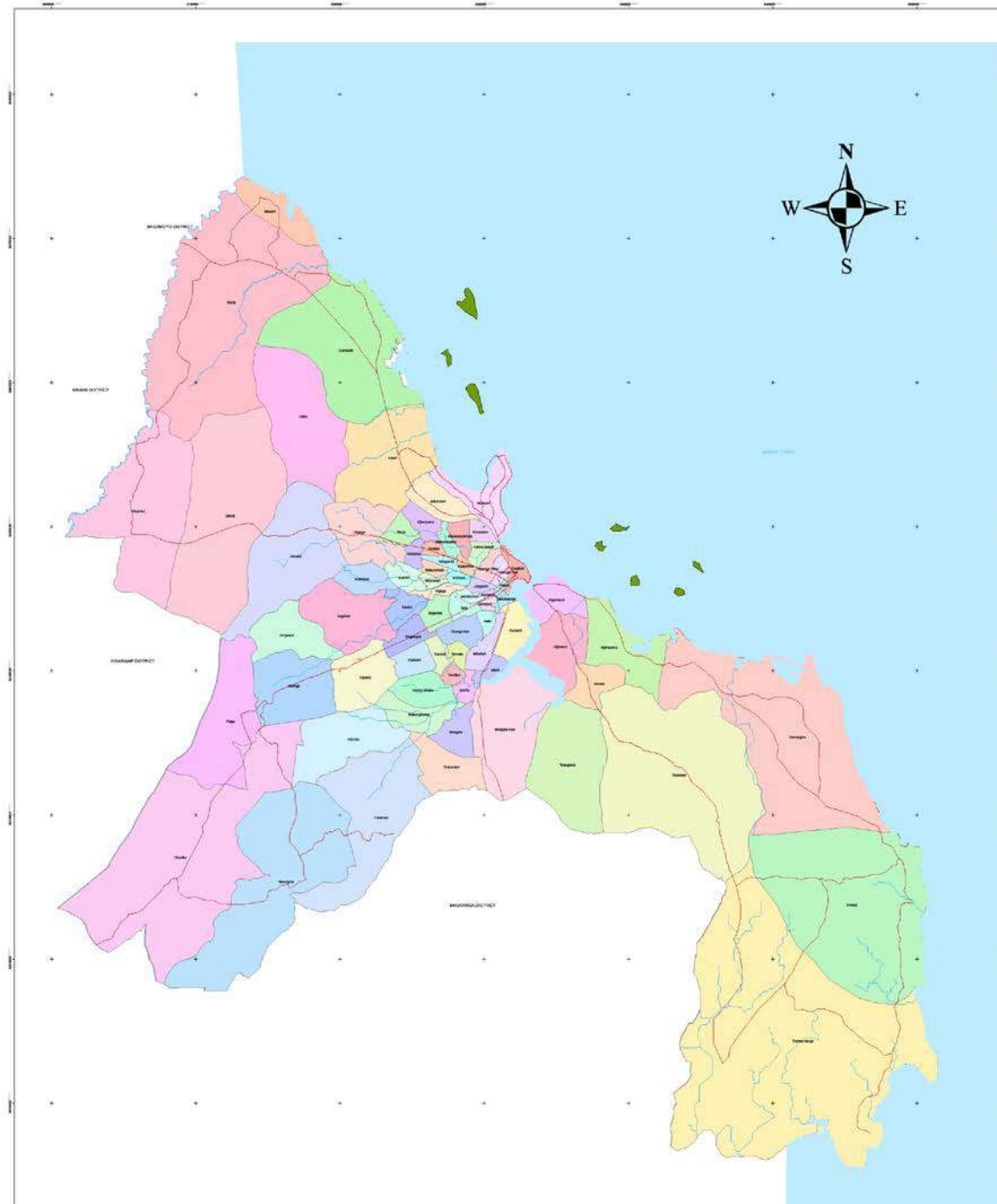


Social infrastructure and services

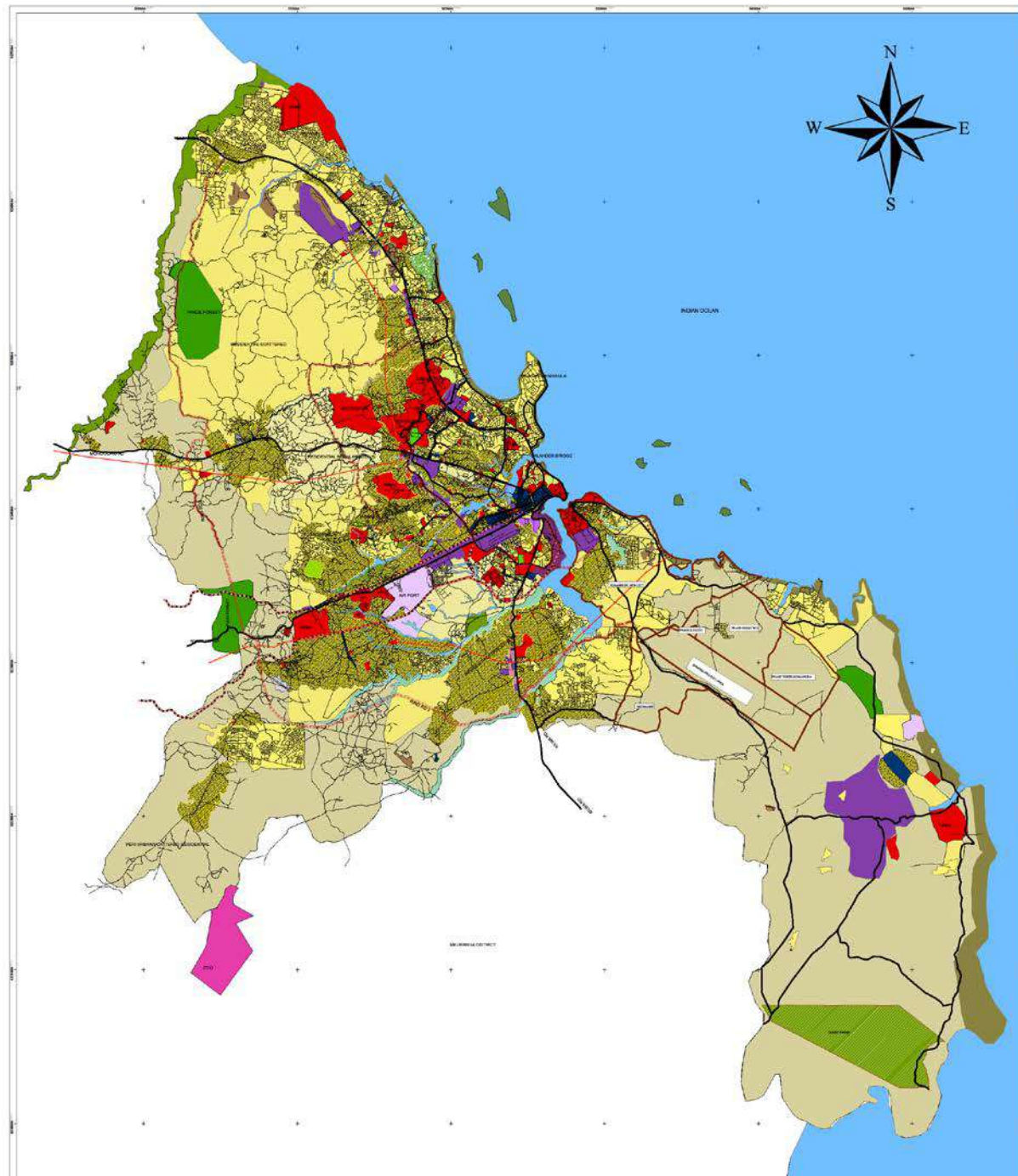


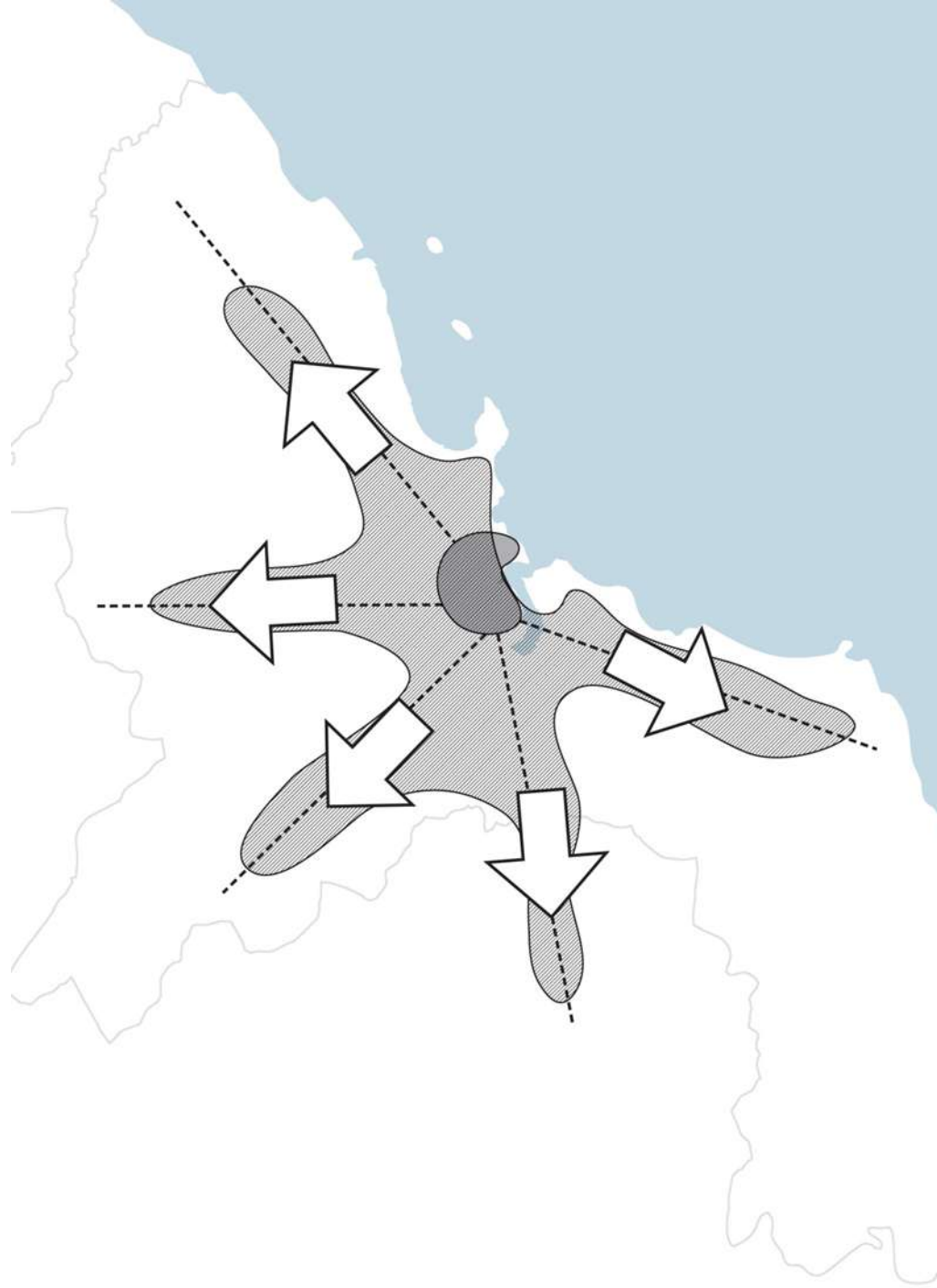
Street market

DAE ES SALAAM CITY ADMINISTRATIVE WARDS MAP



DAR ES SALAAM CITY EXISTING LAND USE MAP 2012

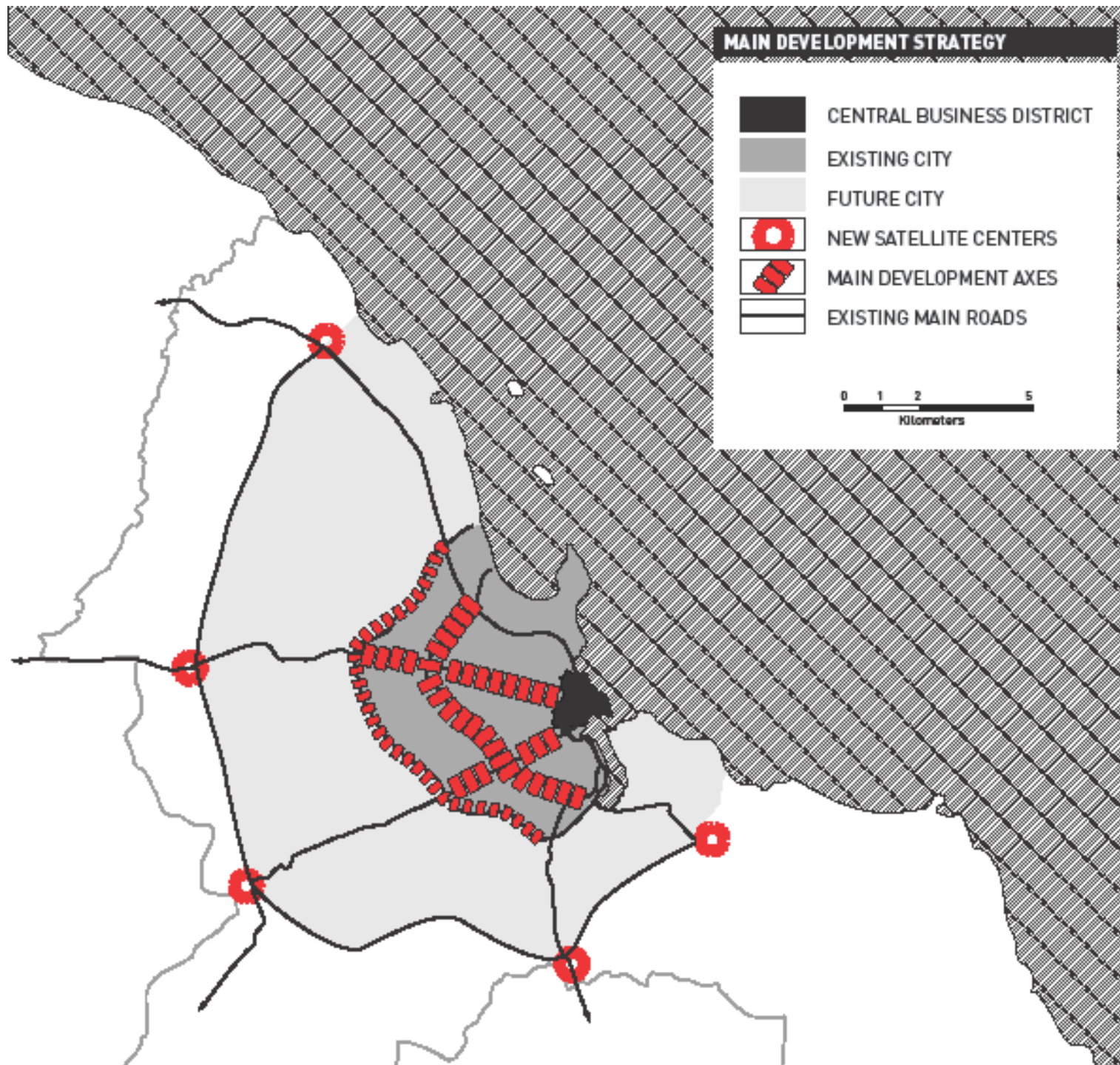




MAIN DEVELOPMENT STRATEGY

- CENTRAL BUSINESS DISTRICT
- EXISTING CITY
- FUTURE CITY
- NEW SATELLITE CENTERS
- MAIN DEVELOPMENT AXES
- EXISTING MAIN ROADS

0 1 2 5
Kilometers



Bird-Eye View





International Business Zone



MAIN URBAN CENTERS



MAIN EXISTING ROADS

NEW MAIN ROADS

NEW METROPOLITAN
CENTRALITIES

0 1 2 5
Kilometers

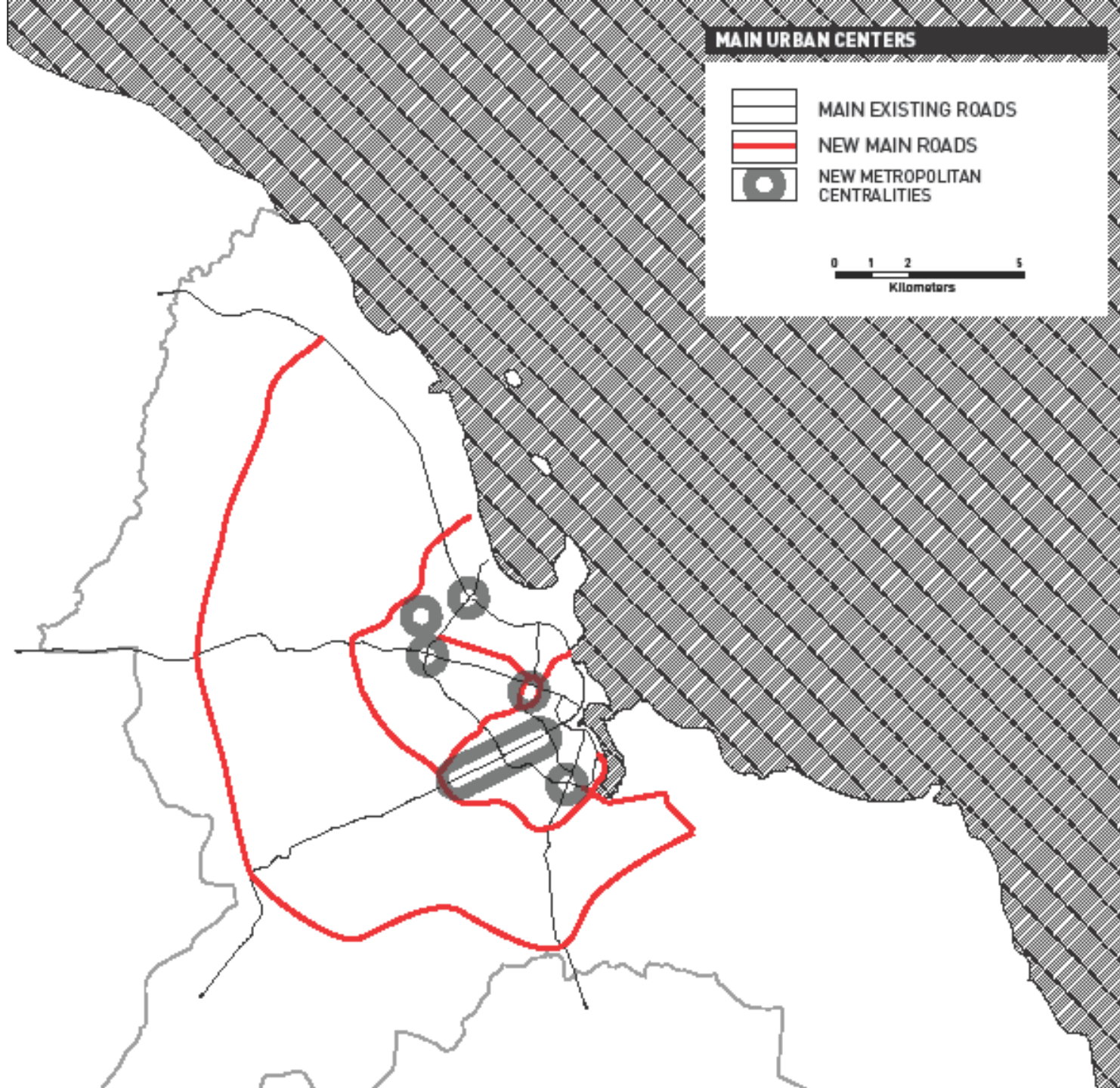


DIAGRAM 6: CENTRALITIES

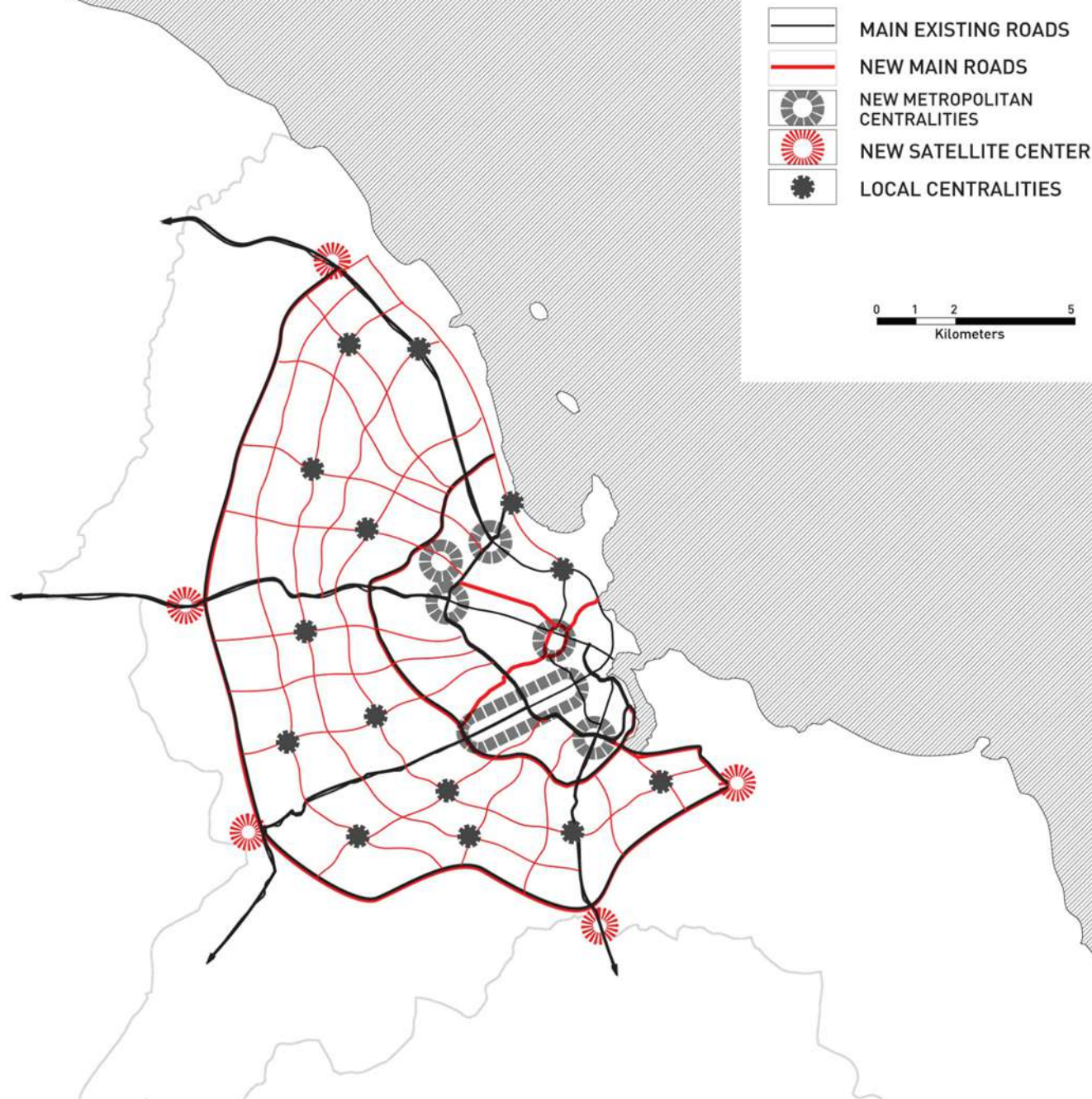


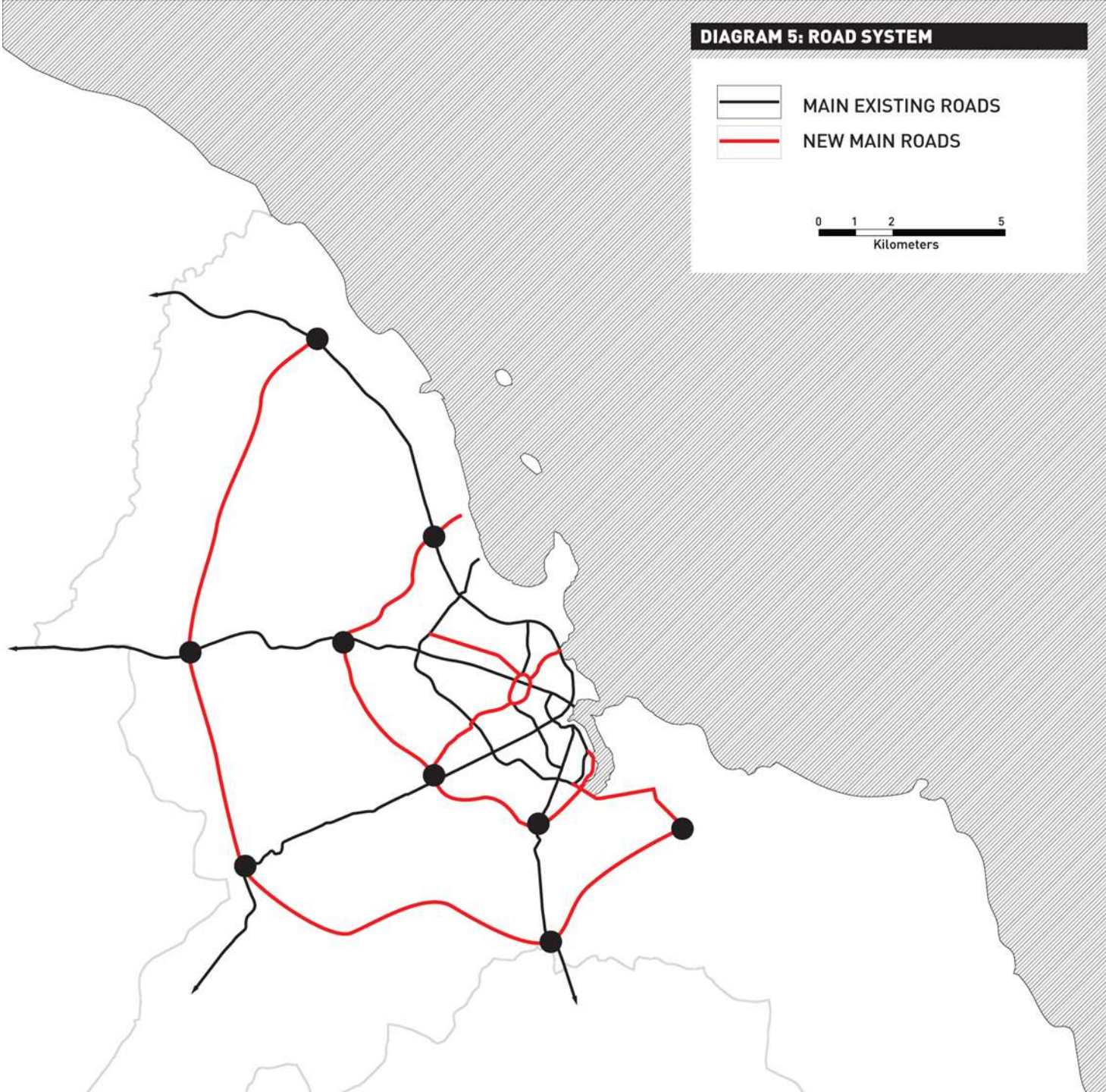
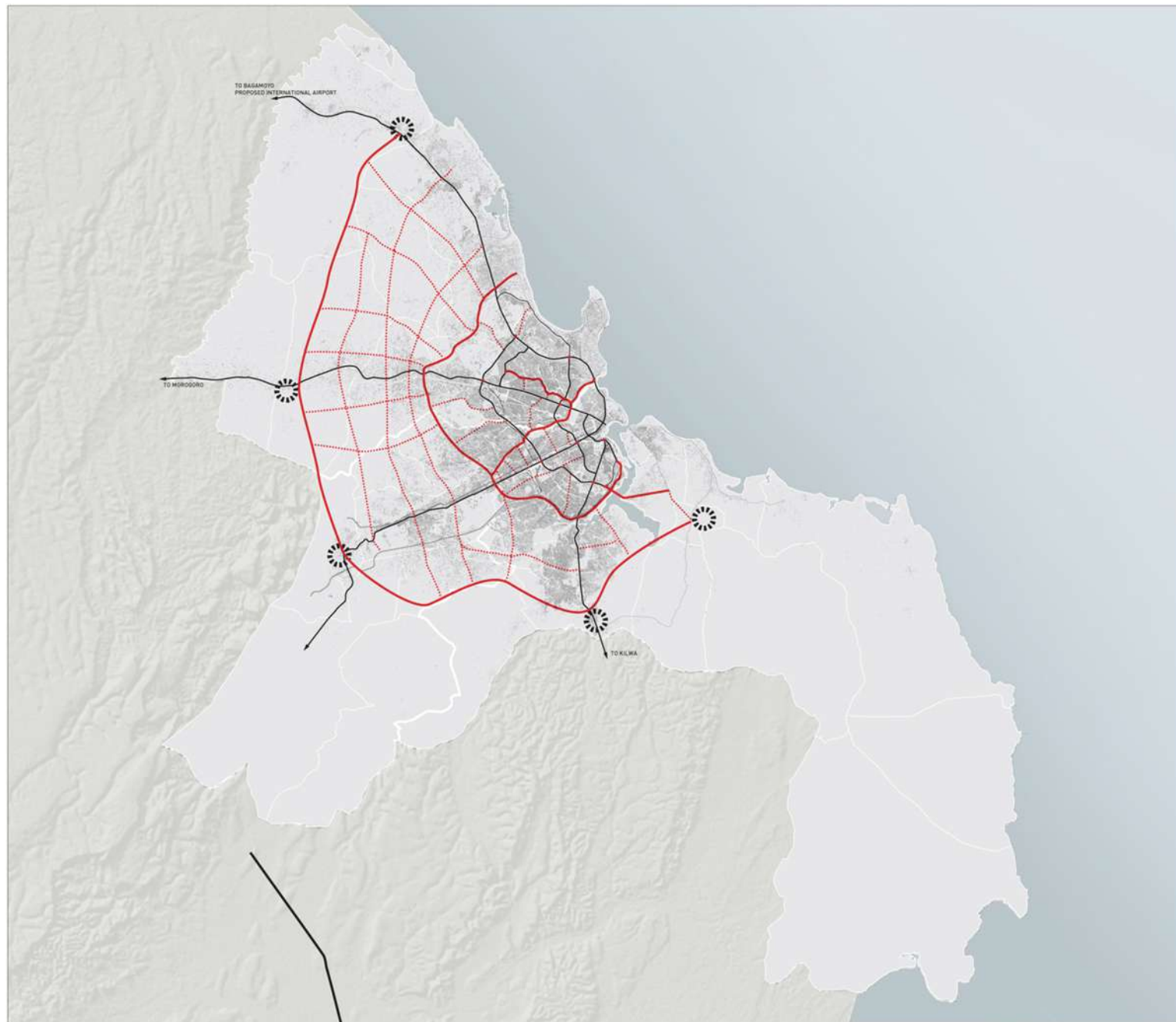


DIAGRAM 5: ROAD SYSTEM

 MAIN EXISTING ROADS
 NEW MAIN ROADS

0 1 2 5
Kilometers





LEGEND



EXISTING BUILT LAND
NEW SATELLITE CENTER



EXISTING MAIN ROADS
EXISTING SECONDARY ROADS
NEW MAIN ROADS
NEW SECONDARY ROADS
RAILWAY/RAPID TRANSPORT



THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN
SETTLEMENTS DEVELOPMENT

NEW MASTER PLAN FOR DAR ES SALAAM CITY 2010-2030

PRELIMINARY - 12 DECEMBER 2011

Consortium: DODI MOSS SRL
BURO HAPPOLD LTD
AFRI-ARCH ASSOCIATES
Q CONSULT LTD

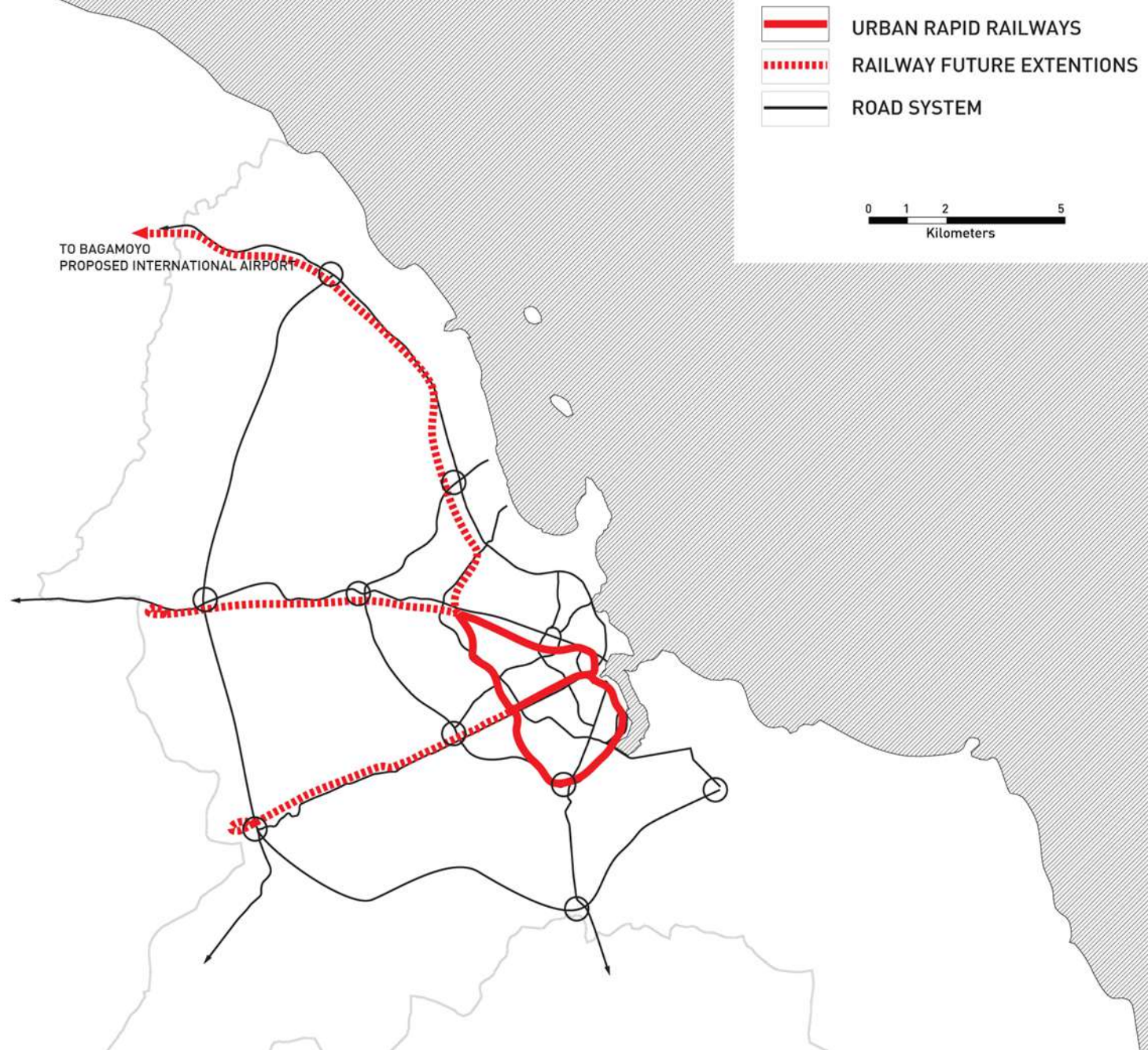
Title:

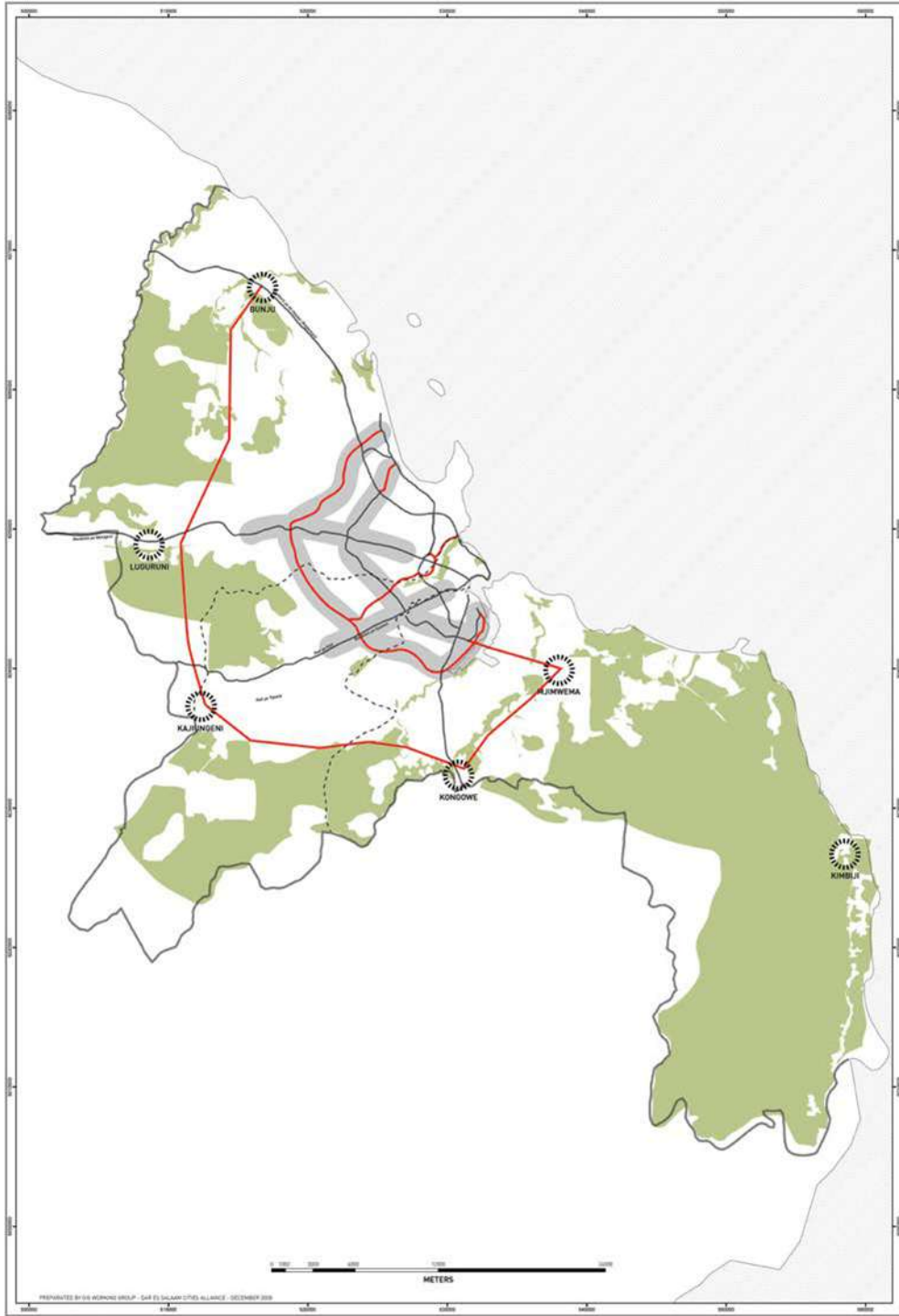
FUTURE CITY: ROAD SYSTEM

Drawing number:

8

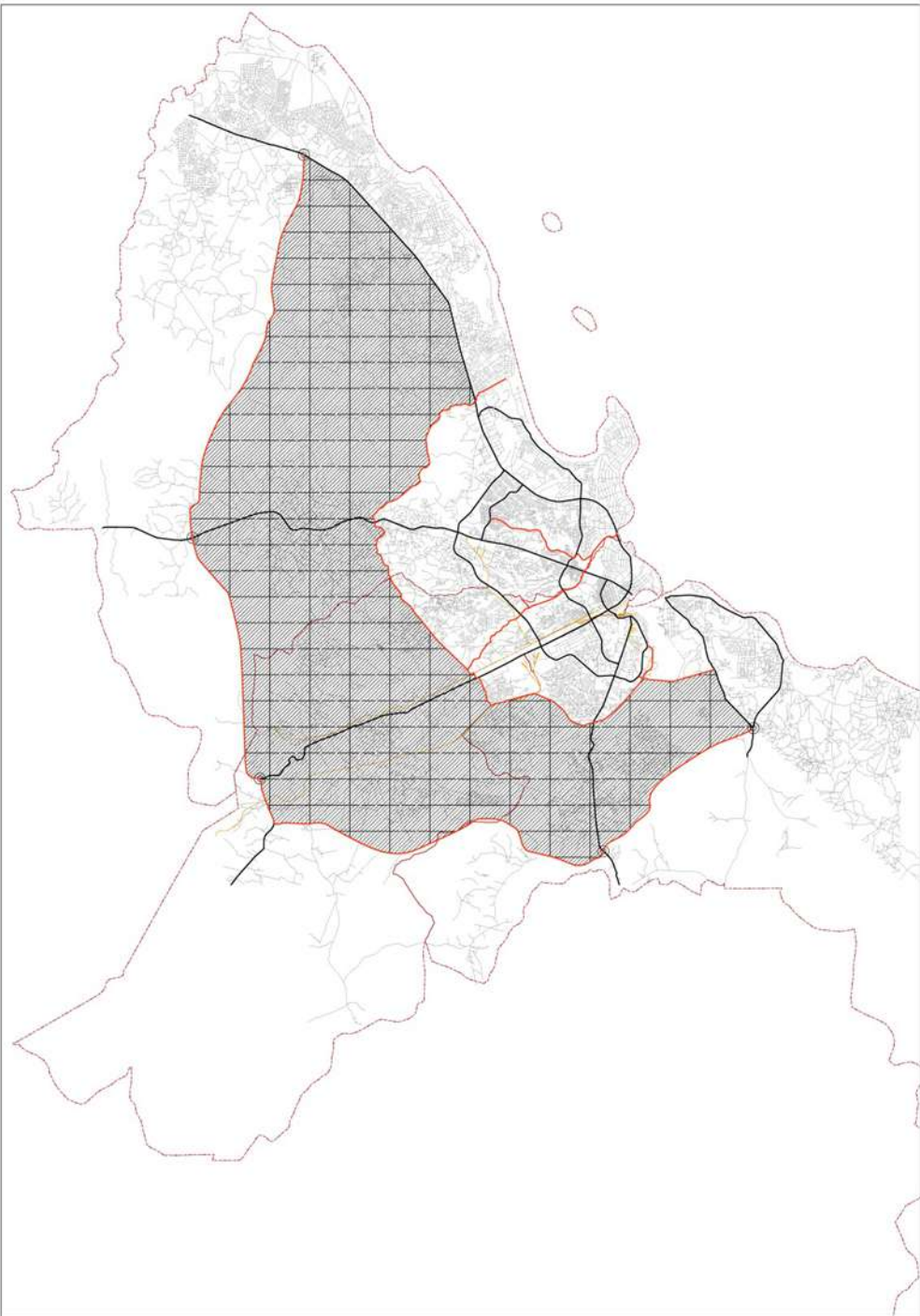
DIAGRAM 4: URBAN RAILWAY SYSTEM





URBAN DEVELOPMENT

- Population growth : 5 million inhabitants
- Densification existing city: 1 million inhab.
- Kigamboni: 0,5 million inhab.
- Future city: 3,5 million inhab.



STANDARDS

- Living surface: 25 sqm/inh.
- Primary services: 15 sqm/inh.
- Urban Unit: 50.000 inh. / 250 ha.

Residential use (45%):

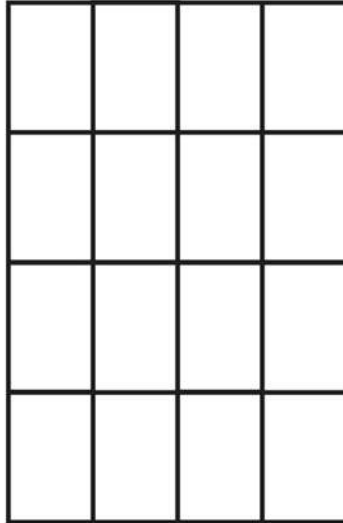
2 storey bldg.: 60%

5 storey bldg.: 25%

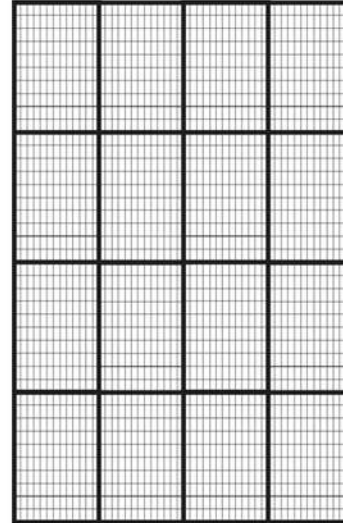
10 or + st.bldg: 15%

- Future urbanized area: 25.000 ha/5,0 mil.
17.500 ha/3,5 mil.

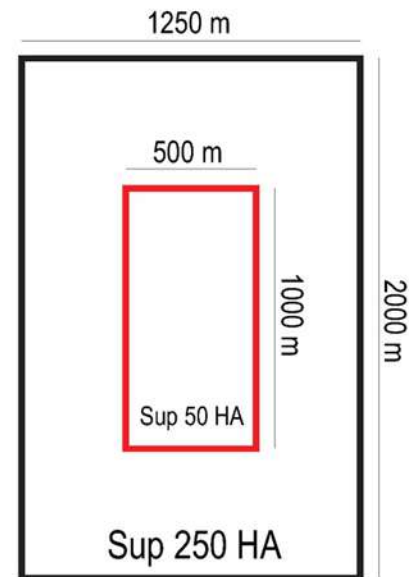
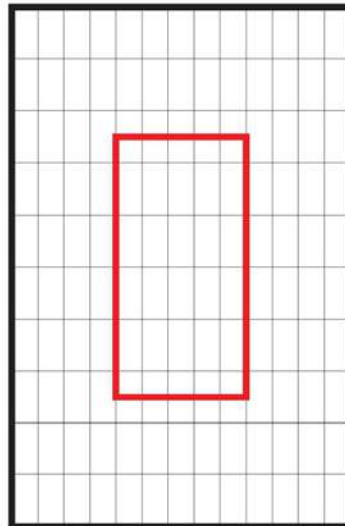
Urban Grid



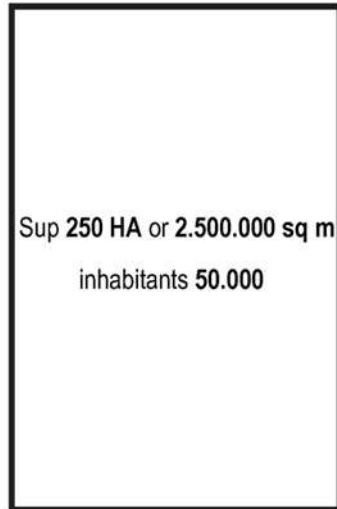
Urban grid with internal plots



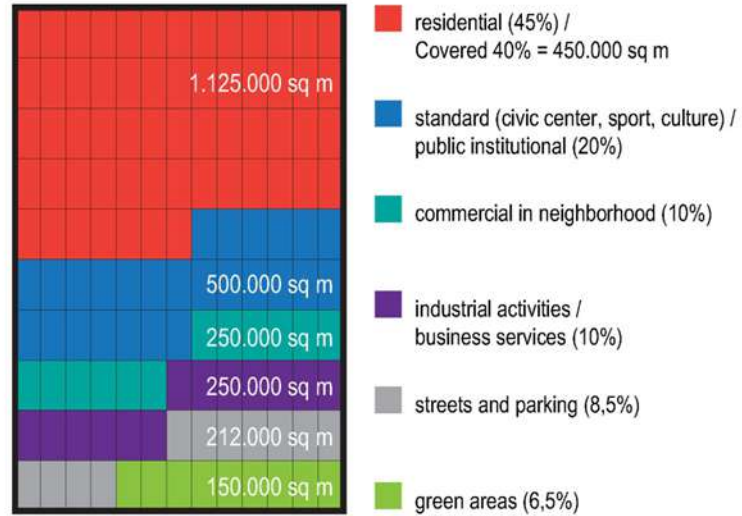
Urban Unit and Centralities



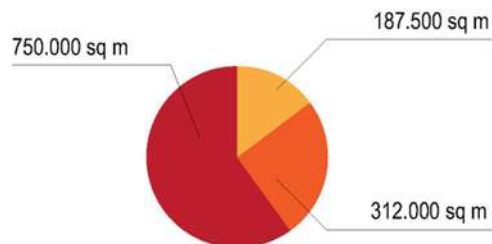
Surface and Population



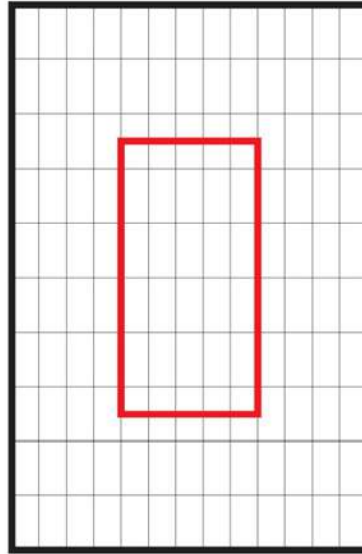
Functional Distributions



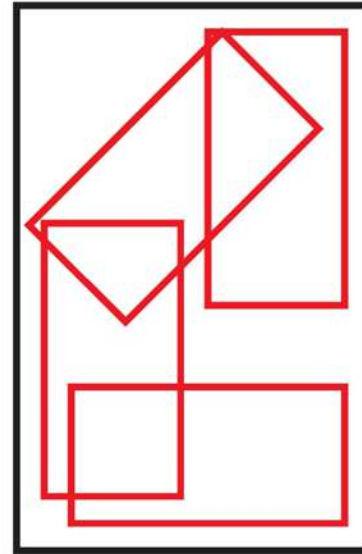
Residential Area subdivision



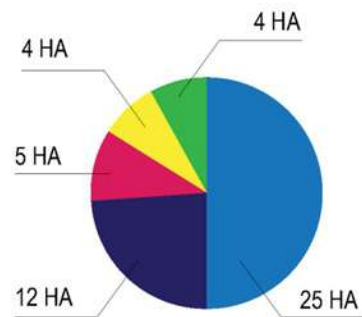
Urban Unit and Centralities



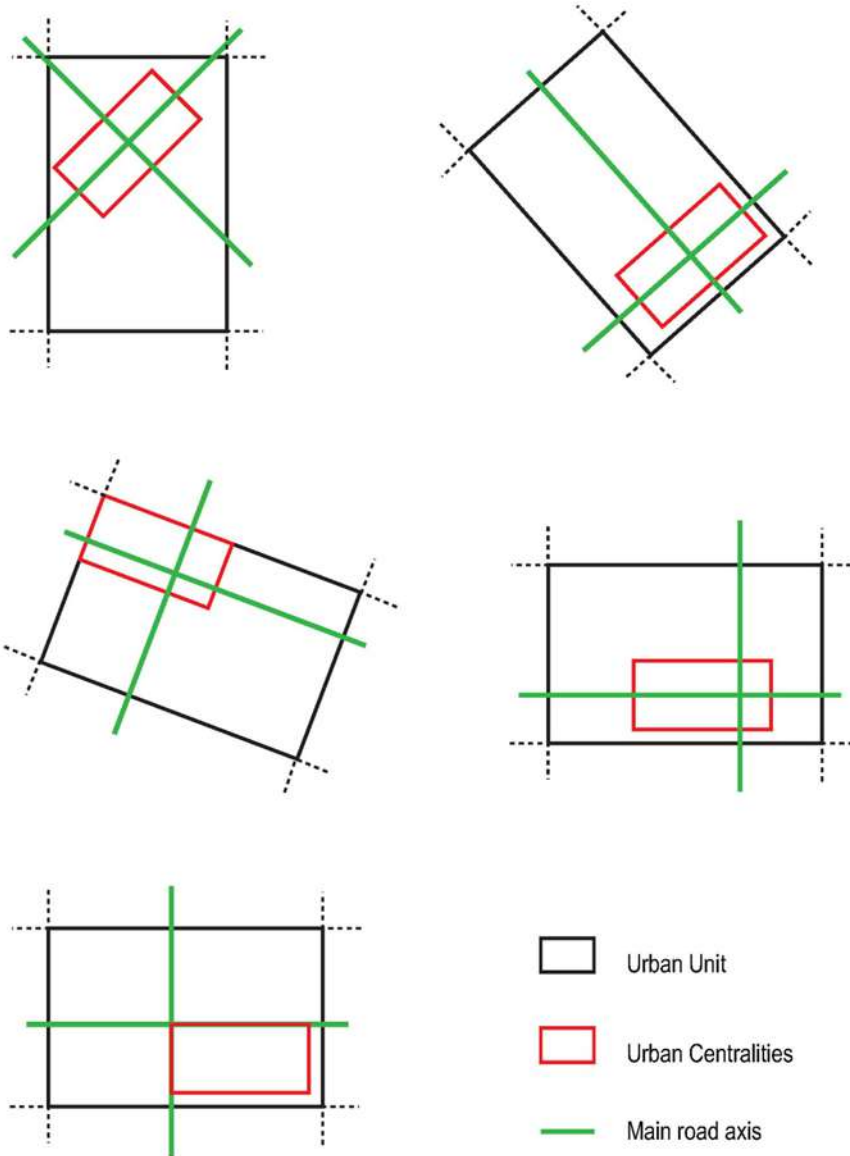
Centralities at different config.



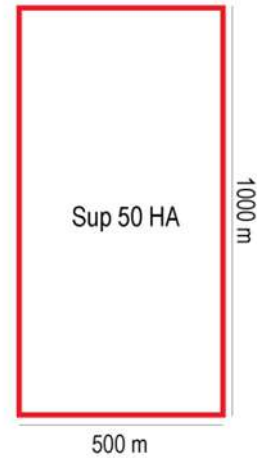
Centralities: functional organization



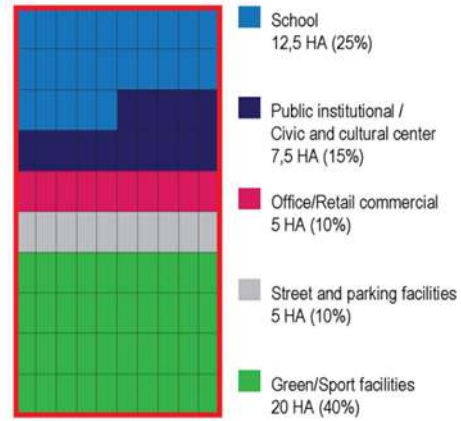
Development oriented by main road system, based on context



Urban Centralities

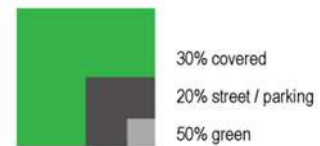


Functional Distributions

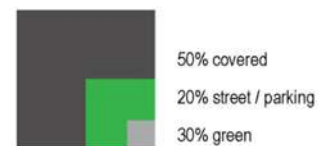


Coverage ratio

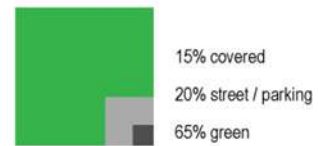
School / Public institutional / Civic and cultural center



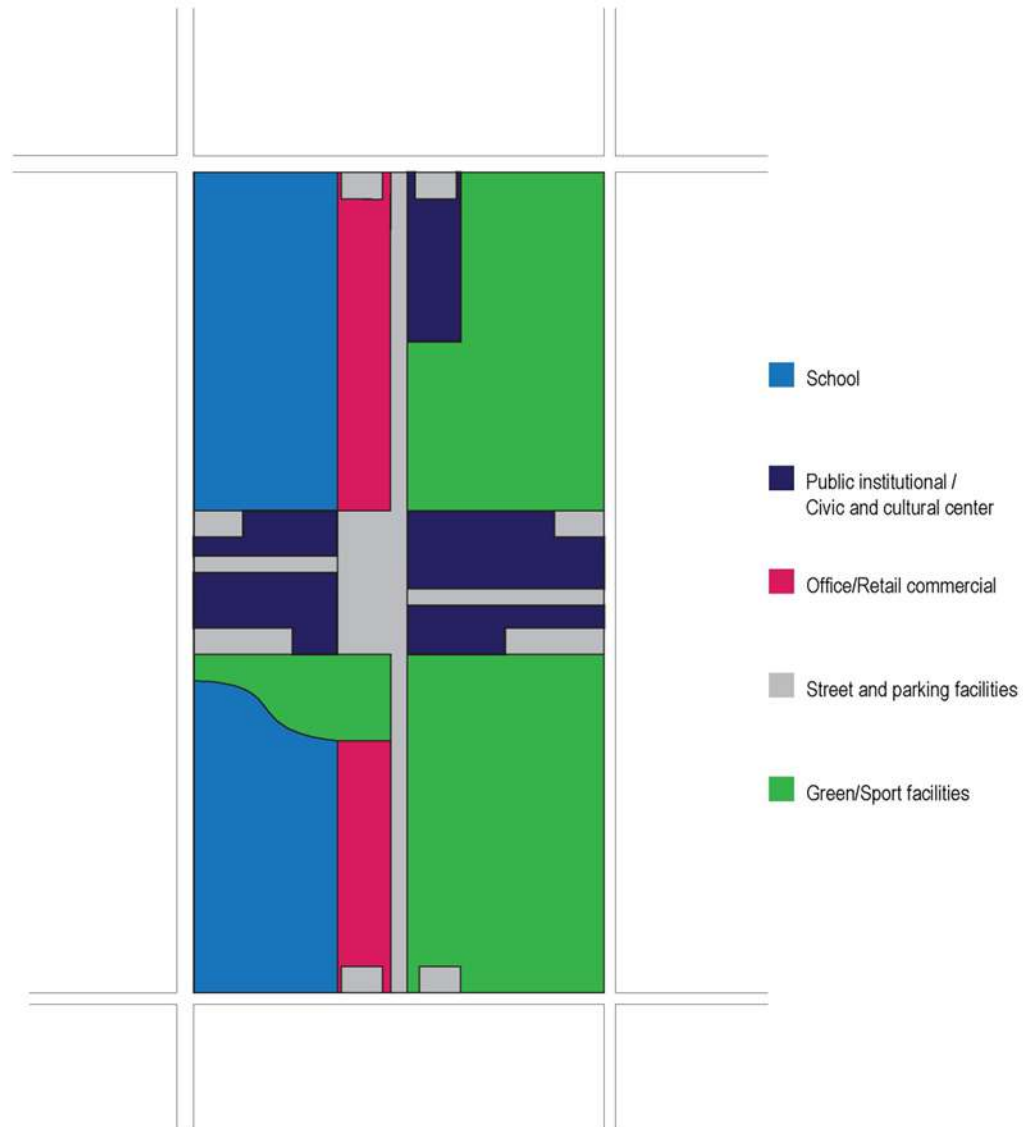
Office/Retail commercial



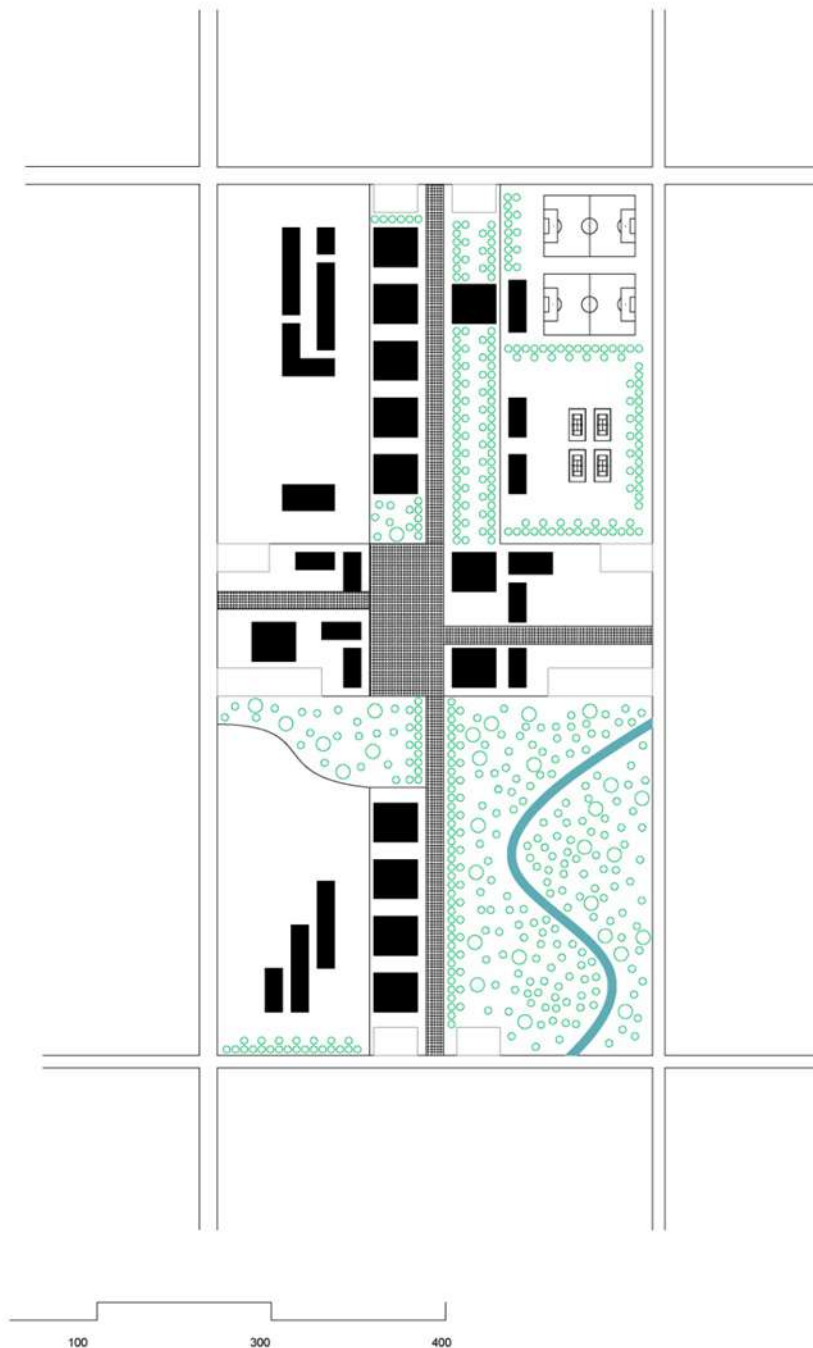
Green/Sport facilities



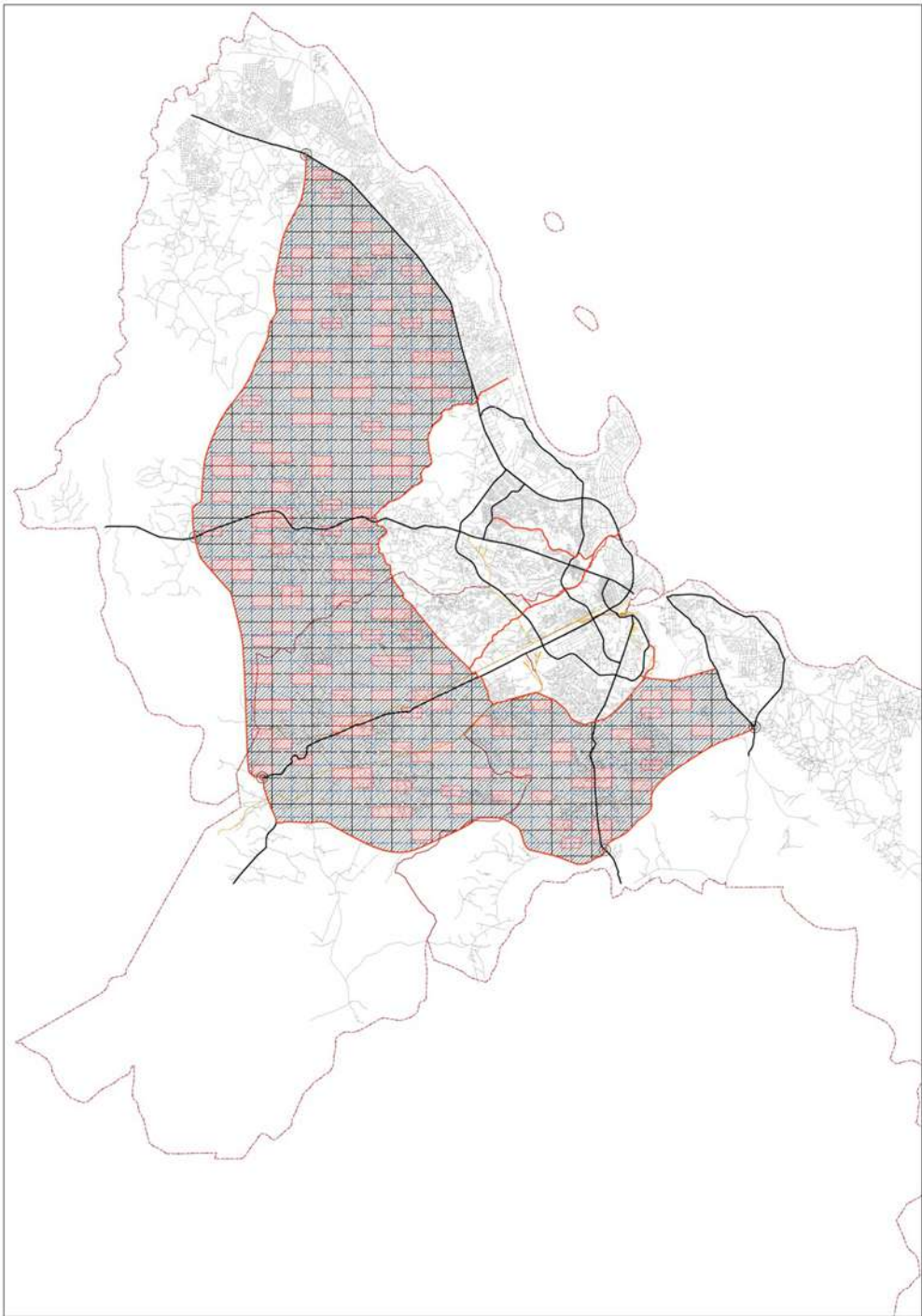
Hypothesis of land use in the Urban Centralities



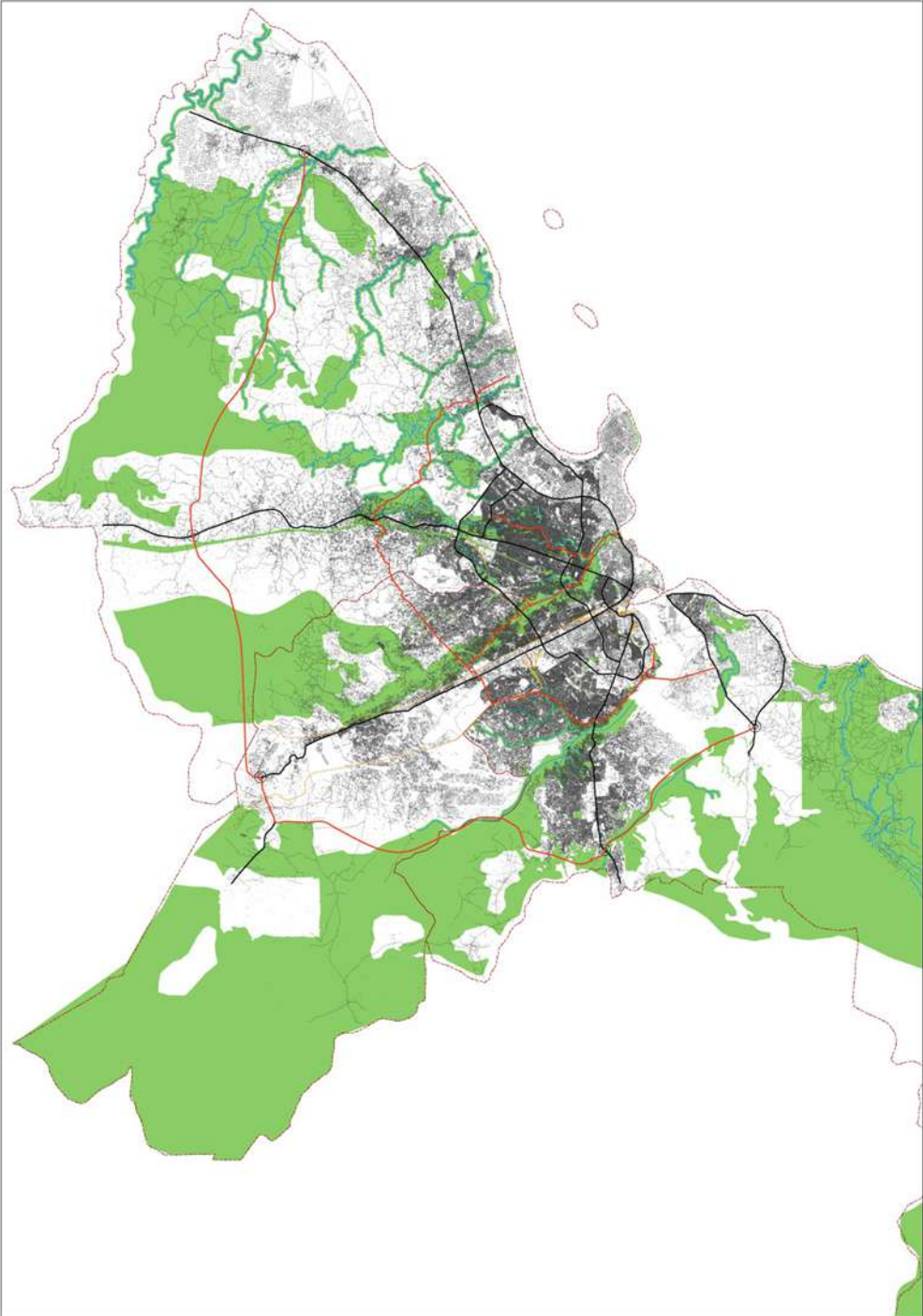
Hypothesis of functional aggregation in the Urban Centralities

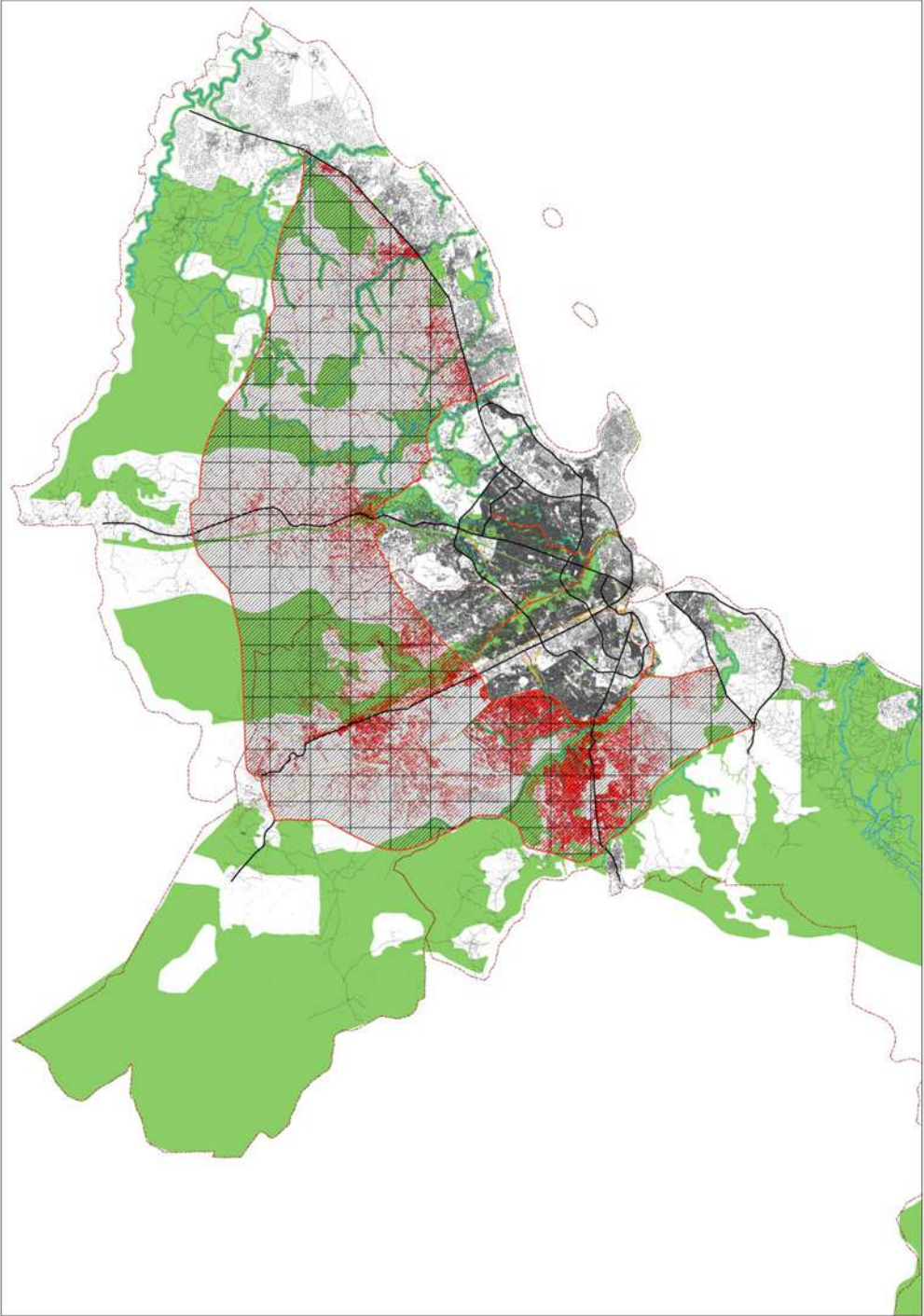


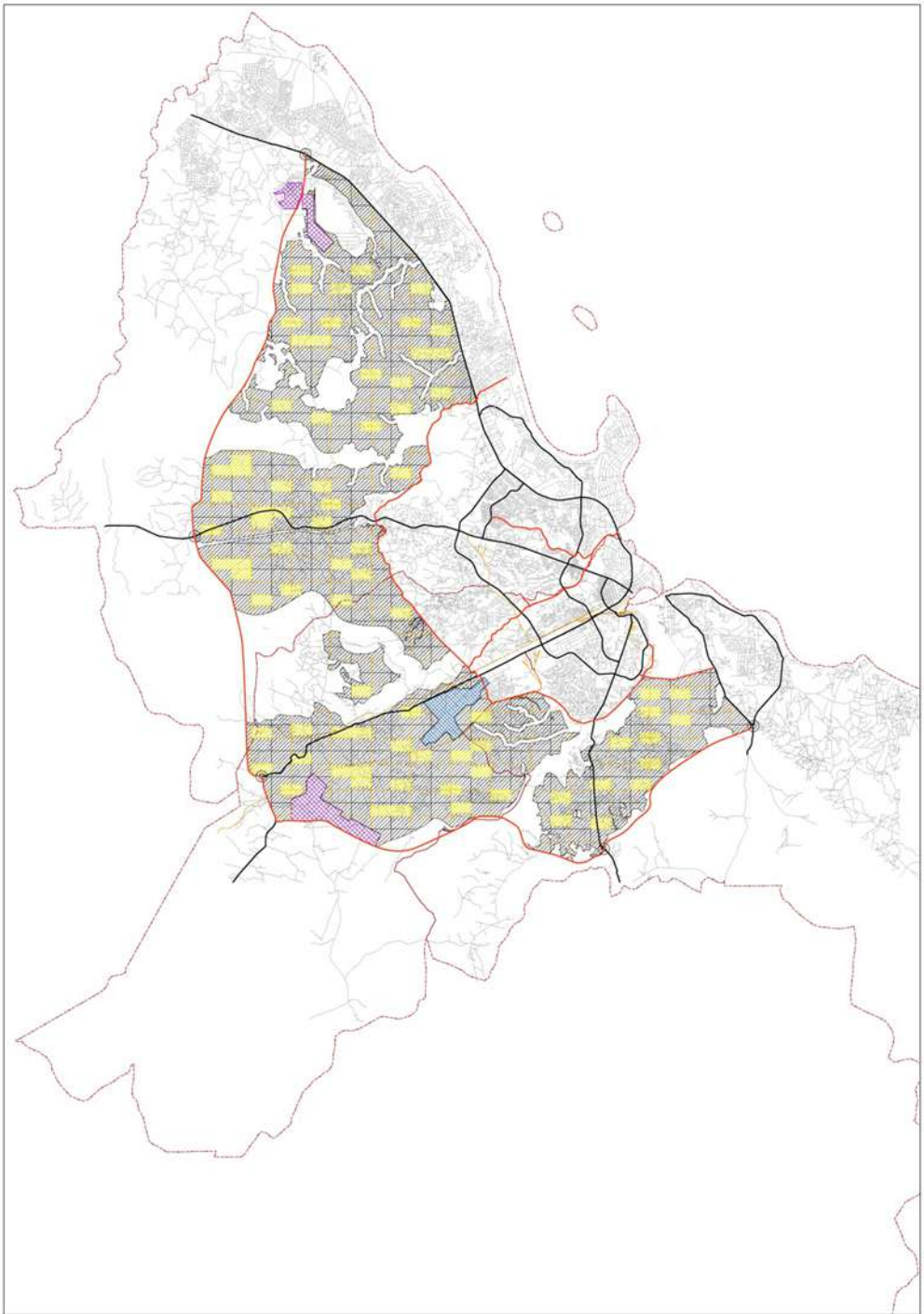


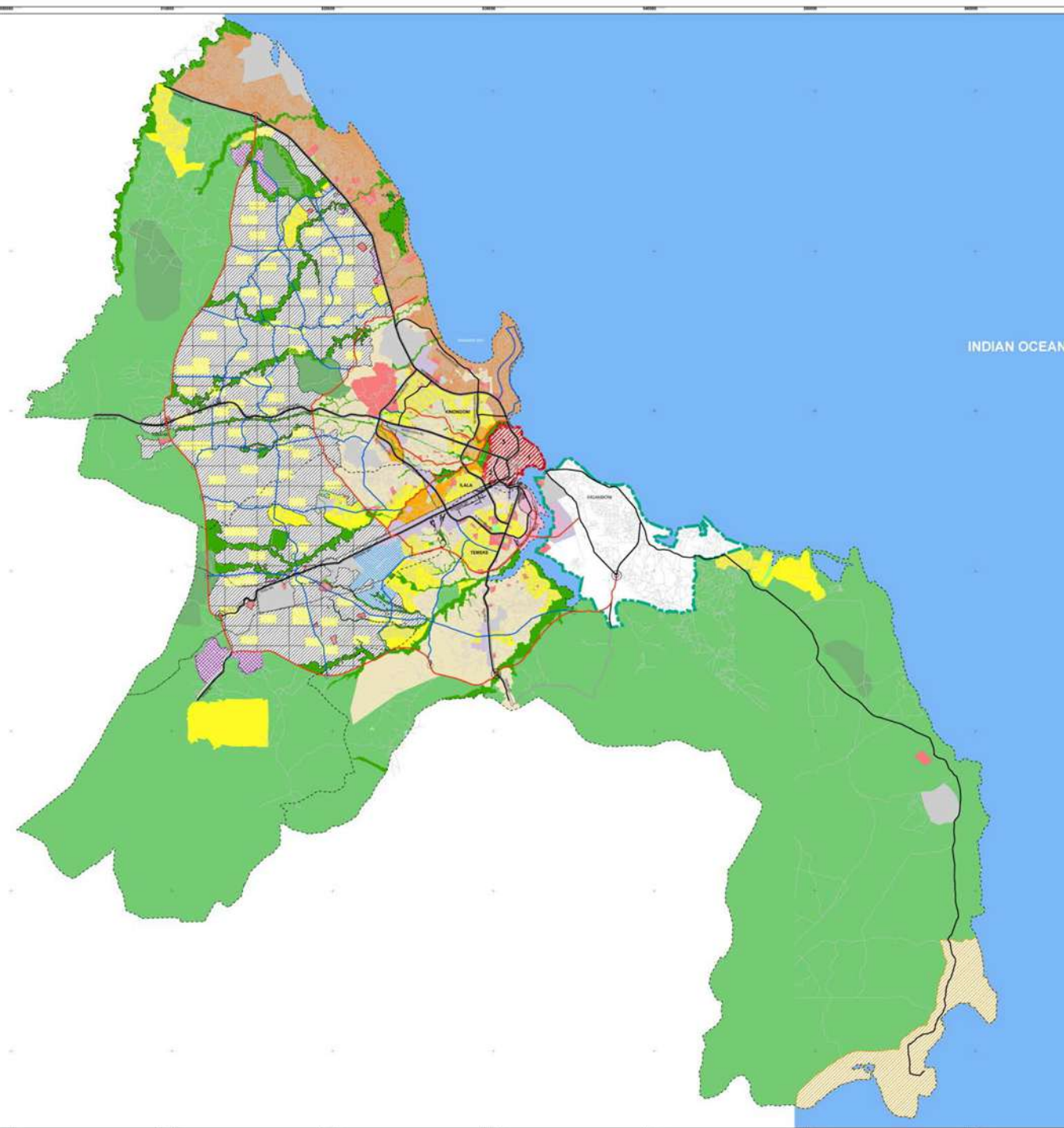








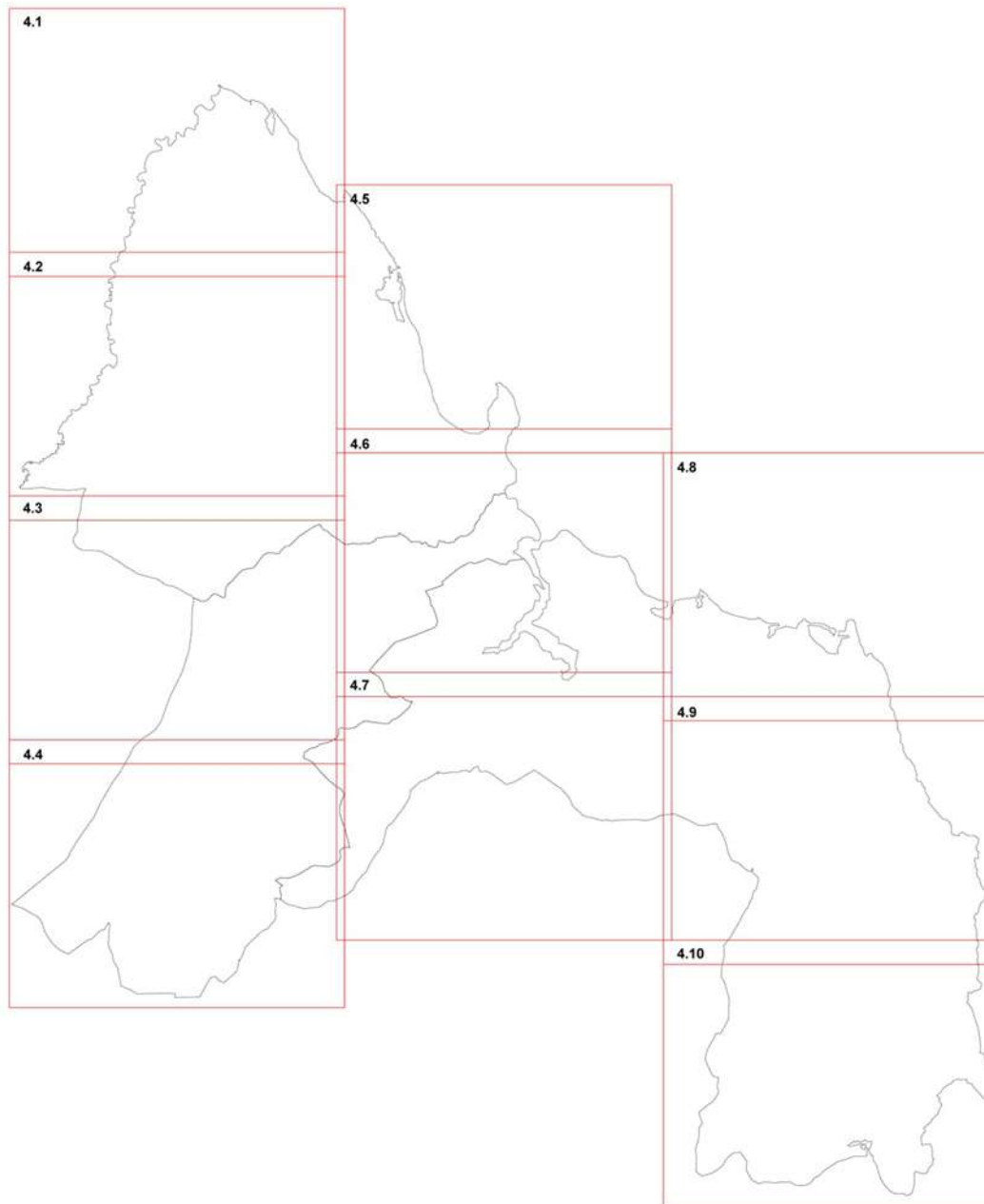




LEGEND

-  CITY CENTER DETAILED PLAN
-  CITY CENTER - 1 - CBD
-  CITY CENTER - 2 - Kariakoo
-  CITY CENTER - 3 - Upanga
-  CONSOLIDATED LOW DENSITY
-  CONSOLIDATION PROCESS
-  URBAN REDEVELOPMENT
-  SUBSTITUTION HIGH DENSITY
-  LIGHT INDUSTRY / COMMERCIAL / OFFICES
-  COMMERCIAL / OFFICES
-  INSTITUTIONAL
-  PLAY GROUND / OPEN SPACE
-  PERIURBAN AREAS / URBAN AGRICULTURE
-  FOREST / NATURAL PARKS
-  AREA OF ENVIROMENTAL PROTECTION
-  AREA OF TOURISM DEVELOPMENT
-  INDUSTRY
-  AIRPORT
-  HARBOUR
-  TECNOLOGICAL FACILITIES AND NETWORK
-  MILITARY

-  EXISTING MAIN ROADS
-  NEW CONNECTIONS ROADS
-  NEW SECONDARY CONNECTIONS
-  NEW SATELLITE CENTERS
-  NEW SECONDARY NODES
-  NEW URBAN GRID
-  NEW URBAN CENTRALITIES
-  KIGAMBONI MASTERPLAN



LEGEND

PRINT FRAME - SCALE 1:20 000

MUNICIPALITY BOUNDARIES



Key Plan



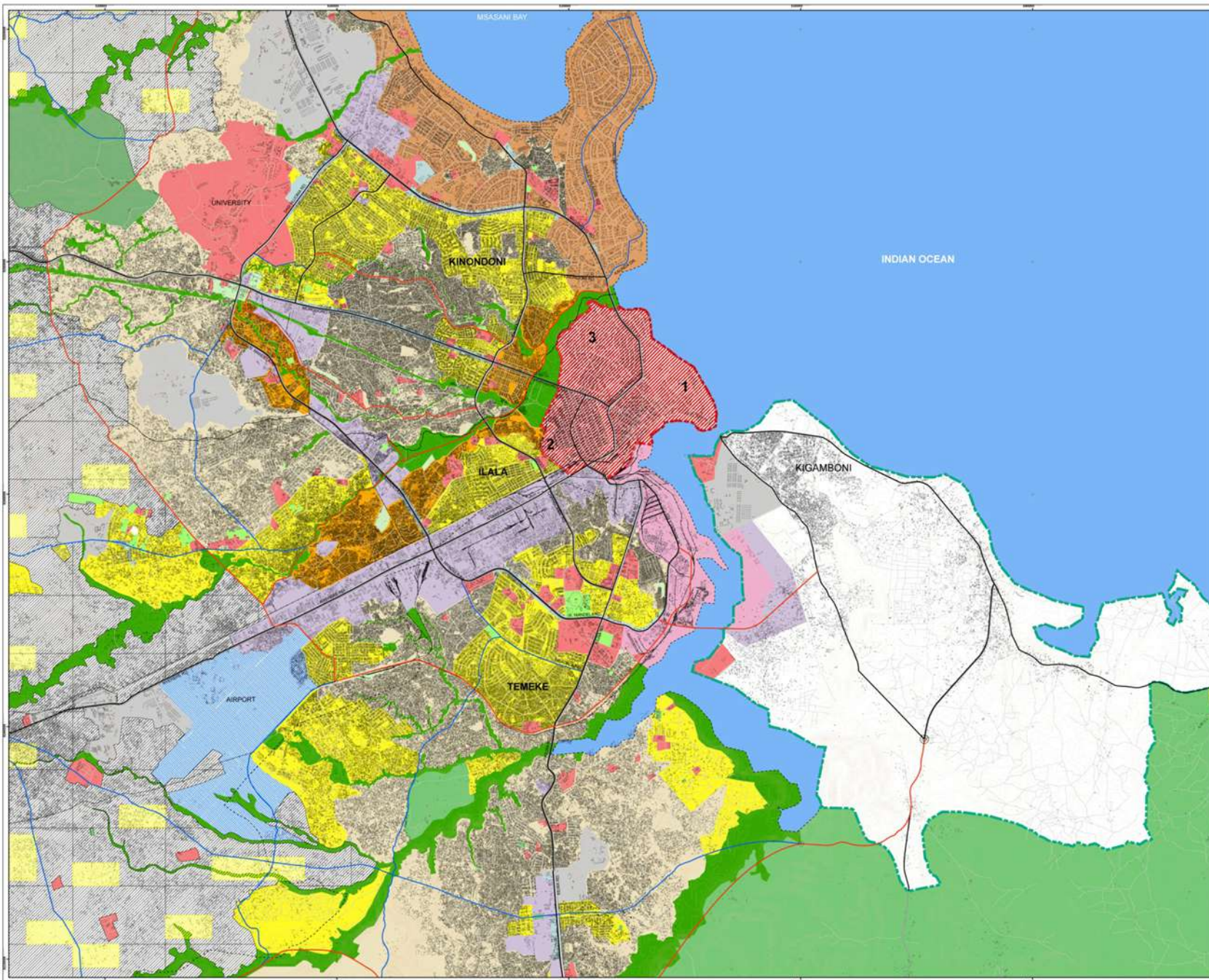
THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN
SETTLEMENTS DEVELOPMENT

NEW MASTER PLAN FOR
DAR ES SALAAM CITY 2012-2032

Consortium: ODDI MOSS SRL
BURO HAPPOLD LTD
AFRI-ARCH ASSOCIATES
Q CONSULT LTD

Title:
PROPOSED LANDUSE - PRINT FRAMES

Drawing Number: **4.0**



LEGEND

- CITY CENTER DETAILED PLAN
- CITY CENTER - 1 - CBD
- CITY CENTER - 2 - Kariakoo
- CITY CENTER - 3 - Upanga
- CONSOLIDATED LOW DENSITY
- CONSOLIDATION PROCESS
- URBAN REDEVELOPMENT
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- AIRPORT
- HARBOUR
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- MILITARY

- EXISTING MAIN ROADS
- NEW CONNECTIONS ROADS
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- NEW SECONDARY NODES
- NEW URBAN GRID
- NEW URBAN CENTRALITIES
- KIGAMBONI MASTERPLAN

BUILDINGS

ROAD NETWORK

HIERARCHY

FIRST TIER

SECOND TIER

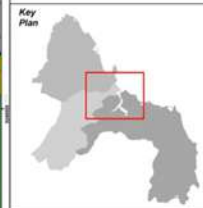
THIRD TIER

RAILWAY

CONTOURS

MUNICIPALITY BOUNDARIES

0 100 200 Meters



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN
SETTLEMENTS DEVELOPMENT

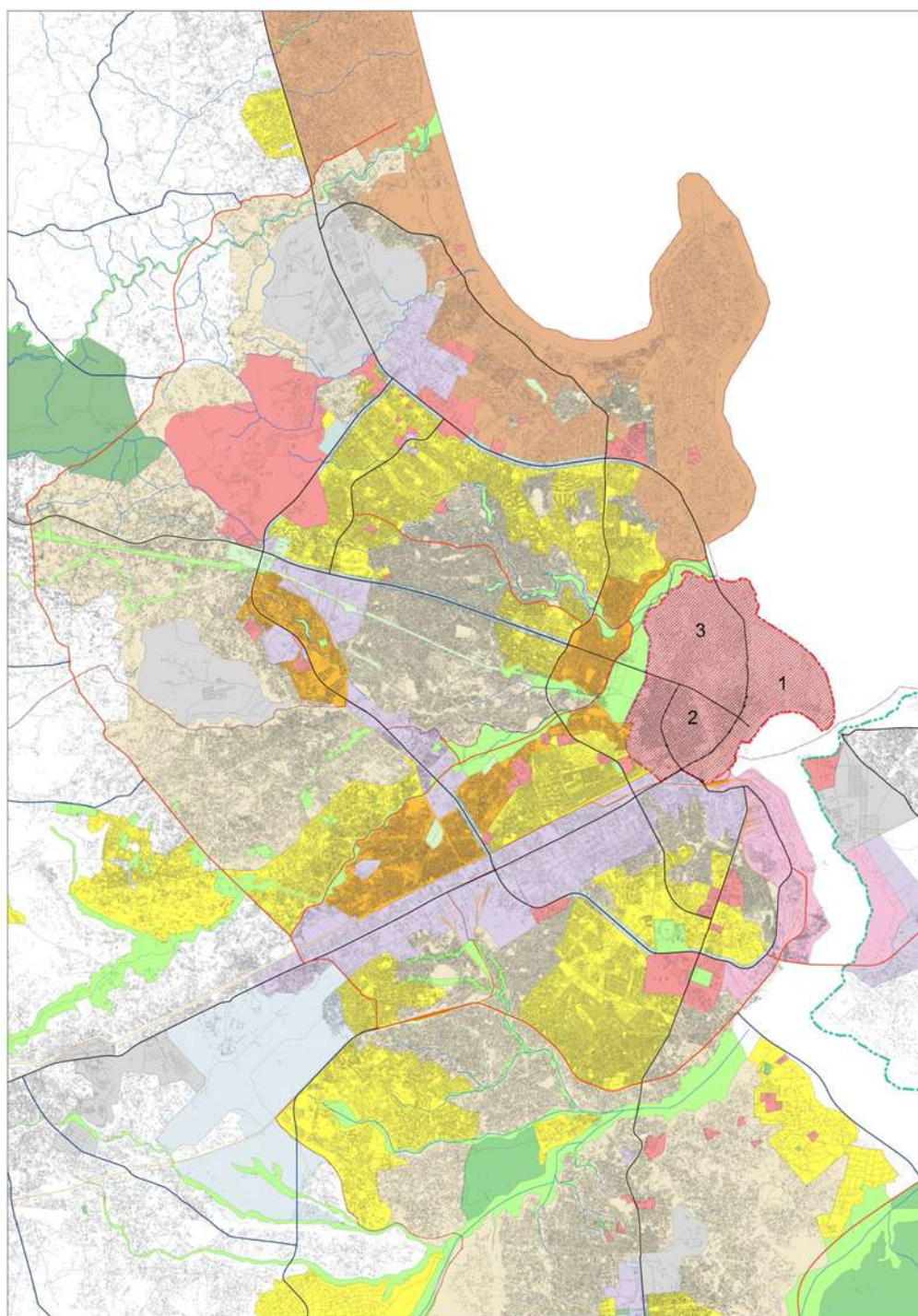
NEW MASTER PLAN FOR
DAR ES SALAAM CITY 2012-2032

Consortium: DODI MOSS SRL
BURO HAPPOLD LTD
AFRI-ARCH ASSOCIATES
Q CONSULT LTD




















Title:

PROPOSED LANDUSE

Drawing Number: **4.6**



Masterplan project Land Use

-  CITY CENTER DETAILED PLAN
-  CITY CENTER - 1 - CBD
-  CITY CENTER - 2 - Kariakoo
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-  KIGAMBONI MASTERPLAN
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-  AIRPORT
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-  TECNOLOGICAL FACILITIES AND NETWORK
-  MILITARY

DESIGN GUIDELINES

- SECTION 1 - GENERAL INFORMATION
- SECTION 2 - PROPOSED LAND USE ZONES
 - A - The Existing City
 - B - The Future City
 - C - Other Land Use Zones
- SECTION 3 - TOWN PLANNING AND BUILDING STANDARDS
- SECTION 4 - CITY CENTER

SECTION 2 – EXISTING CITY

CITY CENTER:

- Conservation oriented guidelines, with a detailed definition of the type of intervention:
 - Building Renovation
 - Restoration type A
 - Restoration type B
- Prescription of detailed planning:
 - Detailed Planning Scheme (U.P. Act 2007)
 - Urban renewal and regularization schemes

SECTION 2 – EXISTING CITY

CONSOLIDATED LOW DENSITY AREA:

- Settlements of good quality, with bldgs of 2 or 3 floor, mainly residential
- No alteration of the height
- Increase of the plot coverage max 20%

AREAS IN CONSOLIDATION PROCESS:

- Consolidated area, low quality and low density
- Demolition/reconstruction permitted
- New bldgs. height max 5 floor
- Infrastructure renewal

SECTION 2 – EXISTING CITY

URBAN REDEVELOPMENT AREAS:

- Low quality settlements, low density, lack of urban structure
- Replacement of existing bldgs : max 3 storeys
- Infrastructure renewal

SUBSTITUTION HIGH DENSITY:

- Low urban quality facing the new metropolitan centralities and polarities
- Renovation of urban and bldgs structure
- Construction of new bldgs more than 5 storey

SECTION 2 – THE FUTURE CITY

NEW URBAN GRID:

Planning parameters for the Urban Unit:

- 25 Sq.m. gross residential area per person;
- 15 Sq.m. area for urban space standards (health care, cultural, educational, recreational and green areas)
- maximum plot coverage: 40%
- factory and workshop land: 20 hectares
- areas for office and commercial activities: 5 % of the residential areas
- areas for streets, squares and parking facilities: 10 % of the total surface
- areas for parks and green areas: 15 hectares

Types of dwellings within the Urban Unit:

- Two/three storey buildings: 60 %
- Five storey buildings: 25%
- Towers (ten or more storey buildings): 15%

SECTION 2 – THE FUTURE CITY

NEW URBAN CENTRALITIES:

The size of the planned Urban Centralities will be equivalent to 50 hectares.

Functions within the Urban Centralities:

- green areas and sports facilities: 40%, with a maximum range of 30-50%
- areas for educational facilities: 25%, with a maximum range of 20-30%
- areas for administrative services, cultural and civic centres, health and social facilities and other: 25%, with a maximum range of 20-30%
- streets and parking facilities: 10%

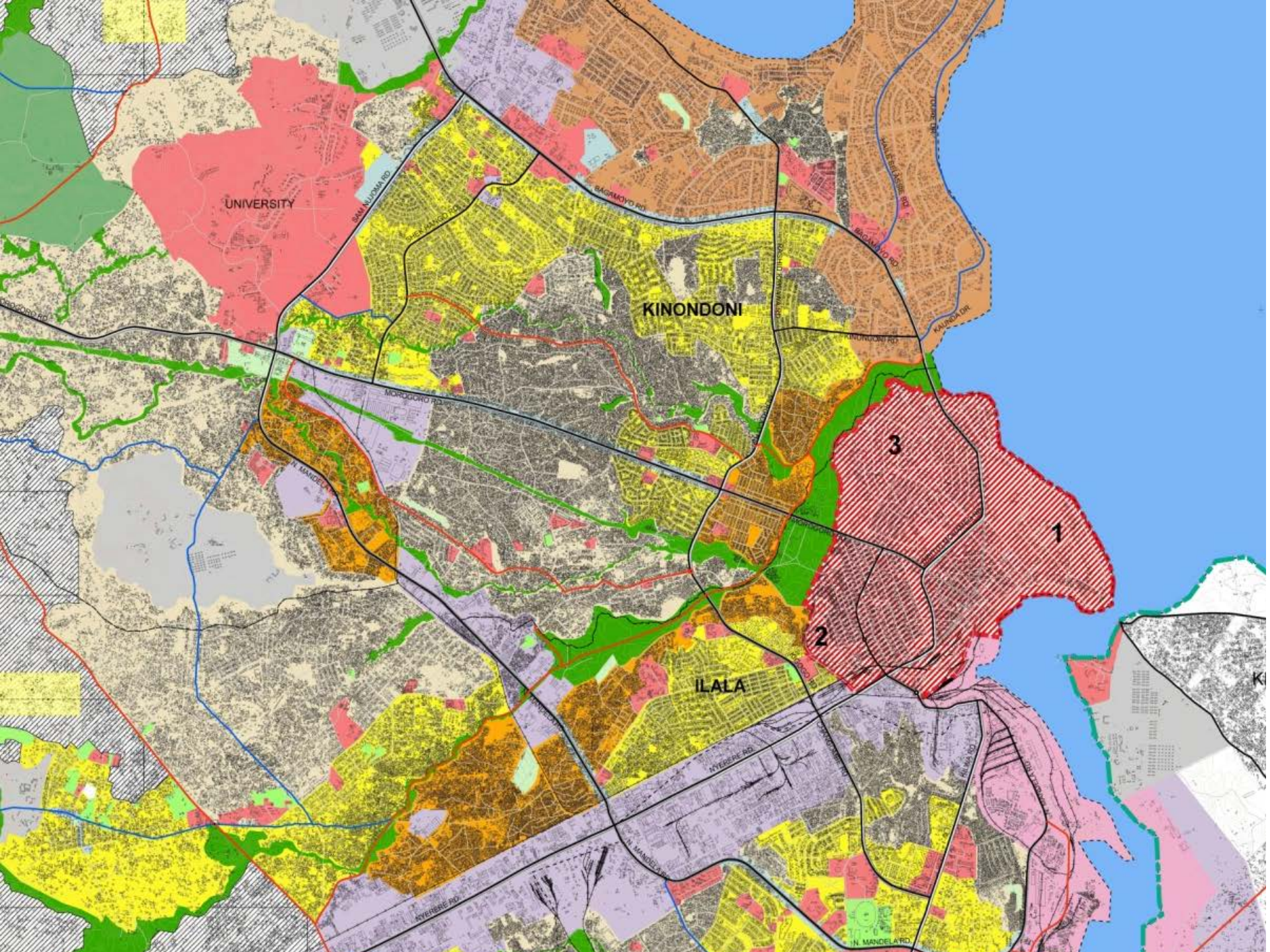
SECTION 3 - PLANNING AND BLDGS STANDARDS

- Minimum plot size for the different areas:
 - “Consolidated low density”: 1.000 sq.m.
 - “Consolidation process” : 600 sq.m.
 - “Urban redevelopment” : 400 sq.m.
- Maximum plot ratio for the different areas:
 - Consolidated low density: 30%
 - Consolidation process: 50%
 - Urban redevelopment: 40%
 - Substitution high density: 30%
 - Light industry, commerce and offices: 50%
 - Commercial, offices: 50%
 - Institutional: 30%
 - Industry: 60%

SECTION 3 - PLANNING AND BLDGS STANDARDS

The minimum distances (set backs) that must be observed for the construction of buildings:

- Distance from streets:
 - m. 5.00 for buildings with a height equal to or less than 3 storeys
 - m. 8.00 for buildings with a height superior to 3 storeys
- Distance from other properties: m. 4.00
- Distance between buildings:
 - m. 8.00 between windowed walls of buildings with a height equal to or less than 3 storeys.
 - m. 10.00 between windowed walls of buildings taller than 3 storeys.



City Center



MORPHOLOGICAL AND TYPOLOGICAL ANALYSIS



Building and Block Survey

The new Dar es Salaam Masterplan 2010-2030 Project
1st Floor - Quality Place - Nyere Rd - Dar es Salaam - Tanzania

N. 27 DAY: 01/01/2012 Compiled by:
Block n° 8046 Street: Libya st/Chaga st/Amhuri st/Mosque st




Consortium:
Budi Masa Srl - Budi Maggoli Ltd - Abu Arch Associates - G. Conest Ltd
Viale Scarampa 49, 20148 Milano, Italy
T +39 02 327 1762 - F +39 02 3300 5763 - E-mail: budimas@budi.it

The new Dar es Salaam Masterplan 2010-2030 Project
1st Floor - Quality Place - Nyere Rd - Dar es Salaam - Tanzania

COMPLETION OF THE BLOCK (PERIOD)

Before '70	'70	'80	'90	'00 and After
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BUILDING TYPE AND CONSTRUCTION CHARACTERISTICS

Commercial/Industrial	Institutional	Residential
<input type="checkbox"/> Shopping Mall/Dept. Store	<input type="checkbox"/> School	<input type="checkbox"/> Detached House
<input type="checkbox"/> Shop/Restaurant/Bar	<input type="checkbox"/> Sport/Recreation	<input type="checkbox"/> Semi Detached
<input type="checkbox"/> Office/Bank	<input type="checkbox"/> Clinic/Hospital	<input type="checkbox"/> Apartment
<input type="checkbox"/> Hotel	<input type="checkbox"/> Workshop	<input type="checkbox"/> Maisonette
<input type="checkbox"/> Petrol Station	<input type="checkbox"/> Government	<input type="checkbox"/> Villa
<input type="checkbox"/> Factory/Warehouse	<input type="checkbox"/> Other (Religious)	<input type="checkbox"/> Other
<input type="checkbox"/> Storage Tank		
<input type="checkbox"/> Other		

MAIN USE OF THE BLOCK'S GROUND FLOOR

Residential	Commercial	Commercial Residential	Industrial	Institutional	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRESENCE OF LISTED BUILDING

☐ Yes ☒ No

Block value

☐ Historical value
☒ Architectural value
☐ Social and cultural value
☐ No value

Max height of buildings

☐ Ground Floor
☐ 2 Floors
☐ 3 Floors
☒ 4 Floors
☐ More than 4 Floors

General Condition

☐ Excellent
☒ Good
☐ Fair
☐ Poor

Road Access

☒ Terrace
☐ Murmery/Ground
☐ Earth
☐ Footpath
☐ Other
☐ None

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The new Dar es Salaam Masterplan 2010-2030 Project
1st Floor - Quality Place - Nyere Rd - Dar es Salaam - Tanzania

N. 124 DAY: 01/01/2012 Compiled by:
Zone: Plot n. Street: Libya st. / Chaga st.
Building name: Year of the construction:




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The new Dar es Salaam Masterplan 2010-2030 Project
1st Floor - Quality Place - Nyere Rd - Dar es Salaam - Tanzania

BUILDING TYPOLOGY

Block	Linear	Terrace	Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BUILDING TYPE AND CONSTRUCTION CHARACTERISTICS

Commercial/Industrial	Institutional	Residential
<input type="checkbox"/> Shopping Mall/Dept. Store	<input type="checkbox"/> School	<input type="checkbox"/> Detached House
<input checked="" type="checkbox"/> Shop/Restaurant/Bar	<input type="checkbox"/> Sport/Recreation	<input type="checkbox"/> Semi Detached
<input type="checkbox"/> Office/Bank	<input type="checkbox"/> Clinic/Hospital	<input checked="" type="checkbox"/> Apartment
<input type="checkbox"/> Hotel	<input type="checkbox"/> Workshop	<input type="checkbox"/> Maisonette
<input type="checkbox"/> Petrol Station	<input type="checkbox"/> Government	<input type="checkbox"/> Villa
<input type="checkbox"/> Factory/Warehouse	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Storage Tank		
<input type="checkbox"/> Other		

GROUND FLOOR MAIN USE

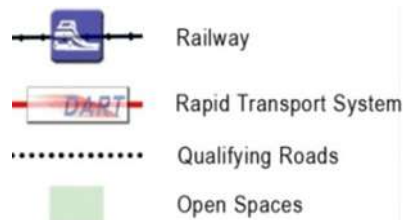
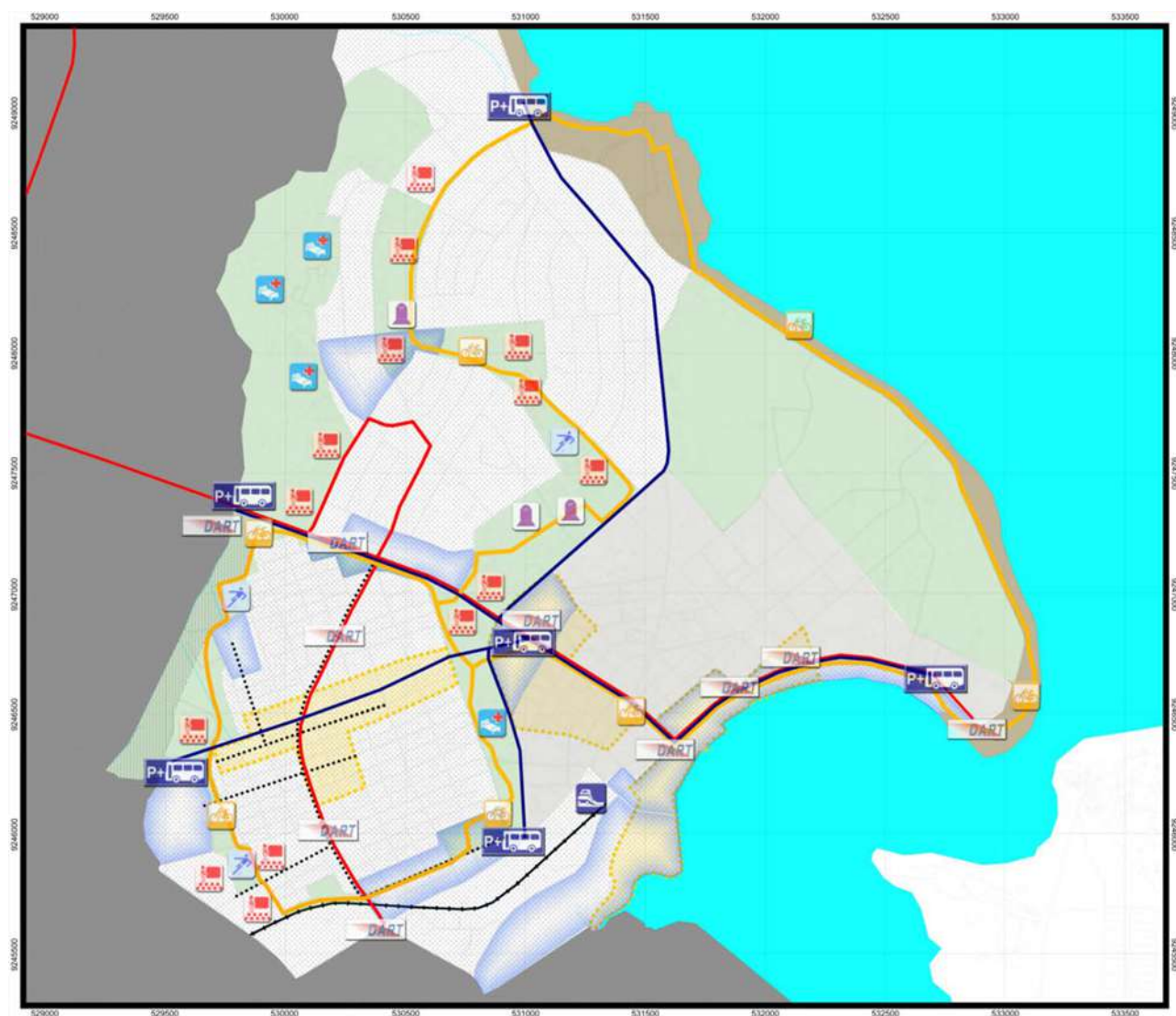
Residential	Commercial	Commercial Residential	Industrial	Institutional	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

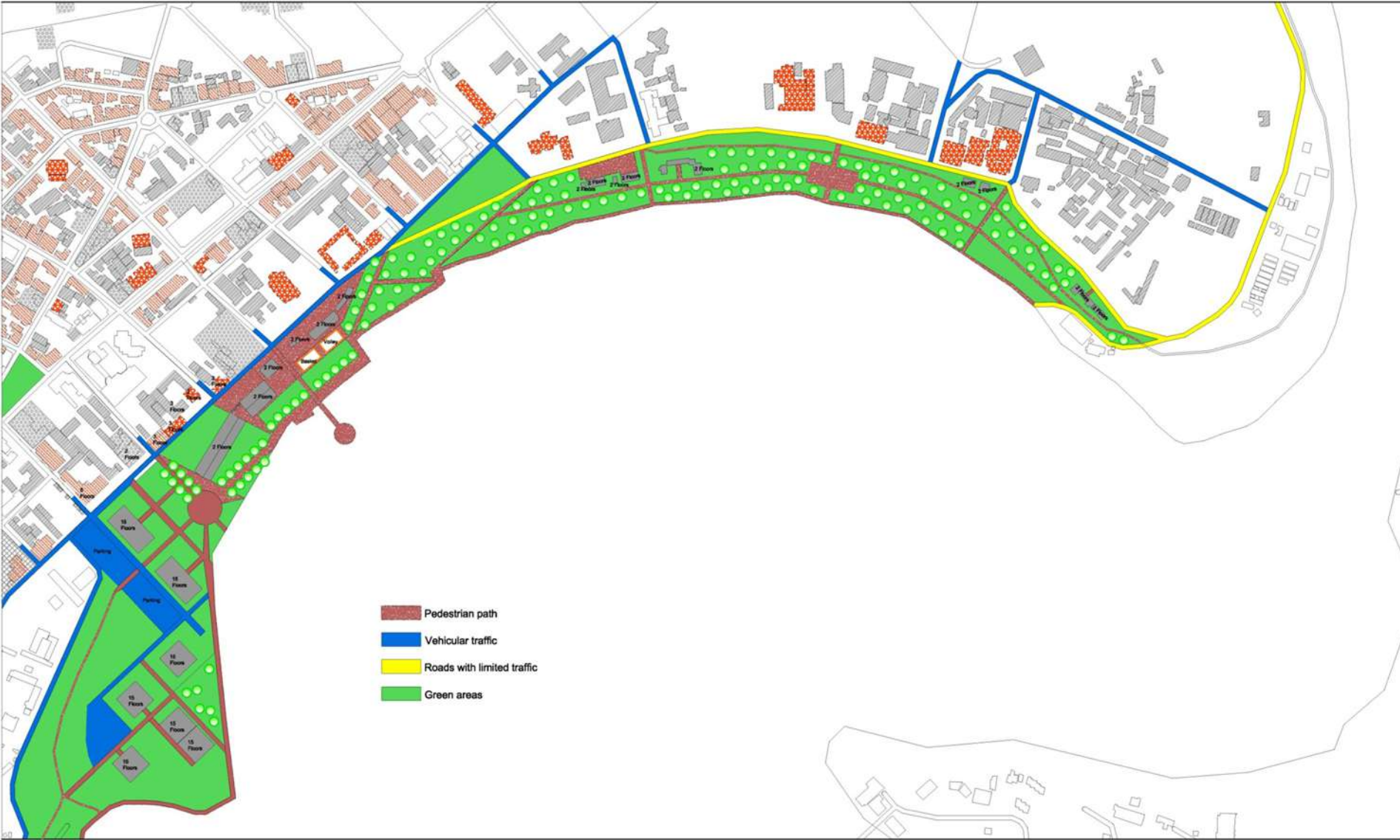
RATING OF THE BUILDING

Building value	General Condition	Use
<input type="checkbox"/> Historical value <input checked="" type="checkbox"/> Architectural value <input type="checkbox"/> Social and cultural value <input type="checkbox"/> No value	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Compatible <input checked="" type="checkbox"/> Not compatible

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New Masterplan Policy

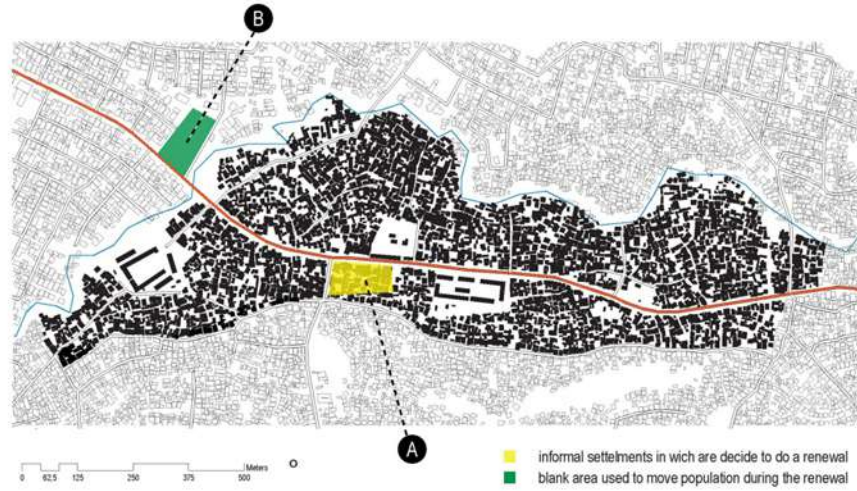




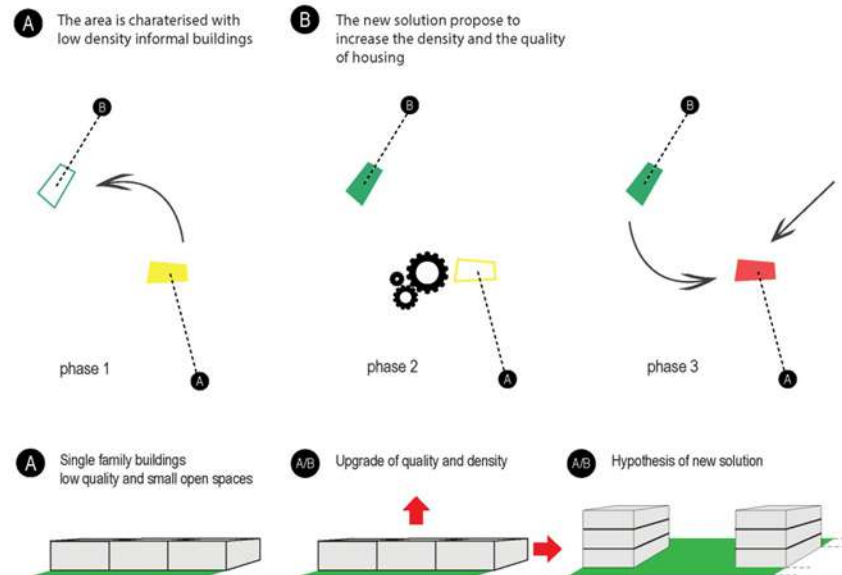


SCHEME OF URBAN RENEWAL INSIDE INFORMAL SUBWARD

Renewal through substitution and upgrade



Main concept of the renewed urban settlements



Urban details of the subward

Subward surface
590.000 sq m

Covered surfaces
250.000 sq m

Uncovered surfaces
340.000 sq m

Population estimated present
25.000 inhab.

Buildings in the selected area (A)
3.600 buildings

Surface per inhabitant
10 sq m/inhab.

Average area per dwelling
70 mq

Urban details of tof projectual hypothesis

Subward surface
590.000 sq m

New covered surfaces (multifamily 3 floors buildings)
 $30.000 \times 12,5 = (375.000 \text{ sq m})/3 = 125.000 \text{ sq m}$

Territorial residential areas (RC 50%)
250.000 (125.000 uncovered s. + 125.000 covered s.)

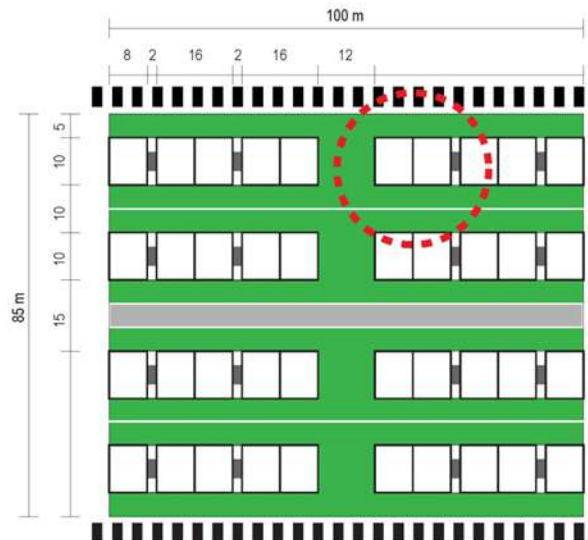
Uncovered surfaces
340.000 sq m (Tot. S. 590.000 – Res. area 250.000)

Densification planned +20%
25.000 inhab. + 20% = 30.000 inhab.

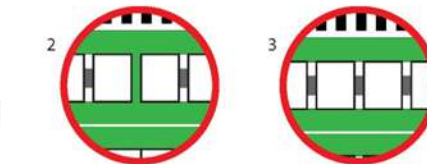
Proposed surface per inhabitant
12,5 sq m/inhab.

Average area per dwelling
240 mq

Hypothesis of urban design scheme



Hypothesis of configuration:

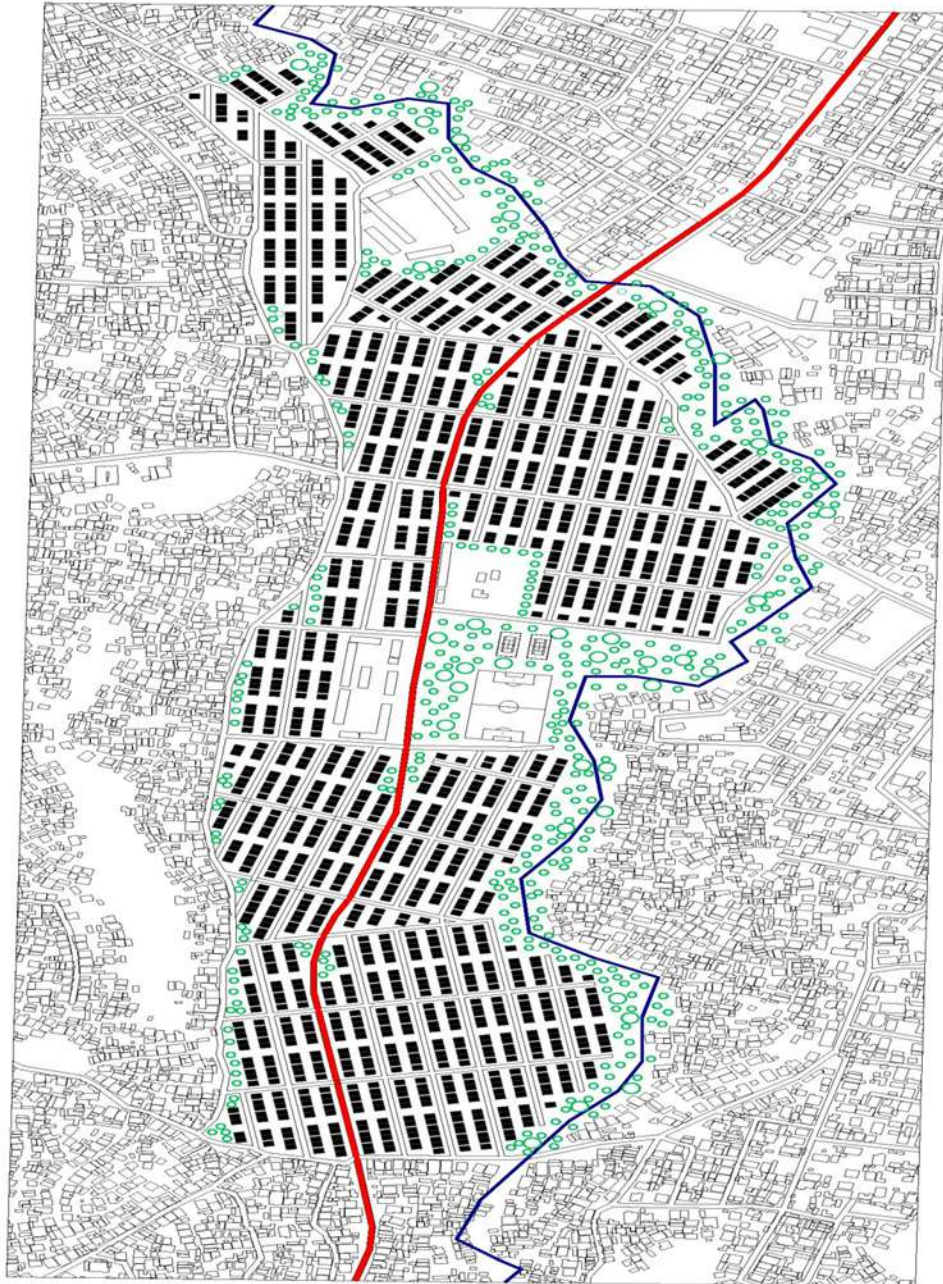


- new multi family buildings (3 floor)
- buildings: distributive spaces
- green areas
- neighborhood streets
- main roads

Scheme of renewal to 3 Floor multifamily buildings



Hypothesis of urban renewal for 30.000 Inhabitants. Using the design scheme on unit of 100 m x 85 m







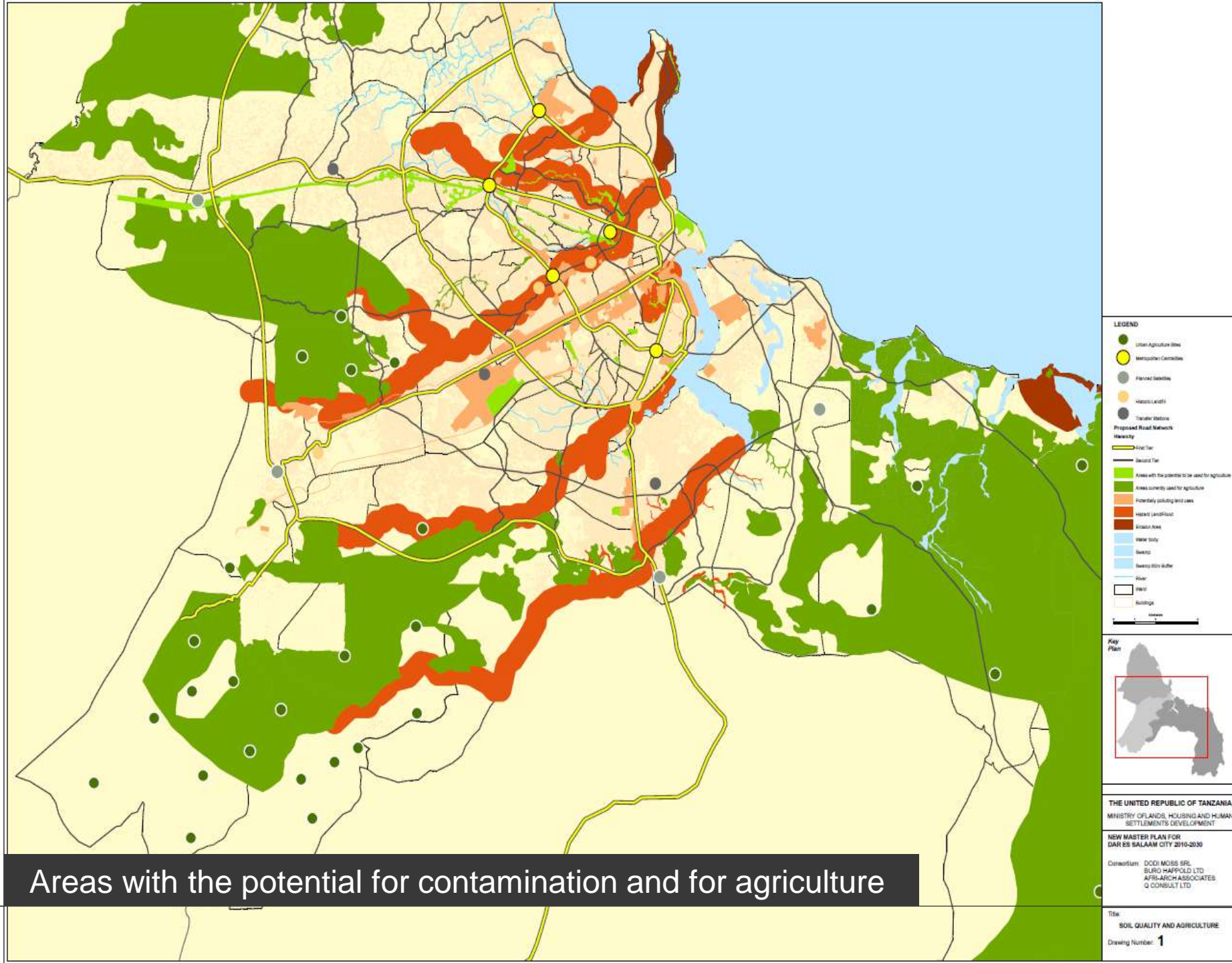
Infrastructure



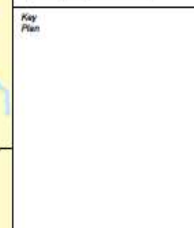
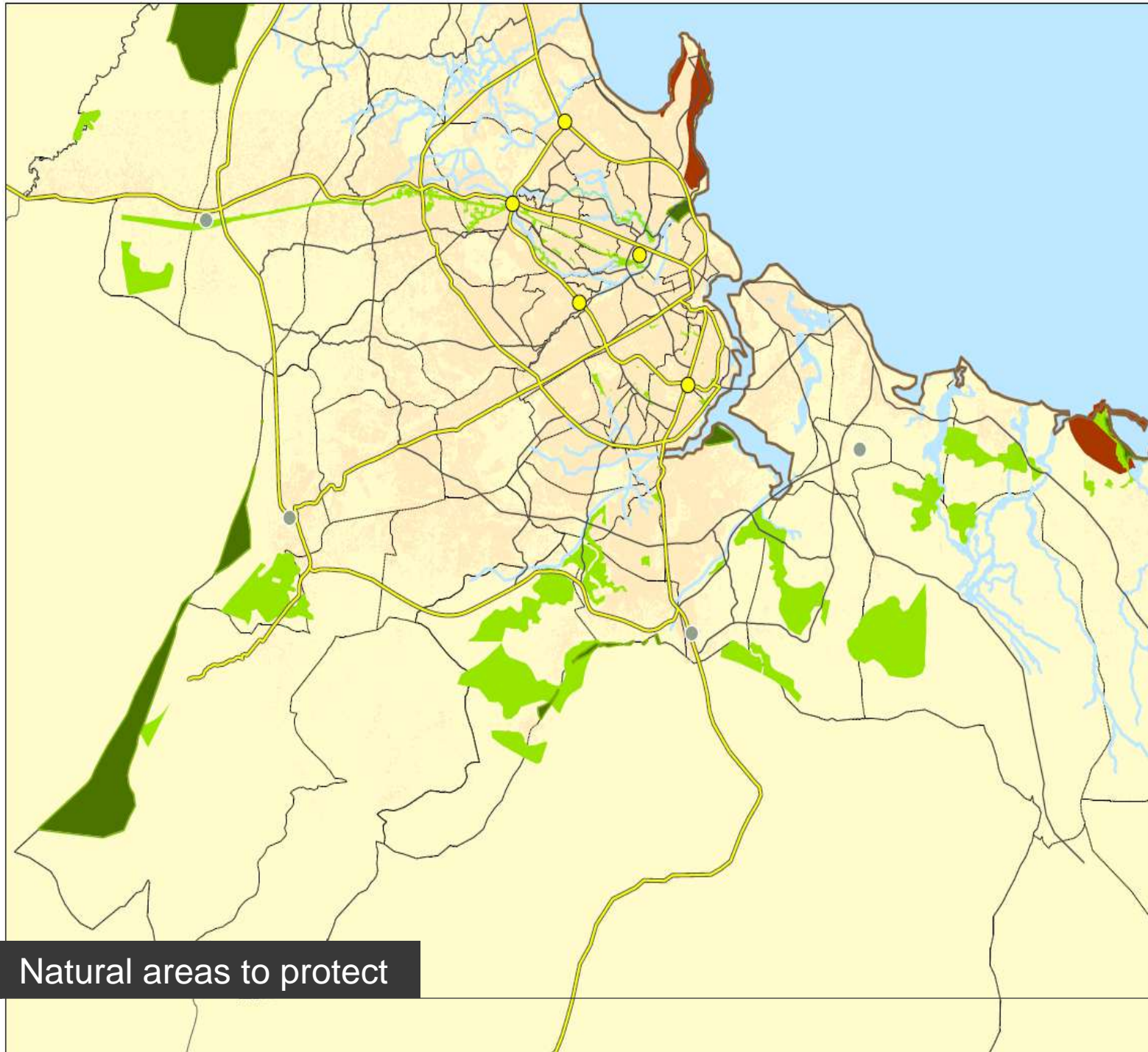
Roadside workshop



Informal service depot



Areas with the potential for contamination and for agriculture



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN
SETTLEMENTS DEVELOPMENT

NEW MASTER PLAN FOR
DAR ES SALAAM CITY 2010-2030

Consortium: DCOI MOSS SRL
BURD HOFFOLD LTD
AFRI-ARCH ASSOCIATES
Q CONSULT LTD

Title:
BIO-DIVERSITY AND COASTAL
MANAGEMENT MAP
Drawing Number: **1**

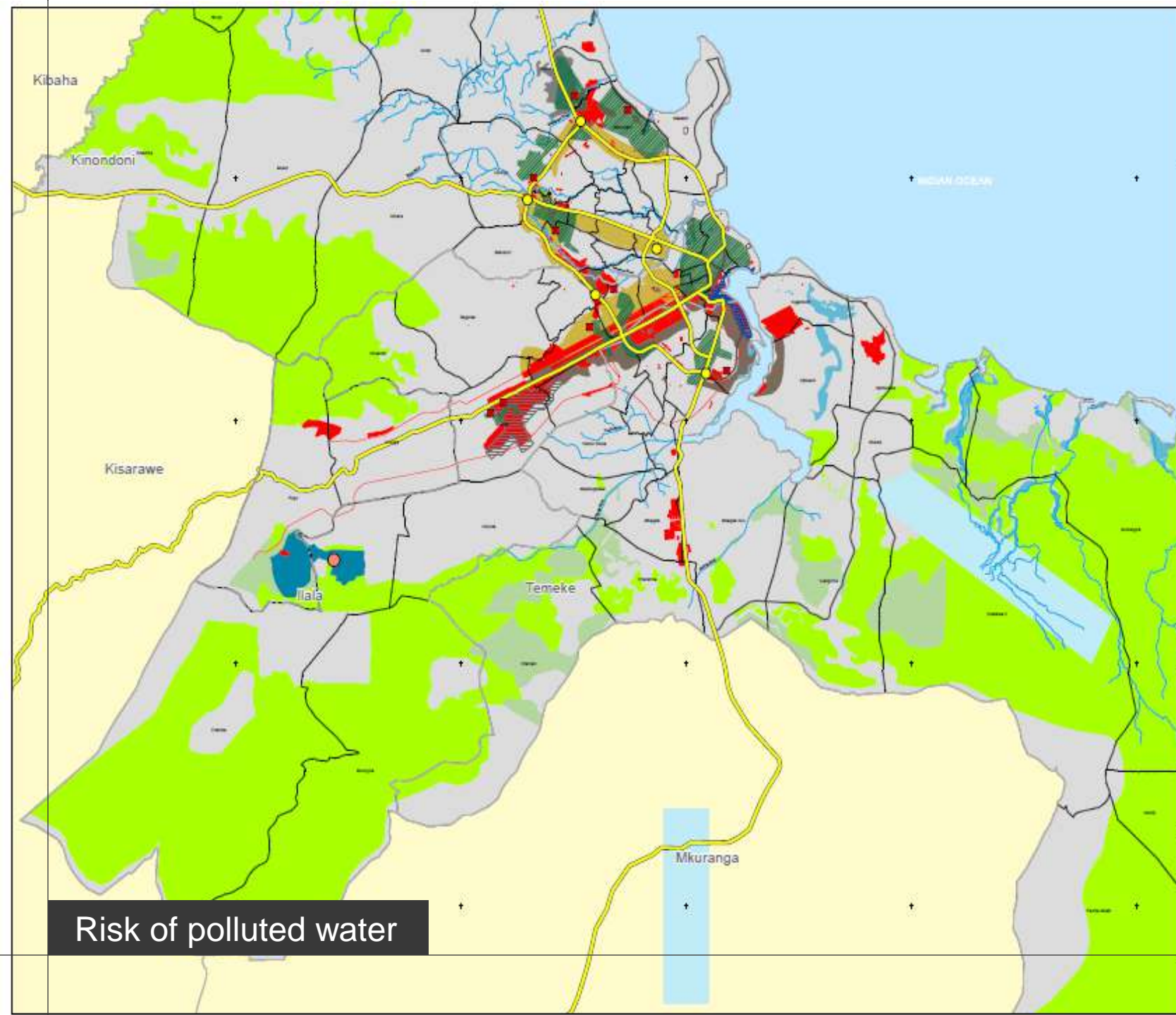
Natural areas to protect



Communal water pump



Msimbazi river bed pollution



LEGEND

- Current Landfill
- Metropolitan Centres
- Existing Road Network**
- Hierarchy**
- First Tier
- Second Tier
- Municipality Boundaries
- Ward Boundaries
- Existing Reserved Areas
- Airport
- Hospital
- Port and Dock yards
- Parks
- Wetland Area
- Potential Pollution Areas
- Airport
- Industrial Compound
- Residential
- Wetlands
- Crop Cultivation
- Productive
- Urban Re-development
- Military
- Natural flood water recharge area

at base 1:50,000

at base 1:50,000

Scale 1:50,000

0 100 200

metres

North

Key Plan

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND URBAN SETTLEMENTS DEVELOPMENT

NEW MASTER PLAN FOR DAR ES SALAAM CITY 2016-2035

Consent: DCS MORRIS, ALRO HANFOLD LTD, AFRI-RACH ASSOCIATES, G CONSULT LTD

THE

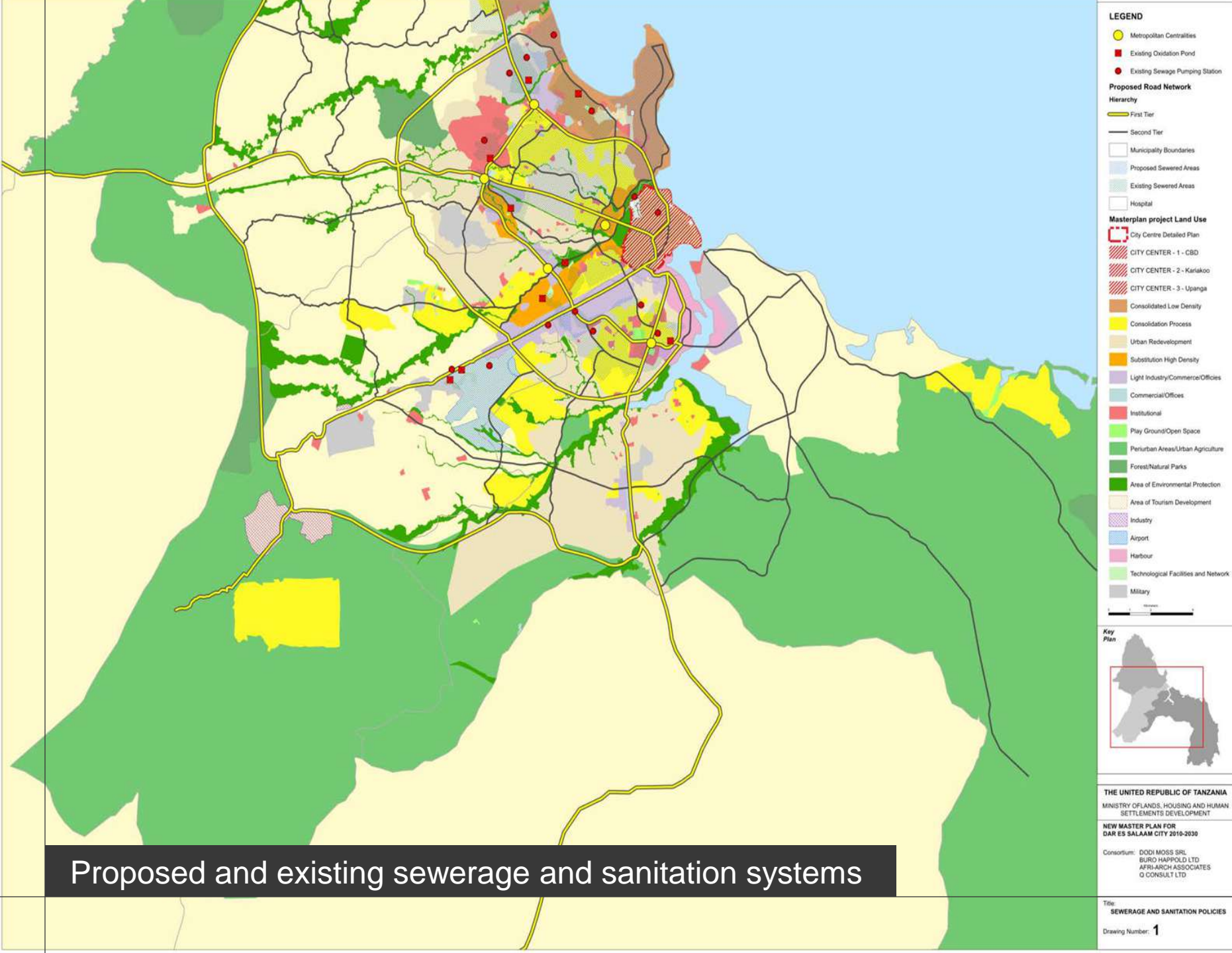
RISK OF POOR WATER QUALITY EXISTING

Drawing Number: 1

Risk of polluted water



Existing oxidation pond near Mabibo



LEGEND

- Metropolitan Centralities
- Existing Oxidation Pond
- Existing Sewage Pumping Station

Proposed Road Network Hierarchy

- First Tier
- Second Tier

Municipality Boundaries

- Proposed Sewered Areas
- Existing Sewered Areas
- Hospital

Masterplan project Land Use

- City Centre Detailed Plan
- CITY CENTER - 1 - CBD
- CITY CENTER - 2 - Kariakoo
- CITY CENTER - 3 - Upanga
- Consolidated Low Density
- Consolidation Process
- Urban Redevelopment
- Substitution High Density
- Light Industry/Commerce/Offices
- Commercial/Offices
- Institutional
- Play Ground/Open Space
- Periurban Areas/Urban Agriculture
- Forest/Natural Parks
- Area of Environmental Protection
- Area of Tourism Development
- Industry
- Airport
- Harbour
- Technological Facilities and Network
- Military

Key Plan

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

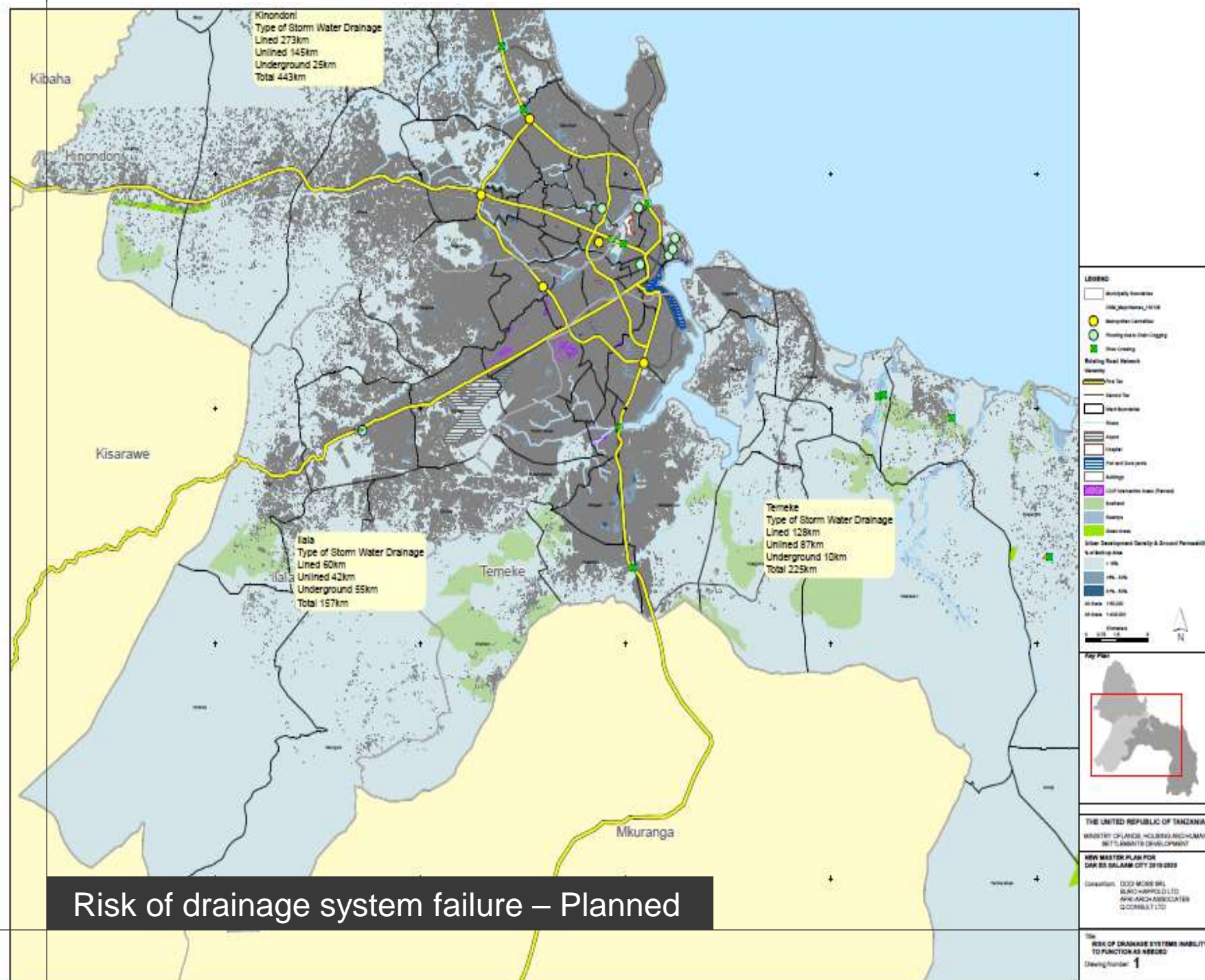
NEW MASTER PLAN FOR DAR ES SALAAM CITY 2010-2030

Consortium: DODI MOSS SRL
BURO HAPKOLD LTD
AFRIARCH ASSOCIATES
Q CONSULT LTD

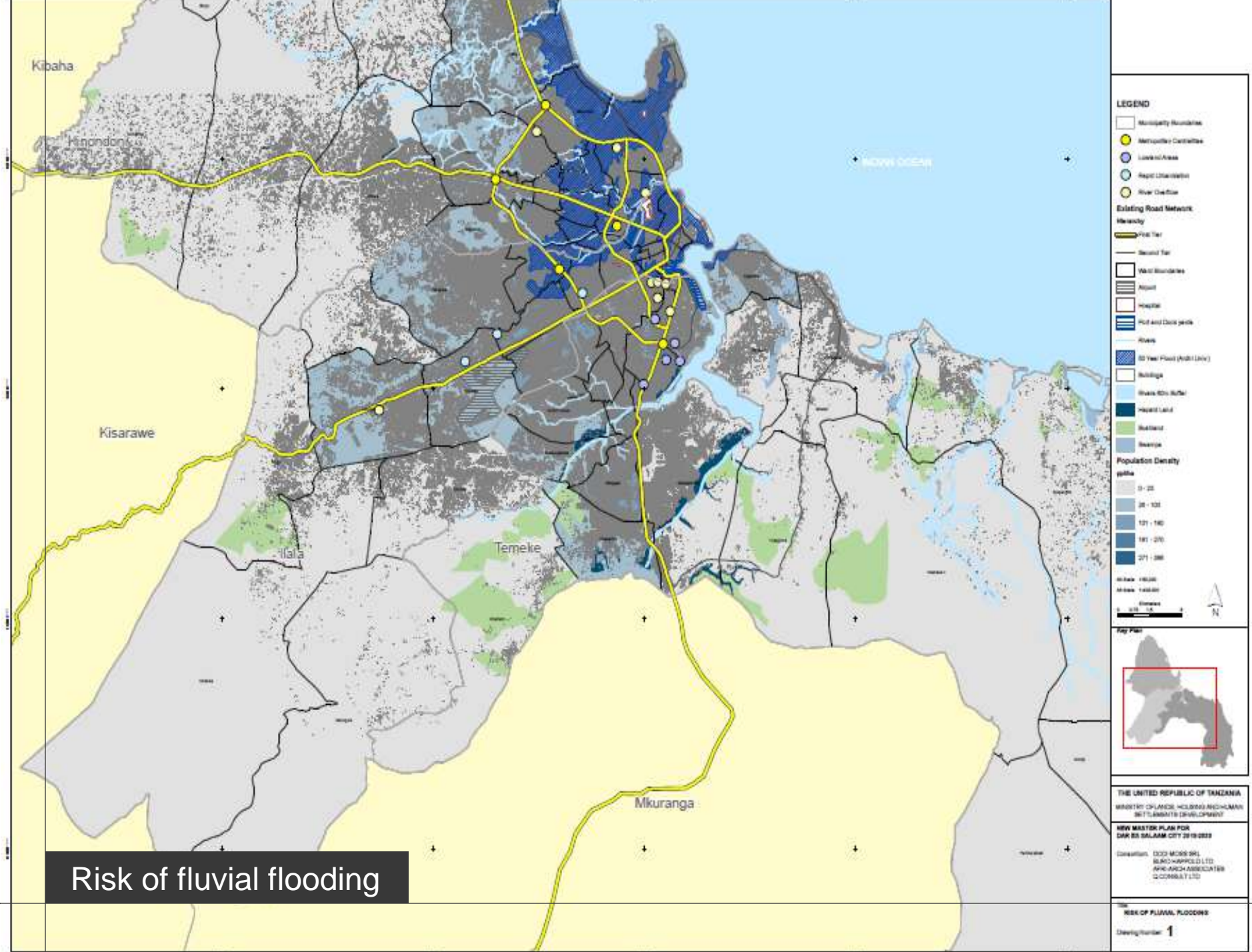
Title: **SEWERAGE AND SANITATION POLICIES**

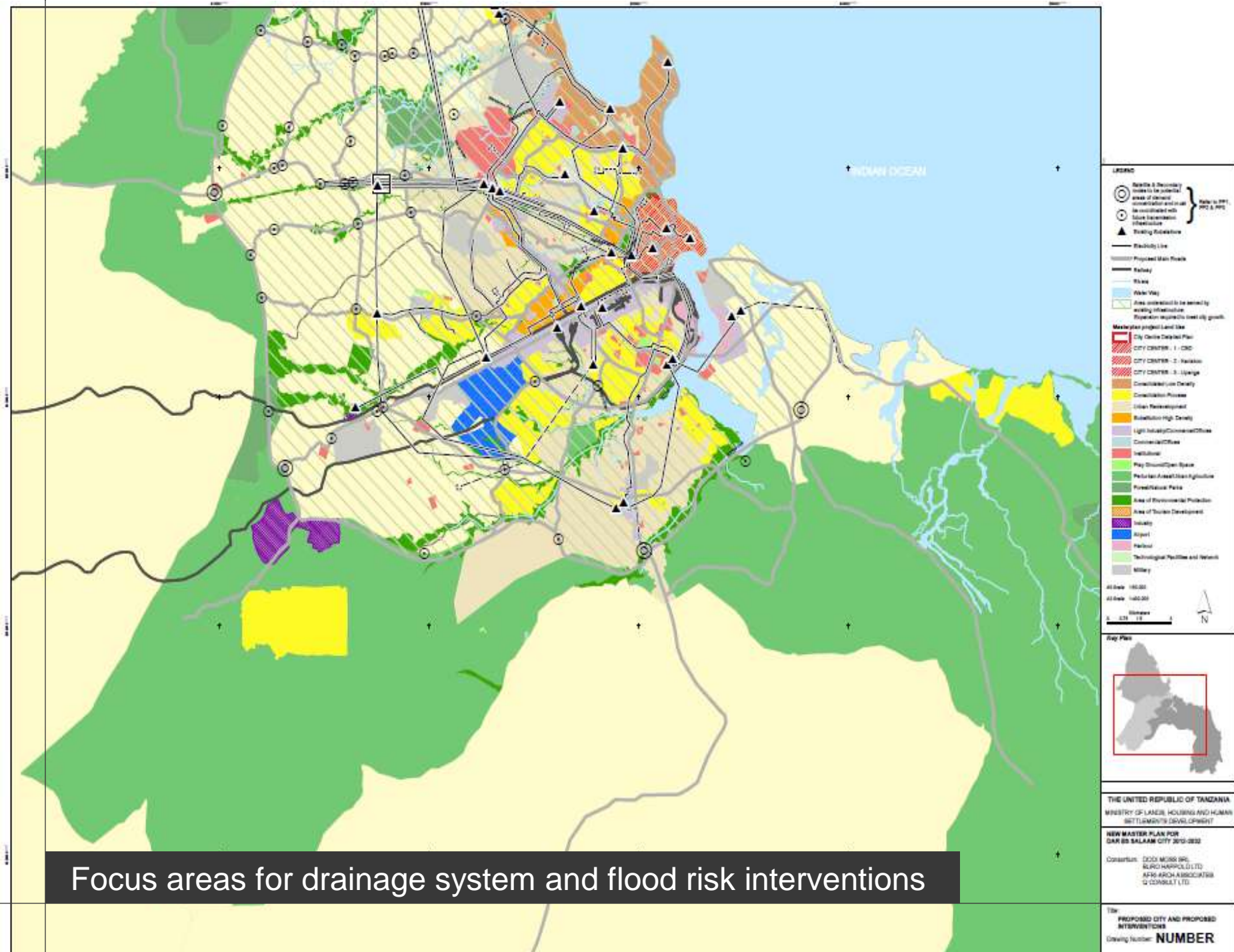
Drawing Number: **1**





Risk of drainage system failure – Planned





Focus areas for drainage system and flood risk interventions

DAR ES SALAAM MASTER PLAN REVIEW
Draft final report

GOVERNANCE

Governance constraints to implementation of plans

- 1949 - freehold land system, later abolished
- Poor/lack of monitoring implementation
- Abolition of the LGAs from 1972 to 1984
- Lack of a clear mandate for custody of the Dar es Salaam master plans
- Lack funds for projects proposed in the master plans,
- Poor coordination among the many actors in the city
- Non-compliance and weak enforcement law and regulations
- Inability of LGAs to involve the private sector in plan implementation
- Disproportionate focus on “planned green field” development at the expense of informal settlements

Previous attempts to resolve governance constraints

- 1968 master plan proposed a section in the town planning division for ongoing planning and monitoring
- The 1979 master plan proposed a Utilities Coordinating Committee for the same reason
- Dar es Salaam City Commission merged functions for economic and physical planning into one Department strengthen coordination.
- SUDP enhanced participation of communities, CSOs and the private sector through thematic 'Working Groups' to strengthen capacity of the council departments, management teams and standing committees

Capability and resource constraints

- LGAs financial resources too low
- LGAs unable to raise loans due to stringent conditions
- Over 75% dependency on government grants
- Grants not remitted in and received late,
- Urban development sector is not allocated grants
- LGAs do not directly access donor funding,
- Budgets of the LGAs are not linked to the physical development plans
- Land rent collected by the central government
- Revenue from property taxes not linked with provision of infrastructure

Summary of key recommendations

- 1) institutional restructuring
- 2) DSM structure of LGAs
- 3) inter-governmental relations
- 4) Financing
- 5) community participation
- 6) Monitoring
- 7) Compliance and enforcement
- 8) informal settlements
- 9) legislative reforms

DAR ES SALAAM MASTER PLAN REVIEW

Restructuring proposal 1

**PROPOSED CREATION OF A
METROPOLITAN AUTHORITY**

Proposed restructuring of the Dar es Salaam LGAs

- ***Objective:***

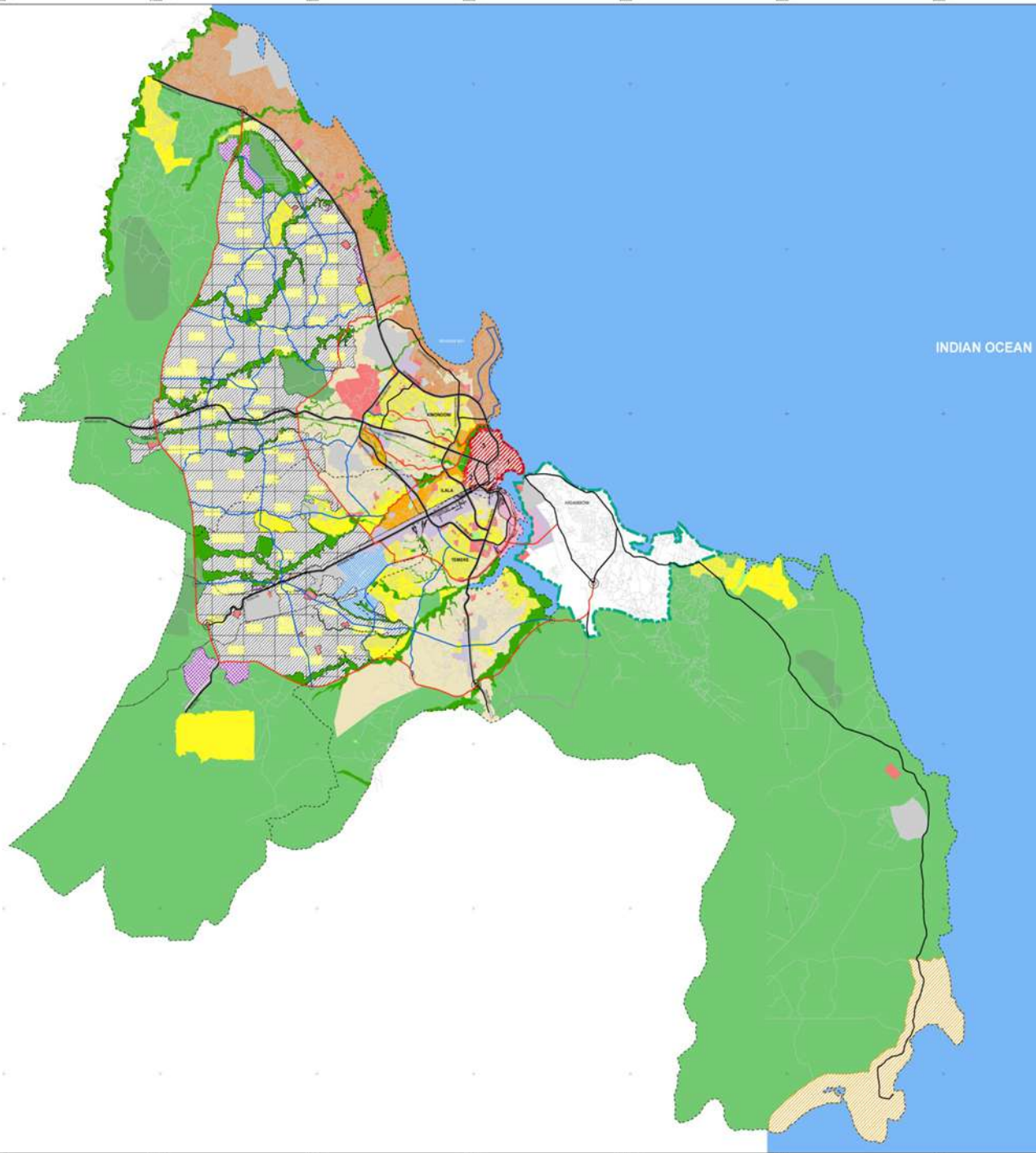
To strengthen the position of the operational structure of the Dar es Salaam LGAs by placing DCC (***or creating a DSM Metropolitan Authority?***) in a clear leadership position on matters of urban planning and physical development coordination

Proposed powers of the Metropolitan Authority

- Power to veto decisions, physical plans or activities of the Municipal Councils that are inconsistent with the Metropolitan Authority Development Plan, the metropolitan structural plan or land use policy.
- Power to ensure that land use in the City and the metropolitan area follow designated plans.
- Powers to prepare comprehensive and integrated development plans incorporating the plans of the lower municipal councils.
- Provide for appeal to the Minister by a municipal council aggrieved by a decision of the Metropolitan Authority.

Functions of the proposed Metropolitan Physical Planning Authority

- Developing Physical Development Plan for the Dar es Salaam city and the metropolitan area;
- Addressing planning issues within the Dar es Salaam City and the neighbouring districts of Mkuranga, Kisarawe, Bagamoyo and Kibaha;
- Planning major transportation, infrastructure and other utilities in conjunction with utility agencies and other relevant bodies;
- Overseeing and monitoring the execution of the Metropolitan Authority Development Plan;
- Adopting the Dar es Salaam City, municipal, district and town structure plans for approval



- LEGEND**
- CITY CENTER DETAILED PLAN
 - CITY CENTER - 1 - CBD
 - CITY CENTER - 2 - Kariakoo
 - CITY CENTER - 3 - Upanga
 - CONSOLIDATED LOW DENSITY
 - CONSOLIDATION PROCESS
 - URBAN REDEVELOPMENT
 - SUBSTITUTION HIGH DENSITY
 - LIGHT INDUSTRY / COMMERCIAL / OFFICES
 - COMMERCIAL / OFFICES
 - INSTITUTIONAL
 - PLAY GROUND / OPEN SPACE
 - PERIURBAN AREAS / URBAN AGRICULTURE
 - FOREST / NATURAL PARKS
 - AREA OF ENVIRONMENTAL PROTECTION
 - AREA OF TOURISM DEVELOPMENT
 - INDUSTRY
 - AIRPORT
 - HARBOUR
 - TECHNOLOGICAL FACILITIES AND NETWORK
 - MILITARY
- EXISTING MAIN ROADS
NEW CONNECTIONS ROADS
NEW SECONDARY CONNECTIONS
NEW SATELLITE CENTERS
NEW SECONDARY NODES
NEW URBAN GRID
NEW URBAN CENTRALITIES
KIGAMBONI MASTERPLAN

- BUILDINGS
- ROAD NETWORK HIERARCHY**
- FIRST TIER
 - SECOND TIER
 - THIRD TIER
 - RAILWAY
- CONTOURS
MUNICIPALITY BOUNDARIES

