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National Vision
How the masterplan fits the national vision for DSM

The National Vision 2025

National commercial hub
A competitive economic environment and attractive to investment and business

Personal development
Provide opportunities for all to develop socially, economically and politically

Dar es Salaam provides its residents with a platform for opportunity
This applies to the formal and informal economies. Focusing on promoting progression.
• **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
Street market
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 HAPPO B LTD AFRIC-ARCH ASSOCIATES Q CONSULT LTD

Title: FUTURE CITY: ROAD SYSTEM

Drawing number: 8
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.
Centralities: functional organization

- School (50%)
- Public institutional (24%)
- Office/Retail commercial 5 HA
- Civic and cultural center 4 HA
- Green/Sport facilities 4 HA
Development oriented by main road system, based on context
Hypothesis of land use in the Urban Centralities

- **Blue**: School
- **Dark Blue**: Public institutional / Civic and cultural center
- **Red**: Office/Retail commercial
- **Gray**: Street and parking facilities
- **Green**: Green/Sport facilities
Hypothesis of functional aggregation in the Urban Centralities
Masterplan project Land Use

- CITY CENTER DETAILED PLAN
- CITY CENTER - 1 - CBD
- CITY CENTER - 2 - Kariakoo
- CITY CENTER - 3 - Upanga
- KIGAMBONI MASTERPLAN
- CONSOLIDATED LOW DENSITY
- URBAN REDEVELOPMENT
- CONSOLIDATION PROCESS
- SUBSTITUTION HIGH DENSITY
- LIGHT INDUSTRY AND COMMERCE / NEW CENTRAL
- INDUSTRIAL COMPOUND
- COMMERCIAL / OFFICES
- PLAY GROUND / OPEN SPACE
- PERIURBAN AREAS / URBAN AGRICULTURE
- FOREST
- INSTITUTIONAL
- AIRPORT
- HARBOUR
- 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 then 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%
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%
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.
MORPHOLOGICAL AND TYPOLOGICAL ANALYSIS
### Building and Block Survey

**Building Level Survey**

<table>
<thead>
<tr>
<th>Description</th>
<th>Yearly</th>
<th>Monthly</th>
<th>Weekly</th>
<th>Daily</th>
<th>Hourly</th>
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<tr>
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<td>2022</td>
<td>2023</td>
<td>2024</td>
<td>2025</td>
<td>2026</td>
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<tr>
<td>Location</td>
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<td>Thessaloniki, Greece</td>
<td>Ioannina, Greece</td>
<td>Patras, Greece</td>
<td>Heraklion, Greece</td>
</tr>
</tbody>
</table>

**Building Type and Construction Characteristics**

- **Historical value**: High
- **Architectural value**: Medium
- **Social and cultural value**: Low

**Main Use of the Building**

- **Residential**: 80%
- **Commercial**: 15%
- **Industrial**: 5%

**Ground Floor Main Use**

- **Residential**: 60%
- **Commercial**: 30%
- **Industrial**: 10%

**Basic Condition**: Good

**Rating of the Building**: 5/5

**Preceded by Lifting Buildings**: Yes

**Main Height of Buildings**

- **Commercial**: 5 floors
- **Residential**: 7 floors

**Building Plan and Construction Characteristics**

- **Shopping Mall/Store**: Yes
- **Office Space**: Yes
- **Industrial Area**: Yes

**Building Features**

- **Storage Tank**: Yes
- **Swimming Pool**: No

**Building Survey**

- **Building Name**: Athens Building
- **Building Location**: Athens, Greece

**Survey Team**

- **Surveyor**: Arch. Maria Tzouvaras
- **Assisted by**: Arch. Stavros Zografos

**Contact Information**

- **Phone**: +30 210 365 3000
- **Email**: info@buildingsurvey.gr
New Masterplan Policy
SCHEME OF URBAN RENEWAL INSIDE INFORMAL SUBURB

Renewal through substitution and upgrade

Main concept of the renewed urban settlements

A. The area is characterised with low density informal buildings
B. The new solution proposes to increase the density and the quality of housing

Phase 1
A. Single family buildings
B. Low quality and small open spaces

Phase 2
A. Upgrade of quality and density
B. Hypothesis of new solution

Phase 3
A. Hypothesis of new solution

Informal settlements in which are decide to do a renewal
Blank area used to move population during the renewal
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 the projectual hypothesis

Subward surface
590,000 sq m

New covered surfaces (multifamily 3 floors buildings)
30,000 x 12,5 = (375,000 sq m)/3 = 125,000 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. 550,000 – 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:

Scheme of renewal to 3 Floor multifamily buildings

- new multi family buildings (3 floor)
- buildings: distributive spaces
- green areas
- neighborhood streets
- main roads
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
Natural areas to protect
Risk of insufficient water
Msimbazi river bed pollution
Risk of polluted water
Existing oxidation pond near Mabibo
Proposed and existing sewerage and sanitation systems
Risk of drainage system failure - Existing
Risk of drainage system failure – Planned
Risk of fluvial flooding
Focus areas for drainage system and flood risk interventions
Flooding policies
Proposed and existing potable water supply systems
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 to 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