

MA/1975/8

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UNIVERSITY OF NAIROBI REGIONAL PLANNING 1975

ARCHITECTURE,  
CITY DEVELOPMENT,  
AND URBAN DESIGN,  
SCHOOL OF ARCHITECTURE,  
UNIVERSITY OF NAIROBI

// THE INFLUENCE OF NEW CAPITAL ON THE  
EXISTING TOWN , DODOMA , TANZANIA //

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'A thesis submitted in part fulfilment  
for the Degree of Master of Arts(Planning)  
in the University of Nairobi '

JUNE 1975

'This thesis is my original work  
and has not been presented for a degree  
in any other University '

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'This thesis has been submitted for  
examination with my approval as  
University supervisor'

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DODOMA 1974, a view from Imagi Hill

Source: CDA Reports & Accounts 1974



Plate A





## PREFACE

Tanzania is shifting its Capital from Dar-es-Salaam to Dodoma within a period of ten years as from 1975. This is a very expensive task as it involves the building of new offices, amenities, and housing the existing population in the town and the population which will move in phases to the New Capital.

Dodoma, at present, is a small town with a population of about 53,000 people and is expected to undergo a major transformation when it becomes the National Capital. The project, needs a careful handling.

The changes which Dodoma has already experienced and is due to experience during the shifting need to be smooth without undue hardship to the existing residents of the town. Ways and means of usefully accommodating the employees transferred from Dar-es-Salaam and migrants from other parts of the country have to be found.

On a small scale, the New Capital is going to act as a model to the regions which are establishing new headquarters to serve the newly formed regions and districts in the country. These include: Coast Region which is establishing its headquarters at Kibaha; The former headquarters, Dar-es-Salaam, is now a full region; Rukwa, a new region, establishing its regional centre at Sumbawanga, an existing small urban area, and Mwanza Rural District, which has shifted from Mwanza town to Magu.

As regards to the contents of the thesis, there are eight main chapters excluding the conclusion. An introduction which is in Chapter One, deals with the general development background Tanzania had, since independence in 1961. It also discusses the functions of the former Capital of Dar-es-Salaam and why

there has been a need to shift the Capital from Dar-es-Salaam to Dodoma. In that aspect some similar projects done by Malawi, India, Brazil and Australia have been looked into. And since in Tanzania, politics play a very important part in determining the future of any project, the examination of political influence, in the Capital shifting project, has been made.

The analysis of the land use pattern up to 1975, has been made in Chapter Two. That has been essential because from an existing structure, an authority can know which areas to concentrate in the development of the New Capital. In fact, the Interim Master Plan which is discussed in Chapter Three, to control the haphazard development in the town, could not be made without studying the pattern of the existing land use.

Dodoma is going to have a task of accommodating the rapid increase of population in the town. In fact a sign of that trend has already been noted. The distribution of population, and the expected population flow discussed in Chapters Four and Five respectively, and the population projection made in Chapter Six, try to justify the cause of being alarmed and hence make the authority be ready to take the necessary measures to control and cater for the ever increasing population.

The impact of the New Capital on Dodoma has been really felt by the residents in the town. The major problems which need some attention of the Authority and recommendations for tackling some of the problems have been discussed in Chapters Seven and Eight respectively.

In order to make the thesis complete, some studies had to be made in the existing town. Those included: population survey whose sample was interviewing people in every 10th house in high density area

and every 5th house in the medium and low density areas;housing situation;infrastructure;traffic in the town;hotels and lodging houses;and community facilities.The questionnaires and some data sheet samples used for the social study made in April-May 1974,are given in the text as AppendiciesI-VII.Any information whose source is not indicated, can be taken as it has been deduced from the author's study analysis.

In brief,it has been observed that the major task confronting the existing town,at the moment,is housing the population that is shifting from Dar-es-Salaam.Shortage of houses and building materials has been a major problem to the New Capital.Apart from that the reconstruction of roads and major streets in the existing town need to be given a priority.At the moment the roads,drainage and sewage systems are in a deplorable condition.Also,in its early stages,the town will have to engage itself in planting trees because the condition in the area is windy and very dusty.The trees will act as wind breakers.

George M. S. Mbyopyo

June 1975

## ACKNOWLEDGEMENTS

The assistance given to complete this thesis is much appreciated, but in such a work it is not possible to thank all people, institutions and bodies that had given me help. However for special assistance I wish to express my gratitude to my Tanzania Government, which, through the Ministry of Lands, Housing and Urban Development, did sponsor me for the Post Graduate course of Urban and Regional Planning at the University of Nairobi; all staff members of Urban and Regional Planning Department, at the University, for their teaching, but special acknowledgement is given to Professor A. Subbakrishniah who had been my University Supervisor. Mr. P. Shayo, Director of Social and Physical Planning, Capital Development Authority, Dodoma, as my local advisor, gave me a lot of assistance. Mr. I. J. Mtiro, the Director of Urban Planning, but who at the time of making the study was Planning Officer, Ministry of Capital Development was very helpful to me, especially in allowing me to work with his division in making various studies in the existing town, and take data which was relevant to my thesis. Mr. H. Daiy, the Dodoma Regional Land Development Officer and his staff particularly in Town Planning and Surveys Sections can not be forgotten for their assistance they gave me. Also, I am very much indebted to Mr. Kaiser Isaya, of Mines Division, Dodoma, who did not hesitate to give me the historical background of the existing town of Dodoma.

G.M.S.M

## CHAPTER ONE: INTRODUCTION

### 1.1 Tanzania Since Independence

Tanganyika got its independence on 9th December, 1961, from the British who had been in the country since the First World War of 1914-18. The union of the country with Zanzibar in 1964 made it change its name to Tanzania. During the early period of independence, the country was faced with a number of development problems which included the reconstruction of the government, as many of the British personnel decided to leave the country after independence. Worse still the fall of prices<sup>2</sup> of sisal, the Tanzania major export crop, and other crops like coffee and cotton, in the world market did affect the country's economy very badly.

Tanzania from the start realized that its major problem in development lay on the improvement of the standard of living of the people, in the rural areas, as a result it was decided to give a top priority to rural development. In his account<sup>3</sup>, Van de Laar (1968) noted that, Tanzania did appear to increase its gross domestic product at a rate of 4.8 per cent per annum during 1960-65. And since the population growth was reckoned to be 2 per cent the average increase per capita income was expected to be 2.8 per cent in each year.

In its First Five Year Development Plan for 1964-69, however, the country had an increasing target rate<sup>4</sup> of its gross domestic product at 6.7% per annum. The target could not be reached because

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<sup>1</sup> Tanzania is the Union of Tanganyika, the present Tanzania Mainland and Zanzibar.

<sup>2</sup> Van de Laar: Growth and Income Distribution in Tanzania Since Independence-in Socialism in Tanzania Vol. 1 pg. 106.

<sup>3</sup> Ibid.

<sup>4</sup> Tanzania Second Five Year Plan 1969-74 Vol. 1 pg. xx

the plan, for its implementation relied mostly on foreign aid; but the aid was not forthcoming to the desired level.

Due to the lesson, of the dangers of depending too much on foreign aid, the country had learnt, the Second Five Year Development Plan, 1969-74, was programmed in such a way that major emphasis was put on Self-Reliance. That is, the development of the country from that period had to rely on the mobilization of the domestic resources. The plan, was also aimed at reducing the disparity<sup>5</sup> between one region and another as observed in Table 1 below.

TABLE 1  
A COMPARISON BETWEEN PER CAPITA INVESTMENT  
EXPENDITURE IN 1ST AND 2ND FIVE YEAR PLANS

Region	First Five Year Plan 1964-69	Second Five Year Plan 1969-74
Arusha	shs. 293/-	shs. 637/-
Coast (including Dar-es-Salaam)	shs. 940/-	shs. 894/-
Dodoma	shs. 40/-	shs. 95/-
Iringa	shs. 116/-	shs. 323/-
Kigoma	shs. 130/-	shs. 123/-
Kilimanjaro	shs. 284/-	shs. 187/-
Mara	shs. 105/-	shs. 120/-
Mbeya/Rukwa	shs. 99/-	shs. 305/-
Morogoro	shs. 356/-	shs. 440/-
Mtwara/Lindi	shs. 125/-	shs. 118/-
Mwanza	shs. 193/-	shs. 173/-
Ruvuma	shs. 66/-	shs. 105/-
Shinyanga	shs. 72/-	shs. 134/-

5

As it can be observed from the Table, there is a very wide range in terms of expenditure per Capita amongst the regions.

TABLE 1 continued  
 A COMPARISON BETWEEN PER CAPITA INVESTMENT  
 EXPENDITURE IN 1ST AND 2ND FIVE YEAR PLANS

Region	First Five Year Plan 1964-69	Second Five Year Plan 1969-74
Singida	sts. 62/-	sts. 94/-
Tabora	sts. 74/-	sts.132/-
Tanga	sts.196/-	sts.835/-
West Lake	sts.128/-	sts.147/-

Source: Second Five Year Plan Vol.111 pg.33  
 The Regions are shown in Fig.1

In some regions the rising of expenditure has been due to some investments made in them. For example Tanga and Arusha had a tremendous rise in expenditure between 1969 and 1974 due to the establishment of industrial projects in the two towns.

Tanzania has been following the Socialist Policy, the goals and strategies of which have been defined in the Arusha Declaration<sup>6</sup>. Any Regional Plan, then, needs to base on collective and co-operative efforts in encouraging economic activities, so as to at least reduce disparities in both wealth and income, between one region and another.

Although the main principles<sup>7</sup> in the Second Five Year Development Plan had been very much concerned with Socialism, rural development through establishment of Ujamaa Villages, equity and control of National Economy, the country embarked also on four major projects to boost the economic activities in certain areas:

<sup>6</sup>Nyerere: Arusha Declaration in Ujamaa, Essay on Socialism pg. 2-37

<sup>7</sup>Vol.1 of Second Five Year Plan pg. 11

<sup>8</sup>A form of Communal Village.

TANZANIA

FIG.1



LEGEND

Territorial Boundary - - - - -

Regional " - . - . -

- |                 |             |              |            |
|-----------------|-------------|--------------|------------|
| 1 Arusha        | 8 Lindi     | 15 Ruvuma    | Z Zanzibar |
| 2 Coast         | 9 Mara      | 16 Shinyanga | P Pemba    |
| 3 Dar-es-Salaam | 10 Mbeya    | 17 Singida   |            |
| 4 Dodoma        | 11 Morogoro | 18 Tabora    |            |
| 5 Iringa        | 12 Mtwara   | 19 Tanga     |            |
| 6 Kigoma        | 13 Mwanza   | 20 West Lake |            |
| 7 Kilimanjaro   | 14 Rukwa    |              |            |

Scale: 1 : 6500 000



- (i) the bituminization of Tanzania-Zambia Highway between Dar-es-Salaam and Tunduma, a border town in Mbeya Region. The road was aimed to facilitate a permanent road network between Zambia<sup>9</sup> and Dar-es-Salaam.
- (ii) the construction of Kilimanjaro International Airport in order to boost up the tourist activities in Northern Tanzania.
- (iii) the building of Tanzania-Zambia railway line whose Tanzania section is already complete.
- (iv) the building of Kidatu Hydro Electric plant in Morogoro. The plant is going to serve Dar-es-Salaam, Morogoro, some parts of Iringa and Dodoma. The estimated costs for the projects are given in Table 2.

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TABLE 2

MAJOR PROJECTS CARRIED OUT IN TANZANIA

Project	Amount in Million Shillings	Remarks
(i) TanZam Road	394	
(ii) TanZam Railway	305	
(iii) Kilimanjaro Airport	70	
(iv) Kidatu H.E.P.	800	The project is expected to be completed in 1979 with a full capacity of 200MW

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Source: Second Development Plan pg. 101&126

<sup>9</sup> Zambia used to depend mostly on exporting its goods, through Beira. But after curtail, its political relation with Rhodesia through which the goods passed, it decided to get help from Tanzania. That is why Dar-es-Salaam came to be very important port for Zambia. It should be understood that Zambia relation with Portuguese Mozambique and Angola at that time was also not good.

### 1.11 Dar-es-Salaam

Dar-es-Salaam has been the country's capital, main port, and commercial centre since 1891 when the Germans<sup>9</sup> started ruling the German East Africa. When the British took over and even after the country got independence, and before the announcement of the shifting of the capital was made, Dar-es-Salaam continued to be both the major administrative and commercial centre.

As an administrative, industrial, commercial, and political centre, Dar-es-Salaam has grown to be the dominant polarising region in the country. That has been due to the already existing of more urban facilities than there are in any other town, hence making it the focus of investments and population in the country. Table 3 below shows how the primate city out-numbers other regional centres in terms of population.

TABLE 3

POPULATION OF SELECTED TOWNS

Town	Population in 1967	Assumed % annual growth rate 1967-1970
Dar-es-Salaam	272000	9
Tanga	60900	5
Mwanza	34900	6
Arusha	32300	13
Moshi	27000	7
Morogoro	25300	6
Dodoma	23600	6
Tabora	21000	3
Mtwara	20400	3
Mbeya	12500	6

Source: Second Five Year Plan Vol.1 pg.182

<sup>9</sup>Dar-es-Salaam Master Plan pg.6

The high job opportunities which are created in Dar-es-Salaam makes it to have a high rate of immigration. It has been estimated that the number of jobs in Dar-es-Salaam is rising by 8.7 per cent each year<sup>10</sup> against a population growth of 7.8 per cent<sup>11</sup>. In order to reduce this influx of population in Dar-es-Salaam, all the other towns, shown in Table 3, have been selected to be the future growth poles for the development of their hinterlands. That means new industries and hence job opportunities would not just be concentrated in Dar-es-Salaam and Dodoma, the New Capital, but will also be distributed amongst the mentioned towns.

### 1.2 Need For New Capital

Tanzania is not the first country to shift its capital. India, Brazil, Malawi, and Australia, had been involved in the exercise. All had their own reasons for building their respective new capitals.

Malawi decided to shift its capital from Zomba to Lilongwe<sup>12</sup> because of two reasons:

(i) it wanted to put the whole of the administrative government machinery which was distributed into towns of Zomba and Blantyre, in one centre.

(ii) to stimulate development in the potentially rich Central and Northern Regions by establishing a major growth centre in the central position of the country.

<sup>10</sup>Second Five Year Plan Vol.1 pg.178-82

It is obvious that the New Capital, will take the same characteristics which are possessed by Dar-es-Salaam and is likely going to be a major source of new jobs in the country.

<sup>11</sup>Enero & Henin (ed) - The population of Tanzania pg 84

<sup>12</sup>Memorandum on the development of the new capital at Lilongwe - Introduction section.

On the other hand Wigmore<sup>13</sup> (1963) in discussing the choices of New Delhi, Brasilia, and Canberra, as the new capitals of India, Brazil and Australia respectively, concluded that, India shifted the capital from Bombay to New Delhi just to let the capital be away from the two major ports and commercial centres of Bombay and Calcuta. Brasilia which is about 1600 km from the crowded old capital of Rio de Janeiro and came into being in 1960, was chosen in order to open up the interior of the country. The percentage of Brazilian population was concentrated in major towns and their surroundings, along the coast. Canberra on the other hand, was chosen to be the capital of Australia just to strengthen up the Australian nationhood. All the existing big cities in Australia were already capitals of the respective states.

Apart from Australia, it is obvious that the other new capitals were established with the aim of developing the interior of their respective countries. Tanzania's aim of shifting its capital from Dar-es-Salaam to Dodoma does not fall short of that. When preparing for the Second Five Year Plan, Dodoma was thought to be a very good choice for a long term centre for urban growth, because of its central geographical location. It seems then when the need for having a new capital was thought important, it was found that Dodoma as a central growth pole would play a very important part in the mobilization of development in the country, since its position would manage all projects and regional development problems to be viewed at stereoscopic vision.

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<sup>13</sup>The Long View-A history of Canberra pg.2-4

The issue of development has been the main reason for shifting the capital, but there are other benefits which the country can gain due to the shift. First of all, every nation aims to have a capital city which it can be proud of. Looking at Dar-es-Salaam, it is found that, this factor is a little bit questionable. Leaving alone the other parts of the city, the city's Central Business District itself is composed of narrow streets which do not allow easy flow of traffic. That makes the city management, and the maintenance of cleanliness in the area be very difficult. Any rapid urban renewal and redevelopment, therefore, to put the city into a respectable standard would be very expensive and uneconomical. It is expected then, that such a mistake will not be repeated in the building of the New Capital, because any modern big town is supposed to have wide roads with regard to the zonal areas.

The second factor which can be felt by the people moving to the New Capital from Dar-es-Salaam is the change of weather condition. The Dar-es-Salaam one, to many people, is not very pleasant to bear. Its average temperature, as shown in Table 4, is very high, while its humidity is averagely 80%. The humidity at Dodoma is only 61%.

TABLE 4

Station	CLIMATE Approx. height a. s. l in metres	COMPARISON			Rainfall in mm
		Temperatures in °C Max. Min. Mean			
Dar-es-Salaam	less than 92	32.4	18.1	27	1080
Dodoma	1143	31.7	13.6	23	544

Source: Tanzania National Atlas-Meteorology Section

For Dar-es-Salaam temperatures, see Dar-es-Salaam City, Port, and Region pg. 61.

The weather in Dodoma is made more favourable by the presence of windy condition in the area. The condition makes the town have a warm weather during the day, but cool weather during the night. The constant wind however, does also create a dusty condition, but that can be controlled by proper planting of trees in the capital.

A capital is supposed to act as a reference growth centre for other towns in the country. It is in this respect, that Tanzania needs a new capital which should be designed according to what the country portrays in its urban development policies. Major issues<sup>14</sup> in this case should include: the community type of living; the avoidance of building skyscrapers; and the transport system design which should be in such a way that it serves the public interests as the private car ownership is very much discouraged in the country.

In fulfilling this need of having a new capital, it can be assumed, that, the country will now have two centres of attraction, those being Dar-es-Salaam and Dodoma. But it should be expected that in the coming ten years, the rate of population increase at Dodoma, would be higher than that of Dar-es-Salaam, due to the great investment which is to be put there. Referring to Brasilia's growth,<sup>15</sup> one can note that in 1956, it had about 40,000 workmen but in 1963 the population nearly rose to 200,000. In order to avoid the unnecessary flow of people to Dodoma, a number of measures need to be taken, other-

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<sup>14</sup>In fact these points were emphasized by President Nyerere (Sunday News, Tanzania government paper, 4th Aug. 1974) when he was approving the Capital Interim Plan.

<sup>15</sup>The Long View pg.4

wise the New Capital is going to be affected by a number of frequent social hardship.

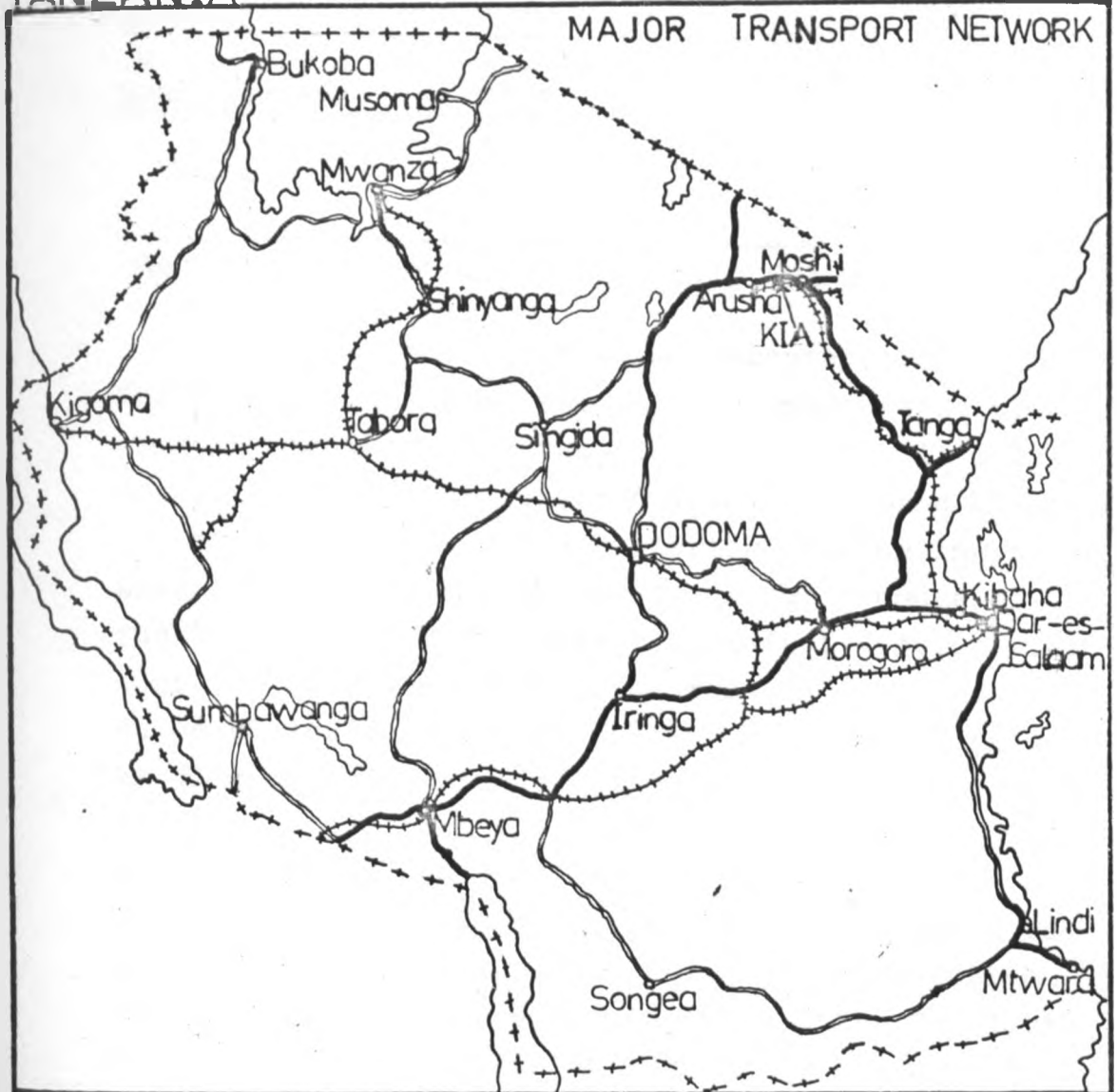
### 1.3 Location of Dodoma

The Dodoma town position, as seen in Fig.2, is not completely centrally located, but it is the major regional centre whose position has developed as a key intersection of transport network within the mainland Tanzania. This means, most people will have a shorter distance to cover when they want to go to the New Capital from their respective regional headquarters, than it is at present, when Dar-es-Salaam is acting as a capital. Table 5 shows this effect.

TABLE 5

COMPARISON OF DISTANCES FROM THE REGIONAL H/QS

Regional Headquarters	To Da-es-Salaam in km	To Dodoma in km	Reduced Distance
Arusha	782	443	339
Bukoba	1493	988	505
Iringa	506	262	244
Kibaha	32	382	-350
Kigoma	1565	1061	504
Lindi	512	1016	-504
Mbeya	896	638	258
Morogoro	197	307	-110
Moshi	603	518	85
Mtwara	624	1128	-504
Mwanza	1216	712	504
Musoma	1456	952	504
Shinyanga	1056	512	504
Singida	739	235	504
Songea	1011	588	423
Sumbawanga	1222	974	258
Tabora	1090	586	504



LEGEND

- National Boundary + + + +
- Bitumen Trunk Road —————
- Untarmaced Trunk Road =====
- New Capital □
- Regional Headquarters ●
- Kilimanjaro Airport ● KIA

Scale 1 : 7900000



TABLE 5 continued

COMPARISON OF DISTANCES FROM THE REGIONAL H/Qs

Regional Headquarters	To Dar-es-Salaam in km	To Dodoma in km	Reduced Distance
Tanga	363	539	-176

Note: Dodoma to Dar-es-Salaam is 504 km

Some of the regions, as expected, will be farther from the New Capital than they are at present, but in that case the disadvantages will only apply to Kibaha, Morogoro, and Tanga. Lindi and Mtwara for many years have been suffering from having a poor road linkages with Dar-es-Salaam because of the flooding of Rufiji river in Rufiji District. The flooding each year, forces the road in that section to be closed for all traffic for a minimum period of five months. During all that period road transportation to and from the South is made through Iringa and Songea and vice versa.

As explained earlier, apart from claiming to be centrally located, Dodoma has a good connection with all important centres in the country. The North Great Road which passes through there allows Dodoma to have a linkage with the neighbouring countries: Zambia in the South, and Kenya, through Arusha the headquarters of East African Community, in the North. The road section of Arusha-Dodoma-Iringa has a large portion of it not yet macadamized. If that task is done, the road network would smoothen the travelling between Dodoma and both the Southern and Northern Regions.

On the other hand, both the road and the Central Railway Line from Dar-es-Salaam to Mwanza, an important town on the shores of Lake Victoria, and Kigoma, a town on Lake Tanganyika pass through Dodoma. In order to speed up movement between Dar-es-

Salaam and Dodoma, the road portion of Morogoro-Dodoma, is expected to be tarmaced with immediate effect.

The improvement of transport network to Dodoma, and reduction of distances to the capital from the regions, will enable the Central Government and Parastatal Officials to make frequent visits to their respective offices in the regions and the regional officers to do the vice versa. But the same reasons, if no proper measures are taken to control the flow of people in the New Capital at an early stages, will make the New Capital receives a great number of migrants from the regions, seeking for employment.

With the Capital being at Dodoma, it is likely that Dodoma, in future, is going to be a middle zone where certain industries will be established to reduce the bulk of certain goods or to manufacture goods, before they are transported to the port zone of Dar-es-Salaam for export.

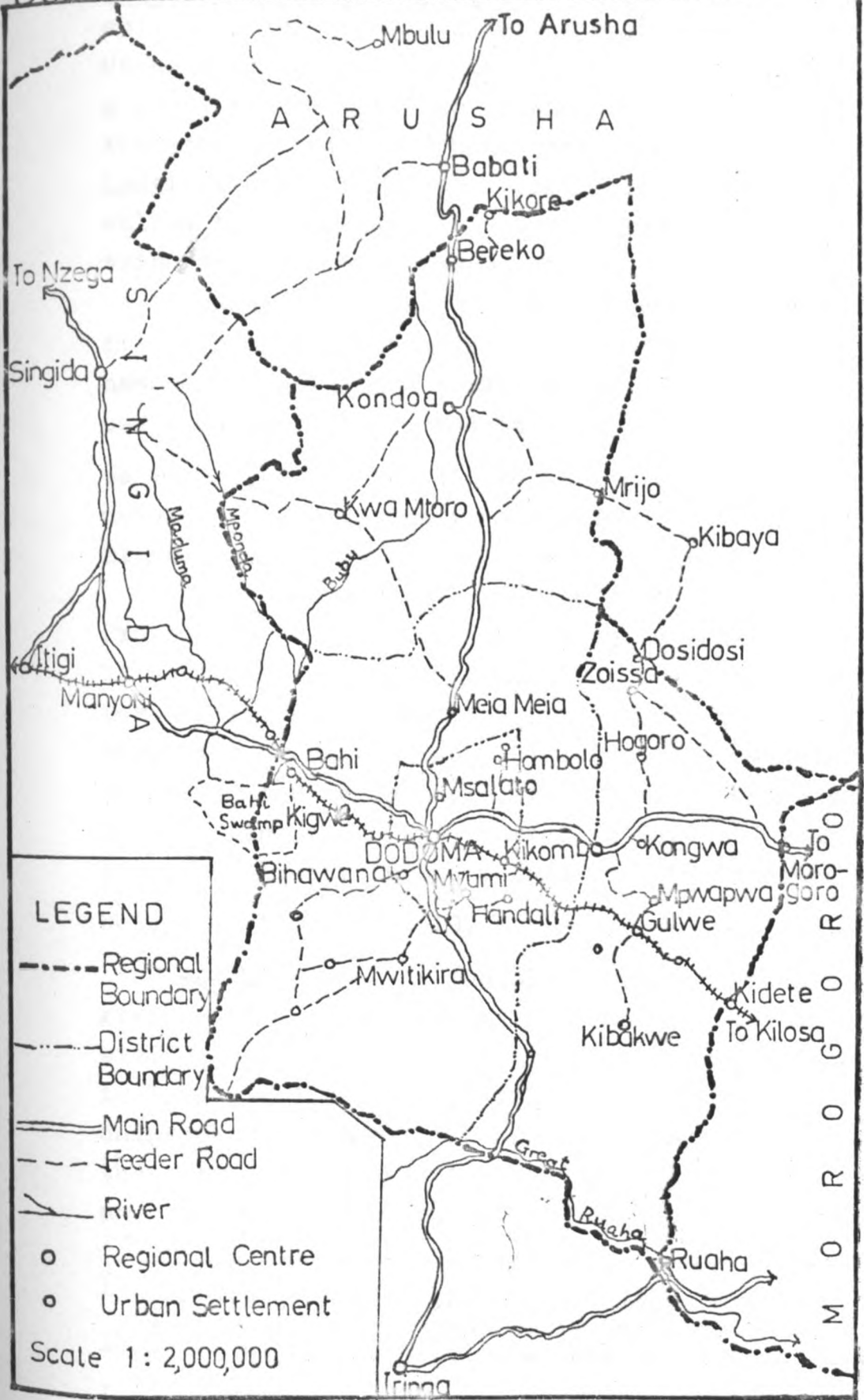
#### 1.4 Historical Growth of Dodoma

Before the announcement of the shifting of the capital was made, Dodoma town was just a regional headquarters serving three districts: Dodoma, Kondoa and Mpwapwa. With creation of a new Urban District<sup>16</sup>, Dodoma Region is now comprised of four districts which are shown in Fig.3

The Dodoma history can be examined through the Arabs, Germans and British reigns. But before the coming of the Arabs, the area which harbours the

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<sup>16</sup>The Dodoma Urban District was officially declared on 19th Nov. 1974. It harbours the New Capital, which is to be built just around the present town (Daily News, Tanzania 20-11-74).



town, was under a Masai tribal ruler<sup>17</sup> known as Mbatiani. The ruler was later forced out of the area by Hehes, a tribe which is mainly found in Iringa, after a heavy tribal war. Lusambo was given power to rule the area. He built his headquarters on the slopes of Imagi Hill, and all people living in that area were called 'Wampanga Wahehe' meaning that the people's tribe was Hehe, of Wampanga clan.

When the Arabs came in the area, they made friendship with the chief and through him they managed to establish a resting camp for their slave caravans<sup>18</sup>. The Arabs used to traverse from the Coast to Tabora, Kigoma in Western Tanzania, and areas around Lake Victoria. Their main interest was to get slaves and ivory.

The German rule saw the establishment of Provincial Headquarters at Dodoma, in 1912. The building they used, is at present the temporary office for the Prime Minister; otherwise for a number of years the Provincial and later Regional Headquarters was being housed in there. At that time, the Central Railway Line, which was started in Dar-es-Salaam in 1905, had already passed Dodoma. The Line<sup>19</sup> reached Dodoma in November, 1910.

The growth of the place was very much boosted up by the building of the railway station and staff quarters. The two encouraged other development to take place. For example: a cattle and goats auctioning centre was established at a place where today there is a 'Jammat Khan' a Hindu Religious Building; an open market was established at the present Shell

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<sup>17</sup>This history was told by Kaise Isaya, who is a Gogo and works with Mines Division, Dodoma.

<sup>18</sup>The Arabs, during that time were engaged in slave trading.

<sup>19</sup>Source: Dodoma Railway Surveyor's Office.

Petrol Station site. Also a dispensary which was used by the community was built on the existing Regional Commissioner's residential plot. All these services, whose operating location are shown in Fig. 4.1, attracted more and more local people to settle in the area.

A number of village settlements sprang up later, surrounding the growing centre. The settlements which included: Makole, Chamwino, Tambukareli and Kikuyu, as observed were the source of the present areas of uncontrolled development. However, in the early days of building the railway station, the local people were afraid to move near the Germans settlement because they used to force the local people to work in the building of the station and the railway line. It followed also that many of the local people living in the vicinity of the area had to desert their places to settle far away from the Germans' centre.

The Germans' rule in the country ended after the First World War of 1914-18. The British on behalf of the League of Nations, ruled the country as a Mandate and later after the Second World War 1939-1945 as a Trusteeship<sup>20</sup>.

During the British reign, Dodoma still remained as one of the Provincial Headquarters in the country. By then the headquarters served the Central Province which comprised of the present Dodoma and Singida Regions. Wader and Oates (1938) estimated<sup>21</sup> the population in 1935 to be 5000 people.

The present town, whose commercial centre originated from a few shops along the Western side of Kuu Street between Hatibu and Madaraka Avenues,

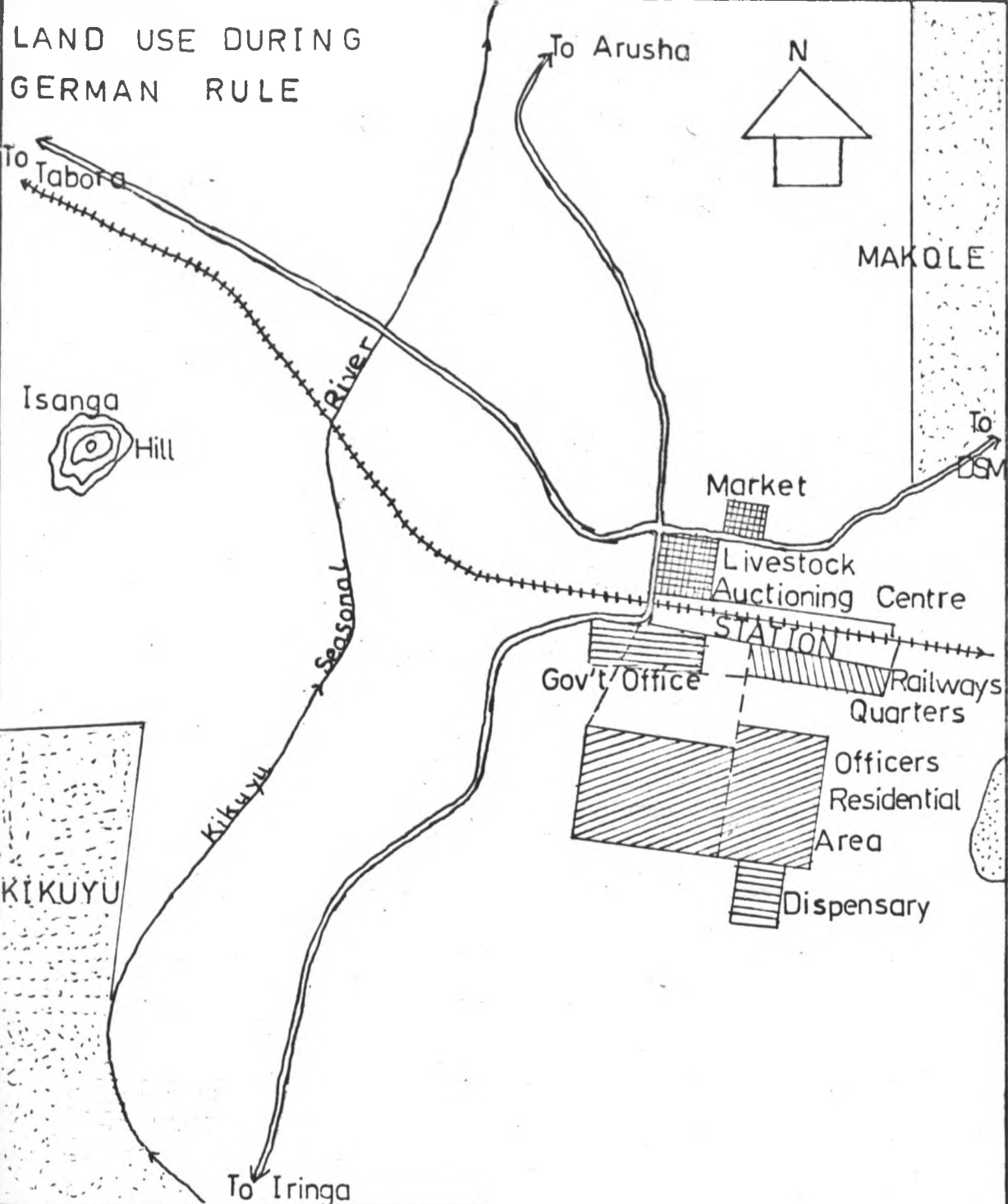
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<sup>20</sup> At that time the British ruled the country on behalf of United Nation.

<sup>21</sup> Short Paper No.17-An Explanation of Degree Sheet No.52(Dodoma)-Population section.

# DODOMA

FIG. 4.1

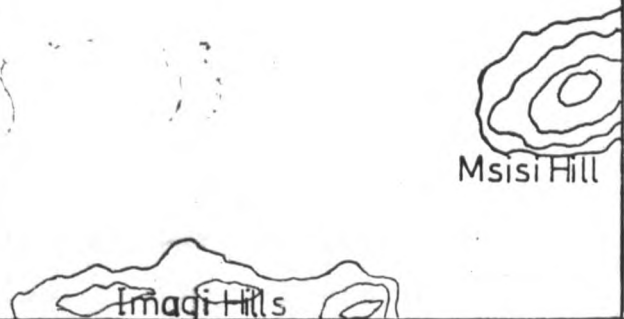


## LEGEND

- Main Road
  - Track
  - - - Railway
  - ▣ Village
  - ▨ Public Use
- DSM Dar-es-Salaam

Source: Historical Description

NB: Figure not drawn to Scale



got its status of the Town Council in 1956. After Independence in December 1961, it continued to be a town council until 1st January 1974, when all urban centres came under the full control of the Central Government, as a result, all towns were directed to change their status, either to regions, districts, sub-districts or divisions, depending upon their sizes and population.

The Urban Sub-district changed to a full district status as from 1st July 1974 (Daily News, 29-5-74) but its inauguration ceremony was held on 5th October 1974 (Sunday News, 6-10-74). The move was taken to give the New National Capital, although small in size and population, more administrative power for making decisions. As a sub-district, its head, the Assistant District Development Director, could not make decisions on important matters without first consulting the Regional Development Director.

It should be known that Dodoma originally was not known by that name. The latter just came by accident. It occurred that one day, there came an elephant, searching for water. When it reached somewhere in Kikuyu area where there were swamps, it got sunk in the mud while drinking water. The local people took that opportunity to kill the beast. To remember the occasion, they decided to call the area 'Idodoma' meaning sinking in Gogo tribe. The outsiders however, simply changed the name to Dodoma.

### 1.5 Political Influence

The move to transfer the capital was declared by the country's President J.K. Nyerere, on 1st October 1973, when he was closing down the 16th Party' Biennial Conference (Daily News 2-10-73) in

Dar-es-Salaam. The decision, which was reached by TANU<sup>22</sup> National Executive Committee (NEC), was not made until after a thorough deliberation and getting opinions from people all over the country. Out of 1859 TANU branches that discussed the issue 1017 supported the move. The 842 branches not in favour of the shifting mainly came from Coast, Dar-es-Salaam, Kigoma and Ruvuma Regions.<sup>23</sup> Their objection mainly was the cost of the project. Some people in the Coast and Dar-es-Salaam Regions, for personal reasons, disliked the whole idea of shifting the capital. There were those who thought that the shifting would make them miss some of the advantages which are associated with the capital town. Many of the Senior Civil Servants and Parastatal Officers in Dar-es-Salaam were not happy with the move as there were already well established up there. Most of them are leaders<sup>24</sup>, hence they will not be allowed to rent their personal houses, in Dar-es-Salaam, if they have any. They will either leave them to their relatives or to the government if they wish to stay in free rent houses while in Dodoma or sell them.

In defending the decision the President commented that the decision was a permanent one hence it could not be influenced by temporary reasons. By that he meant that those who thought that the shifting was very uneconomical, were just thinking in terms of money spending alone. They forgot

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<sup>22</sup>TANU (Tanganyika African National Union) is the sole political party in the Mainland Tanzania.

<sup>23</sup>In Kenya and Uganda, Regions are still known as provinces.

<sup>24</sup>Leaders include any government or parastatal worker earning more than sh.1066/70 per month.- Arusha Declaration Leadership Code-see Ujamaa: Essays on Socialism pg. 36.



that the development of the nation was a continuous process, hence the Nation was supposed to think in terms of the future generation.

From the 'Report of the Proposed Move of the Capital' the task of shifting the capital is expected to take ten years at an estimated cost of sh.3710million/=-, but as noticed, it seems that there are some political pressures on the bodies, which have been entrusted with the work of seeing the shifting of the capital go without causing a burden to the existing town, to complete the work at a much shorter time than that estimated. The shifting of the Prime Minister's Office to Dodoma, on 5th October 1974, and TANU headquarters, on 12th February, 1975, when even the Capital Master Plan<sup>25</sup> had not yet been approved, can be taken as example of such pressure. It had been argued that the shifting of the Prime Minister's Office to Dodoma would speed up the capital transfer, but it was forgotten that as a head of government, the Prime Minister permanent presence in Dodoma would cause a lot of social problems to the existing small town, since the latter has no enough facilities to cop with the situation.

#### 1.6 Implementation of the Capital Project

For the purpose of implementation of shifting the Capital, a new Ministry of Capital Development had to be formed. Its major work is to formulate policies for the implementation and supervision of all programmes relating to the transferring of the Capital from Dar-es-Salaam to Dodoma.

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25

Master Plan was approved on 8th April 1975

Another body which works hand in hand with the Ministry is the Capital Development Authority whose task is to implement what has been decided on the capital shifting. The Authority is functioning as a parastatal body under the new Ministry. It is manned by a Director General.

In the Presidential Order, the Capital Development Authority (Establishment) Order, 1973 (Government Notice 230 of 12th October 1973) the Capital Authority has been given the power of:

- (i) Preparing plans for the development of Dodoma as a Capital of Tanzania.
- (ii) Implementing any such plans approved by the President.
- (iii) Carrying out and effecting necessary development of Dodoma.
- (iv) Advising and assisting the government on an orderly transfer to Dodoma of various government and other public offices.
- (v) Acquiring and holding land and other immovable properties.
- (vi) Providing any service or facility which any Ministry or Parastatal Department, Division or Institution; company or firm may require for an orderly transfer of its business activities and personnel to Dodoma. "

As observed above, the Authority is the sole deciding organisation which can approve any kind of development in Dodoma Urban District. This means, the Urban District Development Director role of initiating and controlling development in the district has been taken over by the Authority Director General. The work of the former is just therefore, limited to administration.

Like the New British Towns Corporations<sup>26</sup>, and the French Corporation<sup>27</sup> in building their new towns, the Capital Authority does not itself build any house, industry or start commercial activity. It just gives the work to either Registrar of Buildings or National Housing Corporation or any other Building Institution or even private developer.

Some of the Government Technical Divisions were required to shift to Dodoma before the end of 1974 (Daily News, Tanzania 8-11-73), to help in the implementation of essential preliminary projects. The divisions which include Surveys and Mapping, Water Development, Forestry and Wild Life and Building divisions, have up to now not yet shifted to Dodoma due to the shortage of housing in the existing town.

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<sup>26</sup> A.C. Duff - British New Towns, an Experiment in Living pg. 19

<sup>27</sup> J.E. Roullier - Town and Country Planning School 1-12 September 1973 University of York Report and Proceedings - Section on 'How New Towns are Built.'

## CHAPTER TWO: EXISTING DODOMA

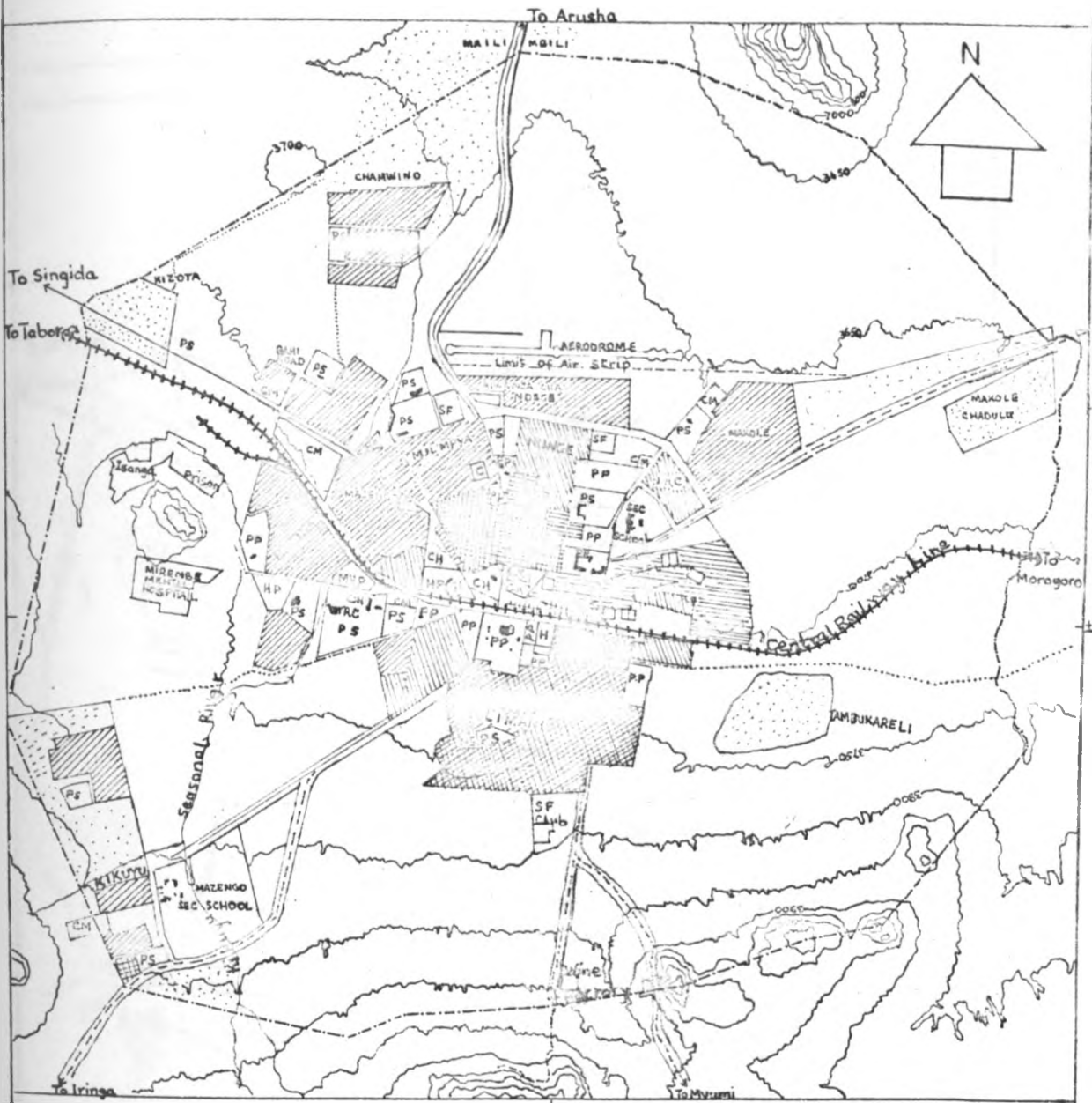
The existing town is about 2400 hectares or 2% of the area of the whole Urban District. Although the town is comprised of wards, planning areas are popularly known by their local names, which will be used in the study. The existing town has 12 major planning areas, viz: Majengo, Mji Mpya, Nunge, Kiwanja cha Ndege, Bahi Road, Hazina, Chamwino, Mlimani, Tambukareli, Makole, Commercial and Industrial areas. All those are shown in Fig. 4.2, while Fig. 4.3 shows how land has been developed up to 1975. As it can be noted from the two figures, housing, in 1974, was given a higher priority than any other activity. That was so due to the shortage of houses, in the existing town, to accommodate the staff of the Ministry of Capital Development, Capital Authority, and later Prime Minister's Office.

### 2.1 Residential Zones

Like in all towns, residential use in Dodoma is the major land use. The residential areas can be grouped into three categories: high, medium, and low density areas. The policy of the country, however, although not documented anywhere, is to get rid of such classification. What will be done, in the future is to mix large and small plots in one layout. That means, there will be no separate high, medium and low density residential zones. Nevertheless, from observation, it will be difficult to fully comply with the policy, as it is customary, in the country, to group Senior Government Officials in certain areas which in most cases are composed of low density plots.

In making an analysis on the residential area, it is found that Majengo is the oldest high residential area in the town. It consists, mostly of

LAND USE 1973



LEGEND

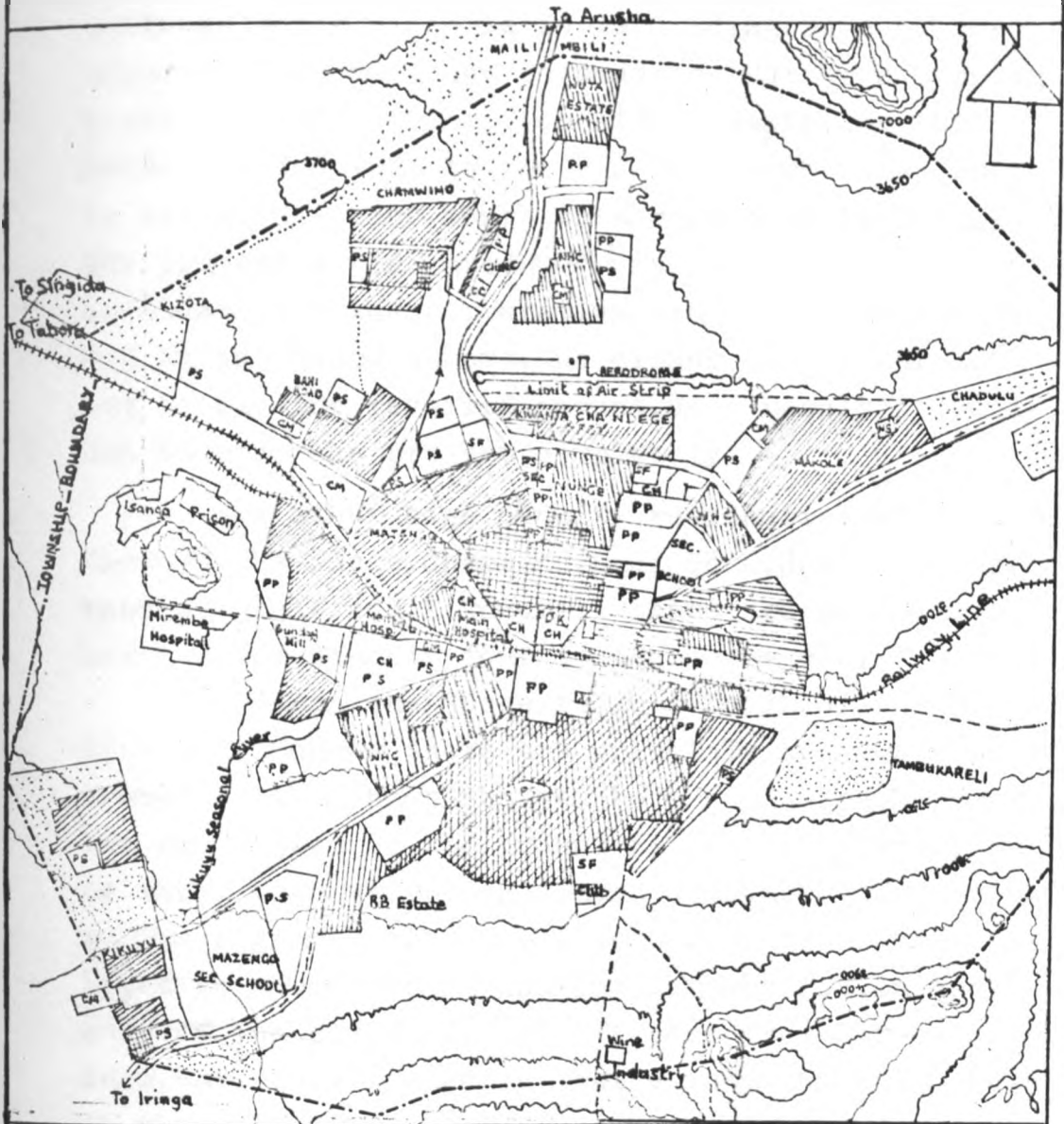
- Township Boundary
- ==== Bituminized Road
- ==== Unarmaced Road
- ..... Track
- ~ 3700 ~ Contour Line
- Commercial
- Residential - Low
- Residential - Medium Density
- Residential - High Density
- Squatters
- ns Nursery School
- PP Public Purpose
- HP (G), MHP, HP Hospital (General), Mental
- c Community Centre
- cm Cemetry
- nhc National Housing Corporation
- sf Sports Field
- sk Jamat Khan
- # Hotel



# DODOMA

FIG. 4.3

LAND USE 1975



## LEGEND

- |  |                         |    |                        |     |                              |
|--|-------------------------|----|------------------------|-----|------------------------------|
|  | Tarmac road             | PP | Public purpose         | PS  | Primary school               |
|  | Untarmac road           | NS | Nursery                | CC  | Community Centre             |
|  | Track                   | CH | Church                 | CM  | Cemetery                     |
|  | Contour Line            | JK | Jamat Khan             | SF  | Sports field                 |
|  | Commercial              | RB | Registrar of Buildings | NHC | National Housing Corporation |
|  | Residential low density |    |                        |     |                              |
|  | " medium                |    |                        |     |                              |
|  | " high density          |    |                        |     |                              |
|  | Squatters               |    |                        |     |                              |



old houses. However, some housing improvement is being carried out there. Sometimes back, the National Housing Corporation in the country, took some initiatives to help people in rebuilding some of the houses in the area, now renamed as 'Mji Mpya' meaning a new town. The Corporation after completing the houses, handed them to the owners who were supposed to pay shs. 80/- each month to a period of 10-15 years. The project could have helped many people if it had continued, but the corporation was somehow discouraged by the house owners, who either delayed or failed to pay the required amount, as a result it decided to stop the project completely.

The other high density residential areas are: Kiwanja cha Ndege, Chamwino, Bahi Road, Hazina, Tambukareli, Makole and Kikuyu. All these are newly developed areas of only four to ten years old.

Kiwanja cha Ndege is just South of the aerodrome. All houses there are privately owned. A good number of them have not yet been completed. However, the completion of the houses is being hastened, since there is a very high demand of houses for renting. The region North of the aerodrome is being developed by the National Housing Corporation. In fact most of the early shifted officers from Dar-es-Salaam, have been housed in that estate which is shown in Plate 1.

Bahi Road and Chamwino, are close one another and nearly all plots in the former have been developed. On the other hand, Chamwino, is largely composed of uncontrolled settlement. To have a comprehensive planned development in the area, some compensations will have to be paid, unless other alternatives to settle the concerned people are made.

In Hazina, apart from the Prisons and the



Plate 1: National Housing Corporation-North of Aerodrome



Plate 2: Registrar of Buildings Flats: Dodoma-Iringa Road



National Housing Corporation quarters, there are a number of individual houses in the area. Some of the houses are still in the process of being completed.

Kikuyu is one of the oldest areas in the town, but due to its isolated position, and the absence of water supply, very few people have taken plots there. With the shifting of the capital, it is hoped that all important utilities will be provided in the area and hence make the individuals build houses there. In fact the building construction of the National Housing Corporation quarters and the Registrar of Buildings flats, some of which are shown in Plate 2, just before reaching Mazengo Secondary School, can be taken as a first step towards the development of the isolated area of Kikuyu.

A planned development for Tambukareli was introduced very recently. The area is mostly composed of uncontrolled settlements. Like all other latter type of settlements, Tambukareli lacks most of the community facilities other than a few shops and a water kiosk. A comprehensive planned development is supposed to be carried out in the very near future, because people in the area, have been given a quitting notice, so that a redevelopment can be carried out.

Makole is composed of three types of settlements. These are the National Housing Corporation estate; private individual houses just East of the National Housing quarters; and squatters which are farther East along the Dodoma-Morogoro Road.

All residential areas described above are characterized with a high population density although in some cases, the estates which are established in the areas break up the pattern. The estates, usually have a medium density characteristics.

The other types of residential areas as stated earlier, are found in Nunge and Mlimani where

most of the grade A government quarters are found. Nunge is a medium density zone whose residents, before the Building Acquisition Act<sup>1</sup> of 1971, was passed, were mostly Asians. It is believed that in some ways, the Act, made many of the Asians who owned the houses and buildings of that nature stipulated in the Act, leave the country. On the other hand, Mlimani is a low density area and nearly all of the Senior Government Officers are staying and will still be accommodated in the area. In fact more plots of similar nature have already been surveyed there to build houses for the senior officers shifted from Dar-es-Salaam.

## 2.2 Commercial Zone

The commercial area is centrally located and easily accessible from all corners of the town. Some of the government and parastatal offices are situated in the area. The region also consists of nearly all of the important hotels, restaurants, cinema, bars, big shops and the main market in the town.

Some of the structure in the region do give a blighting effect to the commercial area, as seen in Plate 3. If the zone is to be preserved as a major commercial centre in the New Capital, then a slow process of both redevelopment and rehabilitation in the concerned areas, mainly the North West part<sup>2</sup> of the commercial zone, could be taken, to develop the area

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<sup>1</sup> The Act made the government acquire any building of more than sh.100,000/- and which was used for commercial purposes. It has some exceptions, however

<sup>2</sup> There is a considerable old residential structure in the area.



Plate 3: One Way Street-Dodoma



Plate 4. Temporary Offices for Government Technical Divisions

in the conformity with commercial zone characteristics.

### 2.3 Industrial Areas

The town has very few sporadic workshops and small scale industries. The important industry in the town is that of wine production. The factory is situated on the Northern slopes of Imagi Hill. It is also engaged in a seasonal tomato canning. Other factories in the town include two mills: one is for triple purposes, namely, flour, rice and oil milling; while the other is just used for rice. Both, plus some godowns are found in a zone between Tambukareli, North of the railway line and Makole. More land for future industrial activities has been reserved on the Eastern side of the above present industrial area.

The heavy construction which is to be carried out in Dodoma, has necessitated the Capital Authority to establish, in the very near future, a tile, and brick factories (Daily News, 10-10-74). It is expected that the factories' production would reduce the scarcity of building materials and even the cost in building houses, as developers are going to use local material for their building construction.

### 2.4 Public Land

The existing land for public purposes does occupy in total, a large area in the town. The public activities as seen in the Land Use Map, are spread all over, but government offices, educational institutions and Isanga Prison whose most of its area is covered by vine fields, comprise the largest percentage of the public land.

### CHAPTER THREE : CAPITAL INTERIM PLAN

The establishment of a new capital on a existing town does result in some unintended directions which can not be overlooked. The Capital Authority therefore prepared an Interim Master Plan to control people from establishing uncontrolled settlements in the unplanned area within the town. The importance of having the Interim Plan before the actual Capital Development Plan was to indicate areas for construction of urgently needed residential and office buildings.

#### 3.1 Land Distribution Regulations

In making an Interim Plan, a number of steps had to be taken; one of them being the control of land distribution in the town.

Demarcation and allocation of plots for building and other development were stopped in March, 1974 (Daily News 10-3-74) until the completion of the Interim Plan. The decision applied to individuals, the government and parastatal organizations. But since the Prime Minister and his staff had to move to Dodoma in 1974, the Building Corporation, viz: National Housing Corporation and Registrar of Buildings, were allowed to construct houses in the plots which were already surveyed and given to them for such purposes. On the other hand the National Service Building Brigade was given a contract to construct temporary offices, one of them is shown on Plate 4, for the Technical Government Divisions which were expected to be the first group to shift to Dodoma.

The decision to stop building was also extended to those individuals who had been issued with plots, in the newly surveyed areas like Makole and Tambukareli but who had not started construction.

However, there were some people, who had plots in the surveyed areas but misunderstood the issue. They thought that, those who had not finished building were also prohibited from completing their houses. Thus, it took some time before they came to learn that they were not affected by the directive.

The Interim Master Plan was completed and approved in August 1974, but up to April 1975, no new plots, apart from those at Makole were issued to applicants.

To control unauthorized construction and ensure a high standard of building in accordance with the requirement of Interim Plan and Development Regulation, the Capital Authority found necessary (Daily News 20-5-74) also, to take the responsibility of distribution of land for future development, from the District Land Office, a government department. The work<sup>1</sup> of the department before the taking over, was mainly to initiate and allocate plots to developers and acted as an agent for issuing out Right of Occupancy to the successful applicants. This latter responsibility, however, is still under them.

It is assumed that the allocation of plots by the Authority will allow land development in the New Capital to run very smoothly. But that might not be the case since the power of issuing the Right of Occupancy is still remaining with the Director of Land Development, of the Ministry of Lands, Housing and Urban Development, whose representative in the district is the Land Officer. To be autonomous the

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<sup>1</sup> The change has just been applied to Dodoma Urban District. Other districts in the country still have their full responsibilities.

Authority should have sought the power of issuing the Right of Occupancy to people in the Capital City. That will make it have its own office for making Deed Plans.<sup>2</sup> If the two things can not be done then the partially taking of the Land District Office's work, will not help the Authority to achieve their objective of rapid development in the New Capital, because they have no control over the Ministry of Land, Housing and Urban Development.

### 3.2 The Interim Plan

In the Interim Plan which is shown in Fig.5, concentration of new development has been directed north of the railway line. The Southern part was left to be included in the Final Master Plan. The Authority decision<sup>3</sup> to concentrate development in the area was based on two points:

- (i) Communication lines in the North are good
- (ii) Had there been a plan to introduce a foul drainage system, the installation of the system in the area, would have been quite easy, because as it can be observed from Fig.6 the town drainage system is in the North-Eastern direction towards Hombolo Lake.

Apart from the above given reasons, it should be noted that at the moment the town gets its water supply from Makutopora boreholes which are about 29 kilometres from Dodoma on the way to Arusha. That means it can be easy to supply water to all new chosen areas to be developed.

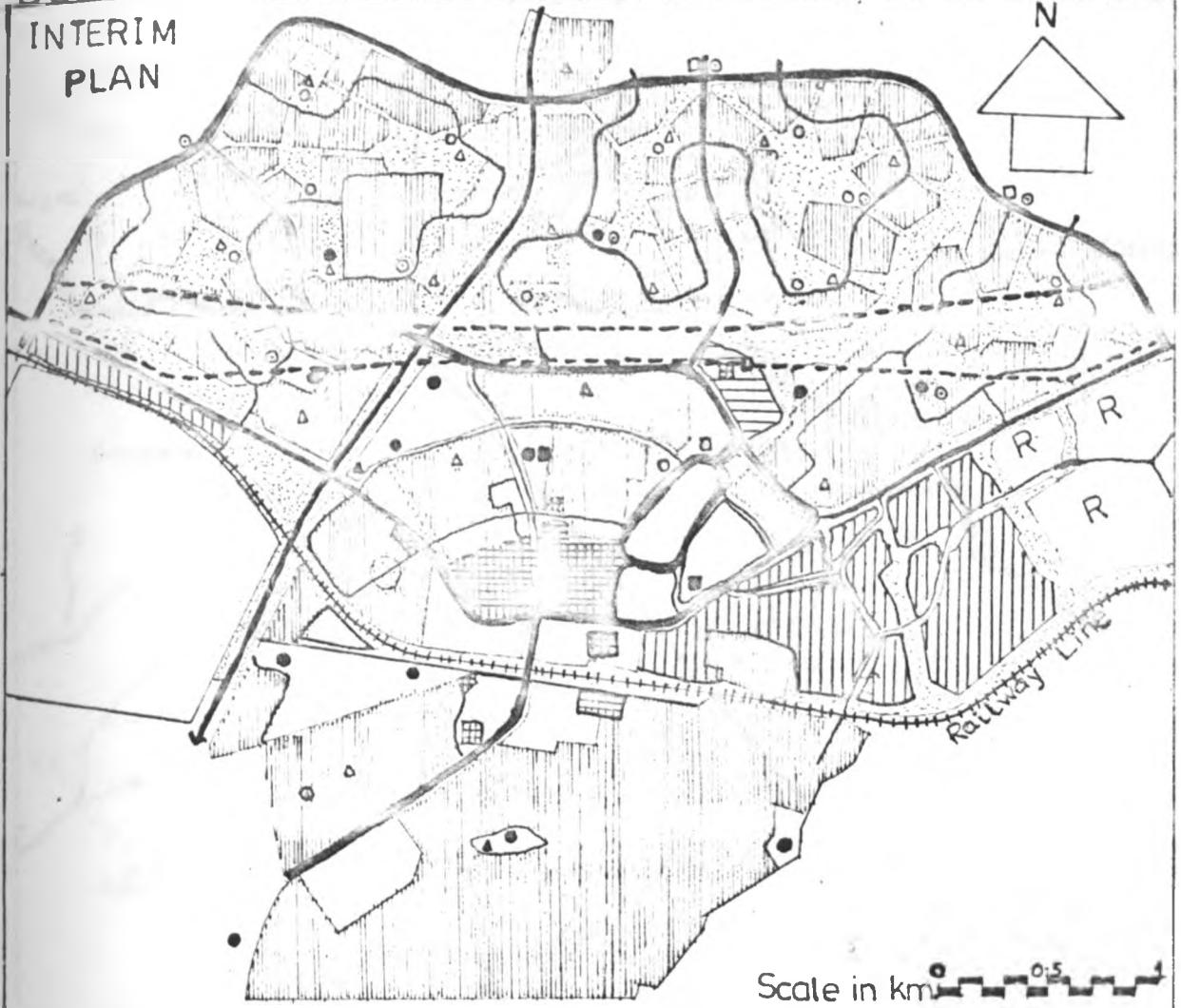
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<sup>2</sup> These plans are usually made by Surveys and Mapping Division of the Ministry of Lands, Housing and Urban Development.

















<sup>3</sup> Interim Plan and Development Regulation pg.11

DODOMA  
INTERIM  
PLAN

FIG.5



L E G E N D

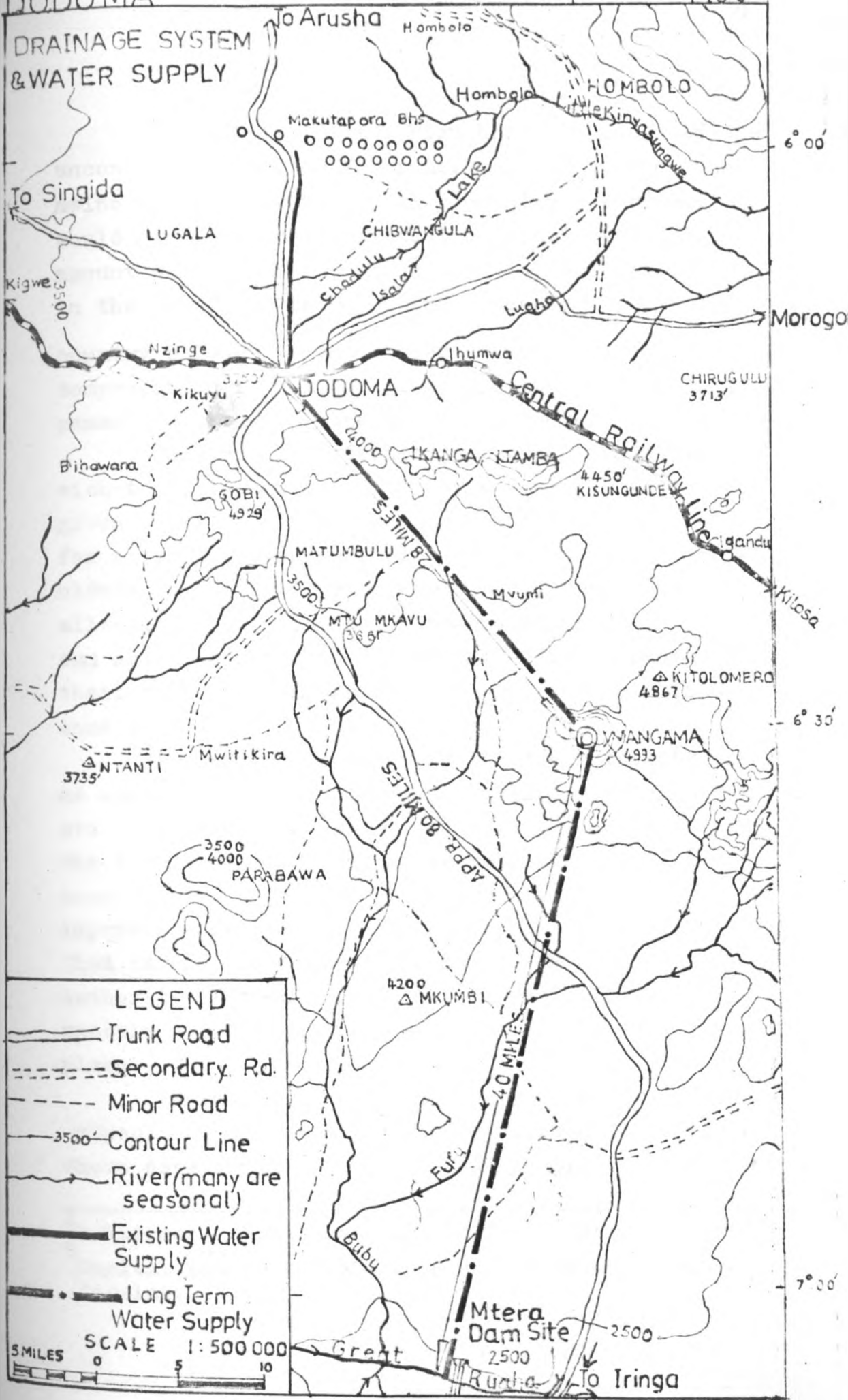
- |   |                     |   |                 |
|---|---------------------|---|-----------------|
|  | Residential         |  | Local Market    |
|  | Commercial          |  | Arterial Roads  |
|  | Industrial          |  | Collector Roads |
|  | Open Space          |  | Airport Zone    |
|  | Public Uses         |  | Existing        |
|  | Rural               |  | Proposed        |
|  | Special Office Zone |  | Nursery         |
|   |                     |  | Primary         |
|   |                     |  | Secondary       |

Source: Capital Development Authority (CDA)



# DODOMA

## DRAINAGE SYSTEM & WATER SUPPLY



### LEGEND

- Trunk Road
- Secondary Rd.
- Minor Road
- Contour Line
- River (many are seasonal)
- Existing Water Supply
- Long Term Water Supply

SCALE 1: 500 000

The Interim Master Plan has also included the uncontrolled developed areas. These areas are Chamwino and Makole-Chadulu. Although the government would give compensations to the people affected, the amount won't be much, because most of the structures in the areas are temporary. And since Land<sup>4</sup> in the country belongs to the state, the question of land compensation is not applicable. People are just compensated on their properties they loose.

Some of the affected people, however, would wish to build houses in the same areas, if they were given plots, and if the design for the areas were for private residential development purposes. It wouldn't be appropriate to ignore such people when allocating plots in the areas. And if the Authority can not give plots to all of the affected people in their respective areas, then it should try to find some other suitable places.

In making the Interim Plan, the Authority came out with some development regulations. The latter are supposed to act as guide lines to developers in the New Capital. The Authority has introduced new zone requirements<sup>5</sup>, some given in Table 6, aiming at improving the standard of housing in the town. But that can not be achieved successfully unless the Authority becomes very strict and makes frequent inspections to all sites where development is taking place.

In the old system, some of the requirements, especially in the high density residential areas, where development is carried out by private indivi-

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<sup>4</sup> R. W. James- Land Tenure and Policy in Tanzania pg 61

<sup>5</sup> Capital Authority: Interim Plan and Development Regulations pg. 5

TABLE 6

SITE DEVELOPMENT REGULATIONS		
Requirement	Old System	New Regulations
Frontage-Distance from the edge of Road Reserve	1.5metres	5metres
Side Distance from plot boundary	1.5metres	1metre
Plot Coverage	High Density - 40% Medium-25% Low- 10%	Not exceeding 40%
Minimum plot Size	Common 370 sq. metres	450sq.m. if there is no connection of a foul sewer connected to a main drainage se- wer. Otherwise it should be 350sq.m

duals, were not fulfilled, because the former Town Council didn't care very much. For example, in high density areas, people let the frontage of their houses reach the edges of the road reserves; in the Interim Development Regulations developers are required to leave 5 metres space, so that when the time of putting infrastructure, like storm and foul drainage, and street lights, work could be done without interfering with the already existing structures.

The regulations have also made some restrictions on the erection of buildings in the town. One of them concerns the maximum height a building can reach. In the New Capital, no building, even in the

commercial area will be allowed to exceed 4 storeys.<sup>6</sup> That will automatically not permit the creation of lifts in the major town buildings. In some cases such type of buildings will ease the supplying of water to the buildings because very little pumping will be required to raise water to the fourth floor.

The restriction of buildings to four storeys might be a temporary one. If not, the Capital will only consist of short buildings; and for a big office like a ministerial one, a large area will be needed to accommodate all divisions in one building. It could have been proper if the restriction was only applied to the residential buildings. Public Office Buildings could have allowed to go higher than that, provided the rock bases sustain the pressure bulbs of the buildings.

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<sup>6</sup> Report on the Proposed Move of the Capital-Section F, on accommodation.

## CHAPTER FOUR : DISTRIBUTION OF POPULATION

Population is a resource<sup>1</sup>, since it provides forces for various production activities. A knowledge of the type of population in an area and its activities, helps someone to know the economic and social structure and hence determine ways and means of improving the situation of the place, if the conditions allow.

### 4.1 Population in the Region

Dodoma District<sup>2</sup> is the biggest district in the region and taking the previous census of 1967, as given in Table 7, it does have both the highest population and density in the region. In general, however, the population density in Dodoma is very low. This is because, it is one of the driest regions in the country and it lacks resources.

TABLE 7

POPULATION IN THE REGION

District	Total in '000	Area in sq.km	Density/ sq.km.
Dodoma	320.9	16384	19.4
Kondoa	212.2	13056	16.1
Mpwapwa	176.2	11392	15.3
Total	709.3	40832	17.2

Source: National Atlas of Tanzania 1970 pg.13.

<sup>1</sup> Moore: Population and Density-in 'the Population in Tanzania edited by Enero and Henin.

<sup>2</sup> Dodoma District before July 1974: That is both Urban and Rural Districts included.

The main tribes in the region are Gogos, and Rangis, but from Table 8, the former tribe is in the majority and it is predominant in both Dodoma and Mpwapwa Districts; while the Rangis are mainly found in Kondoa District.

TABLE 8

## TRIBES IN THE REGION

Tribe	% in the Region	% in Dodoma District	% in Dodoma Town
Gogo	46.3	85.5	19.9
Rangi	20.0		4.7
Hehe	6.6		5.7
Kaguru	6.3		
Sandawe	3.5		
Others	17.3	14.5	60.4
Total	100.0	100.0	100.0

Source: The Population in Tanzania pg.166-168

For a long period, the region had been affected by a negative net migration. The 1967 census showed that the region had a net migration<sup>3</sup> of -7.6% and -4.7% for males and females respectively. That means, there weren't enough enterprises to attract outside people in the region. When comparing with the Coast and Arusha Regions, it was found that, the two regions had respectively 22.3 and 14.6% net migrations. The reason for higher migration in the two regions was due to the employment opportunities created, especially in the major towns of Dar-es-Salaam and Arusha

<sup>3</sup> Op Cit: The Population in Tanzania pg.66

respectively. It is expected then, with the establishment of the Capital in Dodoma, the region is going to experience a positive net migration each year.

#### 4.2 The Dodoma Town Population

As explained earlier, the population in the town is spread in the 12 major areas, and if Kizota and Maili-Mbili are included, then the population of the town is as given in Table 9.

TABLE 9

POPULATION COUNTING- MAY 1974

Location	Every 5th House counting	Every 10th House counting	No. of People Counted	Average people/House	Estimated Population
1. Majengo		34	484	14	4760
2. Nunge	20		155	8	800
3. Kiwanja cha Ndege		14	188	13	1820
4. Mji Mpya		63	845	13	8190
5. Hazina		32	336	10	3200
6. Makole		11	213	19	2090
N.H.C.	17		62	4	340
Chadulu		40	263	7	2800
7. Bahi Road	48		960	20	4800
8. Maili-Mbili		16	142	9	1444
9. Kizota		16	133	8	1280
10. Chamwino <sup>4</sup>	150		2042	14	4084
11. Kikuyu		29	330	11	3190
12. Tambukareli		23	270	12	2760
Railways	20		239	12	1200
13. Mlimani <sup>5</sup>	47		331	7	1640
<b>Total</b>	<b>302</b>	<b>278</b>	<b>6693</b>		<b>44398</b>

<sup>4</sup> Due to having a number of uncompleted houses, the sample was changed to counting every 2nd house.

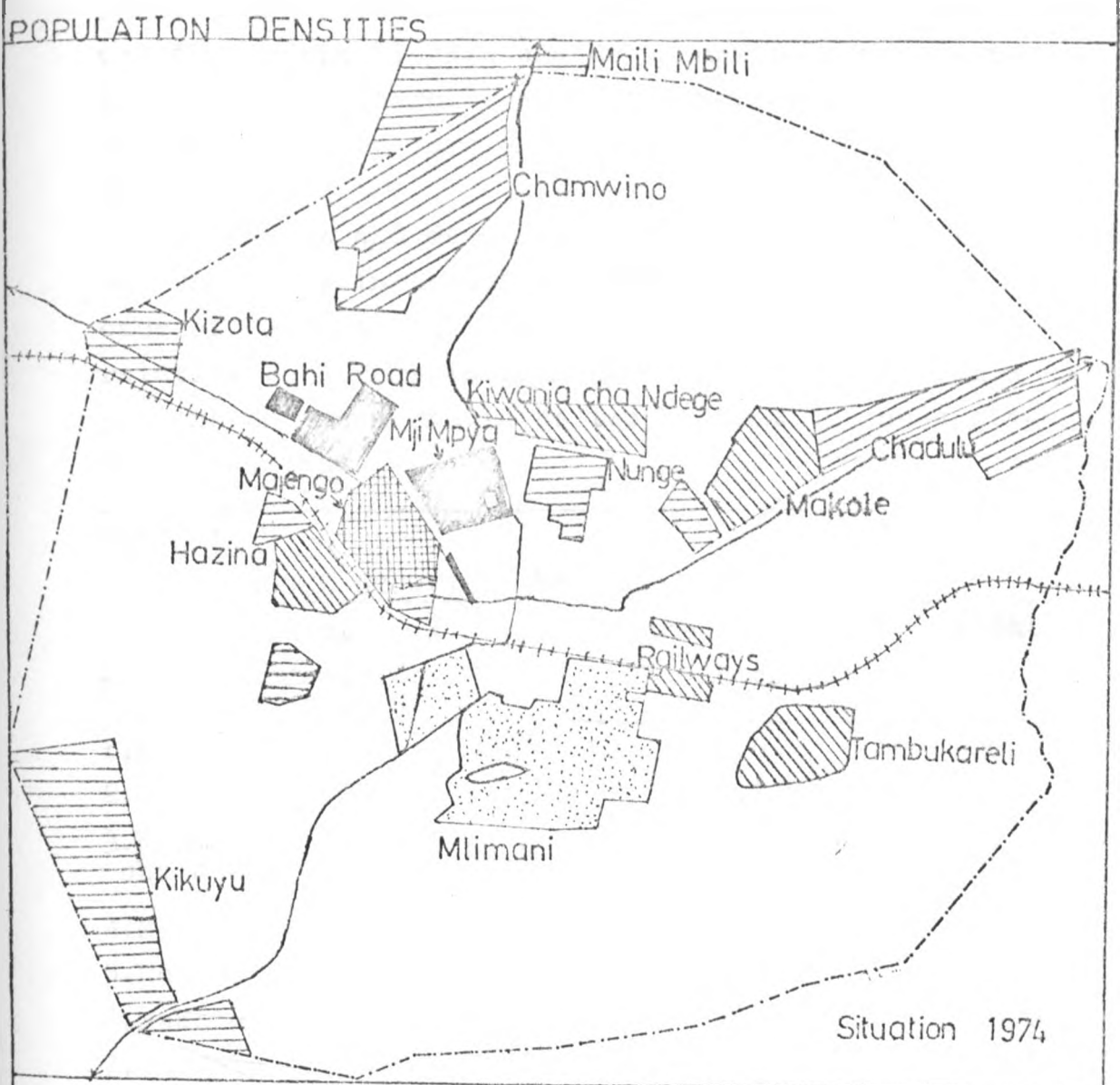
<sup>5</sup> Included Police Line and Iringa Road Flats.

In the counting, students and teachers at Mazengo Secondary School, the National Servicemen who are involved in the building construction of some of the government offices in the town, Prisoners and mental people at Mirembe Hospital, were not included. If all these are taken into account, then the township population can be estimated to be 48,000 people.

In taking the average number of people per house structure, it was found that, in high density areas the average was 12; while in medium and low density areas where one family, usually occupies a single house or flat, was six. On the other hand overcrowding as shown in Table 10 is found in high density areas, Fig. 7 refers, where people use single rooms for multiple purposes. This can easily

	A	B	C=A/B	D	E=D/B	F=C/E
Area	Popula- tion Counted	No. of Dwelli- ng Uni- ts	Average Househo- ld Size	No. of Roo- ms	Average Rooms/ House- hold	Avera- ge Per- sons/ Room
<b>High Density</b>						
1. Majengo	484	185	3	185	1	3
2. Kiwanja cha Ndege	188	94	2	94	1	2
3. Mji Mpya	845	354	3	354	1	3
4. Makole	213	64	3	64	1	3
5. Bahi Road	760	264	4	264	1	4
<b>Medium Density</b>						
1. Nunge	155	20	8	60	3	3
2. Makole N.H.C.	62	17	4	17	1	3
<b>Low Dens.</b>						
1. Mlimani	195	23	8	44	2	4





LEGEND

	People/acre	or	People/hectare
	401-500		991-1235
	301-400		744-990
	201-300		497-743
	101-200		250-496
	50-100		124-249
	0-50		0-123

1000 0 1000 2000 3000 4000

Scale in meters

be noted in Table 11. The main reason why that should be so, is that, houses in those areas are owned by individuals whose house design are made in such a way that a single room can be occupied by one family. And due to scarcity of houses, very few people do manage to secure more than one room in one house structure.

In low and medium density areas, some officers use their sitting rooms as sleeping places, and in case of Mlimani, they even use servant quarters for relatives use. Thus, in such cases the actual average persons per room should be two and not the ones given in the text.

TABLE 11

Area	NO. OF ROOMS OCCUPIED BY HOUSEHOLD						
	Total Households Counted	1 Room %	2 Rooms %	3 Rooms	4 Rooms	5 Rooms	Total %
1. Majengo	181	98.3	1.1	0.6	--	--	100.0
2. Nunge	21	4.8	33.3	38.1	19.0	4.8	100.0
3. Kiwanja cha Ndege	92	98.9	-	1.1	-	-	100.0
4. Mji Mpya	344	97.7	1.7	0.6	-	-	100.0
5. Hazina	87	82.8	12.6	4.6	-	-	100.0
6. Makole	62	98.4	-	1.6	-	-	100.0
7. Chadulu	54	70.4	24.1	5.5	-	-	100.0
8. Bahi Road	256	97.6	1.6	0.8	-	-	100.0
9. Maili Mbili	52	86.6	9.6	3.8	-	-	100.0
10. Kizota	38	71.0	23.7	5.3	-	-	100.0
11. Chamwino	611	91.2	5.9	2.9	-	-	100.0
12. Tambuka-reli	98	92.9	6.1	1.0	-	-	100.0
13. Kikuyu	98	87.8	5.1	7.1	-	-	100.0
14. Mlimani	23	-	65.2	34.8	-	-	100.0
15. Police + Iringa-Road Flats	24	4.2	95.8	-	-	-	100.0

#### 4.1 Population Characteristics

According to the 1967 census report, Dodoma had a sex ratio<sup>6</sup> of 115 females per every 100 males. However in Table 12, it can be noted that, although the number of females in town has remained higher than males, the average of 103 females for every 100 males suggests, that the male rate of increase in the town has been greater than that one of females.

TABLES 12

Area	POPULATION SEX RATIO		
	Male Counted	Female Counted	No. of Female for 100 Males
1.Majengo	243	241	99
2.Nunge	83	72	82
3.Kiwanja	99	89	90
cha Ndege			
4.Mji Mpya	411	434	106
5.Hazina	160	176	110
6.Makole <sup>7</sup>	267	281	109
7.Bahi Road	485	475	98
8.Maili Mbili	64	78	122
9.Kizota	67	66	98
10.Chamwino	1000	1042	104
11.Kikuyu	162	168	104
12.Tambukare- li <sup>8</sup>	255	254	100
13.Mlimani <sup>9</sup>	158	173	109
Total	3444	3549	103

<sup>6</sup> Op Cit : The Population in Tanzania, pg.91

<sup>7</sup> Including National Housing and Chadulu

<sup>8</sup> Including Railways

<sup>9</sup> Including Police

Analysing the age groups, as seen in Table 13, it is found that the number of children both below and those who are in the primary school going age, out-number the other age sets. The number of children is about 50% of the population counted. The secondary school going age and the starting working age group is just 15.5%

TABLE 13

Area	AGE GROUPS							
	0-4	5-9	10-16	17-24	Over 24	% of all people		
						0-16	17-24	Over 24
1. Majengo	84	58	47	56	239	2.7	0.8	3.4
2. Nunge	23	119	38	19	56	1.1	0.3	0.8
3. Kiwanja cha Ndege	36	125	26	41	60	1.2	0.6	0.9
4. Mji Mpya	166	143	80	142	314	5.6	2.0	4.5
5. Hazina	76	48	44	59	109	2.4	0.8	1.6
6. Makole	99	78	69	133	159	3.5	1.9	2.3
7. Bahi Road	181	198	182	159	240	8.0	2.3	3.4
8. Maili Mbili	25	21	14	41	41	0.9	0.6	0.6
9. Kizota	23	35	16	20	39	1.1	0.3	0.6
10. Chamwi- no	346	360	310	287	739	14.5	4.1	10.6
11. Kikuyu	67	48	42	43	130	2.2	0.6	1.9
12. Tambu- kareli	104	110	34	48	223	3.4	0.7	3.2
13. Mlimani	56	52	94	36	92	2.9	0.5	1.5
<b>Total</b>	<b>2441</b>	<b>2267</b>	<b>1256</b>	<b>827</b>	<b>7241</b>	<b>49.6</b>	<b>15.5</b>	<b>34.9</b>

Note: Population over 65 year of age is 3.1%.

## CHAPTER FIVE: THE POPULATION INFLOW TO THE TOWN

The New Capital population is to be composed of three categories of people;

- (i) the population in the existing town
- (ii) workers and relatives shifting from Dar-es-Salaam
- (iii) migrating people, seeking employment in the Capital.

The major concern of the Capital is on the in coming two categories, as they are the ones which are going to change the structure of the existing town. In considering people shifting from Dar-es-Salaam, it can be assumed that both the government and service employees will move to the New Capital.

### 5.1 Government Employees From Dar-es-Salaam

A number of assumptions<sup>1</sup> and recommendations have been made in considering the shifting of government employees to Dodoma:

- "(i) All Ministries Headquarters Divisions will move
- (ii) The movement will be in four phases:
  - (a) Technical Ministries: Communication and Transport; Works; Lands, Housing, and Urban Development; and Water Development.
  - (b) Prime Minister's Office<sup>2</sup>; Economic and Development Planning; Treasury; and Natural Resources.
  - (c) Education; Health; and Commerce
  - (d) President's Office; Other Ministries and Independent Departments.
- (iii) An approved establishment Civil Servants

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<sup>1</sup> Report on the Proposed Move of the Capital.

<sup>2</sup> The Prime Minister's Office was to be set up in Dodoma. The Prime Minister moved to Dodoma on 5th October 1974 while no Technical Division from phase (a) has shifted to the Capital.

population for-1972/73 was 12400, and at an average each civil servant has three dependants."

Since the move will be in phases and many of the married men work in different ministries or parastatals, with their wives, it can be taken that whichever government division moves to Dodoma, it will have to replace some of the married women, if necessary. That is going to be the case, because the women<sup>3</sup> whose husbands work in different ministries or divisions, due to unavoidable natural reasons will find difficult to move to Dodoma living their husbands behind.

## 5.2 Service Population

This group of people has no proper arrangement of shifting to the New Capital. Most probably it will depend upon time, circumstances and necessity for any respective group to move. The group does include all non-civil service population, viz: parastatal workers, Embassies, traders, and industrial workers.

### 5.21 Parastatal workers

This group concerns workers from corporation headquarters, like National Development Corporation, National Millings, National Bank of Commerce, and many others. Headquarters of Organizations like Small Industries Development may also be included in the group.

Since Dar-es-Salaam is to remain as the main port and commercial centre, in the country, it is unlikely that all parastatal organizations will shift to Dodoma. The most obvious ones are the Bank of Tanzania and the headquarters of East Africa Harbours. In fact all the Regional Headquarters of East Africa

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<sup>3</sup>This will mainly affect the Junior Women Officers.

Community do not seem to be obliged to move to the New Capital in the near future.

#### 5.22 Embassies

These as stated in the Report of the Proposed Move of the Capital, will not depend upon the government, in shifting. Although there is no fixed time for them to shift, it will certainly going to depend upon the shifting of the President's Office to Dodoma. They may take plots to build their embassies within this period of ten years, but it can't be assumed that they won't move to Dodoma until the Tanzania President has moved his office to the New Capital.

#### 5.23 Industrial workers

Establishment of new industries in a town does increase employment opportunities, especially for the semi-skilled and unskilled workers. The New Capital is certainly going to be affected by this. However, the number of industries in the town is going to be determined by the water supply in the area. Nevertheless, due to heavy construction, expected to be carried out, the town has planned to have cement, tiles and brick factories, which consume a considerable amount of water.

On the other hand, the building industry itself, is going to attract a lot of semi and unskilled workers. In fact, within the ten years of building the New Capital, the building construction, will be the major industry, creating job opportunities in the town.

#### 5.24 Commercial employees

The New Capital will attract and increase a number of commercial activities in the town. A point to note here is that from the country's policy, the the government may intend to make the Capital be an

example to the regional centres; as a result it may decide to give Business Corporations and Co-operative Societies, monopoly of controlling all major commercial activities in the Capital City. In fact at the moment, the existing town, has restricted the selling of foodstuffs like rice, flour, and cooking oil to co-operative shops. If the assumption is correct, it can be taken that the corporations and co-operatives will engage many people to run their wholesale and retail businesses.

The forming of Corporations and Co-operatives to run major businesses in the Capital, is a process which needs a long term planning. That means, until such organizations come to function fully, for a number of years to come, the New Capital will still get their domestic supplies and other commodities from private businessmen, petty traders and market vendors. These will increase as the town grows.

### 5.3 Migrants

With migrants, the major concern should be on the semi and unskilled people who are ready to leave their homes to find any casual work in the New Capital. Such people will still continue to go to the Capital both during the time of building the city, and after all the ministries, have moved to Dodoma.

The semi-skilled, in the above case include people with some knowledge in handcraft like carpentry, tailoring, typing, and vehicle driving. All these will wish to secure employment relevant to their courses or skills; but when they fail to get them, they become desperate and hence grab any job that is available. The institutions, that the semi-skilled people attend their courses, do not guarantee them with places of work after completion of the courses. Nevertheless these semi-skilled people could have been



useful to the Capital if they were absorbed in appropriate cooperative societies or relevant small industries. As they have no capital to start any workshop, they can't stand for themselves.

The unskilled people usually include school leavers who have completed Form IV, but have neither got places for further education, nor technical or any semi professional courses. The jobless class seven leavers and those who have not gone that far are all grouped in this category. All those will be attracted to go to the New Capital to find work. In most cases the Form IV leavers, would wish to seek employment in either an office or any technical job; but with the people who have not gone above class seven, their main interest would be to get any manual work.

## CHAPTER SIX: POPULATION PROJECTION

### 6.1 Factor Determining the Projection

Apart from the existing population in Dodoma, the increase of population in the New Capital, each year will depend upon the shifting and moving of the people from the sources explained in Chapter 5. Having such a situation, it can be assumed that the town will have different growth rate each year.

It has been stated that shifting of different ministries will be done in a phased programme, but even within each ministry, the shifting of its divisions, will not be carried out in one shift. They will also have to shift in phases. Actually in each ministry there are two groups to be considered<sup>1</sup>:

(i) A group of people who can not move unless the Minister himself moves.

(ii) Heads of Independent Divisions, within a ministry, who can move without disturbing ministerial functions. Those can move to Dodoma at their appropriate time depending on their importance to the development of the New Capital. For example Surveys and Mapping Division of the Ministry of Lands, Housing, and Urban Development, and the Building Division of the Ministry of Works, are expected to shift to Dodoma as soon as their houses are finished.

On the other hand nearly all the parastatal bodies are under certain respective ministries. Such institutions can move to the New Capital independent of the ministries, since they are not directly controlled by the ministries.

Although one ministry, that is the Prime Minister's Office has already moved to Dodoma as from October 1974, from the Report on the Proposed Move of the Capital, the actual movement of ministries was to have started in 1975. It is because of that factor

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<sup>1</sup> Instruction for Ministry Data Sheet by the Ministry of Capital Development.

that the New Capital population estimate has been from 1975.

## 6.2 Forecast and Estimate

From the 1967 census, it had been found that Dodoma like any other town, in the country, had had a positive growth between 1957-67. And according to Mascarenhas's (1973) analysis<sup>2</sup>, the town as from 1948 had had a positive net rate of population increase. This is shown in Table 14.

TABLE 14

Towns	POPULATION INCREASE IN MAJOR TOWNS			% Rate of Increase	
	1948	1957	1967	1948-57	1957-67
1. Dar-es-Salaam	69227	128742	272821	7.1	7.8
2. Tanga	20617	38053	61058	7.0	4.8
3. Mwanza	11296	19877	34861	6.5	5.8
4. Arusha <sup>3</sup>	-	-	32452	7.3	12.4
5. Dodoma	9414	13435	23559	4.0	5.8
Average				7.2	6.5

From the May 1974 population study, Dodoma, the existing town was estimated to have 48000 people. That meant the population increase from 1967 to 1974 was about 24400 people. It can be correctly assumed that the rate of increase of population in the town, as far as 1972, was a normal<sup>4</sup> one, but after that, the higher increase of population could have been attri-

<sup>2</sup>Op Cit: The Population of Tanzania pg.81-84

<sup>3</sup>Between 1948-57, Arusha was not one of the major towns in the country.

<sup>4</sup>i.e. Natural increase of population plus migrants.

buted to the following factors:

(i) The decentralization<sup>5</sup> of power to the regions made many people in the villages think that they would be able to get permanent employment in towns like Dodoma.

(ii) The years between 1972 to 1974 was a period when the Dodoma Regional Administration was seriously engaged in shifting rural people into established Ujamaa Villages. However, some of the well to do people, who didn't want to live in Ujamaa villages, decided to move to Dodoma, where they opened up kiosks, and stores and built houses for renting.

(iii) The declaration of shifting the Capital to Dodoma.

As it has been discussed earlier, the forecast of population increase in the New Capital, wouldn't be easy. No one can be definite and say that the population growth rate would be such and such; but certainly it is going to be higher than any other rate in major towns in the country. At a smaller scale we can take an example of Arusha town whose population growth rate between 1957 and 1967 was the highest in the country. That was so, due to the fact that, after independence the establishment of industries and factories, in the country, was concentrated in Arusha.

The Civil Servants Projection made in the Report<sup>6</sup> on the Proposed Move of the Capital used a compound growth rate of 5%.<sup>7</sup> That is  $C_n = C_0(1+0.05)^n$

where: n-is number of years; C<sub>n</sub>-the Civil Servants after n years; C<sub>0</sub>-Civil Servants at the previous

<sup>5</sup>Tanzania Central Government decentralized some of its development and administrative powers to the regions as from July 1972.

<sup>6</sup>Schedule B -Population Estimate and Projection

<sup>7</sup>This is a rate used to determine the increase of manpower attainment in the country.

counting. Thus the estimate came as quoted below:

"Establishment 1972/73 was 12400  
 Projected Population to 1980 - 18300  
 Assumed dependants per civil servant- 3  
 Hence total dependants - 54900  
 20% assumed to be service population  
 under commercial, transport/communi-  
 cation and public utility service.-14600  
 Hence the approximate total population  
 by 1980 came to 90000."

As noted in the above estimate, an assumption was seemed to have been taken that the New Capital is going to be built a number of kilometres away from the existing town. In that case the growth factor of the Capital would have been determined by the shifting people from Dar-es-Salaam. Since the New Capital is going to be built just around the existing town, the latter population can not be ignored.

Relying on the 1967 population census, the growth rate for Dodoma town between 1957 and 1967 was approximately 6%. Hence the projected population up to 1972, came to 31600. That means between 1972, after the decentralization and 1974 when the Ministry of Capital Development and Capital Authority were already in Dodoma, the existing town population increased by about 16000 people. Using a compound growth rate  $r$  as a yearly rate of population growth of the town, for the two years, it is hence found that from:

$$31600 \left( 1 + \frac{r}{100} \right)^2 = 48000$$

$\therefore r = 0.23$  that is the rate of population growth for the two years was 23%.

Although the Brasilia<sup>8</sup> growth rate for the

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<sup>8</sup> Op Cit :The Long View pg.4: Brasilia in 1956 had 40000 people, while in 1963, it had 200,000.

first seven years was 25% which was nearly the same as that of Dodoma between 1972 and 1974, it can not be taken that Dodoma will continue to grow at the above calculated rate, for the first ten years. The policy of the country to return jobless people to their homes will hinder the town from having such a rapid growth rate. However in projecting for the New Capital population, the following factors can be considered;

(i) Since the establishment of officers at the headquarters in 1972/73 was 12400, it can be assumed that at an average, within the period of 11 years, that is up to 1985, about 1140 officers would move to Dodoma, each year.

(ii) The manpower rate of an increase of 5%

(iii) For the ten years to come the existing town population can be assumed to grow at 6% as calculated from the previous data.

(iv) After 1985 when the shifting of Ministries will be expected to be complete, it can be assumed that the Capital growth rate will be like that one of Dar-es-Salaam, the former Capital. That is it will grow at a rate of 8%.

Thus, the population projection for the New Capital is going to look like the one shown in Table 15. The graphical form of it is shown in Fig.8.

TABLE 15

POPULATION ESTIMATE AND PROJECTION FOR THE CAPITAL

Sector	1974	1975	1980	1985
Civil Servants	1140	1195	6945	8619
Dependants	3420	3591	20835	25857
Additional 20% Service Pop.	912	998	5556	6896
Dodoma Town Population	43000	50880	68093	91116
Total	53470	56620	101430	132488

POPULATION PROJECTION

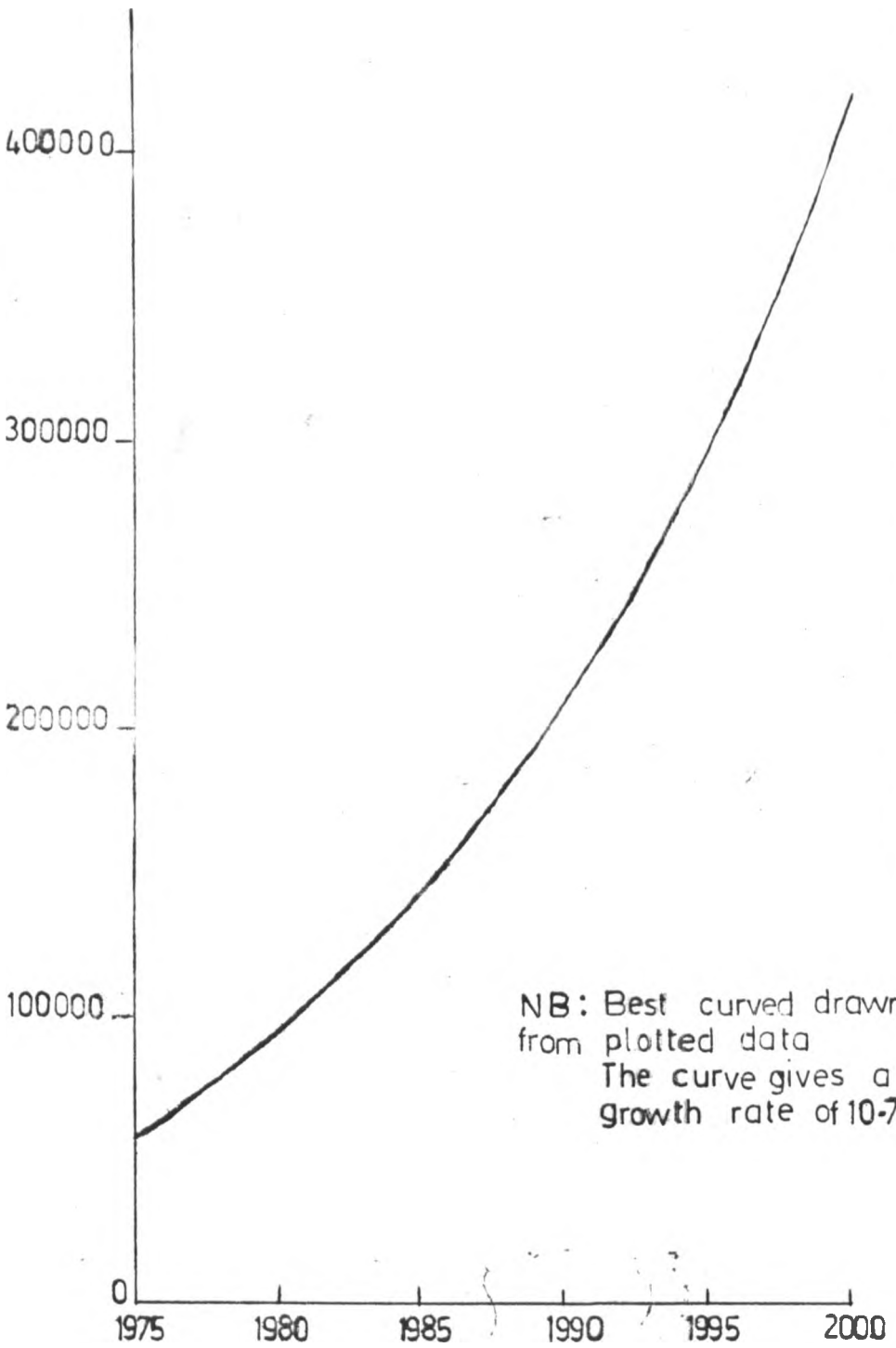


TABLE 15 continued

POPULATION ESTIMATE AND PROJECTION FOR THE CAPITAL

<u>Sector</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Total				194670	285960	420250
Preliminary Estimate <sup>9</sup>	103900	134600	174600	226300	292700	

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Report on the Proposed Move of the Capital-Population Estimate and Projection.

It seems that an assumption was taken that all people required to move would do so in one year.



## CHAPTER SEVEN: PROBLEMS FACING THE TOWN

### 7.1 General Outlook

To establish a new capital is a big task because people shifting to the town need to get the essential facilities, similar to those they used to have in the former capital. In such a case a number of problems can be expected to crop up. This is what has happened to Tanzania New Capital, Dodoma.

The major tasks which have been and are going to be faced by the New Capital include the provision of:

- (i) housing the ministerial staff who are shifting from Dar-es-Salaam,
- (ii) education to the children accompanying the parents to the town,
- (iii) health facilities,
- (iv) public utilities
- (v) transport and communication services.

### 7.2 Housing

The Ministry of Capital Development is responsible for the building of new offices for the shifting ministries from Dar-es-Salaam. At the same time it is its duty to house the shifting officers, in the New Capital; but housing, since the shifting of the capital had started, has been a major problem in the town. It is due to the shortage of houses that the process of moving is not going as smoothly as planned. In certain cases, the shortage of government and corporation houses have caused (Daily News, 17-11-73) some of the district and regional officers<sup>1</sup>, who had

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<sup>1</sup>The officers were given other quarters but they complained that the quarters were of inferior quality.

stayed either in government or parastatal houses, to give way, after getting short quitting notices, to senior officers shifting from Dar-es-Salaam.

Although the New Capital, as outlined in Table 16 is engaged in construction of a good number of

TABLE 16

HOUSE CONSTRUCTION 1974/75

<u>Body Responsible</u>	<u>Total</u>
1. Capital Authority	80 houses
2. National Housing Corporation	400 quarters
3. Registrar of Buildings	180 flats
4. Individuals	600 houses
<b>Total Accommodation</b>	<b>1260</b>

Source: Tanzania Housing Bank and Ministry of Capital Development.

residential houses, flats and quarters, the whole process is being retarded by:

- (i) non-availability of building materials
- (ii) Lack of capital
- (iii) lack of plots
- (iv) the difficulty of getting brick layers.

The last three factors do, however, mainly affect the private developers.

7.21 Non-availability of building materials

Although the New Capital, is one of three projects<sup>2</sup> given a priority of getting building materials, like cement and iron sheets, the individuals find it difficult to get the materials, especially cement. But even the privileged government and parastatal institutions engaged in building constructions, sometimes fail to get the materials in time due to the shortage of the building materials themselves and means of transport (Daily News 28-6-74).

<sup>2</sup>The other two projects are Kidatu Hydro Electric Plant in Morogoro and the Tanzania-Zambia Railway

It is clear that if such situation continues, the shortage of houses in the existing town is going to worsen, and even some ministries and government divisions will fail to move to Dodoma as scheduled. To reduce the problem of obtaining cement, the government has urged people to use baked bricks for building construction work, instead of depending too much on concrete blocks.

The directive has been well implemented by the National Housing Corporation. The latter has a baking brick factory which can produce about 140000 bricks a month. Since it is difficult to get baking logs, in the area, the corporation is going to rely on coal supply from Ilima Colliery Cooperative Society in Rungwe District, Mbeya Region.

Prisons are also engaged in making burnt bricks. Their target is to produce 40000 bricks each month. Some of their bricks are used in construction of Prisons houses and buildings. The rest are sold to the public at 40cents per brick.

From observation, no individual, in the town, up to the present time, has used burnt bricks in building of the new houses. This is because they are not yet accustomed with them. On the other hand, the bricks, to many people, are small<sup>3</sup> and expensive to buy.

The private developers could manage to make their own bricks, but if they embark on that, they would likely face two problems :

(i) Since Dodoma is a dry area, it is not easy to get fire wood to use in baking the mud bricks. And if people are allowed to fall down the existing trees to get logs for baking the bricks, then Dodoma is likely going to face a severe semi desert condition.

(ii) Most of the Dodoma soil is sandy and hence

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<sup>3</sup> The bricks are about 15cm by 23cm by 13cm.

not good for making burnt bricks. That means if people want to make the bricks, they will have to find special areas<sup>4</sup>, in most cases, some kilometres from town. That is certainly going to add something to the cost of building, because the bricks will have to be transported from the baking places to the construction sites.

Until the tile factory and two brick factories producing between 75-120 million bricks a year, as planned by the Capital Authority start to function, the present capacity of producing the baked bricks by the two mentioned bodies can not be enough to supply all developers, in case the latter decide to use burnt bricks for building constructions.

This irregularity of supply of building materials and the rising prices of items, see 1974 costs of building materials given in Appendix VII, used for building purposes are likely going to affect the rents of the new houses to be built. Although the government is going to control the house rents, the private investors will not agree to let their tenants pay cheap rents<sup>5</sup> as they are at present.

The shortage of building materials, has also prompted the Ministry of Capital Development to think of more projects which will help to reduce the shortage, somehow. These projects whose feasibility studies have already been done include, pipe plant,

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4

National Housing Corporation brick plant is at Bihawana about 30km. from town, while Prisons Brigade is operating at Msalato, about 10 km. from town.

5

Formerly a single ordinary room in a private house used to be rent at 30/- but now the rent is more than 50/- per month. According to the Tanzania Standards, the latter rent is very high to the low income group whose minimum wage is 300/- per month. On the other hand the NHC has more than tripled the rent of their two bed room quarters. In the new estates tenants pay 360/- instead of 140/-

precast concrete factory, joinery and furniture factory and builders hardware factory.

#### 7.22 Lack of Capital

The lack of capital has been another retard-in factor affecting the private developers in completing their houses. As explained earlier the Party Policy, only allows those people who are neither leaders nor well to do TANU members to build houses for renting. In most cases they include people earning less than Ks.1066/70. Such people can't complete their houses at a required time which is usually two years, due to having an insufficient fund. Formerly, Land Office used not to query the failing and slow developers until three years had elapsed. This lack of fund has made a number of houses, as shown in Table 17, in the existing town, not to be completed up to the present time.

TABLE 17

PRIVATE HOUSE DEVELOPMENT

<u>Planned Area</u>	<u>Surveyed Plots</u>	<u>Undeveloped Plots and Uncompleted Houses</u>	
		<u>Total</u>	<u>%</u>
1. Bahi Road	268	54	20.1
2. Makole	687	561	83.0
3. Kiwanja cha Ndege	210	184	87.6
4. Chamwino	774	121	15.6
5. Hazina	130	88	67.6
6. Kikuyu including Blocks X and W	219	178	81.3
7. Tambukareli-Block Z	194	191	98.5
8. Mji Moya	621	40	6.4
<u>Total</u>	<u>3103</u>	<u>861</u>	<u>27.8</u>

Source; Surveys and Lands Offices

The lack of capital has also made the private house owners fail to maintain their houses and provide their tenants with the necessary housing utilities.

A number of steps, through the Tanzania Housing Bank have been taken to help the individuals build their own houses. The bank apart from giving big loans to developers has introduced a special programme to help people who form Co-operative Societies to build low cost houses. The loan can be used in making house repairs or putting missing utilities in one's house. This programme is going to benefit even the house owners whose houses are in a state of deterioration. From a concentrated study done at Mji Mpya and Majengo<sup>6</sup>, it was found that, see Table 19, that a number of houses lacked a number of utilities thus not fulfilling the required standard of healthy housing.

TABLE 18

HOUSING AT MJI MPYA AND MAJENGO - BLOCKS 1-24

Detail	Total	% to the Total House Structures
1. Dwelling Houses	902	78.6
2. Commercial/Residential	194	16.9
3. Structures with small scale industries	52	4.5
TOTAL	1148	100.0
1. Permanent Good House Structures	510	44.4
2. House Structures with Kitchens	691	60.2
3. House Structures with Taped Water	505	44.0
4. House Structures with flush Latrines	576	50.0

<sup>6</sup>The two areas chosen are the oldest in the town.

TABLE 18 continued

Detail	Total	%
5. House Structures with Showers	576	50.0
6. House Structures with Electricity	457	39.7
7. House Structures with Stores	491	42.8

On the other hand the Tanzania Housing Bank is boosted up by the new government introduced levy, known as 'Workers and Farmers Housing Development Levy'<sup>7</sup>. This levy, at the moment, is aiming at helping the New Capital speed up its housing activities. It requires all employers with ten or more employees, to pay 2% of the gross emoluments to the Income Tax Department. The money raised is loaned to the National Housing Corporation and Housing Co-operatives through the Tanzania Housing Bank.

#### 7.23 Shortage of Plots

The demand for plots in the New Capital is very high, but no new plots have been issued since early, 1974. Up to March 1974, when allocation of land for building and other development purposes was stopped, the applicants<sup>8</sup>, as detailed in Table 19 were 2800.

The number of more applicants is still accumulating at the office of the Capital Authority, and up to the end of 1974, the applicants for plots were over 6000. This means, when the Authority starts to

<sup>7</sup> Tanzania Government Gazette : Government Notice No. 141, of June, 1974.

<sup>8</sup> Data obtained from the Regional Land Development Office, Dodoma. The applicants were supposed to re-apply to the Capital Authority after the latter had taken the responsibility of issuing plots.

TABLE 19

Applied Area	PLOTS No. of Applicants	APPLICANTS
1. Tambukareli		275
2. Hazina		738
3. Kikuyu		300
4. Kiwanja cha Ndege		607
5. Makole		880
Total		2800

issue plots may be later in 1975, it will not find easy to allocate plots to all applicants. In fact the shortage and the difficult of getting plots will still continue as the applicants will always be increasing.

Since the applicants are too many to give all of them plots, it is likely that the Authority is not going to use the principle of first come first served. In fact in the application forms for plots, the Authority has shown some indications that it will give priority to applicants who will be capable of building their houses in a short period, and also capable of fulfilling the building standards and regulations set by the Authority. This is the case because in one of their forms for plots application, an applicant has been requested to state his/her salary, initial capital for the project, and means he/she is going to use to finish the building construction.

#### 7.24 The difficult of getting brick-layers

The individual developers have been faced with the problem of getting bricklayers. The latter prefer to work with the Building Institutions to



individuals, because the institutions pay well, while the individuals payments are very unreliable. In such a case the bricklayers just go to work with the individual developers whenever they have time. That in some ways retard the individual building construction process in the Capital.

### 7.3 Community Facilities

In order to accelerate the transfer of the Government and party headquarters, the Ministry of Capital Development has been very much concerned with the increase and improvement of community facilities. The major projects being the expansion of education and health facilities.

7.31 <sup>Education</sup> By May 1974, Dodoma, as accounted in Tables 20 and 21 had 8 nursery and primary schools which were not enough to accommodate all of the school going children accompanying their parents to Dodoma.

TABLE 20

	NURSERY	SCHOOLS
Name of school	No. of children	
1. Huruma		99
2. Railways		70
3. Majengo		120
4. Makole		50
5. Police		30
6. Kikuyu		70
7. Magereza		60
8. Stockley		22
Total		521

With such a few number of primary schools, most of the officers shifting from Dar-es-Salaam would be apparently forced to leave their children attending

primary schools there, until they get vacancies in Dodoma Primary Schools. The staff of Prime Minister's Office alone were supposed to have about 200 and 50 pupils<sup>9</sup>, respectively, attending primary and secondary schools in Dar-es-Salaam.

TABLE 21

School	PRIMARY SCHOOLS							Total
	C l a s s e s							
	I	II	III	IV	V	VI	VII	
1. Kikuyu	60	49	48	30	39	32	42	300
2. Stockley	22	15	20	13	3	9	8	90
3. Chamwino	51	47	00	47	35	30	49	259
4. Uhuru	57	54	48	43	47	50	52	351
5. Mtekelezo	71	48	54	40	35	54	62	364
6. Amani A	68	48	43	43				
B	65	53	49	40	51	56	59	577
7. Mlezi	64	62	44	45	51	56	57	379
8. Makole	62	54	53	43	51	58	56	377
9. Dodoma <sup>10</sup>	58	46	56	48	50	51	51	360
10. Jamhuri	57	52	46	48	47	52	57	359
11. Kaloleni	50	45	45	36	44	46	49	315
12. Kizota	40	32	35	23	39	40	46	255
13. Mlimani	60	42	32	17	27	-	-	178
Total	785	647	573	518	519	534	588	4164

In order to accommodate the incoming students, the Education Department in the town has managed to expand a number of primary schools (Daily News, 23-7-74) which include Chamwino, Makole and Kizota. And by the end of 1974, the building of three new primary schools

<sup>9</sup>Source : The Ministry of Capital Development.

<sup>10</sup>The premises of the School have been occupied by Dodoma Urban District. The school has been shifted to Tambukareli.

were already completed.

With the influx of people moving to Dodoma, and the new Party directive of giving a place in a school to every school going age child by November<sup>11</sup> 1977, the New Capital would have a big task<sup>12</sup> of building the required number of classrooms by then. The situation at present, as observed in Table 22, is that only 26.5% of the nursery and primary school going children have managed to get places in schools. And if

TABLE 22

NUMBER OF CHILDREN IN DODOMA TOWN: -MAY 1974			
Age Group	Estimated Total	Children in Nurseries & Prim- eries	
		Total	% of 5-16 Age group
0-4	10700		
5-9	10900	4685	26.5
10-16	6775		
<b>Total 5-16</b>	<b>17675</b>	<b>4685</b>	<b>26.5</b>

every child is to go to school, and assuming that each age in the set has an equal number of people, and Tanzania takes age of eight as a primary school going age then by November 1977, not less than 30 double streams<sup>13</sup> of Standard 1 will be required to meet the requirement of the Party directive.

To provide a secondary education is a national issue, hence the New Capital can not be worried with that. A pupil can attend a secondary school anywhere in the country, although a school in the same region or town is preferred. Hence, for those people

11 primary Schools First term start in November each year.

<sup>12</sup>In order the directive to be successful, some of the will have to be built under a self help schemes.

With children attending Day Secondary Schools in Dar-es-Salaam and are moving to Dodoma, they will have to get a help from the Ministry of Education to find convenient schools for the students. As detailed in Table 23, the five secondary schools in Dodoma are already full.

TABLE 23

## STUDENTS IN SECONDARY SCHOOLS -1974

School	F o r m s						Total
	I	II	III	IV	V	VI	
1. Dodoma (co-educ.)	105	119	115	120	-	-	459
2. Mazengo (Boys)	145	154	164	156	172	168	959
3. Central (co-educ.)	92	70	51	47	-	-	260
4. Msalato (Girls)	74	76	78	71	-	-	299
5. Bihawana (Boys)	71	76	75	71	-	-	293
<b>Total</b>	<b>437</b>	<b>495</b>	<b>433</b>	<b>465</b>	<b>172</b>	<b>168</b>	<b>2270</b>

NB : Central School is a private school.

To start a new secondary school is not as easy as that one of a primary school. A lot of facilities are needed in the former case. Thus, although new secondary schools will be built in the New Capital, the process is going to be a slow one, and it is likely that less than five new secondary schools will be built<sup>14</sup> within the period of the coming ten years.

<sup>13</sup>One stream normally is composed of 45 pupils.

<sup>14</sup>In the Interim Plan, three new secondary schools have been proposed.

### 7.32 Health

As the New Capital is growing fast, the health problems are increasing, because the town sanitation and health condition in general are poor. And although the population growth rate is high, the medical practitioners, as given in Table 24 are very few and thus the health and medical services themselves are unsatisfactory and inadequate. Due to a large number of out patients<sup>15</sup> going to the main hospital each day, a sick person sometimes can take an hour before he gets any treatment.

TABLE 24

MEDICAL SERVICES IN THE TOWN

Service	Organization	Location	No. of Beds	No. of Doctors
1. Main Hospital	<sup>16</sup> Government	Central Area	266	6
2. Sunday Hill	"	Near Mirembe	-	Served from above
3. Clinics	"	Makole Chamwino	-	-
4. Mawani	Private	Central	-	1
5. De Souza	"	"	-	1

NB: The clinic at Chamwino was built in 1974

### 7.33 Other facilities

Recreational centres, general public services and institutions like banks and Post Office are included in the group. In most cases, as it can be noticed in Table 25, they are inadequate for the present

15

At an average the Main Hospital treat 4-500 out-patients per day.

16

Four additional wards are built; they will have 79 beds.

estimated population.

TABLE 25

SOME OF THE COMMUNITY FACILITIES IN TOWN

<u>Facilities</u>	<u>Existing</u>	<u>Remarks</u>
1. Markets <sup>17</sup>	2	Both are very small
2. Banks	4	All are branches: 2 for the National Bank of Commerce; one of them was opened early in 1975. One is for Tanzania Rural Development Bank, And one for Tanzania Housing Bank.
3. Cinema	2	
4. Petrol Stations	5	
5. Hotel <sup>18</sup>	1)	Inadequate due to frequent
6. Boarding & Loggings 18)		meetings and seminars taking place there.
7. Welfare Centre	1	Very small
8. Fire station		
9. Stadium		Not of the required standard.
10. Post Office	1	Too much overcrowding

7.4 Utilities

A number of important public utilities, in the existing town, with the exception of Domestic Water Supply, are either in a poor state of operation or don't satisfy the people's demand.

<sup>17</sup> The main market in town is shown on Plate 5

<sup>18</sup> Extension of Dodoma Railway hotel is to be made to accommodate 200 beds instead of its present 45.



Plate 5: Central Market - Dodoma



Plate 6 : Kuu Street - The main street in Dodoma

#### 7.41 Water supply

The supply of water in the existing town seems to be adequate, as no major complaints have been given. The present source of Makutopora ground water reservoir<sup>19</sup> is sufficient to cater for about 200000 people<sup>20</sup>. Nevertheless, the government is taking every precaution to save the New Capital from water shortages. For the next five years, there is a plan of drilling 20 boreholes at Makutopora, to supply about 22,730,000 litres (5 million gallons) of water, to the New Capital, each day. For a long term project a supply of about 63,644,000 litres (14 million gallons) of water for the Capital, is planned to be obtained from Great Ruaha River. This plan is to be completed by 1980, but the feasibility study and survey of the new source of water supply, Mtera Dam, which is shown in Fig. 6 have already been completed. The total cost for<sup>21</sup> the whole project has been estimated to be \$160 million/-.

#### 7.42 Sewage disposal system

The existing town neither has a proper sewage disposal nor storm water drainage system, and it is common to see foul water flowing freely in the streets. The high water table in the area worsens the situation, especially during the rainy seasons when the the area experiences the overflowing of sewage water in many parts of the town.

On the other hand, the town is facing a problem of refuse collection. The piles of refuse cause the surroundings in the town to be untidy and unhea-

<sup>19</sup> The potential yield of the reservoir is about 136380000 litre (30 million gallons).

<sup>20</sup> Report on the Proposed Move of the Capital-Section C.

<sup>21</sup> Ibid.



lthy. that means if there occurs an outbreak of epidemic disease, like dysentery and malaria, its spread effect would be very high. The two cesspit emptying trucks are not enough to cope with the refuse accumulated by people in the town.

#### 7.43 Electricity Supply

The supply of electricity for the time being is not satisfactory. A number of areas are not supplied with electricity and even certain important streets lack this service.

With the heavy building construction going on and the shifting of workers to the New Capital, the demand for electricity has been high. In order to meet the needs, the Tanganyika Electricity Supply Company (TANESCO) has found necessary to increase the electricity output by 50%, by installing a new generator with a capacity of 500 kilowatts<sup>22</sup>. The existing power requirement in the town is 1000 kilowatts but the company is aiming at doubling the output by installation of another generator.

#### 7.5 Transport and Communication

##### 7.51 Internal movement

The growing rate of the town has greatly affected the traffic in the streets. The narrowness of the major streets, as seen in Plate 6, makes the movement through them very unceasing. The pedestrians are the mostly affected group. With the Capital shifting, the number of vehicles has increased considerably making the conditions of the major roads deteriorate further. In fact there is a need to reconstruct

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<sup>22</sup>Source: TANESCO, Dodoma.

nearly all major streets in the town as they are already worn out, and the windy weather does create a very dusty environment in the streets.

Work is being done to keep the street and drainage trenches clean, but since the storm drainage system is poor, the filthy condition experienced during the rainy seasons still exists. This situation will continue until the proper tarmac roads with well storm drains have been constructed.

Although the major roads in the existing town are narrow, the traffic situation at the moment is not heavy. However, the detail given in Table 26, shows that a few sections of the roads and streets, seen in Fig. 9, are of more importance than the others, so that when road reconstruction starts, priority could be given to the importance and use of each street.

TABLE 26

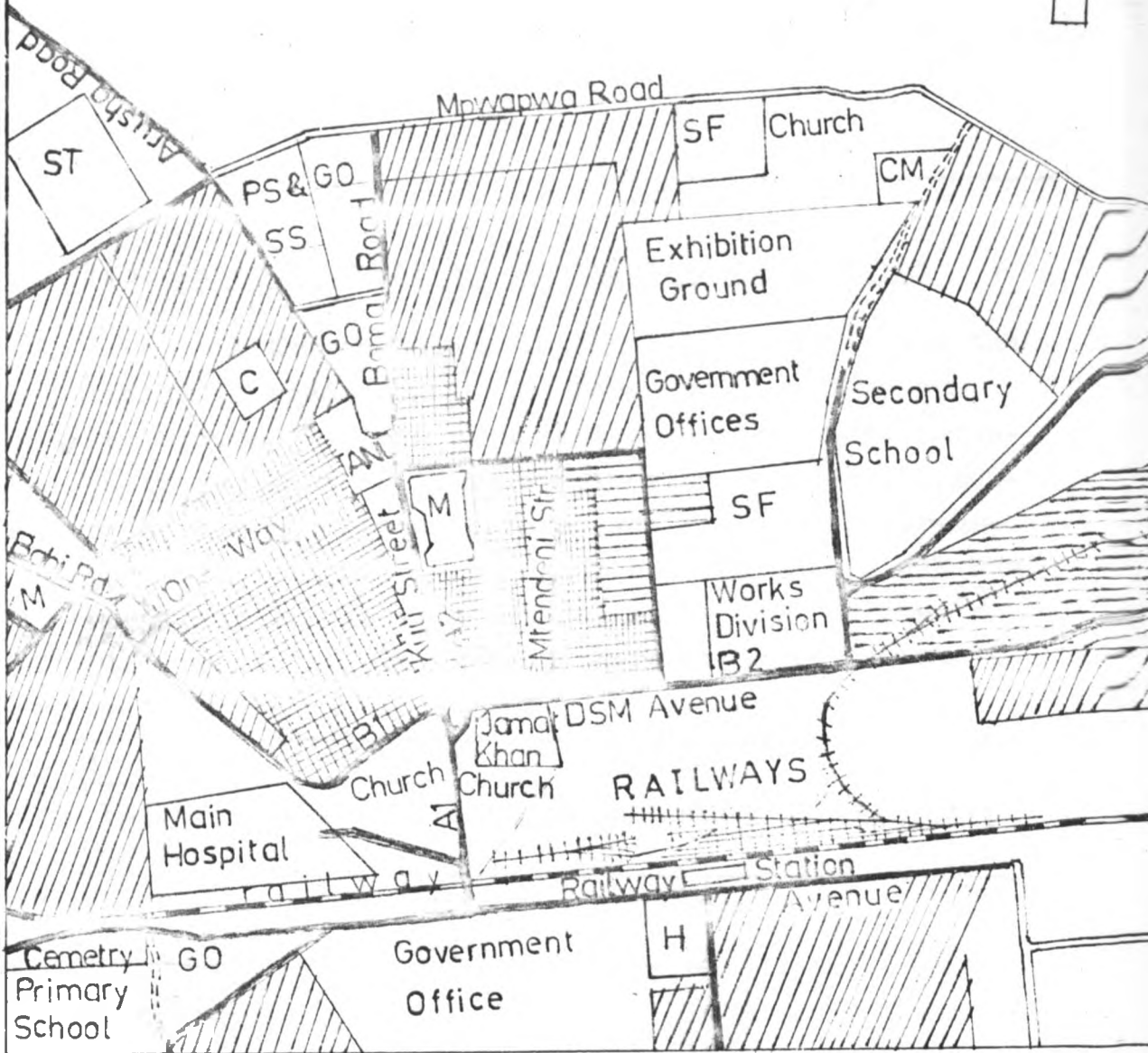
TRAFFIC IN SELECTED STREETS

<u>Street Section</u>	<u>Average No. Vehicles/hr.</u>	<u>Average No. Bicycles/hr.</u>	<u>Remarks</u>
1. Kuu A <sub>1</sub>	250	113	Main road to the Bank and the Market
A <sub>2</sub>	148	54	
2. Dar-es-Salaam Road			
B <sub>1</sub>	58	76	To Public Works and Gov't Store
B <sub>2</sub>	195	95	
3. Railway Avenue	153	112	To railway station, Post Office and Dodoma Hotel. Gov't Offices
4. Boma Road	113	100	To Reg. Office

# DODOMA

FIG-9

## MAIN ROADS & STREETS IN THE TOWN



### LEGEND

- |  |                  |                       |                 |
|--|------------------|-----------------------|-----------------|
|  | Tarmaced road    |                       | Industrial area |
|  | Gravel road      | ST Stadium            | SF Sports Field |
|  | Track            | PS Primary School     | CM Cemetery     |
|  | Residential area | C Community Centre    | H Hotel         |
|  | Commercial area  | GO Government Offices |                 |
|  |                  | DSM Dar-es-Salaam     |                 |

Scale 1:10,000

TABLE 26 continued

Street Section	Average No Vehicles/hr.	Average No. Bicycles/hr.
5. Bahi Road	45	57
6. Arusha Road	59	32

7.52 Inter-regional and district transportation

Although Dodoma is centrally located and the two major roads connecting Northern with Southern Regions, and Eastern with Western Regions pass through there, the travellers originating from Dodoma, going to the mentioned regions face a number of transport problems. All these occur because nearly all bus and train services do not originate from Dodoma.<sup>23</sup> Those which originate from there are very few, see Table 27.

TABLE 27

## INTER-REGIONAL AND DISTRICT BUS SERVICES ORIGINATING FROM DODOMA

To	Corporation/ Co-operative	Private	Services per Week
1. Dar-es-Salaam		2	6
2. Arusha	1		14
3. Moshi	1		7
4. Iringa	1		14
		1	7
5. Singida	1		3
		3	13

<sup>23</sup> Dodoma is a stopping over station for buses serving between: (i) Dare-es-Salaam and Mwanza, Kigoma, Musoma, Tabora, and Bukoba.

(ii) Arusha-Moshi, and Iringa-Mbeya.

TABLE 27 continued

65

To	Corporation/ Co-operative	Private	Services/ Week
6.Tanga		1	3
7.Itigi		1	3
8.Korogwe		1	3
9.Kondoa	1		14
		1	7
10.Mpwapwa	1		14

NB.: Study was made in May 1974

The train service is there daily, but Dodoma is just a stopping over station for services between Dar-es-Salaam and Tabora, as a result people boarding trains at Dodoma are still faced with the problem of getting rooms whenever they want to travel.

Overcrowding in a third class is worsen when a passenger train arrives at Dodoma Station. Passengers who want to travel in either first or second class, are forced to make their reservations as early as 10 to 14 days before travelling, while before the shifting of the Capital had started, 5 days were quite enough.

The air services, to the existing town, have increased from one per week to daily service. Just in 1973 the town, in a week, had only one commercial air service from Dar-es-Salaam, but by November 1974, Dodoma, with the exception of Tuesday, was getting a daily service.

Due to the increase of air passengers, especially after the Prime Minister's Office and TANU headquarters had moved to Dodoma, it has been necess-

ary to expand the existing aerodrome to an airport, so that big passenger airlines, like DC9 could land there. The expansion has caused<sup>24</sup> 48 people at Makole to be served with a quit notice.

The aerodrome, as it can be seen, is too near to the residential areas, as a result, it becomes a constraint to the development. In few years, as development moves farther North of the aerodrome, the latter, will be right at the centre of the town. Hence, therefore, its expansion into airport, to allow big planes, which are very noisy, to land there, would cause a major concern to the area surrounding it.

### 7.53 Telephone services

Telephoning in Dodoma is unsatisfactory as the existing main exchange is not automatic. The East African Postal and Telecommunication is expected to provide facilities for the automatic exchange for the New Capital; and Subscriber Trunk Dialling (STD) between Dar-es-Salaam and Dodoma before the end of 1975.

The existing town does have only six telephone booths which are not enough. These booths are placed at the Post Office, Railway Station and Aerodrome. The telephone services will be very much needed in the New Capital, especially when many people will have no private means of transport. On the contrast the Corporation finds difficult to increase the number of public booths, because some ruthless people have the habit of misusing and consequently damaging the telephones in the public booths whenever they are installed or repaired.

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<sup>24</sup>Source: District Land Office, Dodoma.

### 7.6 Migrants and Employment

As stated earlier the New Capital is going to attract a number of migrants each year. At present the government has tried to take certain measures like, the introduction of identity cards to workers in the existing town; and expatriation of unemployed people to their home districts, but still the migrants find their way to the Capital. As Houghton and Walton (1952) concluded<sup>25</sup>, migration usually occurs due to the poverty and economic necessity of the people. The two factors, force the people to leave their homes to find any available work in town. At the moment many people believe that the New Capital has a lot of employment opportunities, as a result those without work find no other alternative but go to Dodoma to try their luck.

From the population analysis given in Table 28, it can be deduced that of those people who are over 17 years of age, only about 36% of them are permanently employed<sup>26</sup>.

TABLE 28

ACTIVE POPULATION IN THE EXISTING TOWN

<u>Age Set</u>	<u>Estimated No</u>	<u>Category</u>	<u>Total</u>
1.No. of Children 0-16	23800	Children attending Primary Education	4690
2.Youth 17- 24	7440	Youths in Sec. Schools	1680
3.Over 24 years	16750	Workers <sup>27</sup> in the Gov't Offices and Parastatal Institutions ?	3740

<sup>25</sup>The Economic of a Native Reserve, Kaskammahock Rural Society Vol.II, pg.112

<sup>26</sup>Married women have been assumed as unemployed.

TABLE 28 continued

<u>Age Set</u>	<u>Estimated No</u>	<u>Category</u>	<u>Total</u>
3.		Additional 20% of 3. as Service Population	3350
<u>Total (2+3)</u>			<u>8770</u>

Guy Hunter<sup>28</sup> (1974) in his findings, said

" Many towns have an average unemployment problem of between 10% and 20% the labour force."

With Dodoma, taking the number of children, those employed and married women<sup>29</sup>, it is found that the total number of unemployed is about 15%. However, if there was no control of influx of people, Dodoma would have had more migrants and hence more unemployed than percentage stated above, since as Hunter (1974) concluded,<sup>30</sup>

" Attempts to increase employment in towns are directly counter-productive, including a much heavier flow of immigration as the rumours of new jobs spread."

The New Capital is expected to expand its employment opportunities as new industries are going to be established. Apart from that construction and engineering works will absorb a good number of semiskilled and unskilled people.

<sup>27</sup> Source: Planning Section of the Ministry of Capital Development.

Taking the 1967 census, Dodoma had a total of 4160 people employed by different sectors.--The Population

<sup>28</sup> Rural/Urban Migration in Tropical Africa pg. 15  
tion of Tanzania pg.95

<sup>29</sup> 1967 Census gave-18.4% of the population as married women.  
<sup>30</sup> Op Cit pg.27



### 7.7 Foodstuff Provisions

The supply of foodstuff to the existing town used to be plenty before the shifting of the Capital had started. With the establishment of the Capital the purchasing power in the town has increased and since the supply seems to have increased unproportionally to the purchasing capacity, shortages and high prices for commodities in the markets are being experienced.

The Dodoma Region itself does possess a number of livestock as a result the New Capital is not expected to have any shortage of meat, a problem which is frequently encountered by Dar-es-Salaam residents. Poultry keeping both for eggs and eating has been very important in the region. Formerly a good number of local fowls were exported to Dar-es-Salaam, but with the establishment of the Capital, the process has been stopped.

Although the town obtains a good number of its perishable goods within the region, still, as noticed in Table 29, it depends upon other regions on enough supply of foodstuffs for the population in the town. It will hence be essential for the New Capital to make sure that the supply of items from those regions is constant and the quantity is increased.

TABLE 29 SUPPLY OF PERISHABLE GOODS AND  
OTHER FOODSTUFFS TO DODOMA TOWNSHIP

<u>Obtained</u> <u>In Dodoma Region</u>	<u>In Other Regions</u> <u>Item</u>	<u>Source</u>
Meat, eggs, fowls, tomatoes, groundnuts, grapes, lime, fresh milk	Onions	Morogoro, Singida, Mbeya.
Maize	Beans	Arusha, Mbeya, Bukoba
	Bananas	Morogoro, Mbeya.
	Sweet Potatoes-	Mwanza, Mbeya.
Vegetables	Vegetables	Morogoro, Mbeya, Iringa.
Peageon peas	Peageon peas	Kigoma
Paw paw	Paw paw	Morogoro
Cassava	Cassava	Morogoro
	Coconuts	Dar-es-Salaam, Coast Tanga, Morogoro
	Irish- potatoes	Arusha, Mbeya
	Palm oil	Kigoma, Mbeya
	Citrus- fruits & Mangoes	Mbeya ,Coast, Morogoro, Tabora

## CHAPTER EIGHT: SOME RECOMMENDATIONS

### 8.1 Introduction

In making some proposals and recommendations, for the development of the New Capital or any town development in Tanzania, some relevant country's policies like Socialism and Self Reliance need to be considered before embarking on tackling any problem; otherwise the implementation of the Capital transfer project would be difficult.

Following the country's policies, it may be assumed that private enterprises will not be very much encouraged in the New Capital. Almost all major industries are expected to be operated by corporations, that means location of industries in the Capital will be controlled and no one can force his way to establish an industry in Dodoma just because the market for the industrial goods would be available.

On the other hand the Policy of Self-Reliance encourages the Capital Authority to find all means to utilize what is available in the country, before seeking help from abroad. All this is done to reduce expenses.

In terms of transportation, the government has restricted the country from importation of cars. Thus the transportation planning in the New Capital, will be expected not to be just concerned with the traffic movement in the street, but give priority to public transport, cyclists and pedestrians.

### 8.2 The Recommendations

#### 8.21 Land development needs

From the recent expansion of the Urban District, to include Dodoma Makulu and Hombolo Divisions, the New Capital has been given a large area for

future expansion. The Ujamaa Villages in the District will take a number of years before they interfere with the growing of the Capital Town.

Tanzania is against large individual property ownership, thus it can be assumed that most of the land, in the Capital, will be developed by government, parastatal institutions, and co-operative societies for office buildings, housing, commercial and public activities. The individuals will only get plots for their residential purposes and small commercial businesses. However, some consideration need to be given to help these individual developers. The latter, are required to develop their pieces of land within a period of two years after they have been allocated with plots. This is a very short time because,

(i) Many of the developers are going to depend on loans from banks to carry on with their building construction; in case of housing they will get them from the Tanzania Housing Bank. Such a bank however does not give loans, until Long Terms Right of Occupancy<sup>1</sup> is produced. The making of the Right, sometimes takes some months, because the Director of Land Development needs to consult, the Surveys and Mapping and Urban Planning Divisions before he authorises any making of Deed Plan.

(ii) The country is from time to time faced with a shortage of getting building materials. Thus an individual at Dodoma, may have money for housing but the materials may not be available.

It is hence recommended that, after a developer has been allocated with a plot, he should be given at least three years to develop his area instead of two. In fact, illegally, that is what is being done

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<sup>1</sup> Usually it is either 33, 66, or 99 years.

in most of the towns in the country.

#### 8.22 Employment for the unskilled people

This is a very difficult issue to solve because there are not enough jobs to give to all migrants who seek employment in the New Capital. That is why the government is trying to control the influx of people to the town by making frequent patrols to check people without proper work.

The step of sending the unemployed back to their homes is quite acceptable as the affected people go straight to join Ujamaa Villages. For those whose home is in Dodoma Urban Area, some measures need to be taken to safe guard them. Hence the following suggestions are made:

(i) With the help of the government, some of the unemployed people can be urged to open farms in the Dodoma two districts. They may concentrate on poultry; fruit cultivation, mainly, paw paw, lime and grapes; vegetables; and latter in animal farming.

(ii) Since the country's Primary School Curriculum is geared on technical education, it will be advisable for the New Capital to encourage all people and those schooling leavers who are able and willing but not yet employed to open up small scale industries. The latter may include wood working, masonry, shoe making, tailoring, tinsmithing, brick making and barbering. With constant and proper guidance from experts, such people could be very useful to the Capital.

(iii) Step (ii) above could be taken to the Ujamaa Villages in the region by the respective authorities. Creation of employment in the villages, would reduce the able working people from leaving their villages to find work in the Capital town. If the small scale industries in the villages could make good quality items, they could make an arrangement to sell their items in the Capital. They could even go

as far as opening up their shops in the town, but that needs to educate the villagers.

(iv) The government, usually, allocates jobs and in service courses to all school leavers who finish Form VI and above, and a good number of Form IV leavers<sup>2</sup>. The rest find work for themselves. These, usually, go to Dar-es-Salaam where they believe that there is plenty of job opportunities. In the future, however a considerable percentage of such people will likely go Dodoma.

To move either to Dar-es-Salaam or Dodoma, the job seekers, in most cases, are and will be encouraged by relatives or friends. To discourage the move, a legislation could be made to prevent the unskilled people, who finish either class seven or Form IV, to be employed in the government or parastatal institutions, unless they have completed their education in the same town or they have certified that their parents or guardians stay in the town. This at least could reduce the influx of migrants to the New Capital, as preference of employment to the low income jobs would be given to the people who finish their studies in the local area. This, also, would result in very few people in the Capital, to dare call and harbour relatives or friends, from other regions, whose chances of getting employment are limited.

### 8.23 Housing

(i) The shifting of workers from Dar-es-Salaam depends upon the completion of office buildings and residential houses in the New Capital. The priority of getting building materials, given by the Capital Authority is very much appreciated. If the materials are there, the building of residential houses would speed up, since the capital, which is being raised by

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<sup>2</sup> These are those who do not join the in service courses and hence become semi professional.

The Workers and Farmers Housing Development Levy, is constantly available.

(ii) In order to speed up house development in the new surveyed areas by individuals, the Capital Authority should at least construct the internal earth street network before issuing plots to the people. That could enable the developers to move their building materials to their respective plots, with ease. The system of making roads after the areas have been fairly developed should be discouraged since it delays the development of the areas.

Also the Water Supply Department could have done a great service to the private developers if at least it could instal one water tap or kiosk, in every new area to be developed, to help the individuals in their building construction.

(iii) For those institutions, like the National Housing Corporation and Registrar of Buildings, which have housing estates, they should be made responsible for provisions of all the necessary utilities and facilities in their estates. Taking an example of Makole National Housing Estate, it is found that, the estate has no proper internal road network; no street lights and no storm drainage system. Such an estate can not maintain a desirable level of cleanliness and a healthy sanitation. The Capital Authority should not allow such institutions to build their estates without providing such essential facilities.

(iv) In future, the Registrar of Buildings should be initiative in putting up new commercial/residential buildings in the commercial area. Since the Building Acquisition Act 13 of 1971 was passed, the Registrar of Buildings has just been concerned with the collection of rents but not putting up new buildings.

(v) Due to shortage of houses, many people of low income group, rent single rooms and use them for triple purposes: as sleeping, sitting and dining rooms. It is time that a regulation is passed, so that for the new structure of such type of houses, used for renting, their rooms should be large enough to be used for triple purposes. A minimum of 4 metres by 4.5 metres, could at least suffice the tenants' needs; otherwise the land lords could be urged to build houses so that each tenant gets both a sitting and a sleeping room.

#### 8.24 Utilities and services

The provision of existing utilities like electricity and services like sewage disposal and refuse collection are unsatisfactory. Thus the following suggestions are made:

(i) Street lights in the new residential areas should be put as soon as it is desirable.

(ii) Since Dodoma has a high water table, there is a need of having a proper sewerage system, and hence a construction of sewage system disposal plant should be given a priority to safeguard people from unhealthy hazards which can be easily caused by lacking of good sewage system. For the matter of reducing costs Oxidation Ponds could work quite well in Dodoma, since the area is dry and has a low Relative Humidity, as a result the evaporation rate is high.

(iii) The town needs to have a well constructed closed storm drainage system. The open one is likely to be blocked by people throwing dirt in the trenches making the maintenance of the system be difficult.

(iv) There is a need of increasing the refuse collecting trucks and the number of streets sweepers in the town.



### 8.25 Community facilities

The following need attention:

(i) The main general hospital need to be shifted away from the railway line. The frequent passing of the trains does disturb the sick persons in the hospital. The existing hospital could be used as a health centre.

(ii) To reduce overcrowding, there is a need of having another Post Office before 1980. The existing one is too small to cater for the existing population.

(iii) The agency of having more primary schools as stipulated in the text, need to be stressed.

(iv) In this period of 1975-85, the Authority can also plan to build a library, which is non-existence in the existing town; modern stadium; and a bus terminus.

(v) The undertaking of construction of multi purpose International Hotel by the Capital Authority is highly recommended, but at the same time, the building of more hotels, boardings and lodgings, and restaurants need to be encouraged.

### 8.26 Transport and communication

(i) As stated earlier there is a need to rebuild all the major roads in the existing Commercial area, if possible using the standards, see Appendix X, set in the Capital Development Authority Interim Plan and Regulations.

(ii) To make the tarmaced roads, in the town, live longer and hence reduce the frequency of repairing them, apart from constructing the roads well, the establishment of a good system of storm drainage as stated in 8.24 (iii) is stressed again here.

(iii) The bituminising of the township street

roads will reduce the dusty condition and hence create a healthy atmosphere in the town.

(iv) In case of The Regional Transport System

(a) There is a need for Dodoma to have a Sub-terminus Railway Station for trains going to and from Dar-es-Salaam. In that way Dodoma can have passenger coaches to and from Dar-es-Salaam, originating, and terminating there.

(b) Until the 'KAMATA' (A National Transport Corporation) headquarters shift to Dodoma, to reduce the bus transport problem from Dodoma, the Corporation should consider to establish a Sub-terminus Bus Station at Dodoma, within the coming five years.

(c) There is a need of improving the major and feeder roads and increasing of transport services in the region, so that the New Capital becomes easily accessible from its hinterland, even during the rainy seasons.

(v) The existing aerodrome as stated earlier is in the centre of the town, hence its expansion to an airport to allow the landing of DC 9 airplanes should be discouraged, especially when it is known that an International Airport to serve the Capital is to be built at Msalato.

(vi) In the case of Telecommunication, it is suggested that, telephone booths or kiosks should be placed somewhere they can be safe from being damaged by mischievous people. These places may include, major restaurants and boarding and lodgings. The damaging of the kiosks from time to time causes a lot of repairing expenses to the Telecommunication Department.

### 8.27 Landscaping

The creation of Department of Parks is very much recommended. Its main work should be:

(i) to take the management of the parks establi-

shed in the town.

(ii) to find the right type of trees and be responsible for the planting of trees in the streets.

(iii) planning gardens in appropriate places in the town.

The tree planting will reduce dust in the streets, while the planting of flowers and creation of gardens and parks will add something to beautify the town. There is a need, however, for well maintaining of the trees, gardens and parks to be planted and created in the New Capital.

### 8.28 Agricultural activities

(i) A call to increase and improve the dairy farms in the Urban District, to supply people in the town with enough fresh milk is made. An establishment of a state dairy farm is also recommended.

(ii) There is also a need to establish beef ranches in both Dodoma Urban and Rural Districts to supply the Capital with meat.

(iii) The Ujamaa villages in the Urban District should be encouraged to involve themselves more in poultry keeping.

(iv) The building of cold storage in the town for preserving the perishable goods need to be given a priority.

### 8.29 Industries

(i) The wine industry can be expanded and increase its production by urging farmers to expand their grapes vine production.

(ii) Dodoma is one of the important tomato producing areas in the country, hence a feasibility study to establish a tomato canning industry should be looked into.

(iii) The new industries to be started in the town should be those of labour intensive. This is to

reduce the problem of employment.

(iv) Although the town is not expecting to be faced with shortages of water, the establishment of large consuming industries should be avoided unless and until the supply of water from Mtera Dam is proved to be sufficient to sustain such activities.

### 8.30 Other services

The recommendations made above have been for the facilities and services which need be given a high priority. Otherwise most of the services available in the existing town are inadequate but their increase and improvement can be made and carried out at an appropriate time.

CHAPTER NINE: CONCLUSION

The establishment of the New Capital in Dodoma, a town which is already in existence, has made a great impact to the town. Many activities like housing which were dormant or were going at a slow rate have been given a high priority, so that people who shift from Dar-es-Salaam should not face much problem when they arrive in the New Capital.

The major experience which the town has had during the early period of shifting the Capital, has been the building construction of more residential houses in the town. Every means has been done to help the private developers and investors to complete their houses so that workers moving in the town could get accommodation with ease. Although more residential houses have been built in Dodoma since the declaration of shifting of the Capital was made, the shortage of houses is still there. This has resulted in making some of the private investors raise the house rents without the approval of the Rent Tribunal.

The shifting of the Capital, has made Dodoma engage in a lot of other development activities. On the other hand it has raised the standard of living of the place, due to the increasing of purchasing power in the existing town. A number of perishable goods in the markets have gone up, while items in restaurants have been increased in prices. Also due to the accommodation problems, nearly all boarding and lodging owners have taken an advantage to raise their fees from eight to fifteen shillings per bed per day.

From early experience, it has been observed that the shifting of the Capital does not require much haste, because the transfer of the people to the new place depends upon the housing situation and

existing of various facilities in the existing town. Malawi for example, has taken ten years to transfer six ministries to Lilongwe, by then it was just half complete (Africa<sup>1</sup> No. 36, August 1974). For Tanzania, which has planned to complete its transfer in ten years it will have a great task in accommodating the 15 ministries, in the New Capital, within such a short period.

According to the Director General of the Capital Authority (Sunday News, Tanzania 1-9-74), the planning of the New Capital has been undertaken with a great care, since their aim is to build a modern city. In that respect, as the existing town is going to be a part of the New Capital, a renewal plan for the town, will have to be carried out in conjunction with the development of the New Capital.

On the other hand the building regulations, which are to be followed by every developer might be too high to discourage a good number of determined individual developers to build their houses, because with a high standard of housing, a developer is supposed to incur some extra expenses in construction process.

The problem of getting capital for building construction, especially to individuals who want to build houses for renting, is expected to occur. Those who form Building Cooperatives would certainly get help from the Tanzania Housing Bank, whenever they want to secure loans from the institution. On the other hand the co-operatives can be well served by the Site and Service Schemes if introduced in the area. The schemes have been quite successful in Dar-es-Salaam and if run in the New Capital, they will play a very important role in raising the standard of housing for the low income group.

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<sup>1</sup>This is a monthly periodical, published by Africa Journal Ltd London

The state owning of land in the country should give the Capital Authority less difficult in acquiring land in Dodoma Urban District. It should hence be expected for the people in the Capital to have no problem of getting plots whenever they send their applications and fulfil the necessary requirements. With proper planning, the shortage of plots, a problem prevailing in other major towns in the country, should not occur in the Capital, since the Capital Authority, has got its own Department of Surveys. And provided the Surveyor In Charge in the Capital Authority has checked properly and certified that the surveys are in order, the Authority should allow the respective developers to continue with construction work without first demanding for the Deed plans.

With the country's Socialism Policy in mind, it is likely that individual developers and investors would get a low priority in allocation of plots. If the policy is to be followed, then the priority of getting plots would be given to Building Institutions, like National Housing Corporation; Government and Parastatal Bodies; Buildings Cooperatives; and lastly to individuals who want to build their own houses for staying. Another reason for taking such a step, as stated earlier, is that, the people who invest in housing are mostly those who get less than ~~sh.~~ 1066/70 per month. With such a small amount, it is not easy for them to fulfil the Capital Authority Development Regulations. Apart from that it is difficult for such people to maintain a high standard of housing for their tenants, a condition which any modern city would want to have.

The New Capital is expected to act as a city centre for portraying the Policy of Socialism and Self Reliance, in practice. Thus, one should at least

expect the commercial ownership structure in the New Capital change according to the Policy. This process of change is slowly being experienced in the existing town, since a number of cooperative shops have been established in the town. The process is admittedly not moving as fast as one would wish as changing from one system to another is not easy. The formation of cooperative shops does in some ways reduce the hoarding of goods and prevent the unnecessary rising of items in shops.

The Tanzania New Capital of Dodoma will somehow differ from its sister capital of Nairobi, Kenya. The major issues to be considered here concern the traffic movement and housing in the two towns.

In Nairobi City, the road and street network, although the pedestrians are well catered for, the transport system has been mainly designed to have an easy movement of vehicles in the streets. On the other hand, although Dodoma is planned to have a similar ease of traffic movement, the major emphasis has been put on public transport, pedestrians, and bicycles circulations. This as explained earlier, is due to the restriction made on the importation of small cars in the country. In such a case the New Capital is not expecting to have as many cars<sup>2</sup> as there are in Nairobi.

The other factor which Dodoma is going to differ with Nairobi is that the expansion of the New Capital, due to the country's policy, is not going to depend upon private investments and enterprises.

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<sup>2</sup>From author's observation on 23th June 1975, between 1.45 and 2.15 (this is an afternoon peak hour), Uhuru High Way, at a certain point, had an average of 1500 vehicles / hour moving towards the town.



The officials of the New Capital, have been talking a lot of Islamabad, the capital of Pakistan, especially in terms of housing and the way it has located its industries. Two things which have shown the admiration of Islamabad, after the officials had paid a visit there, have already been stated.

(i) The residents of the New Capital of Dodoma will be encouraged to walk to work. That means, residential houses and flats will be built close to the working places in order to reduce transport problem to people. The settlement themselves will be self contained. This in most respect will differ with Nairobi, especially in terms of proximity to working places.

(ii) The Capital is going to try as much as possible to discourage polluting agents in the town. In fact the United Nation Environmental Programme, has been asked (Daily Nation, Kenya. 17-6-75) to help on this. One aspect of the move might be not to allow big polluting industries to be built in the Capital Centre, a procedure which, as stated by the Tanzania Minister of Capital Development (Mzalendo, Tanzania, a Party Paper, of December 30, 1973) was taken by Islamabad.

These changes of Urban designs will certainly affect other Tanzania towns. As stated earlier, Dodoma is going to be a reference centre for them, thus, for new development, any successful model applied in the New Capital, is going to be tried in the other towns. If not initiated by the Town Planners themselves, the political pressure will force the changes in the urban designs to be made.

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A P P E N D I C I E S

I. DODOMA TOWNSHIP POPULATION SURVEY

Planning Area .....

House No.	Total No. of Rooms	Males					Female					
		0-4	5-9	10-16	17-24	25-65+	0-4	5-9	10-16	17-24	25-65+	
		4	9	16	24	65	4	9	16	24	64	+

II. CIVIL SERVANTS AND PARASTATAL EMPLOYEES IN THE EXISTING TOWN

organization	No. of employees	Organization	No. of Employees

III. HOTEL, BOARDING AND LODGING HOUSES IN DODOMA TOWNSHIP 1974  
A C C O M M O D A T I O N C A P A C I T Y

Name	Total Single Rooms	Rate/Day	Total Double Rooms	Rate/Day	Remarks

IV. MARKET SURVEY IN DODOMA

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<u>Available Item</u>	<u>Source Region</u>	<u>Available Item</u>	<u>Source Region</u>
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V. INTERNAL TRAFFIC SURVEY IN THE EXISTING TOWN

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<u>Road Section</u>	<u>Day</u>	<u>Time(7am-6pm)</u>	<u>No.of Vehicles</u>	<u>No.of Bicycles</u>
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Total

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Average per hour

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VI. INTER-REGIONAL AND DISTRICT BUS SERVICES

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<u>From</u>	<u>To</u>	<u>Proprietor</u>	<u>Day of</u>	<u>Time of</u>	<u>Day of</u>	<u>Time of</u>
			<u>Departure</u>	<u>Departure</u>	<u>Arrival</u>	<u>Arrival</u>

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VII. BLOCK 1-24 STUDY SURVEY

1. No. of Block .....
2. House No. .... 3. Age of House Structure in years ....
4. No. of habitable rooms .....
5. No. of rooms used for business.....
6. Number of kitchens in the house .....
7. Source of Water: (a) Piped water (b) From Kiosks
8. Sewage : Septic tank  
Pit latrines  
None
9. Bath Rooms : (a) Shower in the house  
(b) None
10. Electricity in the house (a) Yes (b) No
11. Any store (a) Yes (b) No
12. Type of roof (a) Corrugated Iron  
(b) Concrete Flat Top  
(c) Other
13. Type of wall (a) Concrete Block  
(b) Burnt Bricks  
(c) Mud  
(d) Masonry
14. Floor type .....
15. Ceiling .....
16. Any Remarks

VIII. COST OF BUILDING MATERIALS IN 1974

Cement	shs.19/80 per 50 kg.
Corrugated Iron Sheet	shs.24/50 per 2.5metres - 80cm gauge
Sand	shs.120/- per trip
Gravel	shs.200/- per 100 cubic feet
Plank	shs.15/- each

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## IX. DEVELOPMENT COSTS 1975

### A. Capital Development Expenditure

(i) Drawing of Master Plan	shs. 2000000/-
(ii) Building of 80 Residential Houses	shs. 5000000/-
(iii) Construction of Offices for the Ministry and Capital Authority	shs. 3500000/-
(iv) Offices for the Technical Divisions	shs. 4000000/-
(v) Expansion of Regional Hospital and Four Primary Schools	shs. 1500000/-

### B. Dodoma Development Council Expenditure

(i) Water Projects	shs. 2150000/-
(ii) Construction of Dispensaries Staff Houses at Chamwino, Makole and Kikuyu	shs. 375000/-
(iii) Expansion of Communication Facilities	shs. 430000/-
(iv) The Installation of Additional Electric Street Lights	shs. 126000/-
(v) Building of 22 classrooms	shs. 968000/-
(vi) Construction of two small markets	shs. 45000/-

## X. STREET WIDTHS TO BE PROVIDED IN THE NEW LAYOUTS

Type	Minimum Right of way in metres	Minimum Carriage Way in metres
1. Main Traffic Road	30	8
2. Collector Street	20	7
3. Local Roads	15	6
4. Cul de Sac (Max. 200m)	10	5
5. Road in Commercial Area	20	10
6. Service Road	-	5
7. Service Lanes	5	5
8. Road in Industrial Areas	20	8

## XI. CHANDIGARH

A study of new capitals in some countries has relevance to a study of Dodoma.

Examining Chandigarh<sup>1</sup> which replaced Lahore as a new capital of State of Punjab in India, it is found that, like Dodoma, it was planned in such a way as to reflect the social, political and cultural aspects of a nation embarked on a new life. The first stage of the design for the town was just made for 150,000 people, but by 1961, the population was already over 89,000 and in 1966, it was estimated to have 120,000 people. That means just within 5 years the population of Chandigarh increased by 31,000 people. This similar trend of having a high increase of population in the New Capital has already been felt in Dodoma, although all precautions are being taken to control the influx of people in the capital. If such precautions are not taken, Dodoma might be forced to adjust its population projection from time to time. This did happen to Tema<sup>2</sup> which replaced the artificial old Takoradi in Ghana, as a major port for the country. Due to unavoidable circumstances, Tema was forced to alter the population projection as shown below:

Initial projection was designed for the city

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<sup>1</sup> L.R. Vegele : A case study of Chandigarh and its growth potential in Ekistics Vol. 23, No. 136 February 1967.

Also P.L. Varma who had an experience in developing Chandigarh was given an assignment to make a preliminary report on the development of Dodoma. It may hence be implied that some of his ideas which he applied in Chandigarh, might be incorporated in the development of Dodoma.



of 75,000 people.

In 1952, it was revised to 50,000.

In 1953 further planning led to 84,000 people.

In 1959 plans were modified to permit expansion for 120,000, yet in 1960 it was changed to 200,000 people.

When Doxiadis firm started working in 1961, it considered other factors, as a result, their Master Plan showed that within 25 years, the city of Tema would accommodate 250,000 people.

Coming back to Chandigarh which is in Ambala District, it is found that, like Dodoma as discussed in the text, its population is mainly composed of migrants from within the State of Punjab and other parts of India.

Chandigarh has been planned incorporating its environs, a pattern which is also to be applied in the development of Dodoma. The latter's environs include Kigwe, Mwitikira, Hombolo, Kikombo, Mpwapwa, Kondoa, Babati, Kilosa, Kibaya, Iringa, Manyoni and Singida. On the other hand the study of Chandigarh, has shown that it has a higher working population (about 40%) than any other rapidly growing towns in Punjab.

The problems of housing and shortage of community facilities, which had been experienced in the building of Chandigarh, seem to occur in every new established capital. Dodoma, as discussed in the text up to the present time is being faced with the same problems. This has been the case because

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<sup>2</sup>E.C. Kirchner: Tema 1951-1962, The Evolution of a Planned City in West Africa. - Ekistics Vol. 27, No. 161, Year 1969. pg 228

housing and community facilities do not keep pace with the rapid increase of population. The difference between Dodoma and Chandigarh in terms of housing is that in case of the latter town, housing accommodation provided was correlated with income irrespective of family size, but with Dodoma, due to Socialistic Policy, although income is indirectly considered, the preference is given to family size and the status a person has.

Although the land tenure in Punjab is different from that of Dodoma as land in Tanzania is state owned, just for a matter of interest it has been found that Land Values in the environs of Chandigarh are high depending on the fertility of the land. For example irrigated land within the radius of 10 miles ranges from Rs2000/= to Rs4000/=, while 10 to 20 miles it is in the range of Rs1750/= to Rs3500/= per acre. In case of Dodoma the large percentage of the district fertile land is occupied by Ujamaa Villages.

The development of Dodoma is just in the youth stage and although its Master Plan has not yet been public, it is expected that a similar pattern, with slight differences, of land use, will be like that of Chandigarh whose land use is detailed in the following table.

Also, like Chandigarh, Dodoma is not going to allow heavy industries to be located in the central zone of the capital. And although at the moment, as explained in the text, the town has few small scale industries and it may not have as many industries as those in Chandigarh, it is expected, however, that a similar pattern as that of the latter town will be followed. Chandigarh has located its industries

PROPOSED AND EXISTING LAND USE IN CHANDIGARH AS  
COMPARED TO DODOMA

Type of land use	Envisaged land use -% of Total area in Chandi- garh	Present land use % of developed area	
		Chandigarh 1965	Dodoma 1975
1. Residential	21.0	21.0	26.9
2. Commercial	4.2	4.0	1.4
3. Industrial	2.3	6.0	2.7
4. Educational & Administrative	9.0	21.8	9.7
5. Parks and other Open Spaces	24.8	26.7	5.4
6. Roads and Streets	18.6	20.5	21.4
7. Land not committed to any land use	20.1	-	32.5
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

N.B : Chandigarh Peripheral extends over 514.2 sq. miles. Its population (1966) was 472,000. Dodoma, on the other hand has just been extended to cover 2500 sq. miles.

in the district along the Grand Truck Road and main railway line. Between 1947 and 1966, the number of factories did increase nearly to 10 times while the workers population increased 5 times. The power consumption between 1951 and 1962 rose up to 25 times. The capital and its surrounding district towns, by 1966, had about 370 industrial units employing over 23,000 people. Most of the industries have been built as a result of the establishment of Chandigarh. The distribution of industries, as shown in the following table, in Chandigarh and two of the towns surrounding

the capital, show which types of industries the capital district has been concentrating most.

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DISTRIBUTION OF INDUSTRIES

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Types of Industries	Chandigarh		Amblala		Jagadhi	
	U	W	U	W	U	W
1. Textile	1	200	4	564	-	-
2. Engineering	29	1600	40	953	117	2675
3. Chemical	1	61	3	43	3	363
4. Electrical Goods	6	470	-	-	1	215
5. Paper and paper products	1	85	2	20	3	2824
6. Oil and oil products	1	30	2	103	1	89
7. Food Products	2	70	5	373	3	905
8. Service Industries	5	147	4	137	1	2149
9. Printing Press	3	570	3	56	-	-
10. Timber Industry and Furniture	1	30	65	662	32	3013
<b>Total</b>	<b>50</b>	<b>3323</b>	<b>128</b>	<b>2327</b>	<b>161</b>	<b>12233</b>

Cement Factory is at Surajpur-employing 1009 workers.

NB: U=Units    W=Workers

From above, it is clear that industries create employment but in order that Dodoma and its environs reduce the problems of unemployment, they will have to establish industries which are labour intensive. The latter type of industries usually employ many of the unskilled and semi-skilled people.