

**AN ANALYSIS OF THE ROLE OF PLANNING ON URBAN  
DEVELOPMENT  
A CASE STUDY OF MUSOMA MUNICIPALITY IN TANZANIA.**

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## DECLARATION

I declare that the material in this book has not been presented elsewhere for any academic qualification.

SIGNED

*Bukori Erasto*

.....  
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DATE:

*18/09/07*

## APPROVAL

This research report is submitted for examination with my approval as the supervisor.

Signed



MR. MULEGI TOM

Date

18/09/07

## DEDICATION

This book is dedicated to my father Mr. Erasto Josiah and Mrs. Salome Erasto, the entire family for their love, care and support. God bless you all.

## ACKNOWLEDGEMENT

To have a meaningful life is some times to have encountered different people. People of different character and walks of life together. It is thus difficult to list down by name all the people whom I met, on my journey to where I am.

I wish I would not mention anybody because I and my achievements specifically pertaining to this academic work is a summation of them all I have met.

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## ABSTRACT

Urbanization is a phenomenon which is taking place at a faster rate than ever before. This has resulted into rapid urban transformation in man's way of life.

The growth of towns leads to social, environmental, economic and other serious problems. Amongst social problems are overcrowding of areas and homes, a paucity of social and health services, increased robbery, crime, violence, prostitution and conflict between ethnic, political or special interest groups of people.

Economically, the highly demanded services and lack of sufficient jobs for the increase population. Problems of housing, traffic congestion, physical planning and control of development normally result.

This paper gives an analysis of the role of planning in urban areas with Musoma Municipality as a case study. It is observed that urban development in Musoma Municipality is as a result of factors like location of Musoma,..... It has been found that with the rapid growth of Musoma Municipal Council, has been the emergence of problems of rapid urban development mentioned earlier.

The survey revealed that, the Municipal authorities have started to embark on planning which will comb down the emergency of slums and inadequacy of the services. The plan however calls for resources and dedication for its successful implementation.

Although planning may anticipate the needs for jobs, shelter, transportation, education, health and recreation, its effectiveness is limited to putting restraints on private property rights and providing incentives to influence individual choices.

In the first chapter, a historical background of the area of study, objectives, significance, scope, hypothesis, research questions, will be discussed. Chapter Two covers "the theoretical framework of urbanization", rapid urban development and other concepts in

the study. Chapter Three concentrates on the research methodology. The methodology used in collection of data was oral interview. Tables have been used for illustrations. Chapter Four covers the presentation, analysis and interpretation of data, while Chapter Five presents the author's summary, conclusion and recommendations.

## **CHAPTER ONE**

### **INTRODUCTION**

This chapter of the study will cover the background to the study, the statement of the problem, the hypothesis, purpose and objectives, and significance of the study.

#### **1.1 Background to the Study**

The study is on analysis of the problems facing urban development in Tanzania with Musoma Municipality taken as a case study. In the research carried out, Musoma Municipality has been identified as a developing urban area. One of the factors that have contributed to the development of Musoma Municipality as an urban area is in the increase in population. Population increase has been as a result of rural urban migration in search of jobs and better services. And also it is due to high birth or fertility rate.

#### **1.2 Statement of the Problem**

The study aims at avoiding a situation where development comes before planning. The study will therefore analyze the problems facing urban development and point out how best they can be managed. This increased population is not adequately matched with provision of utilities and social amenities (Gerald Breese, 1969). Associated problems of lack of housing, unemployment, crime, and inequality of income are created. Facilities of education, health, water and sanitation, infrastructures are not sufficient for population. Hence there is a great need for paying attention to planning, organizing, coordinating and controlling of the available resources to ensure adequate provision of the utilities, social services and infrastructures to the rising population in the urban areas.

#### **1.3 Hypothesis**

1. There is a significant relationship between planning and urban development
2. There is no correlation between planning and urban development

#### **1.4 Objectives of the Study**

This section covers both the general and the specific objectives of the study

#### **1.4.1 Purpose/ General Objective of the Study;-**

To analyze the impact of planning on urban development

#### **1.4.2 Specific Objectives:**

1. To analyze the types of plans that exists in the urban area
2. To examine how planning is linked to the delivery of services in the urban areas
3. To analyze how social services affect the livelihood of the urban population

#### **1.5 Research Questions**

1. What are the types of plans that exist in urban areas?
2. How is planning linked to the delivery of social services in urban areas?
3. How do social services affect the delivery of social services?

#### **1.6 Significance of the Study**

To The policy makers, the study will make them understand the diversity of problems facing the municipality; and hence, appropriate policies will be designed to solve them most appropriately.

To the academicians, this research will add on the existing body of literature on urban settings. In carrying out this research, the author will have contributed to the existing literature, especially in identifying the major problems facing urban development.

To the urban dwellers more appropriate and properly planned services , will be put in place. This will generally lead to an improvement in the living standards of the urban dwellers.

#### **1.7 Scope of the Study**

The study will confine itself in analyzing the role of planning in urban development.

The planning takes wide dimensions which may include social, cultural, physical, and political and many others. This study limits itself to the social sector planning.

The study will specifically cover Musoma Municipality which is among the fast growing urban regions of Tanzania.

Despite the fact that urbanization took effect many years before independence, the study will concentrate from the period 1961-to date when the public service was Africanized in Tanzania

## CHAPTER TWO

### LITERATURE REVIEW

#### 2.0 Introduction

In this chapter the researcher considers the works of other scholars' related to urban planning and development, and most importantly, that which is in line with the objectives of this study.

This chapter will cover the meaning of urbanization, rapid urban development and its indicators, trends and aspects of urbanization in Tanzania, the causes of urban development, the problems facing urban development, and the historical development of urbanization.

#### 2.1 Definition of Urbanization

There is no internationally accepted standard definition of urbanization. However several scholars have given varying definitions. Margaret peil, (2000), defines urbanization as:

“Either the proportion of the population living in urban places,  
The process by which these urban places grow or the spread  
Of a manner of life and values which have come to be  
Associated with such places”<sup>1</sup>

From the above definition, population, physical growth of urban centres and change in attitude towards urban values has been identified as key elements.

Gerald Breese comments that:

“..... Urbanization is a finite process, a cycle through which nations go into the transition from agrarian to industrial society”<sup>2</sup>

The above definition considers economic growth which was largely due to industrialization in advanced countries. The change from agriculture to industrialization is therefore considered as urbanization. He argues that industrialization attracts the population.

After considering the above given definitions, the researcher defines urbanization as:

“A demographic process from small settlements the countryside into areas of

Concentration attracted by economic growth. It also means a change from agriculture to industrialization and the living together of socially heterogeneous individuals".<sup>3</sup>

## **2.2 Causes of Urbanization**

The major cause of rapid urban development is the rural – urban migration, especially when the country is still developing. Rural – urban migration is the movement of people from rural areas to urban areas. It is mostly a result of the push and the pull factors.

The push factors refer to the factors that occur at the place of origin and force people to move to urban centers. These include: lack of arable land for agriculture, lack of employment opportunities in the rural areas, conflicts, poor living conditions, disasters, and lack of social service. The pull factors refer to the factors that occur in the place of destination that pull migrants from the rural areas. They include the following: Employment opportunities in the urban areas, availability of social services, good living conditions, security, to mention just a few.

## **2.3 The Effects of Urbanization**

Urbanization is broadly understood as a process of social and economic change. It causes a change in the living conditions under which people live and work. In the developing countries, urbanization often leads to poor living conditions. In the urbanizing villages, industrialization causes hardships especially for the local people. The selective impact that one can observe depends to a large degree on the type of settlement, the social and economic position of the population and the people's occupation.

However, urbanization has got both positive and negative effects. The positive effects include: infrastructural development, improvement in social services such as availability of health care facilities, schools, recreational centers and increased knowledge in form of hygiene and diseases that comes from educational and exposure to urban life styles.

The negative effects of urbanization include: pollution, congestion, and high unemployment rates, increase rate of crimes and violence, development of slums, poor sanitation and the rise in cost of living.

## **2.4 Historical Perspective of Urbanization in Africa**

In Africa there is much less evidence of indigenous urbanism except in West Africa. Travelers reports indicate that Kano, Katsina and Zaria in northern Nigeria were founded in the first century A.D. While Gao in Mali, Ife and Benin in Nigeria, and Kumasi in Ghana, were there by the 17<sup>th</sup> century. Reports further indicate that these towns had a population of over 10,000 people.

Otherwise, reports elsewhere indicate that Harare of Zimbabwe appears to have been a religious and trading centre with a relatively small population. Mogadishu, Mombasa and Zanzibar were Arab foundations for trade with India and China. Nairobi was founded by the British, as a railway camp, and most Zambian and Zairean towns were the result of copper mining operations.

Prior to 1950, modernization emerged in the developing world. Rapid urbanization took place during the period of colonization. Colonialists in Africa for example set up trading centers or cities which were to turn into urban centers. In Africa therefore, the establishment of colonial rule was the greatest single factor that gave birth to the growth of towns.

The Europeans also used the present towns as administrative centers, built and established offices and infrastructure which later developed into towns. With establishment of colonial settlements and administrative centers, trade and commerce followed. The trade first started in food stuffs produced locally and spices and other products brought by Asians.

Services to support the population in the trading centres like schools, health units, roads and recreational centers were established. These attracted the population leading to development of towns.



## **2.5 Land Use Planning In Rapid Urban Development**

Land is a very important aspect of urban planning and management. Land is a home of settlement patterns where dwelling units are constructed for residents. Land also determines industrial development as most industries are built on it.

Not only that but also infrastructural developments like roads, water channels, bridges, railway lines are done on land. Example, for such developments to be built on land, the owners of such land have to be compensated.

Historically, since the beginning of the 20<sup>th</sup> C successive governments have increasingly recognized the need to plan for urban centers. The local land use and the detailed lay out plan are the most important planning instruments for the country's planning system. Every measure affecting land use eventually has to be tested and judged in conformity with that plan.

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.1 Introduction**

This chapter, covers, the research design, the study area, the sampling techniques, the methods and instruments of data collection, the ethical issues , as well as the authorization to carry out the research in the area of study. The section describes the process of carrying out the study.

#### **3.2 Research Design**

The study will be descriptive, describing the patterns of urban settlements; it will be both qualitative and quantitative. Quantification of the study will mainly be used during the presentation of data, which will be reflected in terms of frequencies and percentage frequencies.

#### **3.3 Study Area**

The study specifically covered Musoma Municipality, which is in Mara region, and falls under the administration of 57 hamlets (mitaa) and 13 wards. (Check map of Tanzania in the appendix...)Musoma Municipal Council covers an area of 6,300 hectares and is composed of plains with small-scattered hills. The researcher's choice of Musoma Municipality was because he has been a resident in that district for a long time. Gathering information from a familiar environment was an exciting exercise. Over time he had observed various problems in the municipal urban development as a result of poor planning.

#### **3.4 Sample Population**

Kalton (1997) advises that it is important for researchers to determine what population coverage the research aims at. According to Kakooza, (2002), a sample is a part of the population. The entire study population can not be studied due to limited resources. Sample is therefore used for purposes of collecting the required data.

In this study, samples of 100 people were selected, comprising of 20 councilors of Musoma Municipality, 10 technical officers in varying fields, 20 members of business community, 5 landlords and 45 ordinary residents. By studying the above type of samples, Sekaran (2002) argues that the researcher would be able to draw conclusions that would be generalized to the population of interest.

### **3.5 Sampling Techniques and Procedure**

Dalphire et al (1977) explain that sampling is the process of selecting a sufficient number of elements from the population so that by studying the sample subjects, it would be possible to generalize the characteristics of the population elements. In this research, various sampling methods have been used.

The study employed a variety of sampling techniques; which included purposive sampling, and simple random sampling. Purposes sampling was mainly used to collect information from people who from an understanding of the research were deemed to have the required information for the study. This applied mainly to the land lords and the municipal technical officers. The stratified random sampling was very crucial in collecting information from all the levels of local governance. Stratified random was used concurrently with simple random sampling in that, after picking the respondents using stratification, the researcher then applied simple random sampling. The enabled the researcher to get information from the different strata form the population of study without any bias.

### **3.6 Methods of Data Collection**

As Kalton Moser (1977), data can be collected in a variety of ways in different settings and from different sources. Relatedly, the research used avariety of data collection methods to make the study a success. Among the data collection methods employed were: the interviews, the questionnaires, and group discussions. Equally useful was the use of literature review. This in essence implies that, the researcher used both primary and secondary methods to collect data.

### **3.6.1 Interviews**

The major method employed by the researcher in the collection of data was oral interviews. The researcher used both the structured and none structured interviews. Some structured questions were put down to guide the researcher when interviewing respondents.(check the interview guiding questions appendix ..) This method involved a face to face discussion between the researcher and respondents.

The researcher chose to use this method because of its advantages over the alternative methods. The method allows for the question to be replaced if you feel that you have not been understood. The method also provided for adequate sampling of the population from whom the data was collected.

Most of the respondents or the sampled population comprised of busy people. These included senior government officials in the municipality, businessmen and women, councilors and ordinary residents.

This method was also found to be time saving because you get the feed back immediately other than questionnaire method. The researcher sometimes attended meetings with the concerned population and interviewed them through the meetings. Such ways of gathering information can only work with interview.

However during the data collection, the researcher found a few problems with the method as will be pointed out. This was on a very small scale. The researcher had to make a number of calls before getting these respondents and hence it consumed time; nevertheless it was a very successful method.

### **3.6.2 Focus Group Discussions**

These were conducted in the two parishes moderated by the researcher and researcher assistants. This targeted the local community target groups to gather the required primary (original) data.

### **3.6.3 Questionnaires**

For the purposes of consistence both the involved institutions and the community at large was administered questionnaires. The questionnaires were divided into three parts and were mainly used to collect primary data. The first part had total of 10 questions and it was administered to a total of 60 people. This part established the background and the history of the respondents. This included information about their; age, education level, sex, occupation and the place of living. The second part assessed the available projects and the awareness or level of knowledge of the respondent on the issue of participation of PWDs in the education projects. While the third part involved questions on the challenges that PWDs face while participating in these projects and the way forward.

During the use of this research instrument, the institutions were given questionnaires to be filled by themselves and returned. While to the local community, were self administered, asking questions while filling in the respondent's answers. This method was used partly because some respondents are unable to write or read or both.

### **3.6.4 Observation**

Observation involved; systematic selecting, watching, and recording participation phenomena so as to come up with first hand data in order to prove whether the information given by the respondents is right. Observation also helped the researcher to relate the literature review with what was happening in the field. Further more direct observation with the aid of check lists helped the researcher to acquire sufficient information, which may rather not be availed from other methods like the questionnaires due to insufficient knowledge about the matter as some, were too technical.

### **3.6.5 Literature Review**

This method involved the use of other related literature to provide more information about the study. This acted as secondary data and was obtained from the documentary sources in the; Ministry of Gender, Labor and Social Development (MoGLSD), Ministry of Health (MoH), Ministry of Education and Sports (MoES), National Policy Documents and reports from partners like; the Education Assessment Resource Services (EARS), the

Uganda National Institute for Special Education (UNISE), Uganda Society for the Disabled Children (USDC), National Union for Disabled People in Uganda (NUDIPU), and other studies conducted by earlier researchers.

### **3.7 Data Processing and Analysis**

After the collecting of the data, it was processed and analyzed in order to make sense out of it. This was done as follows:

#### **3.7.1 Data Processing**

All data was processed in accordance with the stated objective of the study which acted as a guide. This was thought to help the researcher by making the work easier and providing a platform for critical examination of data during the study. During the processing of data, techniques like; editing, coding, developing of themes and tabulation were employed.

#### **3.7.2 Data Analysis**

For the purpose of consistency, all the data was analyzed in line with the stated objectives of the study in order to achieve a continuous flow during the analysis. This further involved issues like; interpretation, explanations and specifications of some pieces of data.

### **3.8 Limitations of the Study**

The research study being controversial in nature had internal challenges during its execution. Besides this, the researcher being a student, experienced financial constraints in the provision of all the research requirements like; transport, stationary, paying research assistants, attaining research supporting materials like cameras, computer and its accessories, among others. The researcher therefore sought to minimize costs by working within the cost and time frame and seeking favor from family and friends to meet the study costs and use of computer facilities.

Other limitations included social related problems like language barrier, hostility, miss-interpretation due to the language barrier, biased or non responses, bureaucracies, as well as environmental problems like weather. To address this, the objectives of the study were explained precisely and clearly to the target groups at hand, friendly approaches were employed to create good relationships with the communities and translators used to solve the language problem.

## CHAPTER FOUR

### PRESENTATION, ANALYSIS AND INTERPRETATION OF DATA

#### 4.0 Introduction

In this chapter, the survey findings of the problem facing urban development in Musoma municipality are analyzed. Factors that have contributed to the rapid urban development and the relationship between planning and development of the municipality have been analyzed.

In the survey, the author interviewed a total of 100 people comprising of 20 councilors of Musoma municipality, 10 technical officers, in varying fields, 20 members of business community, 5 landlords and 45 ordinary residents. Their responses will be indicated according to questions of the study.

**Table 1: Distribution of types of respondents**

TYPE OF RESPONDENTS	NUMBER OF RESPONDENTS	PERCENTAGE
Councillors	20	20%
Technical officers	10	10%
Business community		
Members	20	20%
Landlords	5	5%
Ordinary residents	45	45%
<b>TOTAL</b>	<b>100</b>	<b>100%</b>

Source: primary data



#### 4.1 Historical Growth of Musoma Municipality.

Musoma Town was started in the later years of 19<sup>th</sup> century by the German as a fortification point. Remains can be seen at Mitchel point. The name Musoma derived from a local dialect, meaning promontory or a peninsula. During the German era, Musoma played as vital for a military post. Later, the town assumed administrative and service centre roles. These roles were enhanced after independence when Musoma was declared a Regional headquarter of the newly formed Mara region.

Musoma town council was official inaugurated in 1963, as a town council under section 4 of the local government ordinance (The Local Government Instrument 1962). In 1972, all local government (councils) were abolished and their functions were taken by the decentralization (Madaraka Kikwani). However, councils were reinstated in 1982 by the local government (Urban Authorities) Act in 1982.

#### 4.2 Rapid Urban Development in Musoma Municipality

On the question whether is rapid urban development in Musoma Municipality, the response of the population interviewed was as follow:

**Table 2: Nature of Urban Development in Musoma Municipality.**

CONDITION	NUMBER OF RESPONDENTS	PERCENTAGE
Musoma Municipality is rapidly developing	100	100%
Musoma Municipality is not developing rapidly	0	0%
<b>TOTAL</b>	<b>100</b>	<b>100%</b>

**Source Primary data**

One hundred percent of the respondents interviewed viewed Musoma as a rapidly developing town.

### 4.3 Indicators of Rapid Urban Development in Musoma Municipality.

A number of parameters that indicate rapid urban development in Musoma Municipality have been identified.

(i) **Population:**

The increase in the urban population. 100% of the respondents interviewed concurred that there has been a drastic increase in the population of Musoma Municipality. This was also evidenced by increased settlements and increased demand for services.

(ii) **Housing developments:**

There is increased volume of housing. Through observation, the researcher noted that, there are many constructions of houses both residential and commercial taking place all over Musoma Municipality area.

95.8% of the buildings in Musoma are owned by private sectors/individuals; only 4.2% belongs to parastatals or government and institutions.

**Table 3: Total number of houses per the 13 wards are:**

	<b>No. of houses</b>	<b>Population</b>	<b>ration</b>
Buhare	388	3,751	1:10
Bweri	905	12,088	1:13
Iringo	360	7,918	1:22
Kamunyonge	323	7,892	1:24
Kigera	1,501	14,032	1:9
Kitaji	425	10,420	1:25
Makoko	480	4,664	1:10
Mkendo	80	4,309	1:54
Mwigobero	201	4,243	1:21
Mwisenge	329	12,073	1:37
Nyakoto	1,319	15,192	1:12
Nyamatare	580	8,338	1:14
Nyasho	514	10,853	1:21
<b>TOTAL</b>	<b>7,901</b>	<b>115,172</b>	<b>1:15</b>

*Source:* Musoma Town Council data bank, 2007

From social-economic survey conducted in 1989, the average household size for Musoma Town is 6:1. The trend shows that household size has rose from 4:1 in 1967, 5:1 in 1978, and 5:2 in 1988.

**(iii) The service sector:**

Increased development in the service sector. Services of insurance, hotel services, night clubs and bars, advocates and other consultants have increased in Musoma Municipality.

(iv) **Revenue Base:**

The increased base of Town Council revenue. The municipality highly depends on revenue from taxes. The taxes are graduated tax, trade and license fee, assessment rates, submission and approval fees for building plans. It is the taxable population therefore and developments that determine the level of taxes collected.

The records of the actual revenue collection for the municipality available are those of 1987/88 – 1992/93. This is indicated in the table below:

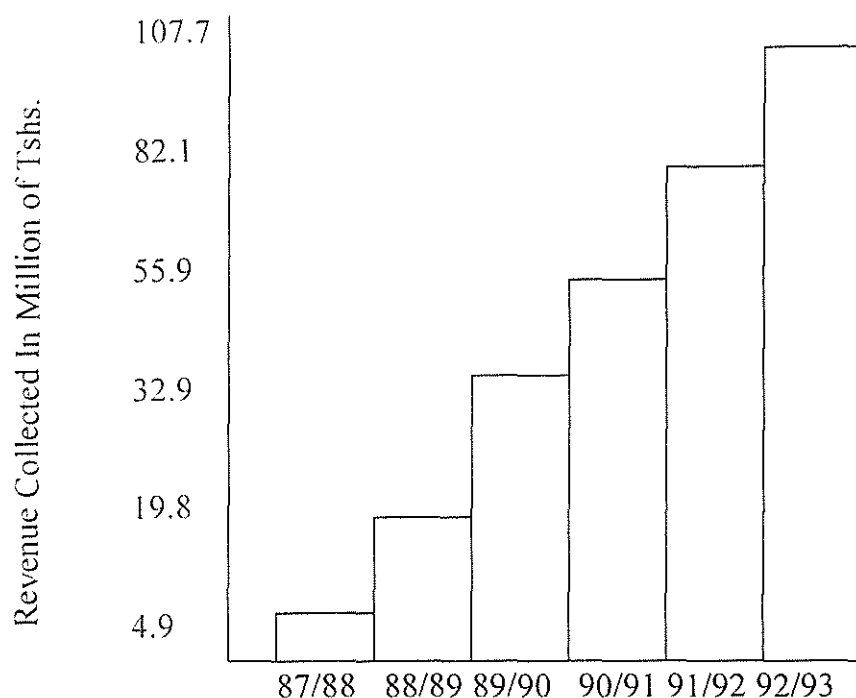
**Table 4: The Actual revenue collected in Musoma Municipal Council 1987/88 – 1992/93**

YEAR	AMOUNT COLLECTED
1987/88	4,907,501
1988/89	19,844,197
1989/90	32,106,002
1990/91	55,920,520
1991/92	82,851,221
1992/93	107,678,851

Source: Primary data

From the table above, if the figures are corrected to the nearest million and then represented on a bar graph, the trend would look as below:

**Figure 1: Bar Graph Showing Musoma Municipality Revenue Collection.**



Source: Primary data

The trend showed in the graph above represents a continuous rise in revenue since 1987/88. The slope of the increase is very steep indicating rapid rise in revenue collected.

**(v) Markets:**

Many small markets were identified “Mushrooming” in the residential areas. On being interviewed, the Municipal Health Inspector explained that the markets develop in response to the increase market population and because of the central market is poorly located. The market Inspector informed the researcher that most of their markets started around 1990.

(vi) **Education Institutions**

The survey indicted that many schools were constructed and opened after 1986 as indicated in the table below:

**Table 5: Education Institutions in Musoma Municipal Council**

	<b>Government owned</b>	<b>Privately owned</b>	<b>Total</b>
Secondary schools	14	4	18
Primary schools	35	6	41
Tertially institutions	2	1	03

**Source: Primary data**

#### **4.4 Problems of Rapid Urban Development in Musoma Municipality.**

The rapid urban development of Musoma Municipality and the influence to it of large numbers of people from the areas including those of rural character has produced a host of social, economic, and political problems.

Social malfunctioning is evidenced in overcrowding of areas and homes, a paucity of social and health services, increased robbery, violence, prostitution, conflicts between ethnic, political or other interest groups of people.

The study identified large numbers of health problems including those arising from the inadequacy of sanitation and general health services to cope with the requirements of large numbers of people in close proximity.

Water supplies were found insufficient, unreliable and not within easy reach. The clinics, dispensary and health centre were found insufficient and the preventive health facilities inadequate. The refuse removal services were regarded by most respondents as being ineffective.

The growth of Musoma Municipality has raised problems in the economic sphere. Lack of funds on part of the Municipal authorities needed to finance social and health services. Money in large amounts is also needed to deal with the increasing problems of traffic congestion, provision of suitable housing and to ensure that sufficient jobs are available for the increasing population.

Political problems identified during the survey in Musoma Municipal were associated with conflict of interest amongst Resistance Council (R.C) executives of the different levels and intrigue. The respondents interviewed on distributed it to differences in religious affiliation, political parties and tribes.

## **CHAPTER FIVE**

### **SUMMARY, CONCLUSIONS AND RECOMMENDATIONS**

#### **5.0 Introduction**

This chapter gives a summary, conclusions and recommendations on the study undertaken on an analysis of the role of planning in urban areas, with Musoma Municipality taken as a case study.

The study covered factors causing urban development in Musoma, problems facing urban areas, and the significance of planning in urban areas.

#### **5.1 Summary**

##### **5.1.1 Urban Development**

In order to find out whether there is urban development in Musoma Municipal Council, an interview was carried out, 100% of the respondents contended that the Municipal was rapidly developing.

The survey revered many indicators of urban development in Musoma Municipality. These are the high population increase in the urban centre, the cosmopolitan nature of settlement, and the increased volume of housing developments.

There was increase in the revenue base implying increase in population and activity since 1986 to date. There was increased business in the service of sectors and in the commercial sectors the number of shops, kiosks, markets, and the rate of turnover have increased.

##### **Problems of Urban Development in Musoma.**

The survey identified social, economic and political problems in Musoma Municipality resulting from the urban development. These problems arose from the tremendous increase in the urban population of Musoma and hence increasing the demand for



services. With the limited resources of Musoma Municipal Council, the demand for services exceeds the supply of the available services. The gap that exists presents the rapid urban development problem.

In Musoma Municipality, the survey showed that development is faster than planning. This situation is characteristic of rapid urban development. People have built in areas proposed for roads and other public works, making accessibility difficult.

Controlling development on part of the municipal council authorities has been difficult as there is pressure from increasing population. People start to construct buildings even before their plans are approved, to try and solve the problem of housing.

The survey revealed overcrowding of areas, schools and homes, a parity of social and health services, increased robbery, violence, prostitution, problem of housing, the emergence of slums and associated evils. Water supplies were found insufficient, unreliable and not within easy reach, the existing health facilities were also found insufficient.

The refuse removal services were ineffective in respect to the increasing population. This was evidenced by the heaps of garbage in the Municipality despite the work done by council authorities to clear.

In the economic sphere, the research revealed lack of funds to finance the services needed. Problems of poor housing, inadequate schools and unemployment were also identified. Competition for leadership positions was noticed.

### **5.1.3 Factors causing Rapid Urban Development in Musoma.**

**Natural resources such as water bodies and minerals.** This has attracted investments whereby the number of companies has come in such as Musoma Fish Port. Also, more

people have migrated to Musoma in search of jobs hence causing rapid urban development.

**Administrative functions:** Musoma is an administrative capital of Mera region. Due to this, several activities such as administrative, commercial and religious are mostly stationed in Musoma than in other districts of Mera region. This has also facilitated for the growth of Musoma as an area.

## **5.2 Conclusion.**

In view of the findings of the survey, the hypothesis that,.....” has been proved, indicators of the rapid urban development after 1961 have been pointed out in the study.

The population of Musoma Municipality greatly increased after 1961, development of infrastructure, volume of housing, private schools and institutions. The study has also shown that together with rapid urban development has been social, economic and political problems.

## **5.3 Recommendations**

Because of the enormity of the problems revealed in the survey, the following recommendations are suggested in order to contribute to the finding of solutions to management of rapid urban development.

Emphasis should be put on planning before development. Planning should be directed towards spreading social and economic development more widely over the rural populations and also, where appropriate, to encourage outward migration from cities to rural areas to help offset the movement in the reverse direction.

The planning for urban areas should be comprehensive. Where master planning is not feasible in the earlier stages, a more limited approach of building and layout control

system could be continuous, updating of plans to reflect changed conditions and requirements.

Training of manpower should be encouraged. Trained and experienced personnel are required at all levels and in numerous fields. Managers, Engineers, Surveyors, Architects, Planners, Technicians, and Craftsmen are just a few of the positions for which solutions to the crisis will demand an adequate supply of properly trained and experienced personnel. To ensure that this is achieved, government will need to pay close attention to the development of adequate training programmes at universities and other institutions.

In view of the fact that the urban authority should provide the services to match the increasing population, the central government should provide assistance in terms of grants and subsidies which are adequate. This will avail funds to solve the enormous problems of urbanization. It is necessary to concentrate available financial resources to a considerable extent on prescribed areas of priority e.g. certain fast development urban areas or certain types of services.

Communication between local authorities and the residents should be improved. In urban areas, the problem of communication at least in theory should be easier to solve than in large rural areas with scattered populations. This can be done through educational seminars in which the urban authorities explain to the public about policy and programmes of development. This will improve the public relations of the urban authority and hence implementation of the plan.

In all I recommend that urban authorities, should place emphasis on planning before development. The public should be educated about the planning and the available resources used in the best way possible to provide the services. Governments should assist the urban authorities.

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## APPENDICES

### Appendix A: Interview Schedule

#### GROWTH OF MUSOMA MUNICIPALITY

- 1 Musoma has always been referred to as a growing urban area. Do you agree?  
.....  
.....
- 2 What makes you agree/disagree that Musoma is a rapidly growing urban area?  
.....  
.....
- 3 What services do you expect Musoma Municipal Council to provide to the citizens?  
.....  
.....
- 4 Does Musoma Municipal Council adequately provide the services mentioned about? Support your answer.  
.....  
.....
- 5 Mention the services not adequately provided and why?  
.....  
.....
- 6 Which problems does Musoma Municipal Council face as a growing urban area?  
.....

- .....
- 7 Which measures can be taken by the authorities to reduce the problems facing urban development?

.....

.....

- 8 What is the relationship of planning to the rate of development in Musoma Municipality?

.....

.....

- 9 What are the major challenges facing planning of the urban areas in Musoma?

.....

.....

#### TESTING FOR ADEQUACY OF SERVICES.

##### a. HOUSING.

- (i) What kind of house do you reside in

Permanent .....

Semi-permanent .....

- (ii) Which problems do you experience in this type of accommodation?

.....

.....

##### b. WATER.

- (i) What source of water do you draw water you use from?

.....

- (ii) Is this source of water protected?

.....



**c. REFUSE COLLECTION.**

(i) Do you have a garbage pit?.....

Where do you dump your refuse? .....

**d. HEALTH SERVICES**

(i) Would you please explain why you prefer that place for the medical treatment?

.....

.....

**e. EDUCATION.**

(ii) How many schools are there in Musoma Municipal Council?

.....

(iii) Which of these were opened in the last 15 years?

.....