

SOME ASPECTS OF URBAN CONSERVATION POLICY
A CASE STUDY OF THE HANNA NASSIF
IMPROVEMENT SCHEME IN DAR ES SALAAM, TANZANIA

A THESIS SUBMITTED IN FULFILMENT FOR
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ABSTRACT

The theme of the thesis is a study of uncontrolled housing development in Dar es Salaam in general with emphasis on the Hanna Nassif improvement scheme in particular. Hanna Nassif is a squatter area which has developed spontaneously over the past 50 years. The area exhibits the same characteristics as most uncontrolled areas known not only in Tanzania, but throughout the world. Like most of these areas, Hanna Nassif lacks basic infrastructural services like water supply, drainage and sewage facilities, electricity and an adequate transportation network.

The thesis sets out to explain the historical evolution of Dar es Salaam and the expansion of the city over time and goes on to describe the study area in detail. Then follows a discussion giving the reasons why Hanna Nassif was chosen as a study area.

On basis of the assumptions made for choice of study area, the methodology applied during the field survey and the research period is described in principle to stress the necessity and importance of basing plan proposals for rapidly growing communities on socio-economic sample surveys aimed at providing data and information of highest applicability within the shortest possible time span.

The surveys verified the observations made in the introduction that spontaneous housing areas are lacking basic amenities, but they also convinced the author of the relevance of making the authorities aware that such areas do possess qualities and represents efforts and investment on part of the residents, which justifies that planners take active part in policies advocating upgrading and improvement of so-called "uncontrolled" developments. A detailed analysis of the building conditions in the area showed that many houses needs improvements, but this should be seen in the light of fact that many occupants do not feel that they have ample security on tenure or ownership to qualify increased maintenance and improvements when they don't know whether they will be evicted to-morrow.

The final part of the thesis provide proposals for up-grading the standards of the area including the introduction of a relevant transportation network and identification of physical structure and organisational framework which is believed to constitute a sound basis for the residents future participation in the improvement efforts. The study concludes that areas like Hanna Nassif can develop well if the necessary attention and advice is offered to the residents and if relevant provision of infrastructural services is made. Consequently, it is the opinion of the Author that such areas represents so many positive aspects which have hitherto been neglected by the authorities - and the planners - that if the people of Hanna Nassif are given a chance, the experience from this project will be useful elsewhere in Dar es Salaam and Tanzania in general.