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// THE IMPACT OF SISAL INDUSTRY
ON THE GROWTH OF TANGA
TOWN

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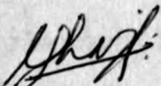
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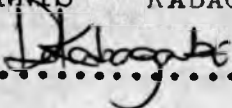
(ii)

THIS THESIS IS MY ORIGINAL WORK
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THIS THESIS HAS BEEN SUBMITTED FOR
EXAMINATION WITH MY APPROVAL AS
UNIVERSITY SUPERVISOR

(DENNIS KABAGAMBE


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ABSTRACT

The problems that are associated with urban life are basically those of lack of housing, unemployment and inadequacy in the supply of essential facilities and services to match the town population. Such problems have been aggravated by several factors amongst them, the deterioration of urban economic base and influx of population from the rural to the urban areas resulting in over-usage or misuse of the facilities provided for the population that had been living or that had been planned for in the urban area.

This study has examined the growth trends that a town with a mono-cultural hinterland underwent during its periods of prosperity in Tanzania, and the problems that it is facing after the decline of the crops it depended on. The study, further has established that the growth of towns are caused by various factors. The factors outlined though universal, have been based on Tanzanian experience, and thus specific to Tanzanian towns due to the heterogeneous nature and resource endowment of the Tanzanian country-side.

The possibility of applying the suggestions has been done by taking Tanga as a case study and the problems that have been identified are

not unique to this town, but are characteristic of towns with single growth stimulations, not only in Tanzania, but throughout the world. These towns usually are in problems whenever the growth stimulators collapses or ceases to have any growth effect.

For a crop mono-cultural town, the prosperity or decline depends on the future of the crop. With the existing marketing arrangements the town's growth lie under constant uncertainties because a negative change in prices usually result in decline in the crop. The fall in the crop if not subsidized by the government, leads to urban decay. For this reason the study focusses on ways to arrest the fluctuations in the growth of towns of this nature provided the conditions are similar. The solutions to the problems outlined are framed based on the country's economic system and the current Third Five Year Development Plan, whereby, the government pursues planned development and growth through control in major sectors of the economy like industry. Agriculture (Estate Agriculture) and large commercial and mining operations. This calls for a deliberate government effort to be effected to change the agricultural system of Tanga Region and the industrial base of the town, so as to direct the future growth of the town.

This study has also tried emphasis on the activities that will realize this effectiveness and eventually lead to homogenous growth for the town. This will make the regional rural areas, and the town have their economic bases strengthened, thus minimizing the problems of unemployment, poor and inadequate housing and improve urban physical infrastructure. The suggestions can be attained through deliberate government efforts and the understanding and willingness of the people.

The suggestions put forward are more economic in nature rather than physical, due to the fact that, Tanga town has a Master Plan which has laid down the physical developments which have to take place up to the year 1980. The achievements that Tanga has attained have fallen short of the expected targets. This fact also necessitated the study to be undertaken, since the town is growing slower than it was expected. The stagnation in urban growth have been attributed to economic factors, mainly, lack of effective industrial base in the town and the fall in sisal prices.

It is thus, hoped that the recommendations put forward will not only act as a guide to future growth of towns in Tanzania, with the conditions which resemble those of Tanga, but

more important, act as a guide for planners in the region, in the drawing of both Regional and District Plans. Important as well is that, they will guide Town Planners in making a Master Plan Review for Tanga town, which is done every five years from the date the Master Plan was drawn.

The Planners in their Master Plan dealt more with the Town's existing economic base, without relating it with the region's economic base, thereby falling short of the true trend of the growth of the town. They identified the problems in the town, but did not dwell with the causes for the problems, thus coming out with unworkable solutions. For this reason, the recommendations, outlined in this work dwell more with upholding the industrial base of the town and the economic base of the hinterland both of which are expected to rid the town of its inherent problems.

(iii)

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C H A P T E R I

1:0:0 I N T R O D U C T I O N

1:1:0 I N T R O D U C T I O N

The emergence and growth of towns and cities has been attributed to many factors such as cultural, economic and political. These factors might have worked independently of one another or sometimes together with other factors simultaneously. In some cases it has been established that the factors which triggers off the emergence of towns are not the same which influence the growth and prosperity of the centres.

The growth of towns therefore, have been associated with the factors that had exerted more influence than the others. In this regard the city or town is not looked at in isolation but as part of the whole system to which it is part. However, the cities have developed out of internal and external contradictions¹ or rather, inherent transformations of the socio-cultural and economic structures.

The cities that have developed out of the external contradictions are characterized by external imposition of foreign economy in

either the hinterland or the town's present location. This has always happened through exploitation of a potential resources. The resource can be agricultural or mineral. Sometimes the external influence comes in the form of domination, reference is the need to establish external rule in an area.

On the other hand the internal influences, occur when the primary activity, industry, agriculture or mining is exploited locally by the indigeneous population. ^{Due to} On the process of trade and exchange ^{small} samll market and rural centres emerge. These centres become areas of attraction in terms of investments, labour migrations and resources. When the balance between the urban and rural exchanges is not maintained, usually there emerges rural-urban in-equalities, whereby the urban area siphones more resources, than it can repatriate to the rural area.

However, if the rural area is very rich in terms of resources, the urban area will experience rapid growth and prosperity, and attain a position by which it can grow and attract resources and investments far away beyond its immediate hinterland, and thus out-grow other centres. These investments can only

come when there are adequate services, mainly infrastructural facilities, Electricity, Schools, Health facilities, Water Supply, Housing etc. The services are non-basic in nature but actually they lead to the growth of the town. In this form the minor settlement pre-conceived earlier becomes a centre of attraction both in capital and labour.

In some cases, for instance, transport network can lead to the opening up of a prosperous hinterland, with mineral resources and/or agricultural potentiality. When the resources are exploited, the settlement which formerly acted as a stop over or field station for the administrative staff and construction personnel, is transformed into a potential centre for growth (growth centre). It acquires the attraction forces imminent in the growth centres. It attracts capital, labour and technology which are essential for industrial development. As Mc WUYHS² (1974) argues, in the case of industrial development, or generally economic development, out of the net income, the allocation which is made to investment must be larger than that which goes to consumption. This is to minimize present consumption for the benefit of future generations, this can

only be attained through constantly increasing the share for investment.

Regarding rural-urban differentials, and further the nature of investments in colonial and neo-colonial type of economies, most industrial investments are located in urban areas. The production of raw materials for export is done in rural areas (hinterland) while the investments from incomes is done in urban areas³. The argument is true for those who are advocating re-distribution of incomes, a strategy which will eventually end in the rural areas retaining some of the products of their labour⁴. In Economic\$ terms, there should be zones of growth, the growth poles or centres with powerful agglomerated industries, with linkages to the rural areas thus taking advantage of agglomeration economics, and the backward and forward linkages concepts.

Emphasis in this study will be given, to how Tanga grew taking advantage of the hinterland's resource potential. An advantage which sometimes brought the town to its 'Knees', and as will be shown later has jeopardized the town's economic and physical base.

The other category of factors which promote the emergence and growth of towns is historical in nature. This is attributed to

the presence of historical and cultural factors of significance; for instance, the Chief's Boma (headquarters), Holyplaces etc. These later grow into minor settlements to attract people and activities. In some cases, the presence of a historical rural market, formerly used as a trading area between two ethnic groups, attracts large numbers of settlers who construct permanent houses to necessitate higher order goods and services. These two types are usually towns with very slow growth rates, since they lack the economic base necessary to sustain their growth. Therefore they cannot attract labour and capital except for a few shop-owners to carter for the resident population. For this reason, unless there is a deliberate action to strengthen their economic bases, they usually stagnate after reaching a certain point.

The other category which falls in-between the two types, is the one which has emerged recently. This refers to the new Capitals, deliberately established by government initiative to suit the political and security intensions of the particular state.

As pointed out earlier, to attribute the emergence and growth of a town on only

one factor might be misleading because two or more factors might have worked simultaneously or periodically one at a time in the cause of the town's growth/development. In this study therefore, it is assumed that only one factor was predominant in the growth of Tanga town and the others, if there were any, were subsidiary.

The different factors discussed above can be briefly summarized with specific examples as follows:-

- 1) Towns which resulted from exploitation of a potential natural resource; agricultural or mineral. These are the famous agricultural and mining towns
e.g. Iringa - Tobacco (TANZANIA)
Johannesburg - Gold (SOUTH AFRICA)
Kitwe - Copper (ZAMBIA)
- 2) Historical tribal centres - administrative Headquarters of a chief or religious centres or Historical rural market
e.g. Tabora in Tanzania
Jerusalem and Mecca - Middle East
- 3) Junction of Communications/Transportation
junction of transportation modes/

network create the necessity for services together with that loading and unloading facilities are constructed. e.g. London in England which developed out of connecting water and land transportation modes.

- 4) Government initiated cities, these are usually strategically placed capital cities taking advantage of a small existing centre.

e.g. Dodoma in Tanzania and
Lilongwe in Malawi
Canberra in Australia.

- 5) Rural Industrial Complex i.e. Mang'ula in Tanzania along the Uhuru Railway. The town came up after the establishment of assembling plant, and spare parts manufacturing industry.

Along the same lines are the famous industrial cities, e.g. Birmingham in England.

For the purposes of this study emphasis is laid on the first category, that is, a town which has grown out of exploitation of a dominant agricultural resources; which in this case is sisal.

The study analyses effects that sisal has created on the growth of Tanga town.

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IDENTIFICATION OF THE PROBLEM

For a long time Dar-es-Salaam and Tanga have been by far the largest and most important towns/cities in Tanzania. While Dar-es-Salaam's position is maintained and even more entrenched, Tanga's status is deteriorating both economically and physically. The status of Tanga is even challenged by other towns with a faster growth rates, like Mwanza and Arusha. The inadequacy of growth promoting factors both in the hinterland and the town are the main reasons that hinder, the growth of the town.

Therefore, the stagnating structure and growth of Tanga town are the main reason of interest behind the choice of the study. This taking into account that Tanga was previously (and now to small extent) greatly dependent on sisal for its growth. The fall in world sisal prices, considered as the main cause of the decline in sisal industry, is considered to have seriously affected Tanga's economic base and disrupted its attracting power as regards capital and skilled labour. The problems have culminated into unemployment and undevelopment, inadequate infrastructural facilities and low incomes.

If Tanga is to recover its growth, first and foremost, the hinterland's economic base should be restored and the town's industrial has upgraded. Because, it is from these sources, through which it gained leading position. Before 1967, sisal was the dominant crop in the whole country, and the main foreign exchange earner, with the fall of the crop, problems also caught Tanga. The problems facing Tanga town are purely due to the stagnation of both the industrial base of the town and the economic base of the hinterland. These have resulted in rural urban migration directed into the town, since there is very little employment in the hinterland. Resulting into inadequacy of essential social amenities in the towns.

In the case of housing, there is an increase of 300 units annually, while the population increase is 3% (growth rate). Taking into consideration the big population figure of 90,000, it can be seen that this housing increase is by far negligible. Unemployment in Tanga is also severe, due to migrants from the rural area to the urban area, because of the closure of sisal estates in the hinterland.

The towns physical structure has also deteriorated considerably, in terms of road condition, there have never been major repairs

since the 1960's, only minor fillings of potholes is made which aggravates the situation. The roads are now full of potholes which require a complete road construction. Very few schools have been built since 1967, these amount to 32.76%, and out of those constructed before 1967 the larger number came up before 1960.

Industrial development has fallen short of target, and even the already operating industries have closed down due to lack of market demand. These were industries which operated on sisal boom sales. With the fall of sisal, they had no capital and market to sell their commodities. The goods were specific to the region.

In Tanzania, Government sponsored industries are usually widely located, following the decentralization policy. They are scattered in nine selected growth poles, of which Tanga is one. The benefits and products are also distributed through out the country. One example of such industry is the Tanzania Fertilizer Factory which produces fertilizers for the whole country. On the other hand small and medium industries are privately owned, and are local in scope. They take advantage of the existing economic base of the town, and the purchasing power of the town's population. For this reason industries of this nature are found in prosperous towns only.

The problem that is being high lighted in this study, not specific to Tanga, it is common to all stagnating towns through the world. It is the causes which differ, while the effects might be the same. A prosperous town is associated with rapid population growth, high incomes, bright economic opportunities, availability of jobs etc. It is these same indicators which measure the stagnation of a town. When these same factors are missing, the town is embarking on a down trend growth. In Tanga, these are the main areas which have been had hit.

Tanga town has been taken as a case study to represent stagnating towns which formerly had prospered and had a high growth rate. Since it depended mainly on sisal from the hinterland for its growth, it becomes necessary to study towns of this kind, in order to establish the basis for which reactions can be made to direct future growth. Lessons for this study could also be applied to other towns with modifications according to their variant conditions. The factors for growth might be different but what is important is the changes that are necessary in order to arrest the

declining situation. To embark on this task, past growth trends are studied, and main factors assessed.

Planning being a discipline, has a lot to be sought before recommendations are made. For this matter, the relevance of the problem which has been identified is but one of them. In urban areas the creator of jobs, provision of water, electricity, recreational facilities, goods and services (communication/transport), housing is an essential component of urban life. When these are lacking, the urban community breaks into social degeneration and urban decay. It is this theme that the study focusses; Tanga used to be a prosperous city, during the boom periods for sisal, but the years immediately after the fall of world prices for sisal, the situation begun to change. There was not enough capital to effectively supply these goods and services.

The Government has restored the urban councils, which were abolished in 1972 during Decentralization Programmes. The significant implications of the new structure is, that, the growth of the town will mainly depend on the resource endowment of the town and its hinterland, especially when finances will now have to be generated in the town through various forms of urban taxations.

This is to enable the provision of facilities and services. The deterioration of the town's industrial/economic have hence requires planning strategies to be undertaken so as to generate the needed revenue.

In a speech by, His Excellency the President of the United Republic of Tanzania, during the innaguration of Dar-es-Salaam City Council, Dr. J. Nyerere told the Nation that the Urban Councils shall have the powers to raise their own Revenue, Employ and pay their own employees as well as make their own By-laws within their areas of jurisdiction. This was a challenge not only to Dar-es-Salaam City Council but to all Urban Councils.

The primary concern of the study is to high-light the main problems which have been associated with the fall of sisal production and prices and there after suggest practicable solutions.

1:3:0

ASSUMPTIONS

In undertaking the study several assumptions had been taken into consideration from the beginning. These underly the study and the problem. The assumptions are:

- 1) It is assumed that only one factor (sisal) was predominant in the initial stages of Tanga's growth and others if any, were subsidiary.

- 2) It is assumed that Tanga's growth and physical expansion has been predominantly associated with sisal industry.
- 3) It is assumed that Tanga's growth and position is declining given the uncertainties in world market prices for sisal.
- 4) It is assumed that if Tanga is to grow, direct government intervention is needed to diversify the industrial base of the town and the Economic base of the hinterland.

It is therefore, expected that guidelines and proposals will be made in this study to help the government and other relevant authorities arrest the deteriorating status of the town primarily based on physical and economic considerations.

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OBJECTIVES OF THE STUDY

With the problems identified, the study is aimed at showing the extent to which sisal has contributed to the growth of Tanga town. The objective of the study in general is an appraisal of the growth of Tanga Town.

The main objectives in this study can be summarized as follows:-

- 1) Examining the linkages existing between a mono-cultural hinterland on the

development of its principal centre.

The emphasis is made on analysing the part played by sisal from 1952 to date.

- 2) Examining the functions of Tanga town both as a growth and service centre from which spread effects were expected to reach the rural areas therefore becoming a nuclei of development.
- 3) Suggesting changes to be made in the development of Tanga town based on suitable planning principles and past trends. The suggestions and proposals will be economic and physical.
- 4) Suggesting policy guidelines to govern the development of towns which have monocultural hinterland i.e. towns which depend on one activity as means of generating revenue and growth. Hence promote a balance in the hinterlands a economic base and the town's industrial base towards a stable and balanced growth of the town, therefore generating employment and incomes.

With these objectives in mind, it is hoped proper suggestions and proposals will be made governing not only the direction of Tanga's growth but also towns of similar nature whenever the conditions appear to similar.

The town has been taken to represent the towns of similar nature, for the purposes of directing their growth in an orderly manner. This has become significant because of the need to establish a balanced self sustained growth of these towns to avoid depressions in their economic bases. For this reason then, towns with mono-cultural influence in their growth i.e. mono-cultural activity such as single crop hinterland or a mineral mining term, has to be clearly guided so that even when there is bad harvest, or low prices, in the case of minerals, exhaustion of deposits, the effects are minimal.

Though the study area centres on economic and social infrastructure of the town, it will also dwell on the hinterland's economic infrastructure and physical backgrounds as it is understood that Tanga's growth is not dependent on the town's existing economic base. The area has been chosen, based on administrative boundary of Tanga Region, as such physical and economic factors are used only to explain and analyse the boundary. The administrative boundary has been used, because as will be explained in the coming chapters, of the limited hinterland of Tanga part. The products which are exported through

Tanga port are primarily those produced within Tanga Region. The bulk of these exports is sisal. The Sisal Zone extends past Tanga Regional boundary but the exports through Tanga are limited to Tanga region, the rest is exported through Dar-es-Salaam and Mombasa (until the closure of the border).

In most developing countries, rural and urban systems are dependent on each other. However, this seems to be a relationship of unequals. In most cases, the urban centre drains resources from the hinterland to be utilized by the urban community. In theory It is expected that the incomes should help the two sectors - Rural and Urban. The urban areas usually help in marketing the rural produce provision of goods and services i.e. retail commodities and credit facilities. This is true only to towns of agricultural background and status. On the other hand, the rural area supplies labour, food and raw materials for industrial needs of the Urban Centre. In a way agricultural towns rely heavily in their hinterlands. The two systems supplement one another though to the town's advantage. For towns of this nature when the rural economy collapses, chances are great that the urban economy will also decline.

This is the main reason for studying the deteriorating position of Tanga towns economy from the hinterlands economy point of view. As Friedman argues, the rural sector, in the process of the rural-urban relationships, becomes increasingly polarized of its resources, capital and labour while the urban centre accumulate the profits through investments in various projects in the urban physical space. The polarization helps to strengthen the urban economic base. Without this polarization accumulation in towns would never have taken place and therefore towns would never have existed or grown to their present extent.

The trend of polarization outlined above is what had taken place in the case of Tanga. Whatever came out of the sisal estates was shared by Dar-Es-Salaam and Tanga. The main benefactor was the international economic system represented by the giant multinational corporation of Western Europe and United States of America.

For the purposes of the study Tanga town is considered the town which benefited most out of the sisal industry. Industries, infrastructural facilities and employment opportunities are considered to have come there as a result of the sisal influence. The study area thus covers Tanga

township boundaries, and the related district and Regional (administrative) economy. The areas has been chosen using economic and administrative criteria. The region has been taken as the economic Zone which influences the growth of Tanga town primarily because of the extent of the port's hinterland.

1:6:0

RESEARCH METHODOLOGY USED

In the collection of data for the study various data gathering tools had to be employed. Some of the work had to be done outside Tanga town. This in order to get information concerning the hinterland. In this respect reference is primarily directed to the hinterland where sisal is produced. The information gathered from these areas concerns sisal production figures from the estates and employment in these estates. The reason for this was that sisal estates are the major employers in the region. It is also outside the town but within the region where potential crops other than sisal could be determined, if it meant identifying possible crop substitutes for sisal, in the case of abandoning sisal.

This study was mainly done by visiting Estates and interviewing Estate Managers, and looking into various relevant files. The questions were open ended, to give room for the interviewees

to express themselves. District Crop Development Officers were also interviewed verbally, to determine the various crops grown in the region; and possible expansion programmes. In all ten sisal estates were visited and three District Crop Officers were interviewed.

In the town, information came from three sources, interviews using questionnaires, verbal discussion with officials of relevant authorities and consulting published documents. In brief the methods used were:

(i) Interviews using questionnaires; In this respect interviews were done to sampled industries and commercial establishments. This was done taking into consideration, factors such as the size of the establishments, and geographical location. These were the main factors taken into consideration in the sampling. Secondly, the number of the establishments, was also taken into consideration, the bigger the number, the smaller the sample chosen. The geographical location, made it possible for the interviewer to reach the enterprises, thereby reducing time consumption. The sampled enterprises were those which were clustered together in one area; i.e. Industrial area and the central business district.

The information gathered from these interviews concerned, employment, income and capacity and ownership of the establishments. The reason being to determine, the relationship between these industries and sisal. In the case of industries, there were a total of 98 factories of which 50% sample was taken for the large industries since they were only 30 of them and a 15% sample for the rest which were medium and small scale establishments.

As regards commercial facilities, the ones in the Central Business District were the ones sampled. Of the total 3,020 shops, 500 shops were wholesale, and thus only 5% sample was taken. For the rest which were retailshops the same sample was used. The wholesale shops are the main suppliers of commodities to the sisal estates and the Region in general.

The information on population and Urban infrastructural facilities was taken from a recent survey conducted by Urban Planning Team, in which the author took part. The survey was conducted in July 1976.

(ii) In addition to the above, there were verbal consultations with individuals and management of institutions and industries which appeared to be related to sisal production and

development, as well as the Town's growth. These included Tanzania Sisal Authority, Tanga Municipal Council, Government Departments and Tanzania Harbours Authority (Tanga Port Engineer's Office).

(iii) For other information, published documents were consulted especially those from Ministry of Lands, Housing and Urban Development, Tanzania Sisal Authority, Bureau of Statistics and Annual Reports from Economic Research Bureau.

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SCOPE AND LIMITATIONS

As mentioned earlier the focus of the study is to relate sisal industry to the growth of Tanga town. The main emphasis is to analyse the hinterland in terms of population, sisal production and employment.

In the second chapter, a history of sisal industry is traced giving the evolution of sisal production and the current trend. Thus production of sisal and production costs are analysed in the same chapter. Also the historical development of Tanga port is extensively outlined as a possible factor which contributed to Tanga's growth.

The third chapter is devoted to the analysis of the hinterlands physical and economic base. Climate, soils, Topography are thus outlined. In socio-economic analysis, population employment

and infrastructure are the centre of focus. The reasons are to determine the potential for agricultural development. The fourth chapter is mainly the analysis of the town's industrial and physical base the general development of the town, and the existing infrastructural facilities are emphasized. The capability of Tanga being as centre for industrial development is also analysed.

The fifth and sixth chapters are problems identified and recommendations to the main problem of the study and the subsequent problems envisaged in the study and the town in general. Lastly is the conclusion.

The scope is generally limited to sisal though there are other factors which might be considered such as the administrative and the port as contributors towards the town's growth. The administrative function of the town is considered in this study as a by product of sisal.

The study might appear to fall short of quantitative analysis, and correlations, this is mainly due to time constraint to which the author was subjected. Tanga town is a town of sizeable magnitude, for this reason actual field survey could not be thoroughly carried out by one person given the time which was available, For

this reason some of the information could not be available in time. Population figure based on estimates, until the results of the 1978 census are out.

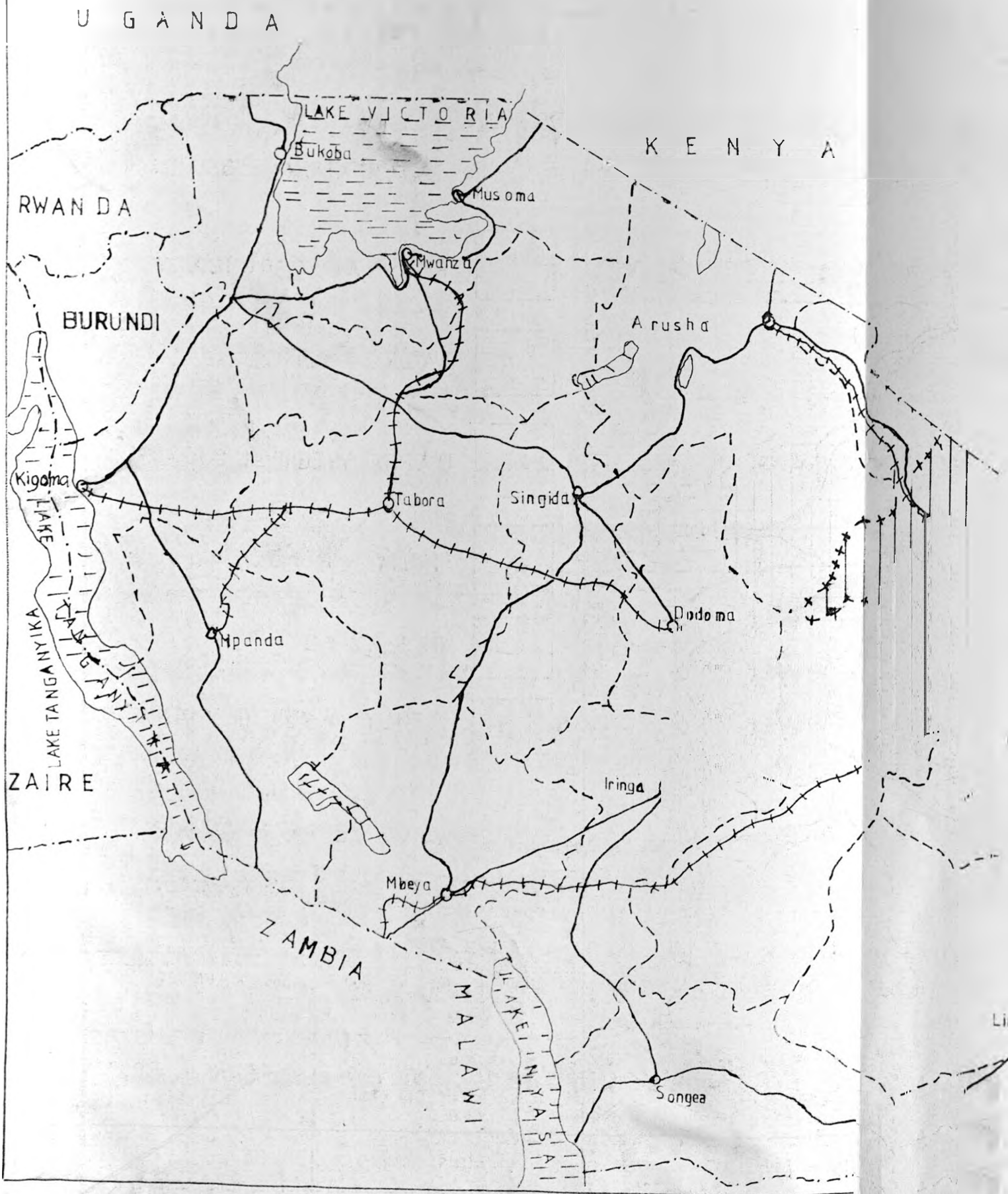
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IMPACT OF SISAL ON TA

CHAPTER II

2:0:0

HISTORICAL DEVELOPMENTS

The fact that the development of Tanga and sisal have been linked together by several writers, amongst them I. Thomas (1967)² and A. Mascarenhas (1970)¹, it is worthwhile tracing the historical developments before analysing their present status. This approach is interested to show how the crop and the port developed between the years and the impacts they have had on each other. For this reason a chapter have been devoted to this cause.

Generally, the first impetus to the development of the town came in 1893, largely because of the need for unloading facilities at the time when the Usambara rail-road was under construction by the Germans. The line was constructed to tap the agricultural potential of the Usambara highlands; thus connected Tanga at the coast to the areas of Kilimanjaro and Usambara highlands which were seen from the start as agricultural potential areas. The rail-road stimulated agricultural production as well as establish proper infrastructure to

enable the Germans administration to suppress the then rebellions tribal groups in the Usambara and Kilimanjaro areas and thus establish what they thought was proper administrative machinery.

The Germans arrived in the region in the late 19th Century, they built a rail-road after which they established a tropical plant *breeding* station at Amani which was to research into various crops which could be grown in the area. This resulted in emphasis on planting of sisal, rubber and tea. The region like other coastal areas is an Ancient Arab Dominion, with history going as back as 15th Century thus even after the German and later the British colonization, it still have a dominant Arabic Cultural influence¹.

2:1:0 HISTORICAL DEVELOPMENT OF SISAL IN THE REGION.

The exact history of the importation of sisal seedlings is not known, but it is believed formerly the crop was being grown in Mexico, which even at present is still a world producer and exporter of sisal fibre. At this juncture it is also worthwhile mentioning that, Mexico and Brazil are the World's greatest competitors to Tanzania in the World Market.²

The competition is more serious in the European Market, than other non-European countries especially North America.

Historically, according to one account, sisal was literally smuggled into Tanganyika (Tanga Region). In the late 19th Century, the crop was confined in Mexico, and the exports of seeds was prohibited by the Mexican Authorities. Nonetheless, a man named Dr. Richard Hindout allegedly imported 1,000 seeds into Tanganyika (German East Africa) unknown to the Mexican Authorities. Although only 60 of his seeds survived the trip, the account elaborate, they proved to be enough. They were planted in Korogwe (a District in Tanga Region) and this signalled the beginning of the sisal industry which was to have such a great impact on Tanga Region, Town and the rest of the country in general.

The hot, dry country in Tanga was ideal for sisal growing, and the number of plantations and estates expanded under both the German and British administrations, mostly along the railway line. The history of Tanga region thus became closely associated with the developments of the sisal industry.

All the same sisal was not restricted to Tanga Region only, but spread to other regions,

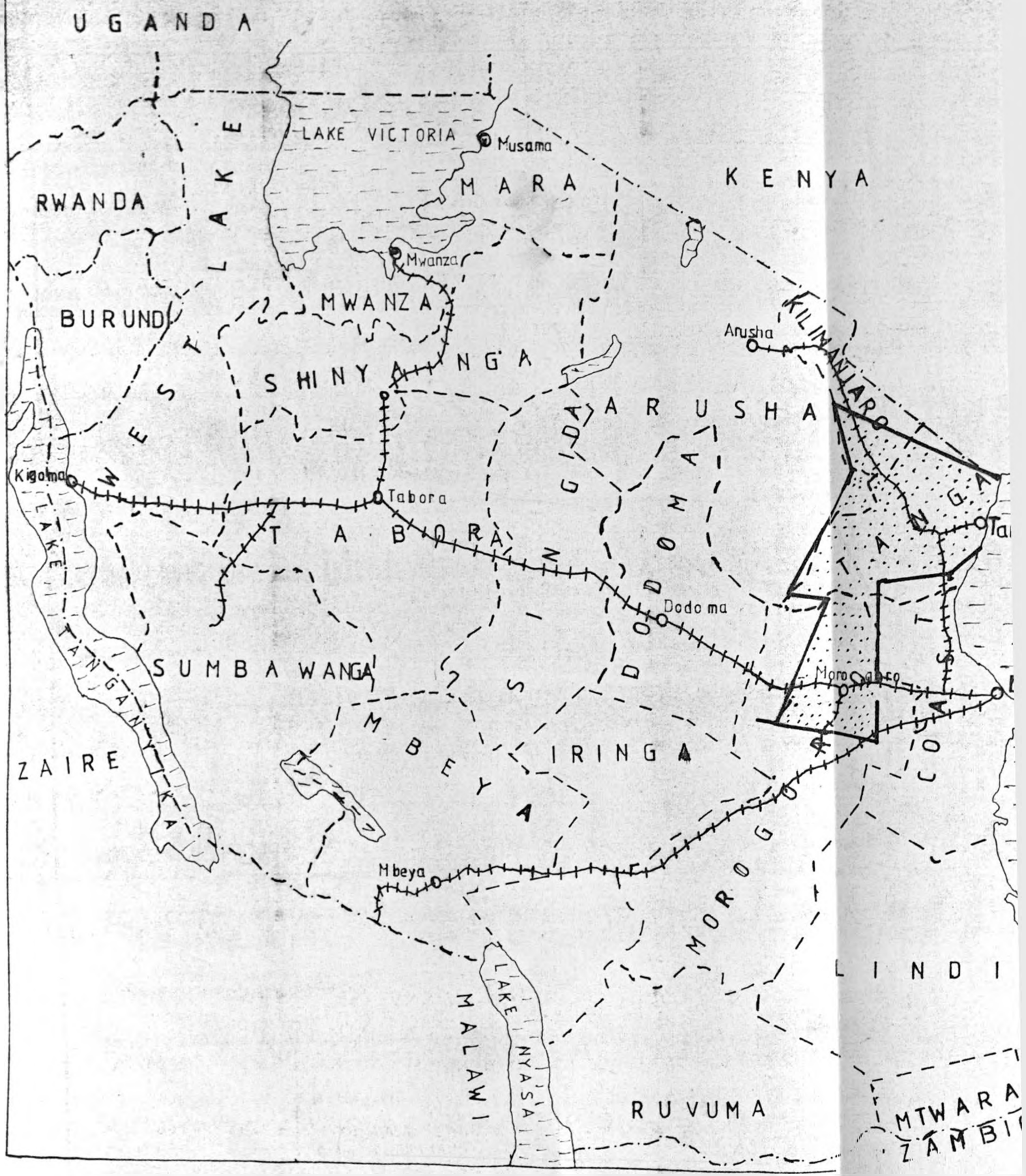
like Morogoro and coast along the Central Railway line and Moshi/Arusha areas at the head of the Usambara line, and some parts of Mtwara/Lindi areas, not mentioning the northward extension into Kenya. Thus sisal is essentially a crop grown along the coast, the area which is of similar ecological zone.

Sisal has also dominated the economy of not only Tanga region but also the whole country for quite some time. It was the main exchange earner for Tanzania both during the British Colonial era and after independence (1960's). During the Colonial and post independence period the main cash crops were sisal, cotton, sugar, cashewnuts, coffee and tea with sisal emerging as the most dominant. This can be fairly illustrated by a table showing major cash crops,

TABLE 1 : MAJOR CASH CROPS 1960 - 1966

CROP	1960 - 1962 AVERAGE		1966		GROWTH 1961-66 %	
	TONS	'000shs	TONS	'000shs	VOLUME %	VALUE %
SISAL	205,000	298,000	222,000	222,000	8	25
CASHEW	46,000	31,000	84,000	66,000	83	113
COTTON	37,000	134,000	78,000	222,000	111	69
SUGAR	36,000	33,000	70,000	63,000	94	91
COFFEE	26,000	112,000	54,000	221,000	108	97
TEA	4,000	32,000	64,000	52,000	60	62
TOTAL	-	640,000	-	850,000	-	33

SOURCE: BUREAU OF RESOURCE ASSESSMENT JOURNAL No. 1968



IMPACT OF SISAL ON TANGA STU

As the table shows sisal was the main cash earner of them all, though others such as coffee cashewnuts and sugar showed major growth rates both in volume and value, this is because of the increased demands for them in the world market in those years. This resulted in increased production and emphasis.

(Map showing areas where sisal is grown).

As already pointed earlier, the main sisal producing area is Tanga Region along the Railway and Road transportation networks. This can be illustrated by the volume produced in the major producing areas by Region.

TABLE:2 SISAL PRODUCING AREAS BY REGIONS 1966

REGION	SISAL '000 tons	% OF TANZANIA
TANGA	135	61
KILIMANJARO	13	6
MWANZA	-	- (Hedge Sisal)
MOROGORO	48	22

SOURCE: BUREAU OF RESOURCE ASSESSMENT
JOURNAL 1968.

The figures in the table shows the magnitude of sisal produced by Tanga region out of the national total. In 1966, therefore Tanga produced 61% of Tanzania's total sisal production,

which mostly was shipped through Tanga port as will be shown on a section on Tanga Port - in this chapter.

According to the agricultural Price Review published by the Tanzanian Government (1978), Tanzania produces between 20% and 25% of the world's output. The other leading producers are Brazil and Mexico; although the crop is considerable importance only to Tanzania in economic development.

TABLE 3: WORLD PRODUCTION OF SISAL

COUNTRY	'000 METRIC TONS					
	1969/71	1972	1973	1974	1975	1976
ANGOLA	65	80	62	70	40	25
BRAZIL	200	230	230	220	180	180
HAITI	18	20	23	24	14	10
KENYA	46	41	58	86	44	31
MADAGASCAR	25	24	24	23	21	19
MOZAMBIQUE	28	22	21	19	15	23
TANZANIA	197	157	155	143	128	110
MEXICO	157	159	157	164	153	130
OTHERS	44	36	36	38	37	37

SOURCE: FAO REPORT ON SISAL

As the table shows therefore Mexico, Tanzania and Brazil are the world's leading producers of sisal, but, also shown in the declining trend in sisal production, for example Tanzania's

production dropped in the years from 197,000 tons in 1969 to 111,000 tons in 1976, Brazil's production in the same years from 200,000 tons to 180,000 tons.

In the early 1960's sisal was Tanzania's largest export, accounting for around a quarter of the country's foreign exchange earnings. Since then as will be explained in later sections the production and exports of sisal have fallen while the earnings from other exports crops have risen and the value of sisal exports have been exceeded in recent years by coffee, cotton and tobacco exports.

The general trend of sisal production, as put forward by the Tanzania Sisal Authority statistics also displays a declining trend. This has been attributed to lower replanting rates as a result of the discouraging prices in the world market. Hence, some estates have closed, leaving essentially those administered by the Tanzania sisal authority and the powerful markets like Jivanjee Estates and Lalli Estates, who have the monopoly of sisal fibres production apart from T.S.A. These have the power to bargain and meet the increasing operational and production costs.

2:1:1 BOOM PERIODS FOR SISAL

The boom years for sisal can be categorized to have taken place in three periods in Tanzania,

which also coincides with boom in the world market. Firstly, it was between the World War I (1918 - 1939) and then secondly after the second world war (1952 - 1957) and lastly in the 1960's after which the crop's position started to stagger in the world market.

According to ILLIFE⁴ the reasons for the boom for sisal in Tanganyika and other crops in general during the German period was:-

- (i) To make the railway pay its running costs. This was to justify the existence of the railway (Usambara Railway) through increased agricultural production of which sisal was the most outstanding, in Tanga area. In other regions cotton and coffee were the main crops in which the Germans put more emphasis.
- (ii) Increase production, in order to support the Economy of German which was preparing to go to war.
- (iii) Produce raw materials, for the manufacture of raw equipments. Emphasis was put on sisal for the production of sisal fibre for the manufacture of cordage to be used in ship building industry.
- (iv) Make the colony incur its own budget requirements thus putting little burden on German.

These reasons among others, resulted in the promotion of several crops both during the German and British periods but all productions were meant for export. A cordage industry was to be established in Tanga, during the German period but was discarded due to interests of producers in the Metropolitan Centre (RWEYEMANU J.)⁵

As regards the years 1952 - 1957 during the British period, sisal was encouraged to raise income to restore the war torn economy both in Britain and the colonies. Thus sisal became the biggest foreign exchange earner. By this time technology had not gone into various forms of artificial fibres (synthetics) thus sisal was dominant together with Jute produced mainly in South East Asia. Hence Ropes, Twines, were produced from sisal fibre, this ensured sisal's position in the world market.

In the 1960's sisal had a boom essentially because of the vigorous production probably adopted by the newly independent Tanganyika nation to meet its newly redrawn projects after the British had left. Since, Tanganyika, was left, primarily an agricultural country, there was no any other solution apart from increasing its agricultural production for export, and like most developing nations adopt imports substitution strategy in the industrial sector. Thus while sisal was produced for export, emphasis

was also put into looking at ways of producing sisal products within the country, i.e. Ropes, Twine sisal bags, carpets etc.

2:1:2

FACTORS FOR DECLINE AFTER 1967

The growing of sisal after 1967 has gone considerably down, in value, volume, acreage and number of estates. The production of sisal fibre have been estimated to have fallen by 50% in the past decade. The reasons for the fall, in production and export have been attributed to:

- (i) The staggering world prices for sisal, this has resulted in low prices. The low sisal prices have been also a factor of the introduction of synthetic fibres in the world. In the case of Tanzania the biggest effect have been to the farmers, when most of plantation/estate owners have lost the incentive to produce more sisal fibre and thus they have abandoned the estates which were running at marginal profit.

It is not logical to compare the prices per ton in different years since the element of inflation will show an unbalanced comparison. Example in 1972 average annual price per ton was US \$246 while in 1977 it was 515 US \$ per ton. With the price factor, staggering, sisal fibre consumption in the world market has

sharply declined, falling from 700,000 tons per annum in the early 1960's to 630,000 tons per annum in the early 1970's. This has been attributed to the drop of sisal fibre demand which was largely caused by the increased use of synthetic fibres (especially polypropylene) in sisal's primary end uses - Ropes and Twines.

- (ii) Tanzania's Arusha Declaration which among other things, laid down the nationalization of key sectors of the economy - agricultural industrial Transport and Commerce and placed them under state run institutions. In the case of sisal the Tanzania Sisal Corporation was given the challenge to cater for all non-citizen owned estates. This step taken by the Government was a deterrent to other estate owners with Tanzania citizenship. The Arusha Declaration also resulted in most skilled personnel, in the engineering accounting, and management sectors leaving the sisal industry to either outside the country or in other private enterprises where the Government had no influence.
- (iii) Apart from the two reasons, the Agricultural price review attributes the low production after 1967 to the slow replanting rates.

This factor can be, seen as a result of both the price factor and the government's decision contained in the Arusha Declaration thus the volume of sisal produced in the latter years dropped considerably. This can be clearly shown by a table showing the replanting rates since 1968 up to the year 1977.

TABLE 4:
REPLANTING RATES 1968 - 1977

1968	2333	1973	4607
1969	3941	1974	8500
1970	4271	1975	9000
1971	5279	1976	10000
1972	3759	1977	13000

SOURCE: AGRICULTURAL PRICE REVIEW (1978)

As the table shows the replanting rates have been improved recently, with a deliberate attempt to rescue sisal from total collapse.

2:2:0 EXISTING SITUATION AND FUTURE PROSPECTS FOR
SISAL

The current production situation as had been pointed out, is one of decline. Sisal fibre production has fallen substantially from over 220,000 metric tons per annum in the mid 1960's to less than 120,000 metric tons per annum in the mid 1970's. The figures from T.S.A. also

suggest that there have been a fall in average yield per hectare. In the mid 1960's the average yield per hectare was 0.78 tons while in the mid 1970's this had dropped to 0.65 tons per hectare.

The major producer of sisal in Tanzania is Tanzania Sisal Authority, which produces 60% of total sisal fibre. The estates which are owned by Karinjee Jivanjee Estates and Rally Estates, the Government through T.S.A. have 50% share holding.

With T.S.A. being the biggest producer, there have been a deliberate move towards increasing sisal production both for local industrial (production of twine and ropes) and for export as sisal fibres. The replanting rates have been increased since 1974, thus by later years the sisal production anticipated to increase. ^{In Tang} Region only about 78,000 tons was produced in 1977.

2:2:1

SISAL PRODUCTS

Sisal fibre is presently used to manufacture twine, rope and bays in Tanzania, while a sisal carpet factory was expected to start operation in late 1978. By far, the most important part of the industry at present is the manufacture of twine. Twine and rope are manufactured in six mills, the actual annual production since 1970 rose from 19,407 tons to 42,430 tons in 1976, thus in seven years the production has more than doubled.

Most of these factories are located in Tanga district as the table will show, this is because of the volume of sisal fibre produced in the area. Thus the application of the principle of location in accordance with source of raw materials; this taking into consideration the fact that Tanga has a port and a good road and railway connection with the hinterland.

Factory Name	Location	Year of Establishment
...
...
...
...
...
...
...
...
...

TABLE 5 : YEAR OF ESTABLISHMENT AND LOCATION OF THE MILLS

MILL	LOCATION	YEAR OF ESTABLISHMENT
TANZANIA TWINE AND ROPE WORKS (TTRW)	NGOMENI (TANGA)	1964
SISAL KAMBA	MURUAZI TANGA	1971
TANZANIA SISAL SPINNING COMPANY(TASCO)	DAR-ES-SALAAM	1964
USAMBARA	LUGONGO TANGA	1966
TANZANIA INDUSTRIAL CORPORATION (TIC)	TANGA	1964
AMBONI	TANGA	1976
TANZAMEX	NGOMBEZI TANGA	1975/77
TANZANIA CARPET COMPANY	KILOSA (MOROGORO)	1976/78

SOURCE (TSA) TANZANIA SISAL AUTHORITY

2:2:2 Unlike other cash crops (except sugar) sisal is mainly produced on large estates; also sisal is a very labour intensive crops. An average of about 80 working days are required to produce one ton of estate sisal fibre or 100 million labour days are required for the total production of 125,000 tons. This expressed in permanent labour terms (300 working days per year) about 33,000 workers would find employment in sisal production (time not included)

in the Tanzanian sisal labour market. Since not all workers are permanent, that means the total number of people employed is even higher.

There is a large difference between production costs of individual estates and groups of TSA Estates. Production costs of individual estate including profit was 2,685 shs. per ton as compared to Sh. 1,532 per ton on wholly owned estates. With good management of labour TSA anticipates to reduce production costs and thus increase their share of the surplus.

2:2:3 Sisal's competition position deteriorated seriously from early 1973 to 1975, despite the cost effect of the oil price rise in its synthetic substitutes. A slow replanting rate in response to low fibre prices in the late 1960's and drought conditions in East Africa from 1972, reduced supplies at a time when demand for twine was strong because of large grain and hay crops in developed countries. Market prices for fibre and twine rose sharply from late 1972 and reached a peak in 1974. (1,079 US \$ per ton); providing incentives for large investments in polypropylene (PP) twine production capacities in Western Europe and the USA. By 1975 pp. twine had captured over 30% of the total market for twine. The rapidly increasing availability of pp twine supported by aggressive selling campaigns

resulted in a severe fall in demand for sisal for sisal twine. Thus sisal and sisal products fell substantially in the world market.

As regards exports, which is a reflection of both supply and demand, Tanzania's exports of fibre has fallen fairly steadily since 1972 in its major export markets which include Australia, Belgium, West Germany, Japan and the United Kingdom. This fall has been partly compensated by increased exports to other countries, especially Italy, Portugal and USSR. Nevertheless, the total volume of exports in 1976 at just over 90,000 tons is the lowest for at least a decade.

The export of sisal fibre has been partly affected by promotion of local production of sisal products. The domestic market is at present taking less than 5% of the total sisal fibre. As regards the market for sisal products industry, Tanzania depends on four major markets, Canada, West Germany, Netherlands and USA. which in 1976 together took 90% of Tanzania's total exports of sisal products. Most of the exports to these countries are channelled through agents which wholly or partly own one or more of Tanzania's Spinning Mills. These agents are the very manufacturers of the polypropylene twine. The contract between these countries and the mills have very serious consequences as far as Tanzania is concerned. The countries which market

Tanzania's products are the same, which produce polypopylene twine. This means they usually make sure their products are consumed before marketing Tanzania's products. The result has been accumulated stocks of Tanzania's sisal products without buyers.

2:3:0 TANGA PORT

2:3:1 LOCATION

Tanga was the first modern sea port to be developed in East Africa; but due to its disadvantageous position and site conditions its activities have been somewhat curtailed.

The port is located on the southern shore of Tanga bay, a bay roughly circular in shape, which comprises the drowned mouths of the Sigi and Mukulumuzi Rivers. These small rivers emerge into the bay through a maze of mangrove swamps. The harbour itself is protected from heavy swells by outlying coral reefs as well as an inner island called Totter Island. The port facilities are grouped together on a small area of land, partly of artificial construction at the base of a 50 feet cliff, the top of which is raised beach. The town of Tanga stands above low water level.

As far as limitations to its further physical developments are concerned, there are several factors of which depth of water is the chief

physical constraint inhibiting its development into a major seaport. Shipping movements are limited by the depth of water available at the various berths. Within the inner harbour, only about $\frac{1}{4}$ square mile is available with a depth of more than three fathoms, while a further quarter square miles with less than three fathoms is suitable only for small crafts. The harbour does not have deep water quays, hence Cargo is transported between ships at anchor in the berths and quays by lighters; a time consuming procedure which involves double handling of goods.

In terms of location in the geographical set up, the fact that Tanga is situated between Dar-Es-Salaam in the South and Mombasa in the north, both of which have better water sites, superior port facilities and more extensive rail connections inland has meant that Tanga has been effectively prevented from developing as a major seaport serving a wide area of the East African hinterland.

2:3:2

DEVELOPMENTS

The developments in Tanga Port can be seen in light of a general theme of the development of major East African mainland ports.

GENERAL THEME OF THE DEVELOPMENT OF MAJOR EAST
AFRICAN MAINLAND PORTS

ERA	REMINITED BY EPOCH OF
1. DHOW TRAFFIC	The construction of the first port facilities on the modern harbour site.
2. Primitive	The construction of a first lighterage quay.
3. Marginal Quay Expansion	The opening of the deep water berths
4. Simple Lineal quayage	The provinsion of oil berths in deep waters.
5. Specialized Quayage	The separation of all deep water sites within the confines of the harbour.

SOURCE: B.S. Hoyle, The Sea Ports of East Africa, Nairobi, E.A.P.H. 1967 P30

Like other Sea Ports in any other parts of the world, the factors leading to the emergence of ports and their growth are in response to the environmental, economic, political and technological opportunities and demand changes at different times areas and intensities. So the level of development of the sea port is seen as a reflection of the varying pattern or relationships with the maritime foreland and the interior hinterland. Thus the development of Tanga Port can be looked from the

different stages it has undergone, which are automatically the reflection of the different factors both at the maritime foreland and the interior hinterland.

The emergence and development of modern sea-ports of East African coast can be seen as a most recent stage in an extended period of trading activity stretching far back into the earlier centuries of the first years 1000 AD. Successive generations of the traders and invaders e.g. Indians, Arabs brought up contrasting hierarchies of seaports depending on the environmental aspect of the coast-line.

According to Hoyle (1970) Mombasa, Dar-es-Salaam, Tanga and Mtwara are East African Sea-ports which comprise the hierarchy which has developed mainly during the German and British colonial administrations.

2:3:3:0

PORT BEFORE 1860's

There is no recorded history of commercial or maritime activity before 1860's, but it is understood that by then the port was largely overshadowed by Pangani. In fact Pangani stood to Tanga just like Bagamoyo to Dar-Es-Salaam. Pangani was by then used as a transit for slaves and lorry trade by the Arabs of Muscat origin, they brought or looted ivory and slaves from the interior and

and took them to Pangani for export to Arabia and the far East. Pangani's growth was also hindered by the existence of powerful chiefs in Usambara and Kilimanjaro areas whom the Arabs considered as hostile, thus their influence was only limited to the coastal area.

At another level Pangani and Tanga were in the periphery of the Sultan's influence since the headquarters of the Sultan's had been concentrated in Zanzibar and later Dar-es-Salaam. In the north, Mombasa was an area of turmoil with constant conflicts between Mazuri Arabs and the Sultan of Zanzibar who claimed the whole of East Africa. Thus Tanga and Pangani were in the periphery and were not given much attention until the coming of the Germans.

2:3:3:1

OPERATIONS

Since slave and ivory were the main items of trade, and since the bulk of these communities came from far in the south of Tanzania and beyond as well as Kigoma, Ujiji and beyond (WERE 1968), Tanga Port was not significant. The mainports were Bagamoyo and later Dar-es-Salaam. The most notorious slave markets were found in Kilwa, Bagamoyo and Zaniziba and all slave routes centred on linkages with these ports.

This explains why Tanga became prominent only after the coming of the Germans in 1890's. As WERE explains, the reasons for constructing the railway line were:

- (i) Limit the southward expansion of the British who were settling in British East Africa (Kenya)
- (ii) Put the "hostile" tribes under control
- (iii) Explore the agricultural potential of the Usambara's, an area where Karl Peters had made some treaties with the African chiefs.

2:3:4:0

PROVISION OF PORT FACILITIES

In 1891, since the Germans were trying to entrench themselves in Tanganyika, a subsidiary of the German East Africa Company, undertook to build and operate ports and railroads in German East Africa. The construction of port facilities at Tanga was its first venture. Tanga was selected as a seaward terminus of the then proposed Usambara Railroad heading northwest towards Mt. Kilimanjaro, but it was until 1892 when a small jetty was built to receive imported railway materials when Tanga as a Seaport began its history. Attention was focussed upon Tanga and the Usambara line at this early period rather than upon Dar-es-Salaam and the central railway.

This attention was due to two factors among others according to Mascarenhas (1970),

- (i) It was assumed that the Usambara line would be easier to build (though it reached Moshi in 1911)
- (ii) The German East African Company had already acquired vast tracks of land in the Usambara mountains and had started coffee and Rubber plantations.

The railway proved as expected to be a stimulus to further development of plantation agriculture in the area especially after the introduction of sisal.

Further developments occurred in 1914, when some improvements occurred in Tanga harbour. A lighterage quay replaced the small and Unsatisfactory jetty. Further more some sheds and ancillary equipments were installed. After these improvements no further extensions took place at Tanga for 40 years. This can be explained by the period of wars and uncertainty, after which the Germans were driven out of Tanganyika. They had extended the harbour for war reasons, in order to accommodate big warships and military supplies.

After World War II therefore the British took over as per laid down in the United Nations Charter. With their inclination towards trade with

Zanzibar and safe guarding their interests in Kenya, they concentrated all the developments and investments on Dar-Es-Salaam and Mombasa Ports. Tanga had a limited resource potential hinterland while, Dar-es-Salaam's hinterland stretched to as far as the central, Western and Southern parts of Tanganyika. Mombasa's hinterland stretched to the whole of Kenya and Uganda after building the Uganda Railway.

In 1954, however, at a time when congestion at Mombasa was particularly severe, major extension took place at Tanga. The original 1914 lighterage quay was extended, modern Cargo handling equipments were installed and large new warehouses were built along with a modern passenger terminal, port offices and a small dock yard. More recently, a second lighterage quay has been added.

Tanga, like all other East African Seaports were East African Harbours Corporation, a corporation within East African Community. It had a capacity of 320,000 tons per year. During the period in question the port was operating under capacity due to limitations posed by the two major ports in either side.

The table shows an indication of the trend of trade handled at Tanga.

TABLE 6 IMPORTS AND EXPORTS 1967

EXPORTS	TONS	IMPORTS	TONS
SISAL	183,822	FERTILIZERS	6,094
COFFEE	11,712	MAIZEMEAL	526
TEA	5,120	SALT	1,029
WOOD FLOORING BLOCKS	4,326	BULK CILS	16,988
TIMBER	2,647	VEHICLES	4,953
OIL CAKES	1,135	TALLOW	2,352
WATTLE	331	CEMENT IN BULK	11,660
CASTOR SEED	1,071	CEMENT	2,638
CASHEWNUTS	588	BEANS	171
TOTAL	230,770		81,290

SOURCE: MARY TUCY TANGA PORT AND REGION
RESEARCH PAPER 1974

As the table shows the predominance of sisal reflects the long standing importance of the crop to Tanga. All the other crops exported through Tanga reflect only a proportion of Tanzania's production, the west being exported through Mombasa and Dar-Es-Salaam especially in the case of Coffee and Cashewnuts respectively.

2:3:5:0

POST INDEPENDENCE

Since Tanzania was still a partner in the East African Community with its Headquarters in

Nairobi the trend in the Ports Developments in East Africa remained the same. Congestion in Mombasa and Dar-Es-Salaam became acute, this called for more and more improvements and extensions in these harbours, rather than diverting goods ~~and~~ Cargo to other smaller ports which were operating under capacity. The hinterlands of Dar-Es-Salaam extended even beyond the boundaries of the country into Zambia and Burudi and Rwanda. Congestion at Dar-es-Salaam Harbour increased especially after the construction of Uhuru Railway and the building of TANZAM Highway, which were meant to serve land-locked Zambia after the closure of the border with Rhodesia.

After the breakdown of the East African Community, the position seem to be chnaging in favour of Tanga. The bulk of the goods which, previously were handed by Mombasa from Northern Tanzania are non re-directed to either Tanga or Dar-es-Salaam this will mean enlarging Tanga Port to handle the increased shipments. The ports are now under the newly established Tanzania Harbour Authority, which is the sole care-taker of the Harbours Developments. Further more, the closure of the border by Tanzania (Tanzania-Kenyan Border) means a lot now to Tanga. But all the same sisal is still the dominant crop handled together with imports.

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CHAPTER III

3:0 HINTERLAND ANALYSIS

The geographical analysis of a seaport or group of seaports is unrealistic without reference to the concept of hinterland. *Just* as the study of a seaport in chronological isolation may lead to superficiality of treatment, as the examination of a port without reference to its hinterland leads inevitably to a partial and *truncated* view of reality, for the port or town can not exist in isolation its sole purpose is to correct together the land and sea transport systems.

3:1 PHYSIOGRAPHIC CHARACTERISTICS

Tanga Region of Tanzania lies approximately between 3° , 30^1 and 6° South Latitudes and $37^{\circ}30^1$ and $39^{\circ}15^1$ East Longitude. To the north lies Kenya and on the East the Indian Ocean. It is divided into four districts as follows:

Tanga	Area in Sq. Km.
Tanga	1,457
Pangani	1,221
Karogwe	3,624
Handeni	5,930

3:1:1

TOPOGRAPHY

A chain of mountains runs in a south easterly direction from extreme north of the region to within about twenty five miles of the coast. Between this range and the Kenya border lies an almost uninhabited steep ranges. Seaprated from the Pare Hills by the valley of the Mkomazi River lie the western Usambara mountains with a highest known point 7,550 feet.

A belt of limestone extends along the coastline and in the extreme north the land rises rapidly to the Kilulu and Kirimba Hills, while in the neighbourhood of the Sigi and Mkulumuzi Rivers it rises in indulations. Here, from within a mile or so of the coast to the foot of the Usambara in the Digo Country, which is fairly fertile but poorly watered. The prevailing rock is everywhere greiss and cryptalline.

3:1:2

SOILS

The soils of the rain forests above 3,000 feet (east Usambara) or 4,000 feet (west Usambara) are light coloured and rich in organic matter. They range from yellow brown, orange brown and pinkish brown. These soils are good for tea and coffee.

In the foot hills, under warmer climates, less periodic rains than in the rainforests and

with a less total rainfall. Here, soils are reddish with about half the organic matter of the rainforest soils. Thus the Usambaras have higher rainfall than all other parts of the region. The northern parts of the Usambaras have a lower rainfall and a more irregular distribution of rain than the heavily forested southern part, but lower temperatures than in the foothills.

The average rainfall for the region is 7.5 inches a month. These are two major rainfall seasons. February to May and October to December. The average daily maximum temperatures is 25.7°C while the minimum is 16.5°C .

The soils in the southern part are red while in the northern are red brown generally. As regards, vegetation thick forests and light forests have been cleared giving way to cultivation of sisal and other crops.

The most serious agricultural problems is soil erosion, which is caused by steep slopes, dense population, deforestation and cattle keeping. The Handeni District have fertile soils but chemically less weathered than those found in the Usambara owing to the lower and intermittent rainfall and the drier atmosphere. They are thus subject to gully erosion. These soils,

according to Amani Agricultural Research
Institute findings are suitable for cotton.

3:2

RESOURCE BASE OF THE HINTERLAND

Upto 1970, sisal was the dominant cash
crop in the whole of Tanzania. Together with
cashewnuts, cotton, sugar and coffee and tea
they accounted for three quarters of the total
monetary net output in agriculture.

TABLE 7: MAJOR EXPORT CROPS 1966

Crop	1960 - 62 average		1966		Growth 1961 - 66	
	tons	'000sh.	ton	'000sh.	Volume %	Value
Sisal	205,000	298,000	222,000	222,000	8	25
Cashew	46,000	31,000	84,000	66,000	83	113
Cotton	37,000	134,000	78,000	226,000	111	69
Sugar	36,000	33,000	70,000	63,000	94	91
Coffee	26,000	112,000	54,000	221,000	108	97
Tea	4,000	32,000	64,000	52,000	60	62
						Average
TOTAL		640,000		850,000		33

SOURCE: BUREAU OF RESOURCE ASSESSMENT AND LAND USE PLANNING
 RESEARCH PAPER No. 1
 UNIVERSITY OF DA-ES-SALAAM pp. 9

The annual growth, as the table 7 also shows, in both volume and value has been remarkable for cotton, sugar and cashew. Even to date, cotton, sugar and cashew are featuring very prominently in Tanzania's economy. Tobacco on the other hand has risen to the high ranks almost substituting sisal in the six major cash crops.

Tanzania's industrial strategy has also made some of the cash crops not to feature highly in the export sector, since local import substitution industries have been established, with the bulk of their raw materials generated internally. The crops in this category, include sugar, cotton and tobacco. Sugar cane is crushed in the country, and the product is used locally and only on rare occasions is sugar exported for the sake of foreign exchange - usually the best quality. Cotton is consumed in the various textile industries, while tobacco is a major input in the cigarette manufacture by the Tanzania Cigarette Company.

Production of these major export crops is concentrated in a belt along the coast up to the northern borders and around Lake Victoria, and the West Lake Region. The major Regions in which these crops are grown are Tanga in the case of sisal, Kilimanjaro and West Lake, Coffee, while Mwanza specializes in cotton. Morogoro grows

sisal, cotton and sugar cane. These areas produce together nearly 60% of the value of the major export crops. The minor export crops are vegetables, millet and sorghum, wheat, oil seed, pyrethrum. Those areas where cotton and cashew are grown, together with Tanga Region have few of these minor export crops, thus the minor exports, which are mainly subsistence crops help to counter-balance the very unequal distribution of major export crops.

TABLE 8: MAJOR EXPORT CROPS BY REGIONS 1966

	SISAL		CASHEW		COTTON		SUGAR		COFFEE		TEA		TOTAL VALUE	
	'000	% TANZ.	'000	% TANZ.	'000	% TANZ.	'000	% TANZ.	'000	% TANZ.	'000	% TANZ.	M.SH	%
TANGA	135	61	1	1	0	0	-	-	1	1	2	39	160	19
KILIMANJARO	13	6	-	-	1	1	35	48	23	43	-	-	152	18
MWANZA	-	-	-	-	33	42	-	-	-	-	-	-	95	11
MOROGORO	48	22	-	-	3	4	28	43	0	1	-	-	83	10
TOTAL	196	89	1	1	37	47	63	91	24	45	2	39	490	58

SOURCE: BUREAU OF RESOURCE ASSESSMENT AND LAND USE PLANNING

RESEARCH PAPER No. 1

UNIVERSITY OF DAR-ES-SALAAM, pp. 10

TABLE 8 MAJOR EXPORT CROPS BY REGIONS

From the above account and table can be seen that Tanga Region has for the past years been a sisal growing Region. Nearly 122,500 (4.6%) hectares of the land in the Region were estimated to be sisal land (1967). Thus out of the four major sisal cultivating regions, Tanga is the most sisal productive region, the other producers being Morogoro, Moshi, Arusha and Mtwara/Lindi.

The main sisal growing districts in Tanga Region are Tanga and Karogwe, the remaining Districts Handeni produces vegetables, fruits and tea and Pangani food stuffs. In 1970, the records show that there were 76 estates in the Region, but in actuality ten were already closed and several were under severe economic strains. Therefore, with the decline in sisal prices in the World Market, the economic problems started to work against the sisal dependent Tanga Region. Estates with little capital had to be closed, and those owned by giant authorities and companies had to survive, later to be acquired by the Government and managed by the Tanzania Sisal Authority.

Up to the time of survey the remaining estates were only forty six from the original seventy six and the closed estates had turned into fallow land with no proper utilization.

This came about because of the Land tenure inherited from the colonial system. The Land Tenure inherited, had among others, alienated land which was owned by settlers. The settlers were given a lease of 999 years, to give them security to develop the land over a long period. This is the land tenure which was inherited by the Tanzania Sisal Authority, an authority charged with the sisal industry operations. This followed the nationalization of major sectors of the economy, including agriculture, following the policy outlined in Arusha Declaration; through which the state was to control the economy of the country.

Apart from sisal which occupies most of the land, crops like tea, maize, fruits and vegetables are widely grown in the Region. Infact Tanga Region is the second largest fruit producer second only to Morogoro Region in Tanzania. Sisal is cultivated in drier areas of East Africa, which are relatively in close proximity to the coast, partly because of its bulky nature (BAKER 1934). This is because it is more economic to grow it along the coast to reduce transportation costs as much as possible. Large amounts of capital are required to operate the industry in areas far away from the coast, due to transport cost. This, though climatic factors are the most decisive in

cultivation of the crop, transport costs also have a part to play in the location of the Estates. The result of the foregoing argument, has encouraged concentration of production on an estate basis rather than its dispersal amongst individual small holder farmers.

The core areas of sisal hinterland of Tanga are the most restricted at least in the sense that they are confined to an area within relative proximity to the coast. Sisal is the only commodity handled in large quantities at Tanga, and the sisal hinterland may be taken to represent at least the resource core area of the hinterland of the part as a whole. The sisal hinterland is fairly precisely confined to the area served by the Tanga Railway, which extends as far as Arusha. The sisal hinterland for Tanga town does not cover the whole of Tanzania sisal producing zone but, rather limited to Tanga Region. See Map overleaf.

3:3

POPULATION

The crucial fact about Tanga is that it is the second largest town on the mainland Tanzania, and it has for a long time been the prime city of a vast relatively prosperous and densely populated region which now has a population "estimated at 1.1 million. The progress of the

city and its extensive hinterland are ultimately and inseparable linked, that makes imperative to view the future prospects of the city in relation to the entire region.

In terms of population Tanga Region has been one of the leading densely populated regions in Tanzania. In 1967 census there were only two regions which were more densely populated than Tanga. These were Kilimanjaro and Mwanza. The high figure for Tanga Region results largely from the very densely populated belt which is about 35 km. wide and 140 km. long extending from the Indian Ocean to the north west covering the fertile Usambara Highlands and forming what in planning can be called the Northern Development Corridor. The concentration of population within this belt is clearly illustrated by the fact that about 50% of the population of the region live in this belt - which incorporates Lushoto and Tanga Districts.

In general about 500,000 persons out of the total Regional populations stay in this belt, which is estimated to cover about 5,000 square kilometers. This forms a population density of about 100 persons per square kilometer. On the other hand, the 1967 average population density for the Region at 28.7 persons per square kilometer, was much higher than the national average of 13.5 persons per square kilometer.

The regional population average density is low because of the regional imbalances in population distribution. Lushoto and parts of Karogwe and Tanga which lie on the slopes of Usambara Mountains are clearly over-populated, because of the fertility of the land. In the lower areas where sisal is grown and taking into consideration the plantation type of agriculture, the settlements are concentrated but dispersed.

3:3:1

POPULATION GROWTH

Of particular importance to planning is population growth. Density may be regarded as a measure of demographic pressure on resources (Monkhouse). As population increases within a limited area, the higher the density therefore, the higher the pressure on resources. On the other hand, high densities may induce only moderate rates of population growth as a result of outmigration which tends to relieve population pressure at least to some degree. A further alternative arises in areas which at present are not under pressure but which because of high rates of growth (natural or through immigration) are likely to be so in future.

The 1967 census revealed that there were 769,300 inhabitants in Tanga Region, which was 6.5% of the total Tanzanian population. By 1975

the population had increased to 950,000 people. The provinsional statics of the 1978 census had put the figure at around 1.1 million people which indicates a considerable growth of the population.

Between 1957 and 1967 censuses the annual growth rate in the region was 2.9% which was a little less than the national average of 3.2%. Overall, the growth has been relatively constant except during the boom periods when the population grew tremendously; because of the inmigration from other regions coming for wage employment in sisal plantations.

TABLE 9 : GROWTH OF POPULATION IN TANGA REGION

Year	1948	1952	1957	1967
Population in '000	20.6	221	380	610
Annual/ Growth rate in %	1.9	11.8	4.8	

SOURCE: ANALYSIS OF POPULATION CENSUS OF TANZANIA

PP. 76 1967 Henin and Egero 1973

Egero and Henin (1973)⁴ analysed the population trends of Tanzania by Districts based on 1967 census and show that Tanga is among the districts which has had a moderate rate of increase in their population densities since 1948. This as they argue, is because of dependence on cash crops whose prices fluctuates in the world market.

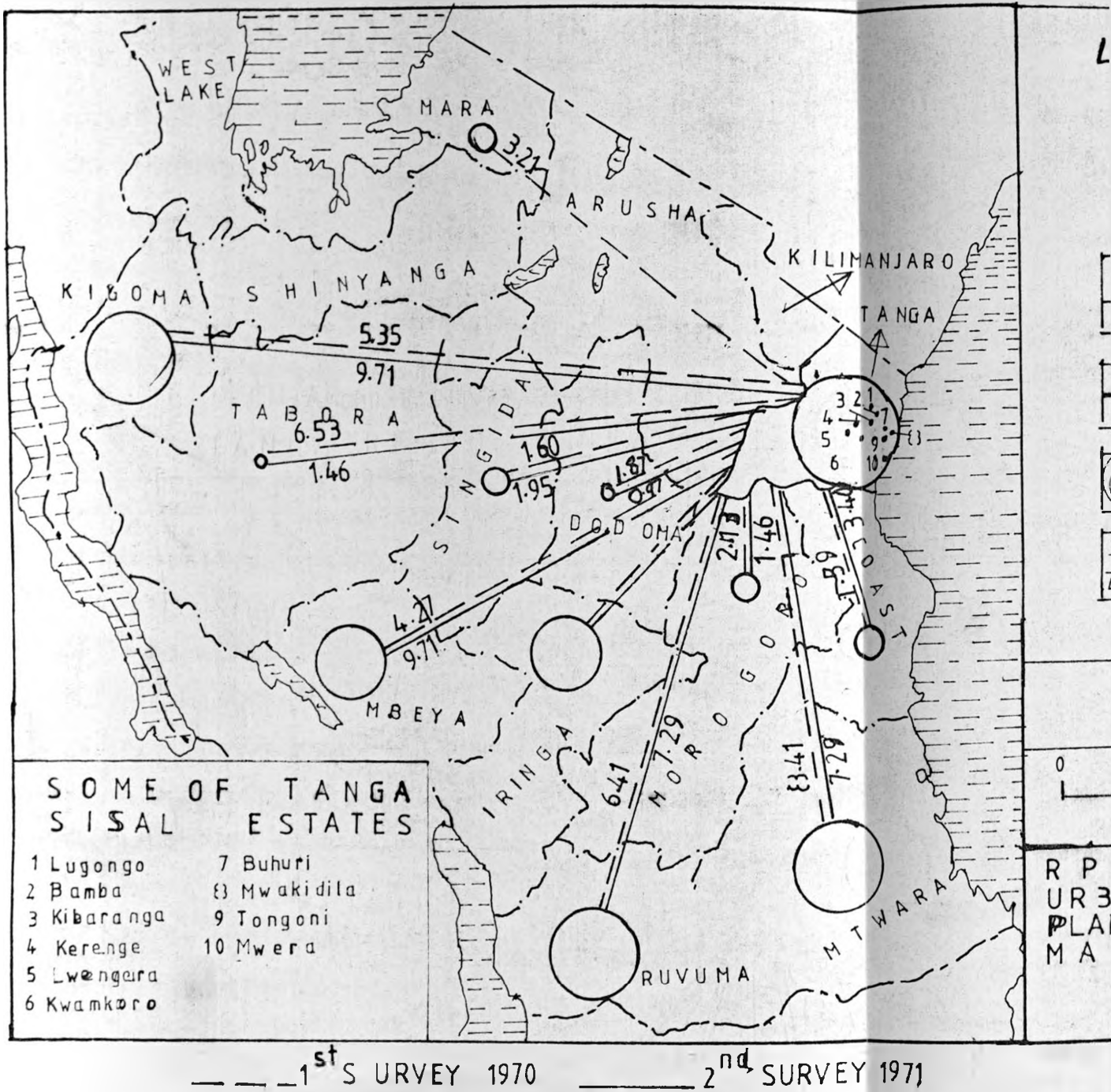
They also argue that there is close relationship between population distribution and densities on the one hand and resources on the other.

Therefore besides acting as quantitative expression of distribution, population density also gives a crude measure of the relationship between population and its land resources. In Tanzania like many other African countries, it is important to note this factor, because the majority of the population derives their livelihood directly from the land.

However, density alone is an inadequate measure of land shortage or surplus. The quality of land and hence the number of people which it can support in a given unit of land varies significantly from one part of the country to another. Thus population density is both a factor of soil fertility and in particular the type of resource that can be produced.

Further more, resource endowment, which here will be considered as a factor of fertile land, is very decisive in migration trends. People tend to move from areas with less economic activity to areas with better prospects either in agriculture or wage employment. Studies have shown that Tanga was a region of migration especially due to the fact that sisal planting and cutting

PERCENTAGE OF IMMIGRANTS INTO
TANGA REGION SISAL ESTATES 1970



its population is compared with the population of the other towns in the region. Out of 82,000

is labour intensive hence providing employment. The majority of migrants to Tanga Region were mostly people who came to work in sisal plantations. Analysis of the 1967 census showed that streams of men, at least 5,000 in number moved yearly from Ruvuma, Kigoma, Mbeya and Iringa Regions to Tanga. The movements are from areas with high out-migration rates. The main destinations for these migrants were Coast Region and Tanga due to availability of the wage employment and petty businesses. When net overall results are analysed, coast region retained its leading position for immigrations. Being followed by Tanga, Arusha and Tabora. These regions had more than 15% of influx as compared to regions like Dodoma, Kigoma and Ruvuma which had an influx of only 5%, between the census years of 1957 and 1967.

In the whole region, there is only one town of considerable magnitude, with its attraction for migrants unrivalled by any other centre in the region. Of the total population in the region, one third was living in Tanga, Muheza district in 1977 and out of this nearly a quarter was living in Tanga town. Tanga's heavy demographic influence on its hinterland becomes even more evident when its population is compared with the population of the other towns in the region. Out of 82,000

urban population in the region, Tanga town have about 61,000 persons compared to the second in the hierarchy Korogwe which has 6,800 persons.

Tanga town accounts for 7.2% of the region's population, which is relatively a high figure compared to the national average of 5%. This shows that, the region is typically a one city region, where one city have an over-whelming dominance over the entire region.

For planning implications, the above trends puts much importance to planning in the town as well as in the rural areas. Bearing in mind, the fact that, the hinterland, used to depend greatly on sisal for its incomes. It is thus important to look for ways to uplift the economic base of the hinterland, so that the rural population do not move into the town to look for wage employment.

3:3:2

PRESENT POPULATION TRENDS

Migration, having a number of aspects, social economic and spatial, and being a matter of cause and effect of societal processes, has been very important for the understanding of societal economic and social changes. For this reason immigration and outmigration are very crucial when considered from the economic point of view.

When sisal lost its position in the world market and stopped to be the regions main revenue

earner, a lot of estates were closed down. Average yield per hectare fall from 0.79 tons per hectare to 0.65 per hectare. The majority of the makers were laid redundant. Since the majority came from other regions (Kajumba 1973)¹ they had to move from the estates and look for new homes. Further, it could be high-lighted here that during the boom periods the population grew not only due to the provision of employment, but, people flocked into the region due to increased business and other economic opportunities as a result of the sisal boom. Just as already indicated the growth rate between the years 1952 and 1957 more than doubled within few years i.e. from 1.9 (1948 - 1952) to 11.8 in the years under discussion. These were the boom periods for sisal.

Since the land tenure does not allow small holder farming, the farmer labourers and workers have, mostly moved into Tanga Town. The decisions to make land fallow whenever prices of sisal falls creates fluctuations in population growth rates. Kajumba in his work on the condition of sisal plantation, workers used a growth rate of 27 to project the population of the region for the year 1980, he came up with an anticipated population of 1,095,100 persons in the year 1980. At the same time the provinsional census findings came up with around 1.1 million people. Both surveys

came up with almost the same figure, which shows a slow growth rate for the region's population. This has been attributed to the fall in world sisal prices.

3:4:0

EMPLOYMENT

Tanga region has for long been a major place of wage employment in the country. The employment is in the agricultural sector as well as urban (industrial, service and business) sector. The dominance in employment that Tanga Region has maintained, stems from the fact that, Tanga Region used to be essentially agricultural region. Almost one third of all cultivable land put under sisal. As it is understood, apart from hedge sisal most of the crop is cultivated in vast plantations. The sisal cultivation has not been mechanized, especially in the planting and cutting, thus it still depend on manual labour.

For this reason, the bulk of the agricultural wage employment in the region is engaged in sisal industry - sisal plantation workers. The agricultural wage employment in the region has been well over 65% of the total wage employment. Lately, manufacturing in industry has been rising very steadily following a deliberate government effort to stabilize the economic base of the town. Wage employment in manufacturing sector therefore, has risen from 2.5% in 1962 to 8.1% in 1972 and

with the construction of Cement Plant, it is going to rise even higher. Following estimates by 1977 the figure was expected to rise to 11.3%. In this region agricultural wage employment is still the dominant, though it has been in the decline 79.9% in 1962 to 65% in 1972 (as percentage of total regional employment), this again has been attributed to the fall in world sisal prices.

Most of the wage employment is found in sisal estates. And since most of the estates were forced to close down due to economic reasons, the employment capacity in the region was forced to drop by 40% since 1962. Just as is shown by the table 10 below.

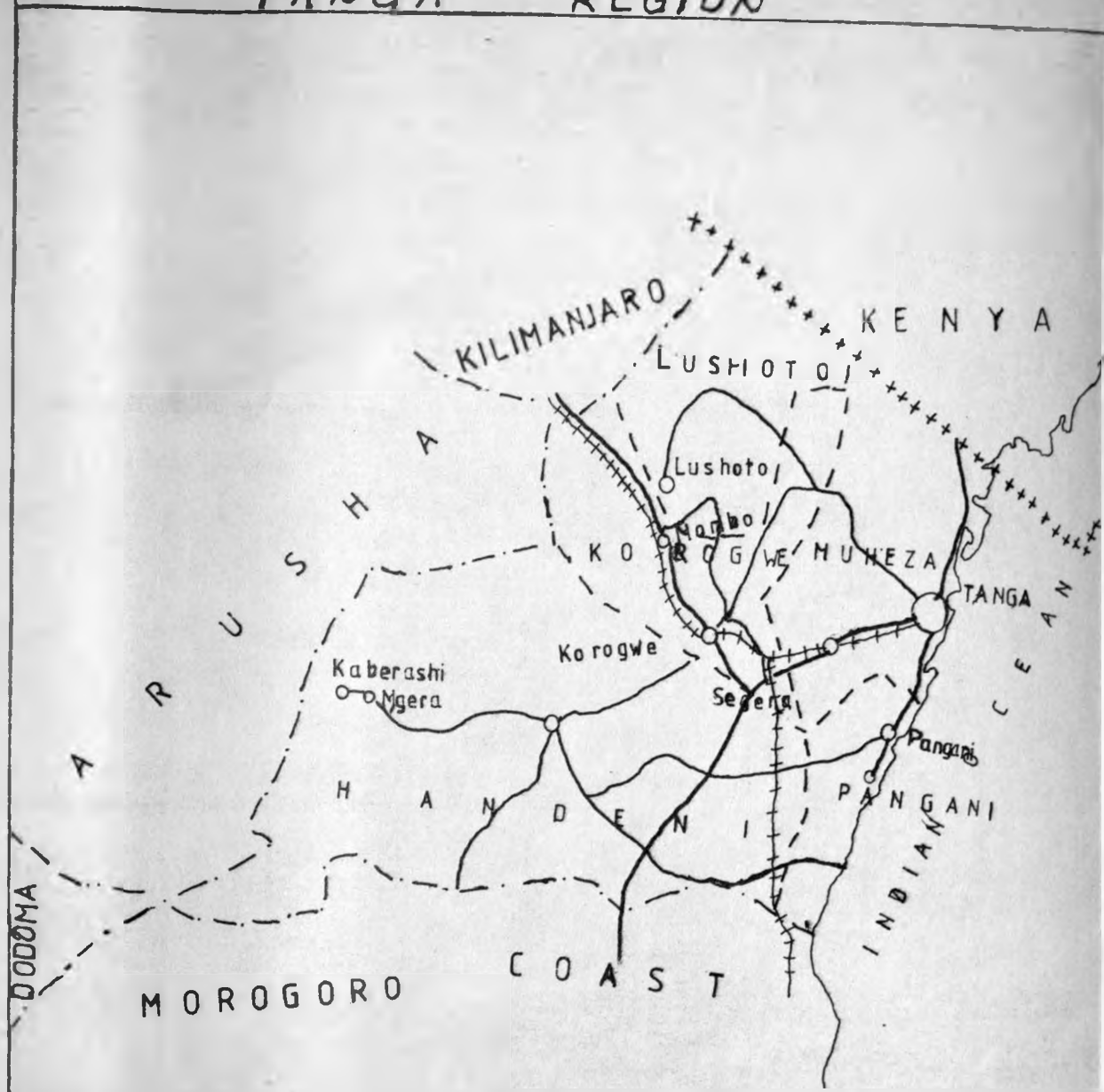
TABLE 10 : EMPLOYMENT IN TANGA REGION 1962 - 1972

	Employment 1962	%	Employment 1967	%	Employment 1972	%
Agriculture	85,683	79.9	42,895	69.8	40,196	65.6
Mining	156	0.1	385	0.6	70	0.1
Manufacture	2,743	2.5	3,152	5.1	4,848	8.1
Construction	5,593	5.1	2,808	4.6	4,685	7.9
Elec. & Water	1,700	1.4	994	1.6	1,604	2.8
Transport	4,213	4.7	3,253	5.3	3,734	6.3
Service	5,519	4.9	6,359	10.3	3,826	6.4
* Finance	-	-	-	-	229	-
	107,370	98.6	61,504	97.3	61,764	98.6






SOURCE: TANGA MASTER PLAN
 MAIN REPORT, MINISTRY OF LANDS HOUSING AND URBAN
 DEVELOPMENT - URBAN PLANNING DIVISION.
 DAR-ES-SALAAM: 1976 pp. 20

* In the years 1962 and 1967 there was no statistical
 record for Finance. That is the cause of low total percentages.

TANGA REGION

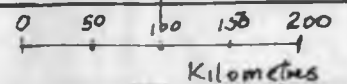


TRANSPORTATION NETWORK

-  INTERNATIONAL BOUNDARY
-  REGIONAL BOUND
-  DISTRICT BOUND
-  RAILWAY
-  ROAD



THESIS MAP
NO
4



R P GHAI
DEPARTMENT OF URBAN AND
REGIONAL PLANNING
MA PLANNING 1978/79

INFRASTRUCTURE

Tanga is well served by infrastructural facilities especially in the field of Transportation. The railway, built in 1989 - 1911, when it reached Moshi serves the hinterland well. Since sisal is grown along this railway line, it is the main means of collecting fibre and leaves to the godowns or factories for cleaning. This line is now connected by Ruvu-Munyusi line, to the central line.

Apart from the railway, there is also the road system, which has its destination at Tanga town. There are three major roads which enter straight into Tanga town. Tanga Korogwe road, Mombasa-Tanga road and Tanga-Pangani road. These are the main outlets from the town. These roads were built during the British period and at first they appeared as though they were competing with the railway. It is for this reason, that the British Colonial Administration instituted directives, to the effect that all cargo from areas where the railway can serve should use the railway and not the lorries. This according to Baker the 1934 District Officer for Tanga was to make the railway more economical, and avoid competition with the Indian and Arab lorry owners who robbed the railway of its revenue. Therefore, the railway still is

the main transporter of bulky commodities, especially sisal. The exception is the passenger traffic, which is still predominantly controlled by the private businessmen.

As regards the condition of the roads, the main problem is the maintainance. The roads are in extremely bad shape. From Tanga along Korogwe road, the road is full of problems due to heavy trucks, which at a time substituted the railway system, during the East African Community crisis. The trucks were mainly engaged in the transportation of fertilizer from Tanga to all other regions. Tanga is the sole supplier of fertilizer in Tanzania. During the East African Railway Corporation crisis, when the wagons were not available because they were stranded in Kenya, or due to lack of spare parts the lorry transport business flourished in areas where the railway system operated in Tanzania.

The result of the above mentioned transportation trend led to damage of the road. The damage was so severe, and is still severe that instead of repairs, almost the whole road require re-building. Another blow to the Tanga Regional Transport network was the closure of the Tanzania-Kenya Common Border. The Mombasa-Tanga road became under utilized. It became of regional

importance only, while it used to connect the two countries. The road to Arusha via Moshi also can not take cargo destined to Kenya or coming from Kenya, due to the closure of the common border between the two countries Kenya and Tanzani. This has forced the transport network to operate below the designed capacity. The situation has been aggravated by the condition of the roads.

Sisal and fertilizer remain the main traffic goods served by the roads and the railway in Tanga Region. The capability of the infrastructure to stimulate further development has been curtailed by these factors, while the network is quite satisfactory.

FOOTNOTES AND REFERENCES

1. S. Baker The Economy of Tanga Province, Tanganyika Territory 1934
Government Printer 1934
pp. 26

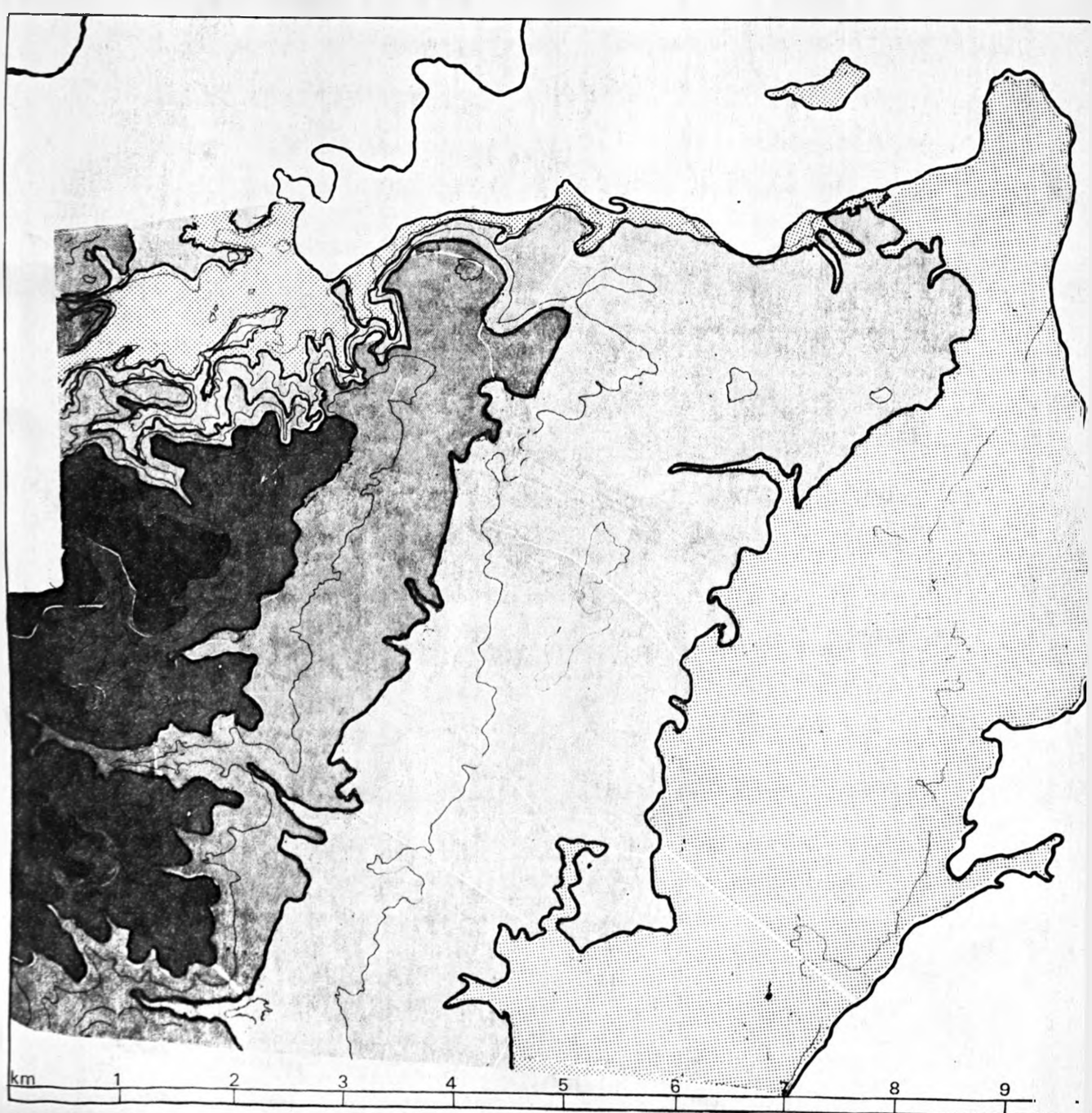
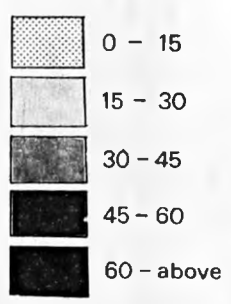
2. S. Kajumba Socio-Economic aspects of an African Plantation System. The Tanzanian Sisal A Plantation case
University of Dar-Es-Salaam
1973. pp. 23

3. Tanga Master Plan - Urban Planning Division
Dar-Es-Salaam 1976

4. B. Egero and R. Henin - Analysis of Population
1967 Census. East African Publishing House 1973.
pp. 53

TANGA

Topography



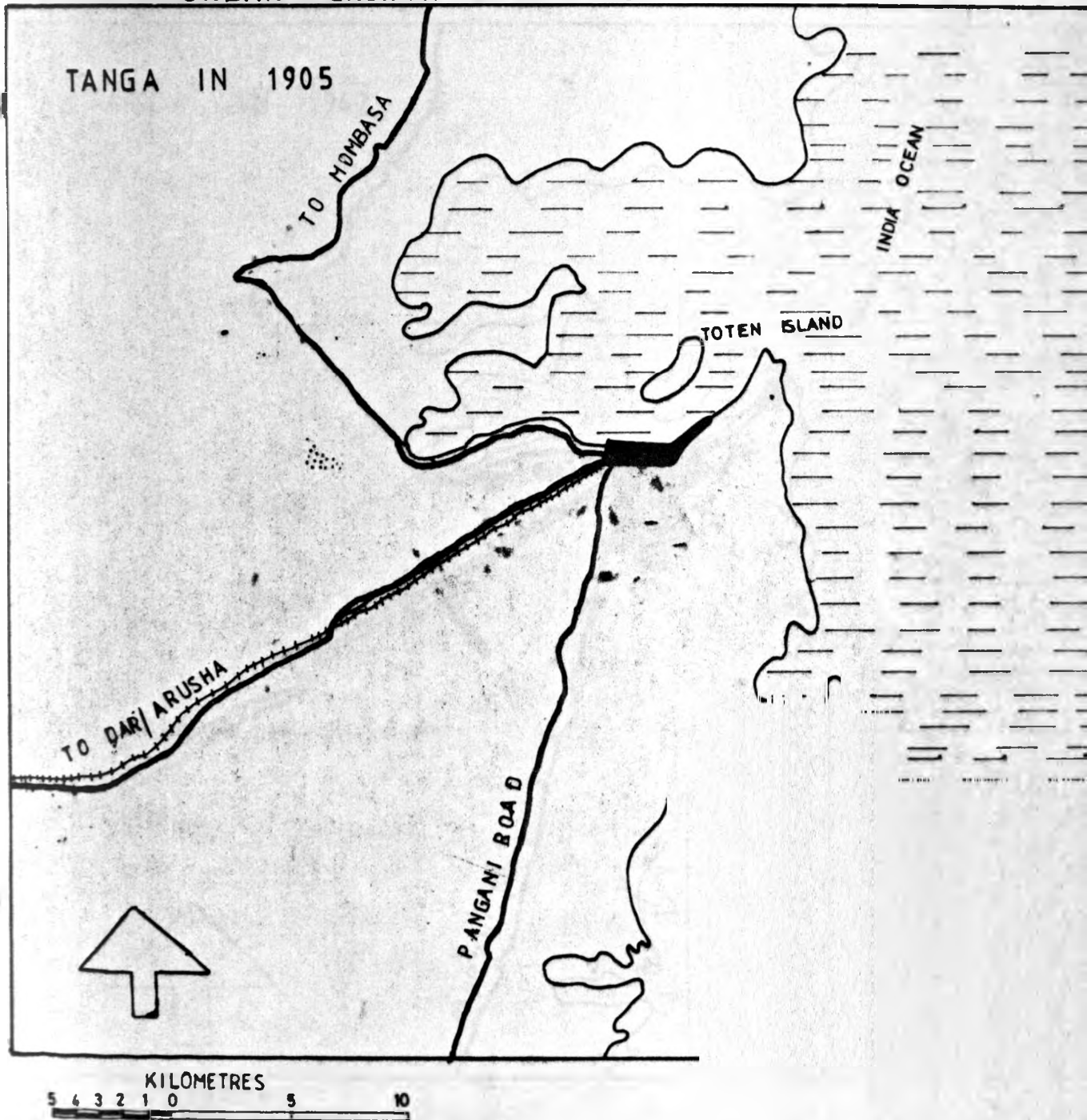
all the land in Tanga is buildable except few pockets of swampy areas, which could be utilized at a time of great need.

4:2:0

EVOLUTION OF TANGA TOWN

The emergence and evolution of most of the oldest towns and ports such as Tanga can be basically traced through recorded information and writings left behind by historians. In Tanzania, the history of towns started with the coming of Arabs along the coast. The coming of the Arabs took place in the early 16th Century and became the first impetus to the emergence of first towns along the coast. The towns came about due to the need for trading ports along the coast. The trading ports acted as resting stations before the traders embarked on the sea journey to the far East and Asia. Thus they connected the East African hinterland to the outside world. Although the tradition of emergence of these coastal towns goes nearly to hundreds of years back, a number of them have either deteriorated or are on the verge of extinct as their former functions and developments have been outlived. A limited population, constrained economic exchange, inter-nicine rivalry, arrival of the Portuguese slave trading and other forms of exploitative trades are some of the reasons which led to the degeneration

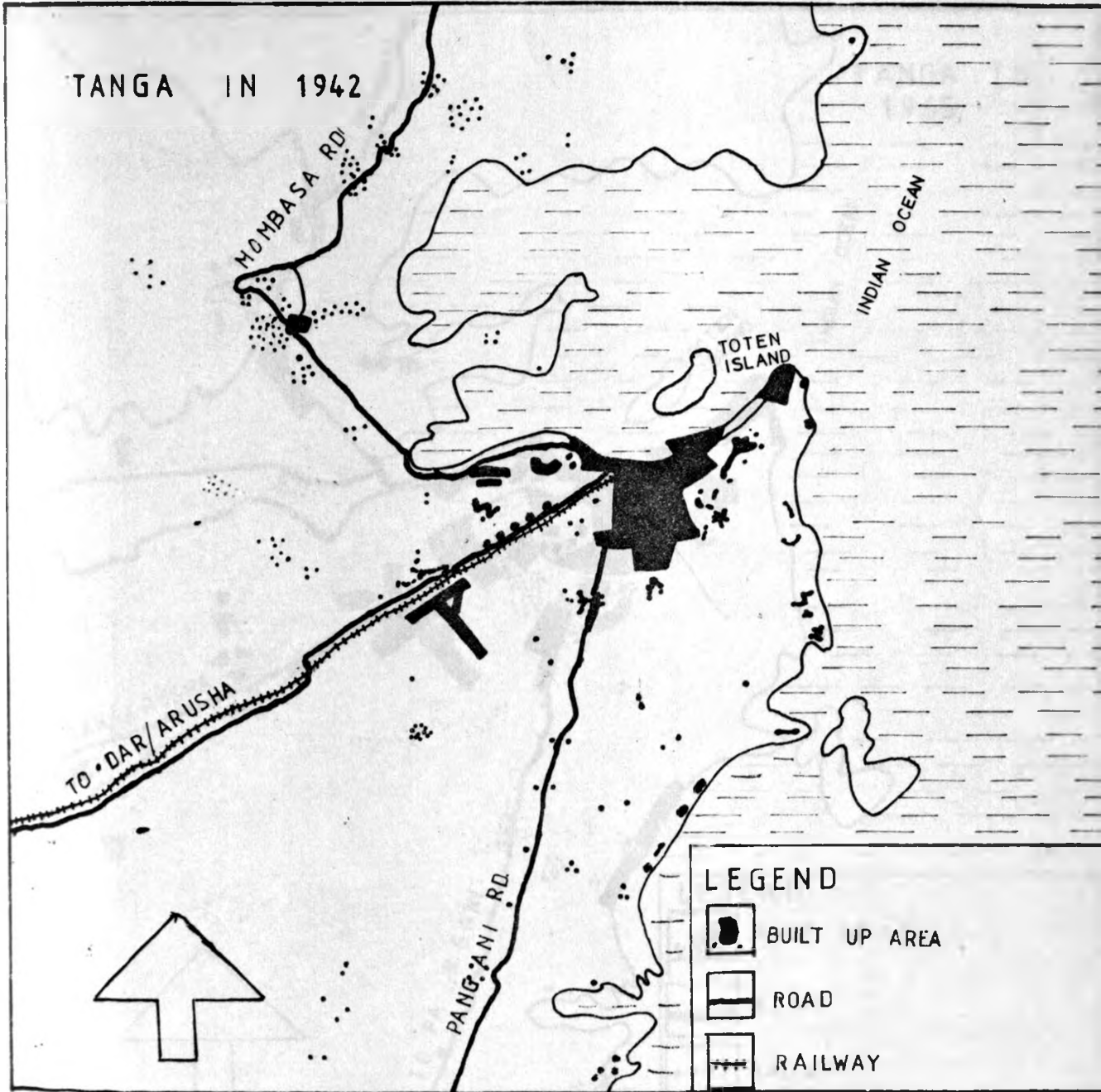
URBAN GROWTH OF TANGA






MAP
No. 6

R. P. GHAI
URBAN AND REGIONAL
PLANNING DEPARTMENT
M.A. PLANNING 1978/79

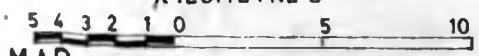
URBAN GROWTH OF TANGA



LEGEND

-  BUILT UP AREA
-  ROAD
-  RAILWAY

KILOMETRES

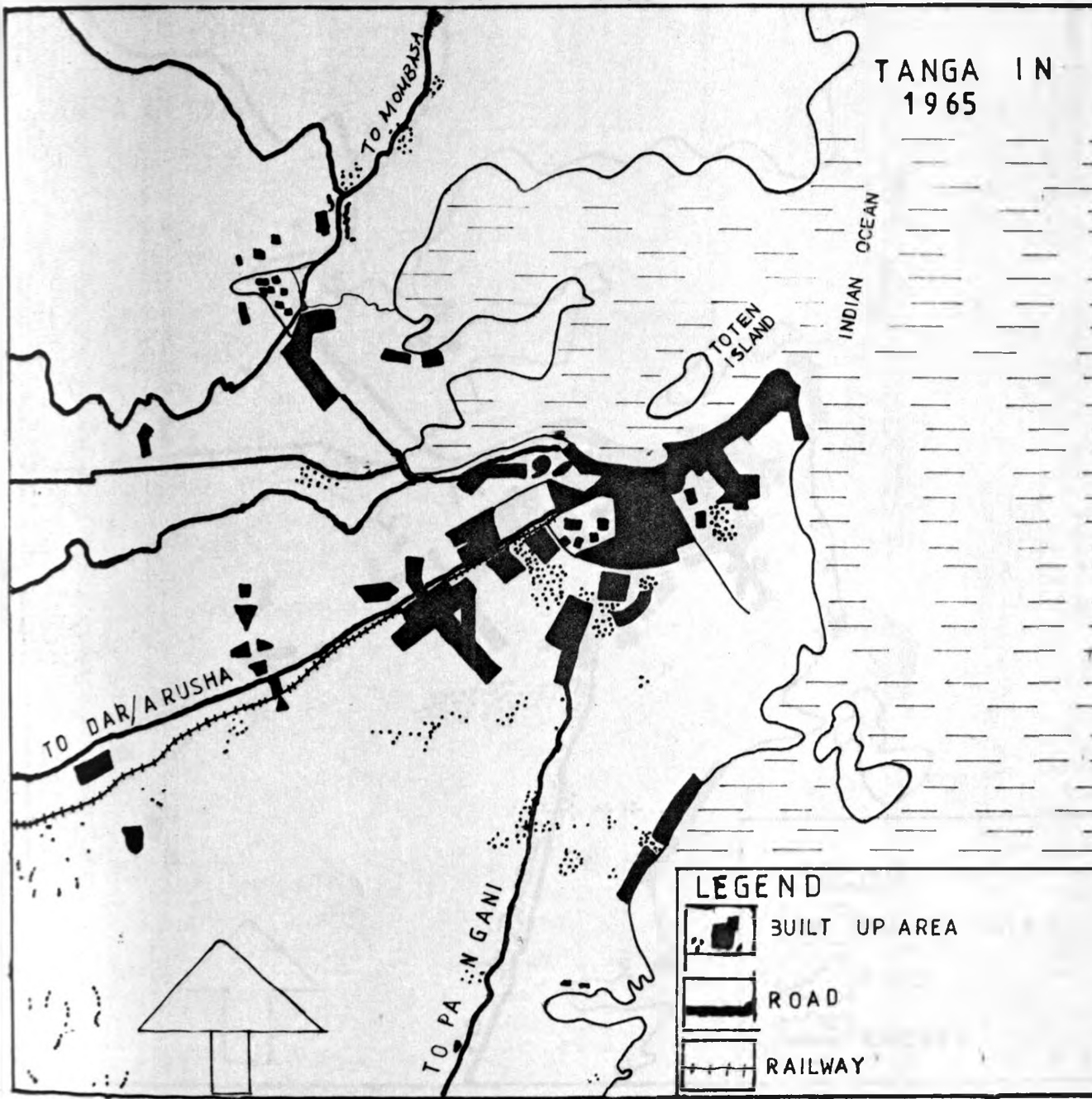


MAP
No. 7

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DEPARTMENT
M A PLANNING 1978/79

URBAN GROWTH OF TANGA

TANGA IN
1965



MAP
No. 8
R. P. GHAI
URBAN AND REGIONAL PLANNING DEPARTMENT
MA PLANNING 197EJ/79

of most of the towns. The spatial distribution of the early towns was confined mainly to the coastal areas. Their major influence during pre-colonial days was the spread of Islam and Swahili language both at the coast and to a large extent in the present East African hinterland.

During the German period the establishment of an administrative structure, the evolution of communication's network and some social services, the development of commerce and a monetary economy all contributed to laying the foundation of an urban network and to making more widespread. Since the establishment of administration was after associated with pacification the Boma or Office of the administration was the largest, and most strategically placed. The Boma became the most outstanding physical structure in these towns. For Tanga's case it was the Boma and the Fort which were outstanding, as the Map No. 6 showing Tanga in 1905 illustrates.

After the fall of the Germans, the British took over. They sold all the registered holdings previously held by the Germans mostly to non-Africans - Asians and Europeans of South African and other European nationalities other than Germans. They brought with them the British type of administration, in towns they introduced

township ordinance. This in short, was to be the gazettment of towns. The towns gazetted were to have boundaries, could fix and buy rents and had comprehensive laws pertaining to health and government. In the initial stages, former German settlements with large populations (non-African) were proclaimed as towns by the early 1930's. The various past German period, old towns were therefore to a varying degree non-African enclaves since most of the population concentration were non-Africans. The oldest towns in the above category included Dar-Es-Salaam, Tanga, Mwanza and Tabora.

By 1948 (1948 census) however, there were only four towns with a population in excess of 10,000 inhabitants, the four towns were Dar-es-Salaam (69,227), Tanga (20,619), the third Tabora had a population of 12,768 while Mwanza had 11,296 inhabitants. In oldest towns, Tanga and a little later Morogoro were considered large scale sisal towns. The rank of towns depends on the size of the towns and their rate of growth. Dar-es-Salaam and Tanga have maintained their leading position during the last three censuses, while the other towns have had their ranks switched from time to time as shown by Table // below. The table shows the population growth and rank of towns in Tanzania particularly the position of Tanga town at various stages of its developments.

TABLE // : TANZANIA MAINLAND: POPULATION AND RANK ORDER OF TOWNS
 1948 1957 1967

POSITION	TOWNS	POP.	TOWNS	POP.	TOWNS	POP
1	DAR-ES-SALAAM	69,227	DAR-ES-SALAAM	128,742	DAR-ES-SALAAM	272,821
2	TANGA	20,619	TANGA	38,053	TANGA	61,058
3	TABORA	12,768	MWANZA	19,877	MWANZA	34,861
4	MWANZA	11,296	KIGOMA/UJIJI	16,255	ARUSHA	32,452
5	DODOMA	9,414	TABORA	15,361	MOSHI	26,864
6	LINDI	8,577	MTWARA/MIK	15,266	MOROGORO	25,262
7	MOROGORO	8,173	MOROGORO	14,507	DODOMA	23,559
8	MOSHI	8,048	MOSHI	13,726	IRINGA	21,746
9	IRINGA	5,702	DODOMA	13,435	KIGOMA/UJIJI	21,269
10	ARUSHA	5,320	LINDI	10,315	TABORA	21,012
11	BUKOBA	3,247	ARUSHA	10,038	MTWARA/MIK	20,413
12	MBEYA	3,179	IRINGA	9,587	MUSOMA	15,412
13	MUSOMA	2,962	MUSOMA	7,207	LINDI	13,352
14	KIGOMA/UJIJI	-	MBEYA	6,932	MBEYA	12,479
15	MTWARA/MIK	-	BUKOBA	5,297	BUKOBA	8,141

SOURCE: BERTIL EGERO AND ROUSHDI A. HENIN

TANGA TOWN

The emergence of Tanga town is not well documented, but it is believed it started as a small Arab trading post along the coast. At the time when the Sultan of Zanzibar moved from Omani to Zanzibar, to establish his Headquarters, he established also a business empire throughout East Africa. The rule was essentially felt in areas where the Arabs operated their trading. During the 18th Century, Tanga was ruled by Liwali who was appointed by the Sultan of Zanzibar. The Liwali paid dues to the Sultan from the revenue collected from trading operations. At this time Tanga consisted of a few stone houses and a fishing village. The present site of the town was planted with coco-palms and contained many rice swamps. These were the products of the Arabian occupation and trading operations.

The turning point for Tanga came, when Karl Peters arrived in the area and made some treaties with African Chiefs inland. The treaties among other things placed the dominion of the African Chiefs under German protection. It also made way for German occupation. This was the area where Germans first showed interest to develop and open up. The first steps were land alienation and acquisition by the German East Africa Company

which also undertook to build the railway (Tanga Line) towards the North West, to exploit the Agricultural resources in the area.

The line also necessitated the construction of the Port at Tanga. The port was to be used for unloading railway construction equipment.

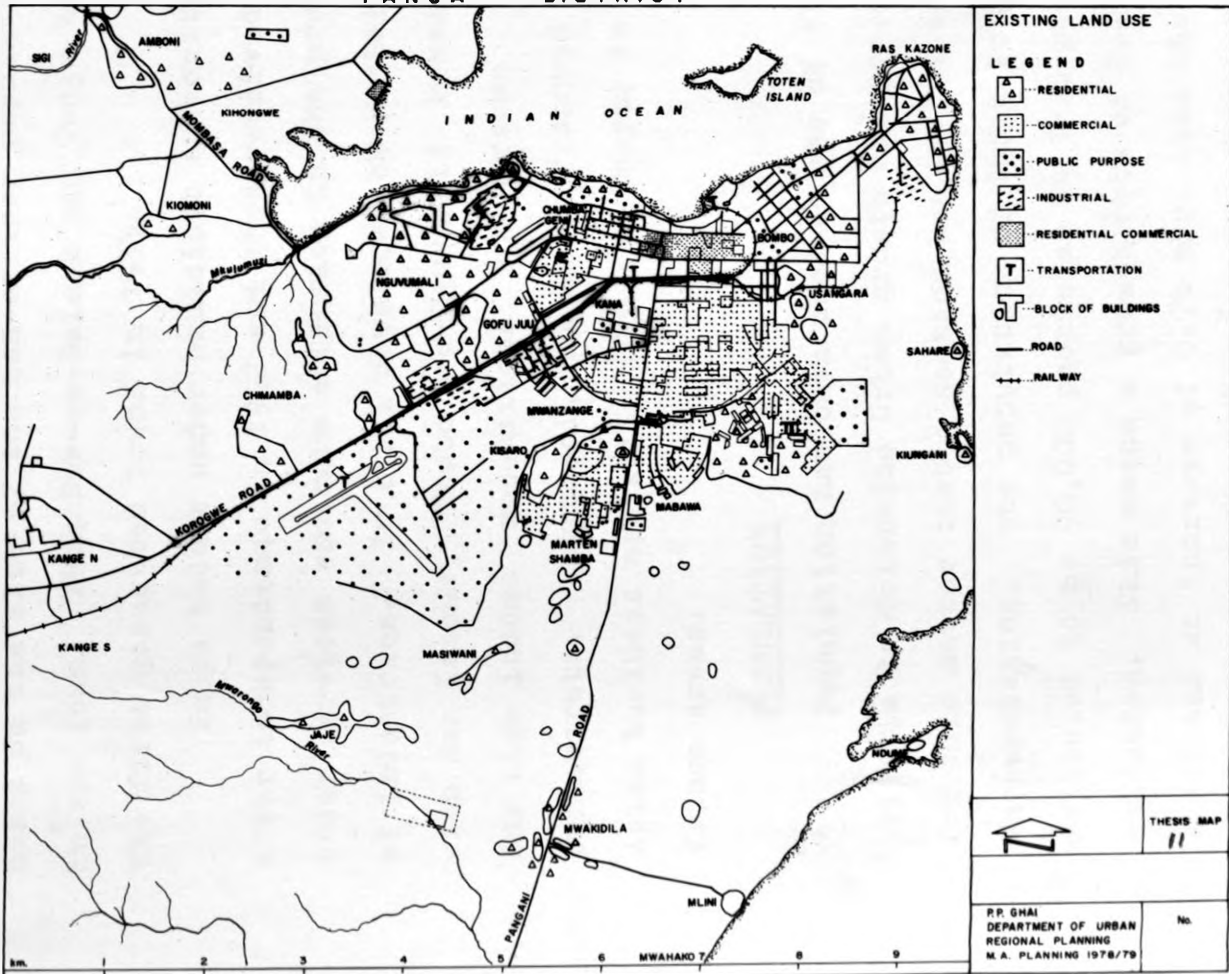
It is also, the time when Germany formerly, occupied Tanganyika, and undertook to establish a formal administration. Together with this as already outlined, Boma or Office was constructed, and invitation to White German Settlers was made. This was the emergence of Tanga as a modern settlement. It became essentially a non-African settlement due to the influx of Asia colies, and white settlers. Africans were merely meant to serve these people. The Indian colies came as technicians and labourers to the construction of the railway line.

The Germans, first undertook to plant rubber and later resulted to sisal which came to be the main-stay of the Region and Town. In the town, the Germans, established a pattern of settlement, which was based on racial segregation. Areas along the coast near the harbour Ras Kazone (named after a German) became the white residential area while; the central area of Ngamiani became essentially Asian and Arab. The Germans also built the Hospital and several residential houses.

However, the German period was short-lived, and when the British came in, they pursued the racial policies started by the Germans. The British took over a well established transport network and economy. It is during the British rule when the town expanded extensively, they extended the Port, Hospital and built Schools. Industries were established to produce basic needs for the settlers, and the non-African populations. These included timber, soap, bakery and other light industries. This was to reduce the importation of essential items. The experience (Rweyemamu 1968)¹ was necessitated by the hard times, experienced during the 1930's depressions. The white population which used to import almost every household item from Europe were hard-hit, when they failed to get these items during the depression, thus they decided to produce some of these items locally. Tanga, then became an industrial town, to supply these items to the Settlers in the estates.

Together with these, wholesale commercial establishments, were created to supply commodities to the Estates and the rural populations. All these necessitated, construction works, schools, health facilities and housing. In order to check the haphazard developments in the town, township ordinance was enacted. This was the first legal planning instrument which gave powers to the

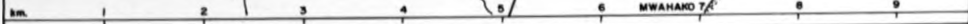
TANGA DISTRICT



- EXISTING LAND USE**
- RESIDENTIAL
 - COMMERCIAL
 - PUBLIC PURPOSE
 - INDUSTRIAL
 - RESIDENTIAL COMMERCIAL
 - TRANSPORTATION
 - BLOCK OF BUILDINGS

- ROAD
- RAILWAY

	THIS MAP //
R.P. GHAI DEPARTMENT OF URBAN REGIONAL PLANNING M.A. PLANNING 1978/79	No.



township authority, to collect land rents, enact by laws, and provide social facilities to the township population. The gazettelement was made based on the size of the non-African population in the town. Thus Dar-es-Salaam and Tanga became the first gazetted towns in 1933.

Tanga became under municipal authority after independence in 1962 and thus received high order services and more attention in the provision of industries. It still developed on racial lines, with Ras Kazone, Bombo and Nguvumali reserved for high income non-African, and African bureaucrats. Ngamiani, Mkwakwani reserved for Asian business men while Africans stayed in the fringe areas.

4:3:0

POPULATION

Population has been used as one of the criteria to determine Urban growth changes, it is for this matter that a section has been devoted on population. The population of Tanga town is estimated to be 90,000 people as at 1978 pre-census estimates. This means a growth rate of 2.2 per annum and an increase of 0.7% more than the natural increase of the town. The 1967 census put the figure at 61,000 inhabitants in the town, this was for the then existing boundary. When the extended boundary is considered, the urban

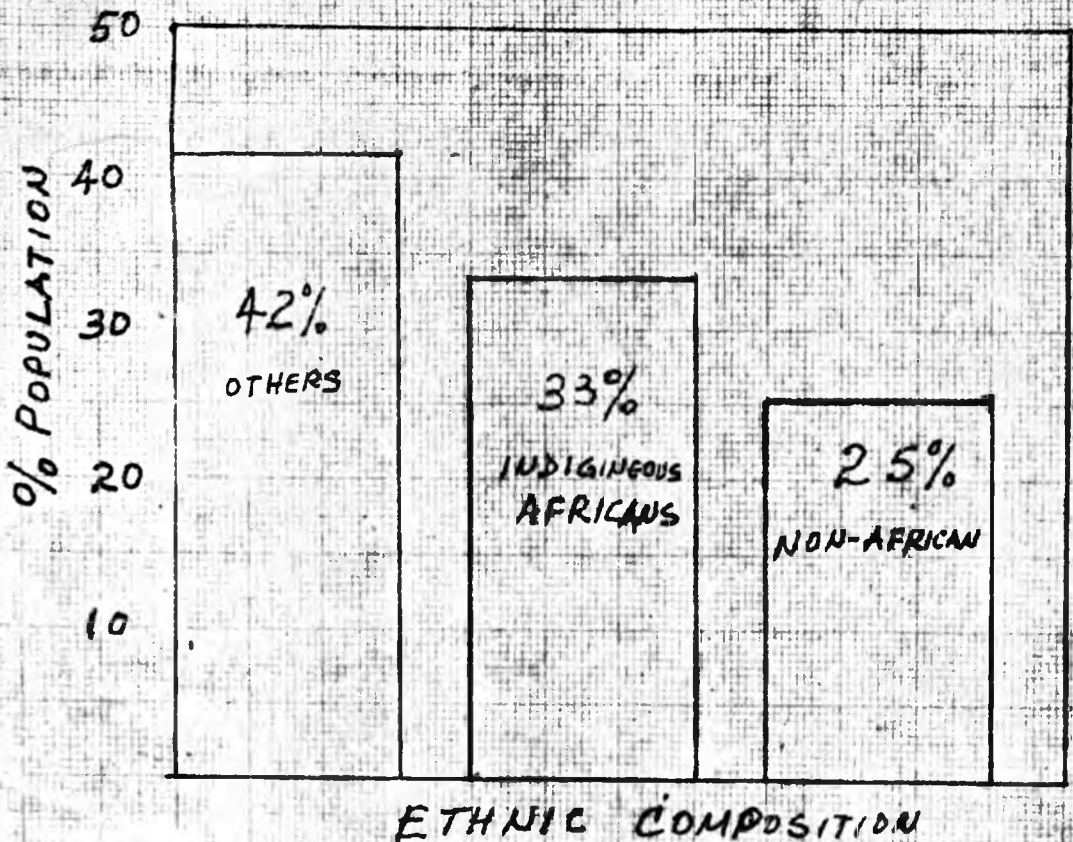
population growth has increased from 67,000 inhabitants to 90,000 persons in 1978. This implies an annual growth rate of 3%. These statistics show some interesting observations. First, that the fringe areas begun to attract more people than the areas within the former township boundary. Secondly, that after 1967 the population growth of Tanga has been very slow compared to other major towns in Tanzania. The slow growth rate can be attributed to the sudden drop of the world market prices for sisal in the 1960's and the concentration of economic activities in Dar-es-Salaam in the early 1960's.

Tanga still maintains its second place in the hierarchy of towns, but it lags far behind Dar-es-Salaam. For example, the town's growth rate between 1948 and 1957 years was 7.0% while between 1957 and 1967 years was 4.8% comparing these growth rates and the current growth rate of 3% it is established that the towns population growth is declining. As shown on table II on population and ranks of towns.

At the same time, most of the people tend to find a living in fringe areas, areas usually known as squatters. These areas are poorly served with social ammenities, like electricity, water and housing. These are also the same areas where

FIGURE 1.

TANGA: ETHNIC COMPOSITION



most of the unemployed live; engaging in informal businesses and marginal activities. In Tanga these areas are Mabawa, Kisosora, Kiomoni and Martin Shamba. See Map on existing land use pp

4:3:1 POPULATION COMPOSITION

The continuous flow of people into the city has changed the demographic composition of the population. While in 1957, 25% of the population of the town were non-Africans, in 1967 only 16% of the total population of the town were non-Africans. Although this still ^{is} a large percentage than in any other town in Tanzania mainland, it would be realistic if the percentage increased rather than decrease.

The decrease have been attributed to either the departure of Asian and European business men who were engaged in the different sectors of the sisal associated businesses or the influx of Africans who moved into the town to seek wage employment.

DIAGRAM 1 - ETHNIC COMPOSITION

After the closure of estates some commodity suppliers lost business, and migrated to other towns or moved outside the country to look for better economic aspects.

Most important still is the migration of those who lost employment in the estates into the town. These are the people who were used to wage employment and could not seek alternative employment

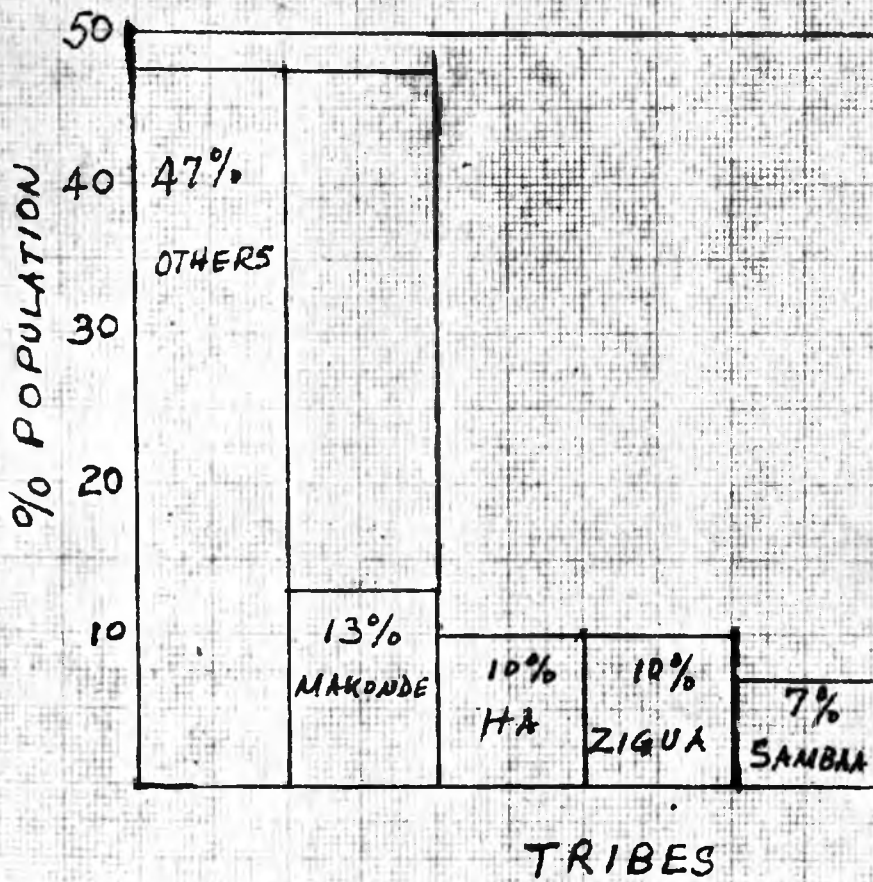
elsewhere and thus moved into the town. The sex composition of these migrants is mainly male Africans. The same people were the ones previously referred to as have caused population influx in the urban fringe areas.

The migrants moving into Tanga seem to fall within district population grouping as regards sex, being overwhelmingly composed of adult males. The immigrants into the town have affected the sex ratio of the total population in the town. In 1967 the sex ratio of male to female was 119, but the Tanga Pilot Survey indicated that the preponderance of male is increasing considerably. The current sex ratio is estimated to about 800 female to 1000 males, which means a sex ratio of 125. The migration has created an impact in the family composition, the same survey revealed that 25% of the households were "incomplete", that is the head was either single, widow or divorced. The map on migrations into Tanga Region can give a rough picture of the migration trends. pp.70

The increase in urban populations, Egero (1972)² is a result of the expanding non-agricultural industry, which attracts labour from the rural areas even in plantations to the urban areas such as Tanga town. Egero thus concludes that, the increase in urban population is essentially through

FIGURE 2

TRIBAL COMPOSITION
TANGA TOWN



migration and not through natural increase alone. In Tanga's case, migration from different areas of the region and the country of relative poverty remain the dominant factor in Tanga's population growth. As the diagram, on ethnic composition in Tanga shows, the population which fall under other, is the largest. These people do not fall under any tribal grouping in the region. See diagram number 2.

In addition to the factors already mentioned above, which contribute to urban population's growth is the decrease in rural to rural migrations. Migrants used to move from less resource endowed areas to work in rural agricultural plantations during the colonial period. After independence, the policy of distributing development to the neglected areas, and a deliberate effort to improve communication, opened up a new trend of migrations into the towns and cities. During the colonial administration, people were discouraged to move into urban areas through law unless productive employment was secured, and registered with the labour office. This was enforced by legal and other state apparatus, and the carrying of identity cards (KIPANDE) became a necessity.

The rural to rural labour migrations were attributed to the colonial Economy ILLIFFE (1969)³.

The estate needed labour which could only be found in the so called African areas. Colonial Governments used forced labour, taxation (hut and poll taxes) and land alienation to make Africans move to seek wage employment in the plantations. Thus to add some emphasis in the case of Tanga, when some estates were closed and abandoned, the labourers who had stayed in the estates for a long time could not go home, since they had lost contact with their home areas, or their land had been acquired during land alienation exercises by colonialists. The only alternative left to them was to migrate into the towns looking for alternative employment opportunities, the historical argument helps to give light as to why people moved into Tanga town and other urban areas.

While the decline of sisal production has reduced migration to Tanga in search for former employment opportunities people still flock into the town with hope to gain alternative wage employment. Thus from cases of problems, such as unemployment, shortage of housing and inadequate social amenities as the economic base of the town still does not match the population growth and technological diffusion in the town.

EMPLOYMENT

Many of Tanga's difficulties and benefits arise from the fact that the city contains a high concentration of non-agricultural wage employment that it is almost the only major centre in the whole region for rural migrants in search for jobs. Table 12 below illustrates the overwhelming importance of Tanga town as a centre in the region.

Category	Sub-category	Value	Percentage	Total	Percentage of Total
Agriculture	Planting	100	100%	100	100%
	Harvesting	100	100%	100	100%
Manufacturing	Food processing	100	100%	100	100%
	Other manufacturing	100	100%	100	100%
Retail	General	100	100%	100	100%
	Specialized	100	100%	100	100%
Services	Professional	100	100%	100	100%
	Other services	100	100%	100	100%
Transport	General	100	100%	100	100%
	Specialized	100	100%	100	100%
Education	General	100	100%	100	100%
	Specialized	100	100%	100	100%
Health	General	100	100%	100	100%
	Specialized	100	100%	100	100%
Public Administration	General	100	100%	100	100%
	Specialized	100	100%	100	100%

TABLE 12

EMPLOYMENT IN TANGA TOWN BY SECTOR AND INDUSTRY 1968 & 1972

INDUSTRY	NUMBER OF EMPLOYEES	% OF TOTAL	TOWN IN % OF DISTRICT	TOWN IN % OF REGION	NUMBER OF EMPLOYEES	% OF TOTAL	TOWN IN % OF DISTRICT	TOWN IN % OF REGION
AGRICULTURE	268	2.7	1.2	0.6	308	2.6	2.3	0.9
MINING	-	-	-	-	-	-	-	-
SUB-TOTAL PRIMARY SECTOR	268	2.7	1.2	0.6	308	2.6	2.3	0.9
MANUFACTURING	1,941	20.0	80.9	61.6	2,028	17.2	65.6	41.8
CONSTRUCTION	1,282	13.0	52.8	35.5	1,818	15.4	85.0	38.8
ELECTRICITY AND WATER	539	0.6	80.5	54.0	78	0.7	6.2	4.9
SUB-TOTAL SECONDARY SECTOR	3,762	33.6	68.4	48.8	3,924	33.3	55.3	35.4
COMMERCE	1,473	14.9	92.1	70.0	1,304	11.0	99.4	90.6
TRANSPORT	1,578	16.0	79.7	70.2	2,982	25.3	85.3	79.9
SERVICES	2,777	32.8	83.7	43.7	3,255	27.7	85.7	52.6
SUB-TOTAL TERTIARY SECTOR	5,828	63.7	84.5	81.1	7,457	64.1	87.6	66.4
GRAND TOTAL	9,858	100	28.7	16.0	11,773	100	40.0	18.1

The table indicates that most of the labour force in the town is engaged in manufacturing, commerce, transport and service sectors. The table also indicates that Tanga town claims a large section of the total regional labour force in these sectors. It has 90.6% in commerce, 80.0% in transport, 52.6% in service sector and 41.8% in manufacturing industry. These percentage figures are for the whole regional wage employment in the respective sectors for the administrative region.

Tanga's importance as a centre have been declining in relative, though not in absolute terms and this has given way to steady increase in secondary activities, commerce and services. Some towns have grown out of commercial and administrative factors, but taking the growth of Tanga, these factors did not contribute significantly to its growth. The increase in these factors, explain the decline in the industrial growth of the town. The service sector institutional and administrative have become predominant in absolute numbers of wage employment in the town as shown by table 12 which shows wage employment in Tanga town by sectors.

Another table showing wage employment in Tanga town from 1962 - 1973 suggests that the wage employment growth rate has been slow . at least ascillating around 10,500 people.

TABLE 13 : TOTAL WAGE EMPLOYMENT 1964 - 1973

YEAR	EMPLOYMENT	YEAR	EMPLOYMENT
1962	10,702	1968	11,318
1963	10,686	1969	10,606
1964	10,810	1970	12,130
1965	11,458	1971	12,204
1966	10,302	1972	11,773
1967	9,858	1973	11,965

SOURCE: SURVEY

The figures from 1974 to date could not be available due to the Decentralization programme that meant, that the urban authority which was the custodian of the data bank for the town was already dismantled, and thus no proper machinery was existing to collect informations. The industrial employment has not increased fast enough due to lack of employment opportunities. Only in few sectors, which are government sponsored have wage employment increased. This is illustrated by table 14 below showing industrial employment 1968 - 1972.

TABLE 14 : INDUSTRIAL EMPLOYMENT BY TYPE
1968 AND 1972

	1968 EMPLOYEES	1972 EMPLOYEES
Metal and Steel	21	155
Other Engineering	318	306
Chemical	-	85
Textiles	350	404
Food	134	117
Consumer goods	254	307
Wood Industry	216	213
<hr/>		
TOTAL	1293	1587

SOURCE: Survey 1978

Industrial employment increase for four years increased by 294 employees. This can be explained by the construction of the steel rolling mills and the Tanzania Fertilizer Factory both of which are highly capital intensive and thus employ few people. This can be illustrated by the table above; in the metal and steel industry employment increased from 21 to 155 employees in 1972 while in the Chemical industry it rose from 0 in 1968 to 85 employees in 1972. The tables above together show that most of the wage employment is found in the tertiary sector, which is supposed to offer services to the town population.

The tertiary accounted for two thirds of the total employment, while the secondary sector had only one third. This can be better illustrated by Table 15 below showing the ratio tertiary sector and secondary sector.

TABLE 15 TERTIARY/SECONDARY SECTOR RATIO

YEAR	1964	1966	1968	1970	1972
RATIO	1.93	1.39	1.26	1.66	1.92

The figures for 1972 show that the tertiary sector is fast increasing with a ratio of 1.92 as against secondary sector. For Tanga town industry used to be the main employment generator, and for its future growth it depends to a great extent on industrial establishments. For this reason therefore, immediate strategies to uphold the declining economic base of the town are necessary to save the town from decay. This will not only foster the growth of the town but also provide employment opportunities for the Urban unemployment.

Tanzania's second Five Year Development Plan envisaged Tanga's employment to increase by 7,200 by the year 1979, this was to come from planned forty projects in the town (more discussion in section on industries). Upto 1978 only four

of the planned projects had been implemented, making the achievements far from the target; and aggravating unemployment and under-employment. The fact that labour follows the economic laws of supply and demand, it becomes necessary for the demand for labour to be effective in order to decrease the unemployment rates. In Tanga lack of effective demand for labour that decreased the rates of employment. According^{to} the 1978 survey, 93% of the heads of the households were found to be employed in the previous year, at the same time it indicated only 16% of the members of the family were found to have some kind of employment during the year 1977. Altogether, only 36% of the total labour force was working for pay or profit during the year 1977. Thus 64% of the total labour force was not provided with sufficient work in 1977. With this trend it is estimated that by the year 1980 unemployment and under-employment will have grown to 20,000.

4:5:0

ECONOMIC BASE

Before 1962, Tanzania's industrial strategy was dictated by *Laissez faire* type of economy. This means market factors in location of industries dominated. Industrialists could locate industries wherever they thought was optimum for them. This resulted in construction of industries in areas where facilities already existed. This was the same policy before independence

Tanga and Dar-es-Salaam, benefited out of this free market play. First these towns are on the coast, hence had ports, secondly, most of the fairly large developments had taken place in these towns. Thirdly, they had the highest number of non-African populations, who provided a market for the products.

These were the main factors which resulted in Tanga and Dar-es-Salaam getting the majority of investments which took place at national level and regional level. After 1967, the Second Five Year Plan was drawn, among other things, it emphasized state control of the economy and more focus was made to the rural areas. This was, in essence decentralization of location of economic activities, from the traditional towns to new growing towns. Nine growth centres were selected, Mwanza, Arusha, Morogoro, Mtwara, Koshi, Tanga, Dar-es-Salaam, Mbeya and Dodoma. Investments were to be distributed in these towns, which were selected according to their location.

The reasoning behind the plan was ideal, but the practicability did not go off ground. Several reasons were advanced, the chief one being lack of infrastructural facilities, in the other towns, thus, investors went on pouring funds into Dar-es-Salaam. Tanga did not receive enough of

the programmed projects, the main reason was lack of effective purchasing power, in Tanga due to decline in incomes.

The proposed projects in Tanga were as follows:

Steel Rolling Mills	3,000,000 Ts.
Fertilizer Plant	37,000,000 Ts.
Sido Estate	3,000,000 Ts.
Sikh Saw Mills	10,500,000 Ts.

All these projects were implemented though they are facing serious problems, especially Tanzania Fertilizer Plant.

Others were,

Ammonia Plant 330,000,000 Ts.

Extension of Tanga Depot (Oil handling) 12,430,000 Ts.

Tanzania Sisal Corporation

Hotel (Tourist)

These have never been completed due to the above mentioned problems. These projects were all national projects, thus they required only conducive atmosphere.

Apart from these projects, there have been a steady closure of industries in Tanga. Out of 80 establishments in the town in 1967, 32 had closed by the time of survey. This is 40% of the establishments in 1967. Out of the same total,

14% of the establishments are directly associated with sisal. In fact they process sisal into various forms of commodities, such as, twine, ropes carpets etc.

The main establishments are concerned with, textiles, soft drinks, soaps and detergents, crates caddles, cosmetics, sisal carpets, electronic assembling, bakery, fertilizer, steel rolling, shoe making, printing and general engineering and metal works.

4:5:1

LOCATION OF INDUSTRIES

The industrial areas have been categorised into two types; the light industries (small scale). The light industries are those which are concerned with light manufacturing and processing industries. These produce minimal pollution, at the same time they have high employment density. The heavy industries are capital intensive industries, with lower employment density.

The location of light industries is based on the labour/capital ratio. Those with high employment density are located in the central areas of the town, while those with low labour density are located in the surbaban areas. This was done due to the need to control pollution. The light industries which are more labour intensive are less pollutious. The heavy industries are, as always the case located away from central

area and residential areas.

The light industries are found along three major roads, on the northern side of Korogwe road, on both sides of Fangani road from Duga Nwakidila, and along the new ring road. The heavy industries are scattered, some are in Ras Kazonel Fertilizer Company, while the rest are located on the southern side of Korogwe road. See Land Use Map.//

The reserved industrial areas are far from utilized, the unplanned residential units might encroach these areas. Then creating planning problems in the future, as there will be no industrial land left for industrial development.

The major share holder, and owner in most of these industries is the National Development Corporation, which acquired shares in all major industries in the country, Tanga not being an exception.

In general there is an increase in industries in the town, but the increase has been mainly out of government policy to concentrate industries in 9 major growth poles¹. Thus there is need to utilize the undeveloped plots which are laying idle, to avoid encroachment by unplanned developments which increase costs for compensation and demolition.

Although Tanga's importance as national and Regional centre has declined since independence it is still the major regional centre in commerce. There were about 3,023 in 1978 while in 1969 they were 2,216 commercial establishments. Most of the commercial establishments are family businesses, that means they employ very few people. The owners, are mainly Asians and Arabs, while the Greeks operated Hotels and Restaurants. The houses they operate in are owner occupier, thus the shop owner is also the house owner. This means that these people came at least some 30 years or more ago, being on the condition of these were the years when the sisal boom was at its peak.

In the business (African) tradition one does not depend on only one business, he tries several businesses to safeguard his profits. A loss in one is compensated by another. That means, the family can not run bankrupt easily.

The incomes from commercial establishment were difficult to get due to the conservative nature of Asian and Arabian businessmen, and the Tanzanian policy of decentralization. Businessmen fear nationalization, thus they can not give their incomes unless, the authority comes from the police office or President's office.

The Tanzanian policy of nationalization, emphasizes state control of major sectors of the economy, that means the bigger the business the bigger the chances it faces to be nationalized. The policy also emphasises narrowing the gap between incomes, for this reason the rich usually hide their true incomes.

4:6:0

INFRASTRUCTURAL FACILITIES

In urban planning discipline analysis of existing infrastructural facilities forms one of the core areas of study to determine the adequacy and inadequacy of these facilities to the community. These facilities include among others schools, health facilities, water supply, sewerage, electricity and transportation/communication. These are important in urban environment. These must be provided both as necessities as well as for aesthetic purposes. For this purpose, emphasis will be made on the relationship between the provision of these facilities and the development of the sisal industry. It is quantitative analysis to associate the development of these facilities with the development of sisal, but using indirect measurements, it is possible to a certain extent to associate the development of the town to that of sisal.

First is the role of Urban Council, to the provision of these facilities. It is known that there must be a sound economic base for a town to grow as regards both physical development and population growth. The two are inter-related one being a factor of the other. Population growth in urban areas necessitates, industrial and commercial developments at the same time necessitates welfare authorities like the city council to do whatever possible to better the welfare of the community in that city. This is when schools, roads, houses, water and other services are provided. These facilities usually march with the growth of the town because if they lag behind, there would be serious shortages of these facilities. It is this shortage which is of concern here, in this particular section that attributed to the decline of the town. Further once these facilities are not catered for the urban environment becomes stagnant, and sometimes leads to the town's decay. The Municipal Council usually works on the plans drawn by the Urban Planning Division of the Ministry of Lands, Housing and Urban Development. These plans are supposed to be implemented by the different departments within the Municipal Council, education, health Municipal Engineers Office (roads, housing sewerage etc).

The Municipal Authority depends more on finances raised from within the Municipal's area of jurisdiction in terms of land rents house rents, licenses, levies etc. The financial power of the authority depends on how much revenue it is able to raise from these areas. The lesser the economic power a town, the lesser the revenue that can be raised, and the lesser the services that can be provided assuming a maximum efficiency in every area.

With this in mind, then provision of facilities depends greatly to the economic base of the town, which as has already been discussed (4:3) as having greatly deteriorated. The criteria used for measurement then is the rate at which the planned infrastructural facilities have been implemented and the nature in which the existing ones are maintained. It is assumed here, that the plan took into consideration the town's capability to implement the various proposals laid down in the plan.

4:6:2

EDUCATION

In Tanzania, just like other countries, education is given a high priority in development planning, as it is a well known fact that the momentum of social change and economic growth depends to a large extent on the adequacy of the

TARGETS FOR PRIMARY EDUCATION

YEAR	1975	1980	1985	1990	1995
Population ('000)	84	107	139	185	250
Age group 8-14 number	14,300	18,200	23,630	31,450	42,500
% of total population	17	17	17	17	17
Attendance					
% of age group	63	67	76	85	95
Number of Pupils	9,000	12,200	17,900	26,700	40,400
Pupils % of population	10.7	11.8	14	15	19
No. of classrooms					
45/class	200	271	399	594	897
No. of schools					
14 class/school	21	25	29	42	64
Population per school	4,000	4,300	4,900	4,400	3,900

educational system. In Tanga the number of secondary schools has remained four for the past eight years, while the number of primary schools is forty six (46). In 1968 the number of primary schools was 21. The reason for the rise in the number of primary schools is the incorporation of the fringe areas into the town in 1972. This is the time when the urban councils were abolished and instead an Urban District established under District Director.

These primary schools, 27 started before 1967², which is 62.79% of all primary school. Only 37.21% were established after 1967, most of which were established after the decentralization policy in 1972. Together with the enlargement of the township boundaries more schools became incorporated in the town. In terms of ownership 18 of these were privately owned before 1967 when schools were nationalized by the Government following the Arusha Declaration Policy of 1967.

The enrolment have also risen likewise, but at a slower rate as the figures on table /6 for the schools show, before 1960, there were 15 primary schools this figure reflects the rate of which schools were being built during the towns boom. The enrolment rose from 6,822 in 1968 to 7,901 and to 13,000 in 1978 which as it appears is a rate of growth in the education system.

The rise as a result of emphasis in the education system, emphasis has been put on new streams in the existing schools rather than building new schools. The average number of pupils per school in 1968 was thus 376 while in 1978 the average number of pupils was 327.6. This means a decline in the average, although the total number of pupils and schools have increased. The school attendance rate in 1972 was 58% which means that 42% or about 30,000 school going age at the primary education age did not attend any primary school.

As regards, secondary schools, most of them are built through central government financing thus it is not worthwhile, to consider them as products of sisal industry since they can be located anywhere in the country. There is however, one private secondary school, which draws the majority of the students from within Tanga town, due to its nature. It is a day school owned and utilized by Indians until very late in 1970's when it started to enrol Africans. The maintenance of these schools also need to be mentioned, especially when most of the schools were built before 1967 and especially 1960, it is no wonder that most of them are on the verge collapsing. Most of them have poor sanitation due to the period in which they were built, thus they require urgent attention altogether.

HEALTH

The situation in Tanga town as regards health facilities is quite favourable compared with the districts in the region. Of the 16 facilities functioning in the region 8 are located in Tanga town, with 7 private dispensaries operating in the town. At the time of survey, 5 out of the 7 private clinics (doctors) had used their dispensaries for lack of business. These operate purely business terms rather than service to the nation though in a way, they contribute to National Development.

However, since the medical facilities of the town provide medical services to the whole region, the actual situation in the town in terms of medical services is not as is portrayed by the statistics. The inadequacy of medical services in the rural areas and other towns in the region, has caused severe strain on Tanga's regional reference hospital. As vast numbers of patients are coming for treatment from the rural areas. At the same time, the situation is causing great inconveniences to the rural population who often have to travel great distances for medical treatment in Tanga.

The consequences of this pressure upon the medical facilities of Tanga is daily visible.

TABLE 17

EXISTING HEALTH FACILITIES IN TANGA REGION

DISTRICT	No. of medical facilities	No. of beds	People/one bed
Tanga	7	507	600
Pangani	2	2	16,800
Korogwe	3	2	78,200
Lushoto	2	2	123,200
Handeni	2	-	-
Region Total	16	513	1,740

(Note: The number of medical facilities refer to hospitals, dispensaries and health centres. Mobile health units are not included in the data)

The outpatient departments are daily congested and patients have to wait long hours for their turn for treatment. The survey conducted revealed that most Tanga town residents preferred to have more dispensaries built before anything else.

4:6:3

WATER SUPPLY

Tanga is supplied with ground water from fourteen boreholes which have a total capacity of 19,200 m³/d. Some of the boreholes discharge directly into the distribution system while most of them are connected to two storage tanks with a total capacity of 4850 m³. Water has been for a long time the main constraint to the development of the town. Since the ground water from the boreholes could not meet the industrial needs. The industrial water consumption was increasing faster than the available water resources. This placed a burden in the residential consumption to necessitate frequent water cuts during the day.

In addition there exists severe risks for pollution of the ground water as the sewerage system is inadequate and the erection of an effective protection area is obviated by the fact that some of the boreholes are located in the middle of densely built areas, and some are

situated in areas that in future will be built, and some are located in areas that in future will be needed for industrial use. The Ministry of Water Development and Power, using the pre-1967 growth rate of the town, prepared a plan to alleviate the water supply situation. The Plan Sigi River Scheme included estimates of the future water demand as well as a detailed plan to meet the demand. However, as the estimated capacity of the new intake will be sufficient for a considerably larger town than anticipated in the Sigi River Scheme estimates water would not be a constraint on the development, once the project is completed. At the time of survey, the Engineers were putting final touches to the project. The dam is constructed across Sigi River at more or about 15 km. from the town. From the Dam the water will be pumped to a treatment plant located on a hill adjacent to the airport about 5 km. from the town, and later to Distribution Reservoirs. With these Developments, Tanga still stands a good chance to attract industries as regards water resources for industrial Development.

The project was planned in anticipation of a continuous and steady growth of the town based on sisal boom. With the fall of sisal

prices, it seems there will be excess of water supply when consumption is taken into consideration.

In the statistical abstract, it is stated that Development of water supply was very slow, mainly due to the reasons stated earlier that is the main source was groundwater. In 1950, the capacity was only 10.2 ft³, this rose to 431.9 ^{cu. ft.} in 1966. This meant a major constraint to industrial development at a time when sisal was doing well.

4:6:4

ELECTRICITY

The electricity supply for Tanga's town, comes from 40 km. from Tanga town at Hale. This is from Hale Hydro-electric supply project constructed in 1969 to supplement, the electricity supply from Nyumba ya Mungu Dam. These two projects were undertaken to supply electricity to the Northern Development circuit to which Tanga is part. This circuit incorporates Arusha, Kilimanjaro and Tanga Regions. It was also anticipated to promote industries and form part of the rural electrification programmes, which was planned by the Ministry of Water, Minerals and Energy. Thus Tanga is in terms of electricity supply well equipped to undertake big industrial projects. Given also the construction of Sigi

River Scheme, industrial development is possible to be undertaken provided the necessary financial resources are available.

4:6:5

HOUSING

Housing distribution is closely associated to income. Hence the bigger the income the community generates, usually the better the housing and further still the better the condition of buildings. Tanga can be considered an old town, since most of the buildings, storey buildings are very old. These were constructed during the British administration that is before 1960. These were constructed during periods which can be rightly called boom years for sisal. As more and more employment opportunities were created as a result of increased incomes from sisal, people flocked into the town. This automatically meant the need for houses for this increased urban population, failure of which resulted in housing shortage. The boom periods thus can be cited be the cause of booming real estate business which emerged in 1952 - 1957. Real estate owners, built houses for office, accommodation, commercial undertakings and residential units.

In the centre of the town about 80% of the buildings were those constructed before




independence (1961), which justifies the naming of Tanga as an old town. This is because in recent years very few developments have taken place in terms of housing.

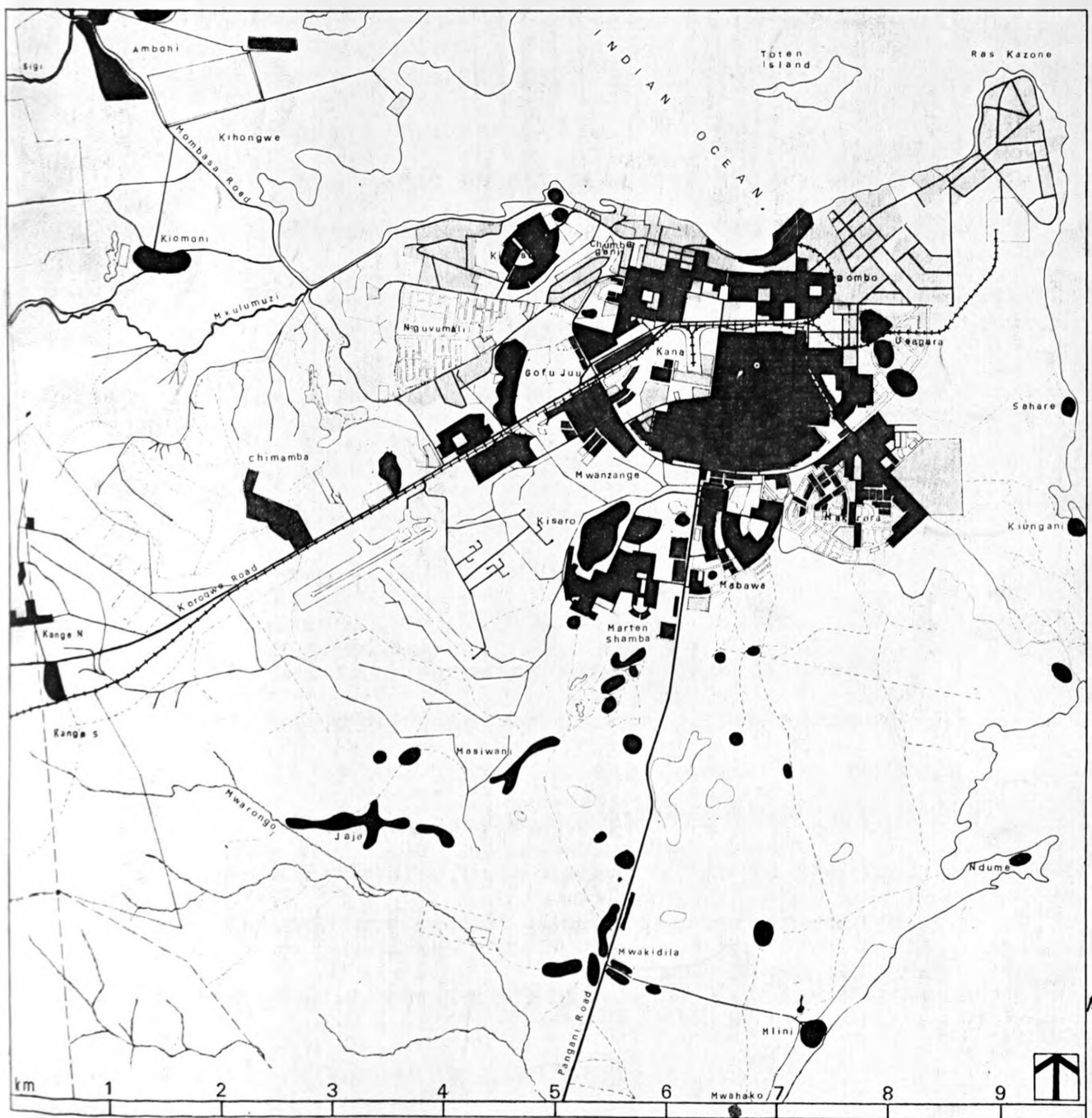
A further blow to the real estate business came in 1977 when the government nationalized all private houses which were constructed with Tsh. 100,000 and above. Thus, people especially Indians quit the real Estate Business. Thus, the National Housing Corporation became the sole Land Lord who could put up residential structures. Upto 1978 the N.H.C. had managed to put up only 120 units. While it is estimated that about 300 units were put up by individuals every year. Of these about 80% or 240 units were replacement of existing stock, thus leaving about 60 units per year as increment. These are private houses constructed as illegal developments, most of which are sub-standard and are of six (6) roomed swahili type.

In recent years private individuals and contractors have provided very little housing the private construction industry, has been in a stage of stagnation for quite sometime. The results of this great excess of need over supply are obvious. Most of these households are forced either to accept further overcrowding or to

TANGA

Condition of Buildings

-  Block of which Buildings over 50% Is in Good Condition
-  Block of which Buildings over 50% Is in Fair Condition
-  Block of which Buildings over 50% Is in Bad Condition



construct semi-permanent houses illegally. Others still, are forced to live in squatters in the fringes of the town. The Land Use Map for Tanga shows, that Tanga is a vast town with numerous unbuilt areas within the city centre. This is caused by building standards required in the town centre, thus, people are forced into the suburbs to dwell as squatters or put up illegal semi-permanent structures.

TABLE: 18 HOUSING SUPPLY BY 1977

Squatter Houses	1000	} Housing Units
Semi Rural Squatter Houses	500	
Other Rural	600	
Institutions	1010	
Other Housing Units	7520	

MAP 12 - Condition of buildings

In 1967 total households estimated at 17,580 were living in approximately 33,500 rooms within the township. On the average this means 1,81 rooms per household and 0.55 rooms per person. These estimates have worsened at the time of survey 1978, to 0.35 rooms per person, which means accordingly has increased very much. The reasons, though numerous can be grouped together to form sub-sections of a main cause. This is the fall of the towns economic base which have resulted

in low incomes for the people to the extent that they can't afford to put up houses to march with the town's population growth.

4:6:6

TRANSPORTATION

Tanga is situated at the inter-section of three trunk-roads; Korogwe-Tanga road, Mombasa-Tanga road and Pangani-Tanga road. The trunk roads are running straight into the city. These trunk-roads were built during the German and British periods. These roads were built to open the hinterland and at the same time act as link roads to other areas of the country. These roads while acting as national trunk roads, are also the major roads in the city. At the time of the survey (July - September) 1978, the roads were in hard shape, due to heavy trucks which transport sisal into the town's port to be exported abroad. Apart from these trunk roads, there are roads which in urban areas are generally known as streets. Since Tanga is an arid town, the streets run parallel to one another, and are named numerically. From street number one upto street number twenty. All these streets inter-sect the three trunk roads.

As regards, traffic Tanga is a always referred to as cyclists and pedestrian's town. In the 1968, a public transport system was established due to the then growing demand, but this was later abolished since it came to prove

uneconomic. The biggest mode of transport has now remained cycling and walking. This trend has worsened to the extent that there are even bicycles on hire, at one shilling an hour, but the hire is restricted to those who are well known residents.

The traffic accidents in the town has not been very high inspite of the large number of cyclists and pedestrians. This is mainly due to two factors, the relatively modest flows of cars on the streets and the concentration of private motor vehicles on a few main streets.

The major problems facing the town in terms of transportation is the deteriorating standard of the streets and roads. In case of rains pot-holes are created on the roads making it dangerous both to pedestrians and motorists. Vehicles are wrecked within few years. And as already printed out in case of rains, splashes on the pedestrians, from moving vehicles becomes a menace. Houses also become dirty, mud and water splashes.

The main problem is based on the financial resources to maintain and repair the roads. Hence, since 1970, no new road have been constructed in the town, though the plan to be followed exists. Repairs are also made using earth, which are washed away during the rains, making repairs an endless process.

Recommendations have also been made to remove the railway yard which is located in the middle of the town (separating two busiest parts of the town) to some place outside the town, but due to lack of finances the implementation have not been affected). In total the town is deteriorating at a rapid rate. The port is also operating under capacity, due to low production of sisal which is still the major export cargo.

4:6:7

STORM WATER DRAINAGE

Only a small section of Tanga is presently served with storm sewers. Some areas of the town have a system of ditch drainage to take the run-off into the ocean, while most of the areas do not have any drainage system and thus must rely on the ability of the soil, to absorb water. The permeability of the soil is good. However, especially during the heavy rains, streets are quickly flooded, and water stands knee-deep paralysing traffic and commerce. With little or no gravity, the existing drains reacting as open septic tanks offering fertile breeding grounds for disease and malaria mosquitoes. Often also, waste water and urine from homes are discharged into open surface drains and flooding can result in the spreading of faecal material in the streets and in the residential areas. The situation is getting worse the more the population and population's densities increase.

REFUSE COLLECTION AND DISPOSAL

The present disposal site, which is located along the side of Mombasa road adjacent to Tanga Bay, is a constant health hazard for the town's population. The seepage from the refuse pollutes the sea and the uncovered dump is a complete breeding ground for flies. Another problem is the manner in which the refuse is left for collection. The present method is far from adequate. Also the trucks are far from enough, which makes refuse to pile for days before it is collected. This obviously becomes a serious health hazard, at the same time tarnishing the image of the city.

In all the city looks a neglected town, which requires a total uplift, to bring it to modern standards of clean well cared for city.

CHAPTER V

5:0:0

PROBLEM IDENTIFICATION

The foregoing analysis of the problems that Tanga has experienced, has revealed that there are significant factors limiting the growth of the town. Further more, it is suggested that there are possibilities of alleviating these problems through increased government involvement in the region and in the town, provided the problems outlined below economic, physical and social are dealt with. The solutions to these problems will need the direct involvement of the people living in the region and town, and the authority in charge of these areas.

5:1:0

PROBLEMS IDENTIFIED

The problems that are discussed here are those that were identified in the study and are characteristic to towns with similar backgrounds to that of Tanga.

The basic property in human behaviours in urban areas is that of wanting to increase the social and economic welfare of the people living in these areas. Thus the problem which is highlighted is that of lack of sufficient economic base in the hinterland and the town

to warrant the needed social and economic welfare. The dependence of the town on its hinterland, for this economic base, has been jeopardized with the decline of world prices for sisal. As already pointed out, sisal was the economic mainstay of the region, thus when its position declined, the town's glory also declined. This was due to less of incomes generated from the crop. Furthermore, the hinterland analysis, has shown that there is still the potential to produce other crops, to withhold the economy of the region and the town. The present situation has cropped out, due to mono-cultural economy of the region. Sisal dominated not only Tanga regions, but also the national economy. When sisal prices dropped, the national and regional economy suffered severely.

The fall of sisal prices resulted in, deterioration of housing, employment and incomes in the town. The physical structures of the town has deteriorated, squatters have increased loiterers, destitutes, and health hazards. Migrations from the rural area to the urban areas have increased, while employment does not increase fast enough, to cope with the increased population. Since most of the migrants are adult

males, it is obvious that they will engage in some kind of activity. If the town does not offer them with productive activity, they will turn into urban vagabonds, who do not abide to the laid down laws and regulations. Furthermore, the social infrastructure, which is supposed to serve them and which is at present inadequate, will continue to deteriorate and may absolutely collapse.

Economically, the incomes level in the town, which deteriorates fast, will dwindle if no solutions are proposed and implemented. The incomes, which came from the boom of sisal and activities undertaken to complement sisal, have declined considerably. The association of income generation with sisal boom, is due to the industrial and commercial needs of the populations, which were dependent on sisal i.e. the estates, and the urban dwellers. Market forces took their turn to direct investments from sisal revenues to the town. These investments were in the form of industrial projects commercial establishments, and social infrastructure. This resulted in making Tanga the dominant city in the region, and the second largest in the country. Due to these investments, employment was generated, schools, built and houses constructed. Employment and the facilities in the town balanced with the

influx because even in the hinterland employment was available and infact the hinterland employed more people than the town. Incomes fell, employment decreased both in the town and the region. The resultant from these, was deterioration of roads, industries and housing.

After the decline of sisal, most of the council industrial establishments, which served the estates had to liquidate, mainly because their main customer (sisal estates) were running down, and others had collapsed completely. These included wholesale shops, dealers in imported handwares, and furniture makers. As in the list were private doctors, construction companies and groceries.

Tanga being the Headoffice of all sisal operations in the country, was also the supplier of equipment and stationery, throughout the country. Business enterpreneours based in Tanga were the agents who supplied the estates with vehicles, tractors and other heavy farming equipments.

The analysis of the hinterland has also shown that Tanga region has land with various potentials. It can grow a variety of crops both of plantation nature, and of small holder type. The problem is lack of incentive on the part of

the government to revoke land ownership that is hindering other crops to be grown. At present land which used to be and which is presently under sisal, as owned by Tanzania Sisal Authority with exception of few estates which are owned by Kalli Estates, and Karimjee Jivanjee. A suitable alternative to sisal can be sought to arrest the declining situation.

To most planning problems, the solutions and recommendations can be based on a sound theoretical framework which will act as a guide towards implementation. The theories and models referred are only applicable to certain situations and environments. In this line the problem of Tanga town and its hinterland are looked at. For the purpose of the study Regional Planning theories seem to be more relevant since they refer not only to the economic aspects of planning but more important, reflect the interaction between economic aspects and physical set up of the environment.

One of the models in the centre-periphery, which describes the inter-relationships between the centre (urban or powerful economic region) and the periphery (depressed region). In national or regional economies that are in transition to industrialization the spatial structure is dominated by powerful central regions or urban areas that reduces the rest of the space economy to the role of a tributary area that is drained of its resources, manpower and capital. The disequilibrium is usually a structural one. As a result, the automatic working of the market does not re-establish a spatial equilibrium but reinforces the initial structural imbalance.

A lasting centre-periphery relation is harmful, in that it encourages the under-utilization of resources, it is conducive to the inefficient location of industries and it contributes to the problems of rapid, concentrated urbanization at a single centre. The centre-periphery model, suggests that the space economy whatsoever, its configuration must be viewed as an interacting system of relationships.

Because of the character of the space economy as a system and because normal equilibrating forces are too weak to rectify the centre-periphery imbalance within a reasonable period, regional planning, policy must be introduced in transitional economies at the national level. The chief concern of regional planning policy is to set broad sectoral investment programmes with a specific geographic context and thus contribute to their efficient implementation. To achieve its objectives, regional planning policy seeks to influence both economic activity and location decisions chiefly by guiding public investments in overhead capital.

In evolving an appropriate development strategy, each region will require a different approach, depending on whether it is a core region

an upward-transitional region or a downward - transitional area or a resource frontier. At the same time, the set of strategies must be coordinated in order to achieve the best overall effects in terms of national objectives.

Development of the economy of one area is interdependent with the development of all the other regional and sectoral economies and cannot, therefore be approached as if it were an isolated phenomenon.

The development of regional resources for export to other areas may be important to initiate a process of economic growth. But this process is not likely to be sustained unless it is accompanied by extensive and extensive urbanization to encourage consumer markets. Regional policy planning is therefore, closely linked to general policies for urban development including, housing and internal transportation and to the physical planning of particular towns. Core regions together with development corridors and resource frontiers perform a critical role in generating impulses of economic and physical development and transmitting them to other parts of the space economy.

It is from the general theoretical framework of regional policy planning that the recommendations have been based. It is a shift

from center periphery type of economy in which market interplay dominate the growth of towns, to a deliberate government induced growth of towns. Regional planning policy can be achieved through intergrating the regional economy with an urban economy. This is necessary because the two such systems supplement each other in the process of economic growth. This is a typical planning strategy which is ideal for Tanga town which depend on a resource frontier for its growth. The recommendations put forward must not be specific for the town but incorporate the region as well. The economic activities which take place in the Tanga's hinterland must be coordinated with location activities which as are to take place in the town to promote both urbanization in an orderly way and promote markets for the hinterland's production, thereby creating a balanced relationship between the two systems and in the hinterland.

Because of this reason, it became necessary to analyse the physiographic and economic potentials of the hinterland and thereafter relate to the urban environment for proper and practicable recommendations. The problems which are reflected in the town are a product of the hinterland's (resource frontier) deterioration. Thus, a

deliberate government effort through regional policy planning, on which the recommendations are based can be used to save the declining hinterland economy, the urban economic base and physical infrastructures. The solutions will redirect the economy away from centre periphery model, which is susceptible to decline to a more balanced and inter-dependent growth.

CHAPTER VI

6:0:0

POLICY PROPOSALS AND RECOMMENDATIONS

The purpose of planning is to give maximum possible benefits to the community. This is done by controlling development in such a way that it will take in the interest of the community as a whole, rather than in the interest of some particular individual, section or authority.

The pattern of economic and physical developments is determined by the available economic infrastructure. It is the developments which are necessary for the welfare of the community. Thus when development is left unplanned, increases in haphazard manner. It is for this reason therefore, that planning is done to direct growth. Plans are sometimes made based on wrong assumptions and premises. When correct premises are used, plans may not necessarily be implemented because the so called unforeseen circumstances. Examples to the above points is the prevalent rise in oil prices or price fall for the largest foreign exchange earner. These factors usually disrupt plans and economy as a whole.

The sudden drop in prices for the main foreign exchange earner, can be exemplified by the economies of such countries as Ghana and Zambia. The economies of the above mentioned countries were very dependent on cocoa and copper respectively. Nevertheless, the fixing of prices were and are still largely determined by the economically powerful western countries under the auspices of supply and demand. Since the price fixation lies out of their control, their economy were and are in great uncertainty. Therefore, the prices of primary commodities usually fluctuate according to demand situation in the world market. When prices rise producer gets a boom period, and when prices fall a crisis is experienced. In Ghana, cocoa dominated the economy, when prices were high, Ghana's economy flourished, with foreign exchange quite full. The situation changed when prices and Ghana's economy was crippled. For a National Economy, the benefits from these kind of revenues, are translated in terms of national projects. These are industrial projects, community facilities projects and agricultural projects. In the regional context, the benefits are translated in terms of incomes, the regional populations receive and the mode of utilization is always local in scale such as opening commercial establishments, bars, shops, transport, business etc.

Tanga town benefited from both of these investments, national and regional, during boom periods for sisal. The benefits were however, constantly under strain due to the demand factors in the world market. It is for this reason, that solutions are to be sought to arrest this constant fluctuations, in the regional economy so that the town's economic and physical structural growth maintains consistency. The linkages that existed between the town and the hinterland should be restored so that, rural urban migration is stopped. In order to sustain the town and hinterland economic and physical base, should be made capable of attracting investments through direct involvement and participation by the investors.

Foremost in this endeavour is the creation of ways and means of increasing income generation in the region and the town. For this reason workable solutions must be formulated as a guide towards this objective. The recommendations are based on the analyses, which were made in previous chapters, and problems which have so far been identified.

6:1:0

PROPOSALS FOR THE HINTERLAND

Tanga region being one of the most fertile areas of Tanzania, is capable of producing different types of crops. The potentials, include

coffee in the highland areas of Usambara, where the soils are rich with organic matter. At present, 1979 the world prices for coffee are staggering, but experience has shown that, the prices for coffee oscillate around equilibrium. That means they are more or less constant. It will be advisable to grow coffee in highland areas.

The decision will have, three advantages, first to diversify the economy of the region away from monocultural domination of sisal. Secondly, it will increase incomes to the rural population which is now suffering from low incomes and under-employment. Thirdly, they would increase cargo to be handled, through Tanga Port, which at present operates under-capacity.

These three advantages, will eventually culminate into urban economy's growth through forward and backward linkages, and thus restore the town's prosperity.

In the lower areas, maize and fruits can flourish well since the soils and climate are favourable. Therefore, sisal can be replaced only in areas where, land is fallow following the closure of estates. This has been tried in small areas by workers of the Tanzania Sisal Authority. They have workers collective farm, in which they plant fruits (orange trees) and maize.

If this is undertaken in a large scale basis fruit processing and canning can be good areas for industrial undertaking. The industries could be preferably built in Tanga town so that employment is generated and growth is stimulated. Maize milling is also another industrial activity which can be undertaken.

The projects can be undertaken by TSA jointly with, the respective crops authority, namely, coffee Board of Tanzania and National Milling Corporation. This is necessary because it will be difficult to dissolve the Tanzania Sisal Authority, since it is very huge and has a lot of assets in terms of capital equipment. At the same time, the authority will take care of the remaining sisal estates which, still supply fibre to the industries, which utilize sisal as inputs. These estates are still economically viable, and can survive the existing hardships.

In order to implement the proposal, the Ministry of Agriculture should liaise with the Ministry of Industries, so that, fruits or maize production coincide with establishment of manufacturing industries to process them.

The areas to be affected by the programme include Karogwe and Muheza/Tanga districts where the majority of closed sisal estates exist.

To take care of the existing sisal estates export of the crop should be substituted by industrial manufacture of products which can utilize sisal fibre as raw material. The products include among others, paper, carpets, roofing materials and sisal bags. The location of these industries is preferably Tanga town, so that agglomeration economics can be achieved. The newer sisal production can be exported to other countries so that foreign exchange is still earned. The industries will improve the employment situation and create revenue to the town through rent and taxation. The creation of the industries proposed would also improve the housing situations as it is stipulated in the Tanzanian policy, that industrial investors must also provide housing to its staff.

The municipal authority, can also increase its revenue, through the usual urban taxation mechanisms for collecting revenue from the establishments located in its area of jurisdiction. The revenues collected will be used in the provision of urban infrastructural facilities, such as housing, roads, watersupply and recreational facilities. In chapter four mention was made regarding the capability of Tanga for industrial development, the factors necessary for location of industries, watersupply

electricity (power), and the road network are adequate given slight upgrading, water supply will be available upon completion of the Sigi River project.

These solutions outlined above, can be under taken using the present structure of organization, that is using the sisal authority as the implementing agency, and the Municipal Council as the implementing agency in the case of physical infrastructure in the town. The solutions are based on the resource base of the hinterland. This implies continued dependence of the town on its hinterland (Regional hinterland)

This being the case, it is suggested that the ports hinterland should be extended to cover the Northern Development circuit as far as Musoma. This is based on the fact that Tanga has good rail and road connections to the interior. There is also a proposal to connect Musoma to Arusha by rail, which will improve the transportation network of the country and reduce transport costs to have goods from Musoma areas to Tanga. It will also reduce congestion at Dar-es-Salaam Port, because goods from Rwanda, West Lake Region, Kwanza Region, Musoma, Arusha, Moshi will be handled through Tanga Port.

With the hinterland extended, Tanga will be of regional significance and also of National

significance, as far as port is concerned. The relationship, will also increase job opportunities and act as an inducement for industrial development. The strategy, will also reduce overdependence of the Town to incomes from agricultural products. The port will also act as a growth inducing factor in the town.

6:2:0

- POLICY RECOMMENDATION FOR THE TOWN

To make the town more self sustaining, it is suggested that, government involvement should be increased. The suggestion can be implemented, through increasing investments into the town, in the form of industrial projects. The policy of diversifying industrial location, should be implemented in favour of Tanga. The reasons for the suggestion are many and varied.

First, is the argument based on raw material oriented industries. Due to the resource potentiality of Tanga's hinterland, it is worthwhile to reduce transport costs, by locating industries which utilize raw materials which are found within Tanga's hinterland in Tanga. Secondly, the port serves as an inducement to export oriented industries and those industries which utilize imported raw materials. Time and transport costs are reduced of these industries are located in Tanga. An example of such industries is the Tanzania Fertilizer Plant

located in Tanga. Most of its raw materials are imported from Syria, West German and Jordan. Thus due to the bulky nature of these inputs, a separate port to handle these cargo has been constructed in Tanga.

Thirdly, there is the good rail and road connections which could make distribution of industrial products to other regions easier provided the roads are well maintained. This, it is hoped will be achieved with increased incomes from the proposed programmes. The physical infrastructure is also capable of accomodating these industries. There is enough water, electricity and not least land. Undeveloped land is available within the industrial area.

The proposal for industries in Tanga is based on the National Industrial Location, strategy, which emphasizes decentralization of industries to nine growth towns of which Tanga is included. What can be emphasized here is increased government participation in implementation of the projects.

Another alternative to industrial development is increasing Government financing to small scale Industrial Development Organisation (SIDO) which undertakes to finance small scale industrial projects, in favour of Tanga town.

This should be a deliberate government involvement to rescue the declining industrial base of the town.

It is also suggested that, SIDO undertakes the programmes of financing co-operative enterprises. This could be of furniture making, since timber is plenty, fruit processing and manufacture of sisal oriented products. Proposal of industries will mean that investments to Tanga falls in the National Industrial Policy of decentralization. The investments will be channelled until such time that Tanga reaches self sustained economy. A situation where by it is, capable to attract capital on its own either internally or from external sources.

The solutions, implemented will restore the distorted economy of Tanga town to the extent that the prevalent economic and social difficulties are reduced. Unemployment, low incomes inadequate housing, poor physical infrastructure maintenance are but, some of the chronic diseases in the town.

CHAPTER VII

CONCLUSION

It has been realized since the days of 'Laissez faire' economies, that economic and physical developments are slow and fraught with undesirable consequences if left to themselves. These consequences arise out of comparison with what should be a norm for other areas where the situation is more acceptable or through growth rates of the same environments, development in different years. Some of these consequences include unequal spatial developments, inefficient and wanton utilization of resources and general deteriorating of human environment and resource base. Organized state guidance has therefore been involved as one of the means by which development could be directed to avoid or minimize the undesirable consequences and create a relatively acceptable situation.

In developing countries, guidance is used more as an initiating and innovative process as well as a corrective tool. It draws experience in matters of similar development approach such as agriculture, industries, community welfare, and

urban physical infrastructure. An important area of urban growth of common interest has been identified as the contribution of industries towards overall economic and physical development of urban centres. Reference is directed towards growth inducing industries.

The measures taken vary from one country to another and from one urban centre to another taking into account the nature of their economies. Tanga in Tanzania which has a vast and fertile hinterland used to depend greatly on revenues from sisal. The problem which is identified in this study, namely stagnation of the town's growth has culminated in many and various consequences. These as has already been pointed out include, low incomes, inadequate effective industrial base, and deteriorating urban infrastructure. The products are seen as results of the declining economy of the hinterland which arose from the decline in world prices for sisal.

The recommendations therefore, have been directed towards achieving the study objectives. Their main emphasis have been to arrest further deterioration of the hinterland's economic base and the town's industrial base. This being carried out to alleviate the problems which are now critical in Tanga Town.

In carrying out the study and the drawing of the recommendations, it has been assumed that the physical form of Tanga Region will remain unchanged both in size and configuration for a long time. This implies relief and climatic conditions will remain favourable for a long time to come. The character of the soils as a source of income earning and industrial crops will also remain the same. This being the case, diversification of the hinterlands economic base has been put high on the list of recommendations, so as to rejuvenate the fast falling hinterlands economic base. Together with this, the government's implementation of the policy of concentrating industries in nine selected growth poles, is expected to be effected at the possible maximum.

The two suggestions, will mean sustaining the urban economic base through two ways, diversifying the crop hinterland of Tanga town, in order to increase urban growth through linkages and multipliers in favour of Tanga's urban growth. And secondly, increasing government's concentration of industries in the town which will lead to agglomeration economies.

It is also suggested that expanding Tanga Port's hinterland, which is now limited to sisal growing areas of the region, be extended to cover the northern areas of Tanzania. These areas used to be served by Mombasa, before Tanzania decided to close the common border between Tanzania and Kenya. The existence of the two major parts in the north and south had contributed to the neglect of Tanga Port (See Chapter II). These recommendations are to take advantage of the Planned Economic system pursued by Tanzania, that emphasizes planned industrialization and agriculture and exploitation of resources for the benefit of the people.

In the previous chapters, which underly the recommendations, it has been found out that sisal production, which used to be the mainstay of Tanga Region and Tanga Town, has seriously declined regard-less of major government campaign and efforts to promote the crop, both nationally and internationally. The crop is facing a big competition from synthetic fibres produced by the developed countries. This means synthetic products have entered the main branches of sisal use which makes sisal less marketable. It has also been found that the port at present is operating under capacity, the causes of which have been attributed to handicaps posed by both

Dar-es-Salaam and Mombasa as main ports during the British Colonial Administration. With less production in the sisal industry, the port is facing bigger problems, since sisal was the main export crop through Tanga Port. Hence, it is both necessary to extend the hinterland of the port as well as diversify the crop hinterland of the town and port.

The findings have been based on the potentiality of the region. The region is climatically favourable for a variety of crops, which can be grown on large scale basis, so that they can be exported and utilized in industries as raw materials. It is suggested that the manufacturing industries be based in Tanga town as part of the concentration of industries programme pursued by Tanzania. The benefits from these economic programmes, can be translated into urban physical infrastructural developments such as the provision of housing, sewerage, roads and public transport, schools and health facilities all geared towards the improvement of the quality of life of the town's population and maintaining an orderly growth of the town.

In general then, the study is directed to Tanga town as a case study for similar towns. The circumstances underlying their growth may be different but the solutions are directed towards

one end. That is, the promotion of orderly growth of towns both economically and physically. This can be done in no other way except by generating more incomes from the various potential resources which the town can take advantage of. The incomes can be invested in productive sectors existing in the town or the hinterland, thus strengthening the rural-urban relationships. Spread effects, can be realized from either side the rural and the urban so that increase in rural-urban differentials are minimized.

For towns with hinterland advantage like Tanga, it is necessary that production in the hinterland is well planned to prevent serious economic fluctuations. This can only be avoided through good production planning. Over-emphasis on one crop as the main income earner, is dangerous given the World Market system. The primary products have their prices constantly fluctuating, while the prices for manufactured goods keep rising. It is thus risky for both national economies as well as urban economies which depend on mono-cultural economies.

The mechanism used to influence the pricing system is set by the giant Multinational Corporation, which also controls the economies of the developed and undeveloped nations. For the

products from the developing/underdeveloped nations, they under invoice the prices, while for the products from the developed world they use over invoicing technique. Hence, the losers are usually, the developing countries. The situation is aggravated with one crop dominance, where they can, through market arrangements jeopardize the prices for a particular crop, thereby, leading to economic troubles in a particular country - unemployment, low incomes, abandoning of planned projects etc.

It is from this experience, that the study addresses itself to towns which have or may have problems of stagnation caused by deterioration in the economy of the hinterland. Solutions suggested can, though specific to Tanga town, be applied to other towns of similar economic conditions and problems with modifications.

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