

Planning Standards for Urban Land Use Planning for Effective Land Management in Tanzania: An Analytical Framework for Its Adoptability in Infrastructure Provisioning in Informal Settlements

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Key words : Planning standards, Land use planning, and Land management

SUMMARY

Urban planning standards in Tanzania have an historical evolution on the use and adoptability regarding Master plan and land regularization planning approaches for effective urban land management in informal settlements. The evolution and adoptability of planning standards observed influenced by changes in socio-economic and investment aspirations in urban settlements. These standards, also seems to be influencing upgrading of infrastructure facility and utility in view of design, supply, demand and management in informal settlements. This paper provides findings from Community land use planning process in land use planning standards in upgrading projects, which were agreed by the communities, approved by responsible authority and implemented in Mwanza and Dar es Salaam- Tanzania. Specifically, explores policy and legislation environments supporting communities involvement in land use planning, documents community led land use planning process used in developing planning standards, determines roles and responsibility of different actors, and provides communities agreed planning standards in view of formal urban space planning standards. It ascertains also, policy and practical challenges and recommends output management precautions for adoptability in view of enhancing social sustainability, economic viability and ecological friendly for effective land management.

Underlying planning standards implementation, socio-economic and investment aspiration, bureaucratic procedures in planning and approval of land use plans, political acceptability and interference, continuous land subdivision after plans preparation are some identified critical analysis framework challenges for its adoptability in informal settlements. However, strengthening local grass-roots role in land management and training the same, adopting flexible standards based on existing situation with some limitation regarding sanitation, health, environment and fire risks considerations should be sought. Others include decentralizing power in urban planning field, affordability and equity. The study concludes that, unless land use planning activities for effective land management in informal settlements are closely monitored and regulated as the settlement grow, it will be costly-socially and economically to retrofit if planning standards do not conform to socio-economic, ecological and investment ties that sustain livelihood strategies in informal settlements.