

FINANCING OF RURAL LAND USE PLANS FOR POVERTY ALLEVIATION IN TANZANIA

*Paper to be presented at the 5th annual general town planners meeting
in Dodoma*

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1.0 Overview of Land Use Planning in Tanzania

- German East Africa 1880s
- Town Development Control Ordinance 1932
- Town and Country Planning Ordinance 1956

1.0 Overview of Land Use Planning in Tanzania continued

- NEMC Act No 19 of 1983
- NLUPC Act No. 3 of 1984
- All planning Schemes prepared by T&CPO 1956
- Uhuru Corridor 1975, Lake Zone 1978, Masterplans, Sites & Services.

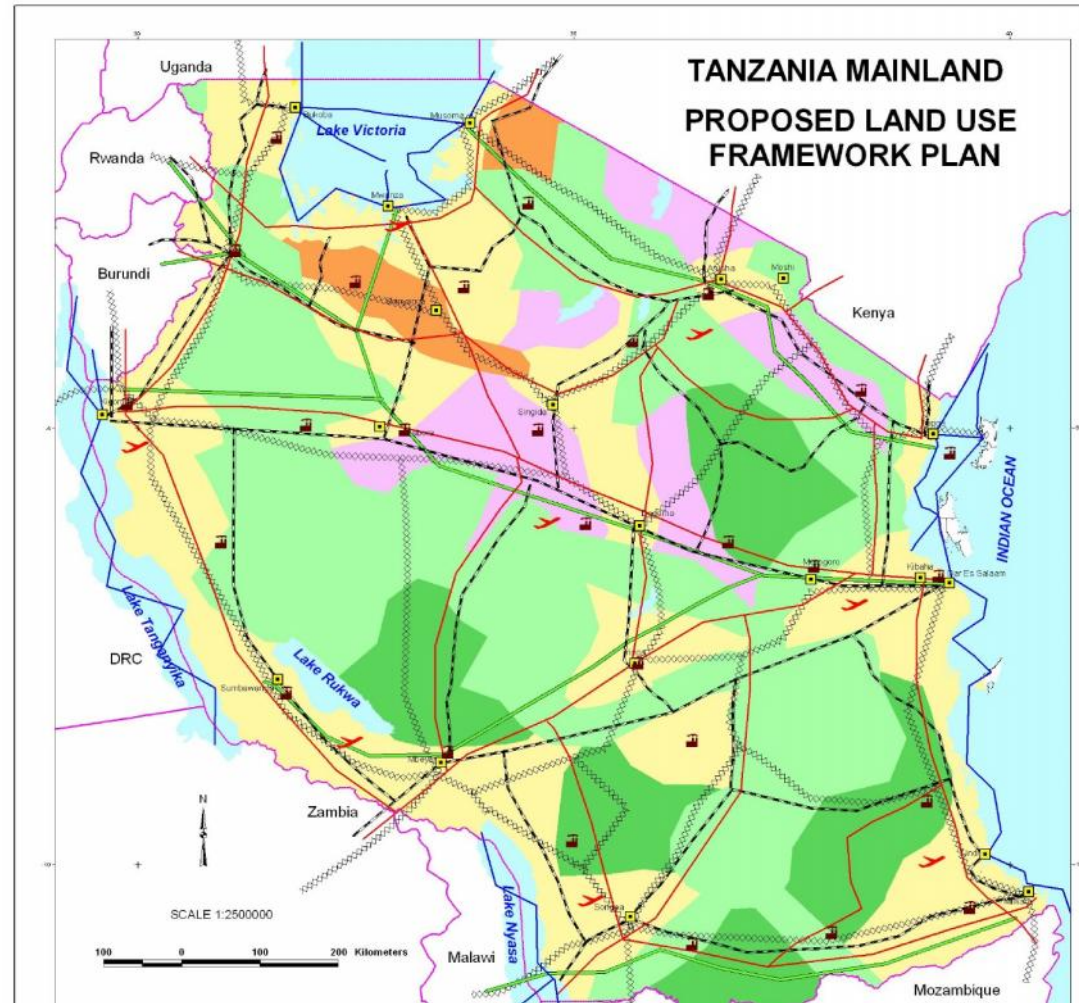
1.0 Overview of Land Use Planning in Tanzania continued

- Land Policy 1995
- Land Act No 4 and Village Land Act No. 5 of 1999
- Land Use Planning Act No.6 and Urban Planning Act No.8 of 2007
- Town Planners Registration Board Act No.7 of 2007
- Types of Rural Land Use Plans:
 - National Framework Land Use Plan
 - Zonal Framework Land Use Plan
 - Regional Framework Land Use Plan
 - District Framework Land Use Plan
 - Village (Less 10,000 inhs) Land Use Plan

2.0 Financing National Framework Land Use Plan

- NLUPC Planning Authority
- Section 14 of Act – main funds for NLUPC is Budget and Sect. 15 empower NLUPC to charge fees after approval of the Minister.
- First Plan prepared 2007 (Ardhi University) Approved 2013
 - Funding from Government Budget 2006/2007
 - The Plan Cost TZS. 100million
 - Through Project Proposal – Environment Project
To Combat Land Degradation and Conserve Water Sources

National Framework Land Use Plan 2013-2033



3. Financing Zonal Framework Land Use Plan

- NLUPC is the Planning Authority
- So far no zonal framework land use plan has been prepared.
- A zonal plan may cost about TZS 1 billion eg. Uhuru Corridor
- Potential source of funding is the Government through TANROADS as small percentage of National Road Networks or SGR.
- National Highways and SGR are attracting haphazard investments in the hinterland.

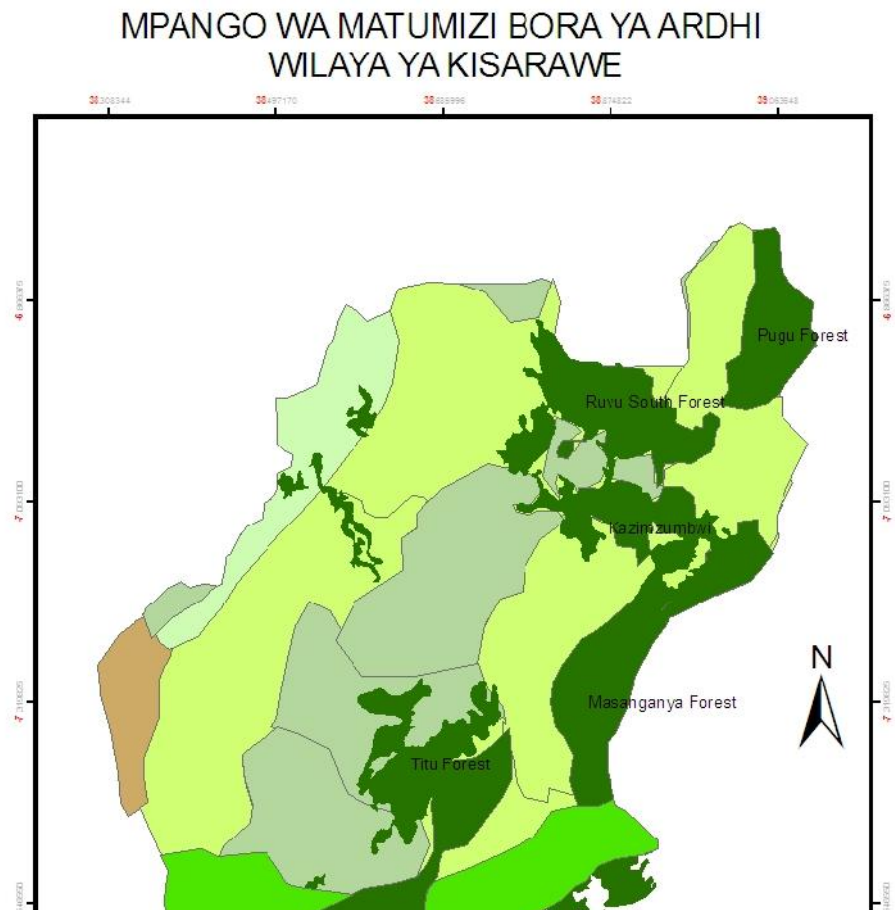
4. Financing Regional Framework Land Use Plan

- NLUPC is the Planning Authority
- It covers one administrative region
- So far no regional framework land use plan has been prepared
- It may cost about TZS 500 million.
- Main issues are lack of manpower and shortage of funding.
- Regions should be encouraged, they have regional profiles with baseline information.

5. Financing District Framework Land Use Plan

- District Council is the Planning Authority
- A handbook for dflup preparation was prepared in 2006 not yet reviewed.
- More than 50 dlups (out of 142 dcs) prepared mainly in Great Ruaha catchment area and downstream districts through environment project. World Bank along coastal districts under MACEMP.
- District Councils empowered by Local Government Finance Act of 1982 to collect funds through taxes, etc
- District Framework Land Use Plan cost on average TZS. 200 million.
- FYDP II has approved 25 DFLUP to be funded 2016- 2021

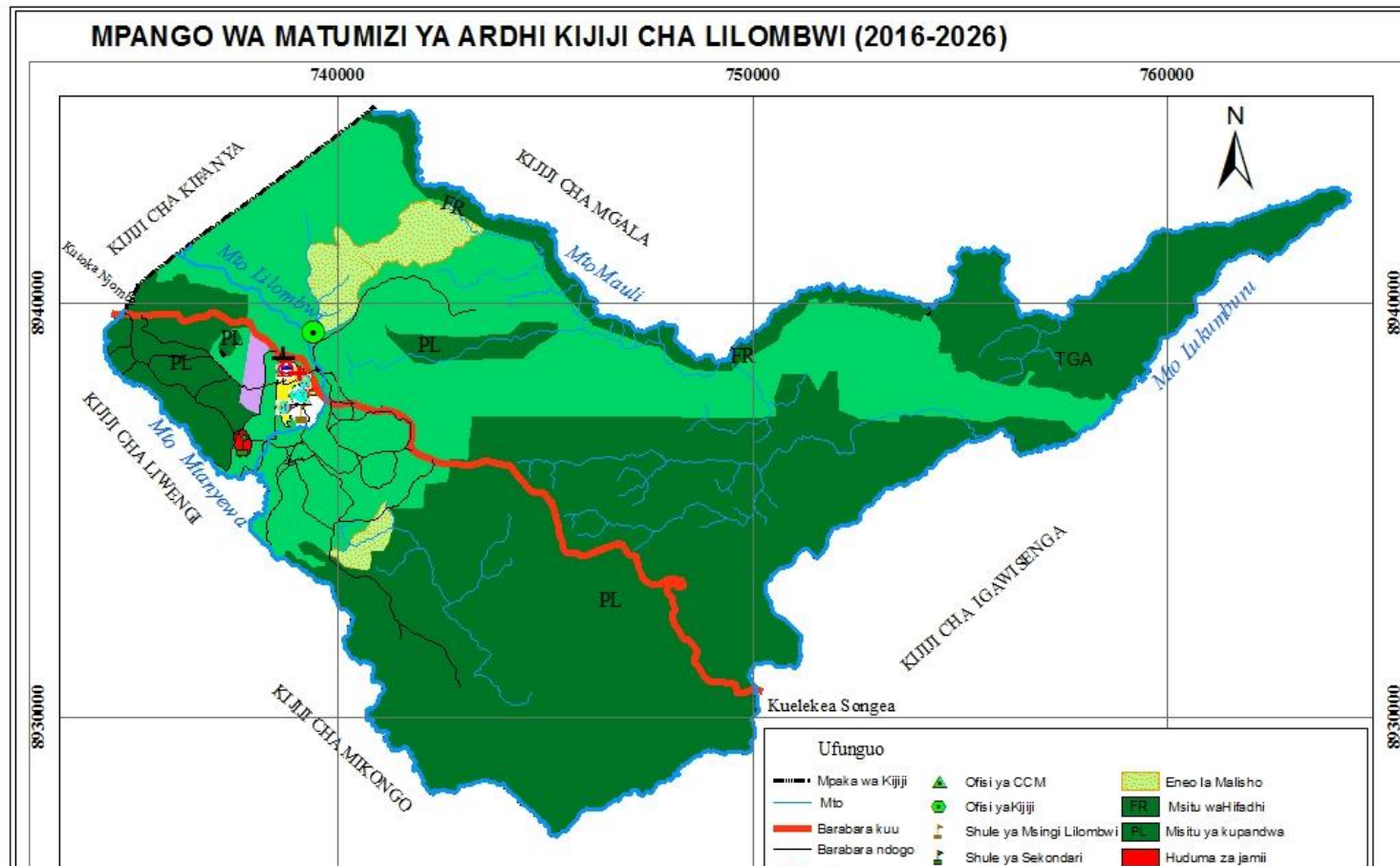
Map No. 2. Kisarawe District Framework Land Use Plan 2011-2021



6. Financing Village Land Use Plan

- Village Council is the Planning Authority
- The average cost of a village land use plan is TZS. 15 – 18 million (step one to four).
- Guidelines were prepared in 1998, reviewed 2005, 2013 & currently being reviewed.
- Most vlup are funded by the Government through NLUPC or Development Partners
- More than 1731 villages have VLUPs out of 12,000 registered villages in TZ.

Lilombwi Village Use Plan (Njombe Town) 2016-2026



7. Emerging Issues, Challenges and Conclusions

- Emerging Issues and Challenges
 - Lack of Zonal and Regional plans result to imbalanced physical developments
 - Government financing is decreasing while donor funding is increasing. Environmental funds are normally skewed and may not lead to equitable investments nationally.
 - NLUPC has not prepared zonal and regional framework plans as the planning authority.
 - NLUPC has not raised funding for the two plans by liaising with TANROADS, SGR, Port authorities etc may be not interested.

Conclusions

- In the FYDP II funding NLUPC should focus on areas not attracted by donor countries such as the Kagera, Mwanza, Shinyanga, Singida and other less attractive regions .
- NLUPC should help other planning authorities raise funding through workshops sensitization, train her experts in project proposals writing, direct FYDP II funding to those neglected areas.
- NLUPC and LGAs should hire the increasing private registered town planning companies to speed up zonal, regional, district and village land use plans.
- LGAs should avoid re-allocation of funds for land use planning, donors may not provide funds.
- The Land Use Planning Law should be reviewed to accommodate new thinking like hiring private planners and reviving the planning fees in the regulations and guidelines.

8. Recommendations

8.1 Policy and legal frameworks

- The FYDP II wants a reform on budgeting system that go for program approach with a number of key results such as a major road network and SGR that looks for complementarities and common synergies. For example zonal and regional land use plans should be part of the financing of feasibility studies for SGR or a major highway construction.
- Land use planning must protect arable and protected lands. Planning authorities must be retrained to treat arable land as good as reserved land

8.1 Policy and legal frameworks continued.

- Raising the status of MLHSD to the level of MoFP so that to forge interventions both physical development as well as economic development. "A thinking tank" be established in the MLHSD to propose such links, otherwise it will not be implemented.
- Sustainable income generation for National Budget and individual income growth depend on planned, surveyed and titled land. Sustainable income for individuals may be obtainable through collateral purposes such as the MKURABITA approach. This is the most obvious approach to deal with poverty alleviation for majority.

8.2 Institutional Capacity Building

- TPRB should conduct inservice courses such project writing/proposals, strategic plans, investment plans, resource mobilization strategies. From those strategies financiers will be able to find funding gaps they can fill in.
- Private town planning companies require multidisciplinary teams to access projects that require many disciplines such as the Stieglers Gorge Electricity project. Lower Rufiji Basin land use plan should have been prepared to take advantage of the dam, infrastructure and settlements development control in the basin. Irrigation plans/agriculture, wildlife conservation and settlements plans must be well planned ahead of the project implementation.
- TPRB should develop registration categories that include experts outside town planning who are in multidisciplinary teams as above.

THANK YOU

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