

IMPACTS OF URBAN DEVELOPMENT PRESSURE ON COASTAL LOCAL COMMUNITIES IN TANZANIA

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ABSTRACT

The study examined the socio-economic and cultural impacts of urban development pressure on coastal local communities in Tanzania, in line with the implementation of Human Rights and the National Land and Human Settlement Development Policy, and suggests measures to manage or prevent the adverse impacts and enhance beneficial impacts. Social Impact Assessment principles were employed to study the impacts of urban development pressure on Kaole, Ununio and Kilwa-Masoko. Qualitative data from 12 informants, 6 Focus Groups, and quantitative data from 150 heads of household and their spouses were collected using a semi-structured questionnaire. Data was analysed using the SPSS computer software. It was found out that impacts included low incomes, insecurity over land, food insecurity, poor access to social services, and vulnerability to poverty. Apart from Kilwa-Masoko, there were no programmes to avoid negative impacts of urban development. It is recommended that land allocation processes should properly implement Human Rights and the National Land and Human Settlement Development Policy.

Key words: development pressure, impacts of urban development, implementing human rights, poverty alleviation in coastal Tanzania, policies and development in Tanzania

ABSTRAK

Studi ini mengamati dampak sosio-ekonomi dan budaya tekanan pembangunan perkotaan pada masyarakat pesisir di Tanzania, sejalan dengan pelaksanaan Hak Asasi Manusia dan Kebijakan Pembangunan Hunian dan Tanah Nasional, serta menyarankan langkah-langkah pengelolaan atau pencegahan dampak negatif dan peningkatan dampak positif. Prinsip-prinsip Penilaian Dampak Sosial diterapkan demi mempelajari dampak tekanan pembangunan perkotaan di Kaole, Ununio dan Kilwa-Masoko. Data kualitatif dari 12 informan, 6 Kelompok Fokus, dan data kuantitatif dari 150 kepala keluarga dan pasangan mereka dikumpulkan menggunakan kuesioner semi-terstruktur. Data dianalisis menggunakan perangkat lunak komputer SPSS. Dampak yang diketahui diantaranya penghasilan rendah, ketidakpastian kepemilikan lahan, kerawanan pangan, kurangnya akses terhadap pelayanan sosial, dan kerentanan terhadap kemiskinan. Selain Kilwa-Masoko, tidak ada program untuk menghindari dampak negatif dari pembangunan perkotaan. Direkomendasikan agar proses alokasi tanah secara tepat menerapkan Hak Asasi Manusia dan Kebijakan Pembangunan Hunian dan Tanah Nasional.

Kata kunci : tekanan pembangunan, dampak pembangunan perkotaan, pelaksanaan hak asasi manusia, pengentasan kemiskinan di pesisir Tanzania, kebijakan dan pembangunan di Tanzania

INTRODUCTION

Coastal ‘zones’ are often areas which face intensive pressures for development. For several centuries, the East African coastline was of great importance to many families of artisan fishermen and peasants that depended on it for their subsistence. Recently, these coastal communities have found their traditional way of life threatened by affluent property developers. The private sector is the dominant contributor to people’s livelihood and the economy of Tanzania. It contributes to about 70% of the Gross Domestic Product and more than 60% of fixed investment. Agriculture has been the leading private sector bastion employing about 80% of the population.

According to the Land Policy of Tanzania *URT*, [1997] all land in Tanzania is public land vested in the President as trustee on behalf of all citizens. The government through the Ministry of Lands and Human Settlement Development has the mandate to allocate land including coastal areas for specific land use such as low density housing development. In recent years, there has been encroachment on land owned by coastal local communities, which often has left them with inadequate land for their own economic survival. Land in Tanzania is owned through customary land tenure (about 80%) and statutory tenure of land lease for 33, 66 or 99 years (20%). A certificate of land ownership is issued for the latter and not for the former type of ownership despite of its dominance. In many cases when towns expand to land held through customary land rights, existing customary land rights vanish following such declaration because occupation of land under this system is not officially recognized [*URT*, 1997]. As a consequence, land owned customarily is always at risk of being reallocated to other users by government and land owners are in many cases under-compensated and these payments are often delayed [*Lerise*, 2000].

Allocation of customary land is sometimes done without consulting the local communities despite the fact that the land policy has to promote equitable distribution and access of land to all citizens and ensure that customary land rights of small holders are recognised [*URT*,1997; *Lerise*, 2000]. Moreover, encroachment on village land is against the Tanzania urban policy of limiting loss of agricultural land to urban growth *URT*, [1997]. Before 1999 the land law of Tanzania did not provide for land compensation. Only property on land such as buildings and crops were compensated.

This study has investigated the socio-economic and cultural impacts of urban development pressure on these coastal communities focusing on the observation of human rights, particularly, aspects of people’s participation, non-discrimination, empowerment and state accountability. It has also explored the extent to which land policy strategies were being implemented in coastal settlements of Ununio, Kilwa-Masoko and Kaole.

Specific Research Objectives

The study set to examine the impacts of urban development pressure in Tanzania, on the lives of coastal local communities. Specific objectives were to:

1. Examine the existing and potential socio-economic and cultural impacts of the implementation of land allocation policies for urban development on coastal local communities of Ununio, Kaole and Kilwa-Masoko,
2. Identify established appropriate plans and programmes meant to avoid or manage the adverse impacts of urban development pressure in the study area,
3. Suggest viable strategies for maintenance, empowerment and integration of local communities of Ununio, Kaole and Kilwa-Masoko into respective urban areas.



Source: Illustrated by Ngowi, in March 2010

Figure 1. Location of Kaole, Ununio and Kilwa-Masoko Settlements

THE METHODS

The Socio-economic and cultural impacts of development pressure on coastal local communities in Tanzania were assessed using a case study of three local coastal communities, namely, Kaole, Kilwa-Masoko and Ununio using a human rights approach. These coastal communities were experiencing development pressure differently. Ununio was fully urbanised while Kilwa-Masoko was still expanding and Kaole has just started experiencing the impacts of urban development pressure. Therefore, proper implementation of land policies could help to avoid negative impacts in Kaole.

The Social Impact Assessment (SIA) techniques were employed to evaluate the social, economic and cultural impacts of development pressure on local people in the study communities. As a methodology, SIA is used to assess the social impacts of planned interventions or events and to

develop strategies for the management of those impacts [LATA, 2003].

Research Design

Both qualitative and quantitative approaches were employed for collecting and analysing data.

Purposeful choice of three sample settlements was done after which systematic sampling was done to get a sample of 50 households from each sample settlement. The total sample consisted of 150 households. The household was the target of study. Where the head of household was male, the spouse was interviewed in order to establish gender differential impacts. Two focus groups were conducted in each sample community; one for females and another for males including fishermen. There were six focus groups in total. The focus groups consisted of ten people each to enhance interaction [Robinson, 1998]. Twelve local key informants aged 65 years and

above (four from each community) who had lived in the sample coastal communities since 1960s were also interviewed independently in order to get their experiences about land use changes over time.

Data Sources and Data Collection Methods

Primary qualitative data was obtained from Focus Group Discussions, key informants and open ended questions from the questionnaire. Participatory transect walks were also conducted with informants to assess land use changes along the coast, while physical observation was done by researcher to assess land use and housing condition.

Quantitative data was collected by the researcher through a household survey using a semi-structured questionnaire particularly on income, and expenditure. Part A of the questionnaire was administered with the heads of household and part B with the spouse in the sample communities. Remote sensing and Geographic Information System techniques were also applied to determine land use changes, changes in vegetation cover, during the past 28 years (1980-2007). Data sources for GIS included: aerial photographs for 1980, 1997 and 2000; topographic maps of the three settlements and Landsat satellite Images *Landsat TM*, [1990]; *Landsat TM*, [2007].

Secondary data was obtained from documents obtained from the Ministry of Natural Resources and the Ministry of Lands and Human Settlement Development, libraries, *NGOs*, the web and the village/sub-ward government.

Data Analysis

The researcher transcribed focus group discussions from the audio tapes to produce a summary of findings which were presented descriptively to verify responses from the questionnaire. Data from the questionnaires were coded and entered into the computer using the

Scientific Package for Social Scientists (*SPSS*). Cross tabulation was done to find out frequencies of respondents with regard to economic, social and cultural impacts of urban development pressure on them. Findings from the household survey were supplemented with data from informants and Focus Group Discussions. The socio-economic and cultural impacts of urban development pressure were assessed in line with the implementation of the National Land and Human Settlement Development Policy to ascertain state accountability to local people.

Landsat images were analysed to show land use and vegetation cover changes for the past 28 years. Changes detection analysis was conducted using overlays generated from *GIS* land-use/land cover maps plus timeline data provided by local people to reveal their perception. Land-use changes were studied at three time series: 1980s; 1990s and 2000s to reflect different land use/policies implemented during these periods.

RESULTS AND DISCUSSIONS

Assessment of the quantitative and qualitative findings was done to determine the extent to which the land policy and human rights were being implemented.

Impacts of the Implementation of the Land Development Policy

For the past three decades, the population growth rate of many towns in Tanzania has been growing at an average of 6 to 10 per cent per annum. Existing towns had expanded; transforming rural settlements and incorporating them into townships [*URT*,1997]. Surveying of new plots has taken place on land held under customary land rights particularly, in peri-urban areas. Customary land rights in these areas are presumed to be renounced following government declaration of planning in such areas. No legal procedures are instituted to formally end the customary land rights before the land is reallocated for urban development [*URT*, 1997]. Thus

the main impact of the implementation of the Tanzania Land and Human Settlement Development Policy was loss of land on part of the local communities.

Encroachment on village land is against the Tanzania land policy of limiting loss of agricultural land to urban growth and emphasise on intensive use of urban land. The policy stipulates that the land rights of peri-urban dwellers will be fully recognised and rights of occupancy protected following declaration of planning areas [URT, 1997]. Nonetheless, customary rights were not being protected in the study area. This act is contrary to the International Labor Organization's Convention (No 169) of 1989 concerning the

protection of indigenous and other tribal populations. Part II Article 14 provides in part that:

"The rights of ownership and possession of the peoples concerned over the lands which they traditionally occupy shall be recognized... measures shall be taken in appropriate cases to safeguard the right of the peoples concerned to use lands to which they have traditionally had access for their subsistence and traditional activities...."

(<http://www.ilo.org/ilolex/cgi-lex/convde.pl?C169>).

That means such right should not arbitrarily be extinguished. In addition Article 13 (2) of the same convention is against foreigners taking land belonging to these populations (ibid).

Economic Impacts of Urban Development

The household survey results have illustrated that the immediate economic impact of urban development on local people was loss of land. In the sample communities of Kaole, Ununio and Kilwa-Masoko former agricultural land had been from time to time surveyed and allocated to urban development. Consequently, two thirds (66%) of local households did not

own land for cultivation (refer Table 1). The remaining one third of the people, who still held some arable land, controlled it away from the urban boundaries. Analysis revealed that, about half of the arable land under local people's control was of small size ranging from 1-2 acres. The other half controlled relatively bigger portions of land ranging from 3-7 or more acres.

This implies that although these communities have been absorbed into respective urban areas (Kaole into Bagamoyo town, Ununio into Dar es Salaam city and Mnazi Mmoja area into Kilwa- Masoko), about one third of the people were still living a semi-rural type of life. Only Ununio was fully urbanized. Due to this anomaly, each community member had devised his/her own means of survival.

Low income was another economic impact related to loss of means of subsistence; land and access to sea resources. This emanated from the fact that majority of households depended on primary subsistence activities demonstrated by 81% of them which depended on small scale fishing, crop raising and poultry or operated small businesses for their livelihood. Focus group respondents attributed this to lack or shortage of capital because there were no credit schemes in the sample communities. Consequently, local people obtained low yields and low incomes as indicated below.

Results showed that majority (71%) of households had an income of not more than Tsh.100, 000 (\$77) per month, only a quarter (25%) of them earned a relatively satisfactory income between Tsh 101,000 and 200,000 (\$77-154). This means that about 95% of households in the three communities experienced abject poverty. Thus, urban development as a strategy for poverty reduction had not led to significant improvement in local people's incomes in the study area.

Table 1. Agricultural Land Owned by a Household by Community of Residence

Name of Community	Amount of Agricultural land owned					Total
	None	1-2 acres	3-4 acres	5-6 acres	More than 7 acres	
KAOLE	28 (18.7%)	14(9.3%)	6(4.0%)	2(1.3%)	0(0.0%)	50(33.3%)
UNUNIO	46(30.6%)	2(1.3%)	0(0.0%)	1(0.7%)	1(0.7%)	50(33.3%)
KILWA-MASOKO	25(16.7%)	8(5.3%)	8(5.3%)	3(2.0%)	6(4.0%)	50(33.3%)
Total	99 (66.0 %)	24 (16.0%)	14(9.3.0)	6(4.0%)	7 (4.7)%	150(100.0)

Source: this survey, October to December 2008

This implies that Article 24 of the Universal Declaration of Human Rights (*UDHR*) which provides the right to a standard of living adequate for the health and wellbeing of individuals and their families [Brownlie, 2002; Peter, 1997], <http://www.udhr.org/udhr/udhr.HTM> 5-4-2011] was not being well implemented. Moreover, Article 1 (3) of the International Covenant on Economic, Social and Cultural Rights (*ICESCR*) which requires states to promote the realization of the right to self-determination and Article 2 (1) of the same document which directs states to use to the maximum their available resources for achieving full realization of the rights were not being adequately implemented since there were limited opportunities open to community members.

Depeasantisation of the local people was an additional economic impact arising from lack of access to land resources by local people. This situation forced them to get involved in casual wage labor for survival. Some of those who lost land were working as laborers or security guards in the construction industry. A good number of women were seen doing small business especially selling cooked food in kiosks. Only few people were employed in the formal sector. This could be attributed to low level of education and financial capital among residents in these communities. In Tanzania private sector employment fell by 20% between 1979 – 1984 and since 2001 there has been slow growth of the number of persons employed. For instance

in 2001 the number of people employed was 16,914,806 and five years later in 2006 it was 17,944,558, an increase of only 6.1% (www.tz.undp.org/docs/MDGprogressreport-29-11-2011). This could be attributed to privatisation of the economy and slow job creation in the formal sector.

Another economic impact was that local people had lost economic control over resources, thus unable to profoundly improve their standard of living. In Kaole village leadership expressed categorically about economic control that:

“People are not in control of the means of production. Many people farm rented land and many fishermen use rented boats and fishing nets. So, many people have a dependent economy which is not sustainable”.

The main problem which is evident in the above quotation is lack of capital because people’s incomes were very low. Since opportunities to better themselves were lacking, more than half (56.7%) of the heads of household did not see or envisage any personal positive impacts of urban development. Only 43.3% thought urban development had helped to improve their economy and created income generating opportunities.

Similarly, three quarters (76%) of wives viewed urban development as not beneficial to them. Only a quarter (24%) of the wives perceived urban development

as socially and economically beneficial. Benefits included a wider market for their products, improved social services such as water supply and health facilities.

Economic Impacts of Urban Development on Kilwa- Masoko

The town of Kilwa-Masoko has been growing since the 1970s. The main contributing factors for urban growth have been rural urban migration, natural growth and sprawl. In order to accommodate the growth the government has been declaring land for urban development from time to time, it can be discerned from Figure 2 and 3 that settled area (urbanized land) in the town has been expanding while cultivated and bush land has been shrinking overtime. In 1981 the settled urban area covered only 127 hectares while in 1995 it had increased to 206 hectares. This took place at the expense of cultivated and bush lands. Between 1981 and 1995 cultivated land decreased from 919 hectares to 310 hectares while bush land declined from 1033 to 654 hectares during the same period. These land use changes were also rightly noted by elderly informants who observed that urban development had taken place in Mnazi Mmoja, Miina, Kilwa-Pwani and Ngome areas. However, informants claimed that the local people were not involved in the planning process and while some local people were compensated, others were not. This entails that local people were being deprived the right to participation. Lack or inadequate compensation to victims of land alienation could be regarded as discrimination and a breach of the Tanzania land polices and human rights as explained below.

The National land policy statement emphasizes that compensation should be paid fairly and promptly. If not paid on time, interest at market rate would be charged [URT, 1997]. This policy statement was not being adequately implemented. In addition, the Indigenous and Tribal Peoples Convention 169, 1989; provides land rights to indigenous people in Articles 14 to 16. Article 16 (2) focuses

on indigenous people whose land is alienated. It states in part that: *“Where the relocation of these peoples is considered necessary as an exceptional measure, such relocation shall take place only with their free and informed consent.....”*

Paragraph 5 of the same Article further elaborates that:

“Persons thus relocated shall be fully compensated for any resulting loss or injury”. (<http://www.ilo.org/ilolex/cgi-lex/convde.pl?C169>).

Accordingly, the government of Tanzania by taking land from local people without compensation went against Article 30 of Universal Declaration of Human Rights which prohibits any state to perform any act aimed at the destruction of any of the rights and freedoms set in the declaration (<http://www.udhr.org/udhr/udhr.HTM>).

It was evident from data collected from the study area that land allocation guidelines were not being adhered to. There were elements of corruption and lack of participation by local people in urban governance. One informant from Kilwa-Masoko had this to say:

“I do not own land now. My land was taken by government about two years back (2006) but I have not been compensated. The government appropriates land without involving those who own it under customary law..... In some instances land officers force local people to sell land.....”

Economic Impacts of Urban Development on Kaole Community

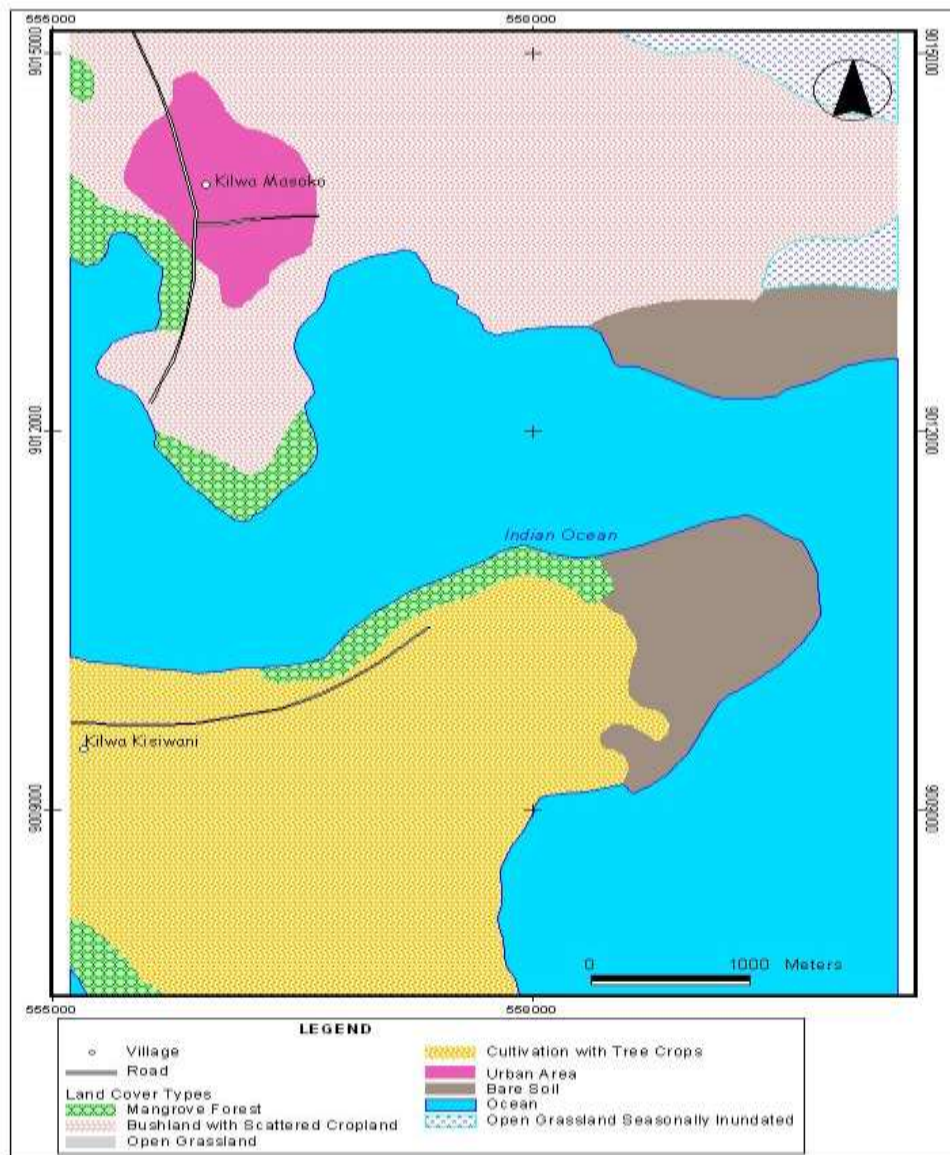
Kaole village was incorporated into Bagamoyo town in 2006. Most of its agricultural land was surveyed for residential purposes. This act has reduced drastically land available for Kaole community. Figure 4 and 5 show the extent to which land under cultivation and grasslands has been reduced in size while settled land has increased almost twice as much. For example, settled land in 1995 was only 126 hectares and by 2007 it had expanded to 253 hectares; an increase of

about 200%. All this was a result of planned interventions.

The incorporation of Kaole into Bagamoyo town has limited land available for expansion. Focus group discussions with men in Kaole community claimed that many of them no longer owned farm land and similar to those in Kilwa-Masoko, they had not been fairly compensated. Moreover, fishermen could not fish because they were prohibited to use dishing nets of small size a situation which affected their food security and income.

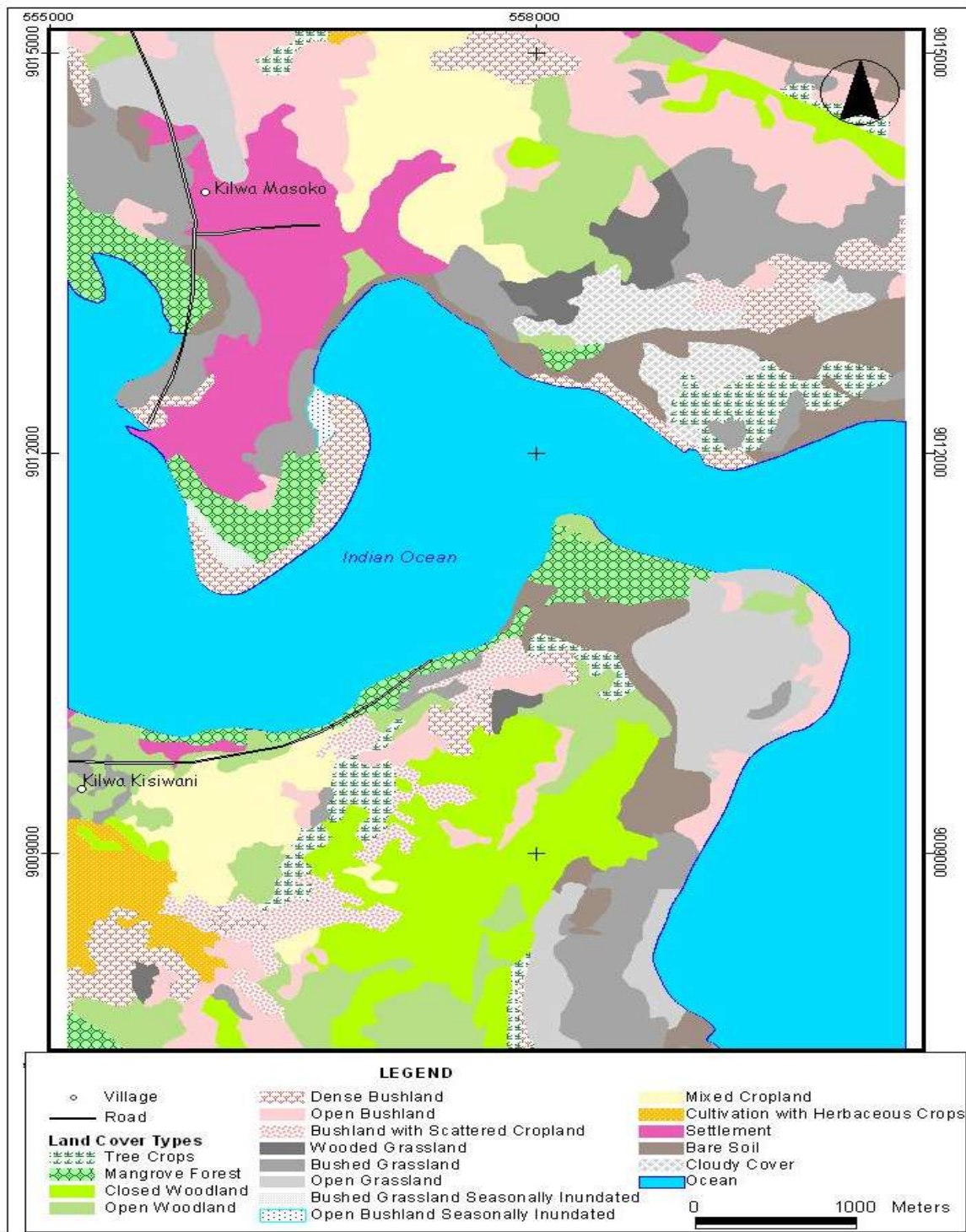
Economic Impacts of Urban Development on Ununio Community

Local people in Ununio had lost most of their land to the expansion of Dar es Salaam city. There had been land use changes in 1988 when Blocks G, F and B were surveyed for low density plots. Again in 1994, Block a Boko including Ununio village was surveyed for residential plots. The consequence of those developments had been landlessness of most of Ununio residents. Similar to Kilwa-Masoko and Kaole, sub-ward leadership revealed that the community was neither consulted nor involved in deciding land allocation for new uses. There were no farms in Ununio other than a few scattered coconut palm trees.



Source: Drawn by Olipa Simon

Figure 2. Land Use in Kilwa-Masoko Town in 1981



Source: Drawn by Olipa Simon, June 2010

Figure 3. Land Use in Kilwa-Masoko Town in 1995

In brief, in all the three sample communities, land allocation processes were problematic and there was not fair compensation paid in time to its former occupants under customary rights. This is contrary to the Tanzania land policy [URT, 2007]. The policy directs that the rights of citizens in land shall not be taken away without due process of law. It adds that, consultation and consent of a Village Council will be required whenever appropriation of village lands become necessary [URT, 1997]. It was apparent from data obtained from focus groups and informants that this consent was never sought and government notice for developing a certain area was simply issued without considering people's land interests.

The same land policy clearly stipulates that, although urbanization is inevitable and desirable for the development of Tanzania, the impacts of uncontrolled expansion of towns, particularly the encroachment upon productive rural agricultural and pasture land are not desirable. However, many towns Dare es Salaam, Bagamoyo and Kilwa-Masoko inclusive, have continued to develop laterally encroaching on arable land rather than developing vertically. The implication of this is that principles of transparency, accountability, equality and non-discrimination were not being adequately enforced in land allocation processes.

Social Impacts of Urban Development

The National Development Vision 2025 envisages having a well educated and learning society since a skilled and knowledgeable human capital is vital for sustainable development [URT, 1999].

Moreover, Article 13 of the International Covenant on Economic Social and Cultural Rights provides for a right to education [Brownlie, 2002; LHRC, 2008]. Results show that the education level in the study area was very low. About two thirds of the heads of household had attained primary education and one fifth had no formal education. Only 6.6% of them had secondary education. None in the sample had attained tertiary education. Similarly, more than three quarters (85%) of them had 4-7 years of primary education while only 10% of them had no formal education.

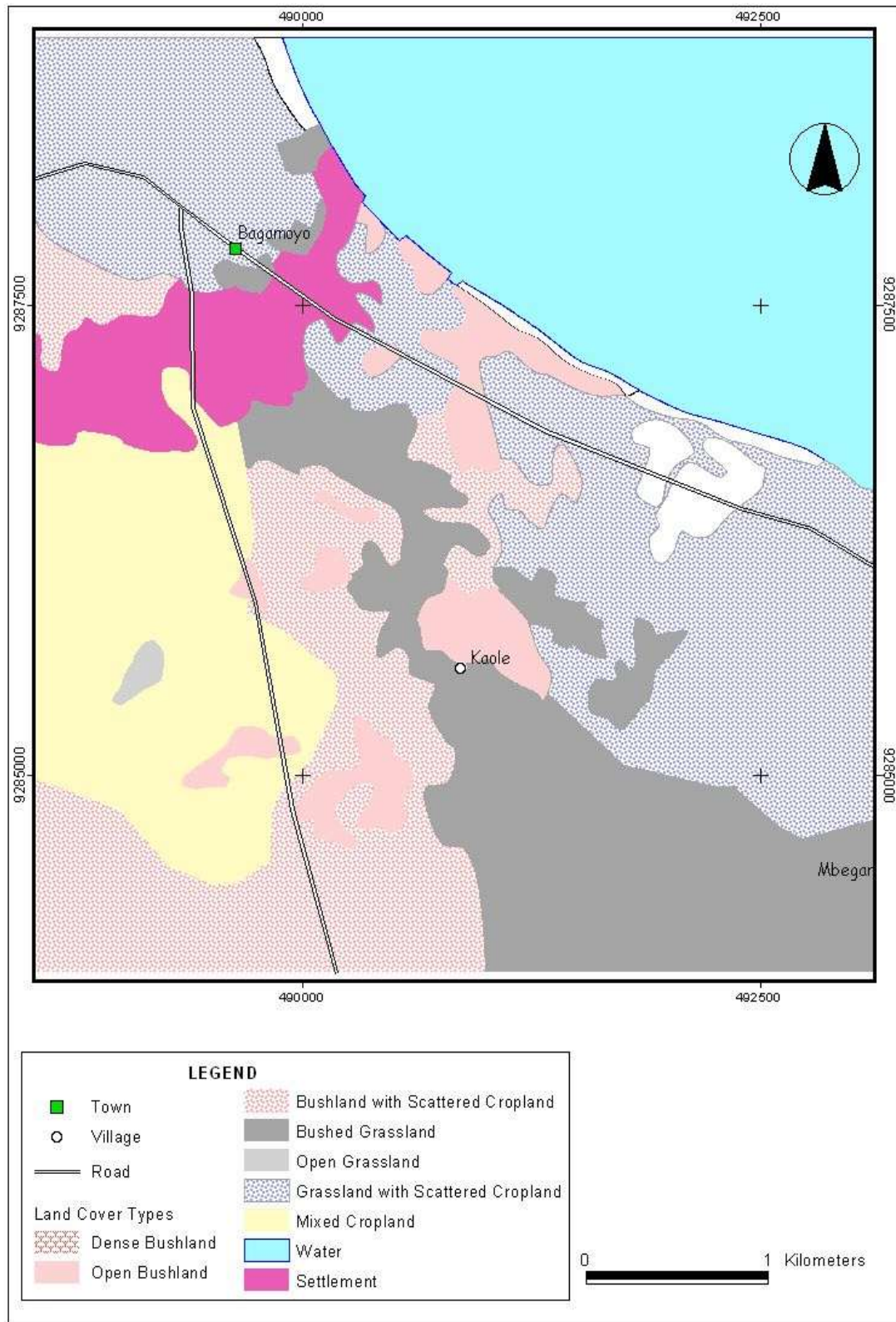
Low level of education affects contraception acceptance. This could partly explain the high fertility rates observed in the sample communities, where 41.4% of the households had four or more living children. The low level of formal education achievement among the respondents could have profound effects on their access to both formal-sector and self-employment and hence income.

Food insecurity was another social impact resulting from urban development pressure. After losing means of subsistence, poor households due to low income could not afford to buy sufficient food and about three quarters (78%) of households involved in crop cultivation were unable to produce enough food for their own consumption. This situation could hamper the ability to escape the poverty trap and hence unable to reduce absolute poverty by 50% by 2010 and eradicate it by 2025 [URT, 1998].

Table 2. General assessment of houses

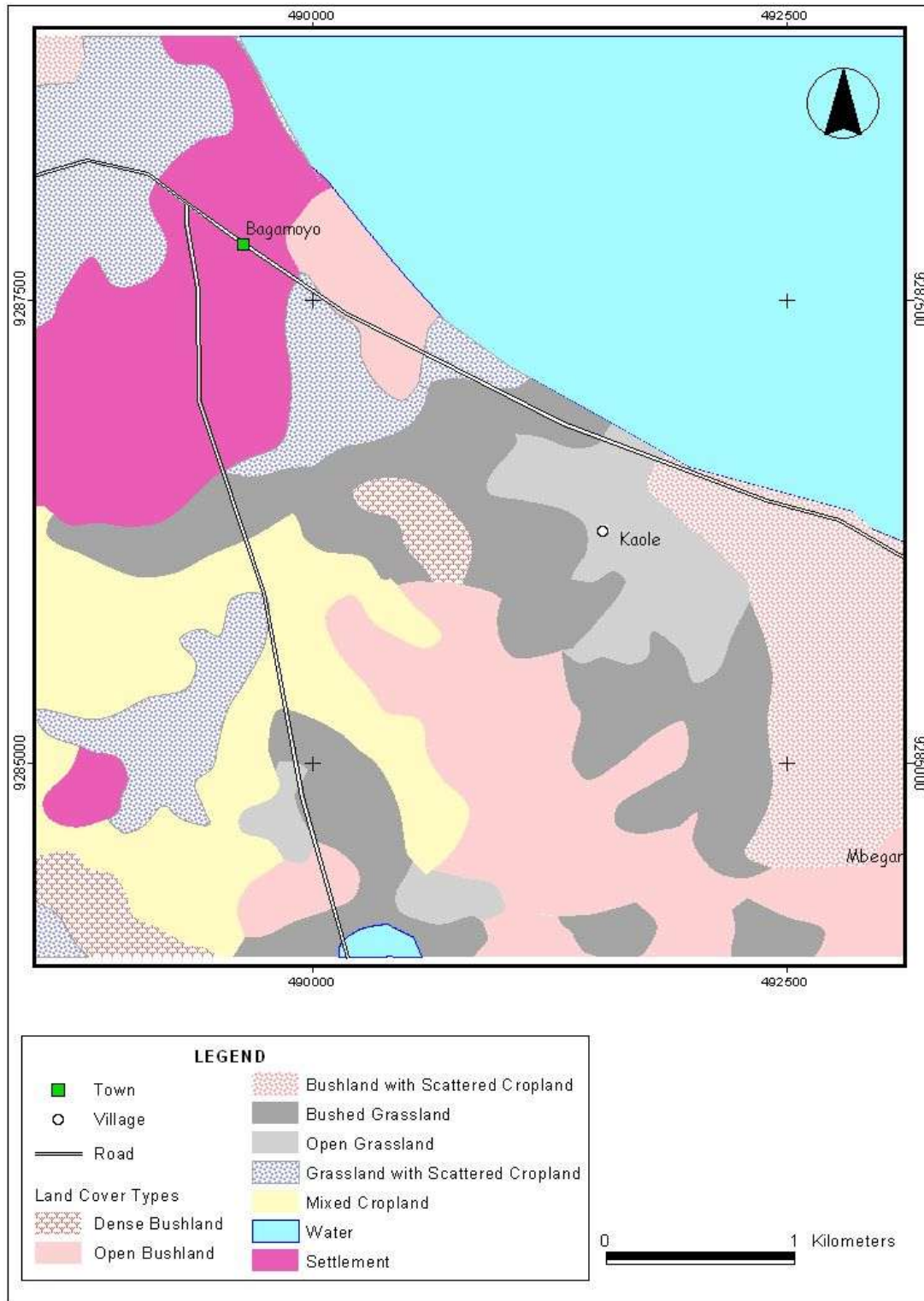
Name of Community	General assessment of the house					Total
	Very good	Good	Satisfactory	Poor	Very poor	
KAOLE	4(2.7%)	5(3.3%)	11(7.3%)	16(10.7%)	14(9.3%)	50(33.3%)
UNUNIO	4(2.7%)	10(6.7%)	33(22.0%)	3(2.0%)	0(0.0%)	50(33.3%)
KILWA MASOKO	1(0.6%)	16(10.7%)	12(8.0%)	13(8.7%)	8(5.3%)	50(33.3%)
Total	9(6.0%)	31(20.7%)	56(37.30%)	32(21.3%)	22(14.7%)	150(100)

Source: This survey, October to December 2008



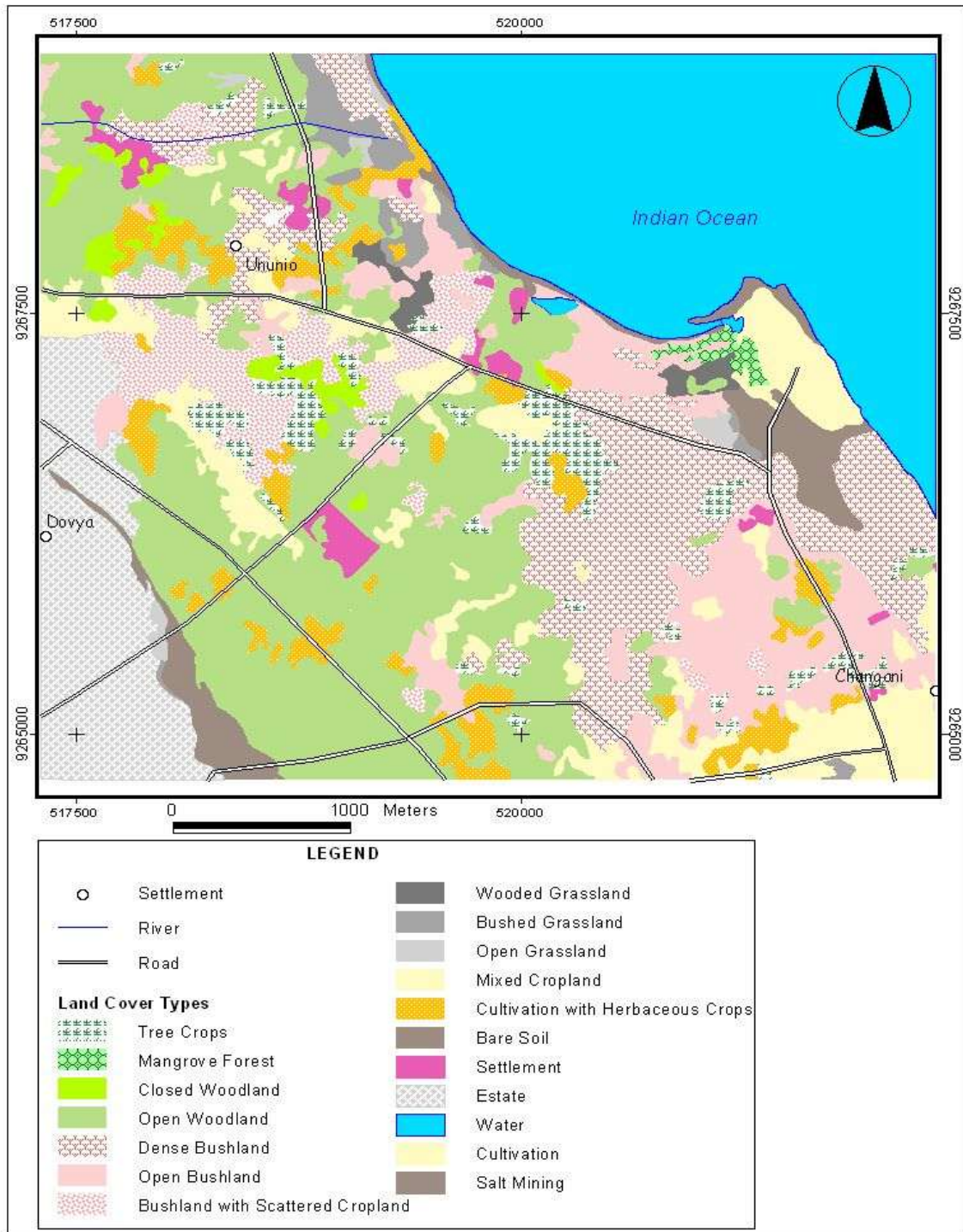
Source: Drawn by Olipa Simon, June 2010

Figure 4. Land Use in Kaole near Bagamoyo Town in 1995



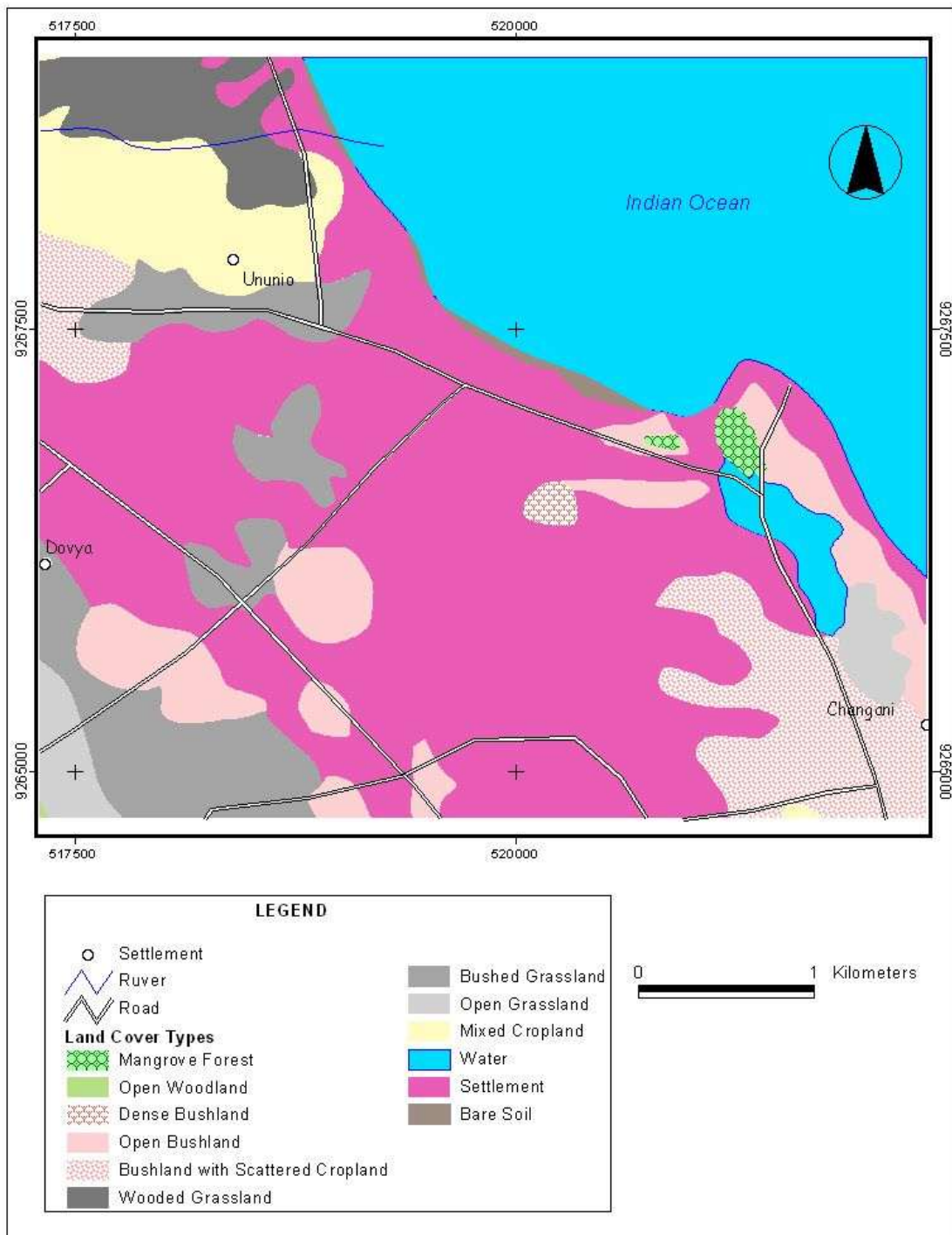
Source: Drawn by Olipa Simon, June 2010

Figure 5. Land Use in Kaole in 2007



Source: Illustrated by Olipa Simon, June 2010

Figure 6. Land Use in Ununio in 1981



Source: Illustrated by Olipa Simon, June 2010
 Note: The whole coastline was settled by 2007

Figure 7. Land Use in Ununio in 2007

Low incomes also affected local people's access to adequate shelter. Despite the fact that more than three quarters (80.0%) of the heads of household were living in their own houses and only one fifth (20.0%) lived in rented premises, an assessment of houses by observation revealed that close to three quarters (73.3%) of the houses were sub-standard. Very good and good houses made up only a quarter (26.3%) of households. Many poor and very poor houses had walls made of poles and mud, thatched with grass (coconut palm leaves) and had earthen floors. Most of the sub-standard houses were found in Kaole community (see Table 2 and Figure 8). This could be attributed to the fact that the settlement was still largely rural.

Generally, there was poor access of households to good quality housing, education, adequate incomes and food in the study area. This means that, urban development has not significantly contributed to the social and economic development of local people in the study area.

With regard to positive impacts, only a third (33.3%) of the heads of household viewed urban development as having resulted in social benefits such as improved participation in decision making, improved nutrition and infrastructure particularly in Ununio and Kilwa.

Social Impacts of Urban Development on Kaole Community

The village had important social services such as a primary school, a secondary school, a deep well for water supply with a pump, electricity supply and a maram road to Bagamoyo town. The road was in a poor condition. Kaole women talking in focus group discussions expressed that they did not see any social benefits from urban development. They claimed that urban expansion into their area had contributed to food insecurity.

Social Impacts of Urban Development on Ununio Community

Ununio was incorporated into Kinondoni Municipality in Dar es Salaam city since 2004.

After most of the land was acquired by government for low density residential development, the local people were concentrated in a small area (about 200 square meters) where they were given high density plots. Consequently, the immediate negative social impact they experienced was population congestion.

The sub-ward had electricity supply, and a primary school which was poorly furnished. There was a shortage of desks, benches and text books. There was no secondary school. Nonetheless, there was reliable tap water supply in the sub-ward. However, due to the absence of public water points, households which had no water supply had to buy a bucket of 20 liters of water for 30/- (\$ 0.3) from those who had tap water. This means that access to adequate water depended on one's ability to pay for it. The majority who earned small incomes could not afford spending much money on water. This situation exposed them to sanitation hazards. Other social services present included a dispensary which was short of drugs most of the time and a modern fish market which during the survey was yet to be operational. The road to the sub-ward (old Bagamoyo road) was untarred, and not well maintained. There was no public transport. There were also no garbage collection services in the area. In effect, people did not experience the advantages of being incorporated into an urban place.

Social Impacts of Urban Development on Kilwa-Masoko Community

Kilwa-Masoko was comparatively well paced in terms of social services than the other two communities of Ununio and Kaole. With the development of the town, it had electricity supply though inadequate, sufficient water supply, two primary schools, one secondary school, a health

centre and a market. Kilwa-Masoko had also a tarmac road which connected the town to Dar es Salaam, Lindi and Mtwara towns. Focus group discussions rightly commended the positive impact of the road. It had already started to bring positive results by making it possible for people to take less than ten hours to travel from Kilwa-

Masoko to Dar es Salaam. In the past the same trip took several days. The state had been accountable by taking measures to solve the transport problem.

In spite of the situation expressed above, one key informant reported that urban development had led to the decline in the quality of life of local people because of wide spread unemployment. Another problem which was faced by coastal local people was general insecurity. They were worried about being unceremoniously moved out of their sacred places any time because the area had been surveyed and all the coastal land was being sold to tourist investors. This practice was going against Article 17 of the *UDHR* which provides the right to own property.

The general impression gathered from various respondents was that many residents in these communities found it difficult to earn a living because their low incomes inhibited them from affording many social services.

Cultural Impacts of Urban Development

Article 27 (1) of the *UDHR* provides everyone the right to participate in the cultural life of the community. Assessment done on both positive and negative cultural impacts of urban development in the study area showed that a significant percentage (42.7%) of heads of household perceived that there were positive cultural benefits arising from urban development. These included cultural integration, increased division of labor and a more harmonized community where cultural differences were less important. The rest (57.3%)

thought that negative impacts were overwhelming. The most pressing impacts were development of deviant social behaviors such as drug abuse, the breaking of some taboos, widespread prostitution and general change of life style including feeding patterns and habits.

Identified Plans and Programmes for Addressing Adverse Impacts

Plans and programmes for managing adverse impacts of development pressure were identified from the Ministry of Natural Resources and Tourism. As part of the implementation of the National Integrated Coastal Environment Management Strategy which was established in 2003, an Integrated Coastal Management action plan was established to alleviate poverty in coastal districts of Tanzania. Empowerment activities were going on in various coastal areas.

Existing Development Programmes in Bagamoyo District

In order to improve incomes of fishermen and eliminate the use of illegal fishing gear, 26 fishing groups were facilitated to purchase environmentally friendly fishing facilities such as big boats, engines and suitable nets worth Tsh. 454 million (\$324, 286). In addition, awareness creation on sustainable fishing was done at the district level among Section Heads and Councillors [*NEMC*, 2009]. The problem of declining shrimp catch was being addressed by the Marine Coastal Environmental Management Project (*MACEMP*) and the Fisheries Division by encouraging Collaborative Fisheries Management in seven villages and closing some reefs for stock replenishment. Moreover, trawling had been stalled to allow replenishment of stock. Unfortunately, Kaole community in Bagamoyo district was yet to benefit from the project described above.

Existing Development Programmes in Kilwa-Masoko

In Kilwa-Masoko efforts were being made to integrate local people in the tourism

industry. The Tourism Division was encouraging ecotourism and cultural tourism. The *MACEMP* had empowered local people in Kilwa-Masoko by conducting a three-week training of youth both male and female in cookery (cookies and other bites), tour guiding, embroidery and customer care. The project trained 87 youths. A traditional dance group was also formed to entertain tourists as an income generating activity and it was doing well.

Development Programmes in Ununio

Notwithstanding the above, there was nothing being done in Ununio to empower local people because the *MACEMP* was short of funds since it depended on donations.

Suggested Mitigation Measures to Minimise or Manage Adverse Impacts

In order to avoid the incidence of negative impacts of planned urban development, respondents in focus group discussions suggested that the Ministry of Lands and Human Settlement Development should ensure proper enforcement of the land laws and land allocation guidelines at all levels to ensure fair compensation and void creation of the urban poor, local people should be given land tittles to avoid unnecessary land expropriation. Moreover, District Executive Directors (*DED*) in all Coastal districts should establish credit schemes to enable local people access financial capital for running their income generating projects sustainably. *DEDs* should also plan for training local people in entrepreneurship skills so that newly created urbanites can run their economic projects profitably. Respondents also recommended that the government should finance the *MACEMP* so that it can conduct empowerment activities in all coastal communities. Last but not least, urban sprawl should be controlled by Smart Growth Policies in order to avoid endless urban encroachment on rural land.

CONCLUSIONS

Urban development pressure had caused both positive and negative social, economic and cultural impacts in the study area. There were more negative than positive impacts. Development in social, economic and cultural aspects was at a minimum level. Incomes were generally low and many households faced food insecurity because they had been severed from their main means of subsistence, the land and the sea. These problems were caused by poor implementation of human rights and the land policy guidelines for urban development. To a large extent there was no respect for Human Rights and the National Land and Human Settlement Development Policy. The Integrated Coastal Management Strategy established the Marine Coastal Environmental Management Project in order to empower local people.

Nonetheless, due to shortage of funds there were no planned empowerment projects in Ununio and Kaole. Only Kilwa-Masoko had two empowerment projects. Therefore, in order for urban development to bring positive impacts in the study area, the government of Tanzania should fund the *MACEMP* so that it can establish empowerment activities in all coastal settlements. *DEDs* should empower local communities economically so that development comes from within. Local people should be given land tittles to avoid land dispossession without fair compensation. Last but not least, the government at all levels should be accountable to local people by ensuring proper implementation of Human Rights and the National Land and Human Settlement Development Policy.

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