

“SUSTAINABLE DODOMA VISION 2025: Workshop on Rural-Urban Interface with Focus on Sustainable Urban and Metropolitan Planning for Dodoma Vision 2025”

Venue: Treasury Square, Dodoma, Tanzania 11 – 14th July 2017

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INTRODUCTION

The workshop, which was organised by the President’s Office, Regional Administration and Local Government (PO-RALG) in collaboration with UN-Habitat, brought together over 90 participants including government officials, policy makers, experts, professionals and academicians to discuss and develop a road map towards *a Sustainable Dodoma 2025 – “a liveable city for all” that is well connected, safe and with a low carbon foot-print.*

OBJECTIVES

The discussions focused on important aspects related to sustainable urban planning for Dodoma Metropolitan taking into consideration the 21st century challenges (rapid urbanisation, poverty, inadequate housing, land access, climate change, disaster etc.), opportunities (modern urban planning tools, ICT, adequate and affordable housing, mobility, affordable clean energy technologies etc.) and Rural - Urban Linkages. These discussions were categorised under six thematic areas namely:

- 1) Sustainable environment and urban planning principles and methodologies;
- 2) Energy and other resource efficiency, clean energy generation and climate change;
- 3) Land use planning and development;
- 4) Development of adequate/affordable housing;
- 5) Rural - Urban linkages;
- 6) Sustainable urban mobility plan

WELCOME

The team from UN-Habitat led by Dr. Vincent Kitio (PhD) and comprising of Rahab Mundara (Urban Mobility Unit), Gonzalo Lacurcia (Urban Planning & Design LAB), Stephanie Loose (Regional and Metropolitan Planning Unit), Solomon Mkumbwa (Land and Global Land Tool Network Unit), Jerusha Ngungui, Fredrick Ochieng’,

Souleymane Diawara (Urban Energy Unit) and Jared Momanyi made a courtesy call to Alhaj Eng. Mussa I. Iyombe, Permanent Secretary, PO - RALG. The PS expressed the need to properly develop the existing smaller towns around Dodoma in order to improve the rural-urban interface. He further emphasised on result oriented approaches.

OFFICIAL OPENING

This workshop was officially opened by Keynote remarks presented by:

- Hon. George Simbachawene (MP), Minister of State, PO - RALG
- Dr. Vincent Kitio, Representative of Executive Director UN – Habitat (*Chief of Urban Energy Unit, Urban Basic Services Branch of UN-Habitat*)

Hon. George Simbachawene (MP) emphasised on the following key areas: identifying potential areas of collaboration between PO-RALG and UN-Habitat using Dodoma Region as a model towards scaling up across the country; development of a roadmap towards a *Sustainable Dodoma 2025 “a liveable city for all” well connected, safe with a low carbon footprint* and formulation of an effective **Action Plan** to enable the government to intervene.

He underscored the need to development of workable tools to bring harmony to the people in spite of challenges related to poverty, insecurity in land tenure, inadequate housing, heritage irrationalities etc.; look at best practices from other cities on aspect of land use and mobility and investigate of how the lessons are applicable in Dodoma; review of the current urban planning principles and methodologies; and drawing up of a Memorandum of Understanding (MoU) between PO-RALG and UN-Habitat following the workshop.

Dr. Vincent Kitio, on behalf of UN-Habitat, thanked the Tanzanian Government for associating UN-Habitat in this process and noted that the workshop was very instrumental in laying the foundation for a sustainable urban development for Dodoma where different sectors and services (housing, planning, mobility, land, rural-urban linkages, energy etc.) would be integrated in harmony.

He expressed the willingness of UN-Habitat to support Dodoma through technical expertise as well as availing various tools and methodologies that have been developed by UN-Habitat to address the 21st century urban challenges.

PRESENTATIONS

Several presentations were made throughout the 4-day workshop. Below are summaries of what the presentations entailed.

DAY ONE – 12TH JULY 2017

1. Strengthening Urban-Rural Linkages

Stephanie Loose gave an overview of the UN-Habitat's mandate on Urban-Rural Linkages which is enhanced by SDG 11 (Sustainable cities and communities), the 25th Governing Council resolution 25/1 and The New Urban Agenda.

She also presented a number of tools that have successfully been used in the urban-rural linkages which include a [selection of National Urban Policies](#), [International Guidelines on Urban and Territorial Planning](#) and the [UN-Habitat's initiative MetroHUB \(that serves as a bridge between the global level principles and the local context\)](#).

2. Achieving Tanzania Development Vision (TDV) 2025: As Perceived by Dodoma Region

Hon. Jabir Shekimweri delivered a presentation of the overall goal of the TDV which envisions transformation of the country from predominantly agricultural to semi-industrial economy by 2025. In order for the government to conduct its business efficiently and effectively from Dodoma, the following areas needed to be improved and thus require massive investment: housing, transportation systems, energy, social services and land management. In addition, the following challenges need to be addressed: inadequate resources, data weaknesses, capacity constraints, plan and budget linkages, 'business as usual' mindset and donor dependence.

3. A rural experience from Nzega District Council

The **Nzega District Executive Director** presented on the progress made in Nzega District. These include: preparation of Planning Boundary Areas for 18 centres; profiling of different house typologies; awareness creation through sensitisation meetings with the local communities; and youth training on interlocking bricks production.

4. Mainstreaming energy and resource efficiency measures into building practices

Dr. Vincent Kitio presented UN-Habitat's ongoing programme "*Promoting Energy Efficiency in Buildings in East Africa*" which was developed by UN-Habitat in collaboration with UNEP and the 5 East African Countries – Tanzania, Kenya, Uganda, Rwanda and Burundi. Its objective is to mainstream energy efficiency measures into the building codes, building policies and building practices in East Africa, and to provide technical advice to the construction of new buildings.

This will result in reducing greenhouse gas emission from new buildings. The programme, which is funded by the Global Environment Facility (GEF), has contributed in the development of the national building codes for Rwanda, Uganda and Kenya. In Tanzania, through the programme, input has been provided to the new building permit.

5. Potentials of Rural – Urban linkages in sustainable metropolitan development

Dr. Nimrod Mushi, through his presentation, proposed the following policy instruments to effectively reinforce rural-urban linkages to get desired results: integration of rural and urban within national development policies; decentralisation of urbanization; building rural-urban linkages into city development strategy; and promotion of mind set systems and linkages which are not necessarily static boundaries.

DAY TWO – 13TH JULY 2017

6. Global Housing strategy (Housing at the center of the New Urban Agenda)

Vincent Kitio presented an overview of housing and its impact on development in that it results to improved public health, increased environmental sustainability, economic growth, increased participation in the city fabric, urban resilience, access to opportunities and improved safety and security. He emphasised on the need to start by developing housing profiles for Dodoma metropolitan.

7. Development of adequate housing

Dr. Godrich Mnyone presented findings of a previous research that indicated that housing of Dodoma was inadequate and not affordable. This may be attributed to expensive legal frameworks, high building costs, low affordability and lack of formal affordable housing finance.

Several recommendations that were put forward include but not limited to promotion of local building materials and technologies, formulation of a flexible and affordable housing regulatory frameworks, establishment of a special housing low-income housing loan programme, decentralisation of housing, formulation of plans that comply with green building strategies among others.

8. Energy and Resource Efficient Building Design: Basic principles an assessment for tropical countries

Jerusha Ngungui presented a checklist tool developed by UN-Habitat that summarises strategies to be considered for energy and resource efficient building design and neighbourhood planning. These strategies include: site analysis, building footprint, building orientation, building shape, space allocation, openings, daylighting, solar protection, natural ventilation, passive cooling, passive heating, building envelope, external finishes, renewable energy, water efficiency, drainage, sanitation, solid waste management, landscaping, energy efficient appliances etc.

9. Sustainable urban mobility

Rahab Mundara highlighted mobility concepts that are geared towards the New Urban Agenda that include access to safe and affordable transport for all, promotion of non-motorized transport and development of compact cities that are resource efficient, have a variety of transport choices and encourage walkability. She also presented methodologies and tools for sustainable urban mobility that include Transit oriented demand and sustainable urban mobility planning that have been used in towns such as Ruiru, Kenya.

10. Urban planning in the context of the New Urban Agenda

Gonzalo Lacurcia delivered a presentation showcasing five principles of sustainable neighbourhood planning that could be very instrumental in the planning of Dodoma and its satellite cities. These principles include: adequate space for streets and public space and an efficient street networks; high density; mixed land use; social mix; and limited land-use specialisation. He showcased a few examples from South Africa, Philippines, Belize and Myanmar where these principles have successfully been implemented.

11. Land use planning and development

Dr. Fredrick Magina gave an overview of land use planning - the need for one and its usefulness. Various policy and legal frameworks in relation to land use planning in Tanzania were highlighted. It was noted that land use planning in Tanzania was not very effective as various studies had observed the following challenges: high number of informal settlements, violation of building standards and regulations, traffic congestions, escalating land use conflicts, poor implementation of land use plans, ineffective urban development control etc.

In order to transform Dodoma into a metropolitan liveable city the following interventions are necessary: preparation of sound land use plans; application of current planning theories and principles; implementation of projects; commitment to finance land use projects; and undertaking regular development control.

12. Dodoma City Master plan (1976, 2010 – 2030)

The new Dodoma Master plan (reviewed in 2010) was presented. This was an improvement on the previous one (1976 Master plan) in that it: covers a larger area, accommodates population growth, expands the industrial area, defines residential zones, includes government institutions and accommodates for government expansion, introduces new infrastructure (tram lines and ring roads) etc.

DAY THREE – 14TH JULY 2017

13. Securing land and property rights for all

Solomon Mkumbwa discussed about the Global Land Tool Network (GLTN) and the tools that support land administration in Urban and Metropolitan Planning. These tools include: Participatory and inclusive land readjustment (PILaR) – that improves the urban fabric; Land based finance for local governments (LBF) – that can be used to expand revenue base for financing urban development; and Social Tenure Domain Model (STDM).

14. Developing Dodoma: A Smart City

Erick Kitali presented a Smart City programme for Dodoma which is under development by PO-RALG. He highlighted the need for capacity building and importance of using ICT in service delivery and document processing.

15. Hands-on training on renewable energy technologies for youth empowerment at the Vocational Educational and Training Authority (VETA)

Parallel to the main workshop, a hands-on training on renewable energy technologies for youth empowerment was conducted at VETA Dodoma where **42 youths** were trained on how to install solar lanterns and solar street lights. The trainees presented the material built during the training and the principal of VETA Dodoma stressed that they will from now on develop a special training program on solar energy using training material from UN-Habitat.

THE WAY FORWARD

Dr. Vincent Kitio, presented a draft action plan following discussions and deliberations of the workshop that includes the following tasks:

- 1) Establishing of a Metro-HUB at the Division of Urban Development in PO – RALG on development of strategies for Rural - Urban linkages (*Establish the Metropolitan HUB*)
- 2) Conducting research to understand the Migrations flows: rural to urban and urban to rural
- 3) Establishing an Urban planning and design LAB for Dodoma Metropolitan and surrounding Emerging Small Towns and Rural Settlements
- 4) Developing a funding mobilisation strategy for financing urban project implementation
- 5) Developing Community participation process for all urban projects
- 6) Developing a Housing strategy for Dodoma Metropolitan and surrounding Emerging Small Towns and Rural Settlements
- 7) Developing an Energy/Resources Strategy for Dodoma Metropolitan and surrounding Emerging Small Towns and Rural Settlements
- 8) Developing a 15 years Strategic planning for Dodoma 2030 and link it with the SDGs
- 9) Developing and promoting Sustainable architecture and built environment appropriate to Dodoma Metropolitan and surrounding emerging small towns and rural settlements
- 10) Developing an integrated urban Transport/Mobility strategic development for Dodoma Metropolitan and surrounding Emerging Small Towns and Rural Settlements
- 11) Developing a Climate Action Planning for Dodoma Metropolitan; emerging small towns and rural settlements
- 12) Developing strategies for Water / Sanitation / Waste management / Drainage infrastructures

- 13) Strengthening Municipal Land Administration System in Dodoma Capital City
- 14) Strengthening District Land Administration System in Dodoma Metropolis
- 15) Developing Land sale/acquisition strategies from natives
- 16) Creating planning areas and develop urban planning strategies to guide the rapid transformation of rural area into urban areas
- 17) Developing policies and standards to coordinate the metropolitan development
- 18) Developing the Dodoma Smart City
- 19) Involving the youths in the implementation program through empowerment of VETA.

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