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THE CONSEQUENCES OF THE TRANSFER OF THE NATIONAL

CAPITAL FROM DAR ES SALAAM TO DODOMA ON THE UJA-

MAA VILLAGES WITHIN THE CAPITAL DISTRICT

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A B S T R A C T

Tanzania is not the only country that has transferred her National Capital for the sake of both decongesting Commercial and Industrial activities and to accelerate the development of the rural areas that are still much more backward than others. Many countries in the world such as Canada, Australia, India and Pakistan have had such a move for similar reasons.

Dodoma region located in the centre of the country is one of the arid regions and the less economically developed in the country. It lacks both agricultural and industrial investments. One of the aims of the Capital transfer is to transform the city district and its immediate hinterland into a such more economically viable area. The Capital Transfer must therefore contribute to rural regional development. The rural surroundings should exploit the capital in terms of employment opportunities, improved roads linkages, and better infrastructural services.

There will be many civil servants moving to Dodoma, and already more than one thousand civil servants have moved to Dodoma town. The immediate rural population of the town in terms of foodstuffs particularly vegetables, carrots, potatoes, and so on.

The livestock produce from the villages should be able to reach easily the town population. This will require the roads particularly the feeder roads to be improved.

In building the city, there will be many construction activities since offices and residential houses as well as infrastructural services will have to be constructed to accommodate not only the incoming civil servants from Dar es Salaam but also those who are already there. The construction sector has already attracted and will continue to attract many semiskilled and the unskilled people from the Ujamaa Villages. A factory for bricks and tiles under the Capital Development Authority has already been established since 1977 and it has started operating. Many more other factories such as the quarry plant, wood, and ceramics have reached the first stage in their constructions. It is therefore evident that the industrial and the construction sectors already established in Dodoma since the transfer of the capital will be centres of attraction for people from the rural areas particularly from the immediate hinterland such as the Dodoma urban district.

With the increasing employment opportunities in the town the semiskilled and the unskilled workers will be expected to invest in their respective villages through their wages by building better or improving their houses, buying better farming equipments such as oxen plough, and by affording to buy fertilisers and insecticides. The 35 Ujamaa Villages are expected to feed the Capital city population through agricultural produce as well as through job opportunities.

According to the Masterplan certain residents in the town will be affected by either slum clearance or urban renewal to give way to the change in land uses. These people will be compensated with money which they will use to build houses elsewhere. Since there will not be enough plots in the town to satisfy everybody some of these people particularly the selfemployed will have to either return to their respective villages or to any other village of their choice. Apparently the villages particularly those within the Capital City district will act as recipients of these affected people.

It is therefore envisage that the interaction between the Capital City activities and the rural hinterland will be beneficial to the development of the rural hinterland.

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C H A P T E R I:

I N T R O D U C T I O N

THE CONSEQUENCES OF TRANSFER OF THE NATIONAL CAPITAL CITY FROM DAR ES SALAAM TO DODOMA - ON UJAMAA VILLAGES WITHIN THE CAPITAL DIST- RICT DODOMA, TANZANIA

The Government of Tanzania decided to shift her capital from Dar es Salaam to Dodoma on 1st October, 73 for the main reasons firstly that it is centrally located and it is easier for the people throughout the country to reach their leaders; secondly that Dodoma is a backward region at present and hence the location of the capital at Dodoma will bring about the development of the region; and thirdly that the Ujamaa policy of the government to improve the rural settlements in the country as stated in the Arusha Declaration¹ will also take preference in the Dodoma Capital District.

The New National Capital is currently the largest priority project in the country after the completion of such other major projects as the Tanzania-Zambia Road Services, the construction of the Kilimanjaro International Airport, the Great Uhuru Rail-

way, and the Kidatu Hydroelectric Power Phase I.

It is therefore very important to study the surrounding rural areas vis-a-vis the capital in order to find out how such contribution, after a period of time, the city would offer to the nearby Ujamaa Villages within the district city boundary and vice-versa. There are 35 Ujamaa Villages within the district in which people are living and working together according to the principles of socialism and self-reliance on which Mwalimu Julius Nyerere has following to say:

"In a Socialist Tanzania then, our agricultural organization would be predominantly that of cooperative living and working together for the good of all. This means that most of our farming would be done by groups of people who live as a community and work as a community. They would live together in a village; and undertake the provision of local services and small local requirements as a community".

It is upon such a National policy that the Ujamaa Villages have come into existence throughout the country except Zanzibar².

The National Capital is expected to generate socio-economic benefits to the surrounding Ujamaa Villages.

The expected result of moving the capital is a major factor in improving living standards in these Ujamaa villages. The capital will be readily accessible market for the district's agricultural products and natural resources such as timber and aggregates. It will create jobs in an area of traditional under employment. The increased urban institutions will provide the district population with better and more accessible educational, health and social services, and higher standards of transportation and communications.

The relocation of the capital demands that the Masterplan for the city will be fully integrated with the village's development strategy and plan to ensure that the long-term beneficial effects are optimized.

1.1 Hypothesis

The hypothesis of the study is that the 35 Ujamaa villages within the district will continue to be Ujamaa Villages as the city expands and the planning of the city will still continue to consider these Ujamaa villages located in the urban district. The growth of these villages will be influenced by the growth of the Dodoma Capital City. These Ujamaa Villages will be functionally related to the city services such as industries, construction sector and in the provision of infrastructural services in the capital city.

1.2 Objectives

It was stated earlier that one of the main reasons for transferring the capital from DSM to Dodoma is to contribute as far as possible, to rural development. It is therefore envisaged that the capital transfer will improve the welfare of the people particularly in the immediate hinterland covering the capital city district. The capital will be expected to insemi-nate innovations which will effectively link urban and rural areas through a series of market and non market relationships. There is need therefore to invest in rural people as well as in the new amenities that are necessary to improve both productivity and the quality of life in the hinterland particularly in the fields of education, health, water supply and general farming. The capital should also ensure to modify institutional rural infrastructure necessary to enable the people to mobilize both the economic, social and political resources that are potentially available to them. One can view innovation as a process incorporation a whole spectrum of concepts, ideas, and techniques, which are interlinked and which should flow from the capital city not only to the immediate but also to the far off hinterland in the short and long run respectively. The overall objective therefore is to raise the standard of living of residents in the Ujamaa villages within the capital district of Dodoma.

Due to the availability of job opportunities in the city especially in the construction sector³ people will have enough money to afford fertilizers, insecticides, better agricultural equipments such as tractors and plow, house improvements, and so forth.

Almost all the Ujamaa villages in the capital District do not have any form of industrial activity ~~in~~ except agriculture and pastoralism. There is need to introduce and encourage small ~~at~~ scale industries in these Ujamaa villages.

Animal husbandry is very intense in Dodoma, and this has led to overstocking as well as overgrazing. Efforts will made to discourage overstocking and overgrazing in these Ujamaa villages through education of the villagers. Hand in hand with this, there is need to plant trees in all the Ujamaa Villages. Tree nurseries project undertaken by the Capital Development Authority⁴ (CDA) as well as by the Government Department of Forestry should be attended to the Ujamaa Villages.

Transportation network links between the city and the Ujamaa villages will have to be improved so as to encourage trade links not only between the city and Ujamaa villages but also among the villages.

Finally, the residents of Ujamaa Villages should be encouraged to diversify agricultural crops and not just to depend on only one crop.

1.3 Purpose of the study

The study will seek to look into the positive and negative contributions of the New Capital to the 35 Ujamaa Villages which are located within the Dodoma Capital District boundary. At the same time, the study will examine what role the Ujamaa Villages are playing towards the construction of the Capital city.

1.4 The Study Area

Both the Dodoma rural⁵ and urban districts within Dodoma region are physical fairly flat dominated by a thorn-scrub vegetation. The average rainfall is 20" a year and it is confined to a short rain season normally from November to April. The districts are frequently subjected to drought and famines affecting the economic stability of the people who subsist basically upon the hoe-cultivation of maize, bulrush millet, sorghum, and a few such cash crops, as sisim, sweet potatoes, groundnuts, and castor oil. The people in both districts keep large herds of cattle, sheeps, donkeys and goats all of which are used for exchange for food with other neighbouring districts especially

in times of famines. The traditional economy of Dodoma Capital district is semi-pastoral, as it were, as pastoralism combines with agiru agricultural activities.

With the transfer of the capital, there is going to be a lot of interaction between the city and the 35 Ujamaa villages within the capital district. For example, with the establishment of the brick and tile factory in early 1976 and with the increasing construction work going on the trunk sewer, sewer, residential houses, offices, hotels, etc., there is going to be a lot of employment opportunities most of which will be taken up by residents from these Ujamaa villages; the villagers will therefore provide labour towards the construction of the capital city. The city population will be sustained by these villages especially in the provision of food meat, milk, fish, vegetables etc. There is a lot of relocation of town people due to redevelopment and urban renewal in the town. Some of these affected town people will have to be resettled in some of these villages after their compensations.

The Dodoma Urban District Capital District has a total population⁶ of 142,000 people in 1975. Dodoma township⁷ in 1975 had an estimated population of 45,000 making 31% of the total district population in 75

1.6 Limitations to the survey and study

The location¹⁰ of the Ujamaa Villages selected range from 10-70km. Some of the access roads are impassable during the rain seasons so that sometimes it was quite difficult to get access to the villages bearing also in mind the time factor as well as the availability of the modes of transportation.

Very often it was difficult to contact heads of households who often had gone as far as 5-10 kms from their villages to work in their individual as well as communal farms. Sometimes therefore a substitute for head of the household within the household was interviewed. But such cases however were very few.

1.7 Scope of the study

Chapter 2 will look into the existing situation within the Ujamaa villages covering such aspects as the ~~Physiography~~, land uses as well as the social and economic factors of development.

Chapter 3 will focus mainly on the Dodoma master-plan which has been produced by the Canadian Associate Consultants. There will be a brief mention on the International Experience with regards to the Dodoma city masterplan.

while the people not living in Ujamaa Villages are about 7,000 which is just 4% of the total population in the rural areas within the district.

1.5 Organization & Methods of study

The survey on which this study is based was carried out during both the long and short vacations in July-September and December, 77 respectively. The survey included interviews with the staff of the Department of Authority; the managers of the different construction agents such as the National Housing Corporation, the Registrar of buildings, the CDA department of Infrastructure and Construction, the National Union Tanganyika (NUTA), and some private contractors.

A questionnaire⁸ was designed for interviewing the residents of the 35 Ujamaa Villages in the district which covers such aspects as employment, income, agricultural and commercial activities, community facilities, patterns of rural-urban migrations, size of households and so on. A sample of 20% of the Ujamaa villages was selected for detailed study⁹. These selected villages are located between 10-70 kms from the centre of the town. The number of families in the Ujamaa Villages varies from 300-1000. 20% of the households within each of the selected Ujamaa villages was interviewed.

Problem identification is covered in chapter 4 and this will focus the Dodoma town residents vis-a-vis the Ujamaa villages.

The next chapter on recommendations will include aspects on housing in the Ujamaa Villages with emphasis on using burnt bricks, transportation linkages and job opportunities. Industrial development as well as different land uses will also be looked into. The provision of health and other community facilities will also be included. Last but not least the agricultural produce such as food grain, livestock and poultry keeping will be focused upon since the growing population of the town will greatly depend on it.

The last chapter will reiterate on the general aspects on which this thesis is based. This will cover employment opportunities in the town as well as in the proposed growth centres provision of adequate food supply, improvement of community facilities and utilities in the Ujamaa Villages, and so on.

C H A P T E R II

EXISTING SITUATION: DODOMA URBAN DISTRICT

2.0 Physiography

For the sake of physiography drainage and climatic conditions, the Dodoma Urban District can be divided into 4 main zones¹² namely:

- a) The Hombolo lake basin which covers the northern area of the district
- b) The Bahi swamp basin area covering the north-western division
- c) Central Dodoma which includes areas around the township and the Dodoma itself
- d) The southern area which is predominantly hilly and rocky.

2.01 The Hombolo lake basin

The lake basin is located about 20kms from Dodoma town to the northeast covering 16 Ujamaa Villages as seen from map 4 within zone A.

The rainfall in this area is fairly reliable with between 550-650 mm per year during normal year¹³. The predominant vegetation is wooded-bush grassland covering about 50% of the total area. The place is

undulating with some few hills and agriculture is very well developed compared to other areas 1 of the district thus making the area to be one of the high potential in the district. The soil is rather greyish brown.

There are 3 main intermittent rivers but which carry considerable amount of water especially during the rainy season. These rivers are the Ilaso draining from Nzunguni Ujamaa Village to the south of the basin, the Kinyasungwe coming from Makutupora to the west of the basin, and Chihanga draining from the northwest.

While draining into the Hombolo lake these rivers spill the water into the different Ujamaa Villages within the basin from such tributaries as the Chadulu and many more small ones. Within the Hombolo basin there are also 7 boreholes drilled mainly for providing clean safe water to the Ujamaa Villages within the basin.

2.02 The Bahi swamp basin

The area is characterized by quite a flatly undulating land with a few hills to the south west. There are a few seasonal rivers draining into the swamp. Rainfall ranges between 550-650mm per year. Around the swamp the soil is dark grey clays and in the remaining areas the soil is generally reddish brown.

The general vegetation covering the area is bushland characterized by such small trees as deciduous which yield poles for hoe handles and upon whose leaves are fed upon by both domestic and wild animals. The cultivation of paddy is predominant, especially around the swamp. There is quite a good number of cats and cattle in this area which covers 5 Ujamaa Villages.

2.03 Central Dodoma

There are 10 Ujamaa Villages located in this flat undulating land although the southern part is hillier. The area is the most densely populated in the district bearing in mind the population of Dodoma township. The rainfall is low and unreliable with 500-650 mm per year. The soil is reddish brown and the vegetation is predominantly open grassland with sparse trees near habitation area where natural vegetation has been altered by agricultural activities in the area.

2.04 Dodoma South

The area is hilly with a low population. The soil is composed predominantly of grey clays along the few existing hills while the rest is dark grey. Only a small portion of the area is used for cultivation due to the presence of some hills especially to the south east.

The climate is Semi-Mediterranean as D.S Walker defines it "The typical Mediterranean climate is defined by the extent of the olive cultivation¹⁴. The vegetation is generally woodland characterized by taller trees and a few grasses. The main activity in this zone is the cultivation of the olives and it produces most of the grapes in the district¹⁵. In the south west there are tsetse flies making livestock rearing to be very minimal in comparison to other aforementioned zones in the district. Five Ujamaa Villages are located in this zone.

From the ecological point of view the Hambolo lake basin is a centre of attraction for tourists since that area has been designated as a Tourist Attraction Centre so that dignitaries as well as tourists coming to Dodoma will be visiting this area and thereby increasing the economic viability of the Hambolo Bwazi Ujamaa Village as well as villages in the vicinity. On exploiting the Bahi swamp basin, rice being the main product, the town population is and will profit from it.

The rocky and thick shrub Dodoma south area provides the much needed charcoal as fuel in the town population. While the rocks are being exploited for

aggregated production in use for construction purposes in the town and in the Ujamaa Villages. The construction work in the Ujamaa Villages includes such institutions as schools, health centres or dispensaries, water supply, sources, mosques and churches and so on. The central Dodoma area which has been designated as a maize and grapes production belt which enriches the town population with food supply and wine supply through the town winery factories in both Dodoma town and Bihawana some 12kms from the town.

2.1 Surface Utilization in the Ujamaa Villages

One of the problems that will be mentioned in chapter III is the fact that the Ujamaa Villages do not have layout plans. However the current major land uses covers agricultural arable land, which can be subdivided into two namely communal farms which are normally very large areas between 20 to 100+ hac. and the small farm plots around the residential housing units. Another major land use is the grazing land which again covers 40 to 100+ hac. In the hilly areas, the villages are surrounded by thick woodland in the periphery of the pastures from where charcoal is obtained.

Within the residential areas the villages have spaces for a primary school, a health centre or

dispensary and a playing ground mainly in the school compounds. Other land uses include sites for shops mosques, and churches and markets stalls. Then there are large spaces for residential housing units.

2.2 Transportation

There exists a transportation network in the Dodoma urban district within the four zones linking them with the capital city. The problem, however is the absence of inter-linkages in all the zones; even where there is linkage by means of feeder roads, these become impassable during the rainrainy season. Most roads within the Ujamaa villages are just foot paths. Such poor crops within the villages or to take them to town since the peasants have to walk long distances with heavy loads of grain to join the main roads which link them with Dodoma town.

Zone A does not have any main roads whether tarmac or murrum linking it with the town. Some of these feeder roads constructed by the residents of Ujamaa villages do not even have bridges across the intermittent rivers. Similarly zone D has only one main road dissecting it through the centre from Dodoma to Iringa this road but the rest of the villages in this zone are almost inaccessible to link either the main roads to the town or link between the villages in the zone and other zones.

The following table shows the different buses passing through the main roads from Dar es Salaam, from Iringa, and from Arusha to Dodoma town.

Table 1: Upcountry Buses passing through Dodoma town

Name of company	Frequency per day/week	From & vice versa	To and vice versa
Kamata	1/day	D'Salaam	Mwanza
Tanganyika bus	1/day	"	"
Kaudo	4/week	Dodoma	Arusha
Railways	4/week	"	"
"	1/day	"	Iringa
Singida	2/week	Singida	Dodoma
2 buses	4/week @	Moshi	Dodoma.

Dodoma town has good linkages with buses in all the corners. East, South, North and west. There are local buses serving the whole district but the question lies in the fact the most of these buses are too old and break down from time to time so that every often the journeys get postponed leaving the people stranded for some hours and sometimes for some days. The poor quality of the roads in the rural areas sometimes necessitates the frequent breaking down of these buses. The table below shows the routes of the local buses in the different directions of the district.

Table 2 Local Buses from Dodoma and Back - 1972

Name of company bus	Frequency per day	To	Direction
Kando	1/day	Mvumi	South
Umaja Transport	"	Mandali	Southwest
Ikova	"	Chawino	Northeast
Anigo	"	Dabalo	"
Taratibu	"	Dosidosi	North
Mwitikila	"	Mpwanyungu	south
Taratibu	"	Mlowa	south
Kibodya	"	Isava	southwest
Hamsi Mandi	"	Chiboje	southwest
Wela	"	Manyoni	west.

From the table above, the distribution of the local bus routes is fair since all the four directions of the district is well served with at least one or more buses daily. But the linkages between village and village in terms of the bus route is very poor especially for villages that are not along the main trunk access roads.

Since one of the main aims of moving the capital is to develop not only the immediate hinterland like Dodoma region but also the neighbouring regions as Ausha Morogoro, Iringa, and Singida, it is evident the nearest hinterland which is the Dodoma urban district will be the first priority for rural development and then

expand outwards in other neighbouring districts and regions mentioned above. With the increasing population in Dodoma town due to the moving ministries from D'Salaam and to rural urban migration caused by the opportunities created in Dodoma through the construction and industrial sectors, this population will need food and other necessities such as perishable crops like vegetables, carrots, etc. which will be very high demand in the town. Since some of the Ujamaa villages producing such necessities do not now have good accessibility to the town, it will mean that the CDA or the concerned authority will ensure that these produce reach the town.

There will therefore be two fold pressure to develop the hinterland; one from the town population pressure for demanding the necessary food produce from the nearby villages peasants and the other being from the National Policy itself to develop the hinterland.

The access and feeder roads will have to be improved as a first priority to link the Ujamaa villages which supply such produce to the town population so that they reach the town much more easily than before the decision to transfer the National Capital to Dodoma. Even at present the Ministry of Works has started to embark on this task to improve first the access roads

by making them all weather and later on the ministry will turn to feeder roads linking the Ujamaa Villages and also linking the villages to either trunk or access roads leading to the town. The number of local buses from the town to different Ujamaa Villages has doubled since 1973 (before moving the capital, there were only 5 of them as against the present 10 in 1977 as table shows for 1977). Within this rate of increase of the bus services to the Ujamaa Villages it can be said that by the end of the First Five Year Plan of the capital construction (1981) there may be over 15 buses linking Ujamaa Villages with the Dodoma town.

2.3 Economic Base

2.3.01 Agriculture

F. Thomas & G.W. Whittington in their book entitled "Environment and Land Use in Africa"¹⁶ have classified subsistence agriculture into three stages. Stage one refers to subsistence farming in which each household produces all the food it consumes. Stage two refers to direct agricultural consumption in which most people produce their own food and also supply it to the non-agricultural population as barter. Stage three is the indirect agricultural consumption in which the whole non-agricultural population satisfy their needs through a market in which farm goods are sold mainly from districts with agricultural surplus.

Dedona district, with its harsh climate has already been explained in chapter two, has mostly subsistence farming based on traditional techniques. The farmers and their families produce most of the things they need for daily existence. The hoe and the cutlass are still the essential tools of farming. In good years they may produce a little surplus which can be sold for cash to buy a few extra necessities such as cloth, kerosene, salt, sugar, etc. Extensive areas are farmed in an intermittent way known as shifting cultivation in which a piece of land, usually just large enough to produce the needs of the farmer and his family is cleared bush and burn techniques. In bad years subsidy has to come from the sale of cattle or any either from the same village, neighbouring village or elsewhere. Mafise sorghum, bush, and groundnuts are main crops in the district both for food and sale.

From the survey ¹⁷ made, the average yield per household in the district within the Ujamaa villages is 9 bags of either maize or sorghum whereas the average size of the resident members of the household is just 6 persons.

Since there is only one crop per year the household will have to rely on the 11 bags they produce in the year. Such a yield is very inadequate for good survival compared to the National¹⁰ average of at least 18 bags for consumption only. The table below shows the type of crops grown in the district and the average yields in the surveyed Ujamaa Villages. The crops most preferred in the villages is maize. The other such crops as sorghum and burlush millet are not very much liked probably due to the more needed labour compared to maize. From the survey on the seven Ujamaa Villages, only 52% of the farmers grow sorghum and burlush millet in addition to maize. These 2 types of crops are very resistant to drought compared to the existing indigenous crops which are grown once a year.

The measure to introduce these two types of crops has to enable the nearby Ujamaa Villages to provide food adequately for the ever growing population of Dodoma town. The height of these two types of crops is between 3-6ft high making it much easier to harvest as compared to the indigenous millet or sorghum which once matured reach a height of between 8-10ft. The two advantages of Sorghum and Lala have led to the 9 Ujamaa villages within the zone and the government and parastatal organization in the town to cultivate these imported crops.

This does not however mean that the indigenous crops in this zone have been completely abandoned.

Zone D is the one which lies south, southeast and southwest. It is characterized by a few scattered hills with thicker bushes around them. But further, there is open grasswoodland with only 5 Ujamaa Villages within this belt. With its reddish brown loamy sands, the area is very suitable for the cultivation of grapes. The main cash crop in this belt is grapes which is extensively grown by each of the Ujamaa Villages in the area. The table below shows the hectares in each of these five Ujamaa Villages.

Table No. 3

Grapes in hectares 1976/77: Source from the
Ujamaa Villages themselves

Ujamaa Village	Population	Grapes in hectares
Ngungusi	6474	185
Matsubulu	2889	40
Mzalabi	3265	134
Mbabala A	5260	85
Mbabala B	5265	92

Comparing with the 7 surveyed Ujamaa Villages from the other zones excluding Ngungusi which is within this belt, the following table shows the following contrast.

Table No. 4 Source: Information from the U/Villages themselves

Ujama Villages	Population	Grapes in Hect.
Zaza	2163	24 (school)
Humbale Duwani	4031	5
Hakwe	1002	12
Kuguni	2450	-
Lugala	3300	14
Ihamba	3465	2

The government¹⁹ therefore has since 1975 started encouraging the growing of grapes extensively within this belt. Apart from this crop the Ujama Villages within the belt are involved in such food crops as maize, burlush-millet, sorghum, and the imported lulu and several all these crops are mainly for consumption unless otherwise there is a surplus.

It should not be ever emphasized that grapes can flourish in this belt only, but also in other neighbouring zones although it is more difficult to grow this crop in these other zones unless modern agricultural mechanization is very high and includes such things as fertilizers insecticides, tractors, and hired labour. There are outside the grapes belt which are growing vines. Therefore; the Makutupora National service Training camp in zone A which has over 2000 hectares of grapes and which

is prepared for another 1000 hectares of grapes, another Institution is the Isanga Prison which has over 3000 hectares and is preparing 1500 hectares.

The successful growing of grapes in these two non-grape belt has been necessitated by the application of modern methods of farming such as the application of fertilizers, insecticides, the use of tractors, and so on which an ordinary farmer can hardly afford; accompanied to this is the fact that both of these government institutions are very well equipped with hired labour from the point of view the prisoners in the institution and the army youth trainees in the the army institution. With all these advantages these two institutions have successfully been able to grow vines in areas not very favourable for it. Several other institutions in the town such as the Sedona Development Corporation (SODINCO), the Regional Trading Company and the wealthier farmers and businessmen have also embarked on the growth of grapes within the zones outside the grape belt.

2.3.04 Livestock

Owing to the precariousness of the agricultural system due to the predominant harsh dry season, the people of Sedona District have comparatively large herds of cattle, sheep, and goats upon whose products and exchange value they rely in times of famine. The failure rate for subsistence crops due to such a cli-

rate is so high that the peasants still have very ambiguous attitudes towards agricultural activities. Best values are still expressed in terms of livestock particularly cattle so that decisions about the herds take precedence over decisions about crop cultivation. The whole traditional economy is semi-pastoral, but the society is sedentary rather than the Nomadic Masai who have large herds of cattle than the "agego. The livestock resources significantly contribute to the development of the district.

The livestock industry in Dodoma is basically traditional with the animals kept mainly to meet subsistence needs and other social obligations. Almost all the households in each Ujamaa Village owns some livestock. A survey made in the 7 Ujamaa Villages shows the following number of cattle, sheep, and goats.

Table 5 Distribution of livestock in 7 surveyed Ujamaa Villages - Source Ujamaa Villages report Sep.77

U/Village	Households	Cattle	Sheep	Goats	Donkeys
Dawa	601	1871	477	1066	10
Lugala	633	1600	135	676	45
Ibuswa	700	3646	754	900	8
Hombolo	750	4504	842	1004	22
Buwani	581	3448	482	784	7
Buguni	581	3448	482	784	7
Kakwe	320	1349	750	714	40
Nyungui	989	3373	579	1823	40

Table No. 6 Aproximate average per household - livestock

U/Village	Cattle	Sheep	Goats
Susu	2.5	0.8	1.8
Lugala	2.8	0.4	1.1
Dunwa	5.1	1.0	1.2
Hombolo Dunwani	4.5	1.2	.4 1.2
Maakwe	4.1	2.5	2.4
Mraguni	7.1	1.2	1.8
Mpungusi	4.1	0.6	2.0
Average ratio	4.1	1.0	1.6

One household has an average of 4 cattle, 1 sheep, and 1.5 goats. This rate is surely very high compared to the National²¹ average ratio of 1.6, 0.3, and 0.4 for cattle, sheep, and goats.

Livestock is used as a commodity exchange mainly grain to supplement the family's cultivated grain for subsistence. Apart from meeting subsistence needs livestock is used to acquire cash to meet the demand for market commodities mainly clothing and other expenses. Nearly all of the cattle in the district are beef cattle. There are few dairy cattle which are found mainly in Maalato Girls Secondary School, the Army Training Camp in Makutupora, and in a few Ujamaa Villages namely; Mpungusi, Hombolo and Ekulabi. Most of these dairy cattle

are ayshire dams or mixture of local breed and ayshire. Cattle are increasingly being used for farming although only a few Ujamaa Villages have shown interest in using them for cultivation. Nearly all the oxen are trained by the peasants themselves in collaboration with extension officers. Livestock also provide dung which is used as manure by the peasants since only a few farmers can afford modern fertilizers or manure or both.

2.3.03 Grazing & Pasture

Livestock in the district is kept on extensive basis, a characteristic of traditional animal husbandry in tropical Africa²². Grazing on pastures is not controlled and the animals are grazed regardless of the pastures age or type which greatly affects the quality of the pastures. The pastures are scarce so that the animals have to travel long distances in search of both pasture and water. Immature and small stock are usually feed on pastures in the neighbourhood that has been reserved particularly for them during the dry season.

Table No.7 Comparison of Grazing land and no. of cattle
in the 7 surveyed Ujamaa Villages

H:B Livestock included in cattle, sheep & goats only.
(stock units)

Ujamaa Village	Livestock	Grazing land in haect.
Zusu	3354	2900
Lugala	2411	1800

Ujenna Villages	Livestock	Grazing land in haest.
Mabala Dzindzi	6350	1300
Dzindzi	5300	30000
Dzunguni	4614	900
Kakwe	2863	700
Npunguni	5775	450

From the above table it can be seen that the average carrying capacity of one haestres of grazing land is $\frac{4}{7}$ animal or $\frac{5}{3}$. The normal carrying capacity per animal is 15 - 18 acres of land per 1 stock unit for 1 year²³. There is quite a lot of overgrazing in the district.

In the dry season the livestock is fed on dry matter which have very little water content. This means that the livestock obtained its large part of its requirements from direct water supplies which is not readily available needing the animals travel long distances. Livestock that feed on cereal diets or dry matter need more drinking water than that which on fresh young succulents which have higher percentage of water content. Department of veterinary services, Dodoma Regional Development Director's Office during the dry seasons, the livestock water requirements are hardly met. Agricultural produce as well as meat are the products mostly needed by the growing population of Dodoma.

2.4 Social Base

2.4.01 Population Distribution and Ethnicity

From the population census of 1967 the Dodoma urban and rural district had a total of 297,180 people. By then the district had not been split into two. With the move of the New capital from Dar es Salaam to Dodoma urban was created on 1/7/74. A survey conducted by ODA in 1976 shows the total population of the new district including the population in the township was 94,883. If we include the township population, the district has a population of over 140,000 people.

The main tribe in the district is the Wagogo. There are such other small tribes like the Hehe, The Warangi, The Mandawi, the Kaguru and many others. The survey conducted by the writer on the seven Ujama Villages reveals the following composition of the ethnic groups in the district. The table below shows the ethnic groups in the district.

Table No.8 Ethnic group distribution

Tribe	Percentage of the Total interviewed heads of household
Gege	78%
Bangi	12%
Hehe	4%
Kaguru	3%
Other	3%
	100%

The distribution of the population in each of the Ujamaa Villages in the district is shown at Appendix II. The table below shows the average number of people in a household in each of the surveyed villages.

Table . 9. Average number of the people in the household

<u>Name of village</u>	<u>Population counted</u>	<u>Averaged household Size</u>
1. Mpungusi	189	5
2. Lugala	126	4
3. Nzuguni	144	3
4. Hombolo bwawani	150	4
5. Msakwe	64	3
6. Zusa	120	4
7. Ihunwa	140	4
Total	933	

The average household size is four people in each household. The number is small because most able bodied men in the households have drifted to the town in search for employment particularly in the construction and industrial sectors. The average household size in the district according to the 1967 census is 6 people in each household.

2.4.02 Age and sex composition

The 1967 census figures for the then Dodoma district before the split in 1974 is as given below.

Table 10 Age and sex composition

<u>Age</u>	<u>Male</u>	<u>%</u>	<u>Female</u>	<u>%</u>
0-4	26346	8.8	27435	9.2
5-9	23221	7.8	22308	7.5
10-14	15668	5.2	13529	4.5
15-19	11378	3.8	13161	4.4
20-24	9256	3.1	14880	5.0
25-29	10819	3.6	15427	5.2
30-34	6973	2.3	9342	3.1
35-39	8172	2.8	8235	2.8
40-44	4795	1.6	5567	1.8
45-49	6735	2.3	5199	2.8
50-54	3891	1.3	4722	1.5
55-59	2383	0.8	2435	0.8
60-64	2442	0.8	3236	1.0
65-69	1774	0.5	1731	0.6
70-74	1339	0.4	1354	0.4
75+	7002	2.3	5837	2.0
Total	142194	47.4	154966	52.6

The population pyramid is as shown in the table

From the pyramid the female population exceed that of male by 5.2%. This is from the fact that the male population particularly the semi skilled and the unskilled often go out in the towns in search for employment. The population given above refers to the former Dodoma district before it was split into two in 1974 July after the announcement of transferring the National Capital from Dar es

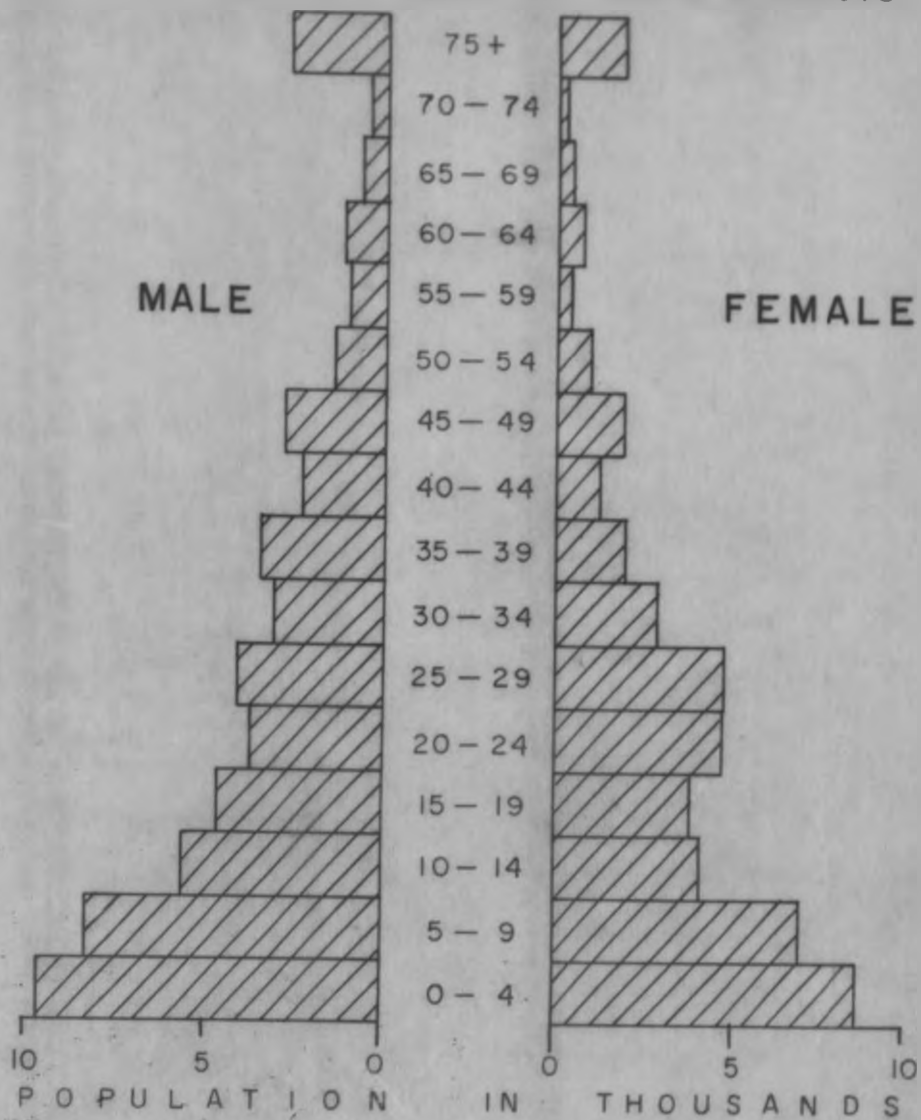
Malawi to Malawi. Since Tanzania has not had any other census since 1967, there are no figures showing the number of males and females. It is only the Total population of each of the Ujamaa Villages that has been given after the survey conducted by both the CDA and the District authorities. The survey conducted by both the author in the sample seven Ujamaa Villages shows the following age and sex composition.

Table 11: Age and sex composition on the Sample villages with a total population of 21383:

<u>Age</u>	<u>Male</u>	<u>%</u>	<u>Female</u>	<u>%</u>
0-4	1818	9.4	1974	13.0
5-9	1492	7.8	1715	9.4
10-14	1174	5.5	1419	7.3
15-19	701	3.3	794	4.2
20-24	542	2.8	1105	4.6
25-29	759	3.3	1511	5.1
30-34	521	2.5	642	3.4
35-39	672	2.7	618	3.7
40-44	317	2.2	452	3.1
45-49	418	2.4	521	3.5
50-54	213	1.6	401	3.3
55-59	154	0.9	213	1.3
60-64	111	0.7	154	1.0
65-69	93	0.5	98	0.5
70-74	71	0.4	81	0.4
75+	302	1.7	308	3.4

Source: Interviews conducted by P.H. Makungu on the seven Ujamaa Villages.

FIG.1: DODOMA URBAN AND RURAL DISTRICTS

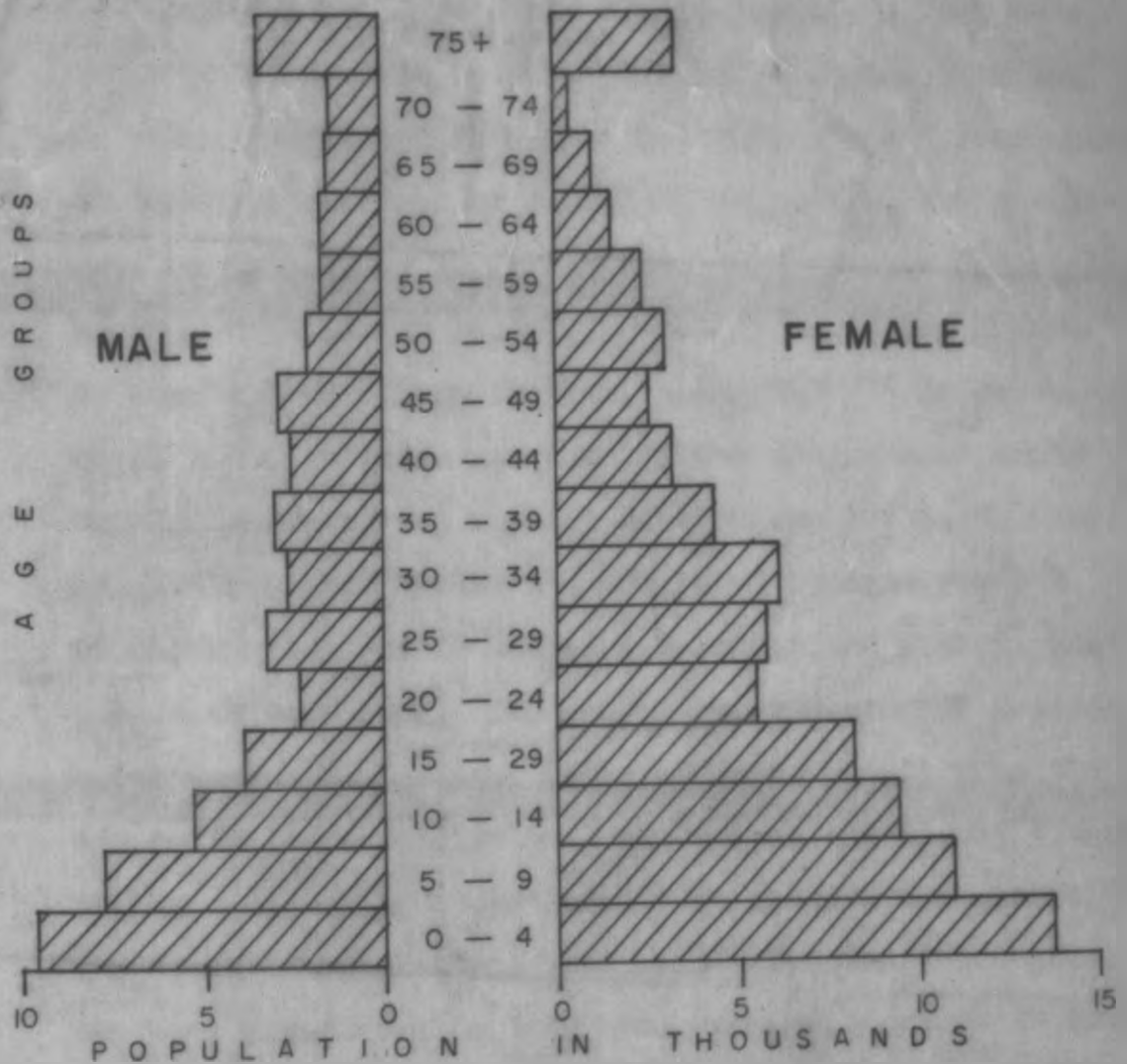


Village.

2.4.03 Population Projections

It has already been said that the population of the Dodoma urban District is 94883 excluding that within the township. The annual growth rate in Dodoma region 2.5% according to the 1967 census.²⁴

FIG. 2: THE 7 UJAMAA VILLAGES WITHIN THE DODOMA URBAN DISTRICT



villages.

2.4.03 Population Projections

It has already been said that the population of the Dodoma urban District is 94883 excluding that within the township. The annual growth rate in Dodoma region 2.5% according to the 1957 census.²⁴

From Table 5 and 6 the female population is above the male population by 9%. This ratio though high but it can be explained from the fact that since the transfer of the Capital from Dar es Salaam to Dodoma, the employment opportunities in Dodoma have been created especially in the construction sector. Houses and offices had to be constructed within the two years, 1974/75 to accommodate civil and parastatal servants of the ministry of capital development, the capital Development Authority, the Prime Minister's office and the Party headquarters all of which had moved to Dodoma from D'S ALAAM during this period of two years. The construction sector of residential houses and offices attracted many people from the Ujamaa Villages particularly those from the nearby Ujamaa Villages who could travel easily to and fro the centre of the town. Most of these semiskilled and unskilled peasants have found more or less semi permanent houses in town by renting small rooms thereby making it difficult to bring their families to town. As a result the female population particularly married ones had to remain in the villages.

2.4.03 Population Projections

It has already been said that the population of the Dodoma urban District is 94883 excluding that within the township. The annual growth rate in Dodoma region 2.5% according to the 1967 census.²⁴

This growth rate is below the National which is 5%. It was below because the region being so arid, the net immigration was very low; also there were no investments by either the government or other bodies in the region. Out immigration was common and high since people went to such other towns, as Arusha, Dar es Salaam and Tanga, Mwanza where there were heavy industrial and agricultural investments. The region depend more on the natural increase through birthrate and deathrate for its growth. But with recent establishment in 1970 of the Ujamaa Villages in the Dodoma region where such facilities as hospitals and dispensaries, water, and schools, the growth rate has increased and will continue to increase. With the transfer of the capital from Dar es Salaam to Dodoma in 1973, the Dodoma town has been a centre of attraction for people from not only from region but also from other regions. The construction sector is the one which is attracting many people in search for employment. Even though some of semiskilled and unskilled workers who come from the rural areas settle in the town, but the majority live in nearby Ujamaa or in Ujamaa villages such as Zuzu where the brick and tile factory already operating is located. The Nsuguni and Mkalate villages where the trunk sewer drainage plant and the international airport are located in such villages. The Bihawana Ujamaa Village located about 22 kms from the town where there is other factories for winery, and brick and tile will yet be another centre of attraction.

With all these recent investments in the Dodoma town the annual growth rate will continue to rise.

In projecting for the population of the Dodoma District except the township where recent projections by the CDA have been made in 1976, the following formulae will be used to project after every five year up to the year 2000 A.D.

$$\text{Formulae: } P_1 = P_0 (1 + r)^n$$

where P_1 = Projected population

P_0 = Present population

r = rate of growth of population

n = number of years from the present time.

The table below shows the projected population:

Table No. 12: Population Projection

<u>Year</u>	<u>Low projection of 3.5% Population</u>	<u>High Projection of 4.5% Population</u>
1977	94883	94883
1982	11000	118240
1987	127510	183960
1997	171440	22900
2000	187330	262120

2.4.04 Community Facilities & Services

In every Ujamaa Village in the District there is a school, dispensary and either boreholes or water windmills.

A few windmills sometimes break down but there is always a substitute with bore holes. Sometimes there is a shortage of school equipments and medicines, but this is a common phenomenon throughout the country mainly due to transportation problems as elaborated in chapter four.

There are two Ujamaa Villages in the district which are supplied with electricity namely Hombolo Bwawani which is very close to the party Ideological College and Zuzu which is close to the Railway Station. But plans are underway to supply electricity to the Ujamaa Villages which are close proximity to such institutions as the Makutupora National Service Camp, The Msalato Girls Secondary School, the Bihavana Boys Secondary school, and Mpunguzi school of Technology and those close to the town. The Ujamaa Villages to be affected are Mzaku, Msalato, Mbabala A & B, Mpunguzi, Msuguni, Mkombe, Mkulabi and Ikapala.

The Hombolo Bwawani, Mpunguzi, Ihuzwa, and Zuzu are supplied with Post Office services. The remaining villages have to rely on any of the above four in their vicinity for the Post Office services. These villages have telephone services namely Zuzu and Ihuzwa which are close to the Railway Station, and Hombolo which is in close proximity to the Party Ideological College.

On higher education there are two secondary schools namely The Mzalato Girls Secondary School and the Bihawana Boys Secondary school, Mzalato secondary school located within the Mzalato Ujamaa Village, while Bihawana is in Khabala A Ujamaa Village. The Party Ideological College is located within the Mombolo Bwawani Ujamaa Village. There are two village polytechnic schools which train in such crafts as carpentry, sewing, mechanical, and electrical engineering, and many other craftsmanships, these Ujamaa Villages are Mombolo Bwawani and Mpunguni.

C H A P T E R X I I

THE DODOMA CITY MASTERPLAN & INTERNATIONAL EXPERIENCE

3.1 International Experience

Many countries in the world have transferred their capitals to other places for several different reasons. India²⁵ moved her capital from Calcutta to New Delhi so as to decongest commercial and industrial activities. Australia²⁶ transferred her capital from Sydney to Canberra in order to strengthen up the Australian Nationalhood because all the existing cities in Australia were already capitals of their respective states. Brasil, Chandigarh and Pakistan moved their capital from Rio de Janeiro to Brasilia, Siala to Chandigarh and Karachi to Islamabad respectively for reasons of centrality and also in order to open up the interior of the country as the Capitals were concentrations of large populations as against the dispersed populations in the underdeveloped interior rural areas.

In 1965 the Malawi²⁷ government transferred her capital from Blantyre to Lilongwe in order to improve the efficiency of government by bringi all central government administration to one city instead of having them scattered in different towns in the country. The second reasons was to stimulate rural development in the central and Northern regions by establishing a major growth centre in the centre of the country.

It has been stated in chapter one that Tanzania transferred her capital in 1973 for reasons of centrality and acceleration of rural development in the capital's hinterland.

3.2 The capital city Masterplan

After the government decided to transfer the capital city from Dar es Salaam to Dodoma in October, 1973 measures had to be taken to see to it that all developments in Dodoma township must conform to certain regulations reflecting the new Capital City. Immediately then an Interim Masterplan²⁸ was set up which enabled the selection of a site for the new capital in Dodoma district. Three areas were first selected in the district as study areas which, are Ikuwa 12 miles to the east, Mombolo 22 miles north west and the Dodoma township itself. After the study had been completed in 1974, it was found that the Dodoma township is the appropriate place for building the New National Capital²⁹. In 1975 work of finding out how the city should look like was undertaken by the Project Planning Associates from Toronto, Canada.

The Masterplan evolved from the first concepts into a draft and then into its final form. In its final form it is the basic, long term plan for the Capital City showing the sites for different land uses such as residential houses, offices, commercial and industrial areas, roads, sewage works, electricity system, water supplies,

Airport, National buildings, public service areas, open spaces, landscaping, neighbourhoods and so on. It is within the guidelines of the masterplan that construction work has already begun.

The city's population will live in 4 neighbourhoods of about 7000 people each. These 4 neighbourhoods will make up a community of about 28000 people in one location. There will be many such communities.

3.3 Urban Drift and Employment

People migrate from rural to urban for many reasons. Some just go to towns for travel and adventure; others to find out new experiences; and a few in order to escape from domestic disputes. But the main reason leading to rural urban drift is the need for cash and material wealth. To meet his demand for cash the immigrant will look for jobs in different employment sectors in the town so that he becomes a labour immigrant. There has been two types of labour immigration in Tanzania. One is the lower wage rural employment found in the sisal, tea, tobacco and cotton estates. The other type is the higher wage industrial and construction employment particularly in the towns. Dodoma, unlike most other regions in the country, has no cash crop estates to create employment opportunities. The only employment opportunities are found in the Dodoma town.

Before the announcement of the transfer of the National Capital, there were only two types of employment opportunities attracting the rural population which were the small Scale Industries Office with workshops in mechanical and electrical engineering, plumbing, carpentry, and so on; the second type was in the construction sector. There were 600 employees from the nearby Ujamaa Villages in these two sectors. The following table shows the number of employees in these two sectors.

Table No.13 NUMBER OF EMPLOYEES IN THE INDUSTRIAL & CONSTRUCTION SECTORS IN EARLY 1974

<u>Employment sector</u>	<u>Total No of employees</u>	<u>No. of Houses constructed</u>
Small Scale Industry	70	-
National housing Co.	250	115 units
Registrar of Building	150	70 flats
Other construction Agents	130	offices
	600	185 & offices

With the transfer of the National Capital to Dodoma more residential houses and offices were to be constructed to cater for both the incoming population from Dar es Salaam³⁰ and other population already within Dodoma town.

³⁰ The ministries and organizations that have already moved

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With the transfer of the National Capital to Dodoma more residential houses and offices were to be constructed to cater for both the incoming population from Dar es Salaam³⁰ and other population already within Dodoma town.

³⁰ The ministries and organizations that have already moved to Dodoma by 1978 are-

- a) The Party Headquarters 1974/75
- b) The Prime Minister's Office 1974/75
- c) The Ministry of Capital Development 1974
- d) The Capital Development Authority 1974
- e) The Concrete Construction Company 1976
- f) The Capital Part of Government Press 1975.

The table below shows the increase in the number of employees in 1977 in the industrial and the construction sector.

Table 14 The number of Employees in the Industrial and Construction Sectors in June 77

<u>Name of Employer</u>	<u>No. of employees</u>	<u>No. of house</u>
National Housing Co.	410	415
Registrar of building	370	179
Capital Deve. Authority	250	81
Chapakazi Company	150	4 storey office building for the Party Headquarters
National Union of workers NUTA	50	25
Conworks construction Com.	120	28
Winery Factory	70	-
Small Scale Industries	110	-
Total	1530	748 & office blocks

Recently the Trunk sewer is being constructed by the State Mining Corporation which is employing over 400 people. The brick and tile factory established by CDA has started operating since 1977 and it has over 300 employees its expansion is expected very soon and will employ over 500 people. Within the First Five Year Plan of the construction of the Capital the Plant and Quarry Factory will be established as well as the wood factory. The expected

total working population in the construction and industrial sectors may be will over 500 people. Most of the employees in these two sectors come from within the rural areas in the district. The table below as revealed by the interviews on the questionnaire shows the percentage of the employees coming from the Ujamaa Villages within the district.

Table No. 15 Percentages of Employees in the Industrial AND Construction Sectors

Sectors	Employee from in the Township	Employees from in a radius of 20 kms	Employees from in radius of 40 kms	Employees from else where	Total
Construction	28%	45%	18%	9%	100%
Industrial	17%	39%	24%	20%	100%
Other sectors (private)	32%	36%	16%	16%	100%

From the above table 73% of the total employees in the construction sectors come from the rural areas within the capital district. 83% of the employees in the Industrial sectors come from the rural areas in the district; and 68% of the employees in the service sectors come from within the district.

Dodoma town is therefore acting as a receiving centre for the rural semi skilled and unskilled people due to employment opportunities created by the building of the new capital within the First Year Plan, 1977/81, shows that 2840 civil servants will be moved to Dodoma from the

ministries of Commerce, Water Development, Agriculture and Natural Resources which are all still in D'Balass. A total of 8200 housing units will be constructed during this period to cater for both the incoming and existing population. I have mentioned earlier in this chapter that several industries will be established by the this means that more employment opportunities will be available. It is therefore expected that more people from the rural areas and particularly from within the district will be coming to the town. The construction of government offices, international hotels as well as the International Airport within the First Five Year Plan will further create more employment opportunities from the rural areas within the district.

Most of these rural unskilled and semi-skilled peasants drifting into the town for employment leave their families behind. Once employed, they are obliged to send some cash to support their families and other relatives. Some of this money can be used to improve their houses, build new better houses, buy more livestock, employ more hired labour to expand their farms to buy fertilisers and insecticides, or even to buy better farm implements as oxen plough. All these may increase production of farm but puts negatives will loose some of the most energetic members who are supposed work hand in their farms in their respectively Ujamaa Villages. The remaining structure/population will be composed mainly

of children, women and elderly people who may not be able to work hard effectively on the farms in the villages.

3.4 Resettlement

3.01 Residents from Dar es Salaam

It has been discussed in chapter three that the total number of workers who will be transferred from Dar es Salaam to Dodoma during the five year plan 1977/78 to 1980/81 will be 2840. These workers will need several essential facilities such as shelter, offices etc. About 8200 houses technical workers from elsewhere in the country who will come to Dodoma industries, and many others.

According to the Masterplan these people will be resettled in Dodoma town. This population alone is expected to be about 10,500 by 1981 according to the National figure of four people per household. The households cover such people as wives, dependants and children some of whom might be employed or who would be employed in the town due to the increasing employment opportunities created by the new construction agents and the industries as it has already been said in chapter four.

Assuming an average of 2 persons in the household are employees and the average wage per person per month is shs 400/- for all categories of income recipients in

Dedona town, the purchasing power of the town will very greatly increase. The average purchasing power will therefore be about shs 500,000/- p.m within this First Five Year Development Plan of the Capital affecting only this incoming people from Dar es Salaam.

With this increased purchasing power, there will be contact with people in the Ujamaa Villages who supply meat, milk, vegetables, carrots, potatoes, and many other local items.

From such a demand, the peasants in the Ujamaa Villages will profit more from it and this will prompt them to produce more. But with the increasing population it is expected that the rural population within the district will produce more to meet such a demand and thereby increase their standard of living.

3.02 Slum Clearance & Urban renewal

To implement the Masterplan the Capital Development Authority Board has set a Five Year Development Programme, 1976 - 1981, which provides for the transfer of a number of government ministers. Before the workers in these ministries are transferred to Dedona town from Dar es Salaam residential units as well as the offices for them will have been completed. It is obvious that the implementation of the Masterplan cannot proceed independent of slum clearance, urban renewal and rehabilitation

The process of slum clearance, urban renewal and rehabilitation is not an easy one. There will have to be great changes in the change of existing and use patterns. This change will involve certain existing houses, roads, open spaces, and so on, an activity which affects some residents of the town to be resettled elsewhere in the town or in the Ujamaa Villages within the district.

Since some of the property of the affected people will be damaged such as houses, trees, and so on, there will be need to compensate these people either financially, or finance with a plot. The table below shows the number of houses as well as the total population that will be affected in the town by the Masterplan during the First Five Year Plan 1976/81.

Table No.16 shows number of affected houses/the population affected/of and the number of households affected as a result of slum clearance and urban renewal:

Source CDA paper on Resettlement Requirements 1976.

Table No. 16 Number of affected houses

Area	No. of Houses affected	Population affected	Total No. of house holds.
1. Tambukarelli (Centre A)	589	4,184	1,169
2. Urban Renewal	403	6,071	2,185
3. Chamwino (centre B)	357	2,535	704

(continued)

Area	No of houses affected	population affected	Total no. of households
4. Kikuyu community	200	1,420	394
5. Hasina	50	355	99
6. Kizota/Bahi road	22	156	43
Total	1,621	14,721	4,594

The Tumbukareli area in the town is the first priority in the process. This former squatter area will have to be entirely cleared since the area will change the land use from residential to commercial and institutional. The envisaged neighbourhood will include the government ministries, the parliament, the Diplomatic corps offices and residences, as well as commercial centre for the entire neighbourhood. The six ministries which are scheduled to move to Dodoma in this order -77 Land & Settlements, 1978, Water 1979 Conworks, 1980 Natural Resources and 1981 Agriculture will require the complete construction of the offices by 1981. This will therefore involved slum clearance in this area and 589 houses will be involved. By the 1977 June 450 houses will be paid compensation at the cost of 1.5 million shs.

The affected people have given a notice of one year to quit their houses ready for clearance.

The other five areas will be affected as a result of urban renewal mainly in the changing of land uses in openspaces, roads, carparks, and so on. The next area of priority is the urban renewal area mainly in the centre of the town. The affected people have not yet been given compensation but by 1979 they will have been given. Therefore the total population that will have to be resettled by the year 1978/79 is 10,255 as indicated from table 1.

The 4184 of Tanbukareli people to be resettled come from different walks of life, some are employees in government or private sector, businessmen, loiterer, and so on as the table below shows in the Tanbukareli area where compensation has already been paid.

Table No.17 Tanbukareli area: Employment of affected heads of household only:

Source: CDA Paper of 1976 entitled "Resettlement Requirements Dodoma Town".

Table No. 17 EMPLOYMENT BY TYPE AND PLACE OF WORK TAHBUKABELI - FEBRUARY, 76

Type of work	Farmer	OMA	NHC WA- TER DEV TANESCO COMMONWEALTH	DOMINDOO RTC SIDO OROU	ABRI. GAPEX MTC	PRIME MINIS. OFFICE GOVT. STORE HOSP.	RAILWAYS. DOD. HOPE L POST AIRPORT	BANK AKYBA TANU	NATURAL RESOUR- CES MIN	PRIVATE	TOTAL
Farmer	300	1									301
Labourer		7	16	2	26	2	6	4	4	2	65
Mechanic technician (fundu)		48	109	3	5	1	29	8	4	34	241
Driver/ turnboy		9	33	3	11	3	6		5	3	73
Headizi/nurse		6	19	5	17	18	22	2	6		95
Messenger Watchmen		6	24	15	19	5	10	5	5		89
Pump Attendant		1	72								72
Clerk/typist		1	5	2	14	14	6	3	7	1	53
Commerco										60	60
TOTAL	300	78	278	30	92	43	72	18	31	100	1049

3.03 Ujamaa Villages as Recipients of Urban Residents:

From the foregoing table the first two priority areas will involve about 50% of unemployed heads of households. The affected employed people will certainly resettle themselves in the town, but there is a possibility that they can settle in nearby Ujamaa Villages within a radius of 10km especially in those which are along a good transportation network. The unemployed people will have either to settle themselves in the town, or elsewhere they come from. The survey conducted by CDA in February, 76 on the people of Tambukareli shows that 85% of the unemployed heads of household would go back in their respective Ujamaa Villages in the district after compensation has been paid to them. From this survey over 10,000 will have to go back in their respective Ujamaa Villages within the district. The survey also reveals that only 3% of the unemployed heads of households in the affected areas originate from outside the urban district.

It is therefore expected that in the year 1978/79 more than 10,000 people will go back to their respective villages necessitated by the fact that the available plots by then will have been only about 3,000 to be distributed to over about 10,000 application within the town. Since the trunk sewer being constructed is expected to be complete by the end of 1977 most of the

plots will remain without construction since the trunk sewer and the drainage system affects some of these plots. From this it is evident that those who have been paid compensation and they are unemployed will have no alternative except to go back to the Ujamaa Villages since they will not be able to build houses in the new unserviced plots.

Another factor necessitating the affected unemployed people necessitating them to move into their respective villages is the fact that most of the houses were affected were just temporary houses built of just mud and tin roofing. The compensation given is about 400/- to 2000/- and the average compensation given is about 1500/- according to the estimated figures from the OBA evaluation surveying to the estimated figures from the OBA evaluation surveying group. Only about 2% of the affected people were paid over 10,000/-. The type of plots are of three types; one is the fully serviced plots which each plot requires at least an initial amount of over 20,000/- another type is the half serviced plots which each plot requires at least 15,000/- while the third type is the minimal plot needing at least 10,000/-. These three types of plots are as planned in the masterplan. From such plots, plans will not really be within reach of the majority of the affected people since with the little amount of money compensated they will not be able to afford.

All these factors will necessitate a most of the compensations to go back either to their respective Ujamaa villages or to the villages of their own choice within the district. Obviously these semiurban affected people will have to choose villages which have similar minimal facilities that are available in the towns such as water, schools, hospitals, and so on. The Ujamaa Villages will therefore be recipients of these semi urbanized affected people by the construction the Capital City as indicated in the Masterplan.

3.04 Interaction in the Ujamaa Villages

Most of the affected people will move in the Ujamaa Villages will still be having the money that was compensated to them. Such people might be obliged to build their own houses which it is expected will be of a highest standard than most of the houses in the villages.

The money can also be invested in buying livestock such as plough, fertilizers, and so on. It was found out during the survey that 84% of the affected people opted for using the money to build modern houses in the Ujamaa Villages where they have immigrated; 76% were in favour of having a modern house and buying livestock which would later on be sold in the town to help cater for the ever growing population.

These affected people might also invest their money in the Ujamaa Villages to cultivate and increase the size of their individual farms or to contribute to such savings undertaking as village credit societies, the Post, Office and so on since most of the Ujamaa Villages have such amenities as mentioned in Chapter 3.

C H A P T E R IVPROBLEM IDENTIFICATION3.0 Natural Resources:

The natural tree vegetation includes areas of dense shrub thickets but can mostly be characterized as open shrub savanna. There is need to intensify the afforestation programme which is an ongoing project. The programme which covers the establishment of tree nurseries, tree planting, fire protection and the encouragement of shelter and windbreak plantings. Apart from the town there is only one Ujamaa Village namely Kigwe in the whole region where such programme exists and this village is not even within the Capital City District but is in the Dodoma Rural District. The Ujamaa Villages within the Capital City do not have programmes for afforestation.

The existing dense shrub thickets in the north and south are not enclosed or controlled so that there is a high rate of cutting and removal of wood for charcoal production which is accounted for swamps, streams, ponds and sub-surface water are not protected against any forms of land use or development which may cause pollution or water loss, due to rapid run off and evaporation, by the demand from the town.

3.1 Agriculture:

Most of the roads interlinking the Ujamaa Villages as well as the town are impassable during the rainy season so that the agricultural produce that ought to be brought to the town for marketing are just left either to rot or to be indefinitely stored in the villages. Even if it is not due to rainfall reasons, the means of transportation particularly buses and lorries are not within easy reach of these Ujamaa Villages.

As elaborated in chapter II the Dodoma residents are semi-pastoralists, the grazing land in almost all the Ujamaa Villages is in equal proportion with the arable land; thus leaving the farmers with little land to put into agricultural use. The table below shows the size of grazing and arable land in the surveyed Ujamaa Villages.

Table No. 48 Grazing and arable land in hectares

Name of Village	Population	Forest Water reclamation area mu	Arable land	Grazing land
Zusu	1828	1950	1350	2900
Ingala	3300	4500	1400	1800
Hombelo Brawani	4031	8650	750	1300
Ihanwa	3465	500	1300	3000

(continued)

Name of Village	Population	Forest water reclamation swamps	Arable land	Grazing land
Kuguni	2450	2150	850	900
Kyungusi	6474	7975	3900	450
Ksakwe	1002	200	600	700
Total	-	25720	10300	14050

Source: District Development Director's Office, Department of Agriculture.

Currently the government⁵¹ is putting more emphasis on agriculture rather than livestock keeping and it is encouraging destocking, as many people will continue to concentrate on agricultural activities it will mean that not enough arable land will be available.

The farm technology in all the Ujamaa Villages in the district is still very rudimentary in the sense that the farmers use the hoe. None of the Ujamaa Villages use such modern agricultural implements as the plough, tractors, harrow, ridger, sprayer, fertilizers, insecticides, and so on.

The growing city of Dodoma provides a ready market for virtually any surplus production from the villages. In order to improve agriculture production there is need to apply modern farm implements so that district takes advantage of the favourable marketing situation of Dodoma Capital City.

Most villages in the district lack storage facilities so that most of the agricultural produce is left unprotected and subjected to rain, theft rotting, and so on. Only three of the surveyed villages have minimal storage facilities in the sense that the existing small storage facilities cannot cope up with production particularly during bumper harvest periods. With good storage facilities the much needed agricultural produce by the city population could find a ready market rather than just rotting in the villages.

3.2 Livestock

The major problems facing livestock in Dodoma district are mainly cattle diseases. The district is faced by the Tick spread disease which is very fatal particularly to cattle, the disease is prevalent throughout the district. The East Coast

Fever is one of the diseases which has claimed quite a good number of livestock in the district. But this disease is increasingly being successfully controlled by the Veterinary Department of the Ministry of Agriculture. Nagana is another disease transported by the tsetse flies which are found in hilly areas particularly in the western, southern and northern areas of Dodoma Urban District. Control of tsetse fly is done mainly by clearing the bushes in which are tsetse infested. But this method has got disadvantages to Dodoma District which is a semi desert with most of the area having no trees. To clear the bushes therefore would make Dodoma even more of a desert. However, the method used in Dodoma is the spraying of diel-drex chemical to the infested bush or forest. Another deadly disease is anthrax which affects all types of livestock. There is so far no treatment of the disease apart from preventing it by vaccinating against anthrax or bacilliferin vaccines. Black quarter disease has also claimed a sizeable number of livestock in the district. The foot and mouth disease has also on occasions claimed lives of livestock. There is no reliable treatment at the moment hence only preventive measures are taken such as vaccinating using the F.M.O type A or O, SAT I or SAT II vaccines. Rinderpest is a disease affecting cattle but it has not been a very dangerous disease to attract too much attention from the Veteri-

nary Department.

Marketing of the livestock is made by the Tanzania Livestock Marketing Company, the owners of butcheries, and individuals. Not all the Ujamaa Villages in the district have market centres which carry out marketing activities once a week; market days are arranged by the Ujamaa Village which has a market centre. Sometimes the market centres are too far apart from each other, thus involving the peasants to walk long distances to sell their livestock. This in discourages the peasants to sell their livestock. Thus the distance the peasants have to cover is too long also bearing in mind that some of them have to return with their stock unsold due to the prices offered being not acceptable to the owner, or not having had customers to buy livestock. Milk produced in the villages is not marketed due to little demand in the villages themselves and lack of transport means to Dodoma Town where is substantial demand by over growing population.

The government through the Ministry of Agriculture has often advised the people especially those with large herds of cattle to destock them. But the majority of the people seem not to be very enthusiastic about it because they see this measure as conspiracy to make them poor.

The reluctance to reduce stock numbers is also very much related to the traditional role as a source of wealth, status and prestige and as security for drought.

All the cattle in the district is indigenous and there is hardly any graded cattle and pastures so that the quality of meat and milk produced is indeed poor; the production of meat and milk is therefore low and poor at the time when the demand for meat and milk in Dodoma town is very high due to the increasing population in the town.

3.3 Poultry Keeping:

Poultry keeping has not attracted many villages. The table below shows the number of villages practicing poultry keeping.

Table No. 19 Number of Villages keeping poultry

Name of Ujamaa Village	No. of Poultry
Hombolo Bwawani	822
Msalata	81
Mzukwe	97
Total	900

Source: Veterinary Department as by August, 1977.

The table below shows the institutions that are keeping poultry in the Capital City and outside the town.

Table No. 20

<u>Name of Institutions</u>	<u>No. of Poultry</u>
Nireaha Annex	136
Christian Centre of Wangayika	347
Dodoma Secondary School	87
Department of Youth	187
Ministry of Capital Development	203
Makutupora National Service Camp	490
Total	1628

Source: Department of Veterinary Services as by August, 77.

Chicken meat as well as eggs are in very great demand by the growing city population as it is shown in the two tables above the supply of chicken as well as eggs is by too low in proportion to the growing Capital City.

3.4 Transportation Linkages:

The inter-linkages between most of the Ujamaa Villages is missing. Even where there are linkages among the Ujamaa Villages as well as linkages to the

access and trunk roads yet these feeder roads because impassable during the rainy season. Some of the feeder roads constructed by the residents of Ujamaa Villages do not have bridges across the intermittent rivers. The poor condition of roads makes it difficult for the villager to transport their agricultural produce in the town. The increasing population in Dodoma town due both to the ministries that will move from Dar es Salaam to Dodoma and the job opportunities created through the industrial and construction sectors, will need food and other such necessities as perishable crops like vegetables, carrots, potatoes, and so on. These items are in very high demand in the town but they do not reach the town due to poor transportation linkages.

3.5 Land Uses:

The major land uses in the Ujamaa Villages are arable land, grazing land, and unplanned housing units and institutions such as schools, dispensaries, churches and mosques, markets, hotels, shops and so on. None of the Ujamaa Villages has got layout plans. Almost everything is located in an haphazard manner. There is a great need to have layout plans for the Ujamaa Villages particularly those which are in close proximity to the town which in the long

run will be some sort of suburb area within the city boundary. The masterplan did not put into consideration the preparation of layout plans for the Ujamaa Villages which are in close proximity to the city boundary.

3.6 Community facilities and utilities Housing:

The houses in the Ujamaa are of a substandard nature in the sense that they are temporary built of mud and wattle for walls as well as roofs. Only a few individuals have their houses built of cement and iron sheets roofing. The questionnaire reveals the following categories of housing on the sample Ujamaa Villages.

Table No. 21 Housing Units

<u>Name of U/villages</u>	<u>Permanent houses</u>	<u>%</u>	<u>Temp. houses</u>	<u>%</u>	<u>Total housing units</u>
Mpunguzi	53	6	936	94	989
Ithawa	61	8	739	92	700
Mzakwe	52	17	268	83	320
Bembole bwawani	144	15	636	85	780
Mwaguni	88	12	635	88	723
Lagala	32	5	601	95	633
Zuzu	109	18	492	82	601
Total	509	-	4387	-	4896

CHAPTER V:

RECOMMENDATIONS:

6.0 Houses in the city and in the Ujamaa Villages:

6.01 Burnt Bricks:

It has been elaborated in chapter iv that the housing standards particularly in the Ujamaa Villages is low since almost all the housing units are of a temporary nature. The commonest type of houses is called "PEPEHU"³².

The Tanzanian construction policies³³ or residential houses in the city as well as houses in the Ujamaa Villages are to enhance employment creation for the masses and subsequently encourage technology transfer to both the villages on the one hand in towns, whereas in the Ujamaa Villages it is to promote self help construction and materials manufacturing activities as well as to support the establishment of local cooperatives for construction and manufacture of construction materials on a momentary basis.

At the moment many people especially those employed in the industrial and construction sectors in the Ujamaa Villages within the vicinity of the city buy burnt bricks from two main sources. One source is from the already established two two factories namely

The Capital Development Authority Zamu and Brick and Tile Factory eleven kilometres west of the town and the National Housing Factory in Mbabala A Ujamaa Village located to some twenty kms from the town. The second source is the factory run by the Isanga Prison Institution fourteen kms to the north from the town. The CDA Zamu factory caters only for the needs of CDA construction activities so the other developers in the town and in the Ujamaa Villages depend on the remaining two above mentioned factories. The supply of burnt bricks in the township and Ujamaa Villages is currently inadequate. Most Ujamaa residents in the seven surveyed Ujamaa Villages complained that cement and burnt bricks from the three factories did not reach them even though they had the financial capacity to construct modern houses. The factories sell their bricks mainly to construction agents and not to individuals in the Ujamaa Villages.

In order to meet the growing demand of the burnt bricks, it is recommended that every Ujamaa Village government should make it a policy that each village establish its own kiln for burnt bricks to satisfy first the demands of the village and then to sell the surplus to any client thereby increasing the economic viability. Many individuals and other small construction agents have been allocated plots in the town to build

residential and commercial housing units. Over a thousand plots have been surveyed and allocated to them. But the problem remains that of lack of building materials particularly cement and burnt bricks; the Ujamaa Villages could then supply bricks to such clients. It is expected that by 1981 about 4000 plots would have been surveyed and allocated to applicants within the town. The demand of burnt bricks will even be more acute.

On the other hand government and other institutions located within and in the vicinity of the town could also establish their own kilns so as to supply bricks within the town and to individuals in Ujamaa Villages which will not be able to satisfy their demand due to low production of such bricks as certain villages lack timber to undertake such an activity. Such other institutions apart from government ministries are the Makutupera National service camp ~~and the Makutupera~~ and the Makutupera Water supply Project camp both located some 25 kms away from the town, the Mombasa Party Ideological college some 40 kms away from the town, the Msalato Girls Secondary school 10 kms away, the Bihawana Boys' secondary school 25 kms away, and the Railway Station at Ihuvu ^{and} Kikondo.

6.01 Model modern Houses - Architectural Designs

The ODA already constructed 120 residential units for its and other parastatal staff. These houses are located in the low and medium density areas. As for the high density areas the ODA has prepared architectural designs for the low cost housing units and so far six houses have been completed in different residential areas. These model houses³⁴ serve as demonstration houses for individuals who want to construct houses within the boundary. Such houses have been estimated to cost between forty to fifty thousand Tanzanian shillings. Plots have already been allocated to individuals who have the financial capacity for such housing units.

Very few individuals can afford to build such model houses in their Ujamaa Villages due to the high costs involved. In order to improve the housing standards in the immediate hinterland of the capital city, the ODA could make cheaper architectural designs for villages within the capital city district. National model houses for Ujamaa Villages have already been made by the Ministry of Land and Housing. But a different architectural design could be made different from the National one to reflect the New National Capital. Such architectural designs could be made of a lower cost

but reflecting the new capital. The cost the model house could be say at the cost btwee between ten to twenty thousand by which many people could afford.

In order to solve the problem of affordability, the dormant Workers and Farmers fund³⁵ could be uti-
lised through giving soft loans to individuals in the town as well as residents in the Ujamaa Villages within the immediate capital city hinterland. Such loans could assist in obtaining doors windows, farmers and iron sheets for roofing. In this way the housing standard in the villages could be improved, the CDA could therefore initiate and accelerate in making first housing architectural designs of a lower cost but suitable to Ujamaa Villages within the immediate hinterland to the capital city.

6.2 Job opportunities: Growth centre strategy

It has been stated that there will be an increase in job opportunities in the town particularly in industrial and construction sectors more and more industries will be established. Such job opportunities will increase the urban drift from the villages and this will bring about more squatter areas in the city. In order to avoid an establishment of such an uncontrolled areas in the town, the growth centre strategy

should be adopted, encouraged and emphasized. The likely growth centres are the headquarters of the divisions. The table below gives the names of the proposed growth centres and their existing potentialities.

6.3 Transportation Linkages:

The transportation network in the Capital City District is characterized by trunk roads which lead to other districts³⁶ in the region such as Dodoma to Arusha, Dodoma to Iringa, Dodoma to Singida, and Dodoma to Morogoro. The arterial roads linking a few villages are all weather roads. However, the feeder roads interlinking the Ujama Villages which are neither along the trunk and arterial roads are very poor to such an extent that they become impassable particularly during the rain seasons. This has already been elaborated in chapter II. The poor transportation network between the Ujama Villages and the town causes a situation in which certain needed agricultural such as maize, vegetable, etc. which ought to help satisfy the demand of the growing town population not to reach the town.

What could be done is to rehabilitate upgrade and improve the existing district and feeder roads. The extent of roads work to be carried out will need

to be determined in consultation with the district authorities and the village government authorities. A policy could be established to make it an obligation for each Ujamaa Village to ensure that the feeder roads linking nearby Ujamaa Villages are upgraded and vitimated to link the track roads leading to the town. Under such a policy, a village unit can be established and equiped with light machinery to upgrade bad stretches of villages access roads identified and requested by villages. Such a unit would then gravel and construct culverts for such stretches in collaboration with labour provided by the villages; thereby increasing employment opportunities for the village residents. Such a measure, however, would need government assistance or financial assistance for foreign donors.

It is a region's policy³⁷ that there should be established a vocational training school at least in each division. Such a school will make among other things which can be used to transport agricultural produce from the farms to the village headquarters for storage and ultimately to be transported through the improved roads to the town. It has already been explained that the villages have large herds of cattle and donkeys which can easily handle the carts. There is also a need for the district authorities

particularly the politicians to convince the villagers on the advantages of allowing their animals to be used for such an activity since many village residents are reluctant to release their animals for such use.

6.4 Industrial Development

It has already been mentioned that one of the basic objectives of building the New Capital at Dodoma is to generate substantial socio-economic benefits for its rural hinterland which is an area characterised by low levels of personal income, periodic droughts and resultant crops failures, severe soil erosion problems due to direct station and overgrazing by cattle, and generally insufficient standard of community and social services and facilities.

One of the remedies to such characteristics is to generate a monetary economy which should be one sided economy based on agriculture and livestock rearing. Dodoma embark a board based industrial development. The district lacks sizeable natural resources for the establishment of large scale industries apart from the town itself. The importance must be said therefore in the establishment of small industries through the Small Scale Industries Development Organisation commonly known as SIDO. The importance of small industries has been stressed as follows:

"Small Scale Industries are necessary in a society, long exploited, which does not have much sophisticated know how or capital intensive in Ujamaa Villages, agriculture, dependant on the rainy season was not provide full time peasant occupation. Small Scale Industries can meet some of their needs and diversify their activities throughout the year³⁸."

Regional Development therefore takes into account the above policy. Apart from major industries in the town, a small scale industries programme based initially on agricultural endowments is suggested.

This programme will be an important factor in absorbing the surplus rural population and generate a farming economy and will be the key to urban growth centres within the district. Small Scale units can operate in a widely scattered fashion and can be integrated into rural communities using local raw materials and labour. The major objective of the rural industrial programme is to create, improve, or maintain feasible agrobased industries that can produce marketable production and give job opportunities to more people against the poorest possible Capital Investment.

Major fields of activities could be tailoring, matplaiting, blacksmithing, woodwork, timber production, stone crushing and extraction of lime, mica and salt, leather work, beehive assembly, and honey production, and so on.

The Small Scale Industries Office based in Dodoma town for both regional and district levels has not established any of its branches in the Ujamaa Villages within the district. The office is a Training school for the artisans of the different fields who afterwards may become self-reliant in the production of industrial items. The sub-branches of SIDO could be established one in each of the four divisions of the district. These Small Industries centre offices will act as connecting linkages between the villages and themselves. The centres may also act as linkages to the town where there is a high demand of such items. These industrial centres could also be agents between the main office and the Ujamaa Villages within the jurisdiction of the divisions. The main office at Dodoma could then be responsible also apart from the function of training, for making arrangements to transport the artifacts to the town for market. These measures may encourage peasants to be interested as well as to produce more industrial items which will reach easily the town for marketing particularly

when more and more officials will move from Dar es Salaam to Dodoma as well as the Tourists who will increasingly be visiting Dodoma to see the development and site of the New Capital.

The above mentioned suggested industries together with the meat industry could be considered as part of the village Development programme. The table below indicates possible locations for a few of such industries where related raw materials exist.

Table No. 22 Possible locations for industries

Name of Village	Type of suggested Small Scale Industry	Type of existing raw material
1. Mpunguzi	a) grape processing b) wine small factory	Grapes
2. Kikonbe	a) joinery, carpentry & furniture b) saw mill	timber (forest)
3. Nala	a) joinery, carpentry & furniture b) saw mill	timber (forest)
4. Zuzu	a) brick making b) pot making	red clay soil
5. Hombolo	a) animal feed plant b) charcoal burning c) meat industry	cattle forest poultry farming
6. Msalato	a) brick making/pot	red clay soil
7. Ihugwa	a) river sand extraction site	river bed

Table No. 22 (cont.)

Name of village	Type of suggested Small Scale Industry	Type of existing raw material
8. Mbabala A & B	Gravite quarry & crushing plant	many rocks
9. Mbalawala	a) beehive rearing	
	b) honey making	forest
	c) meat industry	cattle

All the products from such small industries are ensured of a market in Dodoma town where the population will be ever growing as elaborated already in chapter II.

6.5.0 Landuses:

6.5.1 Ujamaa Villages within the vicinity of The Capital City:

Five Ujamaa villages namely Mkonze, Ntyaka, Zuzu, Nnguni, and Ihunwa are within a radius of 10kms as it has already been elaborated in chapter II. These are the villages which have and will have the greatest impact of the capital city transfer. There is obviously likely to physical changes in landuses as well as changes in settlement pattern but semi-rural innature.

Nothing has been provided for in these Ujamaa Villages by the Masterplan as far as land uses is concerned. There is therefore land to be speradic

or ribbon development in such areas. It is recommended that:-

- a) Layout plans for these Ujamaa Villages be prepared immediately demarcating such land uses as agriculture, grazing, horticulture, landscaping, commercial, and so on.
- b) A social survey of these villages can be made to detect the exact existing structure of population bearing in mind the influx of the rural population so that the immediate planning can be based on the correct information.
- c) Any construction of white whatever nature should not be permitted until layout plans for permanent settlements have been made.
- d) Special care should be taken in the making of layouts to avoid the costs of compensation that would be involved.
- e) These villages could be considered in the overall context of urban landscape and not as part of other rural villages so that the villages contribute to forming a greenbelt around the city.
- f) No large scale development should be allowed
- g) Horticulture could be enormously encouraged so as to meet the demands of the growing population for example vineyards, private small vegetable plots or chards poultry

and dairy farms could be allowed.

6.5.2 Ujamaa Villages Outside the Vicinity of The Capital City:

There are thirty Ujamaa Villages which are not in very close proximity to the Capital city. None of them has prepared a layout plan.

The primary use of the land will continue to be agriculture and grazing, but this does not mean that no other development can be allowed in the villages. In accordance with the villagisation³⁹ programme all the settlements which are registered as Ujamaa Villages have to be provided with certain social institutions and civic facilities. This means therefore that these villages will have to be provided with a progressive rural structure based on physical and social elements. Equally important is permanent village housing. Planning therefore will have to take into account all these matters. Each planning of these villages can be undertaken according to a phased programme although at the moment there problems of getting based maps transport as well as budgetary allocations. But all the same the planning of these villages should be taken up on an urgent basis.

A detailed land use plan for each Ujamaa Village should consider land for building purposes, land for intensive agriculture which should be strictly controlled, and land for activities which are not normally regulated by planning but which can materially affect landscape, wildlife or other resources such as cattle grazing, charcoal burning, and so on. Forestration can also be taken into account as it takes about twenty years for the forest to mature for exploitation after which the trees will be ready for timber, woodfuel or charcoal which could also have a market in the town. Buildings for social facilities such as schools, dispensaries, shops, watersupply kiosks etc. should also conform to the provided layout plan and design.

While making layout plans, the work should aim at social integration of the people. Measures introduced therefore must be within the understanding and based on the situation of the local people and will generally start at village level. Thus it will involve a lot of work at the village level under a small key team of regional or district planners at Dodoma town as well as the city administrators. A full planning exercise will include preparation of

a structural plan for the rural areas but this can not be done without full knowledge of the existing conditions and landuse potential. Therefore there will be a need of conducting a thorough soil tests, through groundwater tests as well as the climatic conditions. There will be need of preparing large scale base maps for the purpose of detailed planning. There could also be village boundary exercises which includes mapping, demarcation and reconciliation. sketch ^{Map} No. 1, 2 & 3 indicate proposed different layout plans for a Ujamaa Villages.

6.6 Natural Resources

The Capital City District can establish programmes for afforestation tree nurseries at least one in each of the four divisions. Currently the only tree nursery is in the town run by CDA to meet the demand of the town only. The major institutions such as secondary schools, the Makutupora National Service Camp, and the Hombele Party Ideological College could as well establish such a programme under the guidance of the CDA.

In the long run the CDA can expand the tree nurseries so as to be able to extend the services beyond the demand in the township boundary.

This means that the tree nurseries can be distributed or sold to secondary and primary schools, other institutions, and ultimately in Ujamaa Villages. Alternatively, the district authorities can make a policy whereby each Ujamaa Village and Institution should have a tree nursery under the supervision of the ODA.

Investigations can be made to meet the requirement of fuel instead of charcoal. The solar energy can be used in The Capital City for water heating to replace electricity. It can also be used to generate power for the rural water supply in the Ujamaa Villages. Windpower can also be a great source of power for the rural water supply.

6.7 Community Facilities and Utilities

6.7.1 Water Supply in the Ujamaa Villages:

Since the capital city transfer the electrical company known as TANESCO has raised the generating capacity from 1320 kw to 3000 kw enabling the water supply from one million gallons per day to five million gallons per day. It has already been stated that the main new water reservoir is located fifteen miles away from the town with the pipeline passing through three Ujamaa Villages which currently do not have piped water except only shallow wells; the villages are Mzake, Vuyala and Mzalate. The district authorities can easily make

connections to these villages from the main pipeline at a small cost, so that they can be provided for with water. Such connections could be made to other five Ujamaa Villages which are in close proximity to the pipeline; the villages are Gwanya, Ngasa, Chihanga, Mbatwala and Lugala.

With the establishment of three types of industries at Kusa, the five Ujamaa Villages in close vicinity can also be provided with pipeline water instead of shallow wells; the villages are Zusa, Mkenze, Michese, Kala, and Chihanga.

After piped water has been installed in the above mentioned Ujamaa villages, then small irrigations schemes can be made so as to enable adequate supply of vegetables, tomatoes, carrots, potatoes, and other agricultural produce which are in high demand in the town are to the over increasing population.

6.7.2 Commercial Activities in the Ujamaa Villages

Each Ujamaa Villages has got a shop. Some of these shops however lack some essential items as sugar, clothes, and so on.

Since Dodoma is now the National Capital, the distribution system is bound to change in the sense that Dodoma will have a much higher priority than before. The people from the Ujamaa Villages in the Capital city District are and will continue to benefit from such priority.

All the shops in these Ujamaa Villages do not differ much in terms of availability and types of commodities. All the villages shops are supplied with commodities from Dodoma town. Due to the problem of distance and transportation, it is recommended that wholesale shops can be established in each of the division headquarters namely at Mpunguzi, Mala Hondele Bwawani, and Kikembe. The Ujamaa Villages in each division could easily get their supplies from their headquarters.

6.7.3 Police Station/Post

None of the Ujamaa Villages has got either a Police station or a Police Post. With the rapid growth of the town population, there are and there will continue to be many criminals who might not only hide themselves in the town squatter areas but also in the Ujamaa Villages.

It is therefore recommended that a Police station or Post be established at Mpusugasi to cater for the south, west and eastern Ujamaa Villages. Another Police station/post can be established at Hambolo Bwani to serve the north and eastern Ujamaa Villages. A police station at Zamu Ujamaa Villages is essential to cater for the industries that have already and will be established there; this can also take care of the Ujamaa Villages in the west.

6.7.4 Health Facilities:

Currently there is only one health centre in the capital city district apart from the town. That Health Centre is located at Hambolo Bwani. It is recommended that a Health Centre to be established at Kikombo and Mtabala to serve the villages in the east and south-west respectively. This will reduce the problem of residents in the villages in the east and southwest to travel long distances to the town and also decongest the urban Health Centre which is meant to serve the growing town population.

6.8 Agriculture, Livestock & Poultry keeping:

The population of Dodoma town will continue to increase due to job opportunities created in the

industrial and construction sectors and also due to the ministries that will be moving to Dodoma from time to time. By 1981, three ministries are expected to have been transferred to Dodoma from Dar es Salaam the ministries are Lands, Communications, and Agriculture.

Agricultural produce such as potatoes, carrots, pumpkins, vegetables, etc. will continue to be in high demand as the population grows. At the moment the supply of such produce is inadequate and that is why the town is supplemented for such produce from Mpwapwa and Morogoro. The government authorities can make it obligatory for each Ujamaa Village with piped water to have access of such agricultural produce. The access can be on a communal basis or on individual basis or on both basis. The two villages which are near the dams should also do the same; the dams are Hanbole Bwani and Makutu-zhulu.

The past trend since the colonial era has been to encourage destocking of livestock in such regions as Dodoma, Singida, Shinyanga, and Arusha where the farmers keep large herds of livestock. Various studies⁹⁰ have shown that the land in Dodoma is overstocked and overgrazed.

But for complex, social, cultural and economic reasons, the Ujman Villages residents do not wish to reduce their livestock numbers, and are not responsible to efforts to introduce an-drum cultivation.

Since the transfer of the capital has therefore been frequent shortages of meat in the town and the prices of a head of cattle has risen from 500/- to 1000/- and above so that the butcher owners find it a loss to carry out their business.

It is recommended that the District Authorities can establish a policy whereby the cattle owners could be educated on the importance of their animals to the maintenance of the population in the town with regard to the supply of meat. Livestock activities at village level can be discussed with village councils, farmers and herders. Farm centres for livestock each in every headquarter of the division can be introduced to deal with animal husbandry practices, production of pasture, extension, dairy farming, veterinary services, and general livestock management. The farmers can also be encouraged to use manure for their farms in order to increase production.

Poultry keeping has not attracted many villages in the district. The government district authorities can make a policy that each of the Ujamaa Villages practices poultry farming so that the town population can benefit from such an activity. The average permanent houses therefore in the village is only 11% as against 89% of the temporary housing units; also very few households have toilets facilities within household farms. The table below shows the distribution of pit latrines in the seven surveyed Ujamaa Villages.

Table No. 23 The distribution of the Toilets facilities

Name of Ujamaa village	Houses with pit latrines outside the house	%	Houses without latrines	%	Total No. of houses
Mpunguzi	410	48	579	52	989
Ihumwa	314	49	386	51	700
Mzakwe	172	51	158	49	320
Hombolo Bwawani	525	65	225	35	750
Nzuguni	550	60	173	40	723
Lugala	465	67	168	33	633
Zusa	448	72	153	28	601
Total	2884		2812		4696

An average of 41% of the total houses in the seven Ujamaa Villages have no latrines at all.

With the transfer of the National Capital to Lusaka there has been quite a good employment opportunities as it have been mentioned earlier.

CHAPTER VICONCLUSIONS:

It has already been mentioned in chapter III that the population of the city of Dodoma will be 350,000 while that of the Urban district will be 187,000 people by the year 2000 A.D. The city population will have to depend on the immediate hinterland for the supply of feedstuffs and other produce. Certain measures will have to be made in the villages to improve the amount of the production in the farms. More virgin land will have to be opened up.. With the introduction of minor irrigation schemes in the villages it can be possible to produce 2 crops per year. The availability of employment opportunities will increase the ability of the farmers to afford fertilizers, insecticides, and better farming equipments. It is in this way that farm units will have to increase outputs to be able to meet the demands of the town. A research will have to be made in order to find out ways and means of increasing production in the villages particularly those within the capital city district boundary.

On livestock ways will have to be found in order to improve the quality of livestock particularly that transportation linkages will have to be improved so that the villages produce reaches quickly the growing population of the Dodoma city. On livestock ways have to be found

of improving quality of livestock particularly that of cattle. It has already been mentioned that not every Ujamaa Villages has a dip to control livestock diseases. The veterinary authority will have to sort out quickly this problem otherwise the city might not be supplied with adequate good meat and also many cattle can die making it even more difficult for the city to be supplied with meat.

It is expected that with the increasing employment opportunities in the city particularly in the construction sector the quality of housing in the nearby Ujamaa Villages will increase since more people will be able to buy modern houses. In this way the impact of the city will have been felt in the Ujamaa Villages within the capital district and in the neighbouring regions namely: Morogoro, Singida, Arusha and Iringa. A research can be made to find out the exact impact felt in the immediate hinterland particularly when the new city will have taken form according to the masterplan.

More studies can be made to find out which district and region is supplying more foodstuffs and other facilities to the city.

The industrial development in the city will also have an impact in the neighbouring districts and regions.

For example some of the industries in the city will need raw materials from other district and regions. For example the Tabora region, Singida, Iringa, and Arusha will have to supply wood for Wood Factory in Dodoma town where there is many forests. Dodoma district is a dry place where there are no forests.

APPENDIX IReasons for Choosing the 7 Ujamaa Villages as Case Studies 20% of the Total Ujamaa Villages sample:1. Hombolo Division: (North East of Dodoma town)Hombolo Bwawani Ujamaa Village

- a) It is 45km from Dodoma town
- b) There is the biggest Dam in the district which is the main source of fresh fish supply in the district.
- c) The village has agriculturally fertile land compared to other villages
- d) There is a good transportation road network in the sense that the main road linking it with the centre of Dodoma town is all weather.

2. Mwakwe Ujamaa Village (North of Dodoma town)

- a) The village is located 8 km from the main water-supply project in the city district called Makuta-pora. The project is supposed to serve the new national capital city with water without problems up to the year 2000 AD in phase I which is now complete.
- b) It is located 2km away from the National Service Army Training Camp.
- c) The village is along the main road to Arusha town it is an all weather road.

- d) It is located 30km from the town in the north.
- e) The location of the village is 6km from the burnt brick branch of Dodoma Prison institution.

II Kikombo Division (south East)

Nauruni Ujamaa Village (east of the town)

- a) Its location is 13km from the centre of the town.
- b) The village is located 3km away from the proposed International Aerodrome
- c) The government has near future plans for irrigation since it is in this area where the new sewage drainage system and the treatment plant are being constructed now.
- d) It is a charcoal producing area
- e) The government, Parastatals, Communal Agricultural plots are located in this Ujamaa Village and its hinterland.
- f) It is very near the city centre to the east east of town.

2. Ihungu Ujamaa Village (south east)

- a) Its location is 20km from centre of town.
- b) There is a railway station.
- c) Chief source of tomato and vegetables supplied in the town.

III Mruungu division (south)

- a) The village is the chief producer of grapes the source of all the wine not only in Dodoma but through the country.

- b) It is located near Matumbula Dam and
- c) it is also the source of tomatoes and vegetables.
- d) The village is the biggest in the district in terms of population and services.

IV Hala Division (north west)

Buru Ujamaa villages (west of the town)

- a) The village is located 16 km from the town
- b) There is a railway station
- c) It is located within the masterplan industrial area and the brick & tile factory has already started functioning
- d) The soil is suitable for bricks and tiles
- e) The village is near the city centre to the west.

2. Lugala Ujamaa Village (north west)

- A) It is 26km from the centre of the town
- b) The village is the driest in the district
- c) The communication network is very poor
- d) The main activity is pastoralism rather than farming.

A P P E N D I XQUESTIONNAIRE ON WAJAMAA RESIDENTS:Household characteristics including education:**I Head of the family: None**

a. 1.1 Age

1.2 sex

a) male

b) female

1.3 Marital status

a) single

b) married

1.4 Education/eline

a) academic/skule

i) no formal education

ii) adult education training

iii) primary school V-VIII

b) Professional

i) none

ii) teachery training

iii) medical workers traing: nurses,
midwives, medical techniciansiv) Vocational training; Agricu-
lture, commerce, etc.v) Artisanship Training: carpe-
nters, mason, plumber, etc.

1.5 Household size

- a) number of wives
- b) number of children
- c) number of adult dependants
- d) number of young dependants (under 16)
- e) number of adult males
- f) number of adult females.

II Migration: Head of household only**2.1 Where were you born**

district

division

Ujamaa village

2.2 When did you migrate to Dodoma (if you were not born in Dodoma)**2.3 How long have you been living in this house
year and month****2.4 Before migrating to Dodoma where were you
residing.**

a) Dodoma town

b) Dodoma district

division

c) Dodoma region

town/village

division/district

d) other districts outside Dodoma region

e) outside Tanzania.

III Previous and Present employment including income

A) Previous:

3.1 Type of previous employment (1973)

- a) farming
- b) cattle grazing
- c) cottage industry
- d) business which
- e) artisan which
- f) public office which
- g) other: specify

3.2 Where

- a) same village
- b) other village within Dodoma town ... specify
- c) Dodoma town
- d) Outside Dodoma district .. specify

3.3 Earnings per month in shs

- a) 0 - 500
- b) 500 - 1000
- c) 1000 - 1500
- d) 1500 +

3.4 Usage in 1976 (major usages)

- a) build a house
- b) buy a car/bicycle/saving machine
- c) send to relatives ... where ... how much
in 1977
- d) other - specify

B) Present employment 1977**4.1 Type of present employment**

- a) farming
- b) cattle grazing
- c) cottage industry
- d) business .. which
- e) artisan which
- f) Public office ... which
- g) Others: specify

4.2. Where

- a) same village
- b) other village within Dodoma town - specify
- c) Dodoma town
- d) Outside Dodoma district - specify

4.3 Earnings per month in shs

- a) 0 - 500
- b) 500 - 1000
- c) 1000 - 1500
- d) 1500 +

4.4 Usage in 1976 (major usages)

- a) Build a house
- b) buy a car/bicycle/saving machine
- c) send to relatives where ... how much
in 1973
- d) other specify

4.5 How many rooms does your house have apart from toilet, kitchen, store?

4.6 Dwelling type

a) temporary

b) semi permanent

c) permanent

4.7 What are your future plans for improving expanding:

a) Your house/in this village of residence

b) Your house(s) in any of villages within the district

d) Your house(s) outside Bedons town

4.8 Source of money for such expansion?

4.9 Kitchen

a) Do you have a kitchen

Yes

No

b) where

c) If not, where do you cook

i) inside the house

ii) outside the house

4.10 Toilet type

a) private

b) none

4.14 Toilet location (if yes)

a) within dwelling unit

b) outside dwelling unit

IV Utilities and services

5.1 Water source

- a) piped
- b) well/bore
- c) river/spring
- d) nsega/
- e) dam
- f) none

5.2 Cooking media

- a) firewood
- b) charcoal
- c) kerosene
- d) other

V A Transportation network

6.A.1 Model of transport to Dodoma town

- a) foot (walk)
- b) bus

bicycles c) bicycle

d) motorcycle or private car

e) any other ... specify

6.A.2 Purpose of transport to Dodoma town

a) leisure

b) look for a job

c) visit relatives

d) on business

(i) sell charcoal

(ii) sell tomatoes

(iii) sell achicha (vegetable)

(iv) sell any other items; specify

6.A.3 Frequency

a) do you travel to Dodona daily?

b) yes no

c) if not daily then

i) weekly

ii) monthly/yearly

d) do any other family members travel to Dodona town daily?

e) (i) Do you travel to Dodona during weekends?

Yes No.....

(ii) For what purpose?

- cinema

- football watch

- a drink

- other entertainments - specify

V B Services

a) Indicate below where you go for the following services

(i) own village

(ii) nearby village

(iii) Dodona town

1. Medical

2. primary school

3. secondary school

4. post office

5. bus service

6. shopping

7. other - specify

V C Homework - relationship

6.C.1 What is the location of your workplace?

a) in the village

b) in the outside village

c) Dodoma town

6.C.2 How do you get to work?

a) walk

b) bicycle

c) motorcycle

d) private car

e) bus - any other - specify

6.C.3 If you have a farm where do you sell your produce?

a) at the village

b) nearby village

c) Dodoma town

d) any other - specify

6.C.4 What type of products do you sell

a) cereals

b) lulu

c) maize

d) sorghum

e) groundnuts

f) other - specify

6.C.5 Who buys your products:

- a) private people
- b) shop at the village
- c) shop at the nearby village
- d) people from Dodona town
- e) other

6.C.6 How much produce did you yield in the 1977

- a) season?
- a) 1 - 5 bags
- b) 5-10 "
- c) 10 - 15 "
- d) 15 - 20 "
- e) 20 - 25 "
- f) 25 - 30 "
- g) 30+

6.C.7 How much produce did you retain for consumption?

- 1 - 5 bags: specify
- 5 - 10 "
- 10 - 15 "
- 20+

VI Knowledge about the capital transfer

7.1 When did you hear for the 1st time that Dodona would be the national capital city?

7.2 Where were you residing by then?

- a) Dodona town
- b) elsewhere: specify

- 7.3 Do you think it is easier now to get employment in Dodoma as it is now Makao Makuu (national capital)?
- 7.4 If yes why? explain
- 7.5 If no why? explain
- 7.6 Are you employed in one of the duties reflecting the national capital
- 7.7 If yes: name the head of your department or action
- 7.8 What are your prospects with regard to the national capital?
- a) demand priority for access road
 - b) demand priority for access electricity
 - c) " " water
 - d) " " primary school
 - e) " " residential houses
 - f) " " police

APPENDIX III

GENERAL INFORMATION ON THE 35 UJAMAA VILLAGES

DODOMA UMBAR DISTRICT (AGRI, 1976)

Division	Name of village	Date of stats	No. of family	Total No residents	Distance f from town	
	1	Hombolo Makulu	1971	478	2192	45km
	*2	Ugoja bwani	1971	750	4031	40km
	3	Mepisa	1972	461	2282	48
	4	Mkoyo	1971	340	1400	52
	5	Ipala	1971	517	2627	33
	6	Mahomanyika	1971	335	1447	28
HOMBOLA	7.	Mahomunakulu	1971	325	1262	29
	8	Chahwa	1971	320	1100	30
	9	Chilianga	1972	303	1014	38
	10	Hanaa	1973	482	2894	41
	11	Gawaye	1971	518	200	41
	12	Msalato	1971	710	2694	15
	13	Veyula	1971	530	1509	17
	14	Msakwe	1972	753	3574	35
	15	Eikonbo	1971	753	1002	30
	16	Itumba	1972	366	1296	23
	17	Vikonja	1973	326	1344	28
KIKOMBO	18	Cholole	1971	570	2731	38
	19	Mapindusi	1973	418	2900	45

Appendix III (cont.)

	Division	Name of village	Date of starts	No. of family	Total reside nts	Distance from to m
Kikombo						
	20	N'ong'ona	1972	688	5195	21
	*21	Ihuswa	1973	700	3495	20
	*22	Nsugai	1973	723	3111	13
	23	Ntyuka	1972	377	1781	8
	*24	Npungui	1969	982	6474	35
	25	Katumbulu	1972	600	2889	30
Npungui						
	26	Nkulabi	1968	655	3265	40
	27	Nbabala A	1971	930	5109	30
	28	Nbabala B	1971	835	5265	28
	29	Nala (sega	1971	618	3100	19
	*30	Lugala	1972	635	3300	26
NALA	31	Nbalavala	1972	663	3300-15	34
	32	Chigongwe	1973	624	2000	30
	33	Nichene	1973	365	1814	14
	34	Nkonso	1972	600	2587	11
	35	Naga	1972	601	1828	16

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 - b) Construction of a stadium with seating capacity of 12000 people
 - c) The brick and tile factory Phase I & II
 - d) Construction of an Urban Health centre
 - e) Road construction in Dodoma township by the ministry of works and the Capital development authority
 - f) Construction of water reservoir - 680 cu
 - g) Construction of a Hostel by the Ministry of works
 - h) Construction of a quarry plant to produce 100000 tons aggregates a year
 - i) Construction of residential houses by the National housing corporation, Registrar of building, The CDA, the National Union Workers Ltd. Plate 4
 - j) Construction at sewer terminal of 50 ha. lagoon.

4. The Capital Development Authority is a Parastatal established in 1973 October, under act of 1976 by the President of the United Republic of Tanzania. The Parastatal is under the Ministry of Capital Development, Presidents Office Dodoma established also on 1st October, 73.
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 - a) Main Masterplan book
 - b) Technical Supplements No.1, 2, 3, 4, 5, 6
- 7 The CDA Report on the Dodoma low cost housing 1976.

- 8 Report by the Canadian International Development Agency (CIDA) on Dodoma regional Development 75
- 9 Report by the Ministry of Capital Development 75/76
- 10 Report on Agro-economic Feasibility study of irrigation from boreholes of Hezbole basin, Dodoma district Nov, 76
- 11 Tanzania Second Five Year Plan for economic & Social Development 69/74, Ministry of Economic Affairs, Tanzania
- 12 Speech to Parliament by the Minister of Capital Development, 77 & 78
- 13 Local construction industry study: General report ministry of Works, Tanzania 77
- 14 Draft report on the "Water Masterplan Dodoma Region
- 15 Report by Mc Kinsey & Company on the Ministry of Capital Development 72

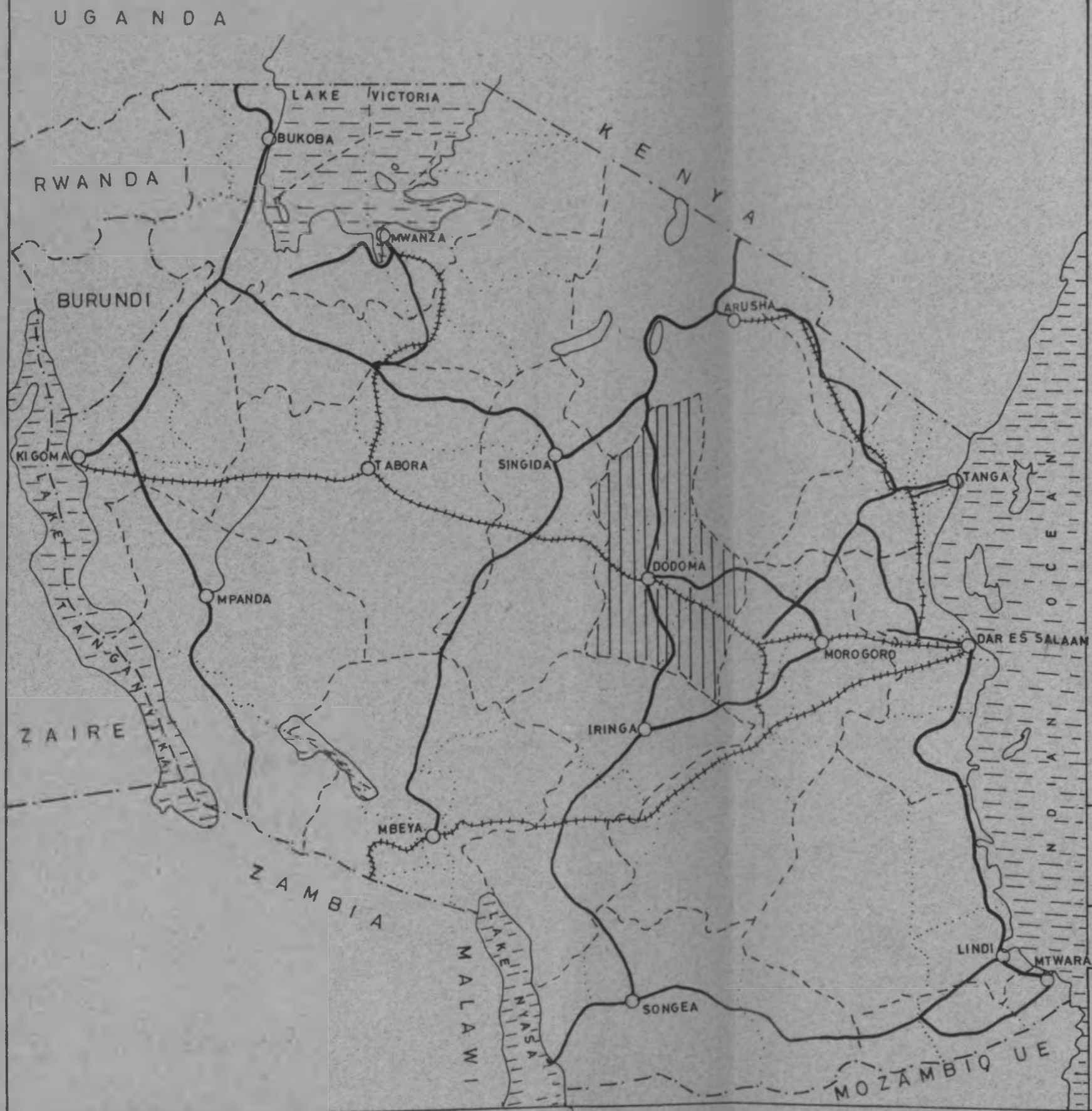
III Acts and General Notices



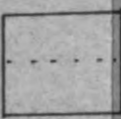


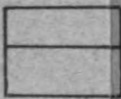
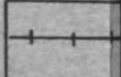
- The Public corporation act No.17 of 1969 an act to establish the the Capital Development Authority 73
- The workers and Farmers fund act of 1974
- Registration of Ujamaa Villages act of 1976.

STERPLAN

COMMUNITY
ROADS
DADS
PL CENTRE

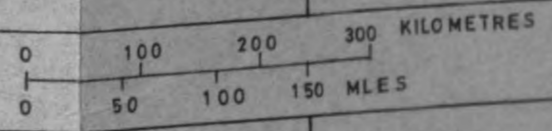
**DODOMA REGION
NATIONAL CONTEXT**



-  INTERNATIONAL BOUNDARY
-  REGIONAL BOUNDARY
-  DISTRICT BOUNDARY
-  WATER BODIES
-  DODOMA REGION
-  TRUNK ROADS
-  RAILWAYS



THESIS MAP



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REGIONAL PLANNING
M. A. PLANNING 1978/79

NO 1

DODOMA REGION

LEGEND

- Regional Boundary
- District Boundary
- Railway
- Main Roads
- Feeder Roads
- Regional Centre
- District Centre
- Urban Centre

DODOMA URBAN DISTRICT

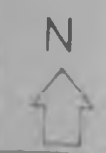
BICAL ZONES

- TOWNSHIP BOUNDARY
- AIR PORT
- DISTRICT BOUNDARY
- TRUNK ROADS
- DODOMA TOWNSHIP
- RAILWAYS
- UJAMAA VILLAGES
- ZONE NAME



DODOMA URBAN DISTRICT IN THE CONTEXT OF DODOMA REGION

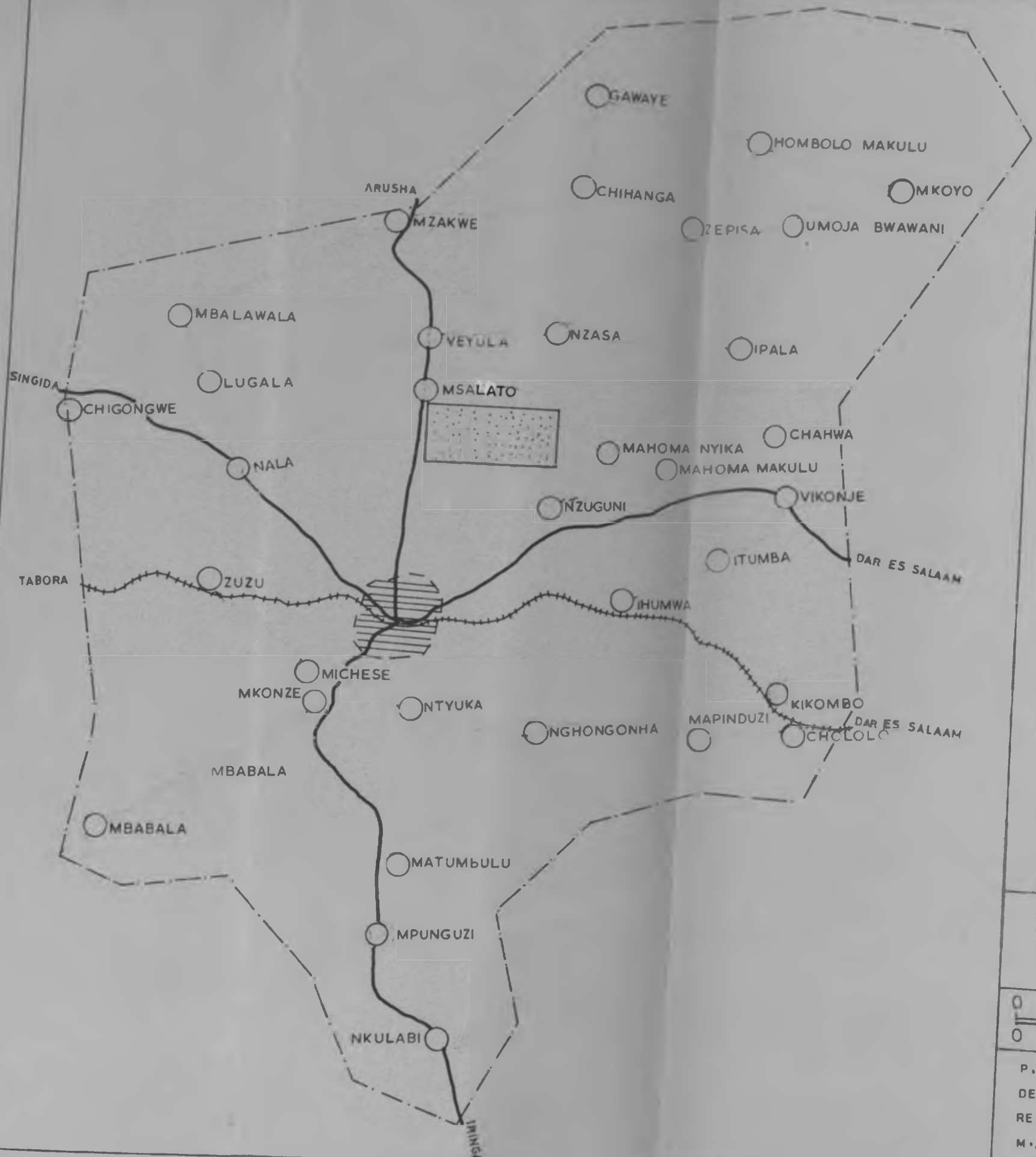
MUKUNGU P.R.
 DEPARTMENT OF URBAN AND REGIONAL PLANNING
 M.A. PLANNING 1978/79
 THESIS MAP No. 2
 20 10 0 20 40 60 80 100 120 Km

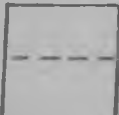
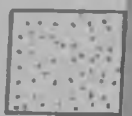

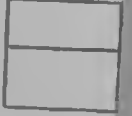
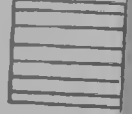




THESIS MAP
 0 50 KILOMETRES
 0 50 MILES

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 DEPARTMENT OF URBAN & REGIONAL PLANNING
 M.A. PLANNING 1978/79
 NO. 4

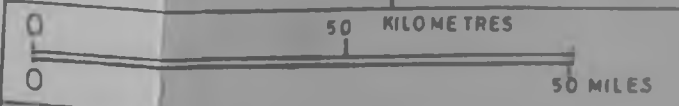
DODOMA URBAN DISTRICT



-  TOWNSHIP BOUNDARY
-  AIR PORT
-  DISTRICT BOUNDARY
-  TRUNK ROADS
-  DODOMA TOWNSHIP
-  RAILWAYS
-  UJAMAA VILLAGES



THESIS MAP

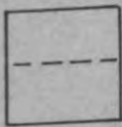
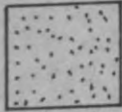
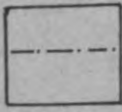
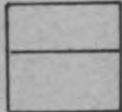
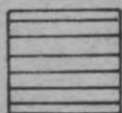
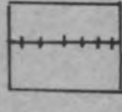
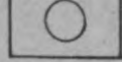
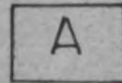


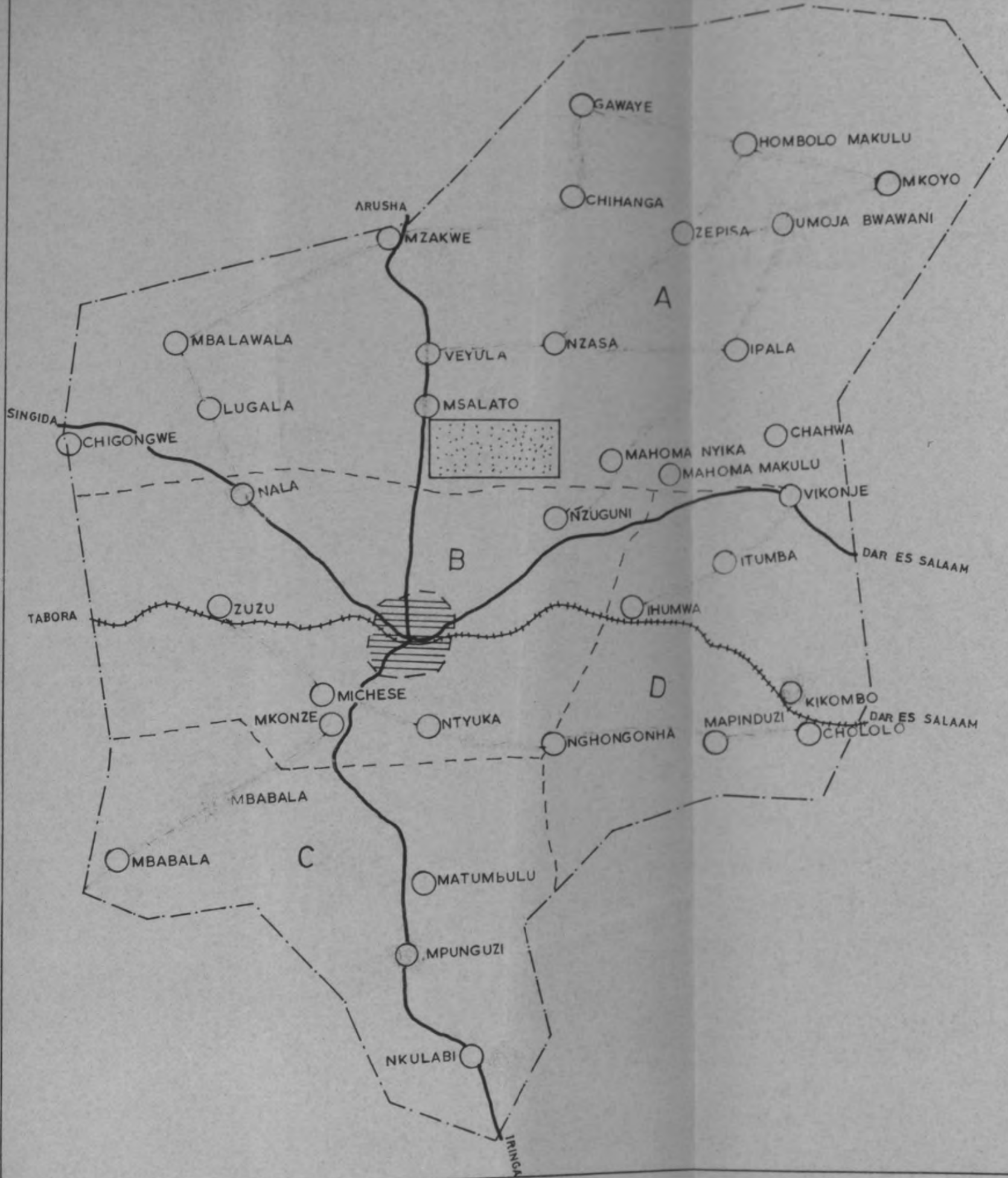
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M.A. PLANNING 1978/79

NO 3

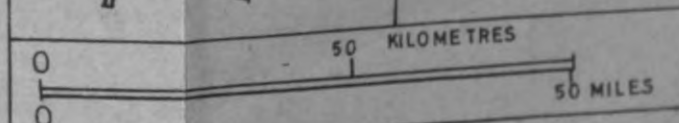
DODOMA URBAN DISTRICT

ECOLOGICAL ZONES

-  TOWNSHIP BOUNDARY
-  AIR PORT
-  DISTRICT BOUNDARY
-  TRUNK ROADS
-  DODOMA TOWNSHIP
-  RAILWAYS
-  UJAMAA VILLAGES
-  ZONE NAME



THESIS MAP



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REGIONAL PLANNING
M.A. PLANNING 1978/79

NO 4

A I R P O R T

ARUSHA

SINGIDA

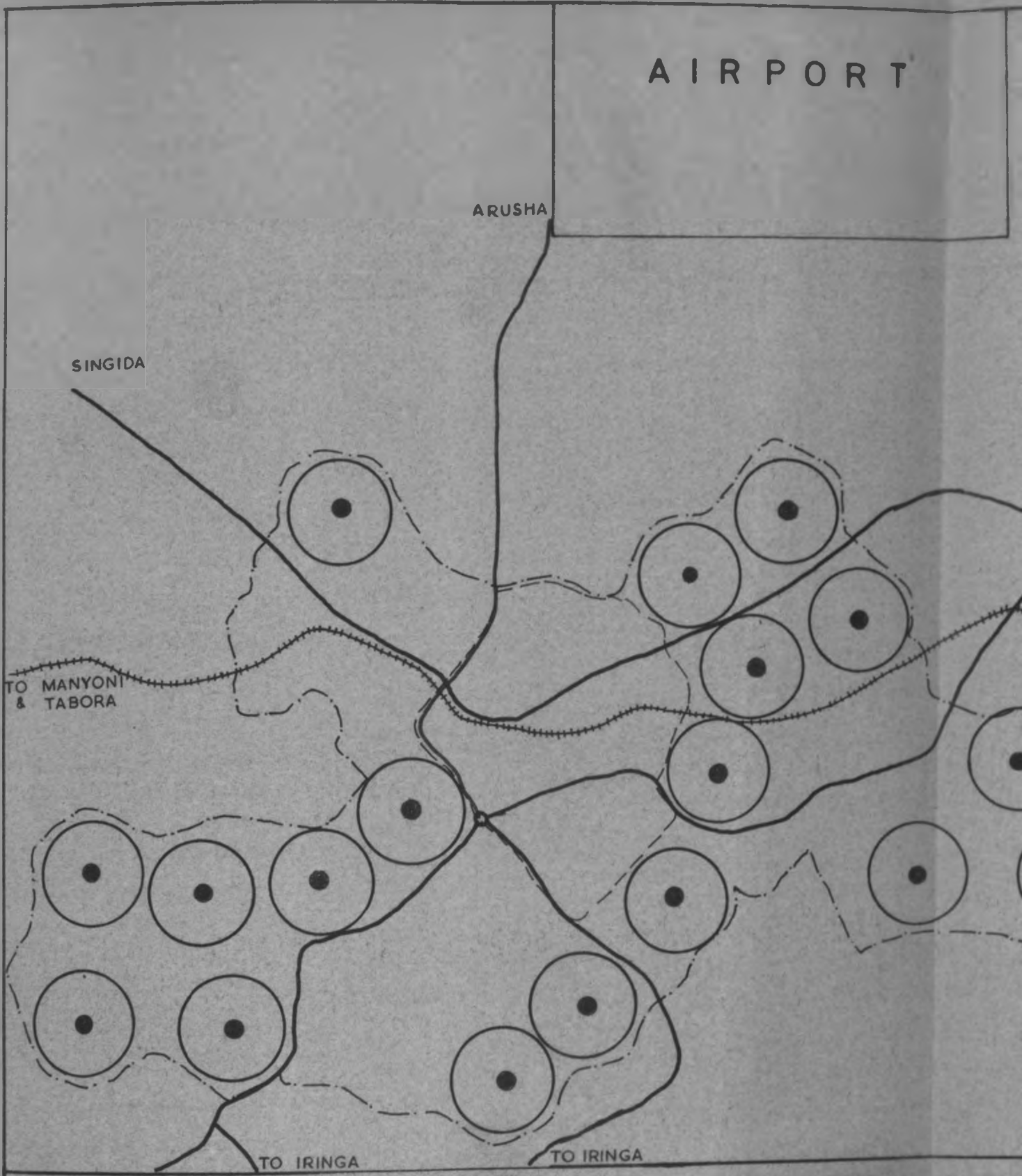
TO MANYONI
& TABORA

TO IRINGA






TO IRINGA

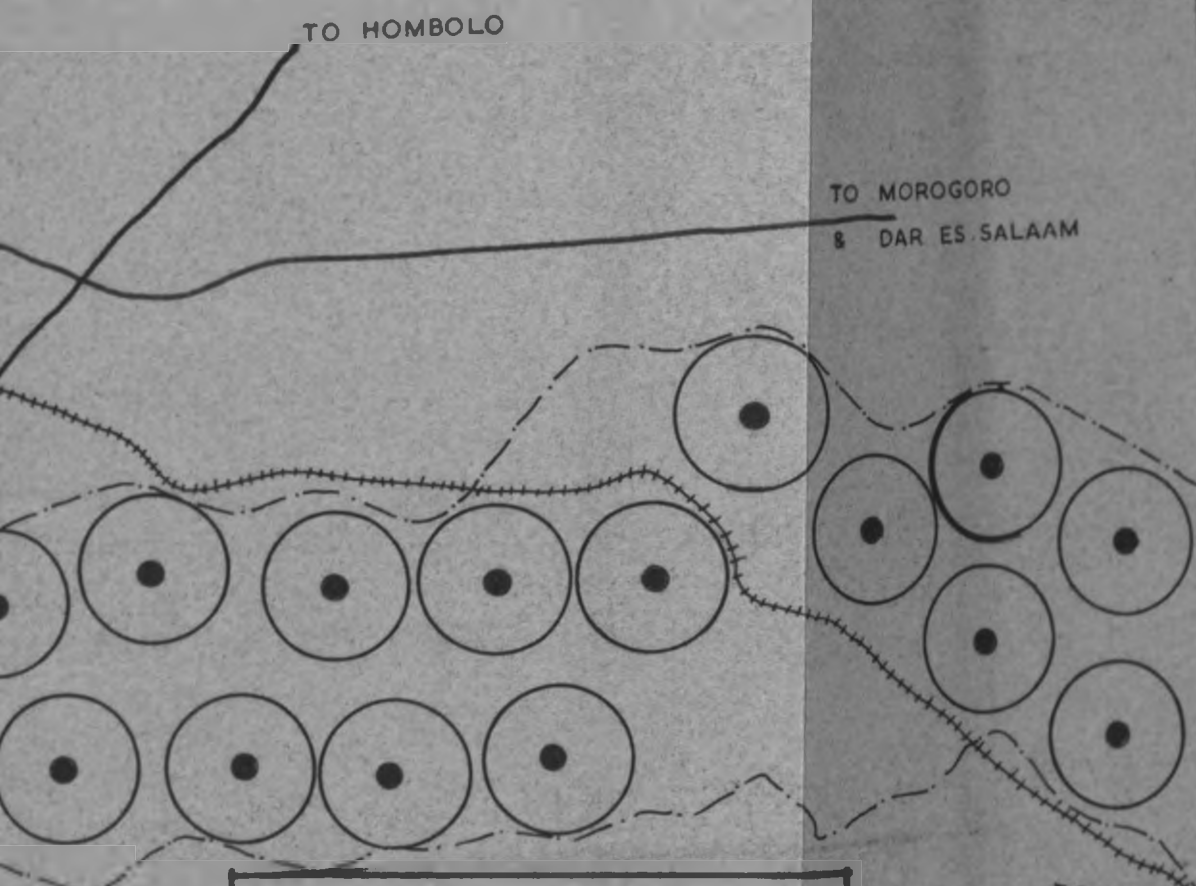
NKULABI

IRINGA



DODOMA CITY MASTERPLAN

	CITY BOUNDARY
	RESIDENTIAL COMMUNITY NEIGHBOUR ROADS
	MAJOR ARTERIAL ROADS
	NATIONAL CAPITAL CENTRE
	RAILWAYS

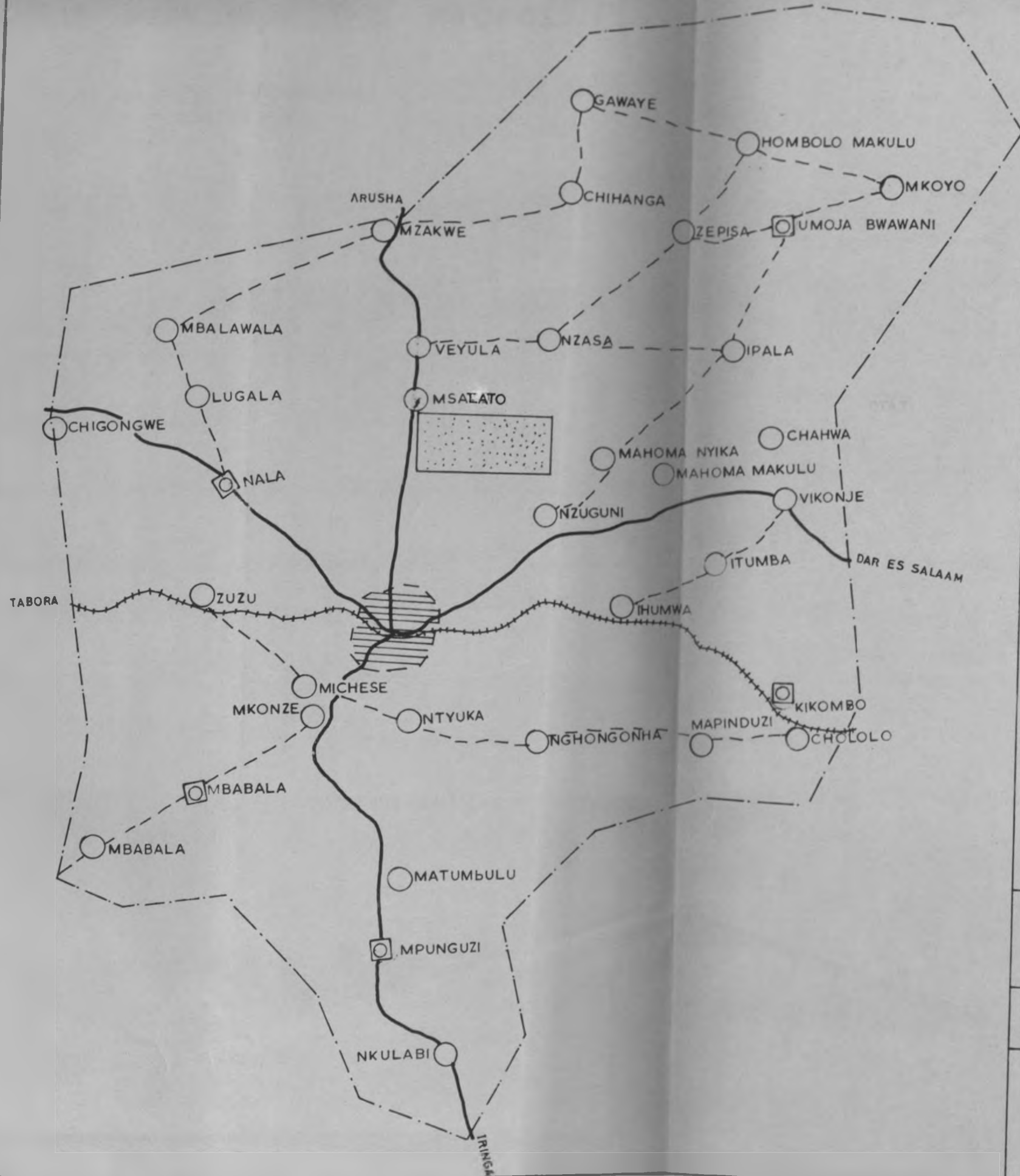



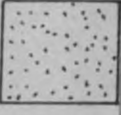
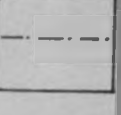
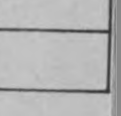
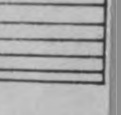
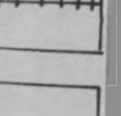
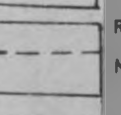


<p>THESIS MAP NO. 5</p> <p>P.R. MUKUNGU</p> <p>DEPARTMENT OF URBAN & REGIONAL PLANNING</p> <p>M.A. PLANNING 1978/79</p>

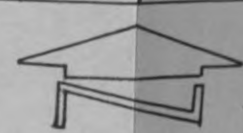
<p>0 50 KILOMETRES</p> <p>0 50 MILES</p>	<p>NO 6</p>
<p>P.R. MUKUNGU</p> <p>DEPARTMENT OF URBAN & REGIONAL PLANNING</p> <p>M.A. PLANNING 1978/79</p>	

DODOMA URBAN DISTRICT

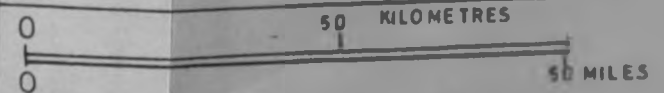
PROPOSED TRANSPORTATION NETWORK & GROWTH CENTRES



-  TOWNSHIP BOUNDARY
-  AIR PORT
-  DISTRICT BOUNDARY
-  TRUNK ROADS
-  DODOMA TOWNSHIP
-  RAILWAYS
-  UJAMAA VILLAGES
-  RECOMMENDED TRANSPORTATION NETWORK FEEDER PERMANENT ROADS TO UJAMAA VILLAGES
-  PROPOSED GROWTH CENTRES



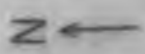
THESIS MAP



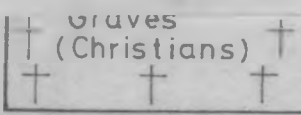
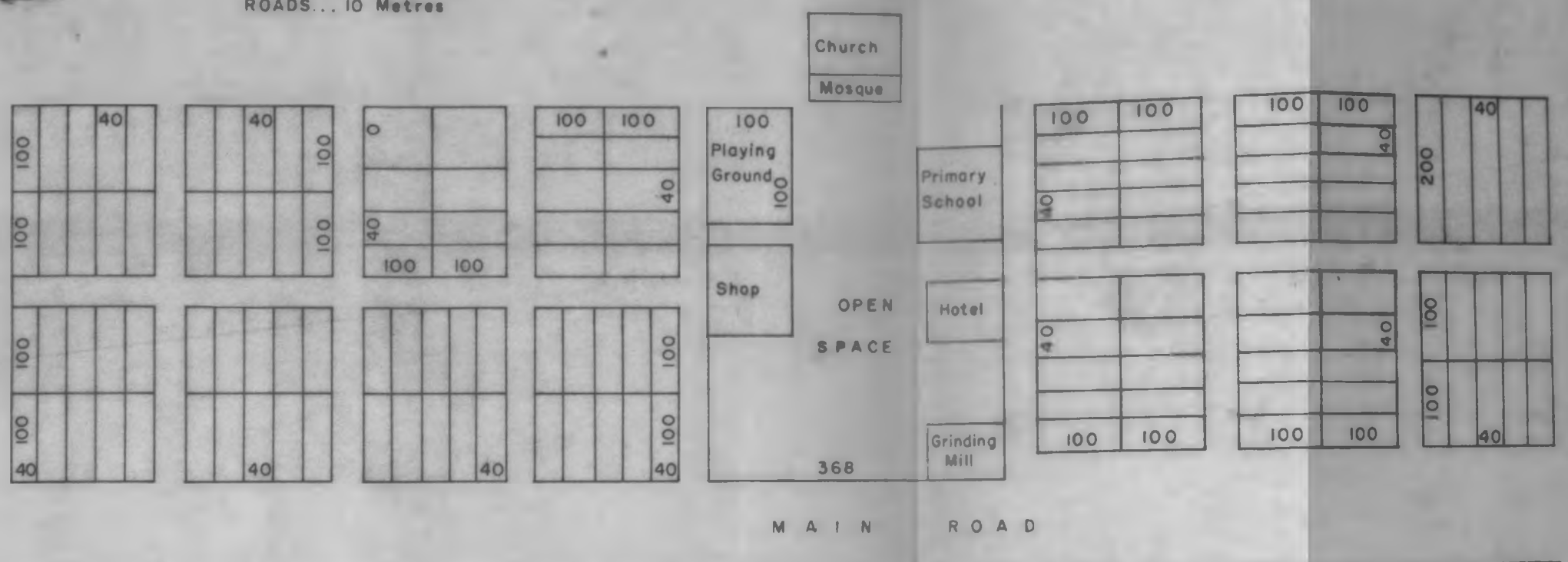
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REGIONAL PLANNING
M.A. PLANNING 1978/79

NO 6

SKETCH MAP FOR THE PROPOSED PLANNED UJAMAA VILLAGE



PLOTS ... 100 X 40 Metres
ROADS ... 10 Metres



G

Graves (Moslems)

M. A. Planning
1978/79



Plate No.2
The gogo traditional house with a cowshed

Sketch Map: Planned-Proposed Ujamaa Village No.2

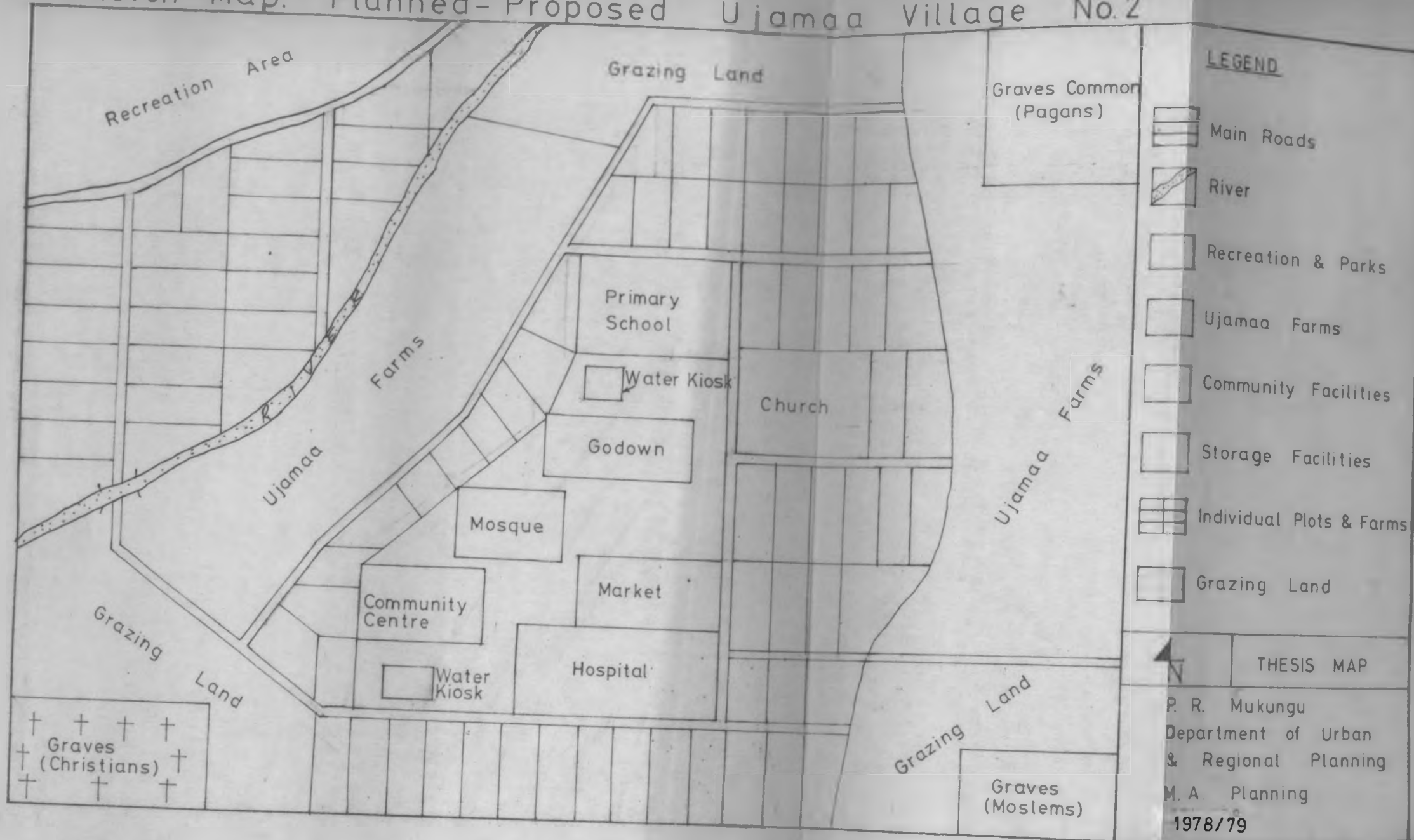


Plate No.2

the case traditional house...

Sketch Map: Planned - Proposed Ujamaa Village No.3

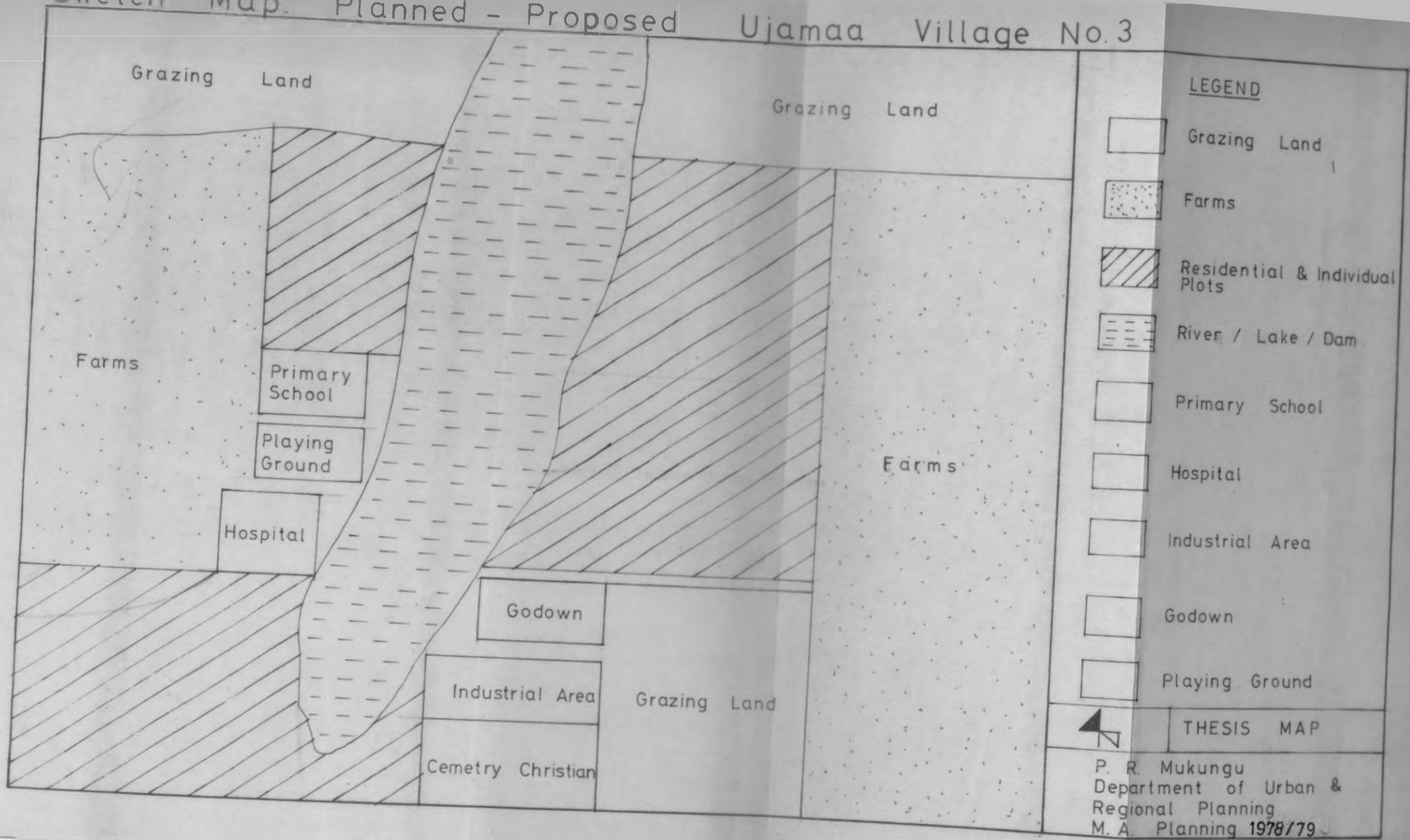


Plate No.2
 The gogo traditional house with
 a cowshed



Plate No.1

The Gogo traditional house (Commonly known as
TEMBE



Plate No.2

The gogo traditional house with
a cowshed



Plate No.3
The Interim Masterplan 1974.



Plate No.4
Construction work of offices
and Residential houses going-on



Plate No. 5
The modern Modern Model houses
built with burnt bricks.