The Limit of Community initiatives in addressing resettlement in Kurasini Ward, Tanzania

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SUMMARY

Tanzania has been experiencing a rapid rate of urbanisation of up to 8% per annum. The rapid growth has mainly been the result of rural-urban migration and natural increase. To cope with the deficiency, individual households have been constructing houses in informal settlements where there have been no restrictions of entry. The informal settlements have proliferated in urban cities where 70% of Tanzania urban population resides. In Dar-es-Salaam city, the largest and primate urban city in Tanzania with about 3.5 million, people have approximate two thirds of its residents living in informal settlements.

This paper describes the process adopted for redevelopment of Kurasini ward in Dar-es-Salaam, which is being implemented by the Ministry of Lands in collaboration with Tanzania Harbours Authority (THA), in order to give space for the port expansion. The main aspect of Kurasini redevelopment includes resettlement of more than 36,000 people who have been living in various informal settlements within the ward. However, the argument behind this process are two folds: First, the design for resettlement and compensation of displaced people has focussed only to the structure owners with no considerations to tenants who are the majority; second, is the failure of the project to specify alternative sites for the displaced people. Key to this paper is emerging role of Tanzania Federation of the Urban Poor (TFUP) and Centre for Community Initiatives (CCI) and NGO who have started to collaborate with Temeke Municipality and Ministry of Lands in finding alternative solutions for land and shelters for the displaced people.

Based on the enumeration survey conducted in Kurasini Ward and the key informant-interviews with key stakeholders, this paper argues that although the Tanzania Federation of the Urban Poor have potential in supporting the horizontal dimensions of community organisation, they have limitations. They require continuous help from support NGO in order to unlock the vertical opportunities and support from the Government, Municipality and other agencies. Moreover the paper argues that in resettlement projects Governments and Municipality need to be flexible in addressing the needs of all urban poor including the structure owners and tenants. Finally the paper provides recommendations on how resettlement of the urban poor should be done effectively and equitably.
Key words: Resettlement, Urbanisation, Urban poor, Structures Owners, Tanzania Federation of the Urban Poor, NGOs.

1. INTRODUCTION

Rapid growth of the world’s population has been one of the most visible and dramatic changes to the world over 100 years (UN, 2003). The world population reached 6 billion in 1999 and is estimated to reach 7 billion soon after 2010 (UN-HABITAT, 2003). A significant proportion of this population increase has been and will be absorbed in urban areas. Twenty years ago, there were 245 mega-cities around the world, and today there are 375. It is estimated that by the year 2015, 40% of the world’s urban population will live in mega-cities (UN-HABITAT, 2003). These figures in the developing world are even more dramatic. Urban settlements in developing countries are growing at five times the rate of those in developed countries. According to the population Division of the United Nations, by 2015 the urban population in developing countries is expected to reach 50%. Table 2.1 shows distribution of urban population in more and less developed regions (UN, 2003).

Table 2.1 Distribution of urban population in more and less developed regions

<table>
<thead>
<tr>
<th>Distribution of urban population in developed and developing regions</th>
<th>1975</th>
<th>2000</th>
<th>2015</th>
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<tr>
<td>Developed regions</td>
<td>734 millions</td>
<td>898 millions</td>
<td>954 millions</td>
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<tr>
<td>70%</td>
<td>75.5%</td>
<td>78.6%</td>
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<tr>
<td>Developing regions</td>
<td>809 millions</td>
<td>1,965 millions</td>
<td>2,915 millions</td>
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<td>26.5%</td>
<td>40.4%</td>
<td>48.6%</td>
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(Source: UN, 2003)

These figures reflect the high migration of people to cities as well as natural population increase among the urban residents. It also indicates the emerging challenge that urban authorities will have to address in the near future. The high levels of urbanization rate and slums have also been examined by UN-HABITAT, 2003. Table 2.2 shows the proportion of people living in informal settlements in selected regions.

Table 2.2 Proportion of informal settlements in selected regions

<table>
<thead>
<tr>
<th>Proportion of people living in informal settlements in selected Regions</th>
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<tr>
<td>Region</td>
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<tr>
<td>Developing Region</td>
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<tr>
<td>Sub-Saharan Africa</td>
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<tr>
<td>North Africa</td>
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<td>South- Central Asia</td>
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<td>East Asia</td>
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<tr>
<td>Western Asia</td>
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<td>South East Asia</td>
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<td>Latin America &amp; Caribbean</td>
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(Source: UN-HABITAT, 2003)

It is evident that among the regions, Sub-Saharan Africa is the region with the highest proportion of informal settlements with 72% of the total population (UN-HABITAT, 2003). Based on these facts, it is clear that the populations of informal settlements particularly in...
Sub-Saharan Africa warrant better attention in basic service provision such as housing and shelter.

**Urbanization in Tanzania and Dar-es-Salaam**

Tanzania is a large country with an area of approximately 940,100sq.km and a population of approximately 36 millions. Of the total population, some 25 percent live in urban areas but the urban population is growing rapidly at over 8 percent per annum, around twice the national rate of population growth. Despite the government emphasis in the past on improving living conditions in the rural areas, rapid urbanization has continued. Investment in the public and private sector has not kept pace with population growth in urban areas. Low levels of urban management capacity and inappropriate institutional arrangements have hampered the development of the urban sector (World Bank, 2005; Kyessi and Kyessi, 2007).

Dar-es-Salaam city is the commercial city of Tanzania. Due to the rural-urban migration the city is growing at the rate of approximately eight percent per annum and suffers most of the endemic problems. With 70 percent of the urban population accommodated in informal settlements, the ability of the city government to cope with the timely delivery of infrastructure services is severely constrained. Informal settlements continue to expand and it has been estimated that 50 percent of the informal settlements population live on average income of about US $ 1 per day, which is below the poverty line.

**Approaches to deal with Informal Settlements in Tanzania**

In the 1960, the approach to dealing with the growth of informal settlements in Tanzania, and in particular Dar-es-Salaam, was the common approach of slum clearance. The objectives of slum clearance were to get rid of the city of the eyesores of squatter housing. To improve housing of the urban poor, the government implemented its slum clearance and redevelopment policy by developing high-standard buildings on the cleared sites. This policy, which was implemented through the National Housing Cooperation, proved to be unsustainable due to high economic and social costs. In the 1970s the government adopted a softer approach to dealing with informal settlements. In the late 1980s the World Bank supported slum-upgrading projects, which later formed the national strategy for managing growth of unplanned, informal settlements. However upgrading projects aimed at providing basic infrastructure and services with no attention to housing and shelter. Moreover in 1992, the UNCHS (Habitat) sustainable cities program introduced the Environmental planning and Management (EPM) approach in Dar-es-Salaam to improve the capacity of the city council to better plan, coordinate and manage urban development functions in partnership with other institutions including NGOs and CBOs.

**Land ownership in Tanzania**

In 1995 the government introduced a new National Land Policy, which set out a number of changes to the land administration and servicing norms that aimed at addressing the problems of the urban poor living in unplanned and poorly serviced settlements. These changes include the ability to obtain right of occupancy for a term not exceeding 99 years; entitling women the right to acquire land; recognizing that land has value in contrast to the historical notion in the region that it does not; ensuring that residents of unplanned settlements would have their rights recorded and maintained by the relevant land allocating authority; revising planning standards, including standards for the provision of infrastructure, to ensure improved land use and more compact development.

Moreover the policy document on unplanned urban settlements acknowledges that over 50 percent of urban residents in Tanzania live in poor conditions in unplanned settlements. It
states that these areas will not be cleared but rather will be upgraded and provided with facilities for adequate sanitation and other basic services. The upgrading will be prepared and implemented by local authorities with the participation of residents and their local community organisations.

**Land tenure system in Tanzania**

The Land Ordinance of 1923, under which all land in the country is publicly owned and is vested in the president, governs Land tenure in Tanzania. The government by way of “right of occupancy” grants access to land. Urban land can be described as being planned or unplanned. Access to land can be through formal or informal means. In the formal land delivery system, the allocation and transference of land is via procedures laid down by the government. Such land is usually planned and its legal status is expressly recognised by the government. In the informal land delivery system, the government outside the ambit of the procedure lays down the allocation and transfer of land. Such land will usually be “privately” owned by which we mean that the land in question is in the control of people who, by virtue of, for example earlier occupation or acquisition, or by virtue of customary tenure. The informal land delivery system would also include access to planned land through procedures laid down by the government, for example where government officials sell, or sanction the sale of, planned land in private dealings (Kironde 1995; Kombe, 1995). Until 1974, urban land could be obtained formally from government, either by direct allocation or by way of premium tendering. In 1974, the system of premium tendering was discontinued. Today land is administratively allocated: application is made to district land officer who submits all applications to an allocation committee, which makes the final decision. Besides allocation by public authorities, land can be obtained informally by way of occupation without permit, allocation by local leaders or land owners, inheritance, and purchase. In some cases, particularly in the case of village owned peripheral land, the local leaders can allocate land to a newcomer for a token fee. Inheritance is also a major way of obtaining land, especially in the older areas, either planned or unplanned. More often, land is obtained by way of purchase from recognized owners in unplanned areas who sub-divide and sell it either as building plots or as agricultural land. The majority of land owners in unplanned areas obtain land in this way.

2. **Resettlement Concepts and Literature Review**

A project that involves involuntary resettlements represents a significant challenge to governments and international financing cooperation. Without proper planning and management resettlement may result in long-term hardship for affected people and environmental damage to the locations in which they are resettled. Such potentially negative consequences may diminish the developmental impact of the project and thereby tarnish the reputation of the long term-project (IFC, 2002).

Resettlement is involuntary when it occurs without the informed consent of the displaced persons, or if they give their consent without the power to refuse re-settlement. Urban resettlement in urban or peri-urban settings typically results in both physical and economic displacement affecting housing, employment and enterprises (IFC, 2002). Pater et al (2002) argues that it is hard to avoid some population displacement in any city where the government seeks to improve the provisions of infrastructure and services for their population. Within an increasingly competitive global economy a successful city needs to attract new enterprises, and thus also requires redevelopment and changes in land use.

Key processes, which are essential for achieving successful resettlement, as reviewed in the literature are as follows:
Involvement of all stakeholders in the process.

Involvement of all stakeholders in the process, which include communities and civil society organisations, is critical for achieving successful resettlements. Consultations with local government, community leaders, and representative of affected population are essential to gaining comprehensive understanding of the type and degrees of adverse project effects (IFC, 2002). A paper written by Pater et al (2002) on people managed resettlement argues that successful resettlement is underpinned by strong levels of community organisations including preparation of baseline survey of the households to be moved. Moreover the World Bank guideline on resettlement recommends the importance of involving all stakeholders in resettlements scheme (World Bank, 2007). It argues that displaced and compensated persons need to be consulted and encouraged to participate in planning and implementation of resettlement and compensation programme. In India, the state government appointed an alliance of SPARC and NGO, the National Slum Dwellers Federation (People’s movement) and Mahila Milan (Women together) for supporting community drive process in resettlement programs. These were involved in the design of the permanent housing and of the infrastructure, layout, and provision of community facilities, road networks, open space and building design (Pater et al, 2002; ACHR, 2004).

Detailed socio economic survey

Detailed survey of socio economic pattern existing in the resettlement areas provides clear understanding of the people’s livelihood and the general environment. The information collected is essentially used for providing baseline information and benchmark for resettlement. It also helps to determine the magnitude of displacement, prospective losses, better targeting of vulnerable groups, and ascertaining actual costs of resettlement.

The key aspects of surveys include: enumeration where total number of population and households are counted to establish the list of legitimate beneficiary; household survey to obtain socio-economic pattern, which is critical for understanding their livelihood. For example in Mumbai, a successful resettlement was achieved after conduction of detailed household survey which included house counting, mapping, numbering, plot survey (cadastral), household survey, settlement profile and forming and reforming of groups (Patel et al, 2002; ACHR, 2004). The processes also provides comprehensive impact assessment of the people who will be affected by resettlement.

Providing of Alternative Land for the Displaced people

Provision for alternative land is critical for achieving successful resettlement. Wherever possible resettlement sites should be identified to the proximity of affected people to establish sources of employment, entrepreneurship and schooling for their children (IFC, 2002). For instance, resettlement sites for Phnom Penh were deliberately located closet to the urban centre in order to help displaced residents with employment opportunities. As a result many experienced less unemployment, less income reduction and less employment change (ACHR, 2004).

Availability of Legal Framework

A clear understanding of a legal framework which describe all laws, decrees, policies and regulation relevant to the resettlement activities associated with a project is important for achieving resettlement. The key aspect of legal framework include the scope of the power of eminent domain and nature of compensation associated with it, both the procedure for assessing values and schedule for making compensation payment; the legal and administrative procedure including the appeal process. All stakeholders need to be aware of the implications of the legal frameworks on resettlement (IFC, 20002; World Bank, 2004).
Support Assistance to the Affected people

Wherever possible, the project should avoid or minimise the displacement of people by exploring alternatives mechanism. Resettlement projects should plan and execute resettlement as development initiatives that provide displaced persons with opportunities to participate in planning and implementing resettlement activities as well as to restore and improve their livelihood (World Bank, 2004; IFC, 2002).

3. REDEVELOPMENT AND RESETTLEMENT OF KURASINI WARD

Introduction

Redevelopment of Kurasini ward was conceived after it became apparent that there was a great increase in goods handled by the Dar-es-Salaam port. The Dar-es-Salaam port handles not only Tanzania’s international trade but also that of neighbouring states of Republic of Uganda, Zambia, Malawi, Burundi, Rwanda, Congo and Zimbabwe. Lack of adequate space for storage of transit goods has recent caused pile-ups within the harbour and its surroundings and has become a handicap to normal port operations. The pressure for land to accommodate port related activities have necessitated the Government through the Ministry of Lands and Tanzania Harbours Authority (THA) to redevelop the whole of Kurasini ward. Hence the main objective of this process is to expand the area to cover the informal settlement where people now reside to carter for the expected increase of transit goods (MOL, 2006).

Kurasini ward is located in Temeke Municipality of Dar-es-Salaam city. The ward covers about 670 hectares and has a population of 36,000 people. It has 5 streets (settlements), which include Minazini, Kurasini, Shimo la Udongo, Kiungani and Mivinjeni. The ward has different land uses ranging from residential, port areas, port related facilities, institutional and open spaces. The residential development constitutes about 30% of the total land and falls into categories including planned and unplanned residential areas. The planned residential areas include areas occupied by the Tanzania Harbours Authority, Tanzania Railways cooperation, Government quarters, Tanzania Electrical Company housing estates and scattered areas which are occupied by individual developers.

The planned area covers 127.2 hectares or 19.3% of the total land. However pockets of unplanned areas are visible in various locations of Zamcargo, Mabawani, Mivinjeni, Shimo la Udongo and Sadani and these covers about 65.8 hectares or 10% of the total land. Port operational area is predominant land use, which accommodates cargo handling and storage facilities along the harbour and covers about 112 hectares or 17% of the total land. In additional, there is port related facilities including transportation, warehousing, oil storage and workshop related activities which accounts for 15.8%. Details of existing land use for Kurasini Redevelopment area is shown in Fig 1.
Fig 1. Kurasini area redevelopment plan

**Redevelopment process for Kurasini ward**

The redevelopment process in Kurasini was planned to be undertaken in two phases. Phase one aimed at effective utilisation of the available land for port related activities. In this phase, about 160 houses in unplanned areas were to be cleared in order to provide additional land for port related facilities and oil storage. Currently only 115 houses have been compensated and demolished. Phase two will be a continuation of phase one whereby more emphasis will be on the redevelopment of the entire land including demolition of all unplanned settlements of Shimo la Udongo, Kurasini and Mivinjeni. About 7351 existing houses with a total population of 36,000 people will be involved in this process where compensation and resettlement will be required. However, the Ministry of Lands who is the decision maker has stipulated that it is only the structure owners who will be compensated from the resettlement plan. The package include compensation to house structures, land values, outside building, vegetations such as plants, flowers etc, disturbance allowance, rental allowance for 3 years to allow them to construct their new houses, transportation costs, and for those with business loss of profits, and finally opportunities for land alternatives for resettlement. Although alternative for land is considered as one of the package, the policy does not impose restrictions to people. There is a degree of freedom for people to choose to acquire those plots or to decide to settle in any informal settlements. Currently the Government has started
to allocate plots to Kibada and Vijibweni areas. However, tenants who are the majority have not been considered for any compensation on the basis that their contractual arrangements lie between structure owners and themselves who are responsible to settle their claims. Despite of this reality, most structure owners have not initiated any plans to assist the tenants and therefore there is a need to find ways and mechanism of assisting the tenants.

**Financing Framework for Kurasini Resettlement**

Considering the extent of the existing developments and the land available for port related facilities in Kurasini, it was envisaged that compensation of properties for unplanned settlement could reach a magnitude of Tshs 70 billions (US $). However due to financial constraints, the Ministry of Lands was able to access only Tshs 1billion which they used for conducting surveys, evaluations and initial compensations. Due to the financial limitations, it was agreed that compensation to unplanned settlements would be conducted in phases, using cost recovery mechanism. Pieces of land areas to be redeveloped were identified, surveyed and sold to the market for port related activities. The funds collected from the selling of the plots were then used to compensate more other people living in unplanned settlements. Currently about 115 houses have been compensated and their land area sold to the market for about Tshs 2.4 billions. With this capital seed, the Ministry of Lands intends to compensate more people about (300) within the next 3 months.

**Institutional Framework for Kurasini resettlement**

The institutional framework for Kurasini resettlement has three major levels which include the steering committee, technical committee and the task force. The steering committee is headed by the Permanent Secretary of Ministry of Lands and has other seven members from the Ministry of Lands, City Council and Temeke Municipality. The major functions of the steering committee are to coordinate all activities of the project and to obtain regular reports. The technical committee is headed by the Director of human settlement of the Ministry of Lands and has other eight members from the same Ministry of Lands and Temeke Municipality. The major functions of the technical committee are to provide supervisory role to the task force; to collaborate with the task force in the implementation of project activities. Finally the task force which has ten members drawn from the same is headed by the Project Manager. The major functions of the task force are to coordinate all activities on the development plan for Kurasini; to prepare actions plans for the project activities, to prepare reports on various stages of the project; and finally to develop financial frameworks for cost recovery for the project.

Despite of robust institutional mechanism in place for Kurasini redevelopment, other important actors have not been incorporated in the process. These include civil society organisations and community representatives of who the significance of their involvement is critical to the success of the Resettlement Project (MOL, 2006).

**Legal and Policy Framework for the resettlement in Tanzania**

Tanzania’s policy and legal framework makes provision for fair and prompt compensation, including resettlement actions that would fully satisfy the relocated persons. Section 3 of the Land Acquisition Act of 1967 gives the President of Tanzania to acquire any land or estate where such item is required for public purpose. This executive power is only used if the affected people in the Municipalities reject the areas through which the proposed infrastructure will be placed. Moreover the act requires the Government to pay compensation to the affected properties. It also specify settling disputes and disagreement issues related to amount of compensation; the right to acquire land; identification of persons entitled to compensation; any right, privilege or liability conferred or imposed and settling time of disputes.
Whereas the law relating to land administration in Tanzania is wide and varied, entitlements for payment of compensation are essentially based on the right of ownership. This is however different from the World Bank operational policy, which states that affected persons are entitled to some form of compensation whether or not, they have title of occupancy to the land (World Bank, 2007; UCLAS, 2004).

**Challenges on the Resettlement at Kurasini Ward**

The major challenges, which have affected smooth implementation of resettlement and relocation of Kurasini include lack of finances from the project to pay compensation to the affected people, which has reduced the pace of resettlement. For instances although the project started one year ago, only 115 houses have been compensated by the project. The delay in effecting compensation has brought disappointments to the affected people who had expected according to law to be compensated within six months after evaluations. An interview with households at Kurasini Ward shows that the government conducted house evaluation ten months ago, but until to-date they have not been paid. Indeed it is important the government to prepare financial instruments before resettlement is effected.

Another challenge regarding the Kurasini resettlement is the failure of the project to include tenants in the resettlement package. Despite the fact that majority of people living in Kurasini ward are tenants, no consideration was made to provide assistance to them. As a result, some tenants have taken initiatives to find houses in other neighbouring informal settlements. Consequently, some tenants are considering shifting to remote areas from the city centre where house rent is small. Hawa Ramadhani who is a tenant expressed her disappointment as follows: “the resettlement of Kurasini has indeed affected our future plans. Myself I am widow with 5 children and have always depend on small business close to the harbour for my livelihood. With this eviction I don’t know how I will survive with my children. The Government need to help us as well.” This shows how the shifting of people to far areas will have negative impacts to their income and livelihood. In this case, policy framework, which governs compensation, needs to be re-worked out.

Furthermore, the resettlement process at Kurasini, lacked involvement of wider stakeholders including communities and civil society organisation. As noted, the key actors who are involved are the Ministry of Land, Tanzania Harbours Authority and Temeke Municipality. Failure to involve communities and civil societies has created a vacuum in the flow of information among the participants. There is a need for all actors to be involved in the process.

The final challenge is the lack of comprehensive data collection for Kurasini settlements and the new resettlement areas. It was noticed that the available data derived by the Ministry of Lands does not entailed detail socio economic information for the whole population. For instance, the project document has used population figures collected in 2001 when the project was on the design stage; while the actual situation by the time the implementation is taking place has significantly changed. Moreover the resettlement had not included detail household survey for the whole population.

**4. The Role of Community Initiatives in Addressing Resettlement in Kurasini**

The community initiatives being described in this context is referred to Tanzania Federation of the Urban Poor. This is the union of savings schemes in various places in Dar, Dodoma and Arusha cities. The Federation now has nearly 1,700 members in 30 savings groups in Dar es Salaam, Dodoma, and Arusha; together they have saved 30 million shillings for small loans and an additional 5 million Shillings for housing/infrastructure. The initiative is part of Slum Dwellers International (SDI) movement, an international network of federations of the
urban poor who share ideas and experiences, and support one another in gaining access to adequate land, infrastructure and housing.

Since 2004, the Tanzania Federation of the Urban Poor with support from Centre for Community Initiatives (CCI), have been working in Kurasini ward in mobilising communities particularly of Zamcago, Mabawani and Rungwe areas to establish savings and loan schemes. Moreover they have also conducted enumerations aiming at improving shelter and other infrastructure development. However, due to existing pressure for redevelopment Kurasini Ward, the Federation have expanded its operation to cover the whole Kurasini ward informal settlements.

Based on the community engagement supported by the Federation in Kurasini ward, the following are key process which forms a continuum of horizontal potential for community initiatives. They include capacity of community in collecting socio-economic information and advocacy, mobilisations skills, community finance and knowledge transfer. Details of these processes are described below.

**Socio-economic Information and Advocacy**

Ability of the community to collect socio economic data through enumeration is vital in the process. Findings show that when empowered, community are able to collect satisfactory information. Moreover their involvement in data collection enables them to be aware of various development issues, which could be used for advocacy purposes. For instance, during enumerations and measuring of houses, it was evident that people living in informal settlements at Kurasini ward have small size of houses ranging between 60 square meters to less than 200 square meters. This information is currently being used by the Federation to convince the Temeke Municipality to reduce the standard plot size recommended by government, which for the high density is 400 square meters per plot.

**Mobilisation of Skills and Community finance**

Mobilisations of community to join savings and loans schemes have enhanced their financial capacity to improve livelihoods. Findings from interviews with Tanzania Federation of the Urban Poor indicate that initially, people living in informal settlements had few microfinance opportunities. However with establishment of savings and loan schemes many people have started to benefit from the initiatives. Moreover community have potential in mobilising themselves in various development activities.

**Knowledge Transfer through Exchange visits**

One of the key aspects, which are used by the Federation of the urban poor, to enhance skills and capacity, is through exchange visits. These are horizontal community driven strategies, which empowers community on various development processes. For example an exchange visit of Federation members of the urban poor members from Tanzania to Sri Lanka and India enabled the community to gain various skills on enumerations, negotiations between the community and government on land issues and financial and institutional frameworks on Slum Upgrading Facility (SUF).

These strategies are categorised as horizontal potentials illustrated in Fig 1.

![Fig.2 Horizontal potential of community initiatives](image-url)
The Limitations of Community Initiatives in addressing resettlement and relocation in Kurasini

Inspite of the above potentials, the community initiatives also face some limitations, which affects its impact to the wider implementations of the resettlement. An interview with Federation members indicated the following limitations, which include: ignorance of communities on various policy and institutional frameworks, which govern housing and shelter. As a result community are not proactive in demanding their rights and have no confidence to interact with Government officials. This ignorance is also contributed by the failure of government authorities to disseminate various policies to the public.

Another limitation is reluctance of the Government to involve community as active players in the resettlement plans. This has created a situation where top down decision-making have superseded the bottom up approach involving wider stakeholder in the process. Finally there is mistrust among the stakeholders as to whether the community have the financial capacity to recover the costs. This is due to lack of suitable financial instruments to support housing and shelter initiatives in Tanzania.

Indeed, there is a need for the Government and Municipality to enhance mechanism through which other stakeholders including the Federation of the urban poor and other NGOs could participate in the implementation of resettlement projects. Collaborative efforts and partnerships arrangements are essential in this respect.

5. Partnership Initiative for Addressing Resettlement

Following recommendations from the WSSD Summit (WSSD, 2002), the United Nation’s Urban Program has been largely supporting the development of innovative partnerships in cities around the world (UNDP, 2004). Governments, businesses, non-governmental organizations, and other institutions have been encouraged to promote a sustainable partnerships model in urban areas to address infrastructure and environmental problems. This innovative mode of service delivery is based on ideas of broad participation, a shared responsibility and local ownership among the interested partners (Paskaleva-shapira, 2001).

Although the key actors who were initially involved in the redevelopment of Kurasini are Ministry of Lands, Temeke Municipality and Tanzania Harbour Authority, there is indication that other actors such as community representatives and NGOs could also add value in the process. Through the support and advocacy role played by the Centre for Community Initiatives (CCI), a collaborative task force with members from Temeke Municipality, and Tanzania Federation of the urban poor have been initiated.

The major aims of the task force are to strengthen local capacity at community level to work with Municipality and Municipality to work with community in order to deliver a strategic, integrated approach to tenure security and people driven housing; to implement 1000 innovative pilot housing projects that demonstrate the effectiveness of such a partnership and that lead to these innovations being systematized and replicated at scale.

The task force, which is being chaired by the Municipality, meets once per month.
Fig 2 describes the framework of partnerships between Temeke Municipality, Centre for Community Initiatives (CCI) an NGO, and Tanzania Federation of the Urban Poor (Community).

The roles for Temeke Municipality in the partnership include assisting communities to secure land and access to subsidies for the projects. Moreover the Municipality is responsible to provide relevant information and assistance with respect to land ownership and allocation including guidance on modification of planning and building standards where these are required for equitable land allocation. Also the participants have a role to ensure that the data collected by the communities is utilized to its full potential. It also have a role of supporting exposure training for government officials in order to ensure their familiarity and support for the community processes; Finally, Temeke Municipality is responsible in providing staff support and assistance to work in partnership with community leadership, in preparing projects, organizing information gathering, upgrading and relocations.

The roles for Centre for Community Initiatives (CCI) in the partnerships include provision of community based technical assistance and training support in enumeration, settlement profiling, detailed base line survey implementation. They also have a role of furnishing the Temeke Municipality with relevant data obtained from the communities. Moreover CCI has a role of assisting poor communities to establish savings and loan schemes, especially with a view of promoting increasing levels of self-sufficiency, civic responsibility, as well as improving poor communities’ access to credit; Finally it has a role of training people in the housing process in a range of skills, such as tendering and procurement, construction and management.

Finally, the roles of the community Federation in the partnership are to provide information through enumerations processes and to participate effectively in all activities of the project.

One of the critical roles of collaboration meeting is the opportunity for the Federation members to share their ideas and potentials. In these forums, communities have been able to share viable information based on the enumerations they have conducted, or knowledge, which they have obtained from exchange visits. Through these interactions, there is slowly change in the mindset of Government officials to appreciate the community driven approach in addressing urban issues. Apart from this, the Federation has also benefited a lot from the collaboration including opportunity for them to understanding some policy aspects and procedures. Moreover the opportunity has enhanced their confidence to relate with Government and Municipality officials without fear. Ms Hadija Kingi, the chairlady of the Tanzania Federation of the Urban Poor commented: “The collaboration meeting has greatly enhanced our understanding on various issues regarding urban, housing a shelter. We feel to be more confident to relate and work with Government officials as results of this
collaboration.” Indeed the collaboration and partnerships involving all stakeholders is a powerful tool for opening up the vertical opportunities for the community.

Despite the importance of partnerships, achieving true collaborations for the urban projects is not easy. It requires commitment of all actors to work together for the long time and trust one another. However this may not be possible in a situation where there is high turn over of individuals’ staff within organizations. It also requires the active role of civil society organization such as NGOs to act as intermediary between the Government officials and communities. It also requires availability of finances to make interventions of the planned activities. Indeed strategic plans are required to ensure that collaboration of actors is achieved for resettlements.

5. CONCLUSION

This paper provides the process adopted for redevelopment of Kurasini Ward in Dar-es-Salaam, Tanzania. It has described major aspect of resettlement as outlined by the major actor of the implementations. Moreover the paper has outlined the role of community initiatives and partnership in addressing the resettlements.

The literatures have indicated the following factors, which are essential for a successful resettlement. They include: involvement of all key stakeholders in planning and implementation of activities; the need to conduct detailed socio economic survey to the existing and resettlement areas; the need to provide alternative land for displaced people; availability of legal framework and provision of support assistance to affected people.

However, resettlement of Kurasini ward faces a number of challenges including lack of finances to effect prompt compensation to the people; failure of the project to include the tenants in the compensation package; and the lack of comprehensive data for ensuring smooth implementation of resettlement.

Moreover the paper highlights the role of community in addressing resettlement in Kurasini which include their ability to collect information, the capacity to mobilise community, and availability of their local knowledge. These form the horizontal potential of community initiatives. However the potentials of these functions are not fully utilised due to a number of limitations including ignorance of community on various policy and institutional frameworks and reluctance of some Government officials in involving community as active players in the resettlement process.

Finally, the paper recommends for partnership initiatives which incorporate all key actors including the community representatives (Federation) and civil society in the resettlement plans and implementation. Through the facilitation support of CCI, the initiatives have already started in Temeke by creating a task force where all actors are involved. Through the partnership arrangement, community are beginning to be empowered through interaction with government officials and other players. Indeed there is need for all actors to develop mechanism through which all potential actors could collaborate in the resettlement projects and other development initiatives.

REFERENCE


