

THE UNITED REPUBLIC OF TANZANIA



MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

TABORA MASTER PLAN (2015 - 2035)



September, 2018

THE UNITED REPUBLIC OF TANZANIA



MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

TABORA MASTER PLAN (2015 - 2035)



Foreword


Tabora Municipality is a Headquarters of Tabora region and covers 1092 square Kilometres. According to the 2012- 2015 Census, the Municipality has the population of 247,010 with modest population growth rate of 2.9 percent. It is a commercial centre and transportation hub of Tabora region, the Western regions of Tanzania and the landlocked countries of Burundi, Rwanda and Congo. Tabora Municipality is the convergent point of the major roads from Singida, Katavi, Mbeya, Kigoma, and Shinyanga. It is also a major transit point of the central railway line linking Tabora with Kigoma, Mwanza, Dar es Salaam and Mpanda.

The strategic location of Tabora presents enormous potentials for attracting investments in transportation, industries and tourism. The exploitation of these potentials is constrained by a number of challenges. The main challenge is poor planning that has occasionally lead to land use conflicts and growth of informal settlements, deterioration of infrastructures and inadequate promotion and maintenance of historical and heritage sites. It is from this background that this master plan has conceived.

This Master Plan is timely endeavor to address these challenges and will ensure efficient use of available resources. It will not only provide a framework, formulating programs and projects but will also be used as tool to guide spatial, economic, social and environmental development of Tabora Municipality. The Master Plan recommends projects on improvement of urban infrastructures and services including construction and improvement of roads, water supply, sewerage, drainage system as well as extension of the airport runway. It further promotes walkability within settlements taking advantage of gentle topography of Tabora. It has designated more than ten percent of planning area for industrial development. Setting aside adequate land for industrial development will provide a catalytic base for transforming the economy of the Municipality in consistent with the national strategy of realizing an industrial – based economy.

In this regards, I commend the Tabora Municipal Council as a Planning Authority for setting aside resources for the preparation of this Master Plan. I wish to recognize and commend the contribution of all stakeholders who facilitated the completion of this Master Plan. These include; the World Bank through the Urban Local Government Strengthening Program (ULGSP), the President's Office - Regional Administration and Local Government, the Ministry of Lands, Housing and Human Settlements Development, Tabora Region Administrative Secretariat, Tabora Municipal Technical Team, the Consultants, Public and Private Institutions and individuals.

I remain hopeful and confident that this Master Plan will be successfully used to spearhead the spatial, social, economic and environmental development of Tabora Municipality.



 William V. Lukuvi (MP)
Minister for Lands, Housing and Human Settlements Development
TANZANIA
15/11....., 2019

Master Plan Approval

I, Prof. John M. Lupala

Director of Urban Planning by virtual of powers vested in me under section 12(4) of the Urban Planning Act No. 8 of 2007 DO HEREBY approve:

The Tabora Master Plan (2015-2035)



Signature

Date... 15/01/2019

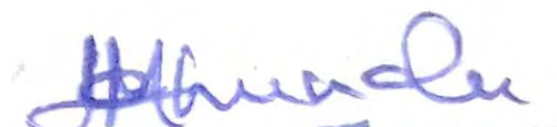
Acknowledgement

The preparation of Tabora Master Plan (2015 – 2035) was spearheaded by different stakeholder’s contributions in terms of resources as well as devoting their time and volunteering ideas in the consultative forum and meetings. Tabora Municipal Council would like to extend our sincerely gratitude to the following: The President’s Office, Ministry of Regional Administration and Local Government for their financial, technical and moral encouragement support during the process particularly support from World Bank under Urban Local Government Strengthening Project (ULGSP), we would like to deeply thanks Hon. Selemeni Jafo (Minister for Presidents Office, Regional Administration and Local Government). The Ministry of Lands, Housing and Human Settlements Development (MLHHSD) for the technical and human resources support, we would like to particularly thanks: Hon. William Lukuvi (Minister for Lands, Housing and Human Settlements Development and Prof. John M. Lupala (Director of Rural and Town Planning). We further extend our thanks and appreciation to the Directors of Plan Africa Limited for their good job in leading the team of stakeholders involved during the whole process.

Similarly, we are grateful to Tabora Regional Commissioners Hon.Agrrey Desley Mwanri and the former Regional Commissioner Hon Ludovick Mwananzira for their positive criticism during consultative workshops and meetings. The Tabora Urban member of Parliament Hon. Emmanuel Adamson Mwakasaka; Tabora Regional Administrative Secretary Robert Musalika Makungu.; Tabora District Commissioner Hon.Erick Komanya Mtara and former Tabora District Commissioner Hon. Queen Mwashinga Mlozi; all Tabora Municipal Councilors, Municipal Director, Mr. Bosco Oddo Ndunguru and former Municipal Director Ms Sipora Liana for their efforts, un tired support, guidance, cooperation and encouragement. We feel indebted to officials of Regional and District Commissioner’s Offices; officials of Tabora Municipal Council particularly Mr. Godard Asanga Mwakalukwa (Head of Urban Planing Department) and Deo Damian Msillu (Senior Town Planner), Ward Executive Officers, Sub-Ward Leaders and all residents of Tabora Municipal Council for creating a conducive working environment and responding to our questionnaires during data collection.

We would also like to extend our gratitude and sincere appreciation to Mr. Amulike Mahenge and Mrs Anna E. Misigaro from Ministry of Lands, Housing and Human Settlements Development for their technical support and supervision throughout the preparation of this Master Plan. Their valuable advice and positive criticism added a recommendable value on these Master Plan. We also enjoyed the technical expertise support from freelance Town Planners namely, Mr. Emanuel Manoni Ndakama and Jamal Mufuruki Abdul.

It is not easy to mention everyone, for those who facilitated or participated during the preparation of the Tabora Master Plan and their names are not listed here, we kindly thank you and highly value your support that contributed to the completion of this Master Plan.



Hon. Leopold Chundu Ulaya
Mayor Tabora Municipal Council

Executive Summary

Tabora Municipality is the capital and head quarter of Tabora Region as well as an administrative and commercial center of the region. The municipality is the commercial hub in western part of Tanzania, located on the crossroads of the main railway lines connecting Dar es Salaam on the coast with Lake Tanganyika and Lake Victoria in Mwanza. The Master Plan, which was prepared in 1972, expired in 1992 and ever since urban development in the municipality has been guided only by piecemeal detailed planning schemes (layout plans). This is a reason called for the preparation of this Tabora Master Plan aimed at guiding and control land use development in the Tabora Municipal Council for the period of 20 years from 2015 to 2035.

The preparation of this Master Plan is an initiative that aims at revisiting the previous plans; this master plan therefore will enable the municipality to formulate a more feasible and effective strategies that will provide a basis for efficient resources allocation to improve services delivery and conducive environment for investments. It is anticipated that this Master Plan will be used as a tool to guide development and control the future growth of the municipality for the period of 20 years.

According to the 2012 National Population and Housing Census, Tabora Municipality had a population of 226,999 with a composition of 113,361 males (49.9 percent) and 115,638 females (51.0 percent). The municipality had 42,298 households with an average house size of 4.7, which was relatively lower compared to the national average of 5.42 percent and a sex ratio of 96. The average population growth rate stood at 2.9 percent per annum.

The municipality had 45,400 households with an average size of 5 people per household and population growth rate of 2.9 percent per annual. To forecast the future population of Tabora Municipal Council for the purpose of this master plan, an average annual population growth rate of 2.9 percent per annum (as per calculated Growth Rate from Population and Housing Census of 20sed in all planning aspects including land requirements for various uses. The municipality has a total area of 1092.226 square kilometers of land, which are committed.

In Tabora Municipality Tanzania National Roads Agency (TANROADS) is responsible for operation and maintenance of 121.91 kilometers of regional roads, which are tarmac. Currently TANROADS is upgrading 32 kilometers of gravel road to bituminous standard road, which include; 22 kilometers of Tabora – Sikonge road, 8 kilometers of Tabora – Bukene road and 2 kilometers of Tabora – Ulyankulu road to create an easy link to the nearby regions of Shinyanga, Katavi, Mbeya, Singida and Kigoma. Tanzania Rural and Urban Roads Agency (TARURA) is responsible for the existing district (arterial and collector) and access roads connecting neighbourhoods, services, workplace and peri-urban areas comprising the entire road network in Tabora Municipal Council which has a total 420.26 kilometres.

Water supply in Tabora Municipality is done through Tabora Urban Water Supply (TUWASA); currently there are over 13,000 customer connections in Tabora Municipality, only 19 wards out of the 29 wards have distribution network coverage in varying degrees. Currently, the estimated water demand for Tabora Municipality is 25,000m³/day; TUWASA capacity of water production is 30,000m³ per day

and there is rehabilitation and expansion works of the treatment plant underway to increase the production to a maximum of 38,000m³/day by 2035. The water demand of the municipal is growing day by day beyond the capacity of the existing water supply infrastructure including the source, treatment plant and the pump station capacities.

The Purpose of the Tabora Master Plan is to coordinate sustainable development of the Tabora Municipality for which it is related in order to promote health, safety, good order, amenity, convenience and general welfare of the council as well as efficiency and economy in the process of such development. In that regard, the scheme ensures suitable spatial development provision for transportation, public purposes, community facilities and public utilities, commercial, industrial, residential and recreational facilities and open spaces, agriculture and conserved areas. Preparation of this Master Plan started in the 2015/16 financial year in accordance with the stipulated procedures. The Tabora Municipal Council contracted City Plan Africa Ltd as consultants to prepare Tabora Master Plan (2015-2035) under support from World Bank fund as joint effort and its main stakeholders drawn from the public, private and popular sectors.

The report is organized in 12 chapters as follows: Introduction, Demography, Economy and employment, Existing land use, Housing and residential development, Social and community facilities, Public utilities, Transport transportation and communication. Other chapters include: Master plan framework and development concept, Land use requirement estimates and proposals, Development control guidelines and Plan implementation, development phasing and monitoring. Data were collected from all sectors with support by heads of departments and sections. The collected social economic data were analyzed and a report of a council profile was prepared.

The Master plan is expected to give guidance for orderly development of the Tabora Municipal Council for socio-economic, urban economic advancement and poverty reduction for better livelihood of residents for the period of 20 years. The main assumption of the plan is that Tabora Municipality is growing at a rate of 2.9 percent per annum.

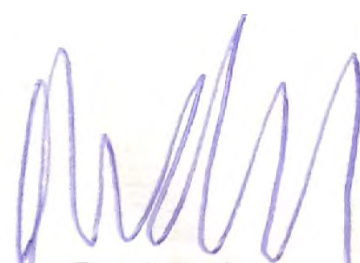
The 2015-2035 Master Plan entails the use; council's vision and mission, findings of the existing situation (SWOT analysis), planning parameters, basic assumptions, national and international programmes, population projection and conceptual growth model. The projected population within the planning period (2015-2035) will be 437,544 people, the figure, which used in all planning aspects as far as land requirements, is concerned.

The Plan intends to enable Tabora Municipality to become a committed organization centered towards provision of quality social and economic services to the community of the municipality and region as whole.

The plan has proposed establishment of eight (8) Satellite centers at Inala, Itonjanda, Uyui, Kabila, Itaga, Kalunde, Tumbi and Kipalapala. These concepts entails keeping the existing built up area (CBD) as a main center to be surrounded by Satellite centers. The compact concept associated with development of Satellite centers will give Tabora Municipal Council new urban structure that minimise the social disturbance, promote an easy workability and accessibility to the majority of Tabora residents living in the peri – urban areas and maximise the provision of basic social services and infrastructure facilities for

their betterment. Each Satellite center is conceived as a self-sufficient settlement to enhance provision socio-economic facilities and public utilities as well as limiting the urban sprawl.

The overall goal is to facilitate realization of planned urban development within the context of a Satellite centers within the Municipality and promote enhanced utilization of inherent potentials found within the council and use it to its advantage to promote development and balance in all areas. These concepts entails keeping the existing built up area (CBD) as a main center to be surrounded by Satellite centers. The implementation process of the Master Plan is expected to be flexible to accommodate any pressing need/changes that might occur over the planned period. The implementation of the plan required stakeholder's participation and commitment especially for the Tabora Municipal Council and all stakeholders including the residents.



Bosco O. Ndunguru

Municipal Director

Table of Contents

Forewordi

Master Plan Approvalii

Acknowledgement iii

Executive Summary.....iv

Table of Contentsvi

List of Tablesx

List of Figuresxi

List of Platesxii

List of Mapsxii

List of Drawingsxii

List of Appendicesxii

Acronyms xiii

1.0 INTRODUCTION 1

1.1 GEOGRAPHICAL SETTING 1

1.1.1 National setting 1

1.1.2 Regional Setting 1

1.1.3 District/Municipal Setting 2

1.2 JURISDICTION: ADMINISTRATIVE SETTING 3

1.1.4 Tabora Municipal Council 3

1.1.5 Ward Development Committee (WDC) 4

1.1.6 Sub ward (Mtaa) Government 4

1.3 HISTORICAL BACKGROUND 6

1.4 PHYSIOGRAPHIC FEATURES 6

1.1.7 Topography and Drainage..... 6

1.1.8 Soils and Geology 8

1.1.9 Rainfall and Climate 8

1.1.10 Temperature 8

1.1.11 Humidity and Wind 8

1.1.12 Sunshine and Evaporation 8

1.1.13 Forest and Vegetation..... 8

1.5 REVIEW OF PREVIOUS AND EXISTING PLANS 9

1.1.14 Tabora Master Plan (1972 - 1992) 9

1.1.15 Strategic Urban Development Plan (SUDP), 1998 9

1.1.16 Tabora Central Area Redevelopment Plan (2005 - 2015) 9

1.1.17 Detailed Planning Schemes..... 10

1.6 THE NEED FOR PREPARING TABORA MASTER PLAN 11

1.7 METHODOLOGY 11

2.0 DEMOGRAPHIC CHARACTERISTICS.....13

1.8 POPULATION SIZE, GROWTH AND TRENDS 13

1.9 POPULATION DISTRIBUTION..... 13

1.10 POPULATION DENSITY 15

1.11 LABOUR FORCE AND DEPENDENCY RATIO 17

1.12 POPULATION STRUCTURE AND SEX RATIO.....17

1.13 ETHNIC AND RELIGIOUS COMPOSITION18

1.14 MIGRATION.....18

1.15 EMERGING KEY ISSUES ON DEMOGRAPHIC CHARACTERISTICS.....18

3.0 ECONOMY AND EMPLOYMENT 19

1.16 REGIONAL ECONOMY19

1.17 MUNICIPAL RESOURCES BASE19

3.1.1 The Land.....19

3.1.2 Hills of Rocks19

3.1.3 Water Bodies.....19

3.1.4 Tourist Attraction.....19

3.1.5 Forests.....20

3.1.6 Natural Landscape20

3.1.7 Human Resources20

1.18 MUNICIPAL ECONOMIC BASE.....20

3.1.8 Agriculture20

3.1.9 Livestock and Poultry22

3.1.10 Fisheries25

3.1.11 Beekeeping.....25

3.1.12 Tourism25

3.1.13 Quarrying29

3.1.14 Forestry29

3.1.15 Co-operative Societies and Supporting Institutions30

3.1.16 Industries30

3.1.17 Commerce and Trade.....31

3.1.18 Informal Sector Activities.....32

1.19 EMPLOYMENT AND INCOME STRUCTURE33

3.1.19 Employment Structure.....33

3.1.20 Income Distribution and Composition.....33

4.0 EXISTING LAND USES..... 35

1.20 THE DECLARATION OF THE PLANNING AREA35

1.21 GENERAL EXISTING LANDS USE CATEGORIES (2015)35

4.1.1 Residential Land Uses35

4.1.2 Commercial Land Uses36

4.1.3 Commercial/Residential Land Uses37

4.1.4 Institutional Land Uses.....37

4.1.5 Industrial Land Uses37

4.1.6 Urban Agriculture.....37

4.1.7 Agriculture and Scattered Settlements.....37

4.1.8 Recreational Facilities and Open Space37

4.1.9 Road Network (Circulation System).....37

4.1.10 Conserved Area (Forest Reserved and Swamps)38

4.1.11 Dams38

4.1.12 Other Land Uses.....38

1.22	EXISTING LAND USE OF THE CENTRAL BUSINESS DISTRICT (CBD).....	41	6.1.14	Projects Under Health Department	61
4.1.13	Commercial Land Use	41	6.1.15	Social Welfare	61
4.1.14	Commercial/Residential Land Use	41	6.1.16	Initiatives Taken to Minimize the Problems Facing Health Sector	62
4.1.15	Institutional Land Use	41	1.37	OTHER COMMUNITY FACILITIES	62
4.1.16	Industrial Land use	41	6.1.17	Commercial Facilities	62
4.1.17	Recreational Facilities and Open Spaces.....	41	6.1.18	Administrative Facilities	62
4.1.18	Road Network (Circulation System)	41	6.1.19	Religious Facilities	63
4.1.19	Other Land Uses	41	6.1.20	Cemeteries	63
1.23	EMERGING KEY ISSUES ON EXISTING LAND USES	42	6.1.21	Fire Services	63
5.0	HOUSING AND RESIDENTIAL DEVELOPMENT	44	6.1.22	Library Services	63
1.24	EXISTING HOUSING PATTERNS	44	7.0	PUBLIC UTILITIES	65
1.25	HOUSING DENSITY	44	1.38	WATER SUPPLY	65
1.26	HOUSING CONDITION	44	7.1.1	Water Demand and Supply	65
5.1.1	Good Housing Condition	45	7.1.2	Water Sources, Production and Storage.....	65
5.1.2	Fair Housing Condition.....	45	7.1.3	Water Distribution Network	66
5.1.3	Poor Housing Condition	46	7.1.4	Water Consumption and Accessibility	66
1.27	HOUSING TYPES	46	7.1.5	Water Quality and Treatments	66
5.1.4	Detached and Semi-detached	46	1.39	SANITATION	69
5.1.5	Block of flats.....	47	7.1.6	Liquid Waste Generation	69
5.1.6	Row Houses.....	47	1.40	STORM WATER DRAINAGE.....	69
5.1.7	Traditional Houses	48	1.41	ENERGY SUPPLY	70
1.28	BUILDING MATERIALS	48	7.1.7	Electricity Supply.....	70
1.29	HOUSING USES.....	49	7.1.8	Charcoal and Firewood	71
1.30	HOUSING SERVICES.....	49	7.1.9	Kerosene	71
1.31	HOUSING OWNERSHIP AND OCCUPANCY CHARACTERISTICS.....	50	7.1.10	Gas	71
1.32	HOUSING DEMAND AND SUPPLY.....	50	1.42	SOLID WASTE MANAGEMENT	72
1.33	PREVIOUS AND EXISTING HOUSING DEVELOPMENT INITIATIVES	51	7.1.11	Types of Solid Waste.....	72
1.34	HOUSING CONSTRAINTS	51	7.1.12	Solid Waste Generation	72
6.0	SOCIAL AND COMMUNITY FACILITIES	54	7.1.13	Solid Waste Storage and Collection	72
1.35	EDUCATION FACILITIES	54	7.1.14	Solid Waste Transportation and Disposal.....	72
6.1.1	Pre-Primary and Primary Education.....	54	8.0	TRANSPORT, TRANSPORTATION AND COMMUNICATION	75
6.1.2	Secondary Education.....	55	1.43	TRANSPORT	75
6.1.3	Tertiary education.....	56	8.1.1	Road Transport	75
1.36	HEALTH FACILITIES	57	8.1.2	Existing Road Hierarchy in Tabora Municipality	75
6.1.4	Hospitals.....	57	8.1.3	Road Condition	75
6.1.5	Health Center	58	8.1.4	Road Maintenance.....	76
6.1.6	Dispensaries	58	8.1.5	Parking Facilities.....	76
6.1.7	Pharmacies.....	59	8.1.6	Public Transport System	76
6.1.8	Health Status.....	59	8.1.7	Traffic Volume.....	76
6.1.9	Disease Prevalence	59	8.1.8	Traffic Count.....	77
6.1.10	Health Equipment in the Municipality	60	8.1.9	Traffic Accidents.....	77
6.1.11	Immunization Services	60	8.1.10	Railway Transport	78
6.1.12	Maternal and Child Health (MCH).....	60	8.1.11	Air Transport	79
6.1.13	Family Planning	60	1.44	TRANSPORTATION.....	79

1.45	COMMUNICATION.....	79	10.1.13	Education Facilities	109
9.0	MASTER PLAN FRAMEWORK AND URBAN DEVELOPMENT PRINCIPLES AND CONCEPT	83	10.1.14	Health Facilities	117
1.46	MASTER PLAN FRAME WORK	83	1.62	LAND USE PROPOSAL FOR PUBLIC UTILITIES	120
1.47	VISION AND MISSION OF TABORA MUNICIPAL COUNCIL.....	83	10.1.15	Water Supply.....	120
1.48	GOALS AND OBJECTIVES OF THE MASTER PLAN.....	83	10.1.16	Electricity Supply.....	121
1.49	THE SWOT ANALYSIS.....	84	10.1.17	Sewer and Sanitation	122
1.50	GENERAL SPATIAL DEVELOPMENT PATTERN OF TABORA MUNICIPALITY	86	10.1.18	Storm Water Drainage	122
1.51	URBAN GROWTH SPECIFICATIONS	86	10.1.19	Solid Waste Management.....	122
9.1.1	The Physical Planning Standard	86	1.63	LAND USE PROPOSAL FOR TRANSPORT AND COMMUNICATION	123
9.1.2	Planning Period	86	10.1.20	Road Network	123
1.52	THE MASTER PLAN CONCEPT	87	10.1.21	Public Transport	126
9.1.3	Planning Strategies.....	87	10.1.22	Bus Terminal and Lorry Park	126
9.1.4	Development of Alternative Concepts.....	87	10.1.23	Airport	126
1.53	THE PREFERRED DEVELOPMENT CONCEPT.....	92	10.1.24	Railway Line	126
1.54	POPULATION PROJECTIONS	94	10.1.25	Dry Port	126
9.1.5	Demographic Base for the Master Plan	94	1.64	LAND USE PROPOSAL IN SATELLITE CENTERS	129
9.1.6	Population Projections.....	94	1.65	PROPOSED LAND USE FOR CENTRAL BUSINESS DISTRICT.....	131
1.55	URBAN STRUCTURE AND PLANNING HIERARCHY	95	10.1.26	Commercial Land use	131
9.1.7	Urban Structure	95	10.1.27	Commercial/Residential Land use	131
1.56	CONCEPTUALIZATION OF THE PREFERRED CONCEPT	97	10.1.28	Institutional Land use.....	131
9.1.8	Old Town.....	97	10.1.29	Industrial Land use	131
9.1.9	Existing Town	97	10.1.30	Recreational Facilities and Open Spaces.....	131
9.1.10	New Town	97	10.1.31	Conservation Area (Natural Streams and Water Source).....	131
9.1.11	Future Town.....	97	10.1.32	Road Network (Circulation System).....	132
9.1.12	Factors Which Have Been Considered in Developing the Conceptual Plan for Tabora Municipality	97	10.1.33	Other Land Uses.....	132
1.57	THE ESTABLISHMENT OF SATELLITE CENTERS	99	11.0	DEVELOPMENT CONTROL GUIDELINES	134
10.0	LAND USE REQUIREMENTS, ESTIMATES AND PROPOSALS.....	101	1.66	ZONING AND DEVELOPMENT REGULATIONS	134
1.58	BASES OF LAND USE REQUIREMENTS.....	101	1.67	OBJECTIVE OF THE ZONING PLAN AND REGULATIONS	134
1.59	PLANNING POPULATION	101	1.68	ZONING DEFINITIONS	134
10.1.1	Unit Planning Population	102	1.69	GENERAL REGULATIONS.....	142
10.1.2	Standard Land Requirement Specific to Use per Unit Planning Population	102	11.1.1	Residential Zone.....	142
1.60	GENERAL PROPOSED LAND USES.....	102	11.1.2	Commercial Zone	149
10.1.3	Residential Areas.....	102	1.70	Existing Buildings.....	150
10.1.4	Housing Development.....	103	11.1.3	Commercial Residential Zone (CR).....	155
10.1.5	Commercial Areas	104	11.1.4	Institutional Zone.....	158
10.1.6	Commercial/Residential Areas.....	104	11.1.5	Industrial Zone	161
10.1.7	Institutional Areas.....	105	11.1.6	Urban Agriculture Zone.....	166
10.1.8	Industrial Areas	105	11.1.7	Agriculture and Scattered Settlements Zone.....	166
10.1.9	Urban Agriculture.....	106	11.1.8	Recreational Facilities and Open Spaces (RO)	167
10.1.10	Agriculture and Scattered Settlements Areas.....	106	11.1.9	Conservation Zone	170
10.1.11	Conservation Areas (Forest and Swamps)	107	12.0	PLAN IMPLEMENTATION, DEVELOPMENT PHASING AND MONITORING.....	174
10.1.12	Recreational Facilities and Open Spaces.....	107	1.71	PLAN IMPLEMENTATION	174
1.61	LAND USE PROPOSAL FOR SOCIAL AND COMMUNITY FACILITIES	109	1.72	OBJECTIVES OF THE IMPLEMENTATION PLAN	174
			1.73	IMPLEMENTATION PHASES	174

12.1.1	Phase One (Year 2015 – 2020).....	174
12.1.2	Phase Two (Year 2020 – 2025).....	174
12.1.3	Phase Three (Year 2025 – 2030)	174
12.1.4	Phase Four (Year 2030 – 2035)	174
1.74	IMPLEMENTATION STRATEGIES	181
12.1.5	Introduction	181
12.1.6	Financing Strategies	181
12.1.7	Conventional/Traditional Sources	181
12.1.8	Road Fund	181
12.1.9	Public Private Partnership (PPP) Arrangements	181
12.1.10	Public Private Partnership Modalities.....	181
12.1.11	Project Financing.....	182
12.1.12	Corporate Financing.....	182
12.1.13	External Sources.....	182
12.1.14	Implementation Role of the Private Sector	182
12.1.15	Financial Inclusion	183
12.1.16	The Cost of Financial Exclusion for Banks	183
12.1.17	Phases of the Incremental Process	183
12.1.18	Financial Sector Improvement	184
1.75	HUMAN RESOURCES STRATEGIES	184
12.1.19	Human Capital.....	184
12.1.20	Stakeholders.....	184
1.76	SOCIAL PROTECTION STRATEGIES	184
12.1.21	Youth Development	184
12.1.22	People with Special Needs	184
12.1.23	People’s Participation	185
1.77	ENVIRONMENTAL MANAGEMENT STRATEGIES	185
12.1.24	Development of Renewable Energy.....	185
12.1.25	Water Conservation	185
12.1.26	Climate Change	185
12.1.27	Natural and Human Disaster	185
12.1.28	Building Codes and Disaster Resistant Construction	185
12.1.29	Urban Safety	186
1.78	LOCAL ECONOMIC DEVELOPMENT STRATEGIES.....	186
12.1.30	Poverty Reduction.....	186
12.1.31	Food Security	186
1.79	INDUSTRIAL DEVELOPMENT STRATEGIES	186
12.1.32	Resource Mobilization	186
12.1.33	Why Invest in Tabora EPZs’ and SEZ’s.....	187
12.1.34	Priority sectors for Tabora EPZ and SEZ investments	187
1.80	CENTRAL AREA REDEVELOPMENT STRATEGY	187
12.1.35	Implementation Framework	188
12.1.36	Implementation Tools.....	188
12.1.37	Action Plans.....	188

1.81	MASTER PLAN REVIEW	189
1.82	CONCLUSION.....	189
	BIBLIOGRAPHY	190
	Appendices	191

List of Tables

table 1.1: distribution of wards and sub-wards in tabora municipal council.....	3
TABLE 1.2: TOPOGRAPHICAL GRADIENT ZONES	6
TABLE 1.3: ANALYSIS OF RAINFALL IN 2012/2013.....	8
TABLE 1.4: ANALYSIS OF TEMPERATURES IN 2013.....	8
TABLE 1.5 TOTAL NUMBER OF DETAILED PLANNING SCHEMES PREPARED, APPROVED AND SURVEYED FROM 2005 - 2017	10
TABLE 2.1: POPULATION DISTRIBUTION OF TABORA REGION BY DISTRICTS FOR THE YEAR 2012	13
TABLE 2.2: POPULATION OF TABORA MUNICIPALITY BY SEX, AVERAGE HOUSEHOLD SIZE AND SEX RATIO IN 2012	13
TABLE 2.3: POPULATION DISTRIBUTION BY WARD IN TABORA MUNICIPALITY, 1988, 2002, 2012 AND 2015	14
TABLE 2.4: POPULATION DENSITY BY WARDS FOR THE YEAR 2015	15
TABLE 2.5: POPULATION DISTRIBUTION BY AGE AND SEX IN TABORA MUNICIPAL COUNCIL IN 2012 AND 2015	17
TABLE 3.1: REGIONAL ECONOMIC PERFORMANCE FROM 2010 - 2017	19
TABLE 3.2: FOOD AND CASH CROPS GROWN IN TABORA MUNICIPALITY FOR THE YEAR 2016/2017 – 2017/2018	20
TABLE 3.3: CROPS GROWN IN TABORA MUNICIPALITY AND EXPECTED PRODUCTION 2015.....	21
TABLE 3.4: LIVESTOCK POPULATION IN TABORA MUNICIPALITY 2015	22
TABLE 3.5: LIVESTOCK STAFFS AVAILABLE IN THE MUNICIPALITY	23
TABLE 3.6: NUMBER INTERNATIONAL TOURISTS VISITING THE MUSEUM FROM 2009 – 2011	26
TABLE 3.7: TYPE OF REGISTERED COOPERATIVE SOCIETIES AND THEIR CURRENT STATUS	30
TABLE 3.8: LIST OF AGRICULTURAL SUPPORTING INSTITUTIONS IN TABORA MUNICIPALITY	30
TABLE 3.9: DISTRIBUTION OF LIGHT INDUSTRIES BY NAME, LOCATION AND TYPE IN TABORA MUNICIPALITY	31
TABLE 3.10: TYPE OF BUSINESS REGISTERED BY THE TABORA MUNICIPAL COUNCIL	32
TABLE 3.11: MUNICIPAL ECONOMIC PERFORMANCE 2010 - 2015	33
TABLE 3.12: AVERAGE HOUSEHOLD INCOME PER YEAR (TSHS.).....	33
TABLE 4.1: STATUS OF RESIDENTIAL AREAS	35
TABLE 4.2: STATUS OF PREPARED AND APPROVED REGULARIZATION SCHEMES IN TABORA MUNICIPAL COUNCIL	36
TABLE 4.3: EXISTING LAND USES GENERAL AUGUST 2015	38
TABLE 4.4: CENTRAL BUSINESS DISTRICT (CBD) EXISTING LAND USES.....	42
TABLE 5.1: CRITERIA USED FOR GRADING HOUSING CONDITION	44
TABLE 5.2: SURVEYED AND ALLOCATED PLOTS FROM 2009 TO 2017	50
TABLE 6.1: DISTRIBUTION OF PRIMARY SCHOOLS BY WARDS, SCHOOL NAME, THEIR REGISTRATION NUMBER AND OWNERSHIP STATUS IN TABORA MUNICIPAL COUNCIL	54
TABLE 6.2: DISTRIBUTION OF SECONDARY SCHOOLS BY WARDS WITH THEIR REGISTRATION NUMBERS AND OWNERSHIP STATUS	55
TABLE 6.3: NUMBER OF STAFF WORKERS IN THE DEPARTMENT OF HEALTH TABORA MUNICIPAL COUNCIL	57
TABLE 6.4: DISTRIBUTION OF DISPENSERIES BY NAMES, WARDS AND OWNERSHIP STATUS IN TABORA MUNICIPALITY	58
TABLE 6.5 NOTIFIABLE DISEASES IN TABORA MUNICIPAL COUNCIL	60
TABLE 6.6: HEALTH EQUIPMENT'S AVAILABLE IN TABORA MUNICIPAL COUNCIL.....	60
TABLE 6.7: NUMBER OF PREGNANT WOMEN ATTENDING CLINIC SERVICES	60
TABLE 6.8: THE DISTRIBUTION OF SOCIAL WELFARE INSTITUTIONS IN TABORA MUNICIPAL COUNCIL	61
TABLE 6.9: TYPE AND NUMBER OF COMMERCIAL FACILITIES IN TABORA MUNICIPAL COUNCIL.....	62
TABLE 7.1 EXISTING ZONES FOR WATER DISTRIBUTION IN TABORA MUNICIPALITY	66
TABLE 7.2 PERCENTAGE OF HOUSEHOLD AND THEIR NATURE OF ACCESS WATER SERVICES	66
TABLE 7.3: ELECTRICITY CHARGES IN TABORA MUNICIPALITY.....	71
TABLE 7.4: AVERAGE SOLID WASTE GENERATED PER DAY IN THE MUNICIPALITY.....	72
TABLE 8.1: ROAD HIERARCHY AND COVERAGE IN TABORA MUNICIPALITY	75
TABLE NO. 8.2 EXISTING ROAD CONDITION IN TABORA MUNICIPAL COUNCIL	75
TABLE 8.3: THE LENGTH OF PAVED ACCESS ROADS IN TABORA MUNICIPAL COUNCIL	75
TABLE 8.4: MOTORIZED AND NON-MOTORIZED TRAFFIC VOLUME IN TABORA MUNICIPALITY.....	77
TABLE 8.5 AIRPORT TRAFFIC VOLUME (2003 - 2006)	79
TABLE 9.1: SWOT ANALYSIS	84
TABLE 9.2: TABORA MUNICIPALITY: POPULATION PROJECTIONS	94
TABLE 9.3: TABORA MUNICIPALITY: POPULATION PROJECTIONS BY WARD.....	94
TABLE 9.4: DISTRIBUTION OF LAND USES IN A PROTOTYPE NEIGHBORHOODS OF ABOUT 3000 - 5000 PEOPLE	96
TABLE 9.5: UNITS PLANNING POPULATION / SETTLEMENT HIERARCHY	96
TABLE 10.1: PROJECTED PLANNING POPULATION IN TABORA MUNICIPAL COUNCIL FOR TWENTY YEARS IN 5 YEAR INTERVAL.....	101
TABLE 10.2: NUMBERS OF UNITS PLANNING POPULATION IN TABORA MUNICIPALITY (2015 -2035)	102
TABLE 10.3: SPACE AND PLANNING STANDARDS FOR RECREATIONAL FACILITIES	107
TABLE 10.4: SPACE AND PLANNING STANDARDS FOR GOLF COURSE.....	108
TABLE 10.5: SPACE AND PLANNING STANDARDS FOR ACTIVE RECREATION.....	108
TABLE 10.6: SPACE AND PLANNING STANDARDS FOR PASSIVE RECREATION	108
TABLE 10.7: DISTRIBUTION OF PRIMARY SCHOOLS SHOWING DEFICIT OR SURPLUS IN DIFFERENT WARDS IN 2015.....	110
TABLE 10.8: STATUS OF THE PROVISION OF PRE-PRIMARY/PRIMARY IN THE PLANNING PERIOD (2015-2035) (5 YEARS INTERVAL)	111
TABLE 10.9: STATUS OF THE PROVISION OF PRE-PRIMARY/PRIMARY IN THE PLANNING PERIOD (2015-2035) (5 YEARS INTERVAL)	112
TABLE 10.10: DISTRIBUTION OF SECONDARY SCHOOLS SHOWING DEFICIT OR SURPLUS IN DIFFERENT WARDS IN 2015.....	113
TABLE 10.11: STATUS OF THE PROVISION OF SECONDARY SCHOOL IN TABORA MUNICIPAL COUNCIL IN THE PLANNING PERIOD (2015-2035) (5 YEARS INTERVAL)	114
TABLE 10.12: STATUS OF THE PROVISION OF SECONDARY SCHOOL IN TABORA MUNICIPAL COUNCIL IN THE PLANNING PERIOD (2015-2035) (5 YEARS INTERVAL)	115
TABLE 10.13: DISTRIBUTION OF DISPENSARIES SHOWING DEFICIT OR SURPLUS IN DIFFERENT WARDS IN 2015	117
TABLE 10.14: STATUS OF THE PROVISION OF DISPENSARIES IN THE PLANNING PERIOD (2015-2035) IN TABORA MUNICIPAL COUNCIL (5 YEARS INTERVALS).....	118
TABLE 10.15: STATUS OF THE PROVISION OF DISPENSARIES IN THE PLANNING PERIOD (2015-2035) IN TABORA MUNICIPAL COUNCIL (5 YEARS INTERVALS).....	119
TABLE 10.16: RIGHT OF WAY (ROW) FOR WATER SUPPLY	121
TABLE 10.17: RIGHT OF WAY (ROW) FOR VARIOUS POWER LINE VOLTAGE LEVEL	121
TABLE 10.18: PLOT SIZE FOR VARIOUS TYPE OF SUBSTATIONS	122
TABLE 10.19: PROPOSED ROAD HIERARCHY AND SIZE FOR TABORA MUNICIPAL COUNCIL	124
TABLE 10.20: PROPOSED ROAD HIERARCHY AND SIZE WITHIN UNPLANNED SETTLEMENTS IN TABORA MUNICIPAL COUNCIL	124
TABLE 10.21: PROPOSED LAND USES (2035)	130
TABLE 10.22: CENTRAL BUSINESS DISTRICT (CBD) EXISTING LAND USES.....	132
TABLE 11.1: HIGH DENSITY RESIDENTIAL ZONE (R1).....	142

TABLE 11.2: MEDIUM DENSITY RESIDENTIAL ZONE (R2).....	144
TABLE 11.3: LOW DENSITY RESIDENTIAL ZONE (R3).....	145
TABLE 11.4: HOUSING ESTATE ZONE (HE).....	147
TABLE 11.5: CBD COMMERCIAL ZONE (CC) AND GENERAL COMMERCIAL ZONE (GC)	150
TABLE 11.6: SATELLITE CENTER COMMERCIAL ZONE (SCC).....	152
TABLE 11.7: SPECIAL COMMERCIAL ZONE	154
TABLE 11.8: COMMERCIAL RESIDENTIAL ZONE (CR).....	156
TABLE 11.9: CRITERIA FOR ASSESSMENT FOR NURSERY SCHOOL / PRE-PRIMARY SCHOOL	158
TABLE 11.10: CRITERIA FOR ASSESSMENT FOR PRIMARY, SECONDARY, POLYTECHNIC, COLLEGES AND HIGHER LEARNING INSTITUTES/UNIVERSITIES	159
TABLE 11.11: CRITERIA FOR ASSESSMENT FOR HEALTH INSTITUTIONS	159
TABLE 11.12: CRITERIA FOR ASSESSMENT OF OTHER PUBLIC FACILITIES	160
TABLE 11.13: CRITERIA FOR ASSESSMENT FOR RELIGIOUS INSTITUTES	161
TABLE 11.14 SERVICE INDUSTRIAL ZONE.....	161
TABLE 11.15: LIGHT INDUSTRIAL ZONE (LI).....	163
TABLE 11.16: HEAVY INDUSTRIAL ZONE (HI).....	165
TABLE 11.17: URBAN AGRICULTURE ZONE (UAZ)	166
TABLE 11.18: AGRICULTURE AND SCATTERED SETTLEMENTS ZONE	167
TABLE 11.19: ACTIVE RECREATIONAL ZONE (AR).....	167
TABLE 11.20: PASSIVE RECREATIONAL ZONE (PR)	169
TABLE 11.21: CONSERVATION ZONE.....	171
TABLE 11.22: ZONING PLAN MATRIX	172
TABLE 11.22: ZONING PLAN MATRIX	173
TABLE 12.1: MASTER PLAN PROJECTS PHASE ONE (2015-2020).....	175
MASTER PLAN PROJECTS PHASE TWO (2020-2025)	177
TABLE 12.3: MASTER PLAN PROJECTS PHASE THREE (2025- 2030)	179
TABLE 12.4: MASTER PLAN PROJECTS PHASE FOUR (2030- 2035)	180

List of Figures

FIGURE 1.1: TABORA MUNICIPAL COUNCIL ORGANIZATION STRUCTURE.....	5
FIGURE 2.2: DEPENDENCY RATIO IN TABORA MUNICIPALITY BY 2012	17
FIGURE 2.3: AGE SEX STRUCTURE IN TABORA MUNICIPAL 2012	17
FIGURE 3.1: EMPLOYMENT STRUCTURE.....	33
FIGURE 5.1: HOUSING CONDITION IN TABORA MUNICIPALITY	45
FIGURE 5.2: TYPES OF BUILDING MATERIALS USED FOR WALLING AND ROOFING IN TABORA MUNICIPALITY.....	49
FIGURE 5.3: DISTRIBUTION OF HOUSING USES FOUND IN TABORA MUNICIPAL COUNCIL.....	49
FIGURE 5.4: HOUSING OWNERSHIP AND OCCUPANCY CHARACTERISTICS	50
FIGURE 7.1: METHODS OF LIQUID WASTE DISCHARGING	69
FIGURE 7.2: SOURCES OF ENERGY FOR COOKING IN TABORA MUNICIPALITY	70
FIGURE 7.3: HOUSEHOLDS WITH AND WITHOUT ELECTRICITY CONNECTION	70
FIGURE 7.4: AVERAGE ELECTRICITY COSTS PER HOUSEHOLD PER MONTH	71
FIGURE 7.5: AVERAGE CHARCOAL CONSUMPTION PER HOUSEHOLD PER MONTH	71
FIGURE 7.6: SOLID WASTE GENERATED PER HOUSEHOLD PER DAY	72
FIGURE 8.1: GROUP OF PEOPLE AFFECTED BY TRAFFIC ACCIDENTS 2012-2015.....	78
FIGURE 9.1: POPULATION PROJECTION FOR URBAN, RURAL AND MIXED WARDS	95
FIGURE 10.1: DISRTICT DISTRIBUTOR ROAD (30-METER-WIDE ROAD WITH 4 LANES).....	124
FIGURE 10.2: SECTION EXAMPLE OF DISTRICT DISTRIBUTOR ROAD (30-METER-WIDE ROAD WITH 4 LANES)	124
FIGURE10.3: LOCAL DISTRIBUTOR ROAD (20-METER-WIDE ROAD WITH 2 LANES).....	124
FIGURE10.4: SECTION EXAMPLE OF LOCAL DISTRIBUTOR ROAD (20-METER-WIDE ROAD WITH 2 LANES) ..	124
FIGURE10.5: ACCESS ROAD SHOPPING STREETS AND INDUSTRIAL AREAS (15-METER-WIDE ROAD WITH 2 LANES)	125
FIGURE10.6: ACCESS ROADS IN RESIDENTIAL AREAS (10-METER-WIDE ROAD WITH 2 LANES).....	125
FIGURE10.7: SECTION EXAMPLE OF ACCESS ROADS IN RESIDENTIAL AREAS (10-METER-WIDE ROAD WITH 2 LANES)	125
FIGURE 10.8: A PROTOTYPE OF A SATELLITE CENTER	129
FIGURE 11.1: DETACHED BUILDING	135
FIGURE 11.2: PRIMARY BUILDING & ANCILLARY BUILDING	135
FIGURE 11.3: SEMI-DETACHED BUILDING	135
FIGURE 11.4: ATTACHED BUILDING	136
FIGURE 11.5: BUILDING COVERAGE OVERVIEW	136
FIGURE 11.6: BUILDING COVERAGE SECTION	137
FIGURE 11.7: BUILDING HEIGHT OVERVIEW	137
FIGURE 11.8: BUILDING HEIGHT SECTION	137
FIGURE 11.9: BUILDING SETBACK ON FRONT ROAD	138
FIGURE 11.10: BUILDING SETBACK ON PERPENDICULAR ROAD.....	138
FIGURE 11.11: GROSS FLOOR AREA (GFA) AND FLOOR AREA RATIO (FAR)	139
FIGURE 11.12: PLOT AREA, PLOT COVERAGE AND LANDSCAPE COVERAGE.....	139

List of Plates

PLATE 1.1: CONSULTATIVE MEETING HELD AT GORGES COMPLEX HALL, TABORA MUNICIPAL COUNCIL	11
PLATE 1.2: STAKEHOLDERS CONSULTATIVE MEETING HELD AT VETA HALL, TABORA MUNICIPAL COUNCIL	12
PLATE 3.1 SLAVE TRADE ROUTE MAP FROM UJIJI - KIGOMA - BAGAMOYO VIA TABORA	26
PLATE 3.2 GERMAN FORT – BOMA (ADMINISTRATIVE HEADQUARTERS).....	27
PLATE 3.3 THE FIRST HOSPITAL IN TANZANIA BUILT BY THE GERMANS IN 1900’s.....	27
PLATE 3.4 TABORA SECONDARY SCHOOL BUILT BY THE GERMANS IN 1940	28
PLATE 3.5 MIXED ARCHITECTURAL BUILDINGS IN TABORA MUNICIPALITY	28
PLATE 3.6 MWL. JULIUS KAMBARAGE NYERERE MONUMENTS IN TABORA MUNICIPALITY.....	29
PLATE 3.7: COMMERCIAL ACTIVITIES IN THE MUNICIPAL COUNCIL	32
PLATE 5.1: HOUSE WITH GOOD CONDITION LOCATED ALONG SIKONGE ROAD CHEMCHAM WARD.....	45
PLATE 5.2: HOUSE WITH FAIR CONDITION LOCATED NHC AREA IN KITETE WARD	46
PLATE 5.3: HOUSES WITH POOR CONDITION LOCATED AT ISEVYA WARD.....	46
PLATE 5.4: DETACHED HOUSE LOCATED AT MALOLO WARD	47
PLATE 5.5: SEMI-DETACHED NHC HOUSE LOCATED AT KITETE WARD	47
PLATE 5.6: BLOCK OF FLAT LOCATED ALONG SWETU ROAD, CHEYO WARD CONSTRUCTED BY TBA	47
PLATE 5.7: ROW HOUSE LOCATED AT GONGONI WARD.....	48
PLATE 5.8: A TRADITIONAL HOUSE LOCATED AT ITETEMIA WARD	48
PLATE 7.1: KITETE DUMP SITE	73
PLATE 8.1: LORRY PARKING AT IPULI WARD IN TABORA MUNICIPALITY	76
PLATE 8.3: RAILWAY STATION IN TABORA MUNICIPALITY	78

List of Maps

MAP NO: 01: NATIONAL SETTING	1
MAP NO: 02: REGION SETTING.....	2
MAP NO: 03: DISTRICT/MUNICIPAL SETTING.....	2

List of Drawings

DRAWING 01: TOPOGRAPHIC FEATURES OF TABORA MUNICIPALITY	7
DRAWING 02: POPULATION DENSITY BY WARDS FOR THE YEAR 2015	16
DRAWING 03: AGRICULTURAL AREAS IN TABORA MUNICIPALITY	24
DRAWING 04: EXISTING LAND USE GENERAL IN TABORA MUNICIPALITY 2015	40
DRAWING 05: EXISTING LAND USE IN THE CBD 2015	43
DRAWING 06: EXISTING SOCIAL AND COMMUNITY FACILITIES IN TABORA MUNICIPALITY	64
DRAWING No. 07: EXISTING PUBLIC UTILITY (WATER SUPPLY)	68
DRAWING No. 08: EXISTING PUBLIC UTILITY (ELECTRICITY AND TELECOMMUNICATION SUPPLY)	74
DRAWING NO. 09: EXISTING ROAD NETWORK.....	81
DRAWING NO. 10: EXISTING ROAD NETWORK STATUS.....	82
DRAWING NO.11: COMPACT TOWN CONCEPT.....	89
DRAWING NO.12 CLUSTER/SATELLITES TOWN CONCEPT	90
DRAWING NO.13 RADIAL TOWN CONCEPT	91
DRAWING No.17: PROPOSED ROAD NETWORK	128
DRAWING No. 18 PROPOSED LAND USE FOR CBD	133
DRAWING No. 19: GENERAL ZONE DISTRIBUTION FOR DEVELOPMENT CONTROL GUIDELINES.....	140
DRAWING No. 20: CBD ZONE DISTRIBUTION FOR DEVELOPMENT CONTROL GUIDELINE.....	141

List of Appendices

APPENDIX 01: ENROLMENT AND TEACHERS STAFFING LEVEL.....	191
APPENDIX 02: REQUIREMENT AND AVAILABILITY OF SECONDARY RELATED FACILITIES IN TABORA MUNICIPAL SECONDARY SCHOOLS	194

Acronyms

ADDO	– Accredited Drug Dispensing Outlets
AMCOS	Agricultural Marketing Cooperative Society
ATC	– Air Tanzania Cooperation
CBD	– Central Business District
CBO	– Community Based Organization
CMR	– Child Mortality Rate
CMT	– Council Management Team
CRDB	– Cooperative Rural and Development Bank
CTC	– Care Treatment Clinic
DTB	– Diamond Trust Bank
ECOBEG	Environmental Conservation and Beekeeping Group
EIA	Environmental Impact Assessment
EGPAF	Elizabeth Grazer Paediatric AIDS Foundation
EPZ	Economic Processing Zone
EMA	– Environment Management Act
FBO	– Faith Based Organization
GDP	– Gross Domestic Product
GN	Government Notice
GIS	Geographical Information System
GPS	Global Positioning System
HBS	– House Based Care
HIV	– Human Immune Deficiency Virus
HMIS	– Health Management Information System
IMR	– Infant Mortality Rate
LGCDG	Local Government Capital Development Grant
MLHHSD	Ministry of Land, Housing and Human Settlement Development
MCH	– Maternal Child Health
NBC	– National Bank of Commerce
NGO's	– Non-Government Organization
NHC	– National Housing Co-operation
NMB	– National Micro Finance Bank
NTD	– Neglected Tropical Diseases
OPD	– Out Patient Department
PPP	Public Private Partnership
R.D.D	– Regional Development Director
RAS	Regional Administrative Secretary
REA	– Rural Electric Authority
SACCOS	Savings and Credit Cooperative Society
SUDP	Strategic Urban Development Plan
SWOT	Strength Weakness Opportunity Threat
SEZ	Special Economic Zone

SUMATRA	Surface and Marine Regulatory Authority
TABECO	Tabora Agricultural Beekeeping and Environmental Conservation
TABECU	Tanzania Beekeepers Cooperative Union
TTCL	Tanzania Telecommunication Company Limited
TANROAD	Tanzania Road Agency
TBA	Tanzania Building Agency
TORITA	Tanzania Tobacco Research Institute
TRA	Tanzania Revenue Authority
TPs	Town Planning Drawings
TEHAMA	Information Communication and Technology
TANESCO	Tanzania National Electric Supply Company
TMC	- Tabora Municipal Council
TDS	– Tanzania Demographic Health Survey
TPDF	– Tanzania Peoples Defence Forces
TUWASA	Tabora Urban Water and Sanitation Authority
U5MR	Under five Mortality Rate
VETA	– Vocational Education Training Authority
UNDP	United Nations Development Programs
UN	United Nations
UDEM	Urban Development and Environment management
VETA	Vocational Education Training Authority



CHAPTER 01

INTRODUCTION

This chapter provides background information about the existing physical conditions of planning area. It summaries the impact of previous and existing plans and therefore the needs for preparation of TaboraMaster Plan.It also introduces the methodology followed by the planning team during the preparation of this Master Plan.

The main contents of this chapter includes:

- Geographic setting
- Administrative setting
- Historical preview of Tabora Town
- Physiological features
- Environmental Hazard
- Previous and existing plans
- The needs for preparation of Tabora Master Plan
- Methodology.

1.0 INTRODUCTION

Tabora Municipality is the capital and economic hub of the Tabora Region, Tanzania's largest region. The population has grown rapidly in recent years, rising from 188,005 inhabitants in 2002 to 226,999 inhabitants in 2012. Tabora Municipal Council through a council resolution number MBM2/2011/2012/14 of 20/01/2012 decided to prepare a new Master Plan that would provide a comprehensive urban development framework for the municipality for the period of 20 years. The Master Plan, which was prepared in 1972, expired in 1992 and ever since urban development in the municipality has been guided only by piecemeal detailed planning schemes (layout plans).

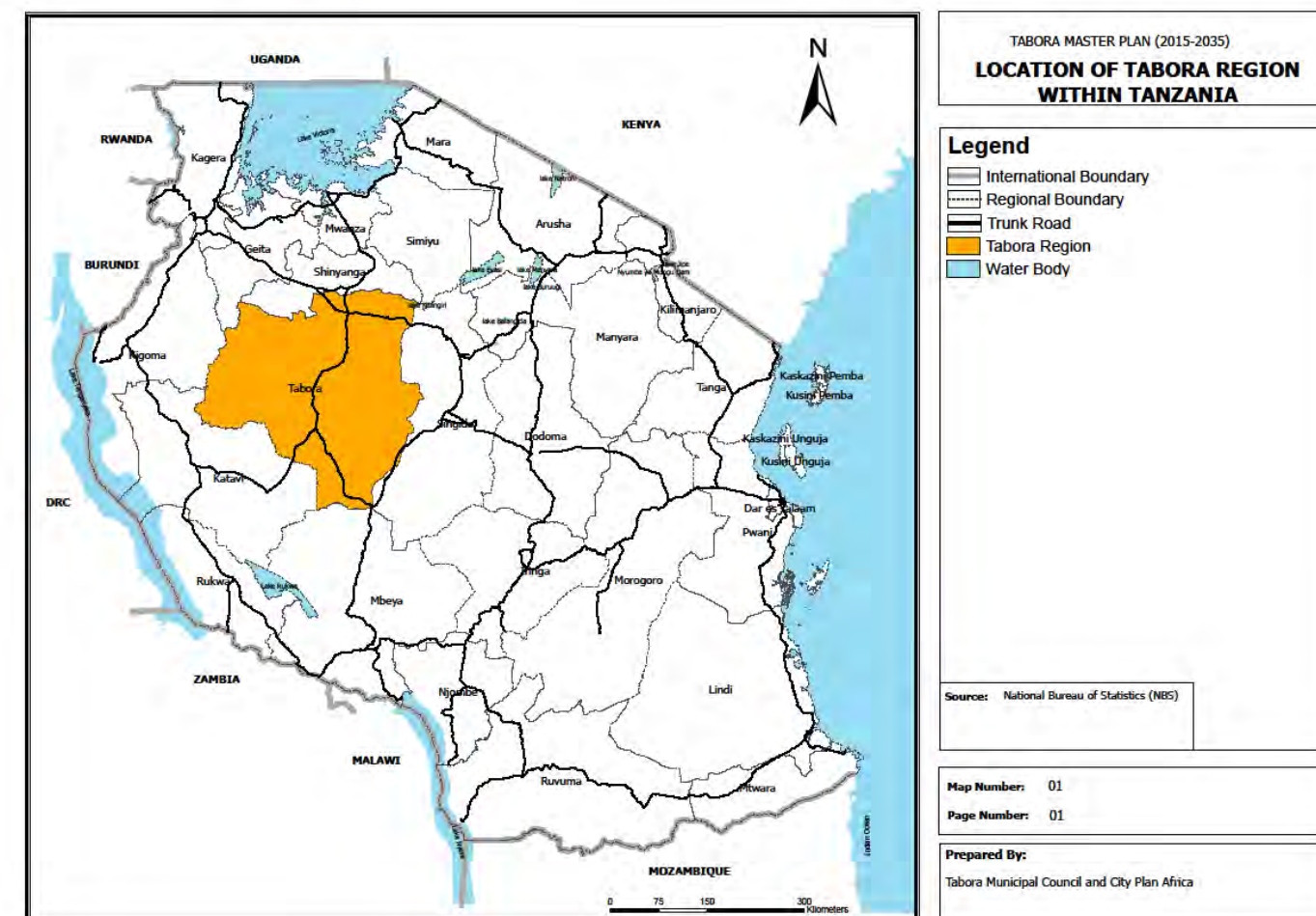
The preparation of this Master Plan is an initiative that aims at revisiting the previous plans; this master plan therefore will enable the municipality to formulate a more feasible and effective strategies that will provide a basis for efficient resources allocation to improve services delivery and conducive environment for investments. It is anticipated that this Master Plan will be used as a tool to guide development and control the future growth of the municipality for the period of 20 years. The realization of this Master Plan is considered as a timely initiative that aims at triggering sustainable local economic development and orderly spatial development of Tabora Municipality. The effort to prepare this Master Plan required a systematic decision making process with multi stakeholders involvement from the local to the national level. This Master Plan will facilitate a systematic decision making process as it direct efforts to relevant issues which have been given priority by stakeholders.

1.1 GEOGRAPHICAL SETTING

1.1.1 National setting

Tabora region, which is the largest administrative region in Tanzania, accounts for 8.6 percent of Tanzania mainland land area of 881,289 square kilometers. The region is located in the mid-western part of Tanzania mainland on the Central African Plateau between latitudes 4° and 7° south of the Equator and longitude 31° to 34° east of Greenwich Meridian. Tabora region is located at an elevation of 1,209 meters above sea level. Map No. 01 shows the location of Tabora Region within Tanzania.

Map No: 01: National Setting

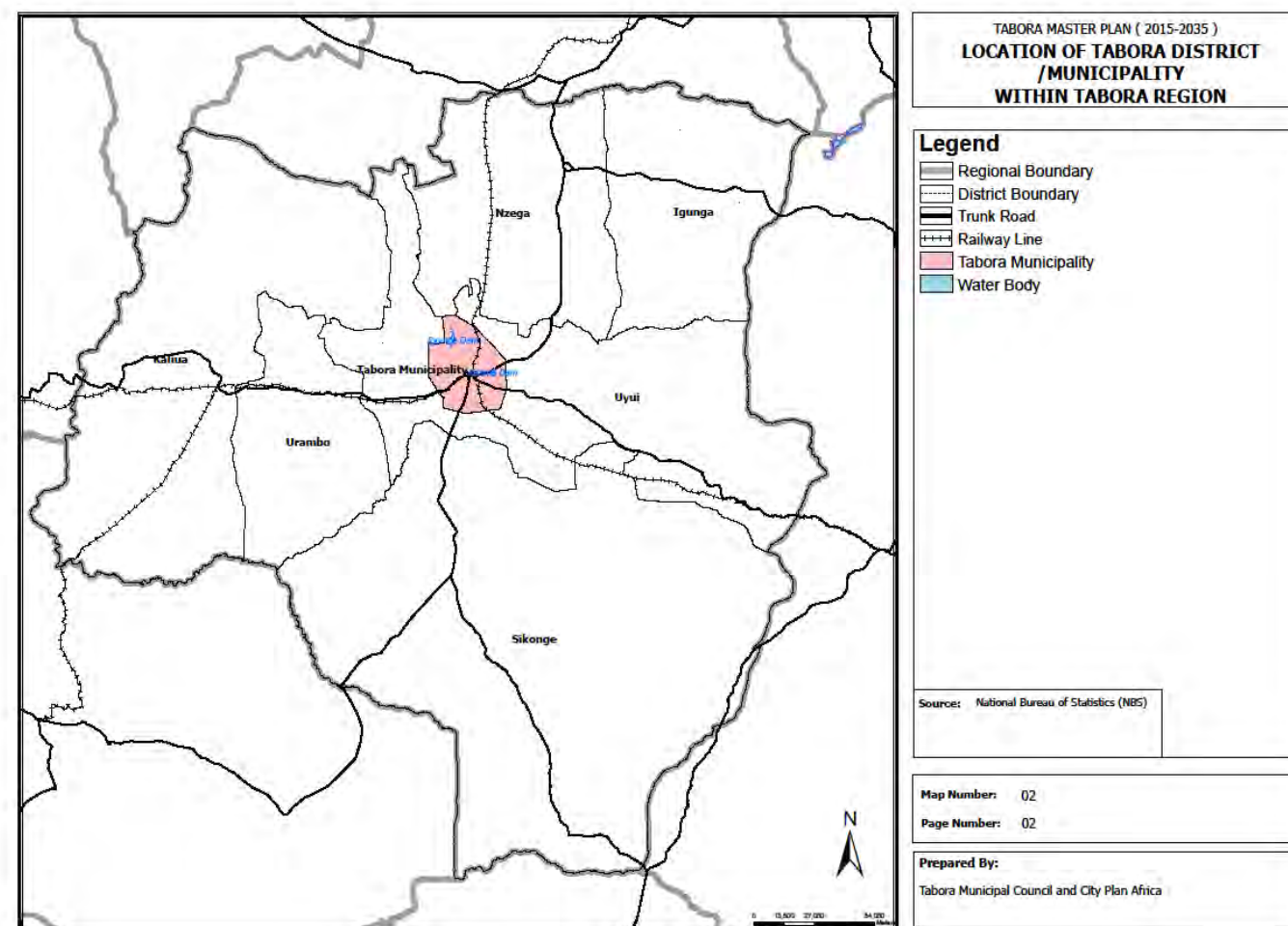


1.1.2 Regional Setting

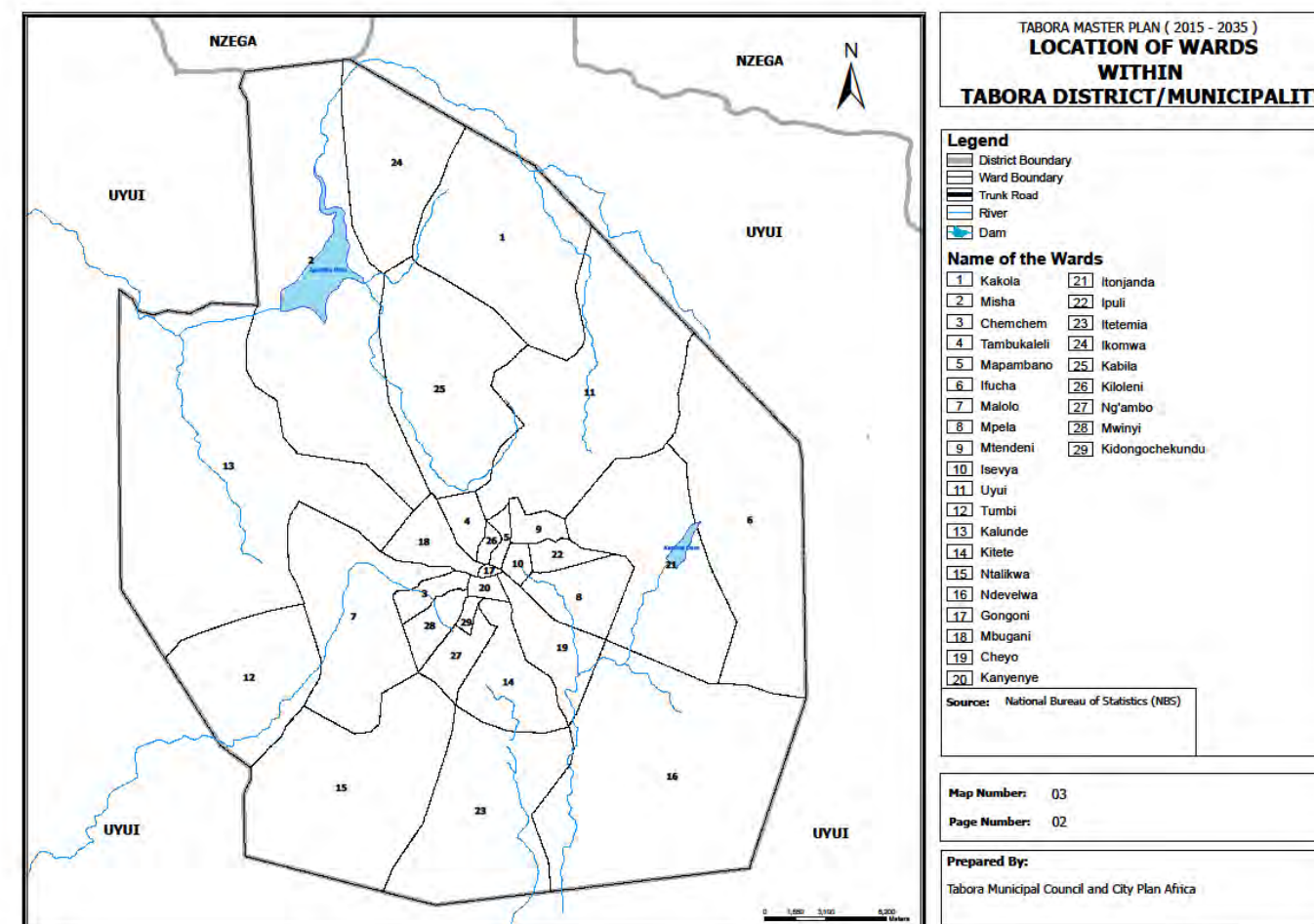
Tabora Region, being the largest region in Tanzania found in the north-western part of Tanzania mainland with a total surface area coverage of 76,151 square kilometers; out of which over two-thirds of this land consists of forest reserves (34,698 square kilometers) and game reserves (17,122 square kilometers). The remaining one-third consist of different land use categories, which includes residential, commercial, agriculture, institutional, industrial and agriculture and scattered settlements etc. The region had a total population of 2,291,623 people, with composition of 1,129,730 males and 1,161,893 females (2012 census).

The region comprises of six Local Authorities which include: Tabora Municipal Council, Nzega Town Council and the District Councils of Nzega, Igunga, Uyui, Urambo, Sikonge and Kaliua. The region lies at the latitudes 4° and 7° south of the Equator and longitude 31° to 34° east of Greenwich Meridian. Map No. 02 shows the location of Tabora Municipality/District within Tabora Region.

Map No: 02: Region Setting



Map No: 03: District/Municipal Setting



1.1.3 District/Municipal Setting

Tabora Municipality is the capital and head quarter of Tabora Region as well as an administrative and commercial center of the region. The municipality is the commercial hub in western part of Tanzania, located on the crossroads of the main railway lines connecting Dar es Salaam on the coast with Lake Tanganyika and Lake Victoria in Mwanza.

The municipality is one of the seven districts in the Tabora Region; others include; Igunga, Nzega, Urambo, Sikonge, Kaliua and Uyui Districts. Tabora district/municipality is mostly bordered almost completely by the Uyui District as well as Nzega District to the north. Tabora municipality lies between latitudes 4°52' and 5° 09' South and longitudes 32° 39' and 33° 00 East. Map No. 03 shows the location of 29 wards within Tabora Municipality.

The Tabora Municipality (planning area) has an area of 1092.26 square kilometers (109,226 hectares) at a radius of about 18.64 kilometers from the Central Business District (CBD), the reference point being at Old Boma. The municipality is bordered by Mabama ward of Uyui District to the west, Upuge and Kigwa wards of Uyui District to the east, Pangale Ward of Uyui District to the south, Bukumbi ward of Uyui District as well as Mambali ward of Nzega District to the North. The municipality is well accessible in the North East of Tanzania about 357 kilometers from Mwanza City and 194 kilometers from Shinyanga Municipality as well as 368 kilometers and 429 kilometers from Katavi and Kigoma Regions respectively. It is about 744 Kilometers west of Dar es Salaam and about 320 kilometers east of Kigoma port on the shores of Lake Tanganyika.

Tabora Municipal Council consists of 29 wards namely: Mbugani, Chemchem, Tambukareli, Mtendeni, Ipuli, Mpela, Mapambano, Kanyenye, Mwinyi, Isevyia, Nga'mbo, Kidongochekundu, Gongoni, Kiloleni, Kitete, Cheyo, Kakola, Ifucha, Itetemia, Uyui, Tumbi, Kalunde, Ikomwa, Malolo, Ndevelwa, Itonjanda, Kabila, Ntalikwa and Misha.

1.2 JURISDICTION: ADMINISTRATIVE SETTING

Tabora Municipal Council was established in August 1988 according to Local Government (Urban Authorities) Act. No. 8 of 1982, Cap 288 RE 2002 section 9 – 10. Administratively Tabora Municipal Council has one (1) Parliamentary Electro Constituency namely Tabora Mjini with two divisions namely Tabora South and Tabora North. Furthermore, these two divisions are subdivided into 29 wards and 136 sub wards (mitaa) administrative units. The Council has the role of facilitating activities related to social service delivery in its area of jurisdiction such as conducive environment for investment at various levels of the municipality. Table 1.1 shows the distribution of wards and sub-wards in Tabora Municipal Council.

Table 1.1: Distribution of Wards and Sub-wards in Tabora Municipal Council

S/No.	WARD	SUBWARD
1.	Mbugani	Mwanzaroad, Kamna, Sukuma, Usule, Lumaliza, Kheri, Kijiweni, Shule, Minazimikinda, Mihogoni and Kazaroho
2.	Chemchem	Mnubi, Dawa, Sandawatu, Kalamata, Bakari, Matola, Subira, Juhudi, Umoja, Waitume, Makungu and Baruti
3.	Tambukareli	Mabatini, Usagala, Rufita, Mkokolye and Mwinyimlenda,
4.	Mtendeni	Mwanzo, Makunga, Mkinga, Kidtu A, Kidatu B and Ikindwa
5.	Ipuli	Nyerere, Mtungandi, Majengo, Mlenda and Mailitano
6.	Mpela	Malabi, Mpela, Muhalitani, Uledi and Kazuge
7.	Mapambano	msikitini, Bahati, Masengese, Mkombozi, Zahanati, Mapambano and Magubiko
8.	Kanyenye	Kombo, Maua, Mkunazini, Msikitini, Kazembe, Madrasa, Kakola, Sido, Uhindini, Kahama, Kanisani, Uhazili and TTC
9.	Mwinyi	Sikanda, kisarika, Kwihala, Ikunji and Sokoni
10.	Isevyia	Bombamzinga, Kilimbika, Kazima, Azimio and kariakoo
11.	Ng'ambo	Tukutuku, Kazehil, Tabora girls, Kiyungi, Mpepo, Kalingonji, Milambo, Masempele, Kapaya, mbilani, Kwihala, Mkoani, Mlimani and Kizigo
12.	Kidongo chekundu	Mgumia, Mkunazini, Msufini and Sokoni
13.	Gongoni	Singo, Maganga, Sokoni, Ngomasakasi, Moshi, Mdoe, Nyaligwa, Milanzi, Mahakama, Swedi, Buheri and Zimamoto
14.	Kiloleni	Ghana, Mrema, Shule, Mtakuja, Bombamzinga and Milambo
15.	Kitete	Hospital, New NHC, Community, Old NHC, Shule, Filter, Kijiweni, Kigamboni and Kariakoo
16.	Cheyo	Mayeye, Shalua, Boma, Nyuki, Ikulu and Maselele
17.	Kakola	Masagala kati, Lembeli, Nyakato, Tumbi, Mbiti, Itungulu, Kalatuma, Magoweko, Kakola, Utananta and Unono
18.	Ifucha	Maziwaziwa, Ugundu, Ifucha kati, Tuli, Kazima kati, Igombanilo, Amkeni, Usuhilo kati, Isalalo and Mshikamano
19.	Itetemia	Ntalikwa kati, Shimo la udongo, Usenge and Imalauzuki
20.	Uyui	Ibelaminga, Maendeleo, Kagenze, Muungano, Songea, Kakurungu, Magereza, Mtukula, Igembensabo, Mtakuja, Ishosha, Utyatya, Imalamihayo kati, Kangeme, Timkeni and Songambele
21.	Tumbi	Magereza, Mtukula, Igembensabo, Mtakuja, Ishosha, Utyatya, Imalamihayo Kati, Kangeme, Timkeni, Songambele, Famu Unyamwezi, Labour, Tumbi, Igagala, Kipela Magharibi, Kipela Kusini, Kipela Mashariki, Iyambo, Sokoine, Iyombo 9, Igange, Ufunga, Kibaoni, Itema and Wala
22.	Kalunde	Kalunde, Msangi, Blockfarm, Umanda, Upimbili, Iwanga, Izumbili, Mtakuja magharibi, Mtakuja mashariki, Tiara, Kikundi, Igombanilo, Msangi, Blockfarm and Umandaibangu,
23.	Ikomwa	Iponya, Igombe Mashariki, Igombe center, kapunze A, Kapunze B, kapunze C, kapunze D, Mwibiti A, Mwibiti B, Mwagimwogi, Kaloleni, Kangeme, Zaire centre, Zaire B, Lukombe, Chane, Ikomwa, Ikomwa Mlimani and Kashishi
24.	Malolo	Urban Quarter, Miemba, Kanyenye, Chang'ombe, Kombamasai and Ulamba
25.	Ndevelwa	Mishagiwela, Lekatugeme, Ngemo, Kawama, Ntulila, Mabatini, Magereza, Kwamzungu,

		Mkoroshoni, itulu stesheni and Changarawe
26.	Itonjanda	Itonjanda kati, Kichudo, Malumba, Manoleo and Nyambe
27.	Kabila	Mwambishi, Ilala, Maendeleo, igosha kati, Umanda mashariki, Igombanilo kati, Kilumbo, Ufugajini, Umanda, Igosha, Ilabi, Mguluko, kagera, Kadoke and Mapambano
28.	Ntalikwa	Mtakuja mashariki, Mtakuja magharibi, Tiara, Kikundi and Igambilo
29.	Misha	Igambilo and Itaga

Source: Tabora Municipal Council, Official interview, August 2015

Administrative Setup of Tabora Municipal Council

Tabora Municipal Council Organization structure consists of the three main levels namely the Town Council, the Ward Development Committee (WDC) and the Mtaa Council Government (MCG).

1.1.4 Tabora Municipal Council

At the top of the council is the Full Council, which is the overall in charge of policymaking and strategy formulation. The Municipal Director (MD) is the overall in charge of the council's administration and head of the Municipal Council. He is an Accounting officer, the Secretary to the Full Council and Chairperson of Council Management Team (CMT) assisted by 13 Heads of Departments and 6 units in running the day to day undertakings. The six units are Legal, Internal Auditor, Information Communication and Technology, Procurement (TEHAMA), Bee Keeping and Election (Figure 1.1).

The Council has four standing committees, which carry out some duties on behalf of the Full Council; these includes:

- Finance and Administration,
- Economic Affairs, Health and Education,
- Urban Planning, Works and Environment,
- The HIV/AIDS Committee.

The following are functions of Municipal Director:

- To formulate, co-ordinate and supervise the implementation of all plans for the economic, commercial, industrial and social development in its area of jurisdiction;
- To monitor and control the performance of the duties and functions of the council by departments of the council and its offices and staff;
- To ensure the collection and proper utilization of the revenues of the council;
- To make by-laws applicable throughout its area of jurisdiction; and
- To regulate and monitor the collection and utilization of revenue of wards and sub wards.

1.1.5 Ward Development Committee (WDC)

The Tabora Municipal Council operates through Ward Development Committee whereby Ward Executive Officer who represents the Municipal Director, is the secretary and coordinator of all the activities at ward level.

The following are functions of Ward Executive Officer:

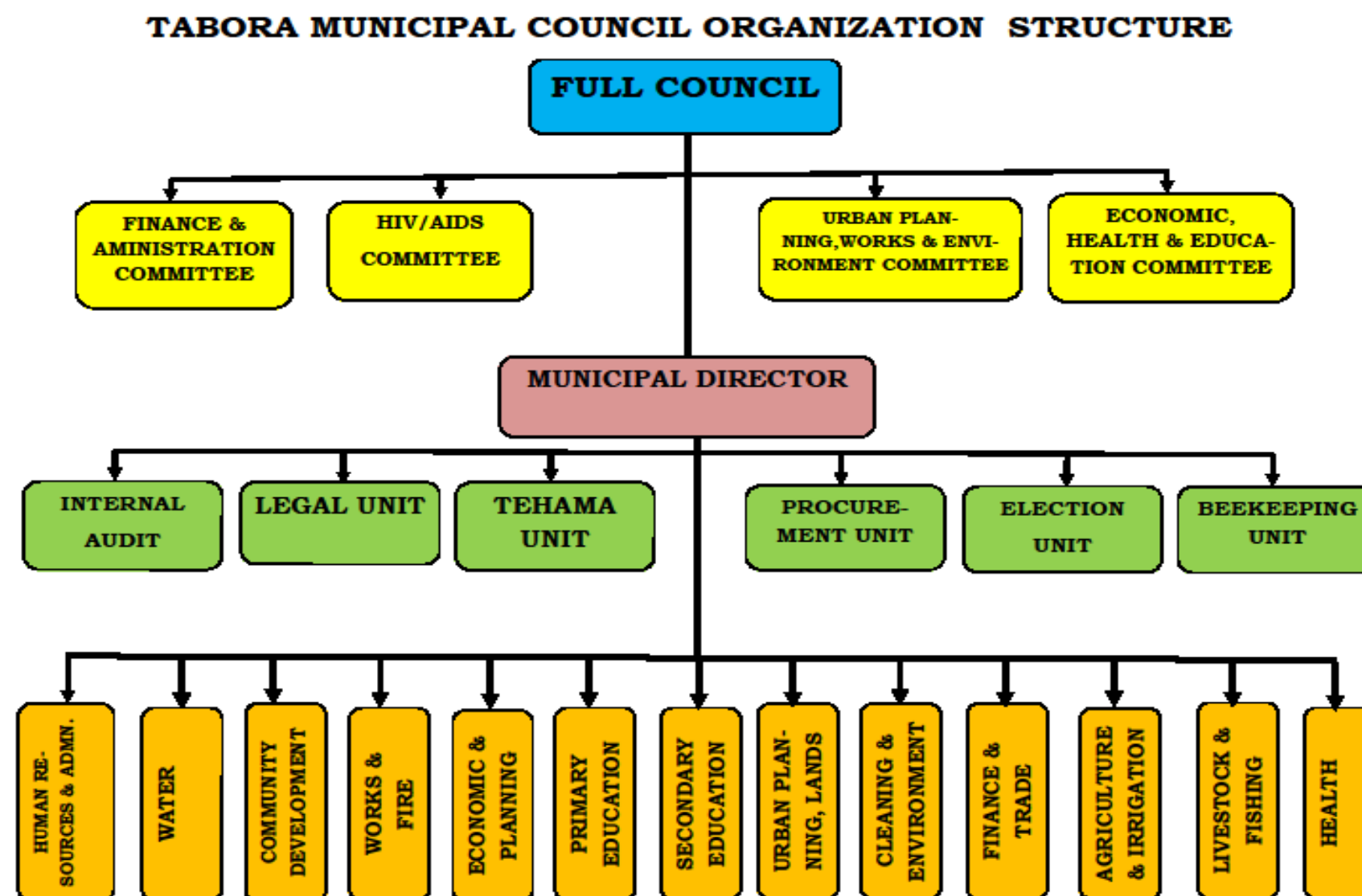
- i. Promoting the establishment and development of cooperative enterprises and activities within the ward;
- ii. The initiation or formulation of any task, venture or enterprise designed to ensure the welfare and well-being of the residents of the ward;
- iii. The formulation and submission to the sub-wards of proposals for the making of by-laws in relation to the affairs of the ward;
- iv. Monitoring revenue collection;
- v. Initiating and promoting participatory development in the ward;
- vi. Managing disaster and environment and related activities in the ward;
- vii. Promotion of gender issues in the ward.

1.1.6 Sub ward (Mtaa) Government

At Subward level, the Municipal Council operates through the Mtaa/Subward Council, whereby the Subward (Mtaa) Executive Officer is the secretary representative of the Municipal Director. The following are functions of Sub ward (Mtaa) Executive Officer:

- i. Initiate and undertake any tasks, venture or enterprise designed to ensure the welfare and well-being of the residents of the mtaa/streets;
- ii. Plan and co-ordinate mtaa activities, render assistance and provide advice to the residents at mtaa level;
- iii. To encourage the residents at mtaa level in undertaking communal enterprises;
- iv. To make by-Laws applicable throughout its area of jurisdiction and
- v. To regulate and monitor the collection and utilization of revenue of Ward and Mtaa level.

Figure 1.1: Tabora Municipal Council Organization Structure



Source: Tabora Municipal Council, Human Resources and Administration Department, August, 2015

1.3 HISTORICAL BACKGROUND

The history of Tabora Municipality can be traced back to 1830 when it was called “Unyamwezi” meaning a place of the moon. It was named after the arrival of the first traders from the western hinterland to the coast, meaning that the moon is first seen from west. During the slave trade in the mid- of 1840s, the Arabs constructed a base at Kaze hill which is currently known as Tabora. The name Tabora is said to have originated in the word ‘matoborwa’ meaning boiled and dried sweet potato, a staple food of wanyamwezi who are the main ethnic group in the region. Matoborwa was difficult to be pronounced by missionaries, thus it named as Tabora.

In August 1871, one-quarter of the town was burned when the forces of the Wanyamwezi ruler (Mirambo) was fired and taken over by the Germans. Stanley and Livingstone stopped in Tabora after their famous meeting in Ujiji/Kigoma in the late of 1871. During the German occupation, Tabora was one of the most populated and prosperous towns in the whole of East Africa. The Arabic-style house where Livingstone stayed in Tabora is now the Kwihala Museum, which is dedicated to Livingstone and contains his memorabilia including letters, maps, pictures and a diary. It also displays information about other early missionaries and explorers.

In 1891, Boma hill (Tabora) became an administrative centre of German East Africa for Western Tanganyika. The construction of the central railway line (1905-1914) made Tabora even more important as a major station on the Central Line and became the most important administrative center of Central German East Africa. The town was an important mission station during the early years of the European exploration of East Africa.

In 1916, the colonial garrison had an emergency at Tabora, making some gold pieces as well as large numbers of crude copper and brass German East African rupee minor coins marked with letter "T". During the Tabora Offensive in the East African Campaign of World war I, colonial armed forces of the Belgian Congo (Force Publique) under the command of General Charles Tombeur captured the town on 19 September 1916 after 10 days and nights of heavy fighting.

Tabora is also known for its huge number of educational institutions: namely Tabora Boys Secondary School (1922), Tabora Girls Secondary School (1928), Kipalapala Senior Seminary (1925), St. Marys Primary/Secondary School (1929), Kazima Secondary (1957), Milambo Secondary School (1961) and Itaga Seminary (1947). President Julius Kambarage Nyerere himself went to the Tabora Boys Secondary School, the first boarding school in the country, and thought highly of it.

1.4 PHYSIOGRAPHIC FEATURES

Tabora Municipal Council forms most of the vast central plateau of Tanzania, an area of flat and gently undulating plains and hills. The municipality lies between 1,115 metres to 1,395 metres above sea level and is drained by the Igombe and Wall rivers, which flows westwards into the Malagalasi basin. Neither of these rivers is permanent, they only exist during rainy season.

1.1.7 Topography and Drainage

The municipality is divided into 4 different topographical gradient zones namely Zone 1: that is 1115 to 1168 meters above mean sea level; Zone 2: 1168 to 1207 meters above mean sea level; Zone 3: 1207 to 1249 meters above mean sea level and Zone 4: that is between 1249 to 1395 meters above mean sea level. Table 1.2 and drawing number 01 shows the topographic features of Tabora Municipality.

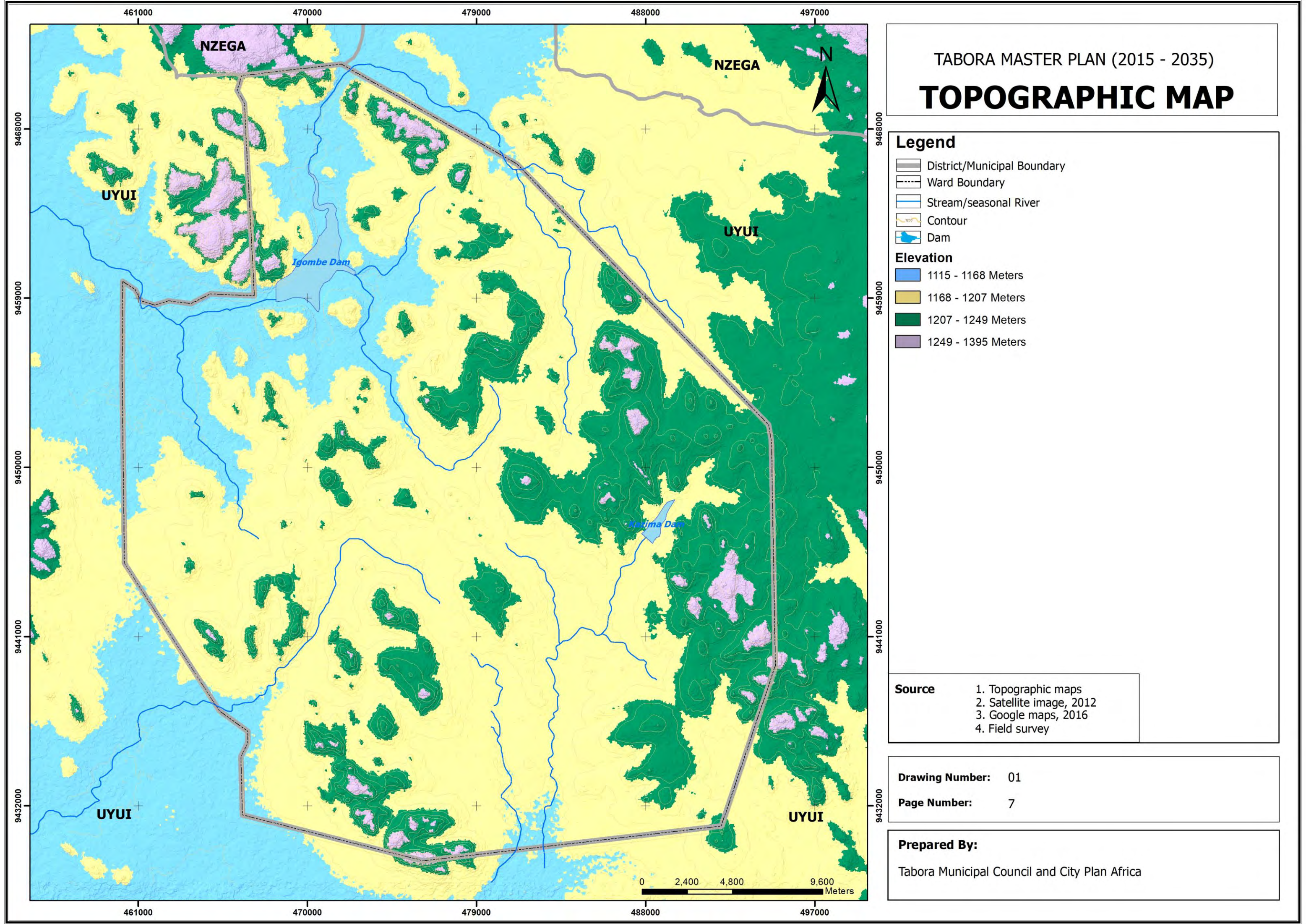
Table 1.2: Topographical Gradient Zones

S/No.	ZONE	ELEVATION
1.	Zone 1	1115 – 1168m
2.	Zone 2	1168 – 1207m
3.	Zone 3	1207 – 1249m
4.	Zone 4	1249 – 1395m

Source: Topographic maps and Google earth, August 2015

Three kinds of landforms can be categorized within Tabora Municipality including:

- i. **Plains:** These are areas of gently undulating terrain with average slopes of less than 5 percent usually 2 percent. Rock outcrop may occur.
- ii. **Hills:** These are areas with a high proportion of rock outcrops. They are steeply sloping hills with average slopes of 30 percent or more.
- iii. **Swamps and seasonally inundated areas:** These are extensively flat, low-lying areas with stagnant or flowing water for at least part of the year such as the flood plains of Igombe and Walla rivers.



TABORA MASTER PLAN (2015 - 2035)

TOPOGRAPHIC MAP

Legend

- District/Municipal Boundary
- Ward Boundary
- Stream/seasonal River
- Contour
- Dam

Elevation

- 1115 - 1168 Meters
- 1168 - 1207 Meters
- 1207 - 1249 Meters
- 1249 - 1395 Meters

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 01

Page Number: 7

Prepared By:

Tabora Municipal Council and City Plan Africa

1.1.8 Soils and Geology

There are five types of soil in the municipality namely: -

- Rock and very shallow soils:** These areas include rock outcrops at the surface or where soils are less than 10 centimeters deep. Also included in this group are soils that are hallow, having rock or terrain that is impenetrable to roots between 10.25 cm from the surface. Local names include; *Luguru, Mashoto*, and sometimes *Chamilimani*.
- Isenga soils:** These are well-drained soils on interfluvies, having sandy textures between 0-100cm from the surface. They are the most extensive soils around on the uplands. Local names other than *Isenga* include *Luseni*, or *Kichanga*.
- Kikungu Soils:** This category includes all well drained soils on interfluvies that have texture between 50-100 centimeters of sandy clay loam or, rarely, sandy clay and clay.
- Ipwisi Soils:** These soils occur on interfluvies and are saturated with water within 100 centimeters of the surface at some period during the growing season, long enough to restrict the range of crops that can be grown.
- Mbuga Soils:** These include soils found in Mbugas where ground water table is within 100 centimeters of the surface during the wet season and where soils are liable to flooding.

The geology of the municipality is characterized by intrusive granite and granodiorite formed during the archaic era. These coarse to fine textured crystalline rocks are mainly in rich feldspars and quartz's composition. The rocks are well jointed and often deeply weathered, but rock outcrops are commonly found within the area.

1.1.9 Rainfall and Climate

Tabora Municipal Council has one long rainy season between November and May. The total annual precipitation decreases from west to east, in the west, the rainfall is over 1,000 millimeters while in the east it drops to 700 millimeters or less. The peak is in December followed by a slight dry spell in January. Maximum mean rainfall in December, 2013 was 321.2 millimeters and January 121.5 millimeters. A second lower peak occurs in April and the rains fade off in April/May. Minimum mean rainfall recorded in April, 2013 was 105.6 millimeters and no rainfall was recorded June- August and October, 2013. Rainfall pattern in the region is extremely variable and unpredictable. Table number 1.3 below gives an analysis of rainfall for 2012/2013.

Table 1.3: Analysis of Rainfall in 2012/2013

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
MEAN RAINFALL (mm) in 2012	122.3	135.8	98.9	116.3	38	0.8	0	13.9	10.3	32.8	29.9	228.9
MEAN RAINFALL (mm) in 2013	121.5	145.0	218.7	105.6	0.5	0.0	0.0	0.0	18.2	00	69.2	321.2

Source: Tanzania Meteorological Agency, Statistical, Abstract, 2013

Tabora Municipal Council has a moderate tropical climate with an average temperature of 23°C. The highest temperatures are experienced in September and October before the long rainy season. Maximum temperatures reached 33.1°C recorded in October 2013 and minimum temperatures of 13.6°C were recorded in June 2013.

1.1.10 Temperature

The average temperature during the day is 22⁰ C - 26⁰ C. Highest temperature of 33.1⁰ C occurs in October just before the start of the rainy season, falls gradually in December, and remains relatively constant until May. Between May and August, the Municipality experiences cold season with the average minimum temperatures of 15.7⁰ C is relatively lower compared to October. Table number 1.4 below gives an analysis of Temperatures for 2013.

Table 1.4: Analysis of Temperatures in 2013

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
MEAN MAXIMUM TEMPERATURES (°C) in 2013	29.1	30.1	29.6	28.2	29.5	29.2	29.8	30.5	32.4	33.1	32.0	28.4
MEAN MINIMUM TEMPERATURES (°C) in 2013	18.8	18.5	18.7	18.4	16.4	13.6	13.9	15.9	18.7	19.8	19.5	18.9

Source: Tanzania Meteorological Agency, Statistical, Abstract, 2013

1.1.11 Humidity and Wind

Tabora Municipal Council lying in the Central African Plateau experiences monsoon winds. The month of July is marked by the onset of dry winds which continue until October. Wind blows from south-east direction except in January when the direction changes to north east.

1.1.12 Sunshine and Evaporation

Normally the sun rises in the morning at twelve hours and fifty-one minutes and falls during eighteen hours and forty-nine minutes in the evening, the number of hours of sunshine does not change throughout the year. Potential evaporation tends to decrease with altitude this being predominantly a reflection of the variation of clouds cover with height.

1.1.13 Forest and Vegetation

There are two main forest reserves found within Tabora Municipality owned by the central government; these include: Igombe Forest Reserve found in North-West part of the municipality at Misha and Ikomwa wards and Urumwa Forest Reserve found in South-West of the municipality at Itetemia and Ntalikwa wards. The nature of these forest reserves are natural dominated by miombo woodlands.

The vegetation cover of Tabora Municipality can be classified into upland and low land or wetland vegetation. In the uplands there are wood land, bush land and thicket grassland. Miombo woodland (*brachystegia boehmii*) are the dominant species within municipality, with mninga trees found in scattered patches. Miombo forests with the famous mninga hard wood are good sources of quality timber, firewood, charcoal and for keeping beehives. On the other hand, they are home of tsetse flies which cause sleeping sickness (African Trypanosomiasis) to livestock and people; limiting livestock

rearing and human settlement. Bush land and thicket grassland cover most of the northeast. Wooded grassland consists of tall grasses with less than 50 percent tree cover. Wetland vegetation is composed of grasslands and swamps.

1.5 REVIEW OF PREVIOUS AND EXISTING PLANS

The first map for Tabora town was printed in 1860 showing Tabora as the major junction town to Lake Victoria and Lake Tanganyika. During the German colonial period in Tanganyika (1914 – 1918), the Germans built their administrative capital for western Tanganyika in Tabora at Boma Hill.

The first township planning legislation for Tabora was passed in 1954. Tabora acquired a Township Council status in 1958 and in 1962 a bye-law depicting the township boundary was passed. Several layout plans for the town were prepared during 1960-1961, but it was only until 1967/68 that the Town Planning Division of the Ministry of Lands, Housing, and Urban Development prepared the first Interim Land Use Plan.

1.1.14 Tabora Master Plan (1972 - 1992)

The Tabora Master Plan (1972-1992) was prepared in 1972 immediately after the Arusha Declaration of 1967 in Tanzania, and hence the national policy orientation of the government was socialism and self-reliance. The plan was also prepared within the framework of the Second 5 year Development Plan whose main goals were social equality, *ujamaa*, self-reliance, economic and social transformation and African economic integration. The second five-year plan priority in resources allocation was for rural development where the majority of Tanzanians lived and hence only a modicum of resources was made available for infrastructure development in urban areas. This state of affairs was worsened by the abolition of the Local Government System in 1972 replacing it with a Centrally Controlled Government System, which was not sensitive to local problems and issues.

The growth strategy set out in the 1972 Master Plan for Tabora consisted of three main parts:

- i. Appraisal of the existing situation and projection of the future situation;
- ii. Estimation of future needs and requirements based on projections and standards and Development of a General Planning Concept describing the future town and directions of growth of the town, with a program outlining the stages of growth and rate of building up over the plan period; and
- iii. A program of implementation of projects with an approximation of the costs of economic infrastructure was also included.

Although there was some diversions in the implementation process, the 1972 Tabora Master Plan managed to guide the development of Tabora in some of the proposed land uses within the planned areas specifically in the wards of Cheyo, Kitete, Ipuli, Mpela, Isevy, Gongoni, Chemchem, Mwinyi, Mbugani, Kiloleni, Kanyenye, Ng'ambo, Tambukareli and parts of Malolo and Mtendeni. On the other hand, the implementation have encountered several challenges such as lack of resources for the implementation of the plan, lack of harmonization mechanism to involve other development partners in the implementation process and rigidity of people to abide to the Land Laws.

1.1.15 Strategic Urban Development Plan (SUDP), 1998

The Strategic Urban Development Plan for Tabora Municipality was introduced in 1998 as new approach for guiding urban development. The main objective of the plan was to enhance the environment, infrastructures and improve the capacity of staffs to implement the formulated projects. The approach for this plan was fully involving stakeholders in identifying critical issues and formulating strategies for implementation. This plan was implemented through the financial support from United Nations Development Program (UNDP).

Although the preparation and approval of this plan was not completed, there were several sub projects implemented under this approach. These include construction of solid waste collection points, provision of skip buckets, construction of solid waste dumping site and construction of storm water drainage channels in unplanned settlements. On the other hand, the implementation encountered several challenges such as;

- i. No mechanism were laid down for coordinating its programs and projects, hence many of the proposed programs and projects remained unbudgeted for;
- ii. No investment strategy for attracting private investors, so its implementation relied solely on public funds which were not available; and
- iii. No time limit set aside for preparation process so as to allow the finalization and approval of the plan.

1.1.16 Tabora Central Area Redevelopment Plan (2005 - 2015)

In 2005, Tabora Municipal Council in collaboration with Directorate of Human Settlements Development in the Ministry of Lands and Human Settlements Development prepared a Tabora Central Area Redevelopment Plan (2005 – 2015), which covered the central wards of Gongoni and parts of Kanyenye and Chemchem. The redevelopment plan of Tabora Central Area was therefore intend to improve the physical and environmental qualities of the area. In its existing built form, the area was unable to cater for the present and future demands of social and economic infrastructure services, increasing population, commercial and office space that are anticipated to increase. The poor state of the buildings and ongoing uncoordinated development within the central area was crucial issues that needed to be addressed for the future development of the municipality.

The main objectives of the redevelopment plan were:

- i. To maximize utilization of the high land value of the Central Area by replacing existing buildings that are dilapidated with modern structures;
- ii. To meet the increasing pressure of office and commercial accommodation;
- iii. To increase the economic and cultural vitality of the Central Area through intensification and appropriate mix of activities;
- iv. To create conditions for safe, comfortable and efficient circulation of vehicles and pedestrians and provide for adequate organized parking areas;

- v. To create a distinctive Town Centre image while maintaining a balance between modern and historical architecture and natural beauty elements through conservation;
- vi. To match the provision of infrastructure services (water supply, sewerage, storm water drainage, electricity and telecommunications) with anticipated demand; and
- vii. To recognize and encourage private investors and public-private partnership to help implement a significant part of the Redevelopment Plan.

Although there were some diversions in the implementation process, the Central Area Redevelopment Plan managed to guide the development of Tabora in some of the proposed land uses within the Central Business District (CBD). On the other hand, the implementation has encountered several challenges such as:

- i. Lack of resources for the implementation of the plan;
- ii. Lack of harmonization mechanism to involve other development partners in the implementation process;
- iii. Rigidity of people to abide to the Land laws; and
- iv. Poverty within the community, which causes development of allocated plots to be delayed.

1.1.17 Detailed Planning Schemes

Preparation and implementation of Detail Planning Schemes to guide the physical development of Tabora Municipality started way back in 1960's. Tabora Township Authority managed to prepare a number of Town Planning Drawings (TPs) for different localities of the municipality. These plans were designed to meet increased demands of different land uses categories include: residential, commercial, commercial/residential, industrial, institutional, open spaces, public uses etc. After gaining its status in 1988, Tabora Municipal Council continued to prepare Detailed Planning Schemes to meet the demand for planned and surveyed plots within the town. Table number 1.5 depicts a total number of Detailed Planning Schemes, which had been prepared and approved from year 2005 to 2017. Out of the prepared 54 detailed planning schemes, 33 were surveyed while 21 were not surveyed. This results in late implementation of the plan, which causes development unplanned settlements.

Table 1.5 Total Number of Detailed Planning Schemes Prepared, Approved and Surveyed From 2005 - 2017

S/No.	WARD	TP. DRG. NAME	TP. DRG. NUMBER	STATUS
1.	Mpela	Ipuli- Uledi Neighborhood unit	11/208/0805	Surveyed
2.	Mpela	Ipuli – Uledi Neighborhood layout	11/209/0805	Surveyed
3.	Malolo	Usule 'B' Neighborhood plan	11/210/0805	Surveyed
4.	Malolo	Tabora –Urambo Road alignment Plan	11/216/1006	Surveyed
5.	Kitete	NHC and EAC residential Plan	11/212/0205	Surveyed
6.	Cheyo	Cheyo public institution layout Plan	11/214/0406	Surveyed
7.	Chemchem	Bus stand layout	11/211/0105	Surveyed
8.	Chemchem	Chemchem upgrading layout	11/151/788A	Surveyed
9.	Mpela	Malabi Neighborhood layout	11/221/0709	Surveyed
10.	Mpela	Ipuli Neighborhood layout	11/222/0709	Surveyed

11.	Chemchem	Skanda Neighborhood Layout Plan	11/223/0709	Surveyed
12.	Chemchem	Mbilani Neighborhood Layout plan	11/224/0709	Surveyed
13.	Mwinyi	Mawiti Neighbourhood Plan	11/TBR//225/0710	Surveyed
14.	Malabi	Malabi upgrading layout Plan	11/TBR/231/1113	Surveyed
15.	Mbugani	Miamba Residential layout	11/TBR/226/0710	Surveyed
16.	Ng'ambo	Lwanzari Upgrading scheme	11/TBR/233/1213	Unsurveyed
17.	Usule	Miamba 'B' Neighborhod layout	11/TBR/232/1213	Surveyed
18.	Mtendeni	Kidatu A Neighbourhood Plan	11/TBR/234/1213	Unsurveyed
19.	Mtendeni	Kidatu B Neighborhood Plan	11/TBR/235/1213	Unsurveyed
20.	Mtendeni	Kidatu C Neighborhood Plan	11/TBR/236/1213	Unsurveyed
21.	Malolo	Malolo Neighborhood plan	11/TBR/237/1213	Surveyed
22.	Malolo	Malolo B Neighborhood Plan	11/TBR/238/1213	Unsurveyed
23.	Malolo	Malolo Industrial plan	11/TBR/239/1213	Unsurveyed
24.	Malolo	Usule B Road Layout Plan	11/TBR/240/1213	Surveyed
25.	Mpela	Malabi Upgrading layout – Additional	11/TBR/245/0415	Surveyed
26.	Mpela	Malabi C upgrading layout	11/TBR/246/0415	Surveyed
27.	Itonjanda	Inala- Tuli Neighborhood Plan	11/TBR/241/0417	Unsurveyed
28.	Ipuli	Uledi Neighborhood plan I	11/TBR/247/072014	Surveyed
29.	Ipuli	Uledi Neighborhood plan II	11/TBR/248/072014	Surveyed
30.	Ipuli	Uledi Neighborhood plan III	11/TBR/253/072014	Surveyed
31.	Ipuli	Uledi Neighborhood plan IV	11/TBR/249/072014	Surveyed
32.	Ipuli	Uledi Neighborhood plan V	11/TBR/250/072014	Surveyed
33.	Ipuli	Uledi Neighborhood plan VI	11/TBR/251/072014	Surveyed
34.	Ipuli	Uledi Neighborhood plan VII	11/TBR/252/072014	Surveyed
35.	Ipuli	Inala Layout Plan I	11/TBR/254/072014	Surveyed
36.	Ipuli	Inala Layout Plan II	11/TBR/255/072014	Surveyed
37.	Kitete	Kariakoo – Kigamboni upgrading layout	11/TBR/258/0115	Surveyed
38.	Kitete	Kariakoo –Machinjioni upgrading layout	11/TBR/259/0115	Surveyed
39.	Kitete	Kariakoo – Kijiweni upgrading layout	11/TBR/260/0115	Unsurveyed
40.	Ndevelwa	Inala A Neighborhood	11/TBR/262/1015	Unsurveyed
41.	Ndevelwa	Inala – Ndevelwa Neighborhood plan	11/TBR/263/1015	Unsurveyed
42.	Ndevelwa	Inala B Neighborhood	11/TBR/264/1015	Unsurveyed
43.	Ndevelwa	Inala C Neighborhood	11/TBR/265/1065	Unsurveyed
44.	Malolo	Usule Neighborhood unit	11/TBR/266/1065	Surveyed
45.	Ipuli	Mailitano regularization Scheme	11/TBR/268/1216	Surveyed
46.	Itemia	Kipalapala 'B' Neighborhood plan	11/TBR/269/1216	Unsurveyed
47.	Itonjanda	Tuli-Inala Neighborhood Unit	11/TBR/270/1216	Unsurveyed
48.	Ndevelwa	Ngemo I Layout Plan	11/TBR/272/1216	Unsurveyed
49.	Ndevelwa	Ngemo II Layout Plan	11/TBR/273/1216	Unsurveyed
50.	Ndevelwa	Ngemo III Layout Plan	11/TBR/274/1216	Unsurveyed
51.	Ndevelwa	Ngemo IV Layout Plan	11/TBR/275/1216	Unsurveyed
52.	Ndevelwa	Ngemo V Layout Plan	11/TBR/276/1216	Unsurveyed
53.	Ndevelwa	Ngemo VI Layout Plan	11/TBR/277/1216	Unsurveyed
54.	Ndevelwa	Ngemo VII Layout Plan	11/TBR/278/1216	Unsurveyed

Source: Urban Planning, Lands and Natural Resources Department - Tabora Municipal Council, 2016

Challenges that have been hindering the successful implementation of the approved detailed planning schemes include:

- i. Lack of fund for compensation of land and properties;
- ii. Lack of funds for cadastral survey;
- iii. Insufficient survey equipment such hand held GPS, Total station and Differential GPS; and
- iv. Rigidity of people to contribute for surveying costs.

1.6 THE NEED FOR PREPARING TABORA MASTER PLAN

Tabora Master Plan (2015-2035) is prepared as an important tool to guide development and control the future growth of the municipality for the period of 20 years. The need for a new master plan arose out of the fact that, the existing master plan prepared in 1972 was extremely outdated. On the other hand Tabora town like other secondary towns in the country is rapidly growing, a situation which calls for the need to have a proper urban planning framework in place in order to avoid chaotic and unsustainable urbanization taking place.

The preparation of Tabora Master Plan aims at taking into accounts the challenges of the earlier Master Plan's, current socio-economic, political, environmental, cultural and physical developments dynamics including major developments that have taken place from 1992 to date. Thus, new Master Plan will harmonize the good qualities and practices emerging from both 1972 Master Plan as well as 1998 Strategic Urban Development Plan.

This plan is also needed as an important tool to prevent proliferation and growth of unplanned settlements and urban sprawl; other reasons include:

- i. To coordinate sustainable development of Tabora Municipality in order to promote health, safety, good order, amenity, convenience and general welfare of the people;
- ii. To improve the land value and provide for the proper physical development, and secure suitable provision for transportation, public purposes, utilities and services, commercial, industrial, residential and recreational areas, including parks, open spaces, agriculture and reserves;
- iii. To facilitate sustainable use of natural resources and monitor proper allocation of other resources for increased productivity and poverty control in planning area;
- iv. To monitor implementation of government policies on spatial development as well as other national developmental program and projects; and
- v. To provide for the integration of effective protection of the environment in the development of Tabora and for wise use of natural resources.

1.7 METHODOLOGY

The Preparation of Tabora Master Plan dated back in 2012 when Tabora Municipality as a Planning Authority passed a resolution to prepare the New Tabora Master Plan. This was allowed by declaration of the planning area that was made through Government Notice Number 214 of 8th July, 2016. The preparation process was mainly divided into three; preliminary stage, fieldwork stage and post filed work stage.

The **preliminary stage** included making consultations with the ministry responsible for town planning, Ministry of Lands, Housing and Human Settlements Development. On the 20th January, 2012, three committees were established as follows: General Planning Committee which comprises the Council Management Team; Technical Committee which consisted of staffs from different department within the council and Sub-Technical Committee that composed by technical committee members and other

stakeholders of the planning area especially utility providers, professionals from Regional Administrative Secretariat

The background information and studies of the existing situation were undertaken in order to understand the existing administrative structures, available resources and their level of utilization, condition of infrastructure and level of provision of social services. The studies also identified and assessed existing plans and projects that have been used to guide the development and growth of Tabora Municipality and its catchment areas. The studies also included reconnaissance and site visits. All this information enabled the consultant to develop problem statements and issues and hence establish the current base line.

The Planning Authority also conducted a number of Stakeholders' Consultation through which the existing situation of Tabora Municipality was presented. Some of the stakeholders involved includes: technical staffs from Tabora Municipal Council Departments, Regional Administrative Secretary (RAS); Councilors; Service providers (TUWASA, TANESCO, TTCL, SUMATRA, TANROADS, TBA, TAA, TMA, POLICE, TANZANIA PRISON, and TRA); religious leaders; political leaders; commercial banks; businessmen; military, TFS, media, higher learning institutions, colleges/universities and residents. The main objective of the sensitization workshop was to create awareness and ensure involvements of all key stakeholders through all the stages of the Master Plan preparation process. The idea here was to make the key stakeholders feel that the Master Plan is theirs and therefore to ensure proper implementation.

Plate 1.1: Consultative Meeting Held at Gorges Complex Hall, Tabora Municipal Council



Source: Urban Planning, Lands and Natural Resources Department - Tabora Municipal Council, 2016

The **fieldwork stage** deal with data collection from various sectors within Tabora Municipal Council. The data were collected from each Departments, Regional Administrative Secretariat (RAS) and Tabora Municipal Council; councillors; service providers such as (TUWASA, TANESCO, TTCL, SUMATRA, TANROADS, TBA, AIRPORT, POLICE, TANZANIA PRISON, and TRA); religious leaders; political leaders; commercial banks; businessmen; military, TFS, media, higher learning institutions, colleges/universities and residents.

During the data collection, social and economic survey and any necessary interview on population and housing development was made. During household survey a sample size of at least 15 households per ward was selected thus making a total of 460 respondents for 29 wards of Tabora Municipal Council having a total household number of 45,400. The 95 percent confidence level was chosen given a margin of error (confidence interval) of 5.47 with 50 percent distribution. Household's surveys was conducted to gather basic data on household characteristics. The recent satellite imagery (2015) for Tabora municipality was acquired on which GIS mapping including Base maps and Thematic Maps were developed. The mapping, data and information collected enabled the consultants to profile the existing situation of the planning area. On the other hand, traffic count was conducted to gather basic data on modes and travel patterns within the municipality. Generally, the collection of any other data depending on themes and sub themes were made successful.

The third stage was **post fieldwork** analysis where intensive and detailed analysis of the data collected from different sectors were conducted. Situational analysis was developed based on data collected from literatures and field studies. During this stage, alternative concepts were developed including: compact, radial, linear and cluster or satellite town concepts. It must be emphasized here that the approach was not to generate the alternative concepts and select one, as it has been the classical practice. Rather the approach was to ensure that the concepts that would ensure sustainable growth and development of the municipality were harnessed into the preferred model. Council Management Team, Full Council, and stakeholders adopted the compact associated with satellite centers concept as preferred concept. This concept was preferred as the most appropriate spatial development concept for establishing a comprehensive Municipality, likely to meet the vision and mission of future Tabora Municipality.

Considering the preferred concept, conceptualization of the municipality structure was formulated on the bases of keeping the existing CBD as a main center to be surrounded by satellite centers. This will enhance provision of social and community facilities and public utilities as well as limiting the urban sprawl. The conceptualization idea proposes for a circular development of Tabora Municipality radiating from the core center which is the Old Town followed by the Existing Town, New Town, and the Future Town making the four development circles.

Plate 1.2: Stakeholders consultative meeting held at VETA hall, Tabora Municipal Council



Source: Urban Planning, Lands and Natural Resources Department - Tabora Municipal Council, 2016



CHAPTER 02

DEMOGRAPHY

This chapter of the report discusses population characteristics and its distribution in the Tabora Region in general and Tabora Municipality in particular.

The main contents of this chapter includes:

- Population growth and trends
- Population distribution in Tabora Municipality
- Population density
- Labour force and dependent ratio
- Ethnic and Religious Composition
- Migration and emerging key issues on demographic characteristics.

2.0 DEMOGRAPHIC CHARACTERISTICS

In Tanzania the latest Population and Housing Census that covered all regions was carried out in 2012, the census was preceded by four other which were conducted in 1967, 1978, 1988 and 2002. This chapter of the report discusses population characteristics bringing into focus key issues related to household size, total populations, population growth, population composition and structure, dependence ratio, distribution, population density and migration trends.

1.8 POPULATION SIZE, GROWTH AND TRENDS

According to the 2012 National Population and Housing Census, Tabora Region had a population of 2,291,623 with a composition of 1,129,730 males and 1,161,893 females. The region had 229,588 households with an average house size of 6.9 and a sex ratio of 92. The average population growth rate stood at 2.9 percent per annum (table 2.1).

Table 2.1: Population Distribution of Tabora Region by Districts for the Year 2012

SNo.	WARD	MALE	FEMALE	TOTAL
1.	Nzega District Council	213,788	224,098	437,886
2.	Igunga District Council	195,607	204,120	399,727
3.	Uyui District Council	196,446	200,177	396,623
4.	Urambo District Council	95,997	96,784	192,781
5.	Sikonge District Council	88,947	90,936	179,883
6.	Tabora Municipal Council	111,361	115,638	226,999
7.	Kaliua District Council	196,369	196,989	393,358
8.	Nzega Town Council	31,215	33,151	64,366
	TOTAL	1,129,730	1,161,893	2,291,623

Source: National Population and Housing Census, 2012

According to the 2012 National Population and Housing Census, Tabora Municipality had a population of 226,999 with a composition of 113,361 males (49.9 percent) and 115,638 females (51.0 percent). The municipality had 42,298 households with an average house size of 4.7, which was relatively lower compared to the national average of 5.42 percent and a sex ratio of 96. The average population growth rate stood at 2.9 percent per annum (table 2.2).

Table 2.2: Population of Tabora Municipality by Sex, Average Household Size and Sex Ratio in 2012

S/No.	WARD	STATUS	POPULATION (NUMBER)			AVERAGE HOUSEHOLD SIZE	SEX RATIO
			TOTAL	MALE	FEMALE		
1.	Kanyenye	Urban	10,063	4,614	5,449	4.5	85
2.	Gongoni	Urban	8,064	3,918	4,146	4.0	95
3.	Mbugani	Urban	15,301	7,221	8,080	4.1	89
4.	Chemchem	Urban	19,980	9,630	10,350	4.4	93
5.	Tambukareli	Urban	6,783	3,345	3,438	4.4	97
6.	Kiloleni	Urban	14,213	6,943	7,270	3.9	96
7.	Mtendeni	Urban	5,536	3,390	2,146	5.8	158
8.	Isevyu	Urban	13,507	6,360	7,147	4.0	89
9.	Ipuli	Urban	23,444	11,258	12,186	4.7	92
10.	Cheyo	Urban	11,399	5,648	5,751	4.8	98

11.	Kitete	Urban	9,192	4,233	4,959	4.4	85
12.	Ng'ambo	Urban	19,702	9,429	10,273	4.0	92
13.	Malolo	Urban	3,424	1,669	1,755	5.1	95
14.	Kakola	Rural	3,470	1,764	1,706	5.7	103
15.	Uyui	Rural	6,262	3,162	3,100	6.3	102
16.	Itonjanda	Rural	2,714	1,326	1,388	5.9	96
17.	Ndevelwa	Rural	8,112	4,111	4,001	6.7	103
18.	Itetemia	Rural	4,549	2,247	2,302	4.8	98
19.	Tumbi	Rural	6,205	3,087	3,118	5.2	99
20.	Kalunde	Rural	8,113	4,307	3,806	6.2	113
21.	Misha	Rural	6,234	3,202	3,032	5.3	106
22.	Kabila	Rural	5,778	2,939	2,839	6.0	104
23.	Ikomwa	Rural	7,152	3,581	3,571	6.8	100
24.	Ifucha	Rural	3,219	1,650	1,569	5.8	105
25.	Ntalikwa	Rural	4,583	2,327	2,256	6.5	103
TOTAL			226,999	111,361	115,638	4.7	96

Source: National Population and Housing Census, 2012

The population of Tabora Municipality has been growing rapidly over the years. It almost doubled within 20 year period between 1948 and 1967 and tripled in the next 10 years from 1967 – 1977.

According to population census report of 1988, Tabora Municipality recorded a total population of 141,377. This increased to 188,005 in 2002 and further to 226,999 in 2012. The rapid population increase has been due to rural urban migration, natural increase and the expansion of municipal boundaries. The population of Tabora Municipality has been steadily growing from 141,377 people in 1988 to 226,999 in 2012. Rural population was found mainly in the peri-urban areas particularly due to the expansion of municipal boundaries in 1991. Before this time these settlements were regarded as villages under Village Governments. The expansion of boundaries has made the municipality to cover 109,226 hectares instead of 11,914 hectares before 1991.

In terms of annual average growth rates, Tabora revealed a trend of 2.2 percent between 1978 and 1988, 2.36 percent between 1988 and 2002 and 2.9 percent between 2002 and 2012. The growth rates are relatively lower compared to national averages of 9.29 percent, 4.76 percent, 4.22 percent and 5.42 percent respectively. The resurgence of rapid population growth is notable between 2002 and 2012, this was largely contributed by the establishment of colleges and higher learning institutions/universities that observed a population boom of students together with improvement of physical infrastructures.

Tabora urban average household size has been increasing since 1978 when it was 4.4 to 5.3 people in 1988 and 4.7 people in 2002 census. In the 2012 Population and Housing Census, Tabora Municipal Council recorded an average household size of 4.7 people. Urban areas tend to have smaller household sizes than rural areas. Sex ratio was 96 meaning that in every 100 females there are 96 males.

1.9 POPULATION DISTRIBUTION

According to population distribution census report of 1988, 2002, 2012 and projected population of 2015, the population distribution for Tabora Municipality was uneven with the wards between old town

and peri urban having more share than the inner city wards. These included: Mbugani that accommodated 6.7 percent of the total population in 2015 and 7 percent in 2012. Other wards with significant share of population as indicated in the brackets: Isevyia (6 percent), Mpera (5.2 percent), Ipuli (5.2 percent) and Cheyo (5 percent). Table 2.3 shows the variation in population distribution by wards is largely attributed to the availability of land that allowed people to settle in these wards as compared to the consolidated wards of the inner city area. The ward of Mpera, Ipuli, Uyui, Ifucha, Itonjanda, Itetemia, Malolo, Kalunde, Ntalikwa, Tumbi, Ndevelwa, Misha, Kakola, Kabila, Mapambano, Mtendeni, Mwinyi, Mbugani, Kitete and Ng'ambo are expected to continue attracting more population because of availability of land for future expansions.

Table 2.3: Population Distribution by Ward in Tabora Municipality, 1988, 2002, 2012 and 2015

S/No.	WARD	POPULATION DISTRIBUTION							
		1988		2002		2012		2015	
		TOTAL	% TOTAL	TOTAL	% TOTAL	TOTAL	% TOTAL	TOTAL	% TOTAL
1.	Kanyenye	10,064	7.1	15,855	8.4	10,063	4	10,964	4.4
2.	Gongoni	8,579	6.1	13,084	7.0	8,064	4	8,786	3.6
3.	Mbugani	8,051	5.7	12,684	6.7	15,301	7	16,671	6.7
4.	Chemchem	6,759	4.8	10,648	5.7	19,980	9	10,884	4.4
5.	Tambukareli	4,575	3.2	7,208	3.8	6,783	3	7,390	3.0
6.	Kiloleni	12,898	9.1	20,320	10.8	14,213	6	7,743	3.1
7.	Mtendeni	2,762	2.0	4,351	2.3	5,536	2	6,032	2.4
8.	Isevyia	9,026	6.4	14,220	7.6	13,507	6	14,717	6.0
9.	Ipuli	4,702	3.3	7,408	3.9	23,444	10	12,772	5.2
10.	Cheyo	5,743	4.1	9,048	4.8	11,399	5	12,420	5.0
11.	Kitete	5,917	4.2	9,322	5.0	9,192	4	10,015	4.1
12.	Ng'ambo	13,178	9.3	20,761	11.0	19,702	9	10,733	4.3
13.	Malolo	728	0.5	1,147	0.6	3,424	2	3,731	1.5
14.	Kakola	7,606	5.4	11,600	6.2	3,470	2	3,759	1.5
15.	Uyui	4,243	3.0	6,319	3.4	6,262	3	6,783	2.7
16.	Itonjanda	4,626	3.3	7,055	3.8	2,714	1	2,940	1.2
17.	Ndevelwa	5,144	3.6	7,845	4.2	8,112	4	8,787	3.6
18.	Itetemia	11,369	8.0	17,339	9.2	4,549	2	4,956	2.0
19.	Tumbi	1,142	0.8	1,742	0.9	6,205	3	6,761	2.7

20.	Kalunde	6,540	4.6	9,974	5.3	8,113	4	8,788	3.6
21.	Misha	7,825	5.5	11,934	6.3	6,234	3	6,753	2.7
22. *	Kabila	-	-	-	-	5,778	3	6,295	2.5
23. *	Ikomwa	-	-	-	-	7,152	3	7,747	3.1
24. *	Ifucha	-	-	-	-	3,219	1	3,487	1.4
25. *	Ntalikwa	-	-	-	-	4,583	2	4,964	2.0
26. *	Mwinyi	-	-	-	-	-	-	10,885	4.4
27. *	Mapambano	-	-	-	-	-	-	7,743	3.1
28. *	Mpera	-	--	-	-	-	-	12,771	5.2
29. *	Kidongo chekundu	-	-	-	-	-	-	10,733	4.3
TOTAL		141,377	100	188,005	100	226,999	100	247,010	100.0

Source: Population census reports (1988, 2002 and 2012)

NB. *These are new wards, which were established after 2002 and 2012 national population census report.

The table 2.3 shows that, in the year 2015 population distribution of Tabora Municipal Council were greater in Mbugani ward which were 16,671 people compared to second populated ward of Isevyia which had 14,717 people. This means that Mbugani and Isevyia wards need more essential social services such as education, health services and water supply compared to others. Other wards with high population distribution includes: Ipuli (12,772), Mpera (12,771), Cheyo (12,420), Ng'ambo (10,733), Kanyenye (10,964), Chemchem (10,884) and Kitete (10,015). This is due to an availability of services and stable market that influence people from other places coming to this ward for business activities. Itonjanda, Ifucha, and Kakola wards had the lowest population distribution because the ward are found at the peripheral areas and had limited social services that makes people to migrate to other wards.

In 2002 Census Kabila and Ikomwa was a part of Misha ward of Tabora Municipality with a total population of 11,934. However, in 2012 Misha ward was divided into three independent wards of Kabila (5,778 people), Ikomwa (7,152 people) and Misha (6,234 people). Therefore, becoming among of 25 wards within the Tabora Municipal Council.

In 2002 Census Ifucha was a part of Itonjanda ward of Tabora Municipality with a total population of 7,055. However, in 2012 Itonjanda ward was divided into two independent wards of Itonjanda (2,714 people) and Ifucha (3,219 people). Therefore, becoming among of 25 wards within the Tabora Municipal Council.

In 2002 Census Ntalikwa was a part of Itetemia ward of Tabora Municipality with a total population of 17,339. However, in 2012 Itetemia ward was divided into two independent wards of Itetemia (4,549 people) and Ntalikwa (4,583 people). Therefore, becoming among of 25 wards within the Tabora Municipal Council.

In 2012 Census Mwinyi was a part of Chemchem ward of Tabora Municipality with a total population of 19,980 people. However, in 2015 Chemchem ward was divided into two independent wards of

Chemchem (10,884 people) and Mwinyi (10,885 people). Therefore, becoming among of 29 wards within the Tabora Municipal Council.

In 2012 Census Mapambano was a part of Kiloleni ward of Tabora Municipality with a total population of 14,213 people. However, in 2015 Kiloleni ward was divided into two independent wards of Kiloleni (7,743 people) and Mapambano (7,743 people). Therefore, becoming among of 29 wards within the Tabora Municipal Council.

In 2012 Census Mpera was a part of Ipuli ward of Tabora Municipality with a total population of 23,444 people. However, in 2015 Ipuli ward was divided into two independent wards of Ipuli (12,771 people) and Mpera (12,772 people). Therefore, becoming among of 29 wards within the Tabora Municipal Council.

In 2012 Census Kidongochekundu was a part of Ng'ambo ward of Tabora Municipality with a total population of 19,702 people. However, in 2015 Ng'ambo ward was divided into two independent wards of Ng'ambo (10,733 people) and Kidongochekundu (10,733 people). Therefore, becoming among of 29 wards within the Tabora Municipal Council.

1.10 POPULATION DENSITY

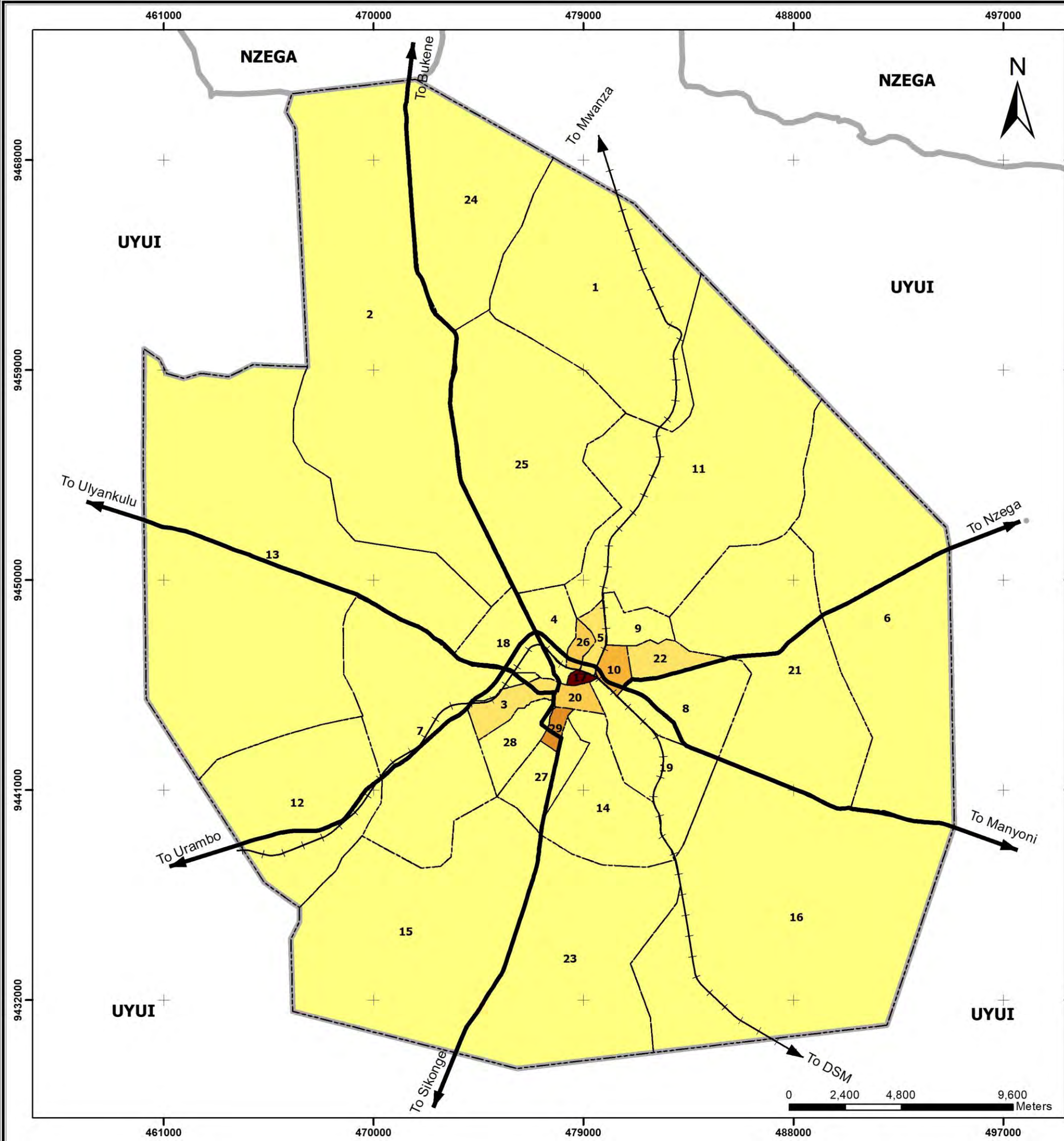
The 2012 population and housing census, showed that population density of Tabora Municipality was about 208 people per square kilometer. The overall population density for Tabora Municipality stands at 2.1 persons per hectare. High population densities were notable in the 8 wards of the Central Business District namely Gongoni, Isevyia, Kanyenye, Kidongochekundu, Kiloleni, Mapambano, Chemchem and Ipuli. The lower population density is notable in the peripheral wards of Ifucha, Itetemia, Itonjanda, Kabila, Kakola, Kalunde, Malolo, Misha, Ndevelwa, Ntalikwa, Uyui and Tumbi. (Table 2.4 and drawing number 02 show population density by wards for the year 2015).

Table 2.4: Population Density by Wards for the Year 2015

S/No.	Ward Name	Area (Ha)	Population	Population Density(People/Area)
1.	Chemchem	442	10,844	25
2.	Cheyo	1,533	12,420	8
3.	Gongoni	55	8,786	160
4.	Ifucha	7,785	3,487	0.5
5.	Ikomwa	4,024	7,747	2
6.	Ipuli	430	12,772	30
7.	Isevyia	237	14,717	62
8.	Itetemia	5,713	4,956	1
9.	Itonjanda	5,666	2,940	1
10.	Kabila	5,892	6,295	1
11.	Kakola	6,257	3,759	1
12.	Kalunde	14,496	8,788	1
13.	Kanyenye	199	10,964	55

14.	Kidongochekundu	131	10,733	82
15.	Kiloleni	147	7,743	53
16.	Kitete	2,004	10,015	5
17.	Malolo	4,920	3,731	1
18.	Mapambano	206	7,743	38
19.	Mbugani	965	16,671	17
20.	Misha	11,589	6,753	1
21.	Mpela	1,440	12,771	9
22.	Mtendeni	445	6,032	14
23.	Mwiyi	634	10,885	17
24.	Ndevelwa	11,435	8,787	1
25.	Ng'ambo	766	10,733	14
26.	Ntalikwa	7,436	4,964	1
27.	Tambukaleli	505	7,390	15
28.	Tumbi	3,920	6,761	2
29.	Uyui	8,203	6,783	1
Total		109,226	247,010	

Source: Population projection by 2015



TABORA MASTER PLAN (2015-2035)

POPULATION DENSITY

Legend

District/Municipal Boundary

Ward Boundary

Population Density

- 0 - 20 Persons per hectare
- 20 - 40 Persons per hectare
- 40 - 60 Persons per hectare
- 60 - 80 Persons per hectare
- 80 - 100 Persons per hectare
- 100 - 120 Persons per hectare
- 120 - 140 Persons per hectare
- 140 - 160 Persons per hectare

Name of the Wards

1 Kakola	11 Uyui	21 Itonjanda
2 Misha	12 Tumbi	22 Ipuli
3 Chemchem	13 Kalunde	23 Itetemia
4 Tambukaleli	14 Kitete	24 Ikomwa
5 Mapambano	15 Ntalikwa	25 Kabila
6 Ifucha	16 Ndevelwa	26 Kiloleni
7 Malolo	17 Gongoni	27 Ng'ambo
8 Mpela	18 Mbugani	28 Mwinyi
9 Mtendeni	19 Cheyo	29 Kidongochekundu
10 Isevyu	20 Kanyenye	

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 02

Page Number: 16

Prepared By:

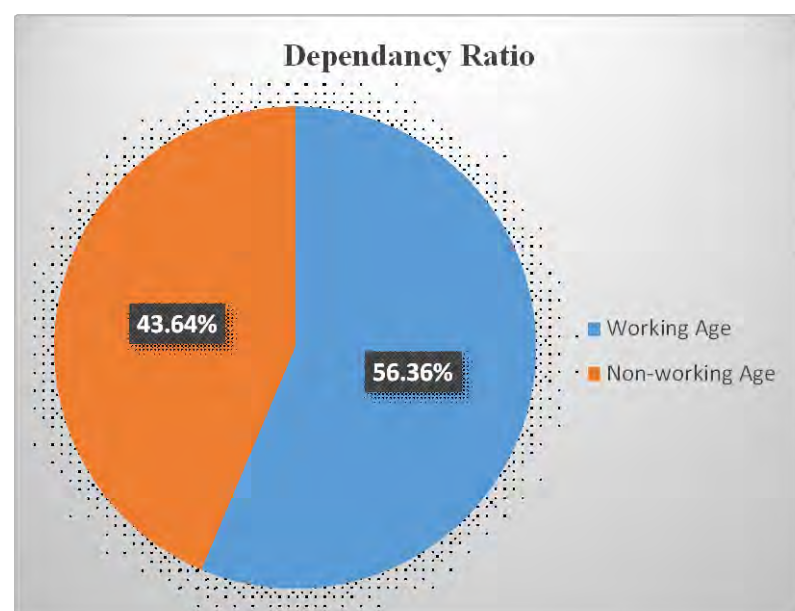
Tabora Municipal Council and City Plan Africa

1.11 LABOUR FORCE AND DEPENDENCY RATIO

In the Tanzanian context, the age between 0-14 years is considered as a dependent group and has a limited role in the category of economic active population. In the same way, old aged people (above 64 years) are also considered as dependent. The economically active age group is therefore persons aged between 15 and 64 years. Age-dependency ratio is the ratio of persons in the 'dependent' ages (under 15 years of age and above 64 years) to the 'working age population' (15 - 64 years). It is expressed as number of dependent per 100 working age population. Ratio higher than 100 are undesirable. The age-dependency ratio is a proxy indicator of the economic burden and responsibility borne by the working age population; it is referred to as the "total dependency ratio". This is an important aspect as it shows the ratio of the working population to the non-working population of an area.

The 2012 National Population and Housing Census show that, out of 226,999 people of Tabora Municipal Council; the economically active/working age population (15 - 64 years) for Tabora Municipality was 127,910 people of which 62,394 were males and 65,516 were females. The population of the municipal's children below age 15 was 90,570 accounting for 39.89 percent of the municipal population and 8,519 were aged above 64 accounting for 3.75 percent of the municipal population. This shows that in Tabora Municipality there was low dependency ratio (43.64 percent of the total population were dependents) than working group (Figure 2.2). On the other hand, 56.36 percent was the active working age population aged between 15-64 years, which led to a dependency ratio of 77 people per 100 working age

Figure 2.2: Dependency Ratio in Tabora Municipality by 2012



Source: National Population and Housing Census, 2012

1.12 POPULATION STRUCTURE AND SEX RATIO

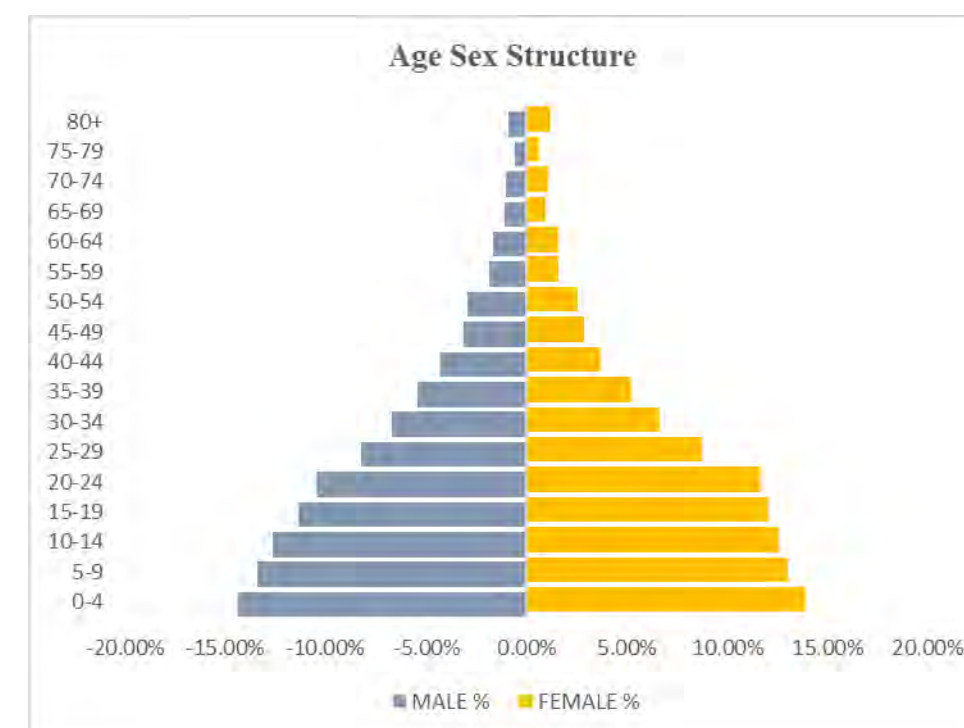
The analysis of ages for the municipality population shows a pyramidal distribution with the majority being children and in descending order by ages through to the people above 64 years old. This is a very

good distribution in terms of sustaining the workforce, effective poverty eradication and potential for supporting social security systems in future (Figure 2.3).

Age Sex Structure

According to the 2012 National Population and Housing Census, Tabora Municipal Council had 226,999 out of this population 111,361 were males and 115,638 were females. Children under four years were 32,065 (boys 15,990 and girls 16,075) and children under 10 years old were 29,924 (boys 14,901 and girls 15,023). The number of males and females was classified into age group interval of 0-4, 5-9, 10-14, 15-19, 80+. Figure 2.3 shows age sex structure in tabora municipal by the year 2012.

Figure 2.3: Age Sex Structure in Tabora Municipal 2012



Source: Population and housing census, 2012

The pyramid above shows that the number of children was lower than the number of working group. This implies that the fertility rate of Tabora Municipal Council was low which in turn shows a low dependence ratio for the year 2012: The age groups calculated basing on proportion of total population of Tabora Municipal Council. Table 2.5 shows Population Distribution by Age and Sex in Tabora Municipal Council in the year 2012 and 2015

Table 2.5: Population Distribution by Age and Sex in Tabora Municipal Council in 2012 and 2015

Age	2012			2015		
	Both Sexes	Male	Female	Both Sexes	Male	Female
0-4	32,065	15,990	16,075	34,892	15,990	16,075
5-9	29,924	14,901	15,023	32,562	14,901	15,023
10-14	28,581	14,050	14,531	31,101	14,050	14,531
15-19	26,629	12,677	13,952	28,976	12,677	13,952

20-24	25,155	11,655	13,500	27,373	11,655	13,500
25-29	19,308	9,171	10,137	21,010	9,171	10,137
30-34	15,140	7,454	7,686	16,475	7,454	7,686
35-39	12,108	6,057	6,051	13,175	6,057	6,051
40-44	9,041	4,747	4,294	9,838	4,747	4,294
45-49	6,773	3,476	3,297	7,370	3,476	3,297
50-54	6,155	3,243	2,912	6,698	3,243	2,912
55-59	3,916	2,045	1,871	4,261	2,045	1,871
60-64	3,685	1,869	1,816	4,010	1,869	1,816
65-69	2,303	1,181	1,122	2,506	1,181	1,122
70-74	2,442	1,164	1,278	2,657	1,164	1,278
75-79	1,357	657	700	1,477	657	700
80+	2,417	1,024	1,393	2,630	1,024	1,393
TOTAL	226,999	113,361	115,638	24,7010	111,361	115,638

Source: National Population Census and Projections, 2012

The table above shows that, number of population of women was greater than number of men. It was exceeding by 2,277, which is equal to one percent of total population in the year 2012 and 4,277 which is equal to 1.73 percent of total population in the year 2015.

1.13 ETHNIC AND RELIGIOUS COMPOSITION

Wanyamwezi and *wasukuma* are the two ethnic groups dominates in Tabora Municipality, which accounts for about 60 percent of the people in the municipality; the remaining percent were accounted for other tribes including: *waha*, *wagogo*, *wanyiramba*, *wachagga*, *wafipa* and others. The household survey of June, 2015 reveals that people in the municipality have different levels of literacy.

The dominant religion in the municipality is christianity, which accounts for 60 percent of the total population. The Christians has several denominations ranging from Roman Catholics, Lutherans, and Seventh Day Adventist to Pentecostal churches. The remaining 40 percent covers muslims.

Cultural practiced in the municipality includes polygamies marriage. Polygamous marriage result into having large family sizes, which are difficult to manage in terms of provision of basic social needs. This practice has a negative impact on social economic development of the municipality. Other cultural practices have to do with language, beliefs, gender, food and clothing. The main type of food includes ugali and sweet potatoes “matobolwa” served with traditional vegetables known as sanza and matembele. Typically, women normally wear khanga.

1.14 MIGRATION

The spatial mobility of a population affects not only the distribution of the population but also other demographic, social and economic characteristics of the population. The household survey of June, 2015 reveals that there are two forms of migration exist in Tabora Municipality namely rural to urban migration and urban to urban migration.

Rural to urban migration is an immigration from surrounding rural areas/other local authorities to Tabora Municipality seeking for better livelihoods, trade activities, job opportunities and small business due to availability of social services and utilities like health, education etc.

Urban to urban migration, mobility of people from Tabora Municipality to other cities to look for employment and later on they return home (Circular migration). Most of the students who have completed primary and secondary education and had no opportunities for joining secondary education/colleges move to other cities such as Dodoma, Arusha, Dar es Salaam and Mwanza searching for employment.

1.15 EMERGING KEY ISSUES ON DEMOGRAPHIC CHARACTERISTICS

- Unpredictable and varying population growth rate;
- Uneven distribution of population with the highest concentration in the CBD and the lowest in the peri-urban wards; and
- Urban immigration caused by disparity of employment opportunities and social economic facilities.

Goals and Objectives

The main goal is to improve the standard of life of people to harmonize interrelationship between population growth, resource utilization and environmental conservation.

Specific Objectives

- To improve provision of social services like health and education facilities as well as infrastructure to all wards within the planning period of 20 years;
- To identify and ensure accessibility to decent and affordable housing all residents of Tabora Municipal within the planning period of 20 years.
- To promote establishment of industries and other employment sectors to reduce unemployment leave and improve people livelihoods within the planning period of 20 years.



CHAPTER 03

ECONOMY AND EMPLOYMENT

This chapter discusses the economy of Tabora Municipality, dominated by trade and commerce which contributes 35 percent of the Municipal councils economy. Other economic sectors that contribute to the economy of the municipal include: agricultural sector, industries, bee keeping, Quarring, and forestry.

The main contents of this chapter includes:

- Regional Economy
- Municipal Resources Base
- Municipal Economic Base
- Employment and Income Structure

3.0 ECONOMY AND EMPLOYMENT

The Tanzanian economy is based on agriculture, which accounts for 24.5 percent of gross domestic product provides 85 percent of exports and accounts for half of the employed workforce. According to government data, Tanzania's real gross domestic product (GDP) growth rate slowed in 2017. The 2017 growth rate stood at 6.8 percent down from 7.3 percent in 2016.

1.16 REGIONAL ECONOMY

Tabora region's economy is dominated by agricultural sector. Agriculture is the major contributing sector of the economy accounting for 74 percent of the region's Gross Domestic Product (GDP). The sector is dominated by the small-scale farmers engaged in crop farming and animal husbandry. It is estimated that about three quarter of the households in the region were engaged in agricultural activities. The growth in this sector has positive impacts on the overall macro-economic growth due to it's inter linkages and multiplier effects with other sectors of the economy like manufacturing and trade. Major crops that contribute to the regional economy include: tobacco, cotton, rice, sorghum, sweet potatoes, cassava, maize, sunflower, beans and legume crops. Other crops are variety of local vegetables and tropical fruits such as pawpaw, mangoes, watermelon among others. The type of livestock kept in the region include: cattle (indigenous and dairy cattle), sheep, rabbit, cats, dogs, pigs, chickens and ducks. Commerce and Trade is among the important economic sector that contributes 26 percent of the region's Gross Domestic Product.

According to Tabora Region regional Gross Domestic Product (GDP) at current prices for the year 2010 was estimated to be Tshs. 1,686,498 million with a per capital income of Tshs 71,850. In 2017 seven years later the regional Gross Domestic Product (GDP) at current prices was estimated to be Tshs. 4,296,667 million with a per capital income of Tshs 1,551,651. The estimated percentage change was 60 percent. For sustainable economic development of the region, there is a need of introducing production of non-traditional cash crops and industrial development to complement existing economic activities (Table 3.1).

Table 3.1: Regional Economic Performance from 2010 - 2017

YEAR	GDP AT MARKET PRICES (Tshs. Million)	PERCENTAGE CHANGE	GDP PER CAPITA AT MARKET PRICES (Tshs. Million)
2010	1,686,498	60.0 for the interval of 7 years from 2010 to 2017	717,850
2011	2,110,684		863,955
2012	2,426,906		1,059,034
2013	2,786,134		1,180,744
2014	3,132,934		1,284,981
2015	3,453,516		1,380,413
2016	3,921,191		1,529,129
2017	4,296,667		1,551,651

Source: National Bureau of Statistics, 2018

1.17 MUNICIPAL RESOURCES BASE

Tabora Municipal Council is well endowed with varied resources base include fertile land with well drained soils that is supported with good climatic conditions favoring agriculture production; hills of rocks that are potentially resources for construction materials; water bodies (seasonal streams) traversing through the municipality and tourism potentials, since the municipality is closer to the Ugalla and Kigosi Game Reserves. In addition to that, there are number of historical sites which are tourist attractions thus needs to open up other tourist venues such as cultural tourism and medical tourism. The available human resources and natural landscape are also among the resource base of the municipality for contributing in socio-economic development.

3.1.1 The Land

Tabora Municipal Council covers a total land of about 109,226 hectares where 70,498.25 hectares is arable land suitable for farming and livestock activities. The existing built up area covers 22,706.42 hectares which is equivalent to 20.79 percent of the total area of the municipality. The residential land use category in the municipality is characterized by planned and unplanned residential areas; whereby planned residential areas was dominant at the wards located within the Central Business District while unplanned residential areas were dominant in the peri-urban wards of the municipality. Apart from residential development the remaining land of the municipality was for mixed use including agriculture and scattered settlements.

3.1.2 Hills of Rocks

Tabora Municipal Council is endowed with small hills with rocks located in five wards of Ndevelwa, Itonjada, Itetemia, Malolo and Kalunde; where the major six roads are passing through. These hills are made of stones used to produce construction materials such as aggregates and gravel. All of these hills are exploited except those located in Kalunde ward.

3.1.3 Water Bodies

In Tabora Municipality there are two major rivers namely Walla and Igombe Rivers. These are temporary rivers traversing through the municipality; Igombe river act as boundary separating Tabora Municipal Council and Uyui District Council pouring its water into Kigozi River which is a tributary of Malagarasi River. Walla River pouring its water into Ugalla River where they are collected and finally poured into Malagarasi River. Other water bodies found within the municipality are seasonal streams distributed within the municipality.

3.1.4 Tourist Attraction

Tabora Municipality is close to the Ugalla and Kigosi Game Reserves. In addition to that the municipality has a number of historical sites which are tourist attractions thus needs to open up. Historical sites that a found in Tabora Municipality include: The Municipal Zoo, Dr. Livingstone Museum, Slave Trade Caravan Route from Kigoma to Bagamoyo via Tabora, The German Administrative Headquarters in East Africa (Fort – Boma), The First Hospital In Tanzania, The First Secondary School in Tanzania (Tabora Boys Secondary School known as Tabora Central School) built by the Germans, mixed architectural buildings and memorial monuments.

3.1.5 Forests

Tabora Municipality has two natural forest reserves namely: Igombe Dam Forest Reserve covers 6658.2 hectares located at Misha ward and Urumwa Forest Reserve covers 2635.2 hectares located at Itetemia ward. Most of these forest reserves have been greatly destroyed due to deforestation as a result of encroachment particularly by livestock grazers during the dry season, shifting cultivation as well as tree cutting for domestic uses such as charcoal and firewood. Moreover, forests and woodlands in the municipality are essential for hosting wildlife and hence contributing immensely to tourism development.

3.1.6 Natural Landscape

The natural landscape of Tabora Municipality is characterised by gently undulating terrain with average slopes of less than 5 percent usually less than 2 percent, steep sloping hills with rock outcrops with an average slopes of 30 percent or more, swamps and seasonally flood plains of Igombe and Walla rivers. Most of the settlements developments are carried out on a gently sloping areas as the vast land of the municipality is almost flat.

3.1.7 Human Resources

One among the crucial components of the municipal's developments is human resource. The 2012 National Population and Housing Census revealed that, about 39.9 percent of the population were children of below 15 years of age; 53 percent were active people 15-64 years of age; and only 3.8 percent of the population aged above 64 years. The economically active age group of the municipality; that means working age population (aged between 15 and 64 years) accounting for 53 percent of the total population. While the dependants were 47 percent of the population (children under 15 years and elderly people above 64 years). As a resource base of the municipality, active age group is crucial as they facilitating community to access basic community facilities such as health, education, housing, energy, water supply, and others like telecommunication as they contributing in socio-economic development.

1.18 MUNICIPAL ECONOMIC BASE

The municipality is rich in different types of economic resources to sustain her residents, that includes; agriculture (farming, livestock and poultry), fisheries, beekeeping, tourism, quarrying, forestry, industries, commerce and trade.

3.1.8 Agriculture

Agriculture is the main economic base of Tabora Municipality. The sector provides employment and source of livelihood for about three quarters of the households in the municipality. The socio-economic survey of August, 2015 indicated that 49.4 percent of the population of the municipality engaged in agricultural activities which includes crop farming and animal husbandry. Agriculture is an important driver of municipal economic growth, which contribute about 18 percent of the council's economy.

Agriculture takes place mostly in peri-urban wards where high value crops including fruits and vegetables are produced. A total of 16,011 households in the municipality engage themselves in urban agriculture. Annual crop farming account for 88 percent of household's cash income. The value of

agricultural products is not optimal, with most of the produces exchanged being either unprocessed or semi-processed, limiting value addition. Drawing number 03 shows agricultural areas in Tabora Municipality.

Agriculture Potentials

Agriculture crops grown are mainly food and cash crops. Food crops include: maize, paddy (rice), cassava, beans, ground nuts and sweet potatoes while cash crops are tobacco, cotton, cashew nut and sunflower. Among the cash crops tobacco is the main cash crop in terms of economic contribution. Other crops are vegetables and fruits (table 3.2).

Table 3.2: Food and Cash Crops Grown in Tabora Municipality for the year 2016/2017 – 2017/2018

FOOD CROPS	2016/2017		2017/2018	
	Hectares	Tons	Hectares	Tons
Maize	7,376	7,689	7,376	7,689
Rice	2,385	2,980	2,385	2,980
Cassava	5,036	8,098	5,036	8,098
Beans	187.9	168	187.9	168
Sweet Potatoes	3,408	7,670	3,408	7,670
Sorghum	140	104	140	104
CASH CROPS				
Tobacco	550	608	550	608
Groundnuts	5,986	3,868	5,986	3,868
Sunflower	2,004	1,634	2,004	1,634

Source: Tabora Municipal Council Department of Agriculture, Irrigation and Co-operatives, 2018

Urban Farming

Urban farming is a common activity in Tabora Municipality carried out by many poor urban households whose livelihoods that draw on resources and opportunities from peri-urban areas. Urban areas were not only a source of demand for farm produce but also important for peri-urban households in terms of labour markets, access to community facilities and public utilities. Most of the agricultural households have ranked crop farming as the first activity that provided most of their cash income followed by livestock keeping and fishing. Maize is the dominant cereal crop grown followed by paddy, cassava, sweet potatoes and ground nuts. The most cultivated fruit and vegetable crops include tomato, cabbage, onions and amaranths.

The average yield of maize per acre is 5 bags (1.2 tons/ha), rice is 800 kg/ha to 1,700 kg/ha), legumes is 0.5 ton/ha, cassava and potatoes are 2.5 tons and 1.2 tons per hectare respectively. Tabora Municipality had the smallest planted area with permanent crops. The most important permanent crop was mango, palm oil, coconut and banana. The use of inputs was very small where only 2.5 percent of the crops were planted using improved seeds. There was also a limited number of people, about 4.7 percent using organic fertilizers.

In the peri-urban areas households received crop and livestock extension services from the Government. Urban farming is a source for household's food sufficiency by the local residents. In the cereal category the main crops include maize and expected production of 31,187 tons followed by rice and expected

production of 47,406 tons. The types of cereals and root crops grown are rich in nutrients such as starch, protein, Vitamin A and C. Root crops (cassava and sweet potatoes) are normally dried and stored to be used during drought or times of food shortages (Table 3.3).

Table 3.3: Crops Grown In Tabora Municipality and Expected Production 2015

S/No.	CROPS	EXPECTED PRODUCTION(TONS)
1.	Cereal	81,597
2.	Root and fibre	45,139
3.	Pulse crops	128,736
4.	Tobacco	4,788
5.	Sunflower	3,789
6.	Groundnuts	7,714
7.	Vegetables	21,287
8.	Fruits	8,790

Source: Tabora Municipal Council Department of Agriculture, Irrigation and Co-operatives, 2015

Farming System Practiced in Tabora Municipality

The type of farming system that is experienced in Tabora Municipality include: mixed farming and monoculture for crops that are of high value and commercial. Other farming system is shifting cultivation as farmers searching for virgin lands.

Irrigation Farming

In Tabora Municipality almost all wards of the peri-urban practices urban farming using irrigation methods. Complete irrigation schemes include:

Kakola dam built 1954-1957 with support from African Development Bank; the scheme irrigates about 32 hectares at Magoweko in Kakola ward;

Inala irrigation scheme at Inala area in Ndevelwa ward received funds equivalent to Tshs. 1.59 billion from National Irrigation Development Fund for the construction of the dam. The costs for construction of irrigation infrastructure were Tshs. 597 million funded by the District Irrigation Development Fund under the Agricultural Sector development Project. The capacity of the dam was to irrigate 400 hectares of which 250 hectares are already under irrigation. The dam is a multipurpose one including water storage reservoir for irrigation, livestock, fishing and domestic use;

Cheko dam at Imalamihoyo area in Uyui ward was built purposely for livestock was expected to irrigate about 200 hectares after its expansion; and

Iyombo irrigation scheme at Tumbi ward is proposed to have the capacity to irrigate 200 hectaress. The design of the scheme and Environmental Impact Assessment (SEA) had been completed.

Storage Methods and Facilities

Traditional methods of drying sweet potatoes (matabolwa) and cassava (makewe) were used particularly in the dry season;

Modern preservation methods known as nylon have been introduced in the municipality; treatment with chemicals using bags and drums; and godowns were mainly used to store tobacco. Municipal Agricultural Development Plan has built two godowns, one at Kapunze area in Ikoma ward and another one at Ifucha area in Ifucha ward. On the other hand a primary co-operatives societies own godowns for tobacco storage.

Crop Marketing

Crop marketing is done by cooperative societies registered by the Registrar of Co-operatives under the Co-operatives Society Act, 2013. In Tabora Municipality there are about 11 registered cooperatives, 7 of them are in operation while the rest ceased to operate due to loans default. The ones which were in operational include: Ndeki AMCOS, Kipara AMCOS, Tumbi AMCOS, Imalamihayo AMCOS, Maendeleo AMCOS, Mwibiti AMCOS, Twende pamoja- Kalunde, Tanzania Leaf Tobacco Company and Alliance One Company. The cease ones include; Igombe Agricultural Marketing Cooperative Society (AMCOS), UMOJA-AMCOS, LUSAGI-AMCOS and Ntalikwa AMCOS.

Opportunities in Urban Farming

- Good soil composition of black clay, clay loam and sand clay suitable for the growth of most crops;
- Available and accessible urban markets;
- Offers employment opportunities to family labour and immigrants;
- Increases family incomes hence poverty alleviation and social integration;
- Add greenery to the municipality (brown fields) and shading against tropical sunshine;
- Reduces harmful rainfall run-offs and greenhouse emissions; and
- Contribute to urban food security and nutrition.

Challenges Urban Farming

The growth and development of urban agriculture in the Tabora Municipality is constrained by a number of factors:

- Restrictive urban laws and regulations prohibiting agriculture in urban areas;
- Lack of capital for small holder farmers to be able to buy fertilizers and improved seeds;
- Old types of farming techniques, methods and tools including hand hoe and oxen driven plough;
- Soil pollution caused by the use of chemical fertilizers which lead to soil alkalinity and acidity;
- Unreliable weather conditions throughout the farming season limiting crop production;
- Urban agriculture provides mosquito breeding grounds hence high prevalence of malaria;

- vii. Harbour criminals and other undesirable elements and behaviours in the society e.g. drug addicts;
- viii. Lack of modern irrigation equipment;
- ix. Easy and fast water seepage during irrigation process;
- x. Unhandled Crop diseases facilitated by irrigation practises;
- xi. Poor marketing strategies for irrigated crops;
- xii. Underutilization of potential farming land;
- xiii. Land degradation due to forest and land clearing for farming; and
- xiv. Low agricultural productivity results to continuous increase in cultivated land and hence deforestation

Goals and Objectives

To accelerate economic growth and improve quality of life of the Tabora residents through improved agriculture production, productivity, food security, employment and income generation. KILIMO KWANZA (Agricultural first) initiatives by the Government of Tanzania might form the basis for these objectives.

Specific Objectives

- i. To improve farming techniques, methods and tools;
- ii. To designate adequate land for urban farming so as to increase incomes and reduce poverty;
- iii. To encourage household to cultivate food crops to increase food security;
- iv. To improve and increase extension services to urban farmers;
- v. To improve agricultural infrastructure such roads, water supply and others to support urban farmers;
- vi. To establish agricultural products market;
- vii. To establish an efficient linkage between small farmers and the markets thus encouraging the move from subsistence farming to commercial farming generating sustainable economic growth.
- viii. To promote public private partnerships in agriculture sector; and
- ix. To allocate and establish adequate agro-based industries for processing and manufacturing of agriculture products.

3.1.9 Livestock and Poultry

The livestock kept in the municipality include cattle, goats, sheep and poultry. The livestock are mostly indigenous breeds, a few exotic and cross breeds are found mainly in urban area. Other livestock kept

include donkeys, pigs, ducks and pigeons. Animals produce meat and milk; however, production levels are low mainly due to low genetic potential of the indigenous breeds. Other reasons that contribute to low productivity of the livestock include: unfavorable weather conditions leading to frequent shortages of water and pasture in dry seasons, lack of animal health services like dips and health centers leading to prevalence of diseases like tick borne diseases and generally poor management in livestock production. Low agricultural productivity results to continuous increase in cultivated land and hence deforestation. Large numbers of livestock kept are in continuous search for pasture and water during dry seasons. Both practices have adverse results on the land (table 3.4).

Table 3.4: Livestock Population in Tabora Municipality 2015

S/No.	LIVESTOCK	POPULATION
1.	Indigenous cattle	71,054
2.	Dairy cattle	2,277
3.	Goats	33,539
4.	Sheep	7,931
5.	Pigs	13,741
6.	Donkeys	235
7.	Dogs	4,648
8.	Cats	392
9.	Indigenous poultry	1,036,314
10.	Layers	225,861

Source: Tabora Municipal Council, Livestock and Fisheries Department, 2015.

Availability of Land for Grazing

The units of livestock kept, especially cattle, are not proportional to the respective land holding capacity. The livestock keepers use 'rubaga' system where cattle are temporarily moved to search pasture and water during dry season. Such shifts often result into encroachment to the forest reserves and water catchment's areas for the major water sources.

De-worming of livestock was practiced by livestock keepers. In Tabora Municipality it was very common to find livestock herds grazing in open spaces such as play grounds, road reserve, valleys and plots which were not yet developed. Although the council has a by-law restricting the rearing of animals in the municipality, flouting of the by-law is rampant in all areas of the municipality due to poor enforcement. One of the irritating tasks to urban motorists and even pedestrians was to avoid roaming goats in urban streets scavenging on everything from banana peels to garbage.

Extension Staff Strength

The extension staffs that were available for delivery of various extension services were those in the field of livestock and fisheries development. Tabora Municipal Council has 17 staffs in the mentioned fields; details of their academic qualifications as shown in table 3.5.

Table 3.5: Livestock Staffs Available in the Municipality

QUALIFICATIONS	MALE	FEMALE	TOTAL
Livestock			
Bachelor of Science	0	2	2
Advanced Diploma	-	-	-
Diploma	9	2	11
Certificate	2	0	3
Sub Total	11	4	16
Fisheries			
Diploma	1	0	1
Sub Total	1	0	1
GRAND TOTAL	12	4	17

Source: Tabora Municipal Council, Livestock and Fisheries Department, 2015

Livestock Diseases

Diseases associated with livestock in the municipality were categorized into four (4) types: Bacterial, Viral, Protozoa and Other Diseases. Bacterial diseases affecting livestock include; Black Quarter and Mastitis. Viral Diseases include; Rabies, New Castle Disease (NCD) and Fowl Pox affecting most poultry. Protozoa diseases include; East Coast fever, Anaplasmosias and Coccidiosis. Other diseases include; Helminthosis and Mange.

Contribution of Livestock and Poultry to the Economy

The sector's contribution to the economy is low compare to the farming activities. This is partially explained by the presence of transmittable animal diseases which act as barriers to the export of animals and livestock products. The sector is also facing a problem of non-compliance to new market demands like Livestock Identification and Traceability System (LITS) and Animal Welfare. The production and productivity of livestock can be improved, inter alia through an improvement of the genetic potential of the traditional stock, increasing supply of improved stock, commercialisation of the livestock industry, increasing the processing capacities of livestock products and improvement of marketing efficiency for livestock and livestock products.

The Challenges Facing the Livestock Sector

- Low genetic potential of the indigenous breeds;
- High costs of feedstuffs and veterinary drugs;
- Lack of animal health services like dips and health centers;
- High capital outlay required for economical poultry keeping;
- Poor management in livestock production;
- Unfavorable weather conditions leading to frequent shortages of water and pasture in dry seasons;
- Poor pasture management and hence low production of milk and meat;

- Overgrazing due to overstocking that causes environmental degradation of land and water resources; and

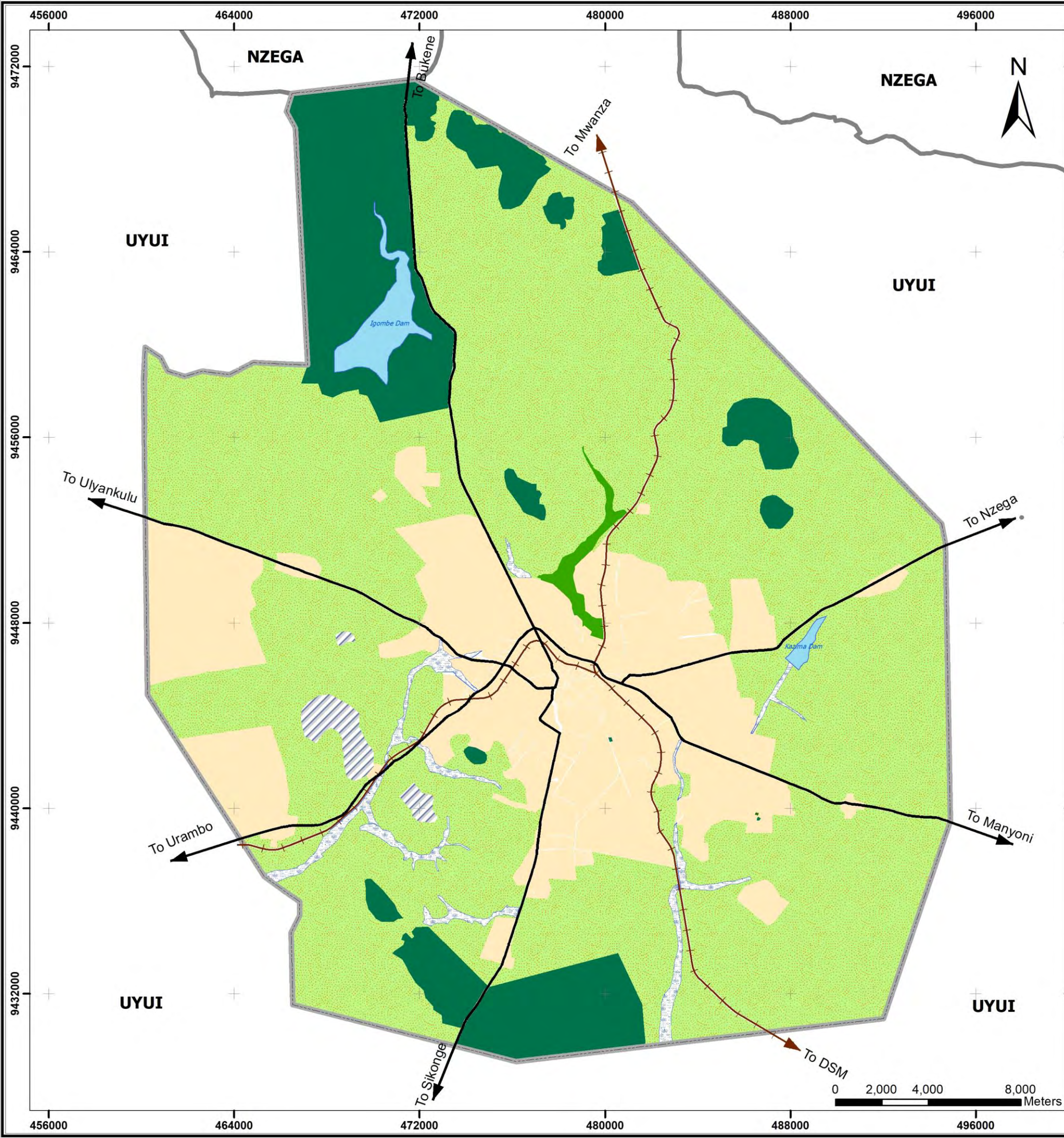
- Restrictive urban laws and regulations prohibiting animal husbandry in the municipality.

Goals and Objectives

To accelerate economic growth and improve quality of life of the Tabora residents through improved livestock production, productivity, food security and income generation.

Specific Objectives

- To establish adequate veterinary centers and train livestock keepers on good animal husbandry;
- To encourage zero grazing and ranch system while discouraging over grazing;
- To improve livestock infrastructure so as to access to raw materials and markets
- To establish and ensure reliable service from veterinary centers so as to increase extension services to urban livestock keepers;
- To improve livestock keeping techniques, methods and tools;
- To improve infrastructure such roads, water supply and others to support livestock sector;
- To establish livestock products market;
- To allocate and establish adequate agro-based industries for processing and manufacturing of livestock products;
- To encourage household to practice animal husbandry so as to food crops to increase food security; and
- To promote public private partnerships in agriculture sector.



TABORA MASTER PLAN (2015-2035)

EXISTING AGRICUTURAL LAND 2015

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Railway Line
- Other land uses
- Urban Agriculture
- Agriculture and Scattered Settlements
- Forest Reserve
- Swamps
- Dam

Source

- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

Drawing Number: 03

Page Number: 24

Prepared By:

Tabora Municipal Council and City Plan Africa

3.1.10 Fisheries

Fish farming, as an economic activity was not commonly practised in Tabora Municipality; only 0.2 percent of households practise fish farming. Fishing activities are mainly confined to Igombe dam as well as Ugalla and Walla rivers. Most of the fishing was locally done by using fishnets and hooks especially during the rainy season. The common practised fish processing methods in the municipality include; smoking using firewood, sun drying and frying using cooking oil.

The municipality has high potential for fish farming particularly in the urban periphery and high possibilities of introducing other fish species besides tilapia and claris (kambale). Most of the fish farming households used dug-out-ponds system in which they planted tilapia fish. About 90 percent of the fishes sold in the market were in dried and smoked forms. Fisheries contribute about 3 percent of the council's economy. The municipality needs to put more emphasis on extension services to improve fish farming production capacity and nutrition levels.

Challenges Facing Fish Farming

- i. The nature of the two existing rivers (Walla and Igombe) being seasonal and temporary rivers
- ii. Deforestation due to tree cutting for fish smoking; and
- iii. Pollution of water sources as a result of illegal fishing using poisonous chemicals.

3.1.11 Beekeeping

In Tabora Municipality bee-keeping is practised by few individuals and organized groups or co-operative societies which keep mainly sting bees and stingless bees using traditional and modern methods. The existing groups include: Tabora Agricultural Bee-keeping and Environmental Conservation (TABECO), Environmental Conservation and Bee-keeping Group (ECOBEG), TUINUANE Women Group as well as Tumaini Group a Faith Based Organization under KKKT church.

In July, 2012 through sensitization campaign of residents on the formation of bee-keeping groups of 5-50 people per group was carried out in the 10 peri-urban wards of Uyui, Ndevewa, Ifucha, Ntalikwa, Kabila, Tumbi, Kalunde, Kakola, Ikomwa and Misha. During that campaign 27 areas with a total of 1,536 hectares were found to be potential for bee-keeping.

According to the Municipal Council Department of Agriculture, Irrigation and Co-operatives in the year 2014/2015 the total production of honey was 600 kilograms and bee wax was 31 kilograms only. In the same year financial extension services were involved the training of 5 bee-keepers groups at Kabila and Igambiro in Misha ward and Igombe in Ikoma ward on modern techniques of bee-keeping. Tanzania Forest Fund donated 100 bee-hives to the groups. The marketing of honey and beeswax is under the two co-operative societies namely: Tabora Beekeepers Co-operative Society established in 1962 and Igombe Bee-keepers Cooperative Society established in 2008. Substantial amount of honey from the municipality is consumed locally and nation-wide as a sweetener and in the manufacturer of local brews at relatively low prices. Some of it exported to Europe and the Middle East. There is an increasing demand from the health conscious market for high quality honey based products. Honey can be used as an alternative to artificial sweeteners as well as a variety of consumer products from baby food to

pharmaceuticals, cosmetics and creams. Beekeeping contributes about 11 percent of the council's economy.

Goals and Objectives

The overall goal under beekeeping sub- sector is to develop sustainable, competitive and more efficient economic activity that will contribute to the improvement of the livelihood of community's economy in a friendly environment.

Specific Objectives

- i. To improve honey quality through investment in modern beehives and equipment for harvesting and storage;
- ii. To ensure traceability and beekeepers tracking through investment in training and education of beekeepers on the value of record keeping and information tracking;
- iii. To improve and extend services within the municipality;
- iv. To establish honey processing plants in Tabora Municipality in order to increase farmer's confidence in the demand of honey;
- v. Improvement of road infrastructure (rural roads) for collecting and transporting honey;
- vi. Training in modern harvesting, packaging and storage practices required for quality production of honey and higher yields.

3.1.12 Tourism

Tabora Municipality is close to Ugalla and Kigosi Game Reserves. The Ugalla Game Reserve is located within Sikonge and Urambo Districts Councils, about 200 kilometers from the CBD of the Tabora Municipal Council. It is a major tourist attraction in Tabora region having an area of 5,000 square kilometers; characterized by two primary ecosystems - extensive miombo woodland and large flood plains. The reserve supports a large variety of animals estimated to be over 50,000 for all or part of the year including water-buck, topi, greater kudu, wild dog, impala, lion, elephants, warthog, giraffe, sable antelope, hippo, and buffalo. Ugalla is a unique game reserve amongst Tanzania's protected areas in that licensed honey gatherers and fishermen are allowed to enter the reserve for six months of the year from July to December to harvest honey and fish. The reserve is accessible by trunk road from Tabora to Mpanda as well by chartered aircraft via Tabora airport. The reserve has a great potential for nature loving tourists. Tourism contribute about 5 percent of the council's economy.

The Kigosi Game Reserve covers about 7,000 square kilometers and straddles the two regions of Tabora and Shinyanga. Kigosi has similar wildlife to that of Ugalla.

Apart from the Game Reserves, Tabora Municipality has a number of tourist attractions within the boundary of the municipality. These include:

The Municipal Zoo

Tabora Municipality has a zoo namely Tabora Game Park, established in 1967 operating under the ministry responsible for natural resources by that time. The zoo was established with a variety of wild animals include; leopards, caged cheaters, impala and tortoises which were allowed to graze freely in the zoo. Following the decentralization of Government in the 1970s; the management of the zoo was handed over to the Regional Development Directorate (R.D.D) office in Tabora. The new RDD office had insufficient resources to run all earmarked regional programs, let alone the requisite expertise to run a zoo. As a result, the animals started dying one by one, until 2001 when the management of the zoo was handed back to the Ministry responsible for natural resource and tourism. To date, Tabora Game Park is operated and maintained by the Ministry of Natural Resources and Toursim. The zoo is an important leisure and tourist facility in the municipality if it is going to be revitalized and operated efficiently.

Dr. Livingstone Museum

Arab Traders built the house in 1850, and it was the center of slave trade in western Tanzania. In the late 1971, Stanley and Dr. Livingstone stopped in Tabora after their famous meeting in Ujiji near Kigoma in late 1871. Currently, the arab style house where Dr. David Livingstone used to stay in Tabora is operating as the Kwihala Museum that is dedicated to him. The museum contains Livingstone’s Memorabilia, including letters, maps, pictures, and a diary. It also, displays information about other early missionaries and explorers. The museum has the potential to become a strong cultural tourism attraction in Tanzania and in East Africa. Currently, the museum is owned by the Ministry of Natural Resources and Tourism under department of antiquities, opening from monday to friday, 10:00 am to 3:00 pm. Table 3.6 shows number of International Tourists Visiting the Museum From 2009 – 2011.

Table 3.6: Number International Tourists Visiting the Museum From 2009 – 2011

Year	Number of International Tourists	Revenue in USD
2009	97	647
2010	107	714
2011	158	1054
TOTAL	362	2,415

Source: Kwihala Museum Attendant - August, 2015

Slave Trade Caravan Route from Kigoma to Bagamoyo via Tabora

During the slave trade era, Tabora lay at the junction of the major caravan routes from Ujiji - Kigoma on the shores of Lake Tanganyika to Bagamoyo on the Indian Ocean coast via Kwihala in Tabora, where Dr. Livingstone’s museum is located.

Dr. Livingstone himself travelled through this slave trade caravan route which is now gaining popularity among back-packer type of tourists who like to trek through the Tabora Municipality. The route has mango trees dating back to the slave trade era and which provide good shade for trekkers (plate 3.1).

Plate 3.1 Slave Trade Route Map from Ujiji - Kigoma - Bagamoyo via Tabora



Source: Field work - August, 2015.

The German Administrative Headquarters in East Africa

Tabora was the most important administrative center during German colonial period in East Africa. The Germans took control of Tabora in 1891 after defeating the forces of Mtemi Mirambo, the local ruler of the Wanyamwezi people and established a German Fort - Boma. The construction of the railway made Tabora even more important by virtue of it being a major station on the central line. The German Fort - Boma can be seen today and it is still in use by the Tanzania Peoples Defence Forces. The Boma was connected with the Tabora railway station by means of an underground tunnel, which can also be seen today, but it is no longer in use (plate 3.2).

Plate 3.2 German Fort – Boma (Administrative Headquarters)

Source: Field work - August, 2015.

The First Hospital in Tanzania

After the German colonial administration gained control of Tabora, the first hospital was consituated by the Germans in the 1900's. The remains of that hospital can be seen today and it among the tourist attractions of the municipality (plate 3.3).

Plate 3.3 The First Hospital in Tanzania Built by the Germans in 1900's

Source: Field work - August, 2015.

The First Secondary School in Tanzania Built By The Germans

Tabora School, a boys' secondary school in Tabora, was built in 1922 to serve the sons of whites' and Tanzanian chiefs. It was the first boarding secondary school in Tanzania and it is here where the late Mwl. Julius Kambarage Nyerere, Tanzania's first president studied during 1964–1985. Tabora School has an exhibit of Julius Nyerere's room, bed and a collection of his old pictures which are open to visitors (plate 3.4).

Plate 3.4 Tabora Secondary School built by the Germans in 1940







Source: Field work - August, 2015.

Mixed Architectural Buildings

Tabora Municipality has a rich history and its old buildings display a variety of architecture – Arab, German, Indian, and European as well as vernacular architecture of the indigenous people. This is a tourist attraction in the municipality showing how the townscape has evolved from the colonial times and the cultures that have dominated (plate 3.5).

Plate 3.5 Mixed Architectural Buildings in Tabora Municipality

European: The Roman Catholic Church located at Kanyenye Ward	Indian: The Hindu Temple located at Shule street+ in Kanyeye Ward
	
German: Tabora Hotel located at Boma road in Cheyo Ward	Swahili: Chief Isike Mwanakiyungi Building located at Itetemia area in Itetemia Ward
	

Source: Field work - August, 2015.

Memorial Monuments

There are two important memorial monuments located in the CBD near the main market. The first one is a memorial monument of Julius K. Nyerere showing the place where he held the meeting that set off the struggle and movement for independence in 1958. The monument is now gaining popularity among tourists (plate 3.6).

Plate 3.6 Mwl. Julius Kambarage Nyerere Monuments in Tabora Municipality

Source: Field work - August, 2015.

The second monument, is also located near the same market, shows the place where the decision to go for free elections was made in 1958 by the Tanganyika African National Union (TANU) members. TANU candidates won all of the seats that were made available to them on the legislative council.

Challenges Facing the Tourist Sector

- i. Inadequate tourism promotion and marketing for the existing tourist attractions;
- ii. Poor infrastructure particularly road, rail and air transport;
- iii. Lack of hotels with international standards;
- iv. Lack of trained staff who can provide services of an international standard; and
- v. Control of poaching in the reserves to increase Government revenue from tourism and hunting.

Goals and Objectives

The overall goal under tourism sub-sector is to develop sustainable, competitive and more efficient sector that will contribute to the economic growth of the municipal residents.

Specific Objectives

- i. To provide extension services to the game reserves and development;
- ii. To conserve existing game reserves from encroachment and deforestation;

- iii. To promote the establishment and construction of 3 to 5 star hotel so as to promote tourists.
- iv. To open up other tourist venues such as historical sites, cultural tourism and medical tourism to boost tourism industry in the municipality.
- v. To promote and marketing the municipal tourist attractions.

3.1.13 Quarrying

Tabora Municipal Council is endowed with small hills with rocks located in five wards of Ndevelwa, Itonjada, Itetemia, Malolo and Kalunde. These hills are made of stones that are extracted to produce construction materials such as aggregates and gravel. Quarrying as one of the main economic activities of the municipality contributes about 7 percent of the council economy.

Challenges Facing Quarrying Activity

Quarrying as income generating activity is still done at small scale levels. This sub-sector is confronted with the following problems:

- i. Haphazard quarrying resulting to environmental degradation and erosion.
- ii. Loss of vegetation covers resulting from quarrying activity.
- iii. Lack of proper quarrying technology, equipment and gear for local miners.

Goal and Objectives

The overall goal is to control the quarrying activity as well as to integrate with the rest of the economy of the council so as to increase employment to the Tabora residents.

Specific Objectives

- i. To control development of quarrying activity as part of the economic activity contributing to the council's economy; and
- ii. To promote safety security and maintain hygiene conditions and protect the environment from erosion degradation.

3.1.14 Forestry

Tabora Municipality has two natural forest reserves namely: Igomba Forest Reserve with an area of 751 hectares located in Misha and Kabila wards and Urumwa Forest Reserve located in Itetemia ward with an area of 6,000 hectares. The utilization of forestry resources includes: sawn timber, fuel for domestic use, tobacco curing and building materials. Moreover, forests and woodlands are essential for hosting wildlife and hence contributing immensely to tourism development. Forestry contributes about 7 percent of the council's economy. The encroachment into these forest reserves is done particularly by livestock grazers during the dry season and illegal harvesters of forest products. Other human activities such as shifting cultivation and tree felling for fuel have destroyed most of the forest cover in the municipality.

Challenges Facing Forestry Sector

- i. Rapidly depletion of natural resources due to unsustainable management;
- ii. Inadequate human and financial resources to manage and develop natural resources;
- iii. Inadequate stakeholder's involvement in natural resources management;
- iv. Inadequate facilities and infrastructure for effective management;
- v. Low revenue collection, mainly due to stiff competition, illegal harvesting and mere aversion;
- vi. Increasing conflicts over usage of forests and woodlands;
- vii. Growing pollution of natural resource base and land erosion due to poor land-use planning and management; and
- viii. Effects of climate change.

Goals and Objectives

The overall goal under forestry sub-sector is to develop sustainable, competitive and more efficient forestry reserves that will contribute to the improvement of the livelihood of community's economy in a friendly environment. Concerted efforts need to be taken to enhance conservation, protection and management of these natural resources.

Specific Objectives

- i. To provide extension services to forest reserve and development;
- ii. To conserve existing forest reserve from encroachment;
- iii. To promote the use of solar, gas and electricity as alternative source of energy.

3.1.15 Co-operative Societies and Supporting Institutions

In Tabora Municipal Council there are 77 registered co-operatives societies, among which 11 were Agricultural Marketing Co-operative Societies (AMCOS), 46 were Saving and Credit Co-operative Societies (SACCOS), 9 were Shops Society, 11 were Service Society and (one) were Bee Keeping Society. Table 3.7 shows the type of registered cooperative societies and their current status. On the other hand, there are several agricultural supporting institutions engaged in different interventions such as research and loan advancement. These institutions have positive contribution to the implementation of agriculture strategies in the municipality. Table 3.8 shows the list of Agricultural Supporting Institutions and their interventions and contribution to the implementation of agricultural strategy.

Table 3.7: Type of Registered Cooperative Societies and Their Current Status

TYPE OF SOCIETY	WORKING	NOT WORKING	TOTAL
Crop Societies AMCOS	7	4	11
SACCOs	13	33	46
Shops	8	1	9
Services	3	8	11
Bee Keeping	1	0	0
TOTAL	28	49	77

Source: Tabora Municipal Council Department of Agriculture, Irrigation and Co-operatives, 2015

Table 3.8: List of Agricultural Supporting Institutions in Tabora Municipality

S/No.	INSTITUTION	INTERVENTION	CONTRIBUTION TO THE IMPLEMENTATION OF AGRICULTURAL STRATEGY
1.	ARI- TUMBI	Conduct research on new Agricultural technologies	Availability of new technology to farmers
2.	VIC- TABORA	Investigation of livestock diseases	Control of livestock diseases
3.	ZONAL IRRIGATION	Provide technical support on studies and execution of irrigation works.(Projects)	Availability of irrigation water
4.	TTB	Overseers of Tobacco industry	Enhance production and marketing of Tobacco
5.	TCB	Overseers of Cotton industry in the district	Enhance production and marketing of Cotton
6.	VETA	Training of staff on computer skills	Improves staff performance
7.	TRL	Transport provision	Transportation of Agricultural produce and inputs
8.	SIDO	Training of farmers on processing techniques of Agricultural products	Improved value of crops
		Provision of Loan to farmers	Availability of capital
		Training of farmers on entrepreneurship	Impart knowledge and skills to farmer
9.	TORITA	Research on Tobacco	Availability of new technologies improve crop production
10.	TFC	Distribution of fertilizers	Readily availability of fertilizers
11.	TMA	Monitoring of weather condition	Provision of reliable weather information enable farmers follow Agricultural calendar
12.	FINANCIAL INSTITUTIONS NMB, CRDB, TP BANK	Provision of loans to farmers	Availability of cash for Agricultural activities

Source: Tabora Municipal Council Department of Agriculture, Irrigation and Co-operatives, 2015

3.1.16 Industries

The existing industries found in Tabora Municipality range from service and light industries; their both for processing purposes. The light industries include: Tabora textile mill, Tabora timber supplies, Azimio Collage (SIDO), Tabora Misitu products, Elimu ni Bahari printer, Frontex Associate printer, Tabora railway corporation locomotive workshop and Mpembampazi and Ugalla saw mills. Available Service industries include those dealing with; milk processing, bakery, grain, milling, oil seed and honey extraction, abattoir, tinsmith, carpentry and repair workshops for radio and motor vehicles. Table 3.9 shows the Distribution of light Industries by Name, Location and Type in Tabora Municipality.

The existing light industries have godowns located at Kiloleni industrial area in Kiloleni ward. The previous 1972 Master Plan designated most of the industrial areas at Kiloleni, Isevyu, Cheyo, Mtendeni, Tambukareli, Lwanzari, Usule, Mtendeni and Tambukareli for future development of service and light industries. A total area of 377 hectares were set aside for industrial development, currently only 27.5 percent of the land is developed. In Tabora Municipality, there was no heavy industries.

Table 3.9: Distribution of light Industries by Name, Location and Type in Tabora Municipality

S/No.	NAME	WARD	LOCATION	OWNERSHIP
1.	Tabora Textile Mills	Mbugani	Mwanza Road	Private
2.	Tabora Timber Supply	Mapambano	Kiloleni Industrial Area	Private
3.	Azimio Collage (SIDO)	Mapambano	Kiloleni Industrial Area	Government
4.	Tabora Mimitu Products	Mapambano	Kiloleni Industrial Area	Private
5.	Elimu Bahari Printers	Kanyenye	Boma Road	Government
6.	Frontex Associate Printers	Gongoni	Market Street	Private
7.	Tabora railway corporation locomotive workshop and saw mills	Isevyu	Railways side	Government
8.	SIDO	Mbugani	Mbugani Industrial Area	Government
9.	TLTC tobacco	Mpela/Usule/Kiloleni	-	Private
10.	Alliance One	Mapambano	-	Private
11.	JTI tobacco	Isevyu	-	Private
12.	Mihan Gas Depot	Malolo	Malolo Industrial Area	Private

Source: Tabora Municipal Council Trade Office, 2015

Industry sector contributes about 15 percent of the council's economy and creates employment opportunities at relatively low levels of investment per job created compared to other sector of economy in Tabora Municipality. Service and light (processing) industries help in utilization of available raw materials such as tobacco, beans, maize, honey and oil seeds.

The establishment of agro-based light and heavy industries could be the most appropriate approach to promote industrial sector. Improvements of inter-regional routes to tarmac standard would definitely stimulate industrial growth.

Challenge Facing Industrial Sector

- Underutilization of land designated for development of service and light industries;
- Lack of heavy industries;
- Prohibitive bank interest rates that discourage lending;
- Lack of capital to purchase modern industrial equipment;
- Lack of a sizeable market for industrial product;
- Inadequate supply of raw materials for industrial processing; and

Goals and Objectives

To promote industrial sector (manufacturing and processing) to increase employment opportunities for residents especially youths and women.

Specific Objectives

- To designate 10 percent of total municipal's land for industrial use purposes;
- To plan, survey, service and allocate land for industrial development;
- To promote industrial development by creating an enabling environment to attract investors;
- To establish agro-based industries so as to utilize local available agro - based raw materials
- To ensure supply of skilled manpower and managerial skills;
- To improve the quality of product from local industries so as to compete with foreign products;
- To improve infrastructure services such as roads, water supply and others to support industrial sector; and
- To promote public private partnerships in the industrial sector.

3.1.17 Commerce and Trade

Commerce and Trade is the second important economic sector which employs nearly half of Tabora Municipal population. Commercial sector in the municipality include formal business activities and informal businesses. Formal businesses were those regulated by law and informal businesses were those without legal license and in many cases without a proper business location. Financial commercial sector were undertaken through financial institutions. There were seven banks in the municipality include; Tanzania Posta Bank (TPB), Cooperative Rural Development Bank (CRDB), Exim Bank, Diamond Trust Bank (DTB), National Bank of Commerce (NBC), Access Bank, National Microfinance Bank (NMB). Other financial institutions include; Four insurance companies and microfinance institutions such as Pride, Tunakopesha Limited, Bayport, Western Union and FINCA Tanzania.

Trade in the municipality involved whole sale and retail trade; wholesale trade is located in prime commercial areas of the CBD.

Retail trade on the other hand was spread in prime commercial areas and within the residential neighborhoods. Sale of agricultural and industrial (food) products are conducted at designated markets owned by Tabora Municipal Council, including: Central and Kachoma markets, both located at Chemchem ward. Isevyu market located at Isevyu ward, Tambukareli market located at Tambukareli ward, Nga'mbo market located at Ng'ambo ward, NHC market located at Kitete ward, Mtendeni market located at Mtendeni ward and one livestock auctioning market at Ipuli. However, most of the petty trade business activities were carried out along the streets and at open spaces.

Commercial activities are growing, ranging from an increase in the number of banks to street vending of foods and imported consumer goods. IT activities (mobile phone, inter-net and cable TV) are also

expanding rapidly. Generally, in Tabora Municipal Council, there are more than 3,195 registered trade/businesses which include: whole sellers, retailers buying and selling construction equipment/materials, pharmaceuticals, fuels, jewelers, tailoring, agricultural equipment's/implements inputs/products; others were industrial equipment's and materials. Table 3.10 type of business registered by the Tabora Municipal Council.

Table 3.10: Type of Business Registered by the Tabora Municipal Council

S/No.	TYPE OF BUSINESS	QUANTITY
1.	Retail shops	2000
2.	Sub-wholesale	30
3.	Wholesale	11
4.	Pharmacy	8
5.	Milling machines	95
6.	Secondhand clothes shops	170
7.	Logdes	150
8.	Hardwares & bulding material	60
9.	Stationaries	80
10.	Contractors	10
11.	Garage & workshop	25
12.	Filling stations	10
13.	Spareparts	40
14.	Agriculture inputs	50
15.	Cereals (agriculture crops)	30
16.	Bar	56
17.	Grocery	125
18.	Medical stores shops	70
19.	Service indusries	150
20.	Local brews	25
TOTAL		3195

Source: Tabora Municipal Council Trade Office, 2018

Contribution of Trade and Commerce to the Municipal's Economy;

Trade and commerce account for 35 percent of the council's revenue. The Municipal Council consider trade and commerce as base of the council's economy due to increase in not only economic activities but also collected revenue of the council.

Challenges Facing the Trade and Commerce

Informal business activities are less valued and non-registered by the Municipal Council; however, the informal sector is an important to the economy has been a number of challenges despite the ongoing reform programs.

These are due to a number of factors.

- Existence of large number of unregistered informal businesses;

- Existing of complex, bureaucratic and costly legal, regulatory and administrative environment where informal sector was at a great disadvantage than their counterparts that are larger than in size;
- The high cost of compliance to regulations may discourage potential entrepreneurs from normally setting up their business, while driving some existing enterprises out of business and those working for them into unemployment;
- Due to insufficient competition and inadequate information on the credit markets of Tanzania, Banks were discouraged and not willing to lend to informal sector;
- Lack of entrepreneurial skills and knowledge to facilitate their business expansion and competitiveness;
- Lack of designated areas for informal sector activities; and
- Difficulties in accessing financial loans from financial institution due to high interest rates (up to 16 percent), short recovery period and small amount of loan given by the financial institutions.

Plate 3.7: Commercial Activities in the Municipal Council



Source: Field survey August, 2015

3.1.18 Informal Sector Activities

In Tabora Municipality informal sector activities were non-registered. Examples of informal sector business activities operated in Tabora Municipal Council include: cyclists (boda boda), shoe shiners, local tuition, home servants, individual firms, petty traders (machinga), brick makers, tailoring, marts and barber shops and food vendors. Most of these economic activities are located within the CBD and

along Salmin Street, Boma road, Changamoto area and around Kachoma local market near the Main Bus Terminal.

Informal sector creates employment at relatively low levels of investment per job created in the municipality. Informal sector in Tabora Municipality tends to be more effective in the utilization of local resources using simple and affordable technology. In addition, development of informal sector activities plays a great role in creating employment opportunities and facilitates distribution of economic activities within the economy and thus fosters equitable income distribution. However, in Tabora Municipality the sector was less valued and its data were poorly kept hence increasing some difficulties in formalizing it.

Presence of informal sectors in the CBD leads to social, economic and environmental impacts. The following are environmental impacts caused by informal sectors: land degradation, water and air pollution, loss of tree species.

Goals and Objectives

To create an enabling environment for business to thrive and ensure job creation. On the other hand to come up with strategies that accepts informality due to the fact that informal economic activities are vital to the urban economy and the livelihood of many urban residents.

Specific Objectives

- To promote private partnership in establishing firms and economic units that will assist creating jobs to the people;
- To designate adequate and appropriate land for trade and commercial activities;
- To register all informal businesses in the Municipal Council;
- To build capacity of informal entrepreneurs; and
- To plan and regularize areas for informal business activities.

The Municipal Gross Domestic Product

The Municipal Gross Domestic Product (GDP) at current prices for the year 2010 was estimated to be Tshs. 383,250. In 2015 the GDP increased by 22 percent to Tshs. 470,983. The reasons for the increase was increase of commercial activities in the CBD and increase in agricultural production in the peri-urban areas. For sustainable economic development of the municipality, further attempts should be made to register informal activities in the municipality and encouraging tourism as well as industrial economy to complement existing economic activities (table 3.11).

Table 3.11: Municipal Economic Performance 2010 - 2015

YEAR	GDP (Tshs.) AT MARKET PRICE	PERCENT CHANGE
2010	383,250	22.0
2015	470,983	

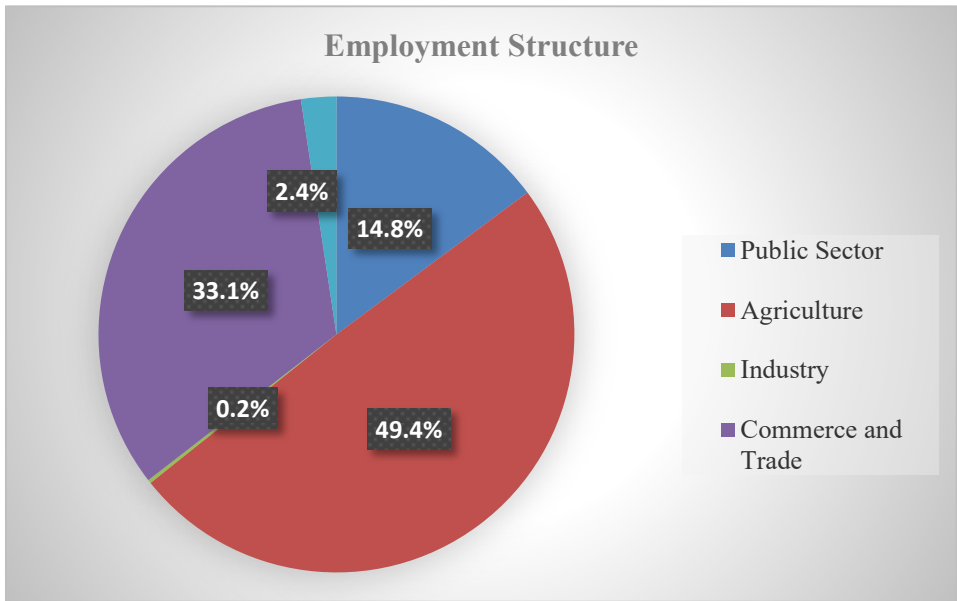
Source: Tabora Municipal Council Trade Office, 2018

1.19 EMPLOYMENT AND INCOME STRUCTURE

3.1.19 Employment Structure

In Tabora Municipality employment structure was composed of five sectors include: agriculture, public, industrial, commerce and trade as well as informal sector. The socio-economic survey of August, 2015 revealed that agricultural sector constituted 49.4 percent among the others in the employment structure. The remaining 50.6 percent was distributed as follows: commerce and trade sector (33.1 percent), public sector (14.8 percent), industrial sector (0.2 percent) and other sectors was 14.8 percent. Figure 3.1, shows employment structures in Tabora Municipality.

Figure 3.1: Employment Structure



Source: Socio-economic Survey, August 2015

Majority of the Tabora residents are employed in agriculture sector and there is a challenge of changing technology and market conditions.

3.1.20 Income Distribution and Composition

Majority of the Tabora residents seem to have low-income levels as their per capita income range from Tshs. 100,000/= to Tshs. 1,000,000/= per year. The socio-economic survey of August, 2015 revealed that more than 34.3 percent of households have income below Tshs. 100,000 per year whereby about 33.9 percent earning between Tshs. 100,000 - 500,000 while about 19.0 percent of households earning between 500,000 – 1,000,000 and only 12.8 percent earning above 1,000,000 per year (Table 3.12).

Table 3.12: Average Household Income per Year (Tshs.)

MONTHLY INCOME LEVEL	PERCENTAGE
Below 100,00	34.3
100,000 – 500,000	33.9
50,000 – 1,000,000	19.0
Above 1,000,000	12.8
TOTAL	100

Source: Field survey August 2015

The household level of expenditure which translates to their levels of income reflects the nature of employment and economic well-being of the Tabora residents. The data analysis suggests the need for the Master Plan to excogitate strategies that will restore the economic well-being of Tabora Municipality. Such strategies may include the need to revamp the industrial sector and other potential sectors of the economy including Commerce and Trade.

CHAPTER 04

EXISTING LAND USES

This chapter discusses the status of the existing land use categories and analyses the gaps to ensure sufficient provision of different land use categories for future development.

The main contents of this chapter includes:

- The Declaration of the Planning Area
- General existing land use categories (2015)
- Existing Land Use Categories in the CBD
- Emerging Key Issues on Existing Land Uses

4.0 EXISTING LAND USES

Based on the Government Notice (GN) No. 8 of 1st July 1988; the total area of the Tabora Municipal Council is 109,226 hectares (109.226 kilometers) when granted its status as the Municipal Council in 1988. This is the Planning Area declared for Tabora Master Plan through the Government Notice (GN) No. 214 of 8th July, 2016. This Master Plan therefore will use the 109,226 hectares as the total coverage of the planning area.

The land use survey and base map updating that was conducted in August, 2015 revealed the dominant land use category found in the planning area was agricultural and scattered settlements followed by conserved areas (Igombe Dam Forest Reserve, Urumwa Forest Reserve, Swamps) and institutional land use categories. Residential land use category can further be divided into planned and unplanned residential areas. Land uses established in this Master Plan is based on the spatial data collected and analyzed during land use survey. The distribution of land uses categories found in the planning area includes: residential (planned and unplanned), commercial, commercial/residential, institutional, industrial, urban agriculture, agriculture and scattered settlements, recreational facilities and open spaces, road network (circulation system), conservation areas (forest reserve and swamps) and dams. Other land use categories include: Nanenane Exhibition Grounds, dumpsite, bus stand, abattoir, cemetery, airport and dams.

1.20 THE DECLARATION OF THE PLANNING AREA

Tabora Municipal Council Planning area boundary was declared through Government Notice (GN) Number 214 of 8th July, 2016 which states as follows: “Commencing at Urumwa Hills Forest Reserve at a point about 15.6 kilometers the Old Boma roundabout along Swetu and Sikonge roads; thence westwards about 10.6 kilometers to the Ingwamanoni plains; thence in northerly direction through Ingwamanoni plain to the bridge at Urambo road about 4 kilometers west of Tumbi Kibaoni; thence in northerly direction through Ilamata plain to the bridge at Ulyankulu road about 16.8 kilometers west of Kigoma Railway line level crossing; thence in northerly direction through Msangi plain to the Igombe river at a point about 11 kilometers west of Dam embankment; thence in north easterly direction to trigonometric point No. 277 at Bumanda Hills; thence north easterly direction along the cutline to the bridge at Igombe river; thence along Igombe river about 1.5 kilometers to the Kigombe swamp; thence through Kigombe and Mbitiswamps to kiwembe stream; thence along kiwembe stream to the Nyambebe plain; thence through the Nyambebe plain to Tabora/ Nzega road at a point about 16.8 kilometers from central railway line level crossing; thence in southerly eastern direction leaving Itunda village and Itunda Hills in Uyui District to the Lyangulu pond; thence in a southerly direction crossing Tabora/ Kigwa road at a point about 16.2 kilometers from the central railway line level crossing; thence in a same direction to the Walla river; thence along down the Walla river the cutline of Urumwa Forest Reserve; thence in a westerly direction through the Urumwa Hills to the point of commencement.

1.21 GENERAL EXISTING LANDS USE CATEGORIES (2015)

4.1.1 Residential Land Uses

Residential areas found in Tabora Municipality can be categorized into two types: planned and unplanned residential areas. The total area of the residential land use category was 5422.89 hectares which is equivalent to the 4.96 percent of the total coverage of the municipality.

Planned residential areas cover 4,090.11 hectares which accounts for 75.42 percent of the total residential area. Most of these planned residential areas were planned in the 1980's and occupied a large part of Cheyo, Ipuli, Mpela, Mbugani, Chemchem, Mwinyi, Ng'ambo, Kitete and Mtendeni wards. These are old planned areas characterised by having inadequate supply of basic urban services such as water supply, electricity, permanent roads, sewerage and drainage systems. The provisions of infrastructure services were done by individual developers in a haphazard way. However, in 2013/2014 the municipality planned new residential areas at Ipuli Ward with a total of 500 plots for various land uses including; residential, commercial, industrial and institutional. Residential plots were of mixed densities in the ratio of 6:3:1 for high, medium and low density plots respectively. Plots for high densities ranged from 400 m²- 600 m², medium density from 601 m² -800 m² and low density from 801 m² -1200 m². The area has been serviced with access roads, electricity and main water pipes on which individual developers used to connect water to their properties. These new planned residential areas lack proper drainage and sewerage services which are yet to be provided.

On the other hand, unplanned residential areas cover 1,332.78 hectares which accounts 24.57 percent of the total residential area. During the socio-economic survey of August, 2015 observations were made that unplanned residential areas were mainly located at Kiloleni, Kidatu, Ng'ambo, Kariakoo, Tambukareli and Maselele areas. Most of these areas are inhabited by the poor or the under-privileged strata of the society and therefore characterized by lack of basic infrastructure services and utilities such as piped water, electricity and sanitation; therefore, calling for regularization. The aim of regularization is to improve unplanned residential areas by negotiating and acquiring land for basic infrastructure services such as roads, water supply, electricity, decent sanitation, health and education facilities. Table 4.1 shows ward status as well as planned and unplanned residential areas.

Table 4.1: Status of Residential Areas

S/No.	WARDS	WARD STATUS	PLANNED AREAS	UNPLANNED AREAS	AGRICULTURE SCATTERED
1.	Cheyo	Urban	Mayeye, Shalua, Boma, Nyuki, Ikulu and Maselele	Parts of Maselele	-
2.	Mpela	Urban	Malabi, Mpela, Muhalitani, Uledi and Kazuge	Some parts of Kazuge	-
3.	Ipuli	Urban	Nyerere, Mtungandi, Majengo, Mlenda and Mailitano	Part of Mtungandi.	-
4.	Isevyu	Urban	Bombamzinga, Kilimbika, Kazima, Azimio and kariakoo	Bombamzinga	-
5.	Mtendeni	Urban	Mwanzo, Makunga, Mkinga, Kidtu A, Kidatu B and Ikindwa	Ikindwa, parts of Kidatu B	Parts of Ikindwa

6.	Kiloleni	Urban	Ghana, Mrema, Shule, Mtakuja, Bombamzinga and Milambo	Parts of Milambo	Milambo
7.	Mapambano	Urban	msikitini, Bahati, Masengese, Mkombozi, Zahanati, Mapambano and Magubiko	parts of Masengese, Magubiko and Mkombozi	Magubiko
8.	Kitete	Urban	Hospital, New NHC, Community, Old NHC, Shule, Filter, Kijiweni, Kigamboni and Kariakoo	-	Parts of Kijiweni.
9.	Ng'ambo	Urban	Tukutuku, Kazehil, Tabora girls, Kiyungi, Mpepo, Kalingonji, Milambo, Masempele, Kapaya, mbilani, Kwihala, Mkoani, Mlimani and Kizigo	some parts of Kwihala and Kizigo	Kizigo
10.	Kidongo chekundu	Urban	Mgumia, Mkunazini, Msufini and Sokoni	Mkunazini	-
11	Mwinyi	Urban	Sikanda, kisarika, Kwihala, Ikunji and Sokoni	Kwihala	-
12	Chemchem	Urban	Mnubi, Dawa, Sandawatu, Kalamata, Bakari, Matola, Subira, Juhudi, Umoja, Waitume, Makungu and Baruti	-	-
13.	Malolo	Urban	Urban Quarter, Miemba, Kanyenye, Chang'ombe, Kombamasai and Ulamba	Parts of Chang'ombe, Miemba and Ulamba	Chang'ombe, Miemba and Ulamba
14	Kanyenye	Urban	Kombo, Maua, Mkunazini, Msikitini, Kazembe, Madrasa, Kakola, Sido, Uhindini, Kahama, Kanisani, Uhazili and TTC	-	-
15.	Gongoni	Urban	Singo, Maganga, Sokoni, Ngomasakasi, Moshi, Mdoe, Nyaligwa, Milanzi, Mahakama, Swedi, Buheri and Zimamoto	-	-
16	Mbugani	Urban	Mwanzaroad, Kamna, Sukuma, Usule, Lumaliza, Kheri, Kijiweni, Shule, Minazimikinda, Mihogoni and Kazaroho	Parts of Usule	Usule
17.	Tambukareli	Urban	Mabatini, Usagala, Rufita, Mkokolye and Mwinyimlenda,	Parts of Mabatini, Mwinyimlenda	Mwinyimlenda, Mabatini
18	Ifucha	Peri-Urban	Tuli	Kazima kati	Maziwaziwa, Ugundu, Ifucha kati, Tuli, Kazima kati, Igombanilo, Amkeni, Ushilo kati, Isalalo and Mshikamano
19.	Itetemia	Peri-Urban	Kipalapala	Kipalapala	Kipalapal, Ntalikwa kati, Shimo la udongo, Usenge and Imalauzuki
20.	Uyui	Peri-Urban	-	Uyui and Timkeni	Ibelaminga, Maendeleo, Kagenze, Muungano, Songea, Kakurungu, Magereza,

					Mtukula, Igembensabo, Mtakuja, Ishosha, Utyatya, Imalamihayo kati, Kangeme, Timkeni and Songambe
21.	Ndevelwa	Peri-Urban	Ngemo	Ndevelwa	Mishagiwela, Lekatugeme, Ngemo, Kawama, Ntulila, Mabatini, Magereza, Kwamzungu, Mkoroshoni, itulu stesheni and Changarawe

Source: Field survey August, 2015

Currently, the council has introduced a cost sharing approach through Public Private Partnership (PPP) for planning and surveying plots so as to control development of unplanned settlements. Under this approach the council had prepared and surveyed 17 regularization schemes with a total of 16,059 properties in the unplanned settlements of: Maselele (318), Kizigo (739), Lwanzari (1113), Kariakoo (2913), Uledi (8170), Mailitano (949), Malabi (1100) and Malolo (757). Table 4.2 shows the name and number of the regularization schemes prepared and approved with their total number of plots and surveying status.

Table 4.2: Status of prepared and approved Regularization schemes in Tabora Municipal Council

S/No.	NAME OF DETAILED PLANNING SCHEME	DRAWING NUMBER	NUMBER OF PLOTS	SURVEYING STATUS
1.	Lwanzari regularization layout	11/TBR/233/1213	1113	Demarcation
2.	Maselele Upgrading layout	11/TBR/241/0414	318	Full surveyed
3.	Kizigo regularization layout	11/TBR/256/062015	739	Demarcation
4.	Kariakoo – Machinjioni regularization	11/TBR/239/062015	935	Full surveyed
5.	Kariakoo – Kigamboni regularization	11/TBR/258/062015	858	Full surveyed
6.	Kariakoo – Kijiweni regularization	11/TBR/260/062015	1120	Demarcation
7.	Uledi upgrading Layout I	11/TBR/247/072014	1199	Full Surveyed
8.	Uledi upgrading Layout II	11/TBR/248/072014	1649	Full Surveyed
9.	Uledi upgrading Layout III	11/TBR/253/072014	164	Full Surveyed
10.	Uledi upgrading Layout IV	11/TBR/249/072014	1649	Full Surveyed
11.	Uledi upgrading Layout V	11/TBR/250/072014	1767	Full Surveyed
12.	Uledi upgrading Layout VI	11/TBR/251/072014	943	Full Surveyed
13.	Uledi upgrading Layout VII	11/TBR/252/072014	799	Full Surveyed
14.	Mailitano regularization scheme	11/TBR/267/1216	949	Full Surveyed
15.	Malabi regularization Layout	11/TBR/231/1113	646	Demarcation
16.	Malabi regularization Layout A – Additional plots	11/TBR/245/0415	286	Demarcation
17.	Malabi regularization Layout	11/TBR/246/0415	171	Demarcation

Source: Urban Planning, Lands and Natural Resources Department - Tabora Municipal Council, 2015.

4.1.2 Commercial Land Uses

Commercial activities in the municipality are mainly concentrated within CBD along Jamhuri Street, Market Street, Lumumba Street, Madaraka Street and Balewa Street. Another commercial area is located along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Manyoni, Tabora – Sikonge, Tabora - Ulyankulu and Tabora – Bukene. In addition to that, there are number of commercial activities concentrated surrounding the four main markets which located at Chemchem, Ng'ambo, Kitete, and Isevyia wards. Commercial land use category covers 87.79 hectares, which is equivalent to 0.08 percent of the total area of the municipality.

4.1.3 Commercial/Residential Land Uses

Commercial/residential land use category were mainly found within Central Business District (CBD) and also along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora - Manyoni, Tabora - Sikonge, Tabora - Ulyankulu and Tabora - Bukene. Other commercial residential areas found within the planned residential neighborhood centres, which located almost in each wards; these includes: Gongoni, Kanyenye, Kitete, Chemchem, Mwinyi, Isevyi, Ipuli, Mpela, Cheyo, Malolo and Mbugani wards. Commercial/residential land use category covers 425.56 hectares, which is equivalent to 0.39 percent of the total area of the municipality.

4.1.4 Institutional Land Uses

Major public and private institutions areas found within Tabora Municipality include: military areas (JWTZ and JKT) covers 5867.72 hectares; Arch Bishop Mihayo University College covers 500 hectares; Teofilo Kisanji University College covers 82.01 hectares; Tanzania Public Service College (TPSC) covers 15.9 hectares; Tumbi Institute of Agriculture covers 1468.21 hectares; Vocational Education and Training Authority (VETA) covers 6.5 hectares; Tanzania Railway Cooperation (TRC) 190.04 hectares; Prison covers 108.03 hectares; Kipalapala Senior Seminary covers 202.6 hectares; Tabora Girls Secondary School covers 94 hectares and Tabora Boys Secondary School covers 36.5 hectares. Other institutions include: government administration, health and education facilities, police and religious sites. The total area covered by institutional land use category was 10,468.1 hectares, which is equivalent to 9.6 percent of the total area of the municipality.

4.1.5 Industrial Land Uses

Industrial types found within the municipality were categorized into service and light industries. Service industries were engaged in welding, garages, metal fabrication, carpentry, milling machines and bakeries. The land use category covered by service industries account for about 157.45 hectares. Most of light industries were found within Kiloleni industrial area located along Central Railway Line. These includes manufacturing and processing industries namely: Tabora Textile, Tabora Misitu Ltd and Tabora New Dairy. The land use category covered by service industries account for about of 179.63 hectares. Industrial land use category makes a total area of 337.08 hectares which equivalent to 0.3 percent of the total area of the municipality.

4.1.6 Urban Agriculture

This category of land use covers an area of 473.28 hectares, which is equivalent to 0.43 percent of the total area of the municipality. Urban agriculture is carried out in those areas which are not suitable for residential housing development (water logging areas) in the wards of Malolo, Mbugani, Tambukareli, Kiloleni, Ifucha, Itonjanda, Ndevelwa, Itetemia and Ntalikwa as well as in peri-urban wards.

4.1.7 Agriculture and Scattered Settlements

Agriculture and scattered settlements includes areas covered by settlements and agricultural activities both farming and livestock keeping. This category of land use covers an area of 70,024.97 hectares, which is equivalent to 64.11 percent of the total area of the municipality. Most of these areas are found

in peri-urban areas of the municipality which include; Uyui, Itonjanda, Ndevelwa, Misha, Tumbi, Kalunde, Ntalikwa, Kakola, Ikomwa wards and part of Malolo, Itetemia and Ifucha wards.

Within the peri – urban areas of the municipality there are six trading centres located in peri – urban areas along major roads of; Tabora – Nzega (Itonjanda Trading Centre); Tabora – Urambo (Tumbi trading centre); Tabora – Manyoni (Inala Trading Centre); Tabora – Sikonge (Kipalapala Trading Centre); Tabora - Ulyankulu Kalunde (Kalunde Trading Centre) and Tabora – Bukene (Itaga Trading Centre). These are unplanned settlements, which covers an area of 985.51 hectares, which is equivalent to 1.4 percent of the total area covered by agriculture, and scattered settlements land use category.

4.1.8 Recreational Facilities and Open Space

The provision of recreation facilities can significantly enhance the quality of life. Sports and recreation facilities can encourage participation, promote health and wellbeing and foster a sense of community. Recreational areas found in the municipality have been categorized into active and passive recreation facilities. Major active recreational facilities found within the municipality includes: Main stadium (Ali Hassan Mwinyi) covers an area of 8.74 hectares located at Chemchem ward and Vita play ground covers 1.0 hectares located at Cheyo ward. Others were housing clusters open spaces located within the neighborhood. As well as play grounds particularly for football and netball which are found in all primary schools and secondary schools in the municipality.

The major passive recreational facilities found in the municipality includes: Tabora Game Park with total area of 10 hectares located at Kitete ward near Regional Kitete Hospital. Others were indoor games such as darts, table tennis and pool table. In total, the existing recreational facilities and open spaces covers about 97.47 hectares which is equivalent to 0.10 percent of the total area of the municipality.

4.1.9 Road Network (Circulation System)

Tabora Municipality is well connected with the rest of the country by trunk/regional roads as well as the central railway line from Dar es Salaam to Mwanza and Kigoma. The municipality is well accessible by six trunk/ regional roads namely Tabora - Manyoni, Tabora - Sikonge, Tabora – Urambo, Tabora – Ulyankulu, Tabora - Bukene and Tabora - Nzega. In addition to that there are existing collector and access roads connecting neighborhoods, services, and workplaces within the municipality. Road network within the municipality covers a total area of 5,498.5 hectares equivalent to 5.03 percent of the total area of the municipality. The total length of the existing road network is 542.17 kilometers out of which 121.91 kilometers are tarmac roads, 141.13 kilometers are gravel roads, and 279.13 kilometers are earth roads.

On the other side, the municipality is accessible by central railway line from Dar es Salaam to Kigoma and Mwanza with total length of 61 kilometres. Tabora is a Transit Station for both Mwanza and Kigoma branches. In addition to the existing railway line, there were number of assets including railway stations, workshop, godown, training college and housing estate owned by the Tanzania Railway Cooperation (TRC). The existing land use occupied by Tanzania Railway Cooperation account for a total area of 190.04 hectares equivalent to 0.2 percent of the municipality area.

4.1.10 Conserved Area (Forest Reserved and Swamps)

Conserved areas found in Tabora Municipality consists of forest reserve and swamps. This type of land use category covers an area of 14,354.94 hectares, which is equivalent to 13.14 percent of the total area of the municipality.

Forest reserved: There were two main forest reserve found within the municipality these include: Igombe Dam Forest Reserve covers 6658.2 hectares located at Misha ward and Urumwa Forest Reserve covers 2635.2 hectares located at Itetemia ward. Other small forests belongs to the private individuals were sparsely located within different wards of the municipality includes: Kakola Forest covers 72.2 hectares located at Kakola ward; Masagala Hill Forest (200.09 hectares) located at Ikomwa ward, Izimbili Hill Forest (37.76 hectares) located at Kalunde ward; Mawiti Forest (62.50 hectares) located at Malolo ward, Itumba hill forest (825.09 hectares) located at Uyui ward, Nyangahe Hill Forest (583.04 hectares) located at Tumbi ward and Ntalikwa Forest (1,057.22 hectares) located at Ntalikwa ward. The forest reserved covers an area of 12,894.69 hectares, which is equivalent to 89.8 percent of the total area of the conserved areas.

Swamps were sparsely distributed in all wards located at the outside CBD area with a total coverage of 1460.25 hectares which is equivalent to 10.2 percent of the conserved areas.

4.1.11 Dams

There were two dams found in the municipality namely Igombe Dam covers an area of 895.32 hectares located in Misha ward and Kazima Dam covers an area of 118.81 hectares located in Ifucha ward. These dams were mainly used as a source of water for domestic purpose. This type of land use category covers a total area of 1014.13 hectares which is equivalent to 0.93 percent of the total area of the municipality

4.1.12 Other Land Uses

Nane Nane Exhibitishion Ground: This is an agricultural exhibition ground located at Mailitano area, Ipuli ward. It is a one-week fair that takes place every year around this date [8/8] in varying locations of Tanzania. In the Nane Nane Agricultural Exhibition, farmers and other agricultural stakeholders (e.g., universities and research institutes, input suppliers or fertilizer producing industries) showcase new technologies, ideas, discoveries and alternative solutions concerning the agricultural sector. Nane Nane is a fair where government and private firms present their services and activities to the public.

This type of land use category covers 48.14 hectares which is equivalent to 0.04 percent of the area of the municipality.

Airport: The airport located at Kariakoo area in Kitete ward; covers an area of 881 hectares which is equivalent to 0.81 percent of the total area of the municipality.

Railway: The municipal is also accessible by the central railway line from Dar es Salaam to Kigoma and Mwanza with a total length of 61 kilometers. This land use category covers a total area of 190.04 hectares equivalent to 0.2 percent of the municipality area.

Cemetery: this land use category is located at Lwanzari, Malolo, Kiloleni, Mbugani, Mpela, Ipuli, Mtendeni and Kiloleni wards, and covers an area of 90.33 hectares equivalent to 0.08 percent of the total area of the municipality.

Dumping site: located at Lwanzari area in Ng'ambo ward constitutes another category of land uses having coverage of 8.68 hectares equivalent to 0.01 percent of the total area of the Municipality.

Bus stand: there are two Bus Stands found within CBD; however, the council has set aside another new area for bus terminal, which covers about 16.63 hectares located at Ipuli ward. Other areas for minibus stand are sparsely distributed within the housing clusters.

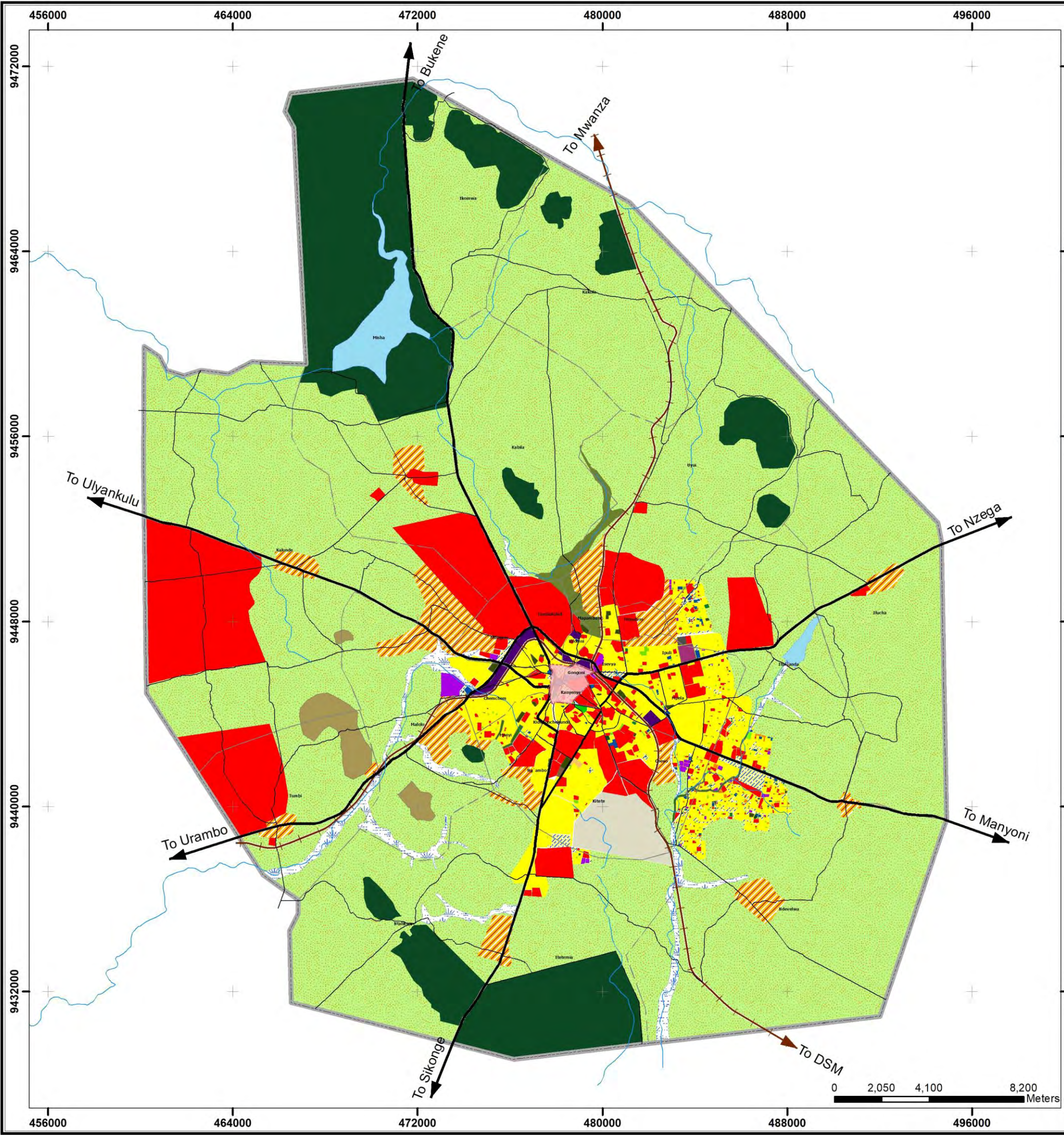
Abattoir: there is an abattoir located at Kariakoo area in Kitete ward constitutes another category of land uses having coverage of 11.87 hectares equivalent to 0.01 percent of the total area of the municipality.

Table 4.3: Existing Land Uses 2015

S/No.	LAND USE	AREA (Ha)	PERCENTAGE
1.	Residential		
	i. Planned	4090.11	3.74
	ii. Unplanned	1332.78	1.22
	Sub - Total	5422.89	4.96
2.	Commercial	87.79	0.08
3.	Commercial/Residential	425.56	0.39
4.	Institutional		
	i. General	1896.59	1.74
	ii. Military areas (JWTZ and JKT)	5867.72	5.37
	iii. Arch Bishop Mihayo University College	500	0.46
	iv. Teofilo Kisanji University College	82.01	0.08
	v. Tanzania Public Service College (TPSC)	15.9	0.01
	vi. Tumbi Institute of Agriculture	1468.21	1.34
	vii. Vocational Education and Training Authority (VETA)	6.5	0.01
	viii. Tanzania Railway Cooperation (TRC)		
	ix. Prison	190.04	0.17
	x. Kipalapala Senior Seminary	108.03	0.10
	xi. Tabora Girls Secondary School	202.6	0.19
	xii. Tabora Boys Secondary School	94	0.09
		36.5	0.03
	Sub -Total	10,468.1	9.58
5.	Industrial		
	i. Service industries	157.45	0.14
	ii. Light industries	179.63	0.16
	Sub -Total	337.08	0.3
6.	Urban Agriculture	473.28	0.43
7.	Agriculture and Scattered Settlements	70024.97	64.11
8.	Recreational Facilities and Open Spaces		
	i. Housing Cluster Open Spaces	72.42	0.07
	ii. Tabora Game park	9.91	0.01
	iii. Urban park	5.03	0.005
	iv. Playgrounds	8.26	0.01
	v. Neighborhood park	1.85	0.002

	vi. Tabora game park	10.00	0.01
	Sub -Total	97.47	0.10
9.	Road Network (Circulation System)	4355	3.99
10.	Conserved area		
	i. Igombe dam Forest Reserve	6658.2	1.34
	ii. Urumwa Forest reserve	2635.2	6.10
	iii. Other conserved forest area	3469.21	3.18
	iv. Swamps	1460.25	3.08
	Sub -Total	14,354.94	13.14
11.	Dams	1014.13	0.93
12.	Nanenane Exhibition Grounds	48.14	0.04
13.	Airport	881	0.81
15.	Dumpsite	8.68	0.01
16.	Bus Stand	16.63	0.02
17.	Abattoir	11.87	0.01
18.	Cemetery	90.33	0.08
19.	Existing CBD	226.8	0.21
TOTAL		109,226	100

Source: Field Survey August, 2015



TABORA MASTER PLAN (2015-2035)

EXISTING LAND USE

2015

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- District Distributor
- River
- Railway
- Residential (Planned)
- Residential (Unplanned)
- Commercial
- Commercial/Residential
- Institutional
- Industrial (Service)
- Industrial (Heavy)
- Agriculture and Scattered Settlements
- Urban Agriculture
- Play Ground
- Housing Cluster Open Space
- Forest Reserve
- Swamps
- Dam
- Quarry
- Dump Site
- Airport
- Abattoir
- Nanenane Ground
- Central Business District (For more detailed analysis of this area see drawing No. 05)

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 04

Page Number: 40

Prepared By:

Tabora Municipal Council and City Plan Africa

1.22 EXISTING LAND USE OF THE CENTRAL BUSINESS DISTRICT (CBD)

The existing Central Business District (CBD) of Tabora Municipality is located within the wards of Kanyenye, Gongoni and parts of Chemchem, Ng'ambo and Mbugani wards. This is the commercial hub of the municipality as well as the region. Within the CBD there is a massive transformation of existing buildings from low rise residential to high rise commercial complex or commercial/residential buildings. The total coverage of this area is 226.8 hectares which accounts for 0.2 percent of the total area of the municipality.

Existing land uses categories within CBD are: commercial, commercial/residential, institutional, industrial, open spaces and recreation facilities, road network (circulation system), bus terminal, bus stand, market and natural stream valley (Table 4.3 and drawing no. 05).

4.1.13 Commercial Land Use

Commercial activities found within the CBD include both formal and informal commercial activities. Formal economic activities are those regulated by law and informal businesses are those without licence and in many cases without a proper business location.

Formal commercial activities within CBD includes: central market, hotels, restaurants, shops, supermarkets, banks, guest houses and lodges which are mainly concentrated along Jamuhuri Street, Market Street, Lumumba Street, Madaraka Street and Balewa Street and along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora - Manyoni, Tabora - Sikonge, Tabora - Ulyankulu and Tabora - Bukene. On other hand informal commercial activities found within the CBD includes: food vendors, motorcyclist (bodaboda) and petty traders (machingas). Commercial land use category covers a total area of 34.53 hectares which is equivalent to 15.28 percent of the total area of CBD.

4.1.14 Commercial/Residential Land Use

This is a dominant land use category found in the CBD with total coverage of 81.64 hectares which is equivalent to 36.12 percent of the total area of the CBD.

Most of these commercial/residential areas are mainly found in the wards of Kanyenye and Gongoni and surrounding the Central Market and Main Bus Stand.

4.1.15 Institutional Land Use

Institutional land use category found within CBD covers an area of 56.56 hectares which is equivalent to 25.02 percent of the total area of the CBD. Institutions found in the CBD include both private and public owned as follows: dispensary, health center, banks (CRDB, NBC, NMB, CRDB, DTB, Access Bank, Postal Bank, Exim Bank), police station, churches and mosque, government offices, colleges, insurance companies, primary and secondary schools.

4.1.16 Industrial Land use

Most of industries found within CBD are service industries located nearby central market and along the Market Street. These includes: flour/oil milling, timber and carpentry, garages, tailoring and garment

retails, shoemakers, bakery and welding. This types of land use category covers an area of 6.12 hectares which is equivalent to 2.73 percent of the total area of the CBD.

4.1.17 Recreational Facilities and Open Spaces

Major active recreational facilities found within the CBD includes Ally Hassan Mwinyi Stadium located at Ng'ambo ward covers an area of 6.83 hectares and old playground covers total area of 1.18 hectares located at Cheyo ward near Tabora Water Supply and Sewerage Authority (TUWASA) office. In addition to that, there is one of the famous open space known as PPP, which covers an area of 0.28 hectares located along Kitete road, near Regional Hospital. Others include housing cluster open spaces distributed within the residential neighborhoods. There is no passive recreational facility found within the CBD. Recreational facilities and open spaces land use category covers a total area of 8.29 hectares which is equivalent to 3.67 percent of the total area of CBD

4.1.18 Road Network (Circulation System)

Road network in the Central Business District (CBD) covers a total area of 33.6 hectares, which is equivalent to 14.86 percent of the total area of the CBD, with a total length of 32.68 kilometers. Out of which 22.9 kilometers are tarmac road; the remaining 9.78 kilometers are gravel roads. The CBD is well accessible by six trunk roads which are under management and maintenance of TANROADS: These includes; Tabora - Manyoni, Tabora - Sikonge, Tabora - Urambo, Tabora - Ulyankulu, Tabora - Bukene and Tabora - Nzega. In addition to that, there are existing district (arterial and collector) roads and access roads connecting neighborhoods, services, and workplaces within the CBD.

4.1.19 Other Land Uses

Bus terminal: The main bus terminal located at Chemchem ward near Ally Mwinyi Stadium.covers an area of 4.88 hectares which is equivalent to 2.16 percent of the total area of the CBD.

Bus stand: The Old Bus Stand located at Gongoni ward near TRA office and the central Market covers an area of 0.38 hectares which is equivalent to 0.17 percent of the total area of the CBD.

Market: there are two markets found within CBD; Central Market covers an area of 2.5 hectares and Kachoma Market covers an area of 1.0 hectare, both located at Chemchem ward near main bus terminal. This type of land use category covers a total area of 3.5 hectares, which is equivalent to 1.5 percent of the total area of the CBD.

River valleys (Natural stream): This is a natural stream, which originates from Tabora Game Park to Malolo wards, through Kanyenye, Chemchem and Mwinyi wards. This type of land use category covers a total area of 0.76 hectares which is equivalent to 0.34 percent of total area of the CBD.

Table 4.4: Central Business District (CBD) existing Land Uses

S/No.	LAND USE	AREA (Ha)	PERCENTAGE
1.	General Commercial	31.03	13.73
2.	Commercial/Residential	81.64	36.12
3.	Institutional	56.56	25.02
4.	Industrial (service)	6.16	2.73
5.	Recreational Facilities and Open Spaces		
	i. Stadium	6.83	3.02
	ii. Playing Ground	1.18	0.52
	iii. Housing Cluster Open Spaces	0.28	0.12
	Sub-Total	8.29	3.67
6.	Road Network (Circulation System)	33.6	14.86
7.	Bus terminal	4.88	2.16
8.	Bus stand	0.38	0.17
9.	Market	3.50	1.54
10.	River valley (Natural stream)	0.76	0.34
TOTAL		226.04	100.00

Source: Field Survey August 2015

1.23 EMERGING KEY ISSUES ON EXISTING LAND USES


- i. Inadequate provision of surveyed and serviced plots;
- ii. Development of unplanned settlements;
- iii. Uneven distribution of community services and infrastructure facilities; and
- iv. Encroachment of public areas.
- v. Land degradation due to sand mining;
- vi. Throwing of garbage or discharge of liquids and other materials into the drainage system is liable to cause offensive smell and offer good breeding grounds for mosquito, other diseases vectors, vermin and other diseases causative agents;
- vii. The demographic challenges of rapid urbanization and rapid growth of the municipality;
- viii. Increasing socio-spatial challenges, especially social and spatial inequalities, urban sprawl and unplanned peri-urbanization

TABORA MASTER PLAN (2015-2035)

EXISTING LAND USES - CBD

2015

Legend

-  Ward Boundary
-  Trunk Road
-  Access Road
-  Railway Line
-  Commercial
-  Commercial/Residential
-  Institutional
-  Industrial (Service)
-  Stadium
-  Housing Cluster Open Space
-  Play Ground
-  Bus Stand
-  Bus Terminal

Source

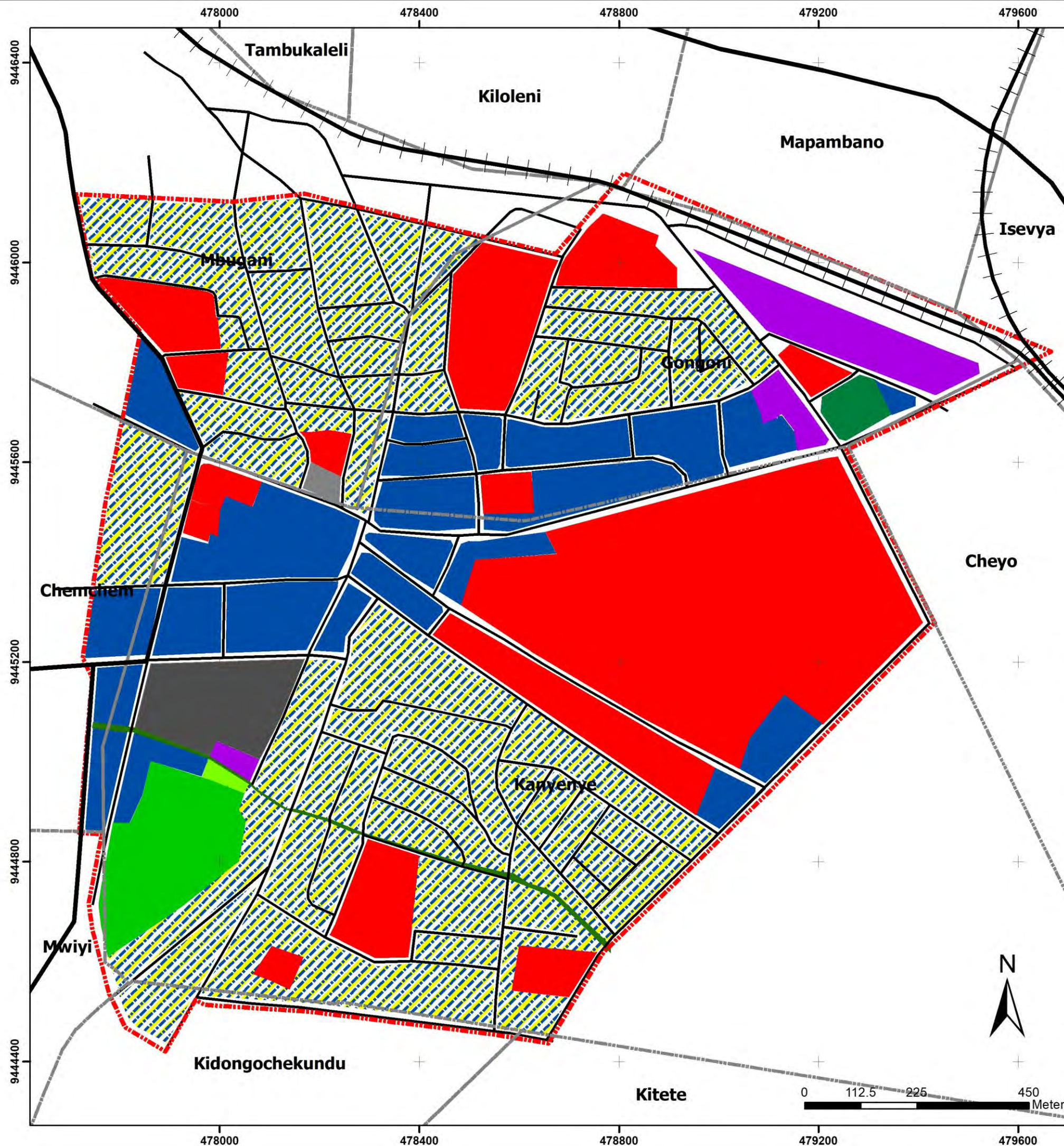
1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 05

Page Number: 43

Prepared By:

Tabora Municipal Council and City Plan Africa





CHAPTER 05

HOUSING AND RESIDENTIAL DEVELOPMENT

Housing provision systems in Tabora Municipality are inadequate to cater for the existing urban population. The demand for housing has been increasing while the supply has been decreasing due to rapid population increase and growth. This situation has resulted into development of unplanned settlements.

The main contents of this chapter includes:

- Existing housing patterns
- Existing housing density
- Housing condition
- Housing types
- Building materials
- Housing uses
- Housing services
- Housing ownership occupancy characteristics
- Housing demand and supply
- previous and existing housing Development initiative
- Housing constraints

5.0 HOUSING AND RESIDENTIAL DEVELOPMENT

Housing is one of the basic needs for human development. It is therefore the government's priority to ensure that every citizen has an access to secure decent and affordable housing. Tabora Municipality has a responsibility to provide land for housing and residential development. According to the 2012 housing and population census Tabora Municipal Council had a population of 226,999. In the first year of the planning period (the base year), year 2015 the population of the municipality was estimated to have a population of 247,010 with an average size of 5 persons per house. Based on that, the existing total numbers of houses were 49,402; whereby, residential land use category covered 5422.89 hectares, which was equivalent to 5 percent of the total area of the municipality.

Housing provision systems in Tabora Municipality are inadequate to cater for the existing urban population. The demand for housing has been increasing rapidly while the supply has been decreasing due to rapid population increase and growth. This situation has resulted into development of unplanned settlements. The analysis presented in this chapter focuses on housing characteristics and importance, housing types and stock, production (supply) and quality, building materials and occupancy rate, provision of services, and housing requirements.

1.24 EXISTING HOUSING PATTERNS

Tabora Municipality is mainly growing towards the west direction of the town along Urambo road and to the east direction of the town along Nzega and Itigi road encroaching on peri urban wards of Kakola, Uyui, Kakola, Ndevelwa, Ikomwa, Ifucha, Itetemia and Ntalikwa. The household survey conducted in August, 2015 reveals four types of housing patterns: Nuclear, Grid, Linear and Scattered settlements:

Nucleated settlements pattern was dominated within the Central Business District (CBD) of the municipality particularly in Kanyenye and Gongoni wards and parts of Chemchem and Kitete wards. Most of these areas are planned with accessibility to the available social services and public utilities such as educational services, health services, markets, financial institutions, public spaces, water supply and electricity.

Grid settlements pattern was found immediately as you move outside the boundary of CBD particularly in the wards of Kitete, Chemchem, Ipuli, Isevy, Cheyo and Mpela. Most of these areas are planned with accessibility to the available social services and public utilities such as educational services, health services, markets, financial institutions, public spaces, water supply and electricity.

Linear settlements pattern was found along the main roads of Tabora - Urambo, Tabora - Nzega, Tabora – Sikonge, Tabora – Ulyankulu, Tabora - Bukene and Tabora – Itigi. This kind of settlements pattern dominated in Malolo, Itonjanda, Mbugani, Tumbi, Itetemia, Tambukareli and Uyui Wards. Most of these areas are unplanned settlements.

Scattered settlements pattern was mostly found in fringe areas of the municipality especially in periphery wards of Ndevelwa, Ntalikwa, Kalunde, Misha, Kakola, Ifucha, Ikomwa and parts of Uyui where agricultural activities are taking place. The natures of these scattered settlements were largely influenced by the former villages, where people had the tendency to reside close to their farms.

1.25 HOUSING DENSITY

Housing density in Tabora Municipality varies from the CBD to the peri urban areas. As one moves from the CBD to the peri urban areas of Malolo, Ndevelwa, Itonjanda, Uyui, Misha, Kalunde and Tumbi; higher to lower density are noticeable along the mentioned wards and along the main roads of Tabora – Manyoni, Tabora Sikonge, Tabora – Urambo, Tabora – Ulyankulu, Tabora – Nzega and Tabora Bukene. Currently within CBD there is high transformation of land use changes and plot subdivision to meet the market demand.

1.26 HOUSING CONDITION

Development of residential housing in Tabora Municipality takes place in three main areas namely: planned, unplanned and urban peripheral. During the household survey conducted in August, 2015, the criteria used to grade housing conditions were based on the type of building materials used in the construction of foundations, walling, roofing, flooring, fencing and the type of services/utilities attached to the house. Six factors were used to judge whether houses were in good, fair or poor condition including: foundation materials, walling materials, floor finishing materials, roofing materials, fencing and utilities available (Table 5.1).

Table 5.1: Criteria Used for Grading Housing Condition

S/No.	CRITERIA	GOOD HOUSING CONDITION	FAIR HOUSING CONDITION	POOR HOUSING CONDITION
1.	Foundation materials	Presence of stones mixed with cement mortar and sand cement blocks	Presence of stones mixed with mud mortar	Stones mixed with mud
2.	Walling materials	Presence of quality materials like cement blocks, burnt bricks with painted plastered	Presence of normal walling materials like burnt bricks which is not painted	Presence of mud and wooden poles as walling materials
3.	Flooring materials	Presence of a high quality paving tiles	Presence of normal cement floor	Presence of mud floor
4.	Roofing materials	Materials like colored corrugated iron sheets or roofing tiles.	Presence of normal corrugated iron sheets	Presence temporary roofing materials like thatches and wood poles
5.	Fencing	Presence of wall fence made of sand and cement blocks or burnt mud bricks	Presence of thatch fence	Presence of thatch fence or none
6.	Services/Utilities attached	Accessed by car, supplied with water, electricity, good solid waste system, modern toilets and others	Presence of some facilities but not enough compared to good house	Absence of all facilities attached to the house

Source: Field survey August 2015

The household survey conducted in August, 2015, revealed that 45 percent of the total houses were in good condition, 33 percent were in fair condition and 22 percent in poor condition. Figure 5.1 showing the housing condition within Tabora Municipality.

Figure 5.1: Housing Condition in Tabora Municipality

Source: Household survey, August 2015.

5.1.1 Good Housing Condition

Most of the houses with good condition were located in the central part of the municipality especially in the wards of Cheyo, Kanyenye, Kitete, Gongoni, Ipuli, Mpela and Chemchem. Most of these houses were built with stones, sand and cement blocks mixed with cement mortar, high quality paving tiles, colored corrugated iron sheets or roofing tiles, wall fence made of sand and cement blocks or burnt bricks served with utilities such as water supply, electricity and decent sanitation (Plate 5.1).

Plate 5.1: House with Good Condition Located Along Sikonge Road Chemchem Ward

Source: Field survey, August 2015

5.1.2 Fair Housing Condition

Most of the houses located in almost all wards of the municipality were in a fair condition. The common building materials used were burnt bricks, cement floor, corrugated iron sheet and thatch fence. Having inadequate of housing utilities as compared to those observed in the good condition. (Plate 5.2).

Plate 5.2: House with Fair Condition Located NHC Area in Kitete Ward

Source: Field Survey, August 2015

5.1.3 Poor Housing Condition

Most of the houses that were categorized to be in poor condition were found in peri urban areas such as Uyui, Misha, Kalunde, Kakola, Itonjanda, Ikomwa, Ntalikwa and Itetemia wards. In these areas most of the houses are dilapidated, built with temporary building materials such as stones mixed with mud, wooden poles, thatch fence and thatched roofs. These areas also lack adequate utilities such as water supply, electricity, access roads and decent sanitation. Houses with poor condition were also found in some parts of the CBD, whereby majority of these houses are continued to be sold to potential developers for construction of decent houses (plate 5.3).

Plate 5.3: Houses with Poor Condition Located At Isevya Ward

Source: Field Survey, August 2015

1.27 HOUSING TYPES

According to the municipal development era; housing types found in Tabora Municipality can be categorized into four types as follows:

5.1.4 Detached and Semi-detached

This type of housing comprised of housing development, which took place during the colonial era, they are mainly built on plots ranging from 900 m² to 7,000 m², mainly with a European architectural design. The dwelling house of this type of housing is of two forms: The first includes detailed self-contained bungalows, each with three to four habitable rooms and a separate servant quarter on the plot. The second includes small detailed dwellings, which are either detached or semidetached. They have two to three habitable rooms and an outer building for a kitchen, store and toilet (plate 5.4 and 5.5). This type of housing are mostly found within the CBD in the wards of Cheyo, Kanyenye and Gongoni and accounts for 14 percent of the housing stock found in Tabora Municipality

Plate 5.4: Detached House Located At Malolo Ward

Source: Field Survey, August, 2015

Plate 5.5: Semi-detached NHC House Located At Kitete Ward

Source: Field survey August 2015

Regular maintenance of the super structures as well as the ancillary infrastructure and services has been wanting in this type of housing and hence it is in a dilapidated state. The CBD of Tabora Municipality

which includes Gongoni, part of Chemchem and Kanyenye wards has more than 76 percent of the housing stock in such a condition.

5.1.5 Block of flats

Few block of flats found in the CBD were constructed during post-independence period. Most of these houses were constructed by public institutions, which include: National Housing Co-operation (NHC), Tanzania Building Agency (TBA), East African Community, Tanzania Railways Co-operation (TRC), and National Insurance Co-operation, National Bank of Commerce, Tanzania Peoples Defence Force, Police and Prisons Departments. The household survey that conducted in August, 2015, revealed that, these houses lack regular maintenance and constitutes 5 percent of the housing stock in the municipality (plate 5.6)

Plate 5.6: Block of Flat Located along Swetu Road, Cheyo Ward constructed by TBA

Source: Field Survey, August, 2015

5.1.6 Row Houses

Few Row houses having uniform plans were constructed during post-independence period. Most of these houses were constructed by public institutions which include: National Housing Co-operation (NHC), East African Community, Tanzania Peoples Defence Force, Police and Prisons Departments. The household survey that conducted in August, 2015, revealed that about 3 percent of all houses fall in this category. Plate 5.7 shows row house located at Gongoni ward in Tabora Municipality

Plate 5.7: Row House Located At Gongoni Ward

Source: Field Survey, August 2015

5.1.7 Traditional Houses

The fourth category of housing includes traditional houses, most of them built on the urban fringe, in the eight periphery wards of the municipality. This type of housing is of rural characteristics, lacking definite road access, and necessary services/utilities to the dwelling units such as electricity, clean water supply, sewerage systems and management of solid waste. The household survey of August, 2015 revealed that 22 percent of the housing stocks within Tabora Municipality are traditional houses (Plate 5.8).

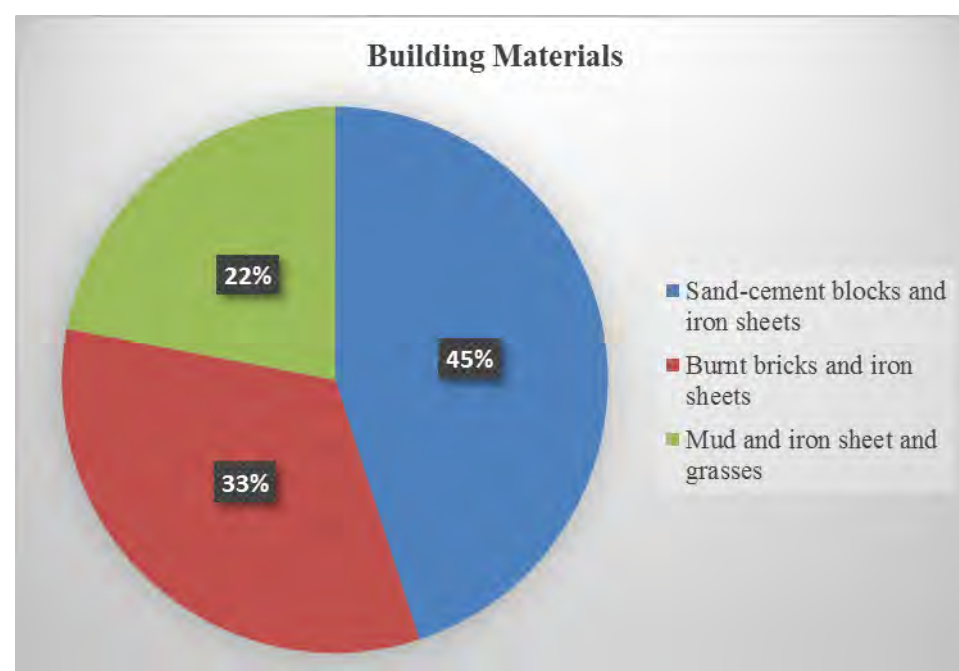
Plate 5.8: A Traditional House Located at Itetemia Ward

Source: Field Survey, August 2015

1.28 BUILDING MATERIALS

The household survey of August, 2015 revealed that, most of the foundations found in area with permanent houses have well constructed using permanent building materials such as stones, sand cement blocks or concrete hardcore slabs. Stones were dominant in foundation materials due to its easy availability within the municipality. However, some of the houses in peri urban areas had no permanent structures for their foundation materials as they were made up of mud and unburnt bricks as foundation materials. The household survey conducted in August, 2015 revealed that 74 percent of the residents use stones as foundation materials, 4 percent use sand cement blocks or concrete hardcore slabs and 22 percent have got no foundation at all.

The analysis of building materials made during the household survey of 2015 revealed that, most common walling and roofing materials used in planned residential areas were sand-cement blocks and corrugated iron sheet respectively which accounted for 45 percent of total houses in the municipality; followed by burnt bricks and iron sheet which accounted for 33 percent of total houses and unburnt bricks/mud and iron sheet or grasses accounted for 22 percent. Unburnt bricks and mud walls were commonly used in the peri-urban and unplanned areas of the municipality. Figure 5.2 shows types of building materials used for walling and roofing within Tabora Municipality.

Figure 5.2: Types of Building Materials Used For Walling and Roofing in Tabora Municipality

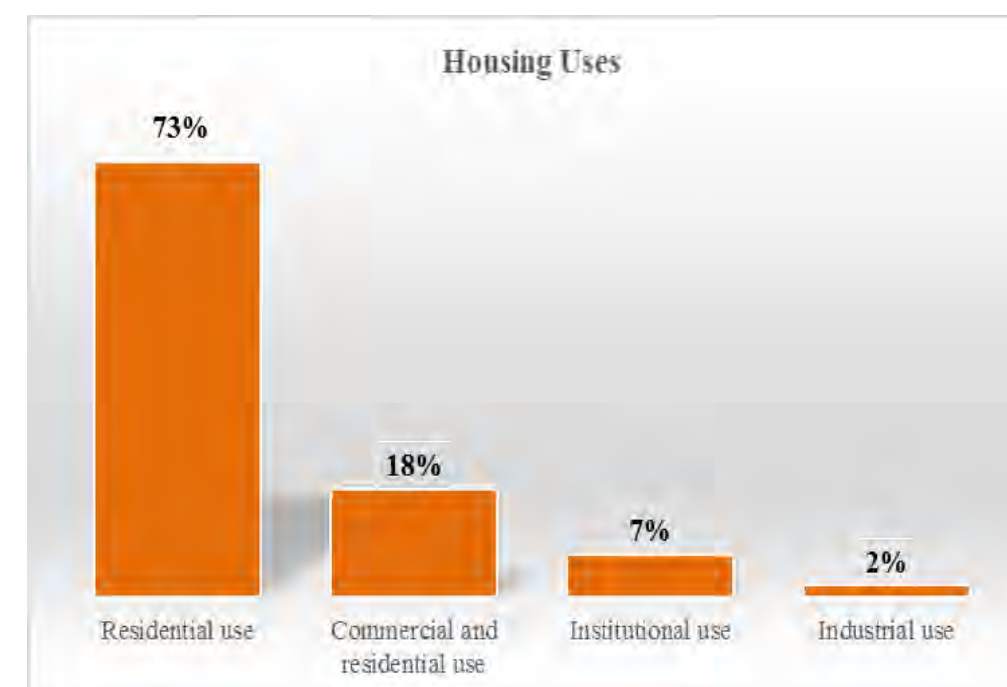
Source: Household survey, August 2015.

In addition to that, cement blocks and corrugated iron sheet were commonly used in the wards of Ipuli, Isevyia, Gongoni, Mpela and Kidongochekundu while burnt bricks and iron sheet were commonly used in the wards of Mwinyi, Mpela and Kidongochekundu. Unburnt bricks/mud and grasses/iron sheet were commonly used in the peri-urban and unplanned residential areas of the wards of Ifucha, Mpela and Kiloleni.

1.29 HOUSING USES

The housing uses found in Tabora Municipal Council can be categorized into four different uses including residential, commercial/residential, industrial and institutional (Figure 5.2).

The household survey of August, 2015 indicated that: Houses used for residential purposes only occupy 73 percent of the housing stock and were distributed almost in all 29 wards within Tabora Municipality. Houses used for either commercial or commercial/residential purposes occupy 18 percent of the housing stock and were mainly located within CBD. Houses used for industrial purposes occupy 2 percent of the housing stock, this category of houses are found in the industrial areas of Isevyia, Kiloleni, Usule and Malolo wards. Houses used for institutions purposes includes Governments offices, Universities, Secondary schools, Hospitals, health centres, Primary schools and occupy 7 percent of the housing stock.

Figure 5.3: Distribution of Housing Uses Found in Tabora Municipal Council

Source: Household Survey, August 2015

1.30 HOUSING SERVICES

Analysis of housing services was mainly done based on utilities associated with those houses; these include: water supply, electricity, access roads and types of sanitation and management of solid waste. The household survey conducted in August, 2015 revealed the following:

Water: About 46 percent of the houses are connected with piped water supply. Most of these houses were found in old and new planned residential areas of Cheyo, Kitete, Ng'ambo, Chemchem, Mwinyi, Mbugani, Gongoni, Isevyia, Ipuli, Mpela and part of Malolo, Mtendeni, Mapambano and Kiloleni wards. However, some unplanned settlements of Kizigo, Lwanzari and Kidatu were well connected with piped water. The flow of water in these areas was not throughout a day since there was inadequate water supply to meet the existing demand.

Electricity: About 70 percent of the total houses are connected with electricity supply; most of these houses are located in planned residential areas of Cheyo, Kitete, Ng'ambo, Chemchem, Mwinyi, Mbugani, Gongoni, Isevyia, Ipuli, Mpela and part of Malolo, Mtendeni, Mapambano and Kiloleni wards. Houses located in the peri urban areas of Ndevelwa, Uyui, Kakola, Ntalikwa and Ikomwa are not well served with electricity due to the nature of the houses. Most of these houses were built with temporary building materials such as mud and poles, unburnt bricks and thatched roofs.

Sewerage: About 57.3 percent of the total households use improved pit latrines and septic tank; 40.7 percent of the total households use traditional pit latrines, especially those located in planned residential areas of Cheyo, Kitete, Ng'ambo, Chemchem, Mwinyi, Mbugani, Gongoni, Isevyia, Ipuli, Mpela and part of Malolo, Mtendeni, Mapambano and Kiloleni wards were using pit latrine and septic tanks. The

remaining 2 percent especially public institutions found within CBD are connected to the main sewer line.

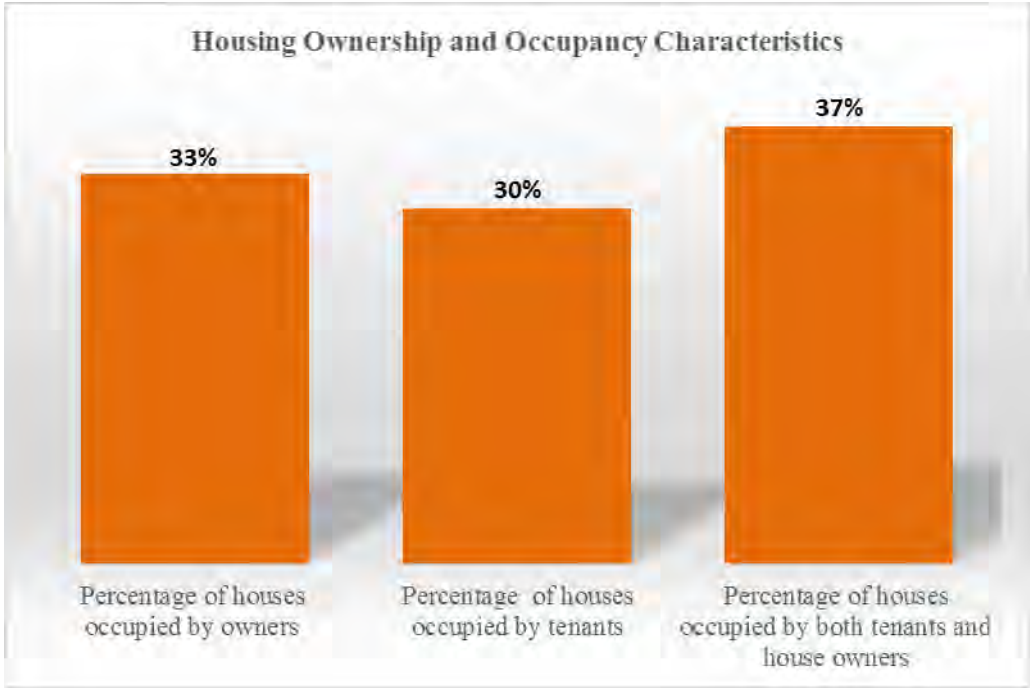
Road Network: All the planned residential areas of Cheyo, Kitete, Ng’ambo, Chemchem, Mwinyi, Mbugani, Gongoni, Isevyu, Ipuli, Mpela and part of Malolo, Mtendeni, Mapambano and Kiloleni wards were accessed by roads. However, some of the roads were not in good condition; not provided with side drainage system that causes water logging during rainy season and bring chaos to the residents.

Solid waste management: Solid waste management in the municipality involves several stages such as: waste generation, storage, collection, transportation and disposal. Currently, the council’s waste collection method is by municipal trucks. There are 33 collection points in the municipality. On average the municipal trucks make 7 trips per day. The solid waste is dumped in an empty ground near Tabora Boys Secondary School in a very unhygienic manner.

1.31 HOUSING OWNERSHIP AND OCCUPANCY CHARACTERISTICS

Development of houses in Tabora Municipality was mainly done by private individuals that accounts for 91 percent of total residential houses in the municipality. The household survey of August, 2015; revealed that most of these individuals managed to build their houses incrementally through their own saving and loans from financial institutions. Also, the survey reveals that within the municipality 33 percent of the houses occupied by the owners, 30 percent of the houses occupied by tenants and 37 percent of the houses occupied by both house owners and tenants Figure 5.4 shows housing ownership and occupancy characteristics.

Figure 5.4: Housing Ownership and Occupancy Characteristics



Source: Household survey, August 2015

1.32 HOUSING DEMAND AND SUPPLY

In Tabora Municipal Council provision and development of accommodation is among the shared initiatives by both public and private sector. Due to rapid population growth, the municipality has been faced with the rapid growth of unplanned settlements. For example, in 2002 about 75 percent of the total population were lived in unplanned settlements leaving only 25 percent to live in planned residential areas. Nevertheless, in 2009 and 2016 the Municipal Council was able to provide 2156 surveyed plots versus 6,700 plots demanded. This was due to inadequate capability of the council to produce sufficient stock of surveyed and serviced plots to meet the ever increasing demand. The weakness is sighted as among the driving forces for flourishing of unplanned settlement in the municipality (Table 5.2)

Currently, there are about 21 approved but not surveyed detailed planning schemes (Town Planning Drawings) whereby the council had no capacity to implement them due to the shortage of fund for land acquisition (land valuation and compensation) for housing and residential development. The council has established a system to involve residents in the process of land planning and surveying through cost sharing where every beneficiary is required to pay at least Tshs 100,000/= as cost of planning and surveying. The system is substantially working but with slows pace due to financial constraints of the majority low income people.

Table 5.2: Surveyed and Allocated Plots from 2009 to 2017

FINANCIAL YEAR	NUMBER OF SURVEYED PLOTS	LOCATION	USE	ALLOCATION
2009/ 2010	1000	Uledi Block G & Usule Block C	Residential, Commercial, Institutions, Industrial and open spaces	950
2010 / 2011	500	Ipuli Block D	Residential, Commercial, Institutions, Industrial and open spaces	455
2011/2012	1000	Malolo Block B and Mawiti Block A,B & C	Residential, Commercial, Institutions, Industrial and open spaces	500
2015/2016	8170	Uledi Block A,B,C & D	Residential, Commercial, Institutions, Industrial and open spaces	6000
2016/2017	3135	Kariakoo, Mailitano and Malolo	Residential, Commercial, Institutions, Industrial and open spaces	2800

Source: Urban Planning, Lands and Natural resources – Tabora Municipal Council, August 2015

The newly development of unplanned residential areas in the parts of Kidatu, Mailitano, Lwanzari, Malolo, Usule, Malabi, Kizigo, Uledi and Kiloleni wards is a testimony of the fact that the provision of planned and serviced plots for housing construction is still low as compared to the demand, these results into the following challenges:

- i. Shortage of planned, surveyed and serviced plots for construction of residential houses;
- ii. High cost of building materials;

- iii. Lack of an institutional system for the provision of decent low cost and affordable houses to low income earners;
- iv. Rapid growth of informal housing in most of the unplanned residential areas
- v. Inequality in land allocation system and social services

- vii. Limited public sector involvement in housing supply;
- viii. Absence of low- cost affordable housing programs;
- ix. Provision of large plot sizes (for residential purposes) which are affordable to low income earners.

1.33 PREVIOUS AND EXISTING HOUSING DEVELOPMENT INITIATIVES

Since the establishments of Tabora Municipal Council there were several initiatives from various stakeholders for housing development, these includes:

In 1970s, The National Housing Corporation (NHC) constructed about 250 houses in the wards of Cheyo, Kitete, Kanyenye and Gongoni wards. In additional to that, NHC is planning to construct more than 100 houses at Itetemia ward for residential purposes and six storey building within CBD for office and commercial purposes.

In 1980s Tanzania Building Agency (TBA) constructed about 12 houses located along Boma Road in Cheyo and Kanyenye wards as well as in 2005, TBA concructed 8 houses located at Mwinyi and Cheyo wards.

In 2012, Public Services Pensionable Fund (PSPF) constructed about 15 houses located in Usule area at Malolo ward

1.34 HOUSING CONSTRAINTS

Currently, there is no adequate housing stock to accommodate the increasing population in Tabora Municipality. Thus, housing development is far behind the needs of the current population. The housing sector is constrained by the following factors:

- i. Limited financial capacity of the council to provide adequate surveyed and serviced plots for residential and housing development;
- ii. Difficulties in accessing financial loans from financial institution: majority of the urban poor fail to meet the pre-request conditions due to the challenges of high interest rates (up to 16 percent interest rates), short recovery period and small amount of loan given by the financial institutions;
- iii. Provision of surveyed plots without basic infrastructure services such as roads, water and electricity supply, drainage bring about the constraints in the development of houses in planned, surveyed but un-serviced plots;
- iv. High cost of building materials; lack of locally available different types of building materials made the price of some of the building materials to be higher and therefore not affordable for some of the residents;
- v. Development of unplanned settlements;
- vi. Ongoing uncontrolled transformation from low rise to high rise building within CBD;

CHAPTER 06

HOSPITALI YA RUFAA YA MKOA
(KITETE)
REGIONAL REFERRAL HOSPITAL
Box 22, TABORA
TEL/FAX: 0262605145
0262604438

SOCIAL AND COMMUNITY FACILITIES

This chapter analyses the status of the existing social and community facilities which are pre requisite to human development; therefore, they should be provided in sufficient qualities and quantities to meet community needs and demands.

The main contents of this chapter includes:

- Education Facilities
- Health Facilities
- Other Community Facilities

6.0 SOCIAL AND COMMUNITY FACILITIES

Social and community facilities are among the basic needs in the society that cannot be compromised for sustainable development and attractions of capital investment. Provision of quality and sufficient social and community facilities will guarantee communities health hence making them get involved in production chain activities led to economic growth.

The social and community facilities discussed in this chapter include: education, health and other facilities such as administrative, recreational facilities, religious and cemeteries; as well as fire and library services.

1.35 EDUCATION FACILITIES

The National Education Policy state to provide primary education for all children of school-going age, along with strengthening the capacity to read and write; and build analytical capacity. In connection to this policy the government has stated to provide free education from pre- primary school to ordinary level secondary schools. This education policy and other government directives are being translated and implemented in Tabora Municipality. Education facilities found in the municipality include: Pre-Primary Education, Primary Education, Secondary Education and Tertiary education. These facilities were either public or private owned.

6.1.1 Pre-Primary and Primary Education

In Tabora Municipal Council there are 80 registered primary schools; most of them with a pre-primary school. Out of them, 75 primary schools were government owned and 5 were privately owned. Table number 6.1 shows the distribution of primary schools by wards, school name, their registration numbers and ownership status while drawing no 6.1 indicates the distribution of existing primary schools in the Tabora Municipal Council.

Table 6.1: Distribution of Primary Schools by Wards, School Name, their Registration Number and Ownership Status in Tabora Municipal Council

S/No.	WARD NAME	SCHOOL NAME	REGISTRATION NO.	OWNERSHIP STATUS
1.	Cheyo	1. Cheyo A	TB.01/2/007	Government
		2. Cheyo B	TB.01/2/004	Government
		3. Masubi	TB.01/2/024	Government
		4. Mihayo	TB.01/2/025	Government
		5. Mwenge	TB.01/2/010	Government
		6. Uhuru	TB.01/2/011	Government
2.	Kitete	7. Kitete	TB.01/2/012	Government
		8. Kiyungi	TB.01/2/019	Government
		9. Itetemia	TB.01/2/001	Government
		10. Westland	TB.01/7/001	Private
3.	Itetemia	11. Kwihara	TB.01/2/054	Government
		12. Kipalapala	TB.01/2/063	Government
		13. Masimba	TB.01/2/063	Government
		14. Isukamahela	TB.01/2/051	Government
		15. Shaurijema	EM.17568	Government
4.	Ntalikwa	16. Ntalikwa	TB.01/2/039	Government
		17. Mtakuja	TB.01/2/049	Government
5.	Tumbi	18. Tumbi	TB.01/2/041	Government

S/No.	WARD NAME	SCHOOL NAME	REGISTRATION NO.	OWNERSHIP STATUS
6.	Kalunde	19. Kipera	TB.01/2/052	Government
		20. Itema	TB.01/2/074	Government
		21. Iyombo	TB.01/2/053	Government
		22. Kalunde	TB.01/2/028	Government
		23. Ulamba	TB.01/2/045	Government
		24. Izimbili	TB.01/2/038	Government
7.	Misha	25. Umanda	TB.01/2/064	Government
		26. Msange	TB.01/2/055	Government
		27. Block Farm	TB.01/2/058	Government
		28. Misha	TB.01/2/046	Government
8.	Kabila	29. Itaga	TB.01/2/037	Government
		30. Masagala	TB.01/2/026	Government
9.	Ikomwa	31. Igambilo	TB.01/2/030	Government
		32. Kabila	TB.01/2/040	Government
		33. Igosha	TB.01/2/069	Government
		34. IKomwa	TB.01/2/029	Government
		35. Igombe A	TB.01/2/047	Government
10.	Uyui	36. Igombe B	TB.01/2/058	Government
		37. Kapunze	TB.01/2/072	Government
		38. Uyui	TB.01/2/035	Government
11.	Kakola	39. Kalumwa	TB.01/2/048	Government
		40. Imalamihayo	TB.01/2/042	Government
12.	Itonjanda	41. Kokola	TB.01/2/027	Government
		42. Magoweko	TB.01/2/044	Government
13.	Ifucha	43. Itonjanda	TB.01/2/034	Government
		44. Manoleo	TB.01/2/060	Government
14.	Ndevelwa	45. Ifucha	TB.01/2/032	Government
		46. Kazima	TB.01/2/043	Government
		47. Ndevelwa	TB.01/2/036	Government
		48. Itulu	TB.01/2/050	Government
		49. Izenga	TB.01/2/071	Government
15.	Ipuli	50. Ibasia	TB.01/2/070	Government
		51. Inala	TB.01/2/031	Government
16.	Mpera	52. Ipuli	TB.01/2/021	Government
		53. Majengo	TB.01/2/061	Government
		54. Them Hill	TB.03/2/003	Private
17.	Isevyia	55. St. Francis	TB.01/7/074	Private
		56. Mtendeni	TB.01/2/014	Government
18.	Mtendeni	57. Bomba Mzinga	TB.01/2/023	Government
		58. Magereza	TB.01/2/018	Government
19.	Kiloleni	59. Mwanzo	TB.01/2/062	Government
		60. Jamhuri	TB.01/2/068	Government
20.	Mapambano	61. Kiloleni	TB.01/2/015	Government
		62. Milambo Barracks	TB.01/2/059	Government
21.	Tambukareli	63. Mabatini	TB.01/2/016	Government
		64. Miyemba	TB.01/2/066	Government
22.	Mbugani	65. Rufita	TB.01/2/005	Government
		66. Istqaama	TB.01/7/005	Private
23.	Malolo	67. Malolo	TB.01/2/022	Government
		68. Chemchem	TB.01/2/007	Government
24.	Chemchem	69. Alli Hassan Mwinyi	TB.01/2/065	Government
		70. Green Lane	TB.01/7/004	Private
25.	Mwinyi	71. Kizigo	TB.01/2/067	Government
		72. New Era	TB.01/7/006	Private
26.	Ng'ambo	73. Mpepo	TB.01/2/078	Government

S/No.	WARD NAME	SCHOOL NAME	REGISTRATION NO.	OWNERSHIP STATUS
	Chekundu	74. Mkoani	TB.01/2/013	Government
28.	Gongoni	75. Town School	TB.01/2/002	Government
		76. Kanyenye	TB.01/2/017	Government
		77. Gongoni	TB.01/2/008	Government
29.	Kanyenye	78. Isike	TB.01/2/003	Government
		79. Furaha	TB.01/2/020	Government
		80. Viziwi	TB.01/2/009	Government

Source: Tabora Municipal Council Primary Education Department, March, 2018

Enrolment: Interviews made in March, 2018 with Municipal Council Primary Education Officer revealed that pupil's enrolment as per January, 2018 was 46,843; whereby boys were 23,173 and girls were 23,670. The average attendance in the classroom ranges to 95 percent in the CBD while in the peripheral was 75 percent. A number of reasons are explained to justify the trend above, including long travelling distance to the facility, movement of parents to different areas in searching for good pastures and fertile land for cultivation. (Appendix 01 shows an enrolment and teachers staffing level).

Classrooms: The Government Education Policy, required ratio of classroom per pupils is 1:40. During the financial year of 2017/2018 the municipality had a total of 612 classrooms against the required 1,482 classrooms; thus making a deficit of 872 classrooms. The average ratio was 1:77 pupils per classroom. The available classrooms were not adequate to serve all the pupils hence justifying the existence of poor learning environment that can have impact performance levels.

Desks: The Government Education Policy, required ratio of desk per pupils is 1:3. During the financial year 2017/2018 the municipality had a total of 11,635 desks while the required desks were 21,327; thus making a shortage of 9,672 desks. The ratio was an average of 1:4 pupils per desk. The available desks were not adequate to serve all the pupils in the municipality.

Primary School Teachers: The government Education Policy, required ratio of Primary School Teachers is 1:40. During the financial year of 2017/2018, Tabora Municipal Council had a total number of 987 teachers as opposed to the requirement of 1484 teachers. The council had a shortage of 497 teachers. Teacher's pupil ratio in the municipality was 1:56 exceeding the National Standard of 1:40. The shortage observed led to difficult in service delivery to the pupils causing an impact on school performance.

Pit Latrines: The Government Education Policy, required ratio of pupils' pit latrines is 1:25 for boys and 1:20 for girls. During the financial year of 2017/2018 Tabora Municipal Council had a total number of 852 pit latrines while the required numbers of pit latrine are 1,965; having a shortage of 1,398 pit latrines. The average ratio was 1:55 pit latrine per pupils. The shortage of pit latrines or toilet were mostly observed in the public owned primary schools and not privately owned. Currently, the government is emphasizing construction of pit latrines by the involving the communities surrounding the school to participate fully as it is one of their obligations.

Primary Teacher's Houses: The Government Education Policy, recommended ratio is one house per teacher (1:1); However, observations made in Tabora Municipal Council during the financial year of 2017/2018 revealed 132 houses for primary school teachers was available contrary to the required 1298 houses. The shortage noted was 1166 houses. The ratio was one house per 7 teachers (1: 7).

6.1.2 Secondary Education

The Government Education Policy requires, each ward to have a secondary school. The total number of registered secondary schools in Tabora Municipal Council is 32, whereby 23 were government owned and 9 were privately owned. Table number 6.2 shows distributions of these secondary schools by wards while drawing number 06 indicates the distribution of existing secondary schools in Tabora Municipal Council.

Table 6.2: Distribution of Secondary Schools by Wards with Their Registration Numbers and Ownership Status

S/No.	WARD NAME	SCHOOL NAME	REGISTRATION NO.	OWNERSHIP STATUS
1.	Cheyo	1. Cheyo	S. 2143	Government
		2. Kazima	S. 0314	Government
		3. Uyui	S. 0346	Private
2.	Kitete	4. Tabora Boys	S. 20	Government
		5. Tabora Girls	S. 07	Government
		6. Kariakoo	S. 3530	Government
		7. St. Peters	S. 4492	Private
3.	Tumbi	8. Chang'a	S. 3355	Government
4.	Kalunde	9. Kalunde	S. 3360	Government
5.	Misha	10. Misha	S. 3358	Government
6.	Ikomwa	11. Itaga	S. 69	Private
7.	Uyui	12. Ikomwa	S. 4412	Government
8.	Itonjanda	13. Nkumba	S. 2140	Government
9.	Ndevelwa	14. Itonjanda	S. 2944	Government
		15. Ndevelwa	S. 3357	Government
10.	Ipuli	16. Ipuli	S. 2141	Government
		17. Isevyu	S. 0517	Government
11.	Mpera	18. Them Hill	S. 4985	Private
		19. St. Francis	S. 4582	Private
12.	Chemchemi	20. Milambo	S. 04	Government
13.	Mtendeni	21. Bombamzinga	S. 4043	Government
14.	Kiloleni	22. Fundikira	S. 3356	Government
15.	Itetemia	23. Itetemia	S. 2144	Government
16.	Malolo	24. Kanyenye	S. 4118	Government
17.	Kanyenye	25. Mihayo	S. 314	Private
18.	Tambukareli	26. Unyanyembe	S. 0617	Private
19.	Ng'ambo	27. Kaze Hill	S. 2142	Government
		28. New Era	S. 1294	Private
		29. Lwanzari	S. 3572	Government
20.	Mwinyi	30. Sikanda	S. 3359	Government
		31. Ally Hassan Mwinyi	S. 558	Private
21.	Mbugani	32. Nyamwezi	S. 3360	Government

Source: Tabora Municipal Council Secondary School Education Department March, 2018

Table No 6.2 shows that the distribution of secondary schools had covered only 21 wards. Out of these, there were seven wards having more than one secondary schools as indicated in the brackets: Cheyo (3),

Kitete (4), Misha (2), Ipuli (2), Mpera (2), Ng'ambo (3) and Mwinyi (2). However, there were 8 wards of the municipality which had no secondary schools. These includes the wards of Kabila, Isevy, Tambukareli, Kanyenye, Gongoni, Ifucha, Kakola, and Ntalikwa.

This is due to different reasons including lack of fund to acquire land (land valuation and compensation) for construction of new schools, low morally amongst the residents to contribute for school constructions, fewer students in the respective catchment areas and availability of old secondary schools constructed by the government in those wards.

Enrolment: According to Municipal Secondary Education officer March 2018, a total enrolment rate in Tabora Municipality was 9,239 students distributed in existing 32 secondary schools. Enrolment rate differs as one goes towards the peripheral. For example, Ipuli secondary school located five kilometers from the CBD had an enrolment of 1,044 students, while Itonjanda and Ndevelwa secondary schools located 15 kilometers from the CBD had an enrolment of 227 and 214 respectively as compared to Ikomwa secondary school which is located 35 kilometers from the CBD, that means in the periphery having an enrolment of 148 students.

Classrooms: The Government Education Policy, required ratio of classroom per student is 1:40. During the financial year of 2017/2018 the existing 32 secondary schools in Tabora Municipality required 336 classrooms; while available classrooms were 326, there was shortage of 22 classrooms. The average ratio was 1:28 students per classroom. It should be noted that classrooms were not adequate mainly in secondary schools owned by the government.

Different efforts are being carried out through community participation to built up classrooms to the required number. At the end of the financial year 2017/2018 a total of 4 classrooms were prepared for the respective secondary schools.

Desks: The Government Education Policy, required ratio of desks is one desk per one student (1:1). During the financial year of 2017/2018 there was a total of 12,216 desks in the 23 secondary schools owned by the government as opposed to the required 12,368 desks and therefore there was a shortage of 52 desks. The ratio was 1:1 desk per student.

The situation was different in those secondary schools owned by private individuals or institutions. In the actual fact in some secondary schools there was a surplus of desks, example in Them Hill and St. Francis secondary schools.

Secondary School Teachers: Government Education Policy states the ratio of Secondary Schools Teachers to be 1:40. During the financial year of 2017/2018 Tabora Municipal Council had a total number of 478 secondary school teachers from the required number 492; hence the shortage of 14 teachers. The ratio between teacher and students stand at 1:19. The ratio obtained reflects that there was no serious shortage of secondary school teachers in the council. However, there is a need for the department of Secondary Education to scan around its existing secondary schools and identify those schools with critical shortage so as make internal transfers to meet the gaps. This is due to the fact that some of the secondary schools located within the CBD had more than what required while those located at the periphery had a serious shortage.

Toilets: The Government Education Policy, required ratio of students' pit latrines is 1:25 for boys and 1:20 for girls. During the financial year of 2017/2018 Tabora Municipal Council had a total of 161 pit latrine for boys while 161 for girls in the existing 32 secondary schools. The required pit latrines were 182 for boys and 230 for girls therefore, total shortage was found to be 90 pit latrines for both. The ratio was one pit latrine per 29 students (1: 29).

Laboratories: The Government Education Policy required number of laboratories per secondary school is three (3) for biology, physics and chemistry subjects. During the financial year of 2017/2018 the number of laboratories found in Tabora Municipal Council were 71 laboratories while required number of laboratories was 81; and therefore, there was a shortage of 10 laboratories. The observation made during the social-economic survey of August, 2015 revealed that 100 percent of the newly secondary schools constructed and owned by the Municipal Council were furnished with school laboratories which were under different stage of completion.

Secondary School Teacher's Houses: The Government Education Policy recommended ratio is one house per teacher (1:1). During the financial year of 2017/2018 required number of teacher's house were 176 houses while available number of teacher's houses was 106; there was a shortage of 70 houses. Notifying the ratio of one house per 5 teachers. The situation which made most of the secondary school teachers to rent houses outside the school premises.

Appendix 02 shows the requirement and availability of secondary schools and related facilities in Tabora Municipal Council.

Challenges Facing Secondary Education Sector

The problems facing government secondary schools in Tabora municipality are similar to those facing other government secondary schools in the country and they include:

- i. Shortage of funds to maintain existing infrastructure and facilities,
- ii. High enrolment rates with increasing student/teacher ratio,
- iii. Shortage of teachers especially science teachers,
- iv. Inadequate provision of teaching facilities and related services
- v. Lack of transport facilities for supervisor purposes,
- vi. Lack of sufficient playing grounds,
- vii. Long walking distances for day students making them vulnerable to abuse, Poor remuneration for teachers, and
- viii. Diminishing quality of students qualifying for secondary education.

6.1.3 Tertiary education

There are three universities found in Tabora Municipal Council, these includes: Archbishop Mihayo University College of Tabora, Theofilo Kisanji University and Open University Collage of Tabora.

Archbishop Mihayo University College: is located in Roman Catholic Archbishop plot at Kanyenye ward and owned by Roman Catholic (RC) church. The enrolment rate during financial year of 2017/2018 was 1650 for second and third year students, the first year students were not enrolled due to the fact that the University did not meet some of the requirement from Tanzania Commission for University (TCU). Courses offered were Bachelor in Social science, Bachelor in Education and Bachelor of Laws. Currently, the RC church has acquired an area of about 400 hectares for construction of new campus at Mailitano, Ipuli ward, along Tabora – Nzega road.

Theofilo Kisanji University College: is located in Cheyo ward about 150 meters to the southwest from Municipal Hall and owned by Moravian Church of Tanzania. The enrolment rate was 260 for diploma students while undergraduate were 47 only. The University has stopped enrolling undergraduate students due to a failure to comply with Tanzania Commission for University (TCU) requirements. The courses offered includes; Bachelor of Education, Accountancy, Social Science and Bachelor of Law.

The Open University College: is located close to TUWASA office, south of Manyema road in Gongoni ward and is owned by the government. It offers the following courses; Bachelor of Law, Social Sciences and Education.

Tabora Municipality is also a home to six colleges owned by the government; these including: Tabora Secretarial College, which was recently, renamed as Public Civil Service College, Tabora Ardhi Institute, Tabora Teachers Training College, Railway Training College, Tabora Bee Keeping Training Institute, Tumbi Agricultural Training Institute. Other college is St Paul's Seminary Kipalapala located in Itetemia ward and owned by the Roman Catholic Church.

1.36 HEALTH FACILITIES

In Tabora Municipal Council health facilities are provided through a number of complementary institutions. These institutions are dispensaries, health center and hospitals owned by either government or private individuals/institutions. The council is also assisted in provision of health services from, EGPAF, Plan International, JICA, and Local Social Economic NGOS, MARIE STOPES, UMATI, UNICEF and WHO. Drawing number 07 shows the distribution of health facilities in Tabora Municipal Council.

6.1.4 Hospitals

Kitete Regional Hospital located in Kitete ward is the referral hospital owned by the Central Government under the Ministry of Health, Community Development, Gender, Elderly and Children covers an area of 11.4 hectares. The Municipality has no district hospital hence all referral cases are attended by Kitete Regional Hospital as well as Mirambo Barracks Hospital owned by Tanzania People Defence Force (TPDF) and St. Anne Roman Catholic Hospital owned by the Roman Catholic Church.

On average the National Health Policy, requires referral regional hospitals to have between 200-400 hospital beds which need to distributed in 10 wards (maternity, surgical male, surgical female, medical male, medical female, pediatrics, children, general and grade 2 wards) and serve a population of at least 200,000 people. Kitete Regional Hospital has three specialist doctors, eight medical doctors and other

medical required facilities. They attend referral cases from the Tabora Municipal Council and all other part of the region.

The analysis of health staff workers made during the household survey of 2015 revealed that there was a shortage number of staff workers at Kitete Regional Hospital as compared to the number of required based on the government health policy. In additional to that, there was also a shortage of beds to carter for the given number of patients who needs to be served by such a hospital.

There is a shortage of 161 medical staff equal to 38 percent of the required medical staffs in the municipality as shown in table 6.3.

Table 6.3: Number of Staff Workers in the Department of Health Tabora Municipal Council

S/No.	CADRE NEEDED	REQUIRED				AVAILABLE	SURPLUS/DEFICIT
		Minimum No. For Each	Maximum No. For Each	Minimum For All Facilities	Maximum For All Facilities		
1.	Medical Officer	1	1	1	1	4	-3
2.	Assistant Medical Officer	0	0	0	0	10	-10
3.	Dental Officer	1	1	1	1	2	-1
4.	Assistant Dental Officer	0	0	0	0	1	-1
5.	Environmental Health Officer	1	1	1	1	1	0
6.	Assistant Environmental Health Officer	1	1	31	31	24	7
7.	Health Assistant	1	1	5	5	2	3
8.	Nurse Officer	1	1	1	1	1	0
9.	Assistant Nurse Officer	1	1	2	2	30	-28
10.	Health Secretary	1	2	1	2	1	1
11.	Clinical Officer	1	2	22	44	23	21
12.	Clinical Assistant	1	2	22	44	4	40
13.	Nurse	1	2	22	44	64	-20
14.	Pharmaceutical Assistant	1	1	22	22	0	22
15.	Nutrition Officer	1	1	1	1	1	0
16.	Social Welfare Officer	1	1	1	1	1	0
17.	Environmental Engineer	0	0	0	0	1	-1
18.	Laboratory Assistant	1	1	22	22	9	13
19.	Laboratory Technologist	1	1	1	1	2	-1
20.	Medical Attendant	1	1	22	22		-33

21.	Community health worker/Social welfare Assistant	1	2	22	44	-	44
22.	Security Guard	2	2	22	44	-	22
23.	Data Clerk	1	1	22	22	-	20
24.	Revenue Collector	1	1	22	22	-	22
25.	Health insurance Expert	1	1	22	22	-	22
26.	Account assistant	1	1	22	22	-	22
TOTAL		15	20	310	421	260	161

Source: Health Department Tabora Municipal Council, 2015

Below the regional hospital and above the health center is a district hospital which is the referral facility for dispensaries and health centers in serious cases. District hospital is a very important level in the provision of health services in the region. Each district is supposed to have a district hospital. On average district hospitals should have between 60-150 hospital beds. District hospitals offer all medical services except those which require specialist care, planning and organization. In Tabora Municipal Council there is no any district hospital; About 42 acres has been allocated at Uledi area in Mpera Ward for the construction of a District Hospital; currently, the construction of outpatient building has started.

6.1.5 Health Center

On average the National Health Policy requires every ward to have a health center having a range of 10 – 45 hospital beds for patient admission and serve a population of at least 50,000 people. The situation in Tabora Municipal Council is critical, in the sense that there are only two health centers: Ipuli Health Center owned by the Government located in Ipuli ward has a room for minor surgery and only 50 hospital beds for in patients including maternity cases. The other one is St. Philipo Health Center owned by Anglican Church located in Ng'ambo ward having between 20 to 70 hospital beds. These two health centers serve a population of more than 226,999, which is below the National Standard based on both the population and the number of administrative wards available.

Supporting the existing dispensaries are health centers which give priority to preventive measures and hygiene at the same time giving treatment of common diseases. Health centers are run by Medical Assistants/Medical Officers well trained in diagnosis, treatment and in minor surgery. The Medical Assistant is usually assisted by one or two clinical assistants, a nurse/midwife with one or two maternal and child aids, a health aid and a health assistant.

The analysis of health facilities made during the household survey of 2015 revealed that the existing two health centers were not adequate to serve such a population as a result some of the existing dispensaries especially Town Clinic Dispensary which is located within the CBD have become overloaded. At the same time, the existing hospital beds, clinical staffs and other medical facilities available in Ipuli Health Center were not adequate to serve then existing as well as the future population of the entire municipality.

6.1.6 Dispensaries

Tabora Municipality had 38 dispensaries of which the Government owns 28, 5 are owned by private individuals and 5 are owned by Faith Based Organizations. The health services provided in the mentioned dispensaries include diagnosis and dispensing services while maternity services are provided in some dispensaries with experienced clinical officers. Table 6.4 shows distribution of dispensaries by names, wards and ownership status.

Table 6.4: Distribution of Dispensaries by Names, Wards and Ownership Status in Tabora Municipality

S/No.	NAME	LOCATION (WARD)	OWNERSHIP
1.	Itetemia Dispensary	Itetemia	Government
2.	Umanda Dispensary	Kabila	Government
3.	Mtakuja Dispensary	Itetemia	Government
4.	Ng'ambo Dispensary	Ng'ambo	Government
5.	Malolo Dispensary	Malolo	Government
6.	Ndevelwa Dispensary	Ndevelwa	Government
7.	Ntalikwa Dispensary	Ntalikwa	Government
8.	Kakola Dispensary	Kakola	Government
9.	Uyui Dispensary	Uyui	Government
10.	Manoleo Dispensary	Itonjanda	Government
11.	Itaga Dispensary	Misha	Government
12.	Ikomwa Dispensary	Ikomwa	Government
13.	Imalamihayo Dispensary	Uyui	Government
14.	Kiloleni Dispensary	Kiloleni	Government
15.	Kalunde Dispensary	Kalunde	Government
16.	Cheyo Dispensary	Cheyo	Government
17.	Uhazili Dispensary	Kanyenye	Government
18.	Town Clinic	Chemchem	Government
19.	Ifucha Dispensary	Ifucha	Government
20.	Isevyu Dispensary	Isevyu	Government
21.	Tumbi Dispensary	Tumbi	Government
22.	Block Farm Dispensary	Kalunde	Government
23.	Mahabusu Dispensary	Kitete	Government
24.	Police Dispensary	Kanyenye	Government
25.	Faru Dispensary	Cheyo	Government
26.	Magereza Uyui	Mtendeni	Government
27.	TRL Dispensary	Cheyo	Government
28.	Masange JKT	Kalunde	Government
29.	AMUCTA Dispensary	Kanyenye	FBO
30.	YMCA Dispensary	Gongoni	FBO
31.	Kipalapala Dispensary	Itetemia	FBO
32.	Tabora Mennonite Dispensary	Kanyenye	FBO

33.	SDA Church Dispensary Tabora	Gongoni	FBO
34.	Tabora Umoja Dispensary	Chemchem	Private
35.	EFATHA Dispensary	Chemchem	Private
36.	Beatrice Dispensary	Kanyenye	Private
37.	Tumaini Dispensary	Chemchem	Private
38.	Primaty Neema Maternity Home	Malolo	Private

Source: Municipal Medical Officer of Health, August 2015

Currently, in the municipality health facilities are mostly provided in dispensaries staffed by a clinical officer and clinical assistant with one or two helpers and in some cases a nurse/midwife.

6.1.7 Pharmacies

There were 8 pharmacies, all privately owned, located in the CBD. There were also six registered and 25 unregistered medical stores (Accredited Drug Dispensing Outlets - ADDO) distributed within the municipality.

6.1.8 Health Status

Maternal mortality is defined as the number of women who die while pregnant or within 42 days of the termination of pregnancy. Maternal mortality rate is measured as number of deaths per 1,000. Infant mortality rate (IMR) and under five mortality rate (U5MR) are indicators of child survival. The Infant Mortality rate (IMR) per 1000 live births was 104 while Child Mortality Rate (CMR) per 1,000 live births was 117 according to the Environmental Profile of Tabora Municipality, 2007.

Immunization of children is one way of decreasing infant mortality rate. Immunization coverage of children under one year and under five years in the municipality in the last five years

6.1.9 Disease Prevalence

Tabora residents are at high risk of suffering from common tropical diseases including endemic diseases such as cholera and meningitis. The municipality has high prevalence of diseases as shown in the table 6.5 below for the last five months from July to December 2015. The table also shows the top 10 causes of hospital admission. For patients below the age of 5 years the leading diseases are severe malaria, dysentery, typhoid and measles. For patients of the age 5 years and above, the commonest causes of morbidity are severe malaria, typhoid and others.

Table 6:5 Notifiable Diseases in Tabora Municipal Council

S/No.	DIAGNOSIS	< 5 YEARS				TOTAL	>5 YEARS				TOTAL
		M	F	Death	CFR		M	F	Death	CFR	
1.	Malaria	3,152	3,555	85	1.27	6,707	3,500	4,952	50	0.59	8,452
2.	Typhoid	53	59	3	2.68	122	343	505	7	0.83	848
3.	Dysentery	60	63	2	1.63	123	161	162	3	0.93	323
4.	Others	25	36	3	4.92	61	45	102	4	2.27	147
5.	Measles	49	31	2	2.50	80	22	41	2	3.17	63
6.	Relapsing fever	7	8	0	0.00	15	7	11	0	0.00	18
7.	Acute Flaccid Paralysis	0	5	0	0.00	5	4	3	0	0.00	7
8.	Meningitis	0	0	0	0.00	0	4	2	2	33.33	6
9.	Rabid Animal bite	0	0	0	0.00	0	1	3	0	0.00	4
10.	Neonatal Tetanus	1	1	2	100.00	2	0	0	0	0.00	0
TOTAL		3,347	3,758	97	1.37	7,105	4,087	5,781	68	0.69	9,868

Source: Health Department Tabora Municipal Council, 2015

6.1.10 Health Equipment in the Municipality

Health working equipment's were adequately supplied to facilitate delivery of health services. Equipment which were not available includes radio call for emergency cases, pressure cooker while solar panels were missing in some of dispensaries making difficult in provision of services. Medical equipment availability level is almost 75 percent at primary Health Care Facility level, however 33 percent of HSBF has been allocated for the procurement of medicines and medical equipment to reduce shortage of the same. The table 6.6 below indicates different equipment available that facilitate provision of health services in the Tabora Municipal Council

Table 6.6: Health Equipment's Available in Tabora Municipal Council

S/No.	ITEM	QUANTITY					
		AVAILABLE	GOOD/ FUNCTIONING	NEEDS REPAIR	NOT FUNCTIONING	BEYOND REPAIR	REQUIRED
1.	Weighing Scale	54	35	0	0	19	66
2.	Solar Panel	26	19	0	7	0	44
3.	Sim tank	18	13	0	5	0	22
4.	Refrigerator	41	38	0	3	0	44
5.	Radio Call	14	7	0	7	0	0
6.	Pressure cooker	9	6	0	3	0	0
7.	Microscopes	14	11	0	3	0	22
8.	Hospital Beds	53	50	0	3	0	22
9.	File Cabinets	13	0	0	13	0	22
10.	Examination	24	8	0	16	0	22
11.	Dental Chairs	4	1	0	3	0	4
12.	Delivery Beds	64	58	0	6	0	22
13.	BP Machines	68	49	0	19	0	66
14.	Auto	31	25	0	6	0	22

Source: Municipal Medical Officer of Health Department, August 2015

Ratio of Patients per Clinician

The social economic survey of August 2015 reveals that, the existing ratio between clinician and patient in the Town Clinic Dispensary is 1:60 to 100 per day, also the ratio in the dispensaries found in different

wards ranges from 40 to 75 patients per one clinician daily. Therefore, was a deficiency in terms of clinicians and therefore there is a need to increase their number.

6.1.11 Immunization Services

Immunization and vaccination is being conducted in the municipality to the newly born babies and babies below five years to prevent them against diphtheria, pertussis, tetanus, hepatitis B and C, measles, tuberculosis, polio, rotavirus, and bacterial meningitis. Regular national immunization and Vitamin A supplementation campaigns were conducted.

6.1.12 Maternal and Child Health (MCH)

Tabora Municipal Council is implementing the National Policy of providing maternal and child health services. For the year 2015, a total of 9,626 pregnant mothers attended antenatal clinic (at least one visit) out of the target of 9,317 (103 percentage). Health facility deliveries for the same year were 61 percent, and there were 14 maternal deaths. Table 6.7 shows number of pregnant women attendant clinic services from 2015 to 2017.

Table 6.7: Number of Pregnant Women Attending Clinic Services

Year	Below 12 Weeks	Twelve Weeks and Above	Total
2015	1266	9674	10940
2016	1580	10440	12020
2017	2013	10520	12533

Source: Municipal Medical Officer of Health Department, August 2015

6.1.13 Family Planning

Family planning concept is not new in Tabora Municipality; traditional child spacing has been practiced from time immemorial to enable mothers to breast feed their babies over a long period. In the municipality, family planning services are available to all women who attend Maternal and Child Health (MCH) Clinics. Family planning is one way of reducing maternal and infant morbidity and mortality rates. The prevalence of use of modern family planning methods in 2015 was 32 percent.

Family planning tools are broadly categorized into two: natural family planning methods and artificial family planning methods.

Natural family planning is based on avoiding sexual intercourse during the fertile period of women. This method is based on physical signs of ovulation like basal body temperature and certain changes in mucus consistency.

Artificial family planning signifies various contraception methods like birth control pills and Norplant implant, barrier methods like condoms, cervical caps and diaphragm, and sterilization or permanent contraception. Another popular hormonal birth control method is the IUD (intrauterine device) which prevents unwanted pregnancy. Tanzania family planning Association (UMATI) is a voluntary organization that plays an active part in training maternal and child health. Other providers of family planning education is the government, Non-Government Organizations and faith –based agencies.

Factors contributing to low contraceptive prevalence in Tabora Municipality include low acceptance of modern family planning methods, erratic supplies of contraceptives with limited range of choices, limited knowledge/skills of providers and provider's bias affecting informed choice. The situation is worsened by limited spousal communication, inadequate male involvement, lack of adolescent-friendly health services and misconceptions about modern family planning methods.

6.1.14 Projects Under Health Department

In the financial year (2015/2016), health development projects include:

- i. Prevention Mother to Child Transmission (PMCT) funded by Elizabeth Graser Pediatric AIDS Foundation (EGPAF);
- ii. Care and Treatment Clinic (CTC) funded by EGPAF;
- iii. Home Based Care (HBC) funded by EGPAF;
- iv. Neglected Tropical Disease (NTD) funded by an NGO's called IMA; and
- v. SAFI- is an affiliated agency under EGPAF that offers support delivery facilities to pregnant woman and infant follow up.

6.1.15 Social Welfare

Social-welfare policy is aimed at improving the health status of all people in physical, mental and social well being. Good health is a major resource for economic development. In Tabora Municipality over 95 percent of the people have no protection in the event of contingencies, livelihood shocks or severe deprivation. A small number mostly civil servants have formal social security and health insurance schemes.

There has been little focus on identifying and responding to children in need of protection from abuse, violence and exploitation. The existing structures, systems and services for protecting children especially those with disabilities are weak. There is only one primary school that caters for children with special needs. Women's rights to protection against abuse and violence are similarly weak although a women fund was established in 2003 to empower women in economic development.

A comprehensive review of national policies on social protection to improve the existing legal and services structures is required. There is also need to increase and train sector personnel to develop monitoring, referral and response system that will promote shared awareness at community and statutory levels of children and women's rights to protection. Table 6.8 shows the distribution of social welfare institutions in Tabora Municipal Council.

Table 6.8: The Distribution of Social Welfare Institutions in Tabora Municipal Council

S/No.	INSTITUTIONS	LOCATION	MALE	FEMALE	TOTAL
1.	Children Home	1.SFS Ipuli	37	-	37
		2.Cheyo	3	5	8
		3.Kazima-Ifucha(TCFDT)	6	2	8
		4.Igambiro Islamic Centre Misha	11	29	40
2.	Homes for elderly/children	1.St.Theresia Gongoni	18	24	42
3.	Elderly/Disables	1.Amani Ipuli	40	50	90
4.	Training Institutions for people with disability	1.Furaha Primary School Gongoni			
5.	Day care centers				

Source: Municipal Health Department and Social Welfare, August 2015

Due to HIV and AIDS pandemic, change of life style, increase in poverty and weakening of social bonds, social welfare services need special attention at all levels of government. However, coordination and adherence to standards has remained to be an all time challenge to the department of social welfare and provider of services particularly to vulnerable groups. Most of the social welfare institutions are not in good condition hence providing inadequate services to the inmates.

Social Welfare Challenges

At social welfare level, the most pressing problem has been inadequate budget, uncoordinated data, and human resource that make the department fail to address the challenges facing vulnerable groups, hence vulnerable groups like people with disability, elderly and vulnerable children continue to live in environment where their needs are not met.

The Department of Social Welfare in Tabora Municipal Council lacks comprehensive information system to inform and guide decision making. Resource constraints (human, financial, material supplies and equipment) present a weakness and threat to quality improvement work if deliberate steps are not taken at planning and resources allocation levels. Development of comprehensive social protection frame to accommodate different categories of people in the society, improvement of budget for social welfare services and integration of social welfare information into Health Management Information System (HMIS).

Poverty Reduction

The fight against poverty is a long-standing agenda in the history of Tanzania since independence. Various initiatives and strategies were designed to eradicate poverty and increase economic growth:

- i. The Tanzania Development Vision 2015 designed in 1999;
- ii. The National Poverty Eradication Strategy, 1998;
- iii. Poverty Reduction Strategy paper, 2000; and
- iv. National Strategy for growth and Reduction of poverty (MKUKUTA).

MKUKUTA generated a strong agenda aiming at sustaining broad based growth whilst emphasizing equity and good governance. According to the statistics produced by the National Bureau of Statistics Tanzania has successfully managed to reduce poverty among Tanzanians. Incidence of Basic Needs Poverty has declined from 34.4 percent in 2007 to 28.2 percent in 2011/12. Likewise, food poverty has declined from 11.8 percent in 2007 to 9.7 percent 2011/12, lower than the targeted 12.5. Gini Coefficient stands at 0.34, a slight fall in poverty inequality compared to 0.37 in 2007.

Challenges Facing Social Welfare in Tabora Municipal Council

- i. Gaps in co-ordination of social welfare activities between the Department of Social Welfare in the Ministry and Local Government Authorities;
- ii. Inadequate budget for social welfare services;
- iii. Inadequate provision of infrastructure for social welfare facilities;
- iv. Unintegrated social welfare information into Health Management Information System (HMIS);
- v. Lack of comprehensive social protection framework to accommodate different categories of people in the society; and
- vi. Lack of seminars and training program.

6.1.16 Initiatives Taken to Minimize the Problems Facing Health Sector

Creation of awareness to the people concerning HIV/AIDS and use of mosquito nets for prevention of malaria; and enforcement of by laws concerning maintenance of good hygienic conditions. For Example, construction of toilets for every households and in the public areas.

Health Provision Challenges

The most pressing problems in the provision of health care are:

- i. The frequent stock outs of medicine;
- ii. Inadequate basic patient care equipments/supplies and inputs for diagnostic;
- iii. Resource pooling for quality improvements services;
- iv. Transforming traditional supervision to supportive supervision in combination with mentoring/reaching all health facilities;
- v. Boosting staff morale for quality improvements services under current resource constraints; and
- vi. Putting client's rights forefront.

Challenges Facing Health Sector in Tabora Municipality

- i. Inadequate provision of health facilities especially health centers and pharmacies.
- ii. Shortage of medical staff at Kitete Hospital, the two Health centers and some of the dispensaries;

- iii. Shortage of health related working equipment's include screen folding with curtains and wheel chair for health centers, microscope and hospital beds;
- iv. Inadequate and bureaucracy in supply of drugs; and
- v. Poor condition of existing medical facilities and structures.

1.37 OTHER COMMUNITY FACILITIES

The other community and social facilities found in the municipality includes: commercial, administrative, religious, fire services, cemetery, recreational areas and library.

6.1.17 Commercial Facilities

In Tabora Municipal Council, most of the commercial activities are mainly concentrated at the Central Business District. Commercial activities conducted in the municipality contribute to raising individual income and council income through taxes charged such as business license, waste collection fee, hotel levy, liquor license etc. Table 6.9 shows type and number of Commercial Facilities in Tabora Municipal Council.

Table 6.9: Type and Number of Commercial Facilities in Tabora Municipal Council

S/No.	FACILITY	NUMBER	S/No.	FACILITY	NUMBER
1.	Retail shops	2000	19.	Security Guard Services	4
2.	Books and Stationeries	80	20.	Agriculture shop	30
3.	Auto spare, Machinery, Electrical, Bicycle spares	40	21.	Second hand clothes (Mitumba)	170
4.	Milling Machines	95	22.	Health Center	
5.	Guest Houses	150	23.	Transporters	5
6.	Groceries and Bar	181	24.	Bakeries	3
7.	Timber Yard	17	25.	Super Min Markets	2
8.	Building and Civil Contractors	10	26.	Jewelries Dealers	6
9.	Hardware	60	27.	Laboratory Services	5
10.	Butchery	12	28.	Photo Studio	9
11.	Restaurants	8	29.	Business Agents	11
12.	Garages and Sub workshops	25	30.	ADDO (registered)	7
13.	Wholesale and Sub wholesaler	41	31.	ADDO (unregistered)	22
14.	Pharmacies	8	32.	Cable Network Services	1
15.	Agro vets shops	50	33.	Barks	7
16.	Small Industries (Ginneries)	150	34.	SACCOS	4
17.	Medium Industries	0	35.	Agents of Beer and Soda	6
18.	Petrol Stations	10	36.	Saloon	16

Source: Municipal Trade Officer, August 2015

6.1.18 Administrative Facilities

Tabora Municipality is a headquarter as well as administrative and commercial center for Tabora Region. A number of administrative facilities exist within the municipality include: The Regional Commissioners Office which is located along Boma road in Kitete Ward as well as District Offices located at Boma area in Kanyenye ward. Other public offices include. Municipal Council Offices, Police stations, Postal office, Courts, Prisons, Ward offices. It also includes; TANESCO, TANROADS,

GPSA, NAO, NHIF, SUMATRA, PCCB, PRISONS, RPC, RSO, IMMIGRATION, TEMESA, SUBTREASURY, TBA, FIRE STATION etc.

Following the shortage of offices in the old building the Municipal Council is constructing its new office building along Boma Road close to the existing Municipal Hall. The building, which is under construction, consists of three storey and is expected to accommodate all the offices of the council hence solving the ever-lasting problem. Only eight wards out of 29 wards have building for the Ward Office to render their services to the communities, the rest are renting offices from individual houses thus jeopardizing their efficiency in service delivery. In addition to that, the municipality has two prisons: Uyui prison located at Mtendeni and *Gereza la Mahabusu* prison (specifically for women) located at Kitete ward. These prisons especially Uyui prison has a challenge of high concentration of prisoners with inadequate facilities.

6.1.19 Religious Facilities

Dominant religious denominations found in Tabora Municipal Council include christians, muslims and traditional believers. They are number of churches distributed randomly within the municipality for different denominations; which include: Roman Catholic (RC), Evangelical Lutheran Church in Tanzania (ELCT), Anglican Church, Evangelical Assemblies of God (EAGT) and Full Pentecostal Church of Tanzania (FPTC), Seventh Day Adventist (SDA). Also, there are number of mosques distributed all over the municipality.

6.1.20 Cemeteries

In Tabora Municipality there are nine existing cemetery sites located in different wards as indicated in the brackets: Common Wealth Cemetery (Cheyo ward), Hindu Cemetery (Isevyu ward), Malabi Cemetery (Mpera ward), Mtendeni Cemetery (Mtendeni ward), Kiloleni Cemetery (Kiloleni ward), Lwanzari Cemetery (Nga’ambo ward), Ipuli Cemetery (Ipuli ward) and Usule Cemetery (Malolo ward). The existing cemetery sites are adequate to cater for existing and future needs of the municipality. However, in every newly designed neighborhood there will be an area designed for cemetery site. For example, in a newly approved detailed planning scheme for Uledi, Mbilani and Mawiti neighbourhoods there are three areas designated for cemetery use.

6.1.21 Fire Services

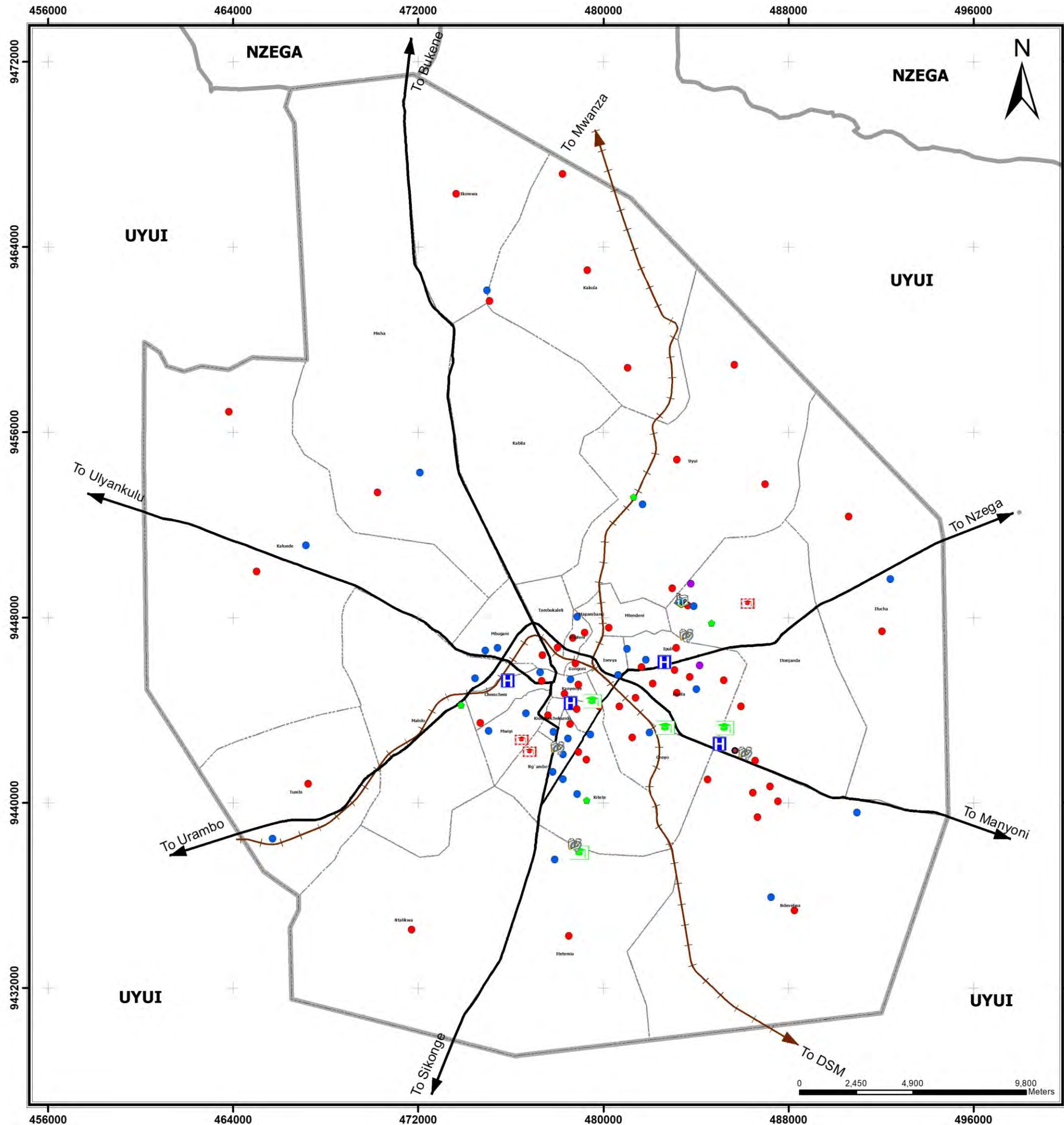
Tabora Municipality has one fire station located at the municipal depot. Formerly it was one of the key functions of municipality before shifting the responsibility to Ministry of Home Affairs. The depot is equipped with fire hydrant with skilled and trained personnel. The main constraints facing this service is inadequacy budget to operationize their daily activities and attend emergency when occurs.

6.1.22 Library Services

In Tabora Municipality, there is one main library located along Nzega road near National Insurance Cooperation. This library is one of the branches located at every region headquarters and being operated by Tanzania Libraries. The key problem concerning to this facility includes: inadequacy budget, low staffing level shortage of text books and analogy operating system.

Challenges Facing Other Community Facilities

- i. Most of the commercial activities are not registered
- ii. Inadequate provision and distribution of social and community facilities;
- iii. Uneven distribution of commercial facilities within the municipality;
- iv. All the existing cemetery sites are not fenced
- v. Inadequate provision of fire services specifically fire hydrants; and
- vi. Inadequate budget to run social and community facilities



TABORA MASTER PLAN (2015-2035)

EXISTING SOCIAL AND COMMUNITY FACILITIES 2015

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Railway Line
- College
- Dispensary
- Health Centre
- High court
- Hospital
- Police Post
- Primary School
- Secondary School
- University

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 06

Page Number: 64

Prepared By:

Tabora Municipal Council and City Plan Africa



CHAPTER 07

PUBLIC UTILITIES

This chapter analyses the status of the existing main public utilities as essential facilities which must be provided in sufficient quantities and qualities to meet domestic, institutional, commercial and industrial demands.

The main contents of this chapter includes:

- Water supply,
- Sanitation/sewerage,
- Storm water drainage
- Energy supply
- Solid waste disposal

7.0 PUBLIC UTILITIES

Water and energy supply are indispensable public utilities which should be provided in adequate quantities and qualities to meet domestic, institutional, commercial and industrial demands. Other public utilities of equal necessity and demand include sanitation/sewerage, storm water drainage and solid waste management.

1.38 WATER SUPPLY

Tabora Municipality with an average elevation of about 1,200m above sea level is situated in Lake Tanganyika Basin nearly on the watershed dividing line of Lake Tanganyika and Internal Drainage Basin. Because of its location, the main rivers catchment area is small and as a result, the rivers are seasonal. The main drainage basins of Tabora Municipality are Walla/Ugalla and Igombe which drains into Malagalasi river and finally to Lake Tanganyika.

7.1.1 Water Demand and Supply

Water supply in Tabora Municipality is done through Tabora Urban Water Supply (TUWASA). Out of the 29 wards, only 19 wards have distribution network coverage in varying degrees. Currently, the estimated water demand for Tabora Municipality is 25,000m³/day; TUWASA capacity of production is 30,000m³ per day and there is rehabilitation and expansion works of the treatment plant underway to increase the production to a maximum of 38,000m³/day by 2035. However, the water consumption by customers were 12,000m³/day. An accounted for water was 35 percent of the water produced per day. The current water supply coverage in the municipality is 72 percent of the population and there are over 13,000 customer connections.

The new developed areas of the peripheral are outside the existing distribution network, making water connection very difficult for the users. The water demand of the municipality is growing day by day beyond the capacity of the existing water supply infrastructure including the sources, treatment plant and the pump station. Some of the distribution pipelines have also surpassed their design lifetime and are in very poor condition, with high water leakage (above 40 percent) due to frequent breakdown. Similarly, the capacity and location of the existing service reservoirs are not corresponding to the current water demand of the population in the municipality and therefore, there is a need to increase the pressure in the distribution network and to identify new sites for service reservoirs with properly delineated pressure zones.

In addition to that, the total maximum day demand for Tabora Municipality for the year 2015, 2020, 2025 and 2030, 2035 has been estimated by consultants as 23,105m³/day, 28,173m³/day, 35,968m³/day, 41,730 m³/day, and 48,780m³/day. It is therefore clear from these consultants' estimates that Igombe Dam cannot meet the whole demand of Tabora Municipality up to year 2025 and beyond.

7.1.2 Water Sources, Production and Storage

The main source of water in the municipality is surface water from Kazima dam, Igombe dam and Kitete wells.

Kazima Dam: The dam was built in 1952 with a capacity of 1.62 million cubic meters with an intention to serve the railway station water requirements. Later, in 1958 it was made to serve Tabora Municipality water supply as well as for irrigation. However, the reservoir could not meet the water demands of the municipality, as it dries out in the dry months and is highly silted. Although the dam was reported to be abandoned around the year 2009, it continued to serve the municipality as an emergency supply source. Production data from TUWASA shows that Kazima dam supplied 93,614 m³ and 126,613m³ of water in the financial years 2012/13 and 2013/14 respectively; since then the dam has been out of operation. The existing treatment plant at Kazima is very old and the water quality from the treatment plant is very poor according to expert reports. The entire system including the dam and the treatment works is in a dilapidated stage due to high siltation, low inflows to the reservoir and high evaporation rate, and hence it is no longer an alternative source of water for the municipality.

Igombe Dam: This is the main source of water supply in the municipality, it was built in 1958. Later, in 1961 was made to serve Tabora Municipality. Igombe River, across which the dam was built, belongs to Malagarasi sub-basin. In both sub-basins the combination of low longitudinal slopes and the presence of large swamps and lakes, has an attenuation effect on the potential flash floods, therefore, the runoff during the rainy season last for a long period and sustain base flow in the rivers. On the contrary, during the dry period (May to end of October) most of these rivers have little flow or gets dry. The catchment area of the dam is about 4,200km² and has a storage capacity of 42 million cubic meters covering surface area of about 12km² at full supply level and can yield 53,000m³/day. The dam height is 11 meter, in which 5 meters depth consists of live storage.

The existing treatment works at Igombe had an original capacity of 15,000m³/day but this was reduced to 10,500m³/day due to wear and tear as well as problems associated with low lift pumps, clarifier and automatic backwash of sand filter. The treatment plant had gone through several rehabilitation to bring it back to its original capacity of 15,000m³/day, which saw a construction of additional new treatment plant of 15,000m³/day. The expected total capacity of the treatment plant after its completion was 30,000m³/day.

Kitete wells: TUWASA has three boreholes located in Kitete well field at Kitete ward; which is used to supply water during emergency. Water is pumped to a 10m³ plastic tank and then distributed to water kiosks in the area. Currently, the boreholes water is used mostly for construction purpose by various institutions. Kitete well field is surrounded by the settlement, which poses high risk of bacteriological and nitrate contamination. Thus, the boreholes need to be rehabilitated and fenced.

The assessment made in year 2015 on groundwater potential in Tabora Municipality area shows that the weathered basement and quaternary sediment aquifer systems with proper site-specific study and investigation can be developed to meet the growing water demand of the rural communities. From previous scanty drilling data in the region the average drilling depth so far is below 50 meters and the static water level varies from 1-14 meters giving average well yield of less than 1 liter/second. This in general indicates that use of groundwater for Tabora Municipality cannot be feasible compared to the large volume of water required to feed the municipality against the low yielding groundwater condition in the area.

Rain water: this is the least common source of water especially used for domestic purposes. Although it is a cheaper option for getting clean water, most residents were not harvesting rain water. On the other hand, rain water harvesting reduces the amount of water runoff during the rain seasons and this was also a viable alternative for containing floods in the municipal. In Tabora Municipality, rain water was mostly harvested in institutional areas, such as government offices, schools and health centers.

Expected new water source: To increase the present water supply to the municipality and together with the expansion and replacement of old distribution system, which has been just completed to improve the distribution situation to certain extent. Tabora Municipality has planned to tap water from Lake Victoria Water System. It has been assessed by consultants and considered feasible to supply water from the system to the municipality. In addition to that the Lake Victoria Water System is also proposed to supply water to other areas such as Nzega and Igunga towns and the villages along the pipeline to the three towns. The Lake Victoria Water System is currently supplying water to Kahama and Shinyanga towns and 54 villages along the pipeline.

The Lake Victoria water supply system has its intake at Lake Victoria, treatment plant at Ihelele, main reservoir at Mabale Hill and the main pipeline goes up to Solwa village before it bifurcates to Kahama and Shinyanga towns. The system in general has been assessed for its capacity and is found to be sufficient to supply both the existing service areas and the new areas until 2025 with its current capacity of 80,000m³/day, and until 2035 after increasing its capacity to full design level of 120,000m³/day in 2025. Water from Lake Victoria system will be tapped to feed Tabora Municipality and other regional districts.

7.1.3 Water Distribution Network

Tabora Municipality has grown fast and its population has increased tremendously since the construction of Igombe dam in 1958 as a major source of water supply. The installation of the distribution system dates back beyond 1940's and a number of extension and expansion works has been conducted even to date. The water treatment plant at Igombe dam, which is the current main source of water, is presently under expansion to increase its present production capacity from 15,000m³/day to 30,000m³/day. The expansion of the distribution network to some new developed areas and replacement of very old existing pipe lines of the distribution network has just been completed although it has not covered the whole municipality.

TUWASA have five (5) zones of distribution located in 19 wards of the municipality (table 7.1). The existing storages tanks located at Kaze hill in Kitete ward have a total capacity of 5,830m³.

Table 7.1 Existing Zones for Water Distribution in Tabora Municipality

S/No.	ZONES	AREA/WARD
1.	A	Chem chem, Malolo, Mbugani, Skanda, Kidongo chekundu and part of Ng'ambo
2.	B	Gongoni, Kanyenye, Kitete, Itetemia and Ng'ambo
3.	C	Cheyo, part of Isevyu and Mpela
4.	D	Isevyu, Kiloleni, Ipuli, and Mtendeni
5.	E	Misha, Itaga, Kalunde and Tumbi

Source: Tabora Urban Water and Sewerage Authority - August, 2015

7.1.4 Water Consumption and Accessibility

The socio-economic survey of August 2015 revealed that 27.5 percent of the municipal residents were consumed less than 0.1m³ per day; 28.1 percent were consumed 0.1 – 0.5m³ per day; 17.1 percent were consumed 0.5 - 5m³ per day; 15.8 percent were consumed 5 - 10m³ per day and the remaining the remaining 11.4 were consumed more than 10m³ per day. In addition to that, the average water consumption by the households were attributed by water accessibility such that household with water taps were consuming more than those who were to sick wells water or buying water from their neighborhood (table 7.2).

Table 7.2 Percentage of Household and Their Nature of Access Water Services

ACCESSED FROM	PERCENT (%)
TUWASA	46.2
WELLS	8.0
FOUNTAIN/DAM	5.8
NEIGHBOR	22.9
COMMUNITY	17.1
TOTAL	100

Source: Socio-economic survey, August 2015.

7.1.5 Water Quality and Treatments

TUWASA is sole licensee service provider of Water Supply and Sewerage Services in Tabora Municipality. The authority focuses on supplying water which meets health standards in accordance with WHO Guidelines for Drinking Water, 4th Edition (2011) and Tanzania Water Quality Standards TBS 789:2008 (2009). The most considered parameters in the standards were E-Coli, Turbidity and Total Dissolved Solids. However, its obligation to the authority to maintain water quality so as to ensure the business sustainability and consumer healthy. Water used within the municipality faces serious contamination from solid and liquid waste, high turbidity and colour of the water and high depletion rate during drought years

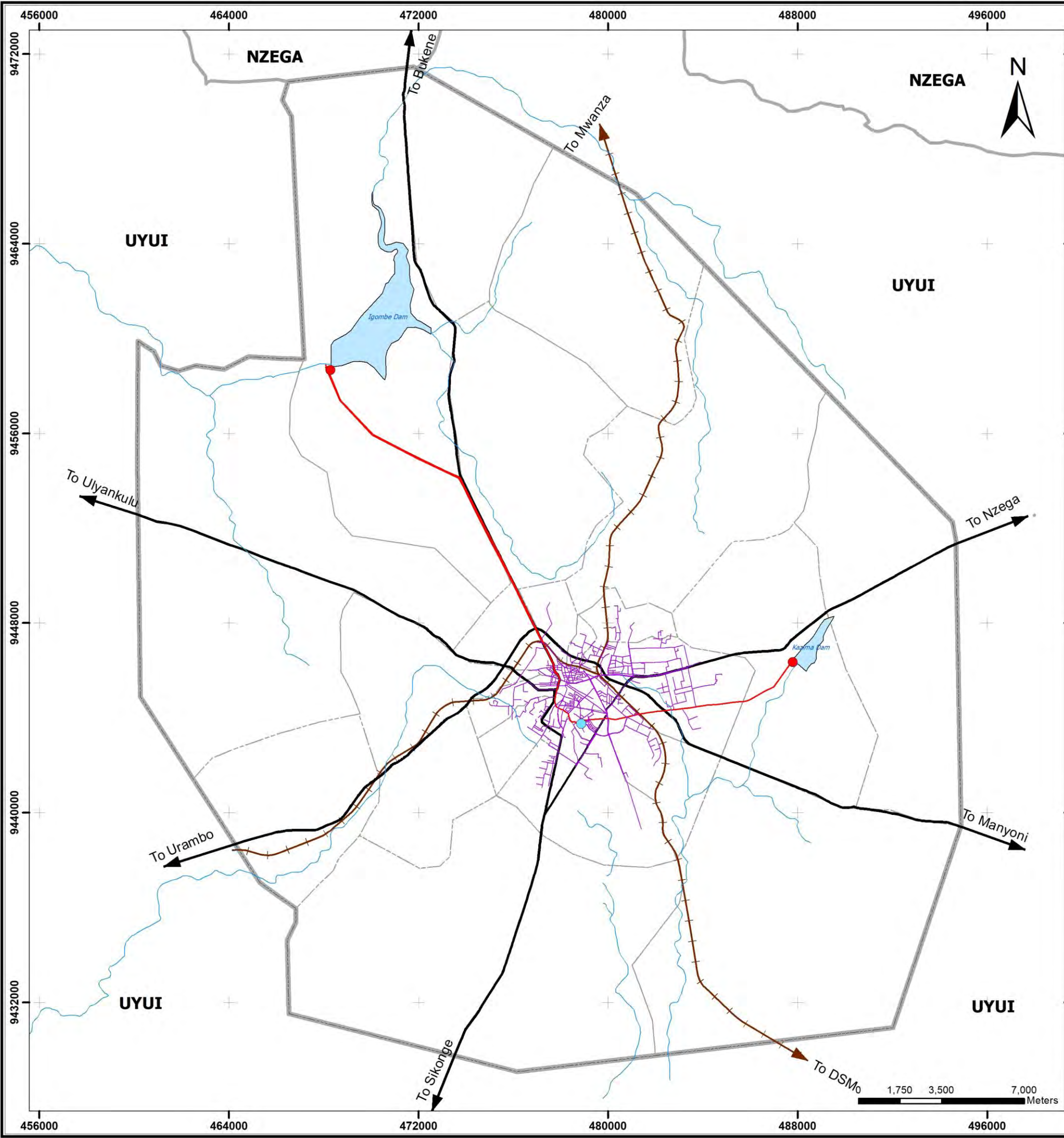
Challenges Facing Water Supply in Tabora Municipality

- Inadequate production and distribution (limited network) of water supply especially in the periphery;
- Pollution by inadequacy of waste water treatment prior to disposal coupled with haphazard disposal of solid waste;
- Degradation of water quality caused by pollution activities leading to degrade water safety standards;
- Uncoordinated construction of unplanned settlements obstructs water infrastructure development;
- Inadequate communications and collaboration among utility providing sector;
- Inadequate water supply, infrastructure and water rationing;

- vii. Lack of resources (personnel, tools equipment and funds);
- viii. Smaller capacity of treatment plant at Igombe dam poses limitation in terms of water production at the moment.
- ix. Dilapidated water pipes causing water leakage.
- x. Decreasing trend in the capacity of Igombe dam attributed by population increase and siltation of the reservoir
- xi. Low coverage/accessibility of water supply services; and
- xii. Unreliable and inadequate sources of water to meet future demand.

Ongoing Strategies to Overcome the Challenges

- i. To tap water from Lake Victoria Water System aiming to increase its current supply capacity of 80,000m³/day to full design level of 120,000m³/day in 2025.
- ii. To increase the pressure in the distribution network and to identify new sites for service reservoirs with properly delineated pressure zones.
- iii. To expand the water supply system of Tabora Municipality to cover all the urban and peri-urban areas of municipality. Treatment of raw water to meet the agreed standards; and
- iv. Protection of water sources: enforcement of laws and regulations concerning water resource conservation.



TABORA MASTER PLAN (2015-2035)

EXISTING PUBLIC UTILITY (WATER SUPPLY)

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- River
- Dam
- Existing Main Water Pipe
- Existing Water Distribution Network
- Main Storage Tank
- Water Treatment Plant

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 07

Page Number: 68

Prepared By:

Tabora Municipal Council and City Plan Africa

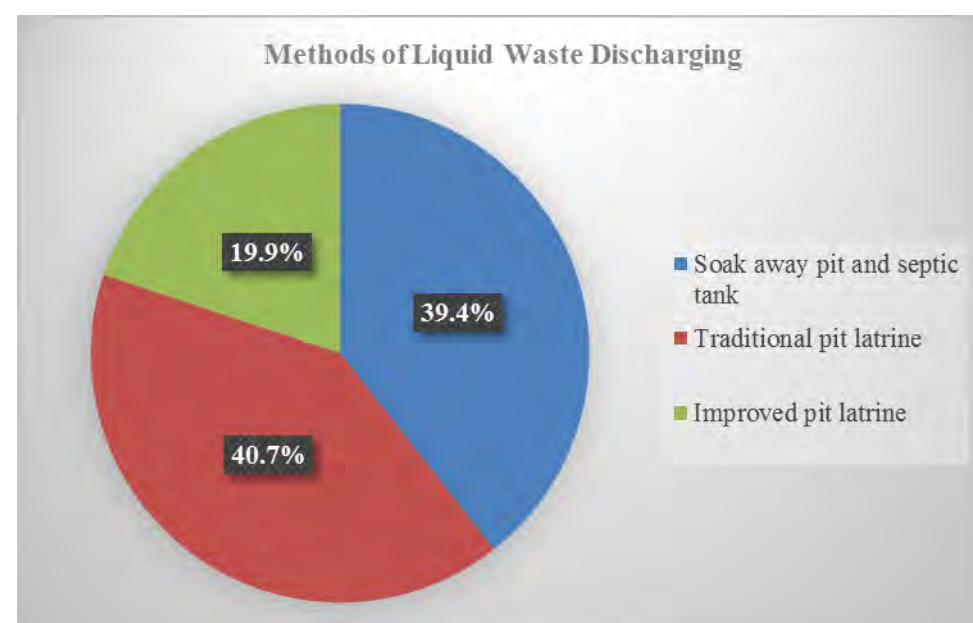
1.39 SANITATION

7.1.6 Liquid Waste Generation

There are two type of liquid waste produced in Tabora Municipality, these includes: domestic and commercial waste water. Waste water includes human excreta, sludge (water from kitchen and bathroom). The existing sewerage services covers about 2 percent of sewerage disposal facilities. The sewerage system mainly serves educational institutions and several commercial buildings in Gongoni, part of Kanyenye and Chemchem wards. Total liquid waste produced per day is 12620m³; out of these only 2 percent of waste have access to the main sewer and the remain about 98 percent of the total households are served by on site sanitation facilities such as septic tanks and pit latrines. Other liquid waste is handled by cesspit emptier. The municipality has two such facilities, and it charges Tshs. 40,000/= per trip for individuals and Tshs. 50,000/= per trip for institutions and hotels.

The socio economic survey conducted in August, 2015 revealed that, about 40.7 percent of the total households use traditional pit latrines, 19.9 percent use improved pit latrines and septic tank, 39.4 percent soak away pits and septic tanks (Figure 7.1 and Plate 7.1). Pit latrines are commonly used in both planned and unplanned residential areas due to its low affordability levels. Septic tanks were mainly used in the CBD and its neighbouring areas. During heavy rains some parts in the municipality become flooded and as a result sanitary facilities such as pit latrines constructed in low lying areas become damaged and/or overflow leading to environmental pollution and contamination of water sources by human excreta. This has a negative impact because such a situation is a threat to the health of the residents. Water pollution is likely to aggravate out-break and subsequently spreading of diseases such as typhoid, cholera, diarrhea and dysentery. Overflowing of pits during rainy seasons is common in several areas including in Chemchem, Tambukareli, Mbugani, Malolo, Kariakoo and Lwanzari.

Figure 7.1: Methods of Liquid Waste Discharging



Source: Socio-economic survey August, 2015

Liquid wastes from septic tanks are taken off by hired trucks from the Municipal Council and private individuals. The council has two trucks while private individuals has four trucks, make a total of six trucks for liquid waste emptying in the municipality. The municipal cost for liquid waste emptying are cheaper; The council charges Tshs. 40,000/= per trip in residential areas and Tshs. 50,000/= per trip in commercial areas. While private individual's charges range from Tshs 50,000/= to 60,000/= per trip in either residential or commercial areas. The socio-economic survey of August, 2015 revealed that only 14 percent of the households emptying their liquid waste 6 times a year while the remaining 86 percent emptying once to twice a year.

Currently, liquid wastes are discharged and treated in an oxidation pond (wastewater stabilization) covers 1.5 hectares located near Milambo barracks in Tambukareli ward. There is a total area of about 40.5 hectares that have been designated for waste water treatment: one covers about 20.3 hectares located at Malolo area at Malolo ward to serve the wards of Kanyenye, Kidongo chekundu, Gongoni, Chemchem, Tambukareli, Mbugani, Mwinyi and Malolo; and the other one covers 20.3 hectares located in Masimba area at Itetema ward to serve the wards of Kitete, Ng'ambo and part of Cheyo. These areas have been set aside for future use due to population increase.

Challenges Facing Sanitation

- Limited coverage; only 6 percent of the area was covered by a 11' sewer network
- Lack of secondary and primary sewer lines to accommodate more customers; the existing sewerage network needs to be expanded.
- Poorly maintained sewerage system and treatment plants;
- Lack of cesspit emptier, more new emptier are required.
- Lack of fund, equipment, operation and maintenance procedures.
- Lack of proper oxidation pond.

1.40 STORM WATER DRAINAGE

Storm water drainage system is composed of open and covered drainage channels; most of the open drainage channels are located along the both gravel and tarmac existing roads of the municipality. Reinforced concrete storm water drains were found mostly in the CBD; while those storm water drains constructed from stone masonry were mostly found outside the CBD. In total, existing storm water drains covers about 119.3 kilometers, whereby storm water drains located along tarmac roads covers 78 kilometers, gravel roads 40.3 kilometers and earth roads 21 kilometers. Almost all storm water drains end into a seasonal stream in Malolo and Itetemia wards. During rainy season these streams overflows and causes flooding in the area of Skanda in Mwinyi ward and other areas of Simbamwene, Kombomasai and Ulamba Kanyenye in Mlaolo ward. There are also culverts installed on the raised gravel sections and short span bridges at the deeper and wider crossings, but these applies only where there were improved roads (gravel or tarmac).

There are no rivers that drain water from the municipal hence the natural drainage system is through small gullies and depressions that collect floodwater from the municipal area and release to the swamp areas in the southern part along Sikonge road and the south western part of the municipality.

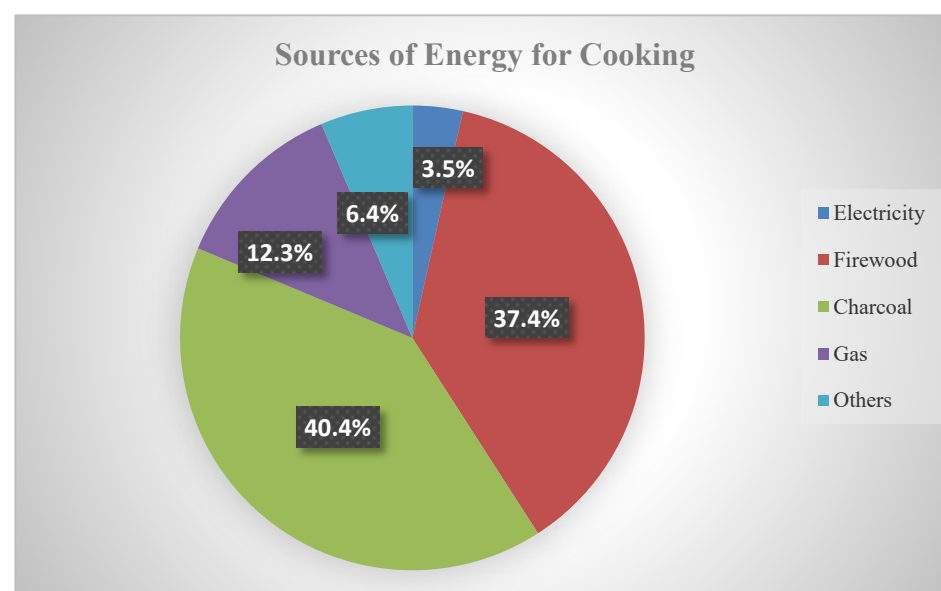
Challenges Facing Storm Water Drainage System

- Dirty and unsighted channels as most of the open stone lined drainage channels were used as dumping bins for garbage and wastes;
- Short depth of most of the drainage channels; this resulted into overflow of volume of water during the rainy season hence flooding.
- Inadequate coverage of storm water drainage channels; and
- Storm water channel blockage due to solid waste disposal.

1.41 ENERGY SUPPLY

Tabora Municipality is supplied with electricity by TANESCO through the National Grid. Electricity is mainly used for industrial and domestic purposes. Firewood and charcoal are the main sources of energy in the municipality and they account for 77.8% of the total energy use. Kerosene is the main fossil fuel used for domestic lighting. The municipality is also endowed with abundant sunshine which is reliable as renewable energy sources in terms of solar energy. However due to inadequate advocacy application of such renewable energy source is still insignificant. The socio-economic survey of August, 2015, reveals that 3.5 percent of households use electricity, 12.3 percent use bottled gas, 40.4 percent use charcoal, 37.4 percent use charcoal and 6.4 percent use other sources of energy such as solar and kerosene. Electricity consumption was mostly for lighting especially in the night thus occupy a small portion in daily cooking consumption compare to fuel wood and charcoal as sources of energy for cooking (Figure 7.2).

Figure 7.2: Sources of Energy for Cooking in Tabora Municipality



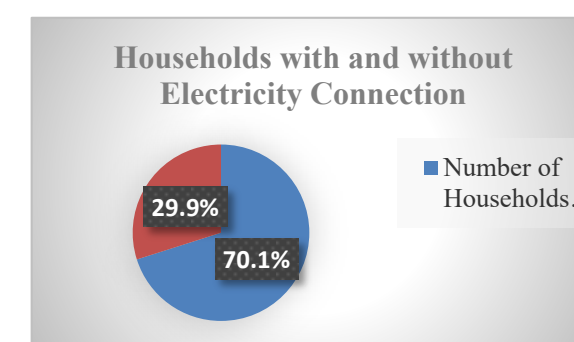
Source: Socio-economic Survey August, 2015.

7.1.7 Electricity Supply

In Tabora Municipality electricity is mainly used as a source of energy for domestic, commercial and industrial purposes. The municipal electricity is generated, transmitted and supplied by Tanzania Electricity Supply Company Limited (TANESCO). The average electricity demand for Tabora Municipal Council is 12.5 MW. A total power supplied is 27 MM.

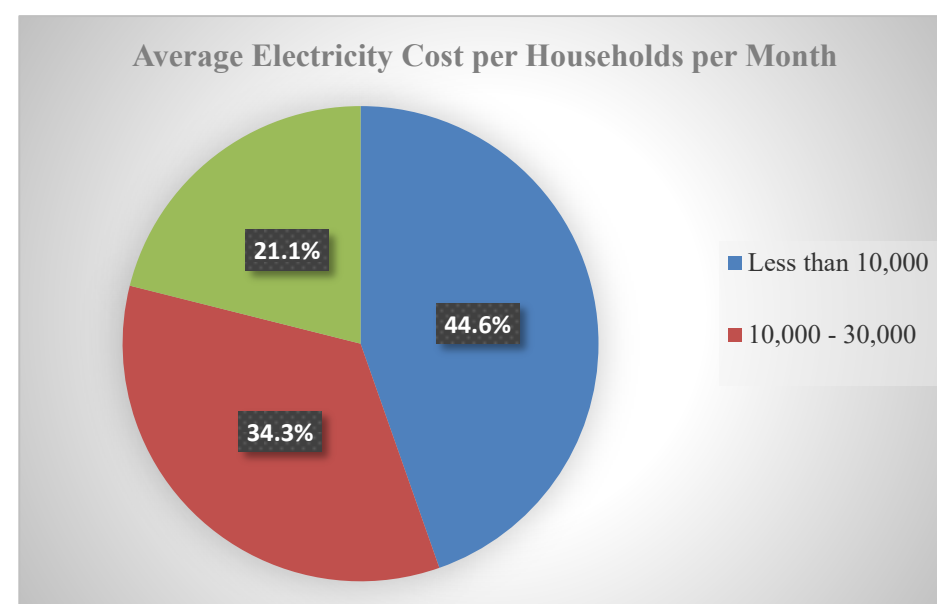
Electricity consumed within the municipality is drawn from the National Grid System from Electricity Power Substation located at Tinde center in Shinyanga Rural District (Shinyanga Region). Most houses located in the CBD are well supplied with electricity, except few houses are not supplied with electricity due to financial problems as well as the poor quality of their houses (built with wooden poles and muddy, roofed with thatches). The social economic survey conducted in August, 2015 revealed that about 70.1 percent of the households were connected with electricity while the remaining 29.9 percent were not connected with electricity (Figure 7.3).

Figure 7.3: Households With and Without Electricity Connection



Source: Socio-economic Survey August, 2015

The socio-economic surveys of August, 2015 revealed that, the cost of electricity per month that households with electricity connection were incurred. More than half of the population were spent above Tshs. 10,000/= per month where the major consumption was for lighting. In that sense the total household's costs of energy consumption per month were attributed by electricity costs (figure 7.4 and table 7.3).

Figure 7.4: Average Electricity Costs per Household per Month

Source: Socio-economic Survey August, 2015

Table 7.3: Electricity Charges in Tabora Municipality

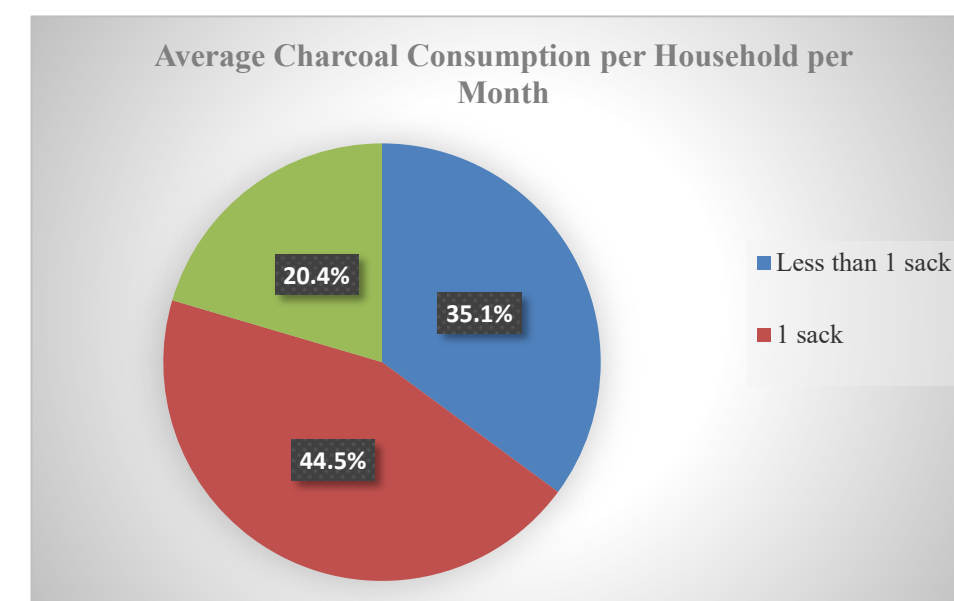
Customer Group	Type of Charges/Cost	Unit(s)	Current Prices	Proposed Prices 2016	Approved Prices 2016	Percentage Change
D1	Service Charges	TZS/Month	-	-	-	
	Energy Prices (0-75kWh)	TZS/kWh	100	100	100	0.0%
	Energy Price (more than 75kWh)	TZS/kWh	350	350	350	0.0%
T1	Service Charges	TZS/Month	5,520	-	-	-100%
	Energy Prices	TZS/kWh	298	295	292	-2.0%
	Prices for High Voltage Customers	TZS/kVa/Month	-	-	-	
T2	Service Charges	TZS/Month	14,233	14,233	14,233	
	Energy Prices	TZS/kWh	200	198	195	-2.3%
	Prices for High Voltage Customers	TZS/kVa/Month	15,004	15,004	15,004	
T3-MV	Service Charges	TZS/Month	16,769	16,769	16,769	
	Energy Prices	TZS/kWh	159	157	157	-1.5%
	Prices for High Voltage Customers	TZS/kVa/Month	13,200	13,200	13,200	
T3-HV	Service Charges	TZS/Month				
	Energy Prices	TZS/kWh	156	154	152	-2.4%
	Prices for High Voltage Customers	TZS/kVa/Month	16,550	16,550	16,550	

Source: TANESCO Tabora Municipality August, 2018

7.1.8 Charcoal and Firewood

Charcoal and fuel wood are the leading major sources of cooking energy to the majority of the households. Charcoal and fuel wood are brought into the municipality from outside areas (peri-urban and in the neighbour district) by wholesalers who sell to retailers. The costs of the charcoal and firewood vary from time to time depending on the demand level, weather, the distance from the supply source and

the availability of other sources especially electricity and gas. Currently, charcoal price range from Tshs. 15,000/= to 20,000/= per sack of 85 kilograms. Since there are no alternative cheaper sources of energy, residents continue to depend on charcoal; this has been aggravating the problem of deforestation. The socio-economic survey of August, 2015 revealed that about 35.1 percent consumes less than one sack per month, 44.5 percent consumes one sack per month and the remaining 20.4 percent consumes more than one sack per month (figure 7.5). In addition to that, households who were consuming less than one sack per month were also using other energy sources such as gas and electricity for cooking.

Figure 7.5: Average Charcoal Consumption per Household per Month

Source: Socio-economic Survey August, 2015

7.1.9 Kerosene

Kerosene is mainly used for lighting, refrigeration and cooking by few households. It is supplied from Dar es Salaam by road and train. Availability of kerosene depends on suppliers, and its price is Tshs. 2400/= per litre which is higher compared to charcoal and firewood.

7.1.10 Gas

Gas is another sources of energy used by only 12.3 percent of the households due to relatively higher prices of the bottled gas. Its price was Tshs. 55,000/= per 15 kilograms which is expensive to majority of the households.

Challenges Facing Energy and Power Supply in Tabora Municipality

- Electricity power tariffs are very high for the majority of the poor to afford.
- High price of charcoal and firewood;
- Dilapidated of electric infrastructures such as electric poles.
- Electricity cost per month are relatively high as the energy is used only for lighting.

- v. High rate of cutting trees which aggravates deforestation leading to increased land degradation, as well as activating climatic changes in the municipality such as reduced rainfall and raised warm weather conditions;
- vi. Lack of affordability by most of the residents especially the low income earners are unable to afford electricity connection costs.

1.42 SOLID WASTE MANAGEMENT

Solid waste management in the municipality involves several stages such as: waste generation, storage, collection, transportation and disposal. Currently, the council's waste collection method is by municipal trucks. There are 33 collection points in the municipality. On average the municipal trucks make 7 trips per day. The solid waste is dumped in an empty ground near Tabora Boys Secondary School in a very unhygienic manner.

7.1.11 Types of Solid Waste

Solid waste generated in Tabora Municipality are mainly classified depending on their sources which include: domestic waste, institutional waste, industrial waste and commercial waste. The Domestic waste from residential houses consists of organic waste (food remains, leaves and garden waste), plastics (containers, bottles and bags), cardboards, broken glasses, metals and hazardous wastes such as batteries and bulbs. It is estimated that more than 50 percent of the generated waste is organic waste from households. Commercial waste is usually generated from shops, markets places and other business premises such as hotels, restaurants, guest houses and bus stands. Industrial waste is mostly generated from different types of service industries, workshops and depots. Therefore, wastes generated in those areas are mostly of solid, liquid and gaseous, and known as industrial waste.

7.1.12 Solid Waste Generation

Tabora Municipality produces 120 tons of solid waste per day. On average, each person produces ½ kilogram of solid waste per day. The main sources of solid waste generation are markets and institutions such as schools, hospitals, government departments, hotels, etc. Table 7.2 shows average solid waste generated in the municipality per day.

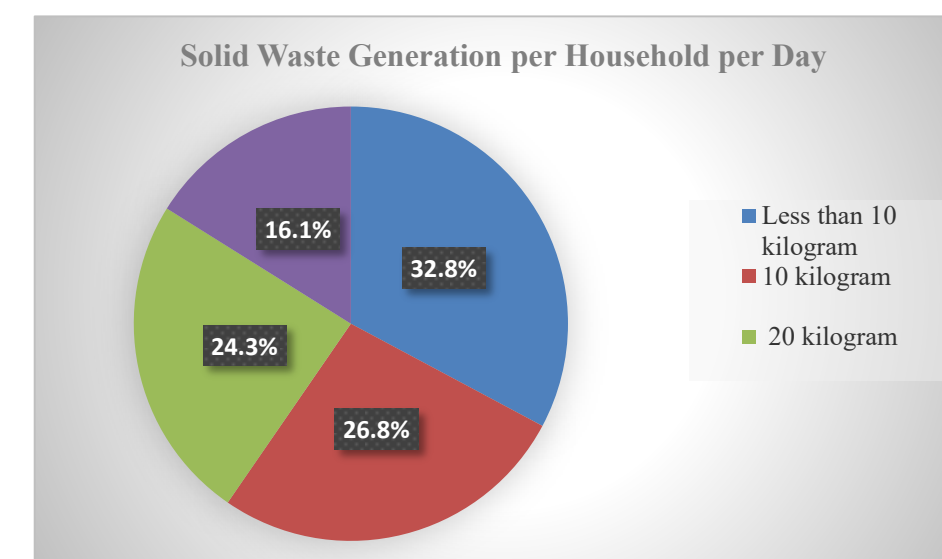
Table 7.4: Average Solid Waste Generated per Day in the Municipality

S/No.	TYPE OF WASTE	AMOUNT GENERATED
1.	Domestic wastes	60tons/day
2.	Commercial wastes	48 tons/day
3.	Industrial waste	12 tons/day

Source: Socio-economic Survey August, 2015

On the other hand, the socio-economic survey also revealed that 32.8 percent of the households generated less than 10 kilograms per day, 26.8 percent generated 10 kilograms per day, 24.3 percent generated 20 kilograms per day and the remaining 16.1 percent generated more than 20 kilograms per day (figure.7.6).

Figure 7.6: Solid Waste Generated per Household per Day



Source: Socio-economic Survey August, 2015

7.1.13 Solid Waste Storage and Collection

Solid waste storage and collection within Central Business District is done by the Tabora Municipal Council. Currently, the council has outsourced the two wards of the CBD namely Gongoni and Kanyeneye to be served by the Community Based Organizations. This made in order to create awareness and willingness of residents to participate in the management of solid waste. There are 23 collection centres and 25 collection points in the entire municipality. Currently, the council has a capacity to collect only 47 percent out of 120 tons of the total solid waste generated per day.

7.1.14 Solid Waste Transportation and Disposal

The municipality has 3 trucks (one 7 tons and two 12 tons) and 1-wheel loader for solid waste transportation and disposal. The wheel loader is specifically for compacting and covering solid wastes deposited in dumpsite. On average the municipal trucks make 7 trips per day. The existing Lwanzari dump site covers 8.8 hectares is located in Kitete ward along Sikonge road. During the dry season wastes are treated hygienically compared to rainy season where wastes are dumped in a very unhygienic manner.

The existing Lwanzari dumpsite is inadequate to cater for the existing and future needs of the municipality. The Tabora Municipal Council proposed two strategic areas, one located at Malolo ward; and the other one located in at Itetema ward for establishment of new solid waste disposal sites.

Plate 7.1: Kitete Dump Site

Source: Socio-economic Survey August, 2015

Challenges and Problems Facing Solid Waste Management in the Tabora Municipality

- i. Lack of inadequate trucks for collecting solid wastes from the collection points to the collection centers;
- ii. Delay in waste collection especially in household's level;
- iii. Poor operation and maintenance procedures;
- iv. Air and water pollution as a result of unhygienic dumping and treatment of solid waste especially during rainy season;
- v. Existence of scavengers who roam around the dump on a day to day basis looking for saleable items and artefacts.

CHAPTER 08

TRANSPORT, TRANSPORTATION AND COMMUNICATION

This chapter elaborate the current transport network system of Tabora Municipality that covers road and railway transport as well as transportation and communication systems.

The main contents of this chapter includes:

- Transport and Transportation
- Telecommunication

8.0 TRANSPORT, TRANSPORTATION AND COMMUNICATION

1.43 TRANSPORT

In Tabora Municipal Council transport is served by roads, rail and air modes. Road and railways transport network plays a significant role of the municipal's economy.

8.1.1 Road Transport

Tabora Municipality is connected to surrounding regions and the rest of the country by six trunk roads namely:

Tabora - Nzega and **Tabora – Bukene** are trunk roads connects municipality to the north eastern regions of Shinyanga and Mwanza through Nzega district;

Tabora – Sikonge is a trunk road connects municipality to the southern regions of Katavi and Mbeya through Sikonge district;

Tabora - Manyoni is a trunk road connects municipality to the eastern region of Singida through Manyoni districts;

Tabora - Urambo is a trunk road connects municipality to the western region of Kigoma through Urambo district;

Tabora – Ulyankulu is a district road connects municipality to the north western district of Kaliua through Ulyankulu Center.

These six trunk roads are tarmac except Tabora – Ulyankulu which is a gravel road. Tanzania National Roads Agency (TANROADS) is responsible for operation and maintenance of these trunk roads.

8.1.2 Existing Road Hierarchy in Tabora Municipality

Road hierarchy in Tabora Municipality is made in accordance with the Urban Planning (Planning Space Standards) Regulations, 2018 as published in the Government Notice No. 93 of March 2018. The classification comprises of primary distributor (trunk road), district distributor, local distributor, access (residential, industrial and shopping) roads and pedestrian access (footpath). The entire road network in Tabora Municipal Council covers a total of 542.17 kilometers (table 8.1). Tanzania Rural and Urban Roads Agency (TARURA) which established by the Government Notice No. 211 in June, 2017 is responsible for all district distributors (arterial and collector) and access roads connecting neighbourhoods, service and workplace, peri-urban areas of the entire municipality.

Table 8.1: Road Hierarchy and Coverage in Tabora Municipality

S/No.	ROAD HIERARCHY	LENGTH IN KILOMETERS
1.	Primary distributors (Trunk road)	118
2.	District distributors (arterial and collector)	84.83
3.	Local distributors	127.25
5.	Access Road (residential, industrial and shopping areas)	212.05
TOTAL		542.17

Source: Tabora Municipal Council, TARURA July, 2018

8.1.3 Road Condition

Generally, most of the existing roads are in a moderate good condition. The situation has immensely improved in recent years following the Government and donors support in construction, rehabilitation and upgrading of roads within municipality. In general, the six trunk roads as well as some of the district roads are in a good condition hence passable throughout the year.

Tabora Municipality has a total road network of 542.17 kilometers; out of these: 121.91 kilometers are tarmac roads, 141.13 kilometers are gravel roads and 279.13 kilometers are earth roads. The network in planned residential areas consists of district roads of 30 metres right of way, which connect the existing trunk roads of 60 meters, local distributor roads of 20 metres collect traffic from the neighbourhoods to feed district roads; access roads of 15 metres connecting traffic in the neighbourhood and access roads of 10 metres provide access to plots/land lots. Most of the roads radiate from the CBD to other areas hence the CBD is well serviced by road network and is the transportation node of the municipality. The CBD is the centre for business, shopping, administration and civic activities. The terminus point or focal point for local road network is the German Boma. Table 8.2 shows Existing Road Condition and table 8.3 shows the length of Paved Access Roads in Tabora Municipal Council.

Table No. 8.2 Existing Road Condition in Tabora Municipal Council

S/No.	ROAD TYPE	LENGTH IN KILOMETERS	REMARKS
1.	Tarmac roads	121.91	Fair condition and passable throughout the year
2.	Gravel roads	141.13	Bad condition and poorly passable
3.	Earth roads	279.13	Poor condition
TOTAL LENGTH		542.17	

Source: Tabora Municipal Council, TARURA July, 2018

Table 8.3: The length of Paved Access Roads in Tabora Municipal Council

S/No.	ROAD NAME	LENGTH IN KILOMETERS	S/No.	ROAD NAME	LENGTH IN KILOMETERS
1.	Jamhuri	1.20	13.	Kitunda	0.70
2.	Posta	0.1	14.	Boma	0.81
3.	Kitunda/Itetemia	1.5	15.	Madaraka	1.20
4.	Sabasaba	1.16	16.	Sokoine	0.66
5.	Lumaliza	0.690	17.	Itetemia	1.11
6.	Nyamwezi	0.2	18.	Ikulu	1.20
7.	School	1.95	19.	Game	1.20
8.	Kitete	2.03	20.	Hill	1.85
9.	Khamsini	0.40	21.	Swetu	0.85
10.	Market	0.80	22.	Songoro	0.63
11.	Ulaya	2.03	23.	Kalingoji	0.540
12.	Mitumba	0.40	TOTAL		23.21

Source: Tabora Municipal Council, TARURA July, 2018

8.1.4 Road Maintenance

Finances for the construction and maintenance of the municipal road network come from the Road Fund Board. Maintenance of roads in the municipality includes routine maintenance, periodic maintenance, bridge major repair and spot improvement. Due to limited funds, it has not been possible to maintain all roads each year. The rehabilitation and upgrading of a number of roads in municipality included: Tabora – Urambo (17 kilometers), Tabora – Nzega (18.3 kilometers), Tabora – Sikonge (16.4 kilometers) and Tabora – Nyahua (19 kilometers). Feasibility and Detailed Engineering designs were done. The roads were upgraded to bitumen standard and construction works were completed in the financial year 2016/2017.

8.1.5 Parking Facilities

There are two types of parking facility found in Tabora Municipality, namely on-street and off-street parkings. Off street parking is done on government premises, institutional buildings and hotels. On street parking which is almost done on all roads in the entire municipality. The municipality does not have parking provision for cabs (taxi), boda boda, and bicycle and tricycles (TOYO).

The few existing properly designated parking facilities found in Tabora Municipality include:

Central Bus Terminal: The best off-street parking facility covers 4.79 hectares with a total of 50 parking spaces for buses is provided at the Central Bus Terminal located at Chemchemi ward. This bus terminal was used by regional and districts buses going to other regions; there is no parking provision for other users.

The Old Bus stand: This is one of the off-street parking facility covers a total area of 0.15 hectare and has a capacity to accommodate 30 parking spaces for mini buses and pickups located at Gongoni ward. These mini buses serve the urban and peri-urban areas inside and outside the Tabora Municipal Council. It is estimated that about 45 buses park in this bus terminal at a time and therefore create a lot of congestion.

Central Market: This is another off-street parking covers 0.97 hectares located in the central market at Chemchem ward and has a capacity to accommodate total of 40 parking spaces for loading and offloading of goods.

Lorry Parking: Heavy vehicles contribute significantly to air and noise pollution. Air pollution is a result of dust particularly on earth roads and gases materials from auto-mobiles. The lorry park is not paved hence become difficult to park during raining period. Currently, Tabora Municipal Council has started the construction of a new lorry parking of about 0.6 hectare located at Ipuli ward (Plate 8.1).

Plate 8.1: Lorry Parking at Ipuli ward in Tabora Municipality



Source: Traffic and Parking Survey - August, 2015

Challenges Facing Parking Facilities in Tabora Municipal Council

- i. Privately individual ownership of public transport;
- ii. Absence of effective monitoring of behaviour of parking users;
- iii. Inadequate parking facilities for different means of transport in the municipality.

8.1.6 Public Transport System

Public transport in the municipality is by private transport systems; whereby most of the public transport were owned by private individuals. The traffic count surveys conducted on August, 2015 revealed that motorcycles (boda boda) dominate the public transport sector in Tabora Municipal Council. Other modes of public transport include: min-buses, hiace (dala dala), taxi cabs, rickshaw (bajaj) and bicycle. These modes of public transport with exception of buses and min buses were common serving people from one point to another on unscheduled routes within the municipality and its associated wards and sub wards. The number of buses operating per day, range between 70 to 80 in the low season and in the peak season which is June to November 110 buses are operating daily.

8.1.7 Traffic Volume

The traffic count surveys conducted in July, 2016 within Tabora Municipality revealed the existing of two modes of transports:

Motorized traffic such as; taxi/saloon, truck, bus/coach, min bus (noah), hiace (dala dala), motorcycle (bodaboda), pickup and van (Rav4, V8, Land Cruiser/ Land Rover).

Communities from peri-urban areas of the municipality uses bicycles and carts for haulage of goods. There was no clear segregation between vehicular traffic and pedestrian traffic which makes driving, cycling and walking unsafe. The increasing number of motor-cycles were causing environmental disturbances on the streets to pedestrian and shoppers. Motorcycles were being parked haphazardly at different areas along road side posing threat to other road users.

Non-motorized traffic includes pedestrians, cyclists, pull/push carts. Cyclists were kept increasing in the municipality taking people from one place to another at a rate of Tshs. 500 shilling per trip. The existing roads in the municipality lack traffic separation thus the increasing cyclists attracting more accidents.

8.1.8 Traffic Count

Traffic count was conducted in some selected roads in the municipality to determine the number of traffic movement and classifications of vehicles at a given location. These data were useful in the identification of critical flow time periods, the influence of large vehicles or pedestrians on vehicular traffic flow and document traffic volume trends.

Traffic Volume Analysis: Tabora Municipality was characterized with high traffic volume. Example of the roads which experienced high traffic volume includes: Madaraka, Funga, Kitete, Jamahuri, Kitunda, Game, School and Itaga roads (table 8.4).

Table 8.4: Motorized and Non-Motorized Traffic Volume in Tabora Municipality

ROAD CODE	ROUTE		MOTORIZED TRAFFIC VOLUME	NON-MOTORIZED TRAFFIC VOLUME	REMARKS
	FROM	TO			
146001	Kiloleni	Misha	143	258	Peri-urban road
146002	Misha	Kakola	254	277	Peri-urban road
146003	Kakola	Mwibiti	229	169	Peri-urban road
146004	Uyui	Kakola	216	122	Peri-urban road
146005	Uyui	Kalumwa	159	74	Peri-urban road
146006	Uyui	Mtendeni	575	357	Urban road
146010	Ndevelwa	Itulu	143	66	Rural road
146011	Ndevelwa	Inala	151	74	Peri-urban road
146021	Swetu	Sikonge	1,500	568	Urban road
146023	Mpumunti	Mpumunti	1,395	436	Urban road
146024	Manoleo	Inala	812	286	Urban road
146025	Amina Ruta	Amina Ruta	1,586	351	Urban road
146029	Bakari Road	Bakari Road	1,176	413	Urban road
146030	Baruti Road	Baruti Road	3,553	396	Urban road
146031	Camp Edward Road	Camp Edward Road	2,922	472	Urban road
146032	Kaze Hill	Kaze Hill	479	147	Urban road
146033	Cheni Road	Cheni Road	376	85	Urban road
146047	Itaga Road	Itaga Road	3,553	784	Urban road
146051	Madaraka Road	Madaraka Road	6,500	7369	Urban road
146055	Karakana Road	Karakana Road	940	185	Urban road
146061	Game Road	Game Road	3,552	358	Urban road
146083	Ulaya Road	Ulaya Road	1,837	578	Urban road
146088	Game Reserve	Game Reserve	2,589	1645	Urban road
146099	Mwalimu Road	Jumanne Mwalimu Jumanne Road	1,198	487	Urban road
146102	Ikulu Road	Ikulu Road	50	38	Urban road
146105	Nsase Road	Nsase Road	79	86	Urban road

146125	Sokoine Road	Sokoine Road	708	279	Urban road
146133	Kisarika Mwinyi Road	Kisarika Mwinyi Road	2,319	1798	Urban road
146158	North Road	North Road	774	567	Urban road
146254	Mwenge Road	Mwenge Road	1,985	893	Urban road
146261	Funga Road	Funga Road	4,935	2178	Urban road
146268	Kitete Road	Kitete Road	4,985	6389	Urban road
146291	Uledi Road	Uledi Road	1,597	458	Urban road
146302	Songoro Road	Songoro Road	2,032	657	Urban road
146308	Boma Road	Boma Road	2,794	689	Urban road
146325	Market Road	Market Road	2,003	4763	Urban road
146326	Jamhuri Road	Jamhuri Road	3,462	4576	Urban road
146331	Mitumba Road	Mitumba Road	1,172	873	Urban road
146333	Kitunda Road	Kitunda Road	3,939	5879	Urban road
146335	Itetemia Road	Itetemia Road	2,213	3674	Urban road
146337	Izimbili Road	Izimbili Road	1,192	879	Urban road
146362	School Road	School Road	3,118	4357	Urban road
146371	Khamsini Road	Khamsini Road	1,701	986	Urban road

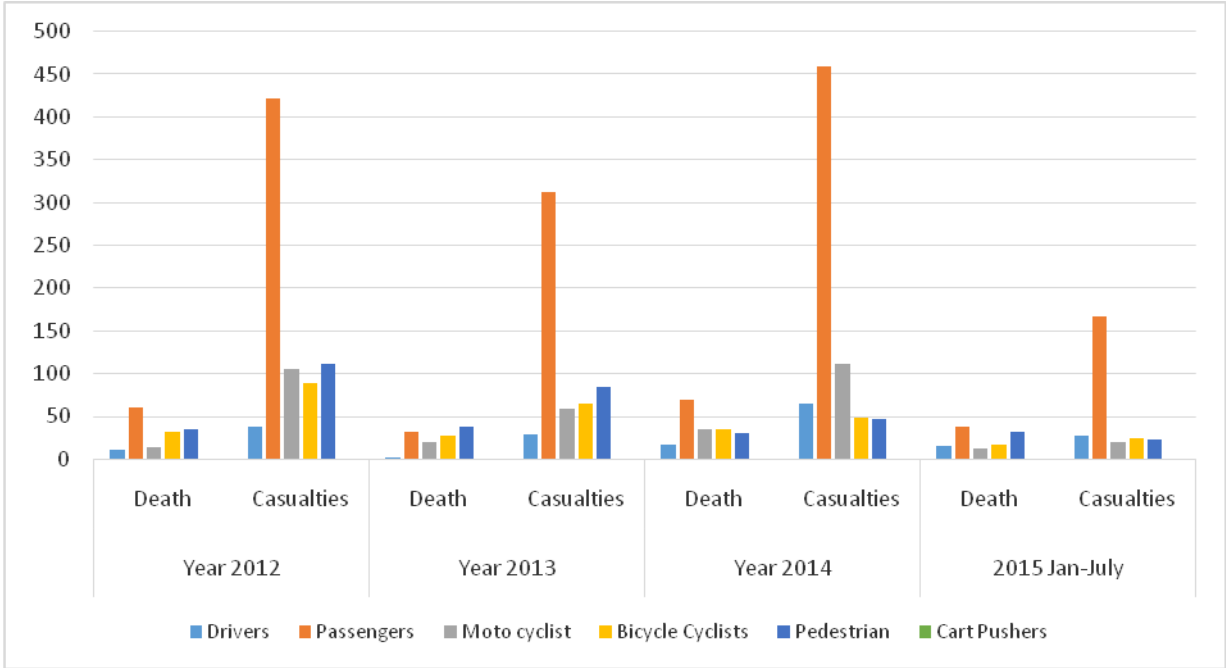
Source: Traffic Count Survey August, 2015

8.1.9 Traffic Accidents

The safety of the road transport system is of concern to the government and the general public. Traffic accidents have high social and economic impact on accident victims and their families and on the health sector. A study carried out by Surface and Marine Regulatory Authority (SUMATRA) showed that loss to the economy due to road traffic accidents was estimated to be 2 percent of the Gross Domestic Product (GDP). Road transport operations are controlled mainly through the Road Traffic Act, 1973 and Transport Licensing Act, 1973. The Police Force is responsible for law enforcement while SUMATRA is responsible for licensing. The sector is governed by two policies namely the National Transport Policy, 2003 and the Rural Development Policy, 2003.

The analysis of road accidents in Tabora Municipality shows that traffic accidents have been decreasing since 2012 (525 accidents), 2013 (436 accidents), 2014 (373 accidents) and 2015 (217 accidents). A total of 1,551 accidents occurred between 2012 and 2015 caused 566 deaths and 2,305 causalities. Figure 8.1 shows group of people affected by road accidents between 2012- 2015.

Figure 8.1: Group of People Affected by Traffic Accidents 2012-2015



Source: Socio-economic Survey August, 2015

Challenges Facing Road Transport

- Private individual ownership of public transport;
- Absence of effective monitoring of behaviour of road users;
- Lack of street names to easy location;
- Negligence of road user such motorcycles driver
- Poor road network condition; presence of pot holes causes accidents
- Inadequate budget allocated for road construction and maintenance
- Lack of street lights and traffic lights to guide the movement of vehicles; and
- Lack of street furniture.

The planning of transportation and land use development must be integrated and co-ordinated in order to foster local economic development. The planning and coordination of land use requires a good understanding of how land use decisions affect the transportation system and can increase viable options for people to access opportunities, goods, services and other resources to improve the quality of their lives. In turn, the transportation sector should be aware of the effects the existing and future transportation systems may have on land use development, demand, choices and patterns.

8.1.10 Railway Transport

Tabora Municipality owes much of its importance and development to the central railway line from Dar es Salaam to Kigoma and Mwanza. Tabora is a transit station for both Mwanza and Kigoma branches with a switch line to Mpanda. The railway transportation mode facilitates the haulage of goods and

passengers to the municipality. However, the municipality does not have an urban railway system or metro. Tanzania Railway Cooperation owns the railway line and its reserve, staff quarters, training institutes and workshops. The central railway line rail infrastructure is fairly good but requires rehabilitation of facilitates and services.

Tabora Municipality as the harbor of transport and transportation is prepared to be passed by the standard gauge railway line updating the existing railway infrastructures. The standard gauge railway line project will connect the Tabora Municipality with Kigoma and Mwanza Regions. Currently the phase one stage has started with the construction of supporting infrastructures from Dar es Salaam to Morogoro route.

Plate 8.3: Railway Station in Tabora Municipality



Source: Field Survey - August, 2015

Challenges Facing Railway Transport

- Dilapidated of railway infrastructures
- Inadequate cargo to feed railway transport.
- Poor maintenance of rail line;
- Lack of equipment and capital for railway maintenance

8.1.11 Air Transport

Tabora airport is located at the southeast part of the municipality, 8 kilometers from the CBD. This airport was constructed in the early 1940's mainly for military purposes; later in the year the airport was adopted to provide commercial services. The airport occupies an area of 881.4 hectares, most of the land is unoccupied. The length of the runway is 1.9 kilometers and 30 metres wide and the rest of the area is covered by buildings including terminal building, meteorological offices, hangar, fire brigade building, car park, airport manager's office, control tower and a motor garage. The airport is operating throughout the year but accommodating only daytime flights, as there is no lights on the airport runway. Precision airline has three scheduled flights per week from Dar es Salaam to Tabora and Kigoma as well as Air Tanzania Corporations (ATC) has four scheduled flights per week from Dar es Salaam to Tabora and Kigoma.

The airport had a capacity of receiving ATR 72 passenger planes of 70 passenger capacity and Folker 100 series, which carry up to 100-120 passengers and 44,450 tons. Other airplanes are General Aviation planes including Charter and Caravan Planes. Table 8.5 shows airport traffic volume accommodated by the airport from 2003 to 2006.

Table 8.5 Airport Traffic Volume (2003 - 2006)

YEAR	2003	2004	2005	2006
NUMBER OF AIRCRAFTS	2,628	2,328	2,600	2,360

Source: Tanzania Airport Authority (TAA) Tabora Region 2015

Since 2012/2013, the airport had undergone a number of maintenance and rehabilitation works. Major rehabilitation with support from the World Bank. The works involved the construction of the 1.9 meters' runway to tarmac level and construction of drainage system. Phase two feasibility studies were completed the next phase was to procure a contractor. The second phase rehabilitation programme was expected to commence on 2016/2017 However, due to financial constraints this phase will be implemented in the financial year 2018/2019 for the following works:

- Construction of terminal building;
- Taxiway construction to tarmac standard;
- Runway lights; and
- Construction of a fence around the airport.

The airport had refuelling storage facilities of Jet A1 with a capacity of 65,000 litres and AV-gas capacity of 30,000 litres. The municipal had only two firefighting equipment which include firefighting engines of form compound and dry powder.

Challenges Facing Air Transport

- Lack of runway lights;
- Lack of modern fire suits for the fire brigade;
- Insufficient security officers, there are only six instead of the required 14;

- Insufficient fire fighters, the requirement is 30 but there are only 11;
- Inadequate fire hydrants;
- Poor co-ordination between TUWASA and Airport Fire Department;
- Poor road/transport accessibility due to lack of passable access roads particularly in informal settlements;

1.44 TRANSPORTATION

Transport refers to movement of people, animals and goods from one location to another location by any conceivable mean for any conceivable purpose. Transport is an entitlement to the residents of Tabora and good transport networks has multiplicity of benefits; socially, economically, environmentally and culturally.

Gravel roads strongly increase the level of dust, noise, and unsafely for the settlement along the district roads. Therefore, this situation should be anticipated for the future development of Tabora Municipality. A good transportation plan is required to integrate the various modes of transport to achieve local economic development, urban safety and good level of service to prevent environmental degradation.

1.45 COMMUNICATION

Tabora Municipality served by number of communication facilities operating within and outside the municipality such as:

Telephone Services: The Land based telephone services was provided by a Government Agency known as TTCL while cellular phone network was provided by private companies; VODACOM, CELTEL, TIGO and ZANTEL.

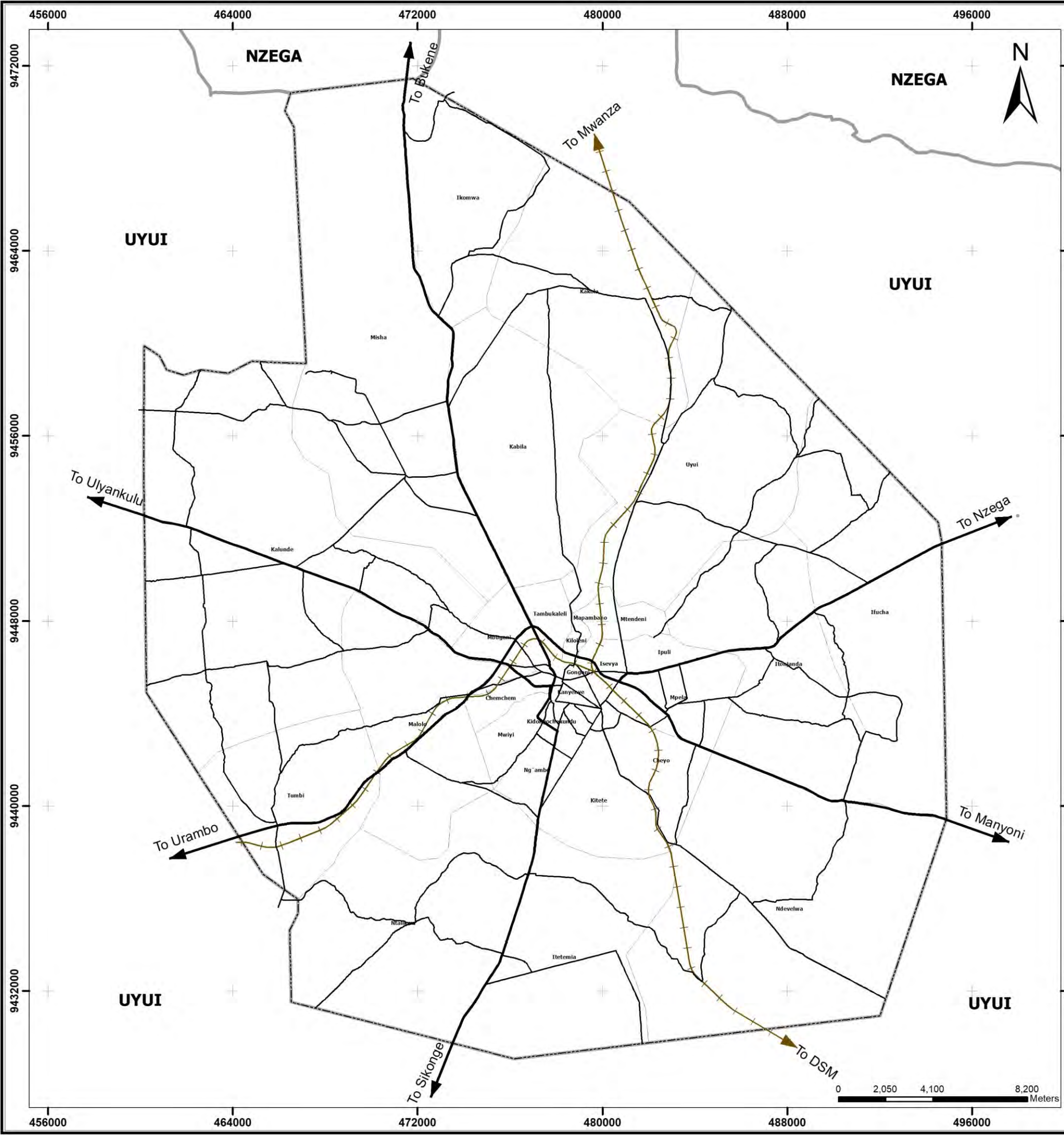
Postal Services: The municipal postal services were provided by a government agency TTCL. Tabora Post Office located at Kanyenye ward had a total of 2,300 postal letterboxes out of which 2,000 were rented out to customers. The demand for postal letterboxes was low due to changing technologies in communication.

Radio and Television Programmes: In the municipality there are two radio stations, Voice of Tabora (VOT) and Charles George (CG) FM; there is also Television cable services of Tabora TV and California TV.

News Papers: The municipality was accessed by various newspapers and magazines published daily and weekly from Dar es Salaam and Mwanza Cities and other countries. The newspapers include, Uhuru, The Nation, Daily News, Nipashe, The Guardian, Sports, Uhuru, Majira, Msemakweli, Mwananchi, Rai, Raia Mwema, Mwanahalisi, and Uwazi. There was no any of the newspaper that was published in the municipality. Nevertheless, all these newspapers help to foster information exchange and sensitization on various undertakings of political, social, economic environmental and other issues happening in various areas of the country and the world.

Challenges Facing Telecommunication Sector in Tabora Municipality

- i. Stiff competition among operators,
- ii. Low demand for postal letter boxes, and
- iii. Low number of subscribers.



TABORA MASTER PLAN (2015-2035)

EXISTING ROAD NETWORK 2015

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- District Distributor
- Railway Line

Source

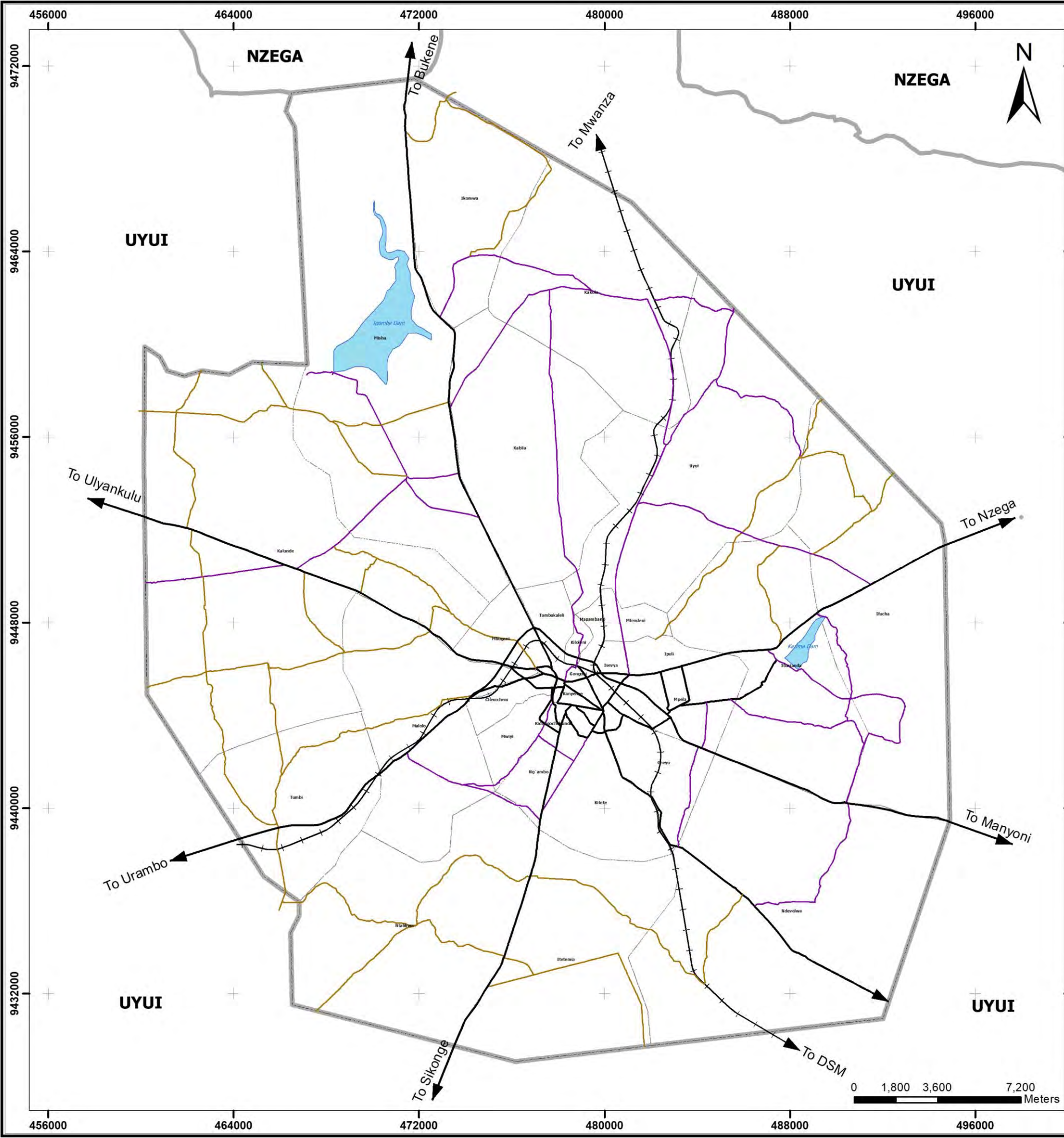
- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

Drawing Number: 09

Page Number: 81

Prepared By:

Tabora Municipal Council and City Plan Africa



TABORA MASTER PLAN (2015-2035)

EXISTING ROAD NETWORK 2015

Legend

- District/Municipal Boundary
- Ward Boundary
- Tarmac Road
- Gravel Road
- Earth Road
- Railway Line

Source

- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

Drawing Number: 10

Page Number: 82

Prepared By:

Tabora Municipal Council and City Plan Africa



CHAPTER 09

MASTER PLAN FRAMEWORK, URBAN DEVELOPMENT PRINCIPLES AND CONCEPT

The planning area has been categorized into four distinctive spatial development features. There is an Old Town which is covered by the CBD which historically it was an old town that forms the original growth pole of Tabora Municipality. The second category of the municipality is termed as Existing Town where most development and informal sectors activities are vibrantly taking place. The third category of urban settlement growth is termed as New Town. This is an area with rapid urbanization as there is a constantly convention of farming land into residential housing development. There is also piece meal land development and proliferation of unplanned settlements. Future Town which situated at the peripheral is the fourth category of settlement growth of Tabora Municipality. In this area, houses are sparsely developed and dominated by agriculture and scattered settlements land use category.

The main contents of this chapter includes:

- Master Plan Framework
- Vision and Mission of the Tabora Municipal Council
- Goals and Objectives of the Master Plan
- The SWOT Analysis
- Basic Assumptions and Considerations of the Plan
- General Spatial Development Pattern of Tabora Municipality
- Urban Growth Specifications
- The Master Plan Concept
- The Preferable Development Concept
- Population Projections
- Urban Structure and Planning Hierarchy
- Conceptualization of the Preferred Concept
- The Establishment of Satellite Centers

9.0 MASTER PLAN FRAMEWORK AND URBAN DEVELOPMENT PRINCIPLES AND CONCEPT

1.46 MASTER PLAN FRAME WORK

A framework of a plan entails an approach to the plan, provides platform upon which the base for Tabora Master Plan is based. The main component of the framework for this Master Plan include: Tabora Municipal Council vision and mission, findings from existing situation and analysis of the planning area, SWOT analysis, planning parameters, basic assumption, national and international programs, population projection and conceptual growth models.

It is therefore imperative that Tabora Master Plan has been prepared as a Long Term Plan (2015 – 2035) for guiding, managing and controlling the sustainable spatial growth of the municipality in terms of land use pattern and provision of social and economic infrastructure whilst focusing on conserving the environment and thus achieving sustainable urban development.

The Master Plan prepared will be a guiding tool and framework to foster and control sustainable urban development with sound investment in social- economy and infrastructures. The plan will put in forefront agenda 21 for conserving environment in all the proposed projects and programmes.

The analysis of the existing situation in Tabora Municipality has shown that there are a number of challenges to be addressed by the new Master Plan so as to guarantee its prosperous growth and development. These challenges have their roots in the municipality's demographic characteristics, environmental management, institutional arrangements as well as economic and social wellbeing.

The rapid population growth especially of the youth population (the youth bulge) has to be addressed by ensuring that the youth are engaged in gainful employment. This will require capacity building through vocational training, and facilitating the public, private and popular sectors to create jobs.

These challenges were discussed in a participatory manner at all stages of the preparatory process to ensure that stakeholders of Tabora Municipality have total ownership of the plan. In the conceptual planning stage, considerations were made on the urban design approaches followed, new urbanism principles, the compact city and other urban forms, and the spatial structure of the proposed municipality. Model simulation played a big role in integrating various spatial elements towards a preferred spatial structure that maximizes the efficiency and effectiveness of services, as well as the aesthetics of the built environment.

1.47 VISION AND MISSION OF TABORA MUNICIPAL COUNCIL

Vision Statement:

A committed organization centered towards provision of high class sustainable socio-economic services to the community of Tabora Municipality and economic hub of Tabora Region.

Core values: The core values identified are as follows:

- i. **Tabora Municipality as an Educational City.** The new city will be a city of education, cultivating human resources with high technology;
- ii. **Tabora Municipality as a Cultural city.** The new city will be for comfortable living, it will be sustainable, convenient and safe which reflects the culture and life style of the Nyamwezi people and Tanzanians in general.
- iii. **Tabora municipality as a Green City.** A city that will promote green urbanism by harmonizing agricultural land, open military land and green spaces (open spaces and parks).

Mission Statement

The Council aims to eradicate poverty through improved service delivery and efficient use of available resources through good governance and accountability.

Core values: The core values identified are as follows:

- i. Proper use of available resources;
- ii. Enhanced community participation;
- iii. Teamwork among stakeholders;
- iv. Good governance; and
- v. High commitment in services delivery.

1.48 GOALS AND OBJECTIVES OF THE MASTER PLAN

The main goal of Tabora Master Plan is to achieve a comprehensive sustainable development of the municipality in terms of economic vibrancy and social welfare of the residents (livelihoods and daily necessity of life). This Master Plan therefore will guide, manage and control development of the Tabora Municipal Council for the period of twenty years (2015-3035). Thus, the Plan aims to achieve the following planning objectives:

- i. To acts as a planning and management tool for guiding urban development and controlling the sustainable spatial growth of the municipality;
- ii. To improve the level of provision of infrastructure and social services through the creation of self-sufficient communities and neighbourhoods;
- iii. To protect the environment of human settlements and of ecosystems from pollution, degradation and destruction in order to attain sustainable development;
- iv. To plan and encourage mixed land development densities in order to attain an interlace urban entity;
- v. To provide adequate surveyed and serviced plots for housing development;
- vi. To encourage vertical development in the CBD in order to reduce underutilization of prime land;

- vii. To control urban sprawl of the municipality by promoting compact development concept;
- viii. To promote urban agriculture in the municipality;
- ix. To allocate and distribute socio-economic facilities in consistency with the hierarchical order of the municipality;
- x. To provide an integrated traffic system for movement of all modes of transport and transportation of people and goods;
- xi. To improve the existing roads and open up new areas by providing access roads so as to facilitate easy accessibility to peri urban areas;
- xii. To provide adequate parking facilities within the municipality especially to private cars, heavy trucks and public buses;
- xiii. To control and combat existing unplanned settlements and prevent emerging of new unplanned settlements;
- xiv. To promote the use and production of local building materials that are affordable and readily available;
- xv. To conserve old and historic features for architectural values and tourist attraction;
- xvi. To promote the establishment of new high learning institutions; and
- xvii. To promote the development of new industrial areas.

1.49 THE SWOT ANALYSIS

The development trends in the municipality will be influenced by both internal and external factors, in particular the strengths and weaknesses; will determine the speed at which the municipality adopt and absorb innovative technologies as well as good governance practices that are vital in achieving sustainable urban development. The municipality will need to exploit opportunities and strengths in order to consolidate its development efforts, but there are also external threats to guard against.

SWOT analysis is a logical framework procedure taken from business economics which is able to provide a synthetic and exhaustive description of the main drivers of the urban system. SWOT analysis allows the identification of points of strength, weakness, opportunities and threats of the urban system in implementing development strategies. Strength is a resource or capacity that the planning authority can take advantage of to improve its urban system competitiveness. A weakness is a limitation, fault or defect that will hinder the area from improving its urban system. Opportunity is a favourable situation in the area and a threat is an unfavourable situation in the area that may potentially jeopardize development strategies. In the analysis, particular attention has been paid to demographic characteristics since population is a resource for labour supply for production of goods and services as well as consumption of various products. Population trends will have impacts on the growth and development of Tabora

Municipality. Table 9.1 shows the analysis of strengths, opportunities, weakness and threats of existing situation of Tabora municipality.

Table 9.1: Swot Analysis

STRENGTHS	OPPORTUNITIES	WEAKNESSES	THREATS
Its strategic position in relation to land-locked countries of Congo, Burundi and Rwanda	Transit station for traffic and goods to neighbouring countries	Lack of transit equipment and facilities to facilitate quick haulage of goods and services	Economic stagnation/slow growth of the economy
Commitment and preparedness of TMC and her stakeholders to prepare New Master Plan	Resources commitment and devoted time	Capacity of TMC to organise and coordinate stakeholders	Political influence to proposed projects
Strategic location of the municipality in western Tanzania regions of; Kigoma, Shinyanga, Rukwa, Katavi and Mwanza	Its proximity to Game Reserves and strategically located makes the Municipality attractive for investment	Poor infrastructure facilities and services for the municipality to assume its leadership role	Rural – Urban migration causing rapid urbanization and informal settlements development
Existence of central railway line with a transit station in the municipality and the existence of trunk roads and airport.	Railway and trunk roads infrastructure stimulate economic development	Poorly sewerage system that calls for major rehabilitation and constructions.	Lack of a strong economic base
Existence of historical and heritage sites; Kwihala, German Boma and other tourist attraction sites	Development of an co-friendly tourism industry	Poorly promotion and maintenance of existing historical and heritage sites	Destruction and disappearance of historical and heritage sites
Presence of educational institutions; universities and other training colleges	Development of human resources and labour market	Deficit of employment opportunities to the graduates, poor renovation of education facilities, high enrolment rate as opposed to number of lecturers	Insufficient student loans and inadequate provision of education facilities
Existence of arable land for development of agriculture activities	Development of urban agriculture products for food sufficiency and increase in family income and nutritional levels	Land conflicts and disputes due to competing land users.	Increasing poverty and income inequality
Existence of high demand of certificate of right of occupancy	Existence of large number of approved TP drawings which are not yet Surveyed for urban development	Inadequate budget to conduct survey exercises	Proliferation of unplanned settlements in planned but not surveyed areas
Presence of Miombo – wood lands and savannah grasslands	Potential wood and honey based industries	Negative effects of on-going climate changes.	Land degradation and soil erosion as a result of uncontrolled human exploitation of natural resources in the region
Existence of Central area redevelopment plan			Uncontrolled land use changes and building heights
Presence of Lake	High demand of water for	Inadequate budget for maintenance	Increase of water tariffs

Victoria project	water supply	domestic and industrial uses	and operation cost	
------------------	--------------	------------------------------	--------------------	--

1.50 GENERAL SPATIAL DEVELOPMENT PATTERN OF TABORA MUNICIPALITY

Spatial development of Tabora Municipality consists of both compact settlements and sparsely settlements growth. The compact settlements are observed in the Tabora Old Town and Existing CBD; these are areas of the municipality where most commercial activities are taking place. The compact settlements are characterized by having: residential (planned and unplanned), commercial, commercial/residential, institutional, industrial and informal activities that facilitate the growth of compact settlement in the Tabora Municipal Council. The settlements tend to radiate out from the CBD towards the New town which is located surrounding the Existing CBD. The six existing major roads within Tabora Municipality includes: Tabora – Nzega, Tabora - Urambo, Tabora – Sikonge, Tabora – Bukene, Tabora - Ulyankulu and Tabora - Manyoni. This situation suggest that multiple spatial development concepts can be employed and several alternatives be generated.

The socio-economic survey conducted in August, 2015 on existing situation, revealed that Tabora Municipality can be categorized into four distinctive spatial development features:

There is an **Old Town** which historically forms the original growth pole of Tabora Municipality. The area is planned and hosts some government offices and some socio-economic facilities. In this area there is a need of intervention in form of Urban Renewal/Redevelopment. The spatial development option is vertical as there are very limited spaces for horizontal development; however, there are vacant plots for infill development.

The second category of the urban settlement growth is termed as **Existing Town** where most development and informal sectors activities are vibrantly taking place. This area also hosts both planned and unplanned residential areas. The critical intervention in this area is regularization and infill development. The infill development is due to the fact that there are areas especially those designated for industrial and institutional uses which are still under developed or undeveloped; these include planned residential areas found within the wards of Cheyo, Kitete, Isevyia, Tambukareli, Ng'ambo, Kidongochekundu, Mbugani, Mwinyi, Chemchem, Ipuili, Mpela, Gongoni, Malolo and Kanyenye.

The third category of urban settlement growth is termed as **New Town**. This is an area with rapid urbanization as there is ample space for future development. The composition of urban and rural land use is high and farming land is constantly converted into residential housing development. There is also piece meal land development and proliferation of unplanned settlements. The intervention in this area is to regularize existing unplanned settlements and thereafter to acquire, plan, survey and allocate new plots for potential developers. Large areas are still under developed and housing clusters are prominent features in these areas of Cheyo, Mpela, Ndevelwa, Itetemia, Malolo, Kalunde, Ntalikwa, Uyui, Itonjanda, Misha, Mapambano, Kiloleni, and Ifucha wards.

Future Town which situated at the peripheral is the fourth category of settlement growth of Tabora Municipality. In this area, houses are sparsely developed and grow spontaneously although they tend to grow linearly along main roads; moving out of these settlements there are farming activities and grazing areas. A number of houses in this area are constructed with mad and poles and roofed with thatch. The area is characterized by vast land with scattered trees which can be reserved for future urban expansion (land bank).

1.51 URBAN GROWTH SPECIFICATIONS

Tabora Master Plan was prepared in accordance to the Government Notice (GN) No. 214 of August, 2016 that declared the Planning Area that is Tabora Municipal Council. Section 8 (1), (2), (3) of the Urban Planning Act No. 8 of 2007 mandated the Planning Authority to prepare a General Planning Scheme for guiding urban development. In addition to that, the National Settlement Development Policy of 2000 and the Vision and Mission of Tabora Municipal Council are used to guide the plan preparation. Therefore, the plan is hinged on following basic planning spatial considerations.

9.1.1 The Physical Planning Standard

The Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 were used to guide and manage provision of various infrastructures, planned and unplanned residential areas (building lines and setbacks, plot coverage and plot ratio), urban renewal / redevelopment, health facilities, education facilities, community facilities, public utilities, commercial, industrial and recreational facilities within the planning area.

9.1.2 Planning Period

This Master Plan is a working document for guiding, managing and controlling sustainable spatial development of the Tabora Municipality for a period of 20 years (2015 - 2035). It is recommended that review of this plan to be carried out after every five years. This will allow corrective measures to be applied to the Master Plan if any of the conditions change, and to keep pace with the ever-changing dynamic of socio-economic and technological developments.

As stated and explained in chapter two, the main assumption that drives for the need of this Master Plan for Tabora Municipality is that of population growth. It is assumed that the population will grow at the rate of 2.9 percent per year and experience reasonable.

The Master Plan has taken into count various ongoing national and international initiatives designed to alleviate poverty and ignorance, protect environment and create favourable environment for a better life for every Tanzanian citizen, especially residents of the Tabora Municipality and Tabora region as whole. These programs and policies are the National Strategy for Growth and the Reduction of Poverty (NSGRP/MKUKUTA), the Property and Business Formalization Program (MKURABITA), the Primary Education Development Plan (MEM), Secondary Education Development Plan (MES), the HIV/AIDS, Urban Development and Environmental Management (UDEM) and the National Motto “Kujenga uchumi wa viwanda utakaochochea ajira na ustawi endelevu wa jamii.”

International Millennium Development Goals 2030: eradicate extreme poverty and hunger, promote gender equality and empower women, reduce child mortality, improve maternal health, combat HIV/AIDS, malaria and other diseases, ensure environmental sustainability, etc.

1.52 THE MASTER PLAN CONCEPT

The Master Plan Concept has been developed to fulfil the vision and mission for the development of the new Tabora Municipality. As emphasized in the vision and mission, Tabora Municipal Council is centred towards provision of quality social and economic services to the community so as to improve their livelihood through supportive social and economic priority services.

9.1.3 Planning Strategies

Tabora Municipality and its periphery are gifted with various natural resources and conditions that make it conducive for urban development. These include: Igombe dam that provide water for domestic and industrial use; natural forest which are favourable for bee keeping and timber production; vast arable fertile land for crop cultivation and livestock keeping as well as rocks for stone quarrying. For sustainable utilization of these resources, the following planning strategies were adopted to enhance sustainable development of the municipality, including:

- i. Public awareness and training on Tabora Master Plan;
- ii. Demarcation of large areas proposed for different land use categories e.g. industrial areas, military areas, forest reserve area, conserved areas and universities/colleges areas;
- iii. Identification and establishment of new areas proposed for sub-centres;
- iv. Allocation of funds for reviewing and surveying of 20 Approved Detailed Planning Schemes (Town Planning Drawings) which are not yet surveyed;
- v. Allocation of funds for valuation and compensation of acquired land for different land uses development in the municipality;
- vi. Identification and demarcation of corridor for construction of ring road as well as the proposed buffer area;
- vii. Infill development of sparsely built-up areas, vacant plots in planned areas and redevelopment areas in the CBD;
- viii. Development of a wide range of proposed mixed land uses such as commercial and residential developments along the major arterial roads to support the existing commercial activities at the core centre;
- ix. Retaining all recommended community facilities and government offices within the planning area;
- x. Establishment of good transport and infrastructure facilities for improving connection within and outside the municipality and Tabora Region at large;
- xi. Establishment of both active and passive recreational facilities (golf course, municipal parks, play grounds and open spaces);

- xii. Maintaining and expand the provision of public utilities such as: electricity, water supply, storm water drainage, solid waste and sanitation in collaboration with relevant agency and institution;
- xiii. Development of various youth centric facilities like universities, vocational colleges, commercial complex, retail outlets and sports hubs within the municipality;
- xiv. Development of range of housing options to support different lifestyle preferences in the concept of mixed uses and mixed classes; and
- xv. Promotion of public participation in the council's strategy to regularize unplanned settlements under cost sharing bases.

9.1.4 Development of Alternative Concepts

Considering the spatial size and physiographic setting of the Tabora Municipal Council (Planning Area) four urban concepts have been considered namely: Compact, Linear, Radial and Cluster or Satellite/Sub-center Spatial Development Concepts.

Compact Town Model

The concentric model of a town/city is a model of the structure of cities in which urban communities are spatially arranged in a series of rings; the idea behind this model is that the city/town grows outwards from a central area in a series of rings. The size of the ring may vary but the order always remains the same. The model suggests that social structure extends out wards from the Central Business District (CBD) whereby the lower classes live closer to the town centre while the upper classes live further from the town centre because they can afford commuting. The density decreases as you move far away from the centre. An important feature of this model is the positive correlation of socio-economic status of households with distance from the CBD. As the town grow and develop over time, the CBD would exert pressure on the immediate zone surrounding it.

Outward expansion of the CBD would invade nearby residential neighbourhoods causing them to expand out ward and hence moving further from the CBD (drawing number 11).

Advantages of the Compact Concept

The following are the advantages associated with the compact development concept:

- i. Easy in accessing to services and facilities due to the fact that all services and facilities are located in walking and cycling distance;
- ii. More efficient in the provision of public utilities and infrastructure services;
- iii. Environmental protection at the peripheral areas as the concept avoid urban sprawl;
- iv. Community based society; whereas the idea aims at establishing type of urban structure that can be interpreted in all manner of ways in response to all manners of cultures;
- v. Proximity in this sense the provision of good public space and the presence of natural landscape;

- vi. Overlapping whereas the whole premises intervention triggers more opportunities for efficiency as reduce consumption of energy.

Disadvantages of the Compact Concept

The following are the disadvantages associated with the compact development concept:

- i. Unequal distribution of basic services and facilities causes unbalance development of the municipality;
- ii. More intensified development at the CBD is associated with less development in other areas and cause stagnation of development and their adverse effects such as urban sprawl;
- iii. Traffic congestion as the services may be centralized in a single place;
- iv. High development costs are to physical dislocation of people;
- v. Agriculture as the most resident's popular economic activity will suffer a loss since the suitable land will be far from residents;
- vi. Resettlements of town residence.

Multiple Nuclei Model/ Cluster or Satellite Town/Centre Model

The multiple nuclei model is a basic model in modern urban planning developed by Chauncy Harris and Edward Ullmen in 1945. The main idea was that when a city reaches a certain size its Central Business District can no longer serve the whole city. Shops and offices move to the outer parts of the city where they grow and attract other business. This causes the area around them to grow into new business centers. The idea of satellite centres proposed in the new Tabora Master Plan concurs with this model (drawing number 12).

Advantages of the Multiple Nuclei Concept

- i. It fosters even distribution of services and development in the municipality; and
- ii. Increases functionality of the city as the services are decentralized to the centres.

Disadvantages of the Multiple Nuclei Concept

- i. It is cost full for the services distribution and mobility.

Radial Development Concept

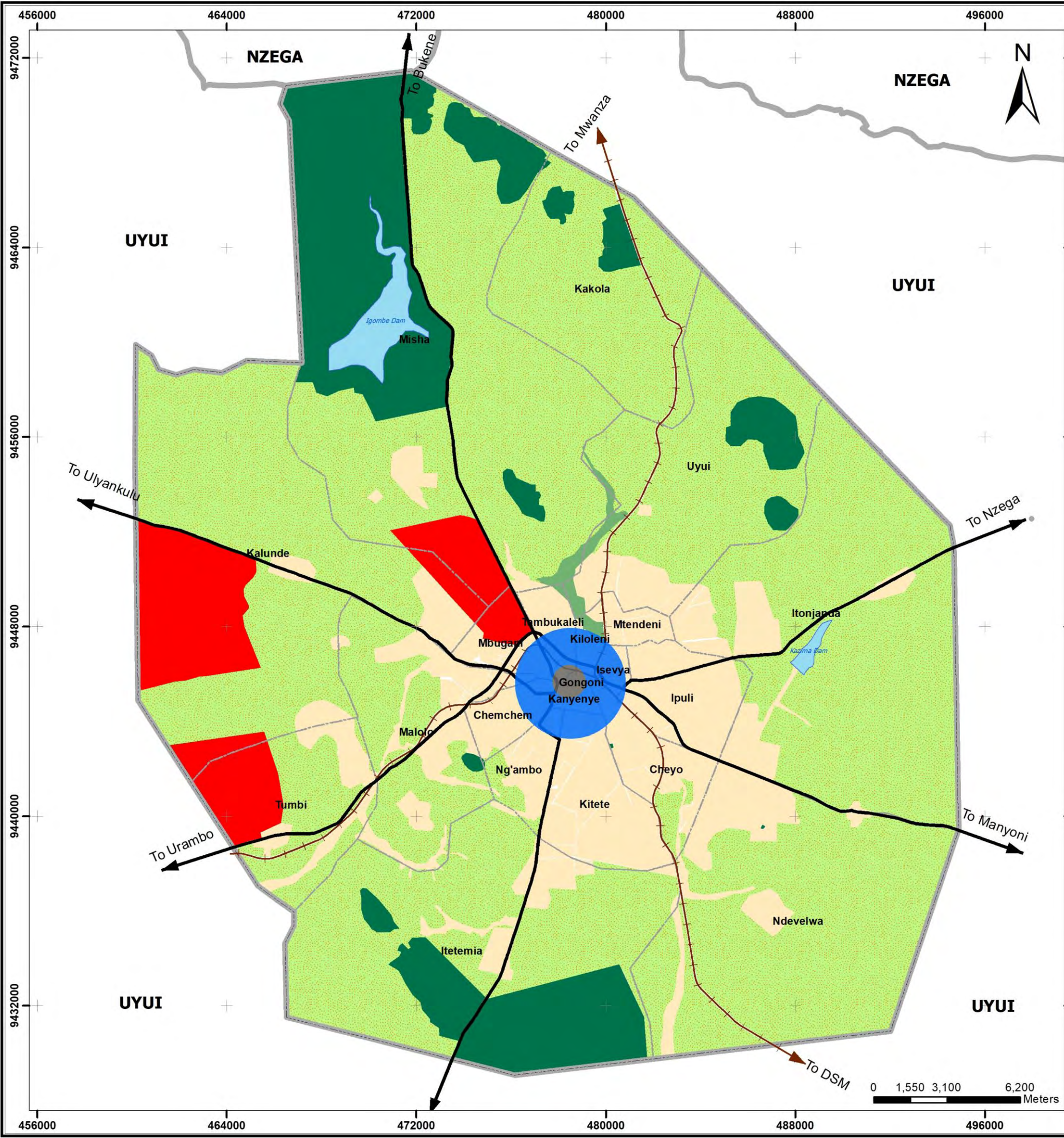
The radial form of development is influenced by the existence of arterial roads which radiates from the Central Business Districts to the peripheral. The ring roads tend to join the major road which acts as circumferential road. The developments growth noted in Tabora Municipal Council were found to concentrate along the six main roads of Tabora - Nzega, Tabora - Manyoni, Tabora - Sikonge, Tabora - Urambo, Tabora - Ulyankulu and Tabora - Bukene roads (drawing number 13.).

Advantages of the Radial Concept

- i. It is convenient in terms of distributing traffic along radial roads; and
- ii. It leads towards balance development if well managed.

Disadvantages of the Radial concept include

- i. Lead to traffic congestion and loss of traffic momentum; and
- ii. Increased potential for ambush and hence high infrastructure investments.



TABORA MASTER PLAN (2015-2035)

COMPACT DEVELOPMENT CONCEPT

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Railway Line
- Dam
- Forest Reserve
- Military
- Built Up Area
- Unbuilt Up Area
- Old Town
- Existing CBD

Source

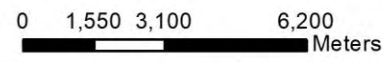
- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

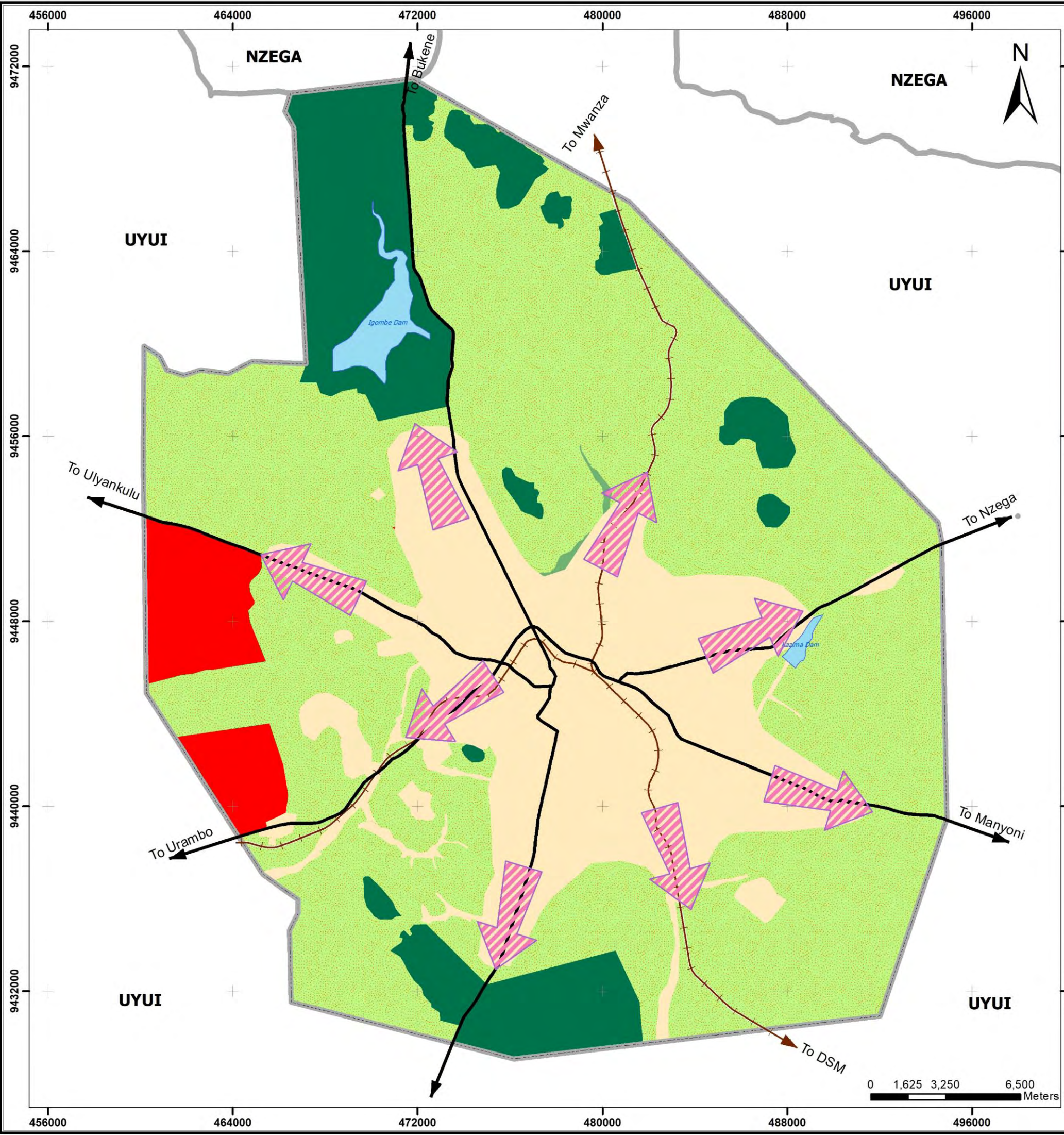
Drawing Number: 11

Page Number: 89

Prepared By:

Tabora Municipal Council and City Plan Africa





TABORA MASTER PLAN (2015-2035)

RADIAL DEVELOPMENT CONCEPT

- ## Legend
- District/Municipal Boundary
 - Ward Boundary
 - Trunk Road
 - Railway Line
 - Dam
 - Forest Reserve
 - Military
 - Built Up Area
 - Unbuilt Up Area
 - Growth Direction

Source

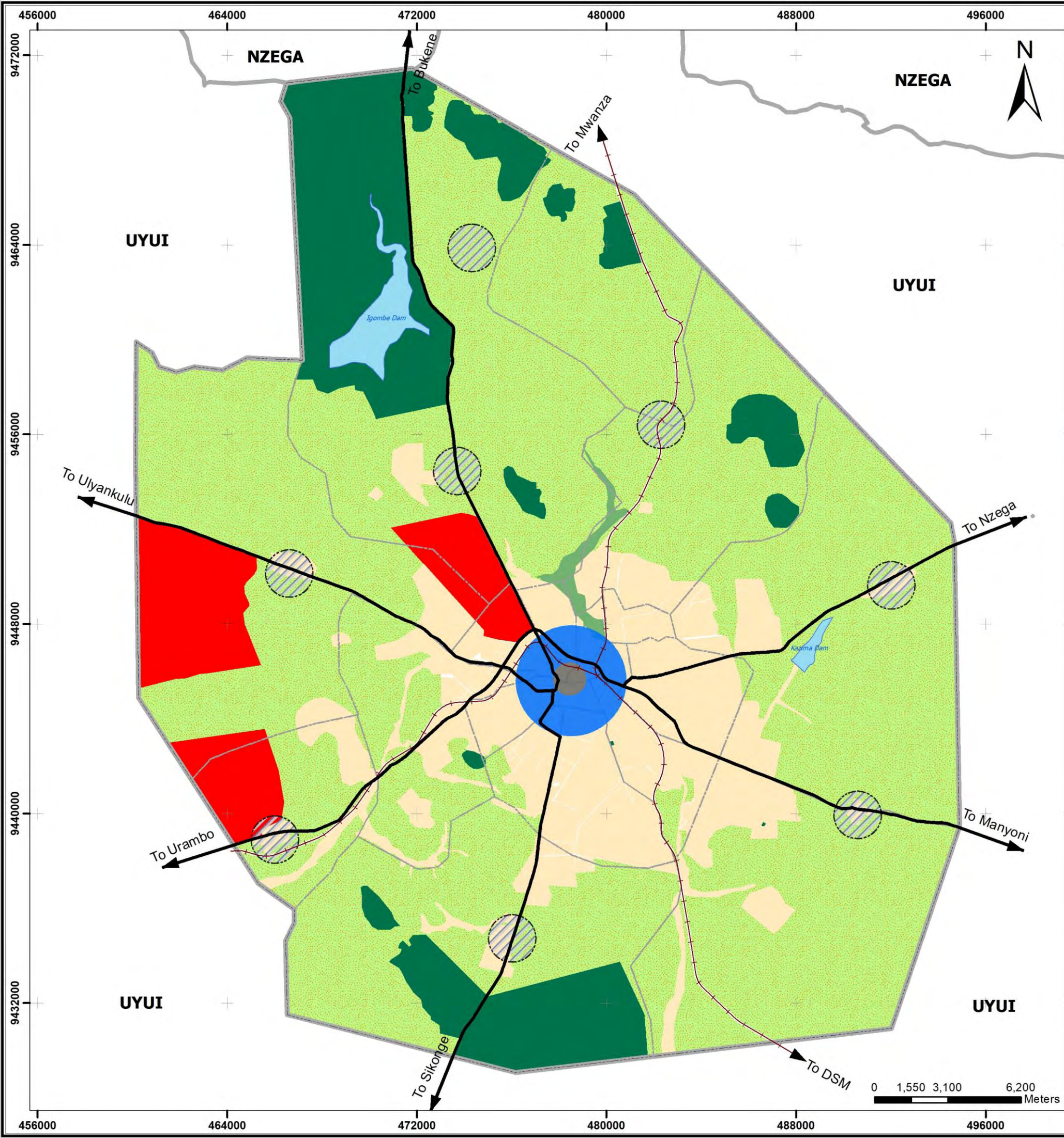
- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

Drawing Number: 12

Page Number: 90

Prepared By:

Tabora Municipal Council and City Plan Africa



TABORA MASTER PLAN (2015-2035)

SATELLITE DEVELOPMENT CONCEPT

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Railway Line
- Dam
- Forest Reserve
- Military
- Built Up Area
- Unbuilt Up Area
- Old Town
- Existing CBD
- Satellite Centre

Source

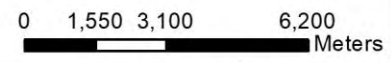
- 1. Topographic maps
- 2. Satellite image, 2012
- 3. Google maps, 2016
- 4. Field survey

Drawing Number: 13

Page Number: 91

Prepared By:

Tabora Municipal Council and City Plan Africa



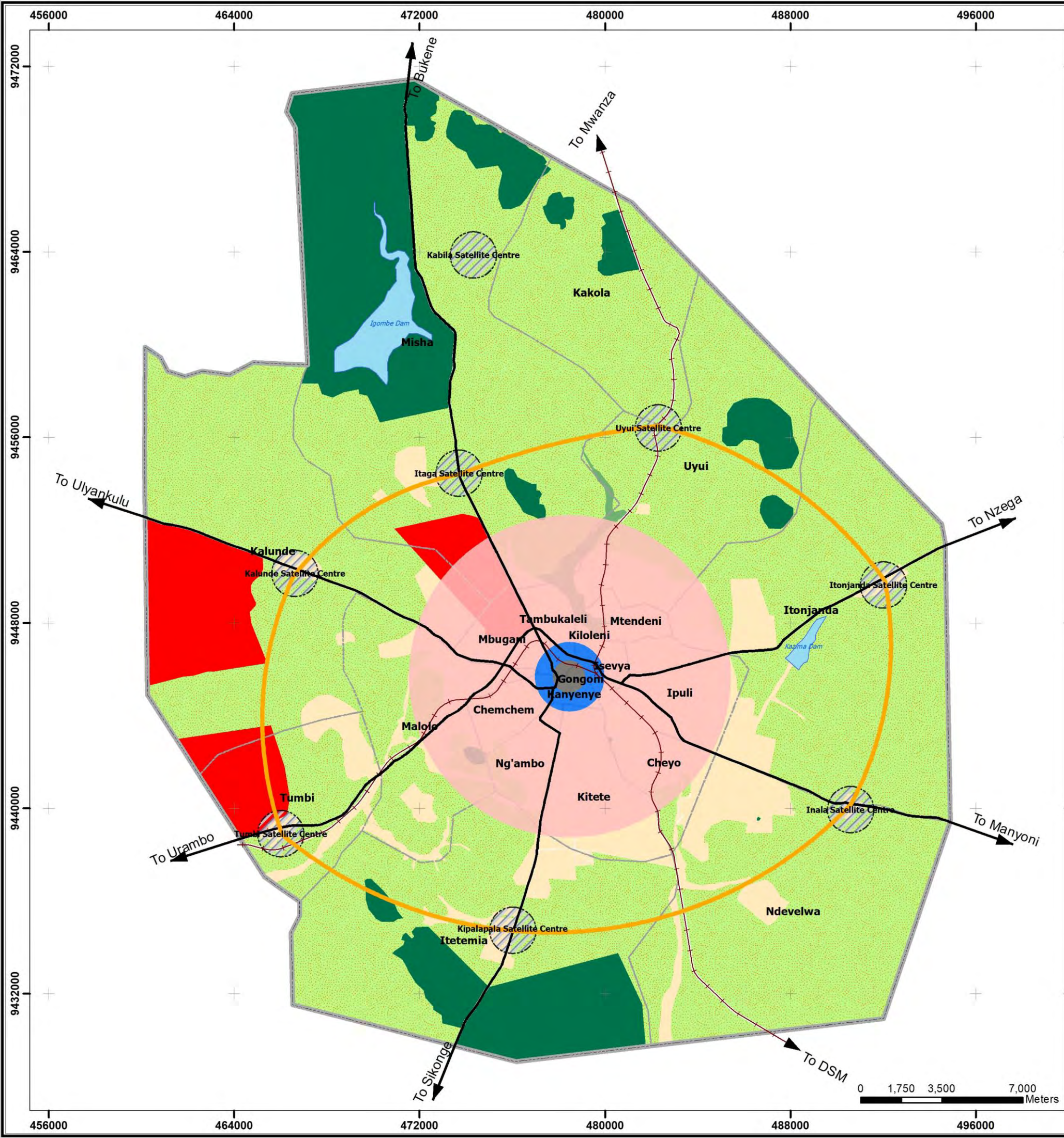
1.53 THE PREFERRED DEVELOPMENT CONCEPT

In the stakeholder consultative meetings conducted in February 2016; the four concepts were compared and discussed by the stakeholders and defined the future growth scenario for Tabora Municipality to be a combined concept of Compact Concept associated with developing Satellite-Centres. This concept was preferred as the most appropriate spatial development concept for establishing a comprehensive town; likely to meet the vision and mission of future Tabora Municipal Council. In addition to that, this concept will ensure and guide orderly development of the municipality and the absorption of the growing population in both existing urban core and the urban periphery in the sustainable manner (drawing no 14).

Factors Considered in Formulating Spatial Development Concept for Tabora Municipality

As part of the underlying bases for the Master Plan, it is also necessary to define some important principles necessary to guide the development of the municipality, which include:

- i. Urban structure of Tabora Municipality will be developed incrementally from the Old town toward the periphery to allow future expansion;
- ii. The basic units of Tabora Municipality will be plots, housing blocks, housing cluster, neighbourhood and community
- iii. Land use and development will be based on the structural plan for public spaces, open spaces and other facilities which together offer an accessible and public;
- iv. Community and social facilities such as health facilities, education facilities, parks, recreational facilities and local markets will be distributed in residential areas;
- v. The main road network considers traffic separation includes lanes for vehicular, motorcycle, bicycle pedestrians,



TABORA MASTER PLAN (2015-2035)

PREFERRED CONCEPT

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Railway Line
- Proposed Ring Road
- Dam
- Forest Reserve
- Military
- Built Up Area
- Unbuilt Up Area
- Old Town
- Existing Town
- New Town
- Satellite Centre/Future Town

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 14

Page Number: 93

Prepared By:

Tabora Municipal Council and City Plan Africa

1.54 POPULATION PROJECTIONS

9.1.5 Demographic Base for the Master Plan

The population of Tabora Municipality has been growing rapidly over the years. It almost doubled within 20 year period between 1948 and 1967 and tripled in the next 10 years from 1967 – 1977. In the year 2002 and 2012 Population and Housing Censuses, Tabora Municipality recorded a population of 188,005 people and 226,999 people respectively. The rapid population increase has been due to rural urban migration, natural increase and the expansion of municipal boundaries.

9.1.6 Population Projections

Population projections at the conceptual planning stage are significant as they allow the municipality's government agencies, utilities and Non-Government Organizations to determine future requirements for sustainable development of the municipality. Land requirements, infrastructure services and other socio-economic requirements will be based on the population projections.

The population size and its growth is the focal point of the Tabora Master Plan (2015 – 2035). The plan has been designed to address associated socio-economic challenges that go hand in hand with rapid population growth and unplanned settlements. Furthermore, an increase in population has a direct bearing on land requirements, spatial expansion of the municipality and increase in demand for community facilities, public utilities and other infrastructure services within the planning period.

Population projections are based on assumptions that the councils' population is to increase gradually at an Average Annual Population Growth Rate of 2.9 percent per annum (as per Population and Housing Census of 2012). Thus, the Growth Rate of 2.9 percent per annum has been used to forecast the future population of the new Tabora Municipality.

Population Projection Formula:

$$P = PO (1 + r)^n$$

Where; **P** = Projected population

Po = Base Year population

r = Growth rate

n = Number of Years

It is therefore rational to assume population growth rate in the new proposed Tabora Master Plan to be 2.9 percent. Based on this assumption the population of Tabora Municipality is estimated to increase from 188,005 in the year 2002 to reach 226,999 in 2012, 233,582 in 2013, 240,354 in 2014 and 247,010 in 2015, (base year) this will increase again to 284,965 by year 2020 in the first quarter of the master planning period. In second quarter population will increase to 328,752 in year 2025; in third quarter population will increase to 379,267 in the year 2030; finally, at the last five years of the master planning period (2035), population will increase to be 437,544 (table no. 9.2 and 9.3 as well as figure 9.1).

Table 9.2: Tabora Municipality: Population Projections

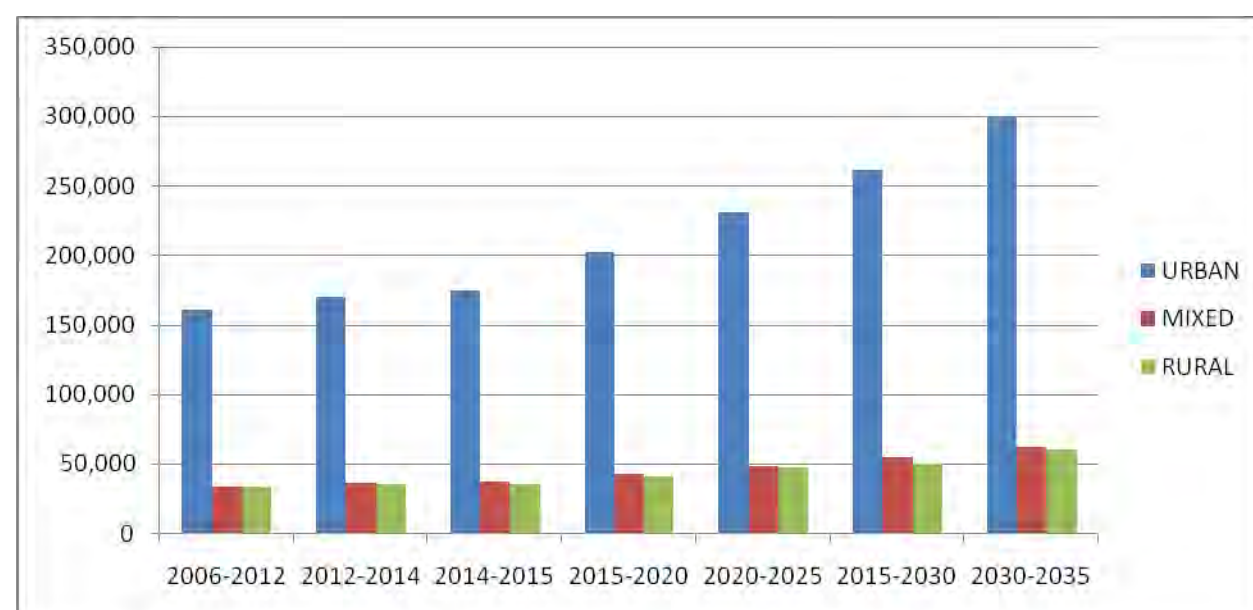
PERIOD	TOTAL POPULATION
2012	226,999
2012 - 2014	240,354
2014 - 2015	247,010
2015 - 2020	284,965
2020 - 2025	328,752
2025 - 2030	379,267
2030 - 2035	437,544

Source: Population projections (2012 - 2035)

Table 9.3: Tabora Municipality: Population Projections by Ward

S/No.	WARD	2015	2020	2025	2030	2035
1.	Kanyenye	10,964	12,649	14,592	16,834	19,421
2.	Gongoni	8,786	10,136	11,694	13,490	15,563
3.	Mbugani	16,671	19,233	22,188	25,597	29,530
4.	Mwinyi	10,885	12,558	14,487	16,713	19,281
5.	Chemchem	10,884	12,556	14,486	16,712	19,280
6.	Tambukareli	7,390	8,526	9,836	11,347	13,090
7.	Kiloleni	7,743	8,933	10,305	11,889	13,716
8.	Mapambano	7,743	8,933	10,305	11,889	13,716
9.	Mtendeni	6,032	6,959	8,028	9,262	10,685
10.	Isevyu	14,717	16,978	19,587	22,597	26,069
11.	Ipuli	12,772	14,735	16,999	19,611	22,624
12.	Mpera	12,771	14,733	16,997	19,609	22,622
13.	Cheyo	12,420	14,328	16,530	19,070	22,000
14.	Kitete	10,015	11,554	13,329	15,377	17,740
15.	Kidongo chekundu	10,733	12,382	14,285	16,480	19,012
16.	Ng'ambo	10,733	12,382	14,285	16,480	19,012
17.	Malolo	3,731	4,304	4,966	5,729	6,609
18.	Kakola	3,759	4,337	5,003	5,772	6,659
19.	Uyui	6,783	7,825	9,028	10,415	12,015
20.	Itonjanda	2,940	3,392	3,913	4,514	5,208
21.	Ndevelwa	8,787	10,137	11,695	13,492	15,565
22.	Itetemia	4,956	5,718	6,596	7,610	8,779
23.	Tumbi	6,761	7,800	8,998	10,381	11,976
24.	Kalunde	8,788	10,138	11,696	13,493	15,567
25.	Misha	6,753	7,791	8,988	10,369	11,962
26.	Kabila	6,295	7,262	8,378	9,666	11,151
27.	Ikomwa	7,747	8,937	10,311	11,895	13,723
28.	Ifucha	3,487	4,023	4,641	5,354	6,177
29.	Ntalikwa	4,964	5,727	6,607	7,622	8,793
TOTAL		247,010	284,965	328,752	379,267	437,544

Source: Population projections 2015 -2035

Figure 9.1: Population Projection for Urban, Rural and Mixed Wards

Source: Population projections (2015 - 2035)

Therefore, in totality the projected population within the planning period (2015-2035) will be 437,544 people, the figure, which will be used in all planning aspects as far as land requirements, is concerned. The municipality has a total area of 1092.26 square kilometres of land, which are committed for various uses.

Assumptions for the Population Increase to the Year 2034

- Upgrading and expansion of Tabora airport will attract more employment opportunities and people in the municipality;
- Expected growth in industrial investments which will involve the construction of new industries especially for processing and manufacturing agro-based products will create more employment opportunities and thus will attract more people in the municipality;
- Expected establishment of higher learning institutions (colleges and universities) will also attract more employment opportunities and people;
- Expected Provision of water supply system from Lake Victoria project will boost the status of the town as well as region at large, thus will improve the living health and living standard of the people;
- Construction of standard gauge railway line will attract more people in the municipality;
- Existence of Nane nane zonal exhibition ground at Ipuli ward will attract more employment opportunities and people in the municipality as well as boost council's revenue; and
- Construction and rehabilitation existing trunk roads will stimulate transportation sector, thus attract more people to invest within the municipality;

1.55 URBAN STRUCTURE AND PLANNING HIERARCHY

9.1.7 Urban Structure

Basing on the municipality development following the major roads in a concentric manner, the urban structure will continue to be compact linked to satellite centres developed along and around these main roads. The structure will also include the construction of an outer ring road that connects one satellite centre to another forming a loop to filter heavy traffic at the CBD. Therefore, basic direction of urban structure will be as follows:

- Connecting the old town to existing town, new town and the new satellite -centres within future town.
- Connecting the eight satellite centres to the CBD by adopting rings, hence including them within future town.
- Block planning in consideration of the existing facilities and status of development.
- Urban structure design that maximizes the functional connection and the basic concept that considers the natural environment
- Eco-friendly urban system focusing on public green transportation and taking on board traffic segregation in the CBD to minimize traffic accidents.

Planning Hierarchy

The Compact Development Concept entails to keep the existing built up area as a focal/main centre to be surrounded by several satellite centers. It further goes to grouping the settlements into several clusters, communities and neighbourhoods to enhance provision of socio-economic facilities and services as well as limiting the urban sprawl.

In implementing the concept, the residential areas development in the municipality should take place based on the following hierarchical central design elements:

- Plots
- Housing Block
- Housing Cluster/ Housing estates
- Neighbourhood Units
- Community Units
- Planning District/ Satellite Town

i. Plots

Residential plot will accommodate only one dwelling/ housing unit and ancillary building. The minimum plot size will be High Density (350 - 600 square meters); Medium Density Plot (601- 800 square meters); while Low Density (801-1200 square meters); with maximum plot size Super Low Density (1201-2000 square meters) and Housing Estates (8001-12000 square meters).

The Unit Titles Act, 2008, emphasises that in order to ensure optimum utilisation of urban services, high-rise buildings and housing estates development are preferred. The Act also emphasizes massive production of housing units and security of tenure for those individuals who will own the apartments.

Housing Blocks

A maximum of 20 plots will form a block and plots size will depend on the hectare of the plots whether they fall in the categories of high, medium, low or super low density. All these blocks will be serviced by roads with basic requirements such as access roads, storm water drainage, water and electricity supply.

ii. Housing Clusters

The housing cluster will constitute a minimum of five (5) grouping of blocks with the minimum of five group of blocks (100 plots). The population to be accommodated is about 500 - 600 people. Housing clusters will be serviced by a nursery school/day care center and one open space. Although housing clusters can be formed by a single plot (housing estate) high density full serviced.

iii. Neighbourhood Unit

The neighbourhood will be the basic planning unity of the plan, which should be possible to identify by its localities or name. Each neighbourhood unit will constitute 20 housing clusters with a population of about 3000 - 5000 residents a neighbourhood will be served by primary school, nursery school, dispensary, market, retail shops, playground, open spaces, service industry, public building, police and religious sites. The housing estates and high-rise buildings will alter the pattern of the number of housing clusters (table 9.4).

Table 9.4: Distribution of Land Uses in a Prototype Neighborhoods of about 3000 - 5000 people

S/No.	LAND USE	LAND AREA REQUIREMENT	
		Ha	%
1.	Residential	39.0	60.0
2.	Service Industries	0.8	1.2
3.	Open Space	6.5	10.0
4.	Neighbouring Center	3.2	5.0
5.	Circulation system	9.8	15.0
6.	Primary School	2.5	3.8
7.	Neighbourhood park	5.2	5.0
TOTAL		65	100.0

Source: Urban Planning (Panning Space Standards) Regulations, GN. No. 93 of March 2018

iv. Community

One community unit be made of about 4 to 6 neighbourhoods to be served by a community centre serviced with public facilities of higher order than that of neighbourhood centre. These facilities include health centre, secondary school, community hall, service industries, cemetery, vocation training schools and college. The population to be accommodated within one community is estimated to be 20,000 to 30,000 people.

v. Planning District/Satellites Town

This will be the highest level in central facilities planning. Planning district will be made of 4 – 6 communities with population of 80,000 – 120,000. The town will have facilities of the higher order than that of community center. These facilities include a Hospital, stadium, major market, shopping center and malls, High learning institutions, religious building, court, recreational park and town hall.

The satellite center concept entails decentralising all key community facilities into the satellite centers, where facilities like Government, Non-government offices, Parastatal organizations, commercial and others will be accommodated. This concept area will also give each satellite center to have its own plan, which will make it different from others and thus maintaining its identity.

Table 9.5: Units Planning Population / Settlement Hierarchy

PLANNING UNIT	HOUSE HOLD SIZE	POPULATION	MINIMUM LAND REQUIREMENT (Ha)
1 Plot (only one housing unit)	5	5	Unplanned/Special Areas 130-300 square meters. High Density: 450 -600 square meters Medium Density: 601-800 square meters. Low Density: 801-1200 square meters. Apartments Blocks /Block of flat 8001-12000 square meters.
1 Housing Block = 20 plots	5	100	
1 Housing Cluster = 100 plots	5	500 - 600	
1 Neighbourhood = 10 cluster	5	3000 -5000	65
1 Community = 4 - 6 Neighbourhoods	5	20,000-30,000	260-390
1 District center/satellite center = 4-6 communities	5	80,000-120,000	1,040-2340

Source: The Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018

1.56 CONCEPTUALIZATION OF THE PREFERRED CONCEPT

The vision of the Master Plan for Tabora Municipality provide the fundamental foundation for the creation of the proposed Land Use Plan. Every parcel of the land within the planning area has been designated for a specific land use category. The Land Use Plan serves to reinforce desirable land use patterns identified in areas which may be altered to a different land use and guide the structure and location of future urban growth. Considering the adopted concept, conceptualization of the municipality structure has been formulated on the bases of keeping the existing built up area as a focal center to be surrounded by satellite centres. This will enhance provision of socio-economic facilities and services as well as limiting the urban sprawl.

The conceptualization idea proposes for a circular development of Tabora municipality radiating from the core center which is the Old town followed by the Existing Town, New Town and the Future Town making the total of four development circles (Drawing no 14).

9.1.8 Old Town

This part of the municipality is located within the CBD in Gongoni and Kanyenye Wards. The typical land uses in this area are institutions, commercial as well as commercial/residential.

9.1.9 Existing Town

This part of the municipality surrounds the Old Town; is located within the Town Center covers the wards of Chemchem and part of Mwinyi, Malolo, Mbugani, Isevya, Ipuli, Mpela, Cheyo, Kitete and Kidongochekundu wards. It is within these localities where most of spatial developments are taking place and consist of high level of socio-economic services and facilities. The land use characteristics in this part of the municipality includes: residential, commercial, institutions, industrial, recreations and commercial/residential.

9.1.10 New Town

This part of the municipality is located surrounding the Existing Town covers the wards of: Mtendeni, Itondanda, Nga'mbo and part of Uyui, Ifucha, Ndevelwa, Itetemia, Ntalikwa, Malolo, Mbugani, Misha, Mapambano, Kalunde and Kiloleni wards. The development in these areas of the municipality is still low as compared to that of Existing Town as well as the distribution of socio-economic services and facilities. The land use characteristics in this part of the municipality includes: residential, commercial, industrial, commercial/residential, public spaces and institutional.

9.1.11 Future Town

This part of the municipality is located outside of New Town at the periphery and it is mostly characterized by agriculture and scattered settlements. Most of these areas having low level of socio-economic services and facilities including the wards of Kakola, Kabila, Ikomwa, Tumbi and part of Ntalikwa, Itetemia, Ndevelwa, Ifucha, Itonjanda, Uyui, Misha, Kalunde, Malolo wards.

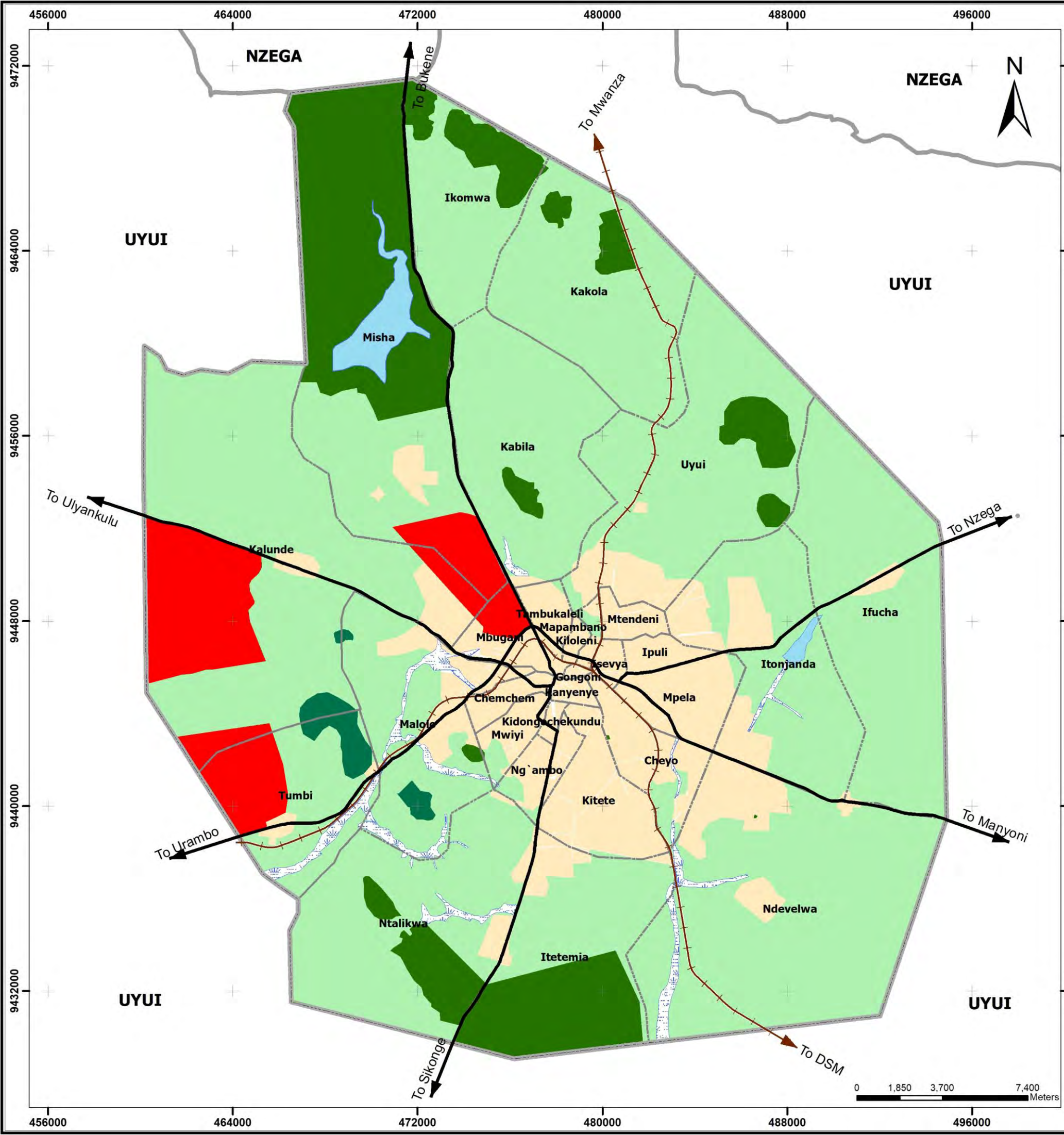
This Master Plan proposes these centers to be developed as satellite centers in terms of services provision not only to attract the population but also to guide the spatial development of peri – urban

areas. This will insure even distribution of services and leads to the development of the entire municipality.

9.1.12 Factors Which Have Been Considered in Developing the Conceptual Plan for Tabora Municipality

In developing conceptual plans for Tabora Municipality, the following factors have been taken into consideration:

- i. The main standards for the new Tabora Municipality are established under the precondition that the new established satellite centers allow residents to enjoy a self-sufficient life and functions as a part of the Tabora Municipality as well as Tabora Region as whole.
- ii. Availability of vast land within the peri-urban areas which is potential to be used for development of satellite center and therefore future expansion of the entire municipality.
- iii. Harmonization of private sector investment areas in relation to municipality functions in the urban residential communities.
- iv. Maintenance and conservation of buffer zones along natural stream and forest reserves.
- v. Designated land use proposals should follow the Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 in order to accommodate current and future needs to ensure optimal use of land. In this case vertical rather than horizontal development should be encouraged.



TABORA MASTER PLAN (2015-2035)

POTENTIAL AREAS

- ## Legend
- District/Municipal Boundary
 - Ward Boundary
 - Trunk Road
 - Railway Line
 - Dam
 - Built Up Area
 - Potential Area
 - Hill Forest
 - Military
 - Swamp

Source

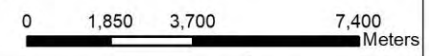
1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 15

Page Number: 98

Prepared By:

Tabora Municipal Council and City Plan Africa



1.57 THE ESTABLISHMENT OF SATELLITE CENTERS

A satellite centre is a self-supporting town planned within the nature growth pattern of another major city. It is intended to stop urban sprawl, supply an alternative mini-central business district. It is proposed that the central Business District (CBD) be connected to the satellite centers through an efficient transportation system. The establishment of satellite centers will promote workability within a settlements and easy accessibility to the social and community facilities to the majority of Tabora residents. Each satellite center is the settlement level regarded as a self-sustaining settlement. Based on calculated estimated population projection of Tabora Municipal Council; by the end of the planning period (year 2035) about 21 wards will have the population of approximately 11,000 – 22,000 people except Mbugani and Isevyu which are going to have the highest population of 29,530 and 26069 respectively. On the other hand, the following six wards will have the lowest population as indicated in the bracket: Malolo (6609), Kakola (6659), Itonjanda (5208), Itemia (8779), Ifucha (6177) and Ntalikwa (8793).

In order to operationalize this concept, each satellite -center will be made up of one community (maximum 6 neighbourhoods) with population of 30,000 people. This settlement hierarchy will form a Community Center which will be serviced by the following type of public facilities: health center, secondary school, community hall, service industries, cemetery, religious buildings, police post, market, super market, community park, agricultural and cattle market, informal/petty trade market and vocation training school/college.

The following are some of the factors considered for allocation of the satellite centers, which assumed to carry services of approximately 30,000 people:

- i. Allocation of the satellite centers to the areas that have already been developed as the minor centers so as to control development of these areas where urban sprawl and its associated effects is likely to occur.
- ii. Allocation of the satellite centers to the areas that have at least minimum basic community facilities and public utilities.
- iii. Allocation of the existing infrastructure facilities such as roads health and educational facilities available in entire locality so as to enable cost minimization for provision of the new ones but also enable efficiency utilization of the available facilities.
- iv. Meet the desired objectives for the development policies as far as spatial allocation of the services from the areas of residence is concerned (service catchment area analysis).
- v. Incorporating the existing ways of life i.e. agriculture activities by the residents whereas allocating these satellite centers will enable easy access of the people to daily activities in the periphery.

The Master plan proposes the establishment of 8 satellite centres to be developed along the existing arterial roads so as to achieve the role of decongesting the core inner city;

Inala Satellite Center: This is also known as **Commercial Centre**, as proposed to be equipped with commercial facilities including shopping malls, banks and supermarkets. It is located in Ndevelwa ward, 12 kilometers from the CBD along Tabora -Manyoni road.

The socio-economic survey of August, 2015 indicated that, the area is characterized by both agriculture and scattered settlements as well as commercial/residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school, market, small scale industry, religious sites and petty trading market. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, super market, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Itonjanda Satellite Center: This is also known as **Academic Centre** as proposed to be equipped with higher learning institutions, vocational training centres and the like. It is located in Itonjanda ward, 13 kilometers from the CBD along Tabora – Nzega road.

The socio-economic survey of August, 2015 indicated that, the area is characterized by agriculture and scattered settlements as well as commercial/residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school and retail shops. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Itaga Satellite Center: This is also known as **Military Centre** as it is close to the main military base. It is located in Misha ward, 13 kilometers from the CBD along Tabora - Bukene road.

The socio-economic survey of August, 2015 indicated that, the area is characterized by agriculture and scattered settlements as well as residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, Secondary school retail shops and local market. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Kalunde Satellite Center: This is also known as **Industrial and Agricultural Centre** as its surrounded by land suitable for urban farming as well as industrial investments. It is located in Kalunde ward, 10.5 kilometers from the CBD along Tabora -Ulyankulu road.

The socio-economic survey of August, 2015 indicated that, the area is characterised by agriculture and scattered settlements residential as well as commercial/residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school retail shops and local market. This Satellite Center will be developed to accommodate health

center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Tumbi Satellite Centre: This is also known as **Agricultural Centre** as it is located close to Tumbi Agricultural Institute surrounded by vast land suitable for urban farming. It is located in Tumbi ward, 11.9 kilometres from the CBD along Tabora-Urambo road.

The socio-economic survey of August, 2015 indicated that, the area is characterised by agriculture and scattered settlements, residential, commercial/residential as well as institutional land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school, retail shops, agricultural training institute and local market. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Kipalapala Satellite Center: This is also known as **Transport and Cultural Centre** linking the municipality to the airport to facilitate goods transportation as well as being close to historical sites of Dr. Livingstone museum. It is located in Itetemia ward 8.7 kilometers from the CBD along Tabora – Sikonge road.

The socio-economic survey of August, 2015 indicated that, the area is characterised by agriculture and scattered settlements as well as commercial/residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school, retail shops, oxen training centre, Kipalapala seminary and local market. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

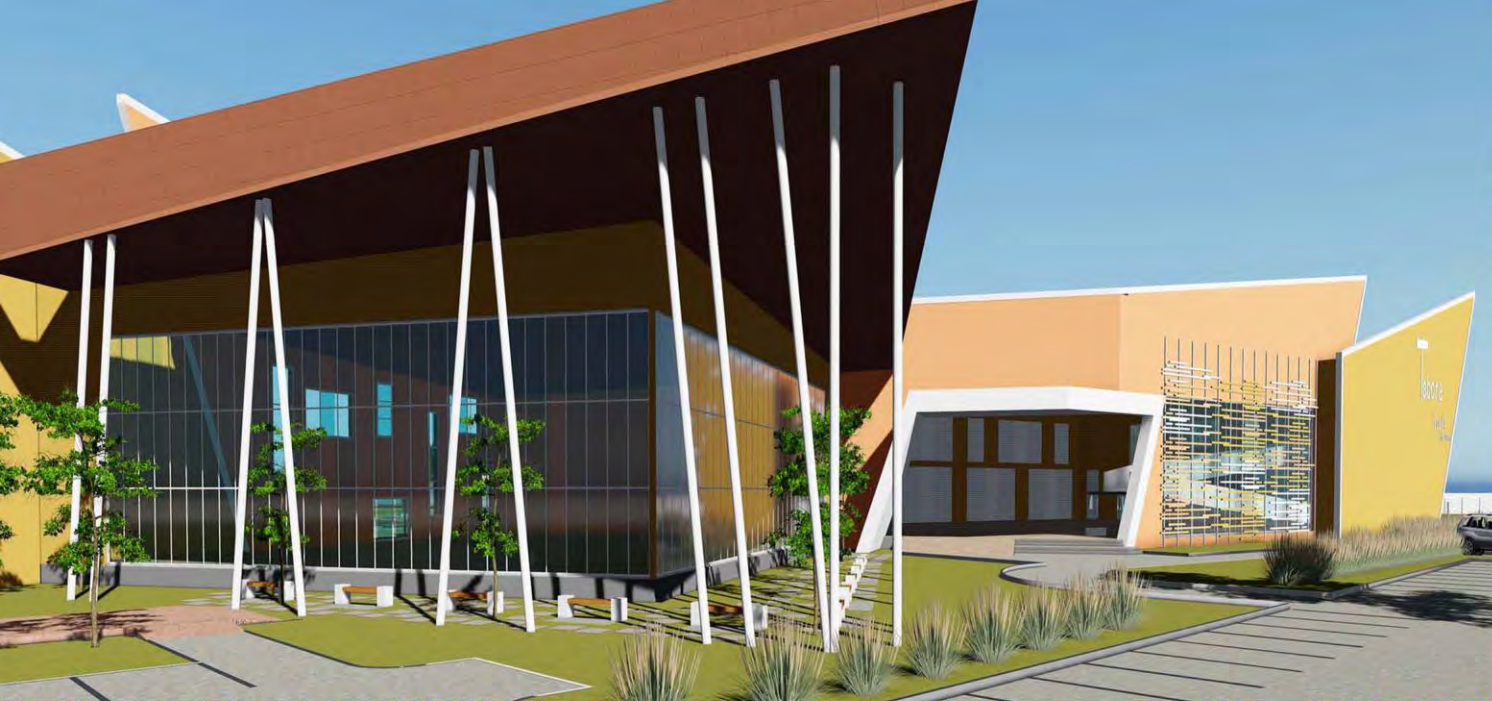
Uyui Satellite Center: This is also known as **Agricultural Centre** as it is surrounded by land suitable for urban farming. It is located in Uyui ward 9.5 kilometers from the CBD along Tabora – Nzubuka road.

The socio-economic survey of August, 2015 indicated that, the area is characterised by agriculture and scattered settlements land use category. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school and retail shops. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.

Kabila Satellite Center: This is also known as **Recreational Centre** as it is close to Igombe Dam. It is located in Itetemia ward 19.7 kilometers from the CBD along Tabora – Bukene road.

The socio-economic survey of August, 2015 indicated that, the area is characterized by agriculture and scattered settlements as well as commercial/residential land use categories. The type of community facilities found in this area include: dispensary, nursery school, primary school, secondary school and

retail shops. This Satellite Center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, community park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center.



CHAPTER 10



LAND USE REQUIREMENT ESTIMATES AND PROPOSALS

This chapter put recommendation on future Land use requirement, estimate and proposal; it also analyses the ongoing and proposed strategies to ensure sufficient provision of different Landuse categories for future development.

The main contents of this chapter includes:

- Bases for Land Use Requirements
- Planning Population
- General Proposed Land Uses
- Land Use Proposal for Community Facilities
- Land Use Proposal for Public Utilities
- Land Use Proposal for Transport and Communication
- Land Use Proposal in Satellite Centers
- Proposed Land Use for CBD

10.0 LAND USE REQUIREMENTS, ESTIMATES AND PROPOSALS

The future land use plan has taken a critical look at the demography, economy, housing situation transport system, physical infrastructure (water supply, power supply, sewerage/sanitation, management of storm water and solid waste), social infrastructure (education, health, and recreational facilities), the environment, as well as the urban landscape. In this regard population projections, land use requirements for various sectors and the agreed future vision of the municipality by its main stakeholders hereby dubbed “the Tabora we want” have provided a basis for discerning the future land use. The proposed urban form is based on land use modelling and simulation maps for the various alternatives.

The allocation of land for different uses has been accomplished with foresight and anticipation of future requirements. Space allocation for various facilities such as housing, health, education and other public and social amenities have been made. The future spatial requirements for various facilities and utilities, the magnitude and number of these facilities have been worked out based on official planning standards, national policies, laws, regulations and guidelines governing the provision of those facilities.

The proposed land use plan includes residential, industrial, transportation, recreation, housing, commerce and office accommodation functions for the proposed future land use plan. Infrastructure and public utilities proposals on water supply, sanitation, drainage, sewerage, solid waste management and power supply are based on civil engineering and health engineering studies. The provision of social and community facilities particularly education, health, administrative, religious and other facilities to cater for the present and future community within the 20 years horizon (2015 – 2035) have been developed bearing in mind the vision and aspiration of the local community.

1.58 BASES OF LAND USE REQUIREMENTS

In estimating various land use requirement population specific to each use and standard land requirement are used as bases for estimate. The entire municipality land uses requirement for various purposes for the next twenty years has been considered. The following specific uses have been included in the estimates: residential, industrial, commercial, institutional, recreational facilities (playing fields and open spaces) as well as tourism, roads, airport, forests, green belts, conservation areas and urban agriculture.

Tabora Municipal Council Master Plan has an overall objective of providing a framework for its long term urban planning, and to be used as a tool for guiding and controlling growth and development of the municipality. The municipality has experienced a number of physical, social and economic changes with significant impacts on the growth and development. These changes on the other hand pose challenges to the capability and viability of the Master Plan to guide development and control the growth of the Tabora municipality for the coming 20 years (2015 – 2035).

The main components of future Land Use Pattern presented in this plan have been derived from an objective, study and situation analysis of the municipality, as well as the council’s opinion and all other stakeholders. The following key factors have also taken into consideration while proposing future land use plans for Tabora Municipality:

- i. The existing land use pattern with an aim of maintaining the existing pattern, detailed land use plans and its corresponding compatibility whilst minimizing land use conflicts;
- ii. Land required by various sectorial development activities for present and future use;
- iii. Existing National Policies and Laws;
- iv. Primary emphasis is on the present and future population attained as this determines the amount of land that needs to be developed;
- v. Declaration of planning area Tabora Municipality;
- vi. Goals and objectives of land use plans;
- vii. The Economic Base of the municipality;
- viii. Existing infrastructure services, social and community facilities, public utilities and amenities;
- ix. Available natural resources and environmental challenge; and
- x. Issues raised during stakeholder’s consultative meetings.

1.59 PLANNING POPULATION

Planning population is the projected population on which land use requirement for various purposes will be based. Population projections based on the 2012 Population and Housing Census statistics and using the most likely scenario of annual growth rate of 2.9 percent and average household of 5 people shows the future population of Tabora municipality to be 437,546 people with total number of household of 87,510 in 2035 as shown on Table 10.1.

The Growth rate of 2.9 percent may appear low when compared with growth rates of similar secondary towns in Tanzania. The problem with Tabora however, is that the expansion of boundaries in 1991 brought in 23 villages making the municipality area to have 109 226 hectares instead of 11,914 hectares before 1991. The low growth rates of these villages have pulled down the growth rate of the municipality in general. After ten years of the implementation of the Master Plan, the growth rates should be reviewed to be able to determine more realistic requirements for land, facilities and services.

Table 10.1: Projected Planning Population in Tabora Municipal Council for Twenty Years in 5 year Interval

5 YEARS INTERVAL	2015-2020	2020 -2025	2025 - 2030	2030 - 2035
PLANNING POPULATION	284,965	328,752	379,268	437,546
NUMBER OF HOUSEHOLDS	56,993	65,750	75,854	87,510

Source: Population projection Tabora Municipal Council, 2015

The area of the municipality is 109,226 hectares, out of which 70,024.97 hectares are under agriculture and scattered settlements land use category available for urban expansion, this is equivalent to 64 percent of all land in the planning area. The estimated population of the municipality after 20 years has been projected to be 437,546 people. This figure has been used to establish various land use requirements.

10.1.1 Unit Planning Population

To ensure a sustainable growth of the Tabora Municipality, the plan adopts the ‘**Compact Concept**’ associated with developing **Satellite Centers** (see section 9.11). This concept entails keeping the existing Old Town, existing CBD and part of the New Town as a New CBD which is the built up area. This area is to be surrounded by the New Town followed by the Future Town situated at the peripheral where the eight satellite centres will be established to enhance provision socio-economic facilities and services as well as controlling urban sprawl (drawing No 14).

In implementing the concept, the residential areas development in the municipality should take place based on the hierarchical central design elements mentioned in section 9.10 urban structures and Planning Hierarchy (table 9.5).

10.1.2 Standard Land Requirement Specific to Use per Unit Planning Population

In estimating various land requirements in the municipality for the next twenty years, this Master Plan used Urban Planning (Planning Space Standard) Regulation, 2018 as published in GN. No. 93 of March 2018.

1.60 GENERAL PROPOSED LAND USES

To be able to translate a vision and long term goals and objectives into a physical space; the estimated incremental population in the municipality in twenty years was used as the base for land estimates for various needs for (2015 - 2035). This Master Plan put recommendation on various land use categories including: residential, housing development, commercial, commercial/residential, institutional, industrial, urban agriculture, agriculture and scattered settlements, recreational facilities and open spaces, road network (circulation system) and conservation area. (Table no.10.21 and drawing no 16)

After the estimates of various land use requirement per unit incremental planning population, zoning on those land uses to be located within municipality were made. Various municipal planning zoning considerations, social and economic aspects have been considered, these include: compatibility of uses, environmental factors, type of soil, economies of scale factors and social welfare.

The land requirement has been estimated in the following Land Uses:

10.1.3 Residential Areas

The socio-economic survey of August, 2015, revealed that the existing residential area covers a total area of 5,422.89 hectares; planned residential areas covers 4090.11 hectares and 1,332.78 hectares was occupied by unplanned settlements.

The ongoing development of universities and new infrastructures call for the increase of demands of the land for residential purpose, whereas an additional area of 3642.92 hectares is proposed for residential land use category. In that case, the total area for residential land use category will cover 9065.81 hectares which is equivalent to 8.30 percent of the total area of the municipality. The new land proposed for residential area will be distributed for high, medium, low densities areas and housing estates/block of flats.

The projection of land requirements for residential purposes for the next 20 years is based on population projection and planning units according to the settlements hierarchy. Based on the projected population of 2015 which is 247,010 people and additional assumption of 5 persons per household, in 2035 at least 39 neighbourhood units of 5,000 people each with total area of 65 hectares will be required to house the extra population of 190,536 people.

The future requirements for residential land use will be 3,642.92 hectares. The spatial distribution of this land use will be guided by:

- i. Neighborhood units that consist of 65 hectares with a ratio of 6:3:1 land distribution for high, medium and low densities respectively;
- ii. Communities will be formed by a maximum number of 6 neighborhoods of each with 65 hectares. This gives a total size of 390 hectares of residential gross area; and
- iii. District plan will be a combination of 6 communities each with 390 hectares. This gives a total size of 2,340 hectares of residential gross area.
- iv. Based to the planning concept and the planning period of (2015 - 2035) as per need of the current projected population incremental, one community (6 neighborhoods) with population of 30,000 people is to be developed in each satellite center.

Based on that specification, in the first phase of the planning period (2015-2020), the required number of additional planning neighborhoods will be 8 with a total coverage of 520 hectares. Out of this, an additional land requirement for residential use is estimated to be 312 hectares, which is equivalent to the 60 percent of the total land of 8 neighborhoods. In the second phase of the planning period (2020-2025), the required number of additional planning neighborhoods will be 9 with a total coverage of 585 hectares. Out of this, an additional land requirement for residential use is estimated to be 351 hectares, which is equivalent to 60 percent of the total land of 9 neighborhoods. In the third phase of the planning period (2025-2030), the required number of additional planning neighborhoods will be 10 with a total coverage of 650 hectares. Out of this, an additional land requirement for residential use is estimated to be 390 hectares, which is equivalent to 60 percent of the total land of 10 neighborhoods. In the fourth phase of the planning period (2030 - 2035), the required number of additional planning neighborhoods will be 12 with a total coverage of 780 hectares. Out of this, an additional land requirement for residential use is estimated to be 468 hectares, which is equivalent to the 60 percent of the total land of 12 neighborhoods (table10:2).

Table 10.2: Numbers of Units Planning Population in Tabora Municipality (2015 -2035)

TIME INTERVAL (5YEARS)	INCREMENTAL PLANNING POPULATION	INCREMENTAL NUMBER OF HOUSEHOLDS	NUMBER OF ADDITIONAL PLANNING NEIGHBORHOODS	AREA (Ha)
2015 - 2020	37,955	7,591	8	520
2020 - 2025	43,787	8,758	9	585
2025 - 2030	50,516	10,104	10	650
2030 - 2035	58,278	11,656	12	780
TOTAL	190,536	38,109	39	2,535

Source: Calculated Incremental Planning population

Thus, in the next 20 years (2015 – 2035), Tabora Municipality is projected/estimated to have an additional of 39 neighborhood units (that means 7 communities)

Proposed Development Strategies

The analysis of the general existing spatial development pattern of the municipality has shown that, Tabora is growing both compact and with some elements of satellite settlements in the peri- urban areas. This plan proposes the adoption of these patterns development by the establishment of the eight Satellite Centers of Kalunde (Kalunde ward), Tumbi (Tumbi ward), Itaga (Misha ward), Uyui (Uyui ward), Itonjanda (Itonjanda Ward), Inala (Ndevelwa ward) and Kipalapala (Itetemia Ward). This concept entails keeping the existing CBD as the main/focal center to be surrounding by Satellite Centers.

The Master Plan therefore recommends the following:

The **CBD** will cover the infill, this is proposed to happen in sparsely built up area, vacant plots in planned residential areas and re-development areas as well as areas to be regularized in the municipality.

The **existing planned residential areas**, the Master Plan strongly recommends the Tabora Municipal Council to take stock of all vacant plots in the urban core and reallocate them to potential developers in accordance to Land Act No. 4 of 1999. These areas include Gongoni, Kanyenye, and parts of Chemchem, Mbugani, Isevyu, Tambukareli and Nga'mbo wards. At the same time, the council and her development partners should set aside budget for the rehabilitation of worn out infrastructures especially: road network, water network etc. so as to improve the status of the residential areas. In addition to that, the council should set aside budget for reviewing and surveying about 20 approved Detailed Planning Schemes (Town Planning Drawings) which are not yet surveyed for municipal development.

All areas estimated and zoned for **new planned residential areas**, the Master Plan strongly recommends the municipality to set aside budget for the preparation of detailed planning schemes, surveying and provision of basic infrastructure services so as to ensure the residential plots are developed accordingly. These areas include part of planned areas of Itetemia, Malolo, Mbugani, Kalunde, Uyui, Itonjanda, Ifucha, Ndevelwa, Ntalikwa, Kiloleni, Mapambano, Ng'ambo, Kidongochekundu, Ipuli, Mpela, Mtendeni and Tambukareli. In addition to that, the master plan complies with the municipal proposal to set aside 25 hectares at Kipalapala area in Itetemia ward for housing estate to be constructed by National Housing Cooperation (NHC). This project is expected to accommodate an increasing municipal's population particularly in the CBD.

The **existing unplanned residential areas** found in the part of Ng'ambo, Kipalapala, Itetemia, Malolo, Usule, Ikindwa, Tambukareli, Kidatu and Inala Cheyo that covers an area of 1332.78 hectares, as well as the existing unplanned settlements found at the periphery wards of Tumbi (Tumbi), Itaga (Misha), Kalunde (Kalunde), Uyui (Uyui), Ikomwa (Ikomwa), Itonjanda (Itonjanda), Inala (Ifucha), Ndevelwa (Ndevelwa), Kipalapala (Itetemia) covers 985 hectares. In total these existing unplanned residential areas covers an area of 1,332.78 hectares which is equivalent to 1.2 percent of the total area of the municipality. The following strategies have been recommended:

- i. That all unplanned settlements in the municipality to be regularized by identifying property boundaries, negotiating and acquiring land for providing community facilities, preparing schemes of regularization, surveying and registration of Certificate of Titles.
- ii. That the ongoing deliberate initiatives taken by the Tabora Municipal Council to regularize existing unplanned settlements under cost sharing basis should be recognized, supported and replicated to other unplanned settlements.
- iii. That the upgrading of these settlements be done based on the upgrading strategies recommended in the current prepared National Program for regularization of unplanned areas in the country.
- iv. That the deliberate initiatives to be taken by the council to control and prevent the sprawl of unplanned settlements especially those emerging along the major roads and within the new proposed satellite centers.
- v. That the deliberate initiatives to be taken by the council to provide adequate surveyed and serviced plots for residential and housing development.

10.1.4 Housing Development

The socio-economic survey of August, 2015 reveals that, the total housing stock for Tabora Municipality was established to be 49,402. Tabora Municipal Council capacity to provide and ensure development of decent houses does not match with the demand caused by high population increase. The deficit in capacity of the council has led to continuity in proliferation and consolidation of unplanned settlements. At the end of planning period (2035) the population for Tabora Municipal Council will reach 437,546; this population will need a total number of 87,510 house units with the assumption that each household (5 people) will have a housing unit.

Proposed Development Strategies

The overall housing strategy for this Master Plan is not only include the adequate provision to meet the demand required but also quality and efficient service distribution of the existing and the future population incremental as well as to raise the standard of living for Tabora residents.

In order to achieve the target of provision of adequate and decent housing units for all residents in 2035, there must be an initiative of creating stable reliance institutions with the capacity to deliver. The effort may include: -

- i. Facilitating and empowering all potential actors such as the council, private sector and individuals to play a greater role in the construction of housing units;
- ii. Adequate provision of planned, surveyed and serviced plot for residential development;
- iii. Controlling proliferation and regularize existing unplanned settlements to achieve decent housing for all;
- iv. Strengthening cooperative housing societies to contribute in constructing new houses;

- v. Utility agencies to ensure sufficient and adequate provision of infrastructure services;
- vi. Facilitating and easy accessing housing loans from financial institutions; and
- vii. Reducing administrative delays in the process of accessing building permit.

Housing Sector Policy Recommendation

Tabora Municipal Council in collaboration with other stakeholders shall promote a mechanism to provide adequate and decent housing units for all Tabora residents.

10.1.5 Commercial Areas

The Master Plan recommends the existing commercial area covers 87.79 hectares to be rehabilitated and maintained. Most of these areas are located within the CBD along the major streets of Jamhuri, Lumumba, Madaraka and Balewa as well as along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Manyoni, Tabora – Sikonge, Tabora - Ulyankulu and Tabora – Bukene. Others include those commercial activities concentrated surrounding the four main markets which located at Chemchem, Ng'ambo, Kitete, and Isevyu wards.

This Master Plan proposes the following:

- i. Three shopping malls with total coverage of 8 hectares will be constructed as follows: one at Inala area located along Tabora – Manyoni road in Ndevelwa ward; the second one at Kazima area along Tabora – Nzega road in Itonjanda ward and the third one at Malolo area along Tabora –Urambo road in Malolo ward.
- ii. Six hotel sites with total coverage of 36.00 hectares will be allocated as follows: at Kidatu area in Uyui wards (8 hectares); at Mailitano area in Ipuli ward (5 hectares), at Mawiti area in Mwinyi ward (5 hectares); at Kwihala area in Itetemia ward (8 hectares); at Kabila area in Kabila ward (5 hectares) and at Kazima area in Itonjanda ward (5 hectares).
- iii. The commercial areas will be provided in the neighborhood and community centers with a total area of 35 hectares. In addition to that, in each Satellite Center there will be a commercial area of 3 hectares; making a total coverage of 18 hectares for eight Satellite Centers.
- iv. The proposed new area for cattle auction market (mnada) covers 10 hectares and new site for modern abattoir with total area of 15 hectares will be located at Itetemia area in Itetemia ward.
- v. General commercial activities cover 60 hectares, this include commercial activities such as retail shops, banks, post and telephones distributed based to their space standards.

The additional commercial land use category will cover 183 hectares. Therefore, commercial land use category covers a total area of 220.7 hectares, which is equivalent to 0.22 percent of the total area of the municipality.

Proposed Development Strategies

- i. To establish commercial/business areas within the municipality especially in the Satellite - Centers so as to have an equal distribution of services;
- ii. To allocate land for construction of three shopping malls at Inala area in Ndevelwa ward, Kazima in Itonjanda ward and Malolo area in Malolo ward
- iii. To allocate land for construction of six hotels at Kidatu area in Uyui ward, Itetemia area in Itetemia ward, Kwihala area in Itetemia ward, Kabila area in Kabila ward, Kazima area in Itonjanda ward and Mailitano area in Ipuli ward; and
- iv. To construct cattle auction market (mnada) and modern abattoir both at Itetemia area in Itetemia ward.

Commercial Sector Policy Recommendations

- i. Facilitating and empowering all potential actors such as the council, private sector and individuals to play a greater role in the provision of commercial facilities in the CBD and within the Satellite centers;
- ii. Tabora Municipal Council in collaboration with other stakeholders shall promote a mechanism to access opportunity in informal sector especially for youth so that they can be employed in informal sectors, by proving employment skills through community services;
- iii. Tabora Municipal Council in collaboration with private sector shall create an enabling environment for establishment of employment opportunities as stipulated in National Employment Policy, Rural Development Strategy as well as Agricultural Development Policy; and
- iv. The municipality in collaboration with private organization and business organization, civil societies, Youth organization and Business community shall promote the culture of entrepreneurship by creating enabling environment for youth enterprise development.

10.1.6 Commercial/Residential Areas

Commercial/residential land use category are found within Central Business District (CBD) and also along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Manyoni, Tabora – Sikonge, Tabora - Ulyankulu and Tabora – Bukene. Other commercial residential areas found within the neighborhood centres of the planned residential areas of the following wards: Gongoni, Kanyenye, Kitete, Chemchem, Mwinyi, Isevyu, Ipuli, Mpela, Cheyo, Malolo and Mbugani wards. The existing Commercial/residential land use category covers 422.96 hectares which is equivalent to 0.39 percent of the total area of the municipality. The Master Plan recommends the existing commercial/residential areas to be maintained.

In addition to that, the Master Plan proposes an additional area of 169.69 hectares to be designated for commercial/residential land use category. Thus, a total area for commercial/residential land use category will cover 592.65 hectares equivalent to 0.54 percent of the total area of the municipality.

The proposed commercial/residential areas will be located along the six major roads as follows:

Tabora – Nzega road: From Manyoni junction going to the north- eastern part of the municipality along Tabora – Nzega road up to Nane nane Agricultural exhibition ground; there will be a 300-meter buffer of commercial/residential land use category in both sides of the road.

Tabora – Mnyoni road: From Nzega junction going to the eastern part of the municipality along Tabora – Manyoni road up to Inala Satellite Center; there will be a 300-meter buffer of commercial/residential land use category in both sides of the road.

Tabora – Sikonge road: From Urambo junction going to the southern part of the municipality along the Tabora – Sikonge road up to Kipalapala Satellite Center; there will be a 200-meter buffer of commercial/residential land use category in both sides of the road going.

Tabora – Urambo road: From Ulyankulu junction going to southwestern part of the municipality along Tabora – Urambo road up to Railway level crossing near Nyangahe hill; there will be a 200-meter buffer of commercial/residential land use category in the both sides of road.

Tabora – Igalula road: From the Airport area where the Railway crossing going to eastern part of the municipality along Tabora – Igalula road up to Ndevelwa centre; there will be a 200-meter buffer of commercial/residential land use category in the both sides of the road.

Proposed Development Strategies

- To rehabilitate the existing commercial/residential areas located within the wards of Isevyu, Ipuli, Ng'ambo, Mbugani, Mpela, Malolo, Itetemia, Kitete and Ndevelwa;
- To establish and construct mini super markets in the newly established Satellite Centers;
- To ensure all areas/plots designated for commercial/residential are developed accordingly; and
- To design plots for commercial residential uses to the newly prepared detailed planning schemes.

Commercial/Residential Sector Policy Recommendations

- Facilitating and empowering all potential actors such as the council, private sector and individual developers to play a greater role in the redevelopment of commercial/residential plots;
- Tabora Municipal Council in collaboration with other stakeholders shall promote a mechanism to access opportunity in the ongoing transformation of buildings from residential to commercial/residential especially within CBD.

10.1.7 Institutional Areas

Existing institutional land use category in Tabora Municipality covers an area of 10,468.1 hectares; occupied by military areas (JWTZ and JKT), Arch Bishop Mihayo University College, Teofilo Kisanji University College, Tanzania Public Service College (TPSC), Tumbi Institute of Agriculture, Vocational Education and Training Authority (VETA), Tanzania Railway Cooperation (TRC), Prison, Kipalapala Senior Seminary, Tabora Girls Secondary School and Tabora Boys Secondary School are proposed to be maintained and continued to be taken care by respective institutions. Others existing institutions to be

maintained include: government administration, health and education facilities, police and religious sites.

In addition to that, the Master Plan proposes an additional area for institutional land use category, covers 1,082 hectares to accommodate both private and public institutions of higher order such as: 200 hectares to be located at Ndevelwa and Misha wards for the construction of two higher learning institutions/universities (100 hectares each); 200 hectares to be located at Misha ward for construction of Referral Hospital; 72 hectares to be located at Kalunde and Ndevelwa wards for the construction of two hospitals (36 hectares each); six colleges with total area of 60 to be located at the Satellite Centers of Kalunde, Kipalapala, Tumbi, Inala, Uyui, Itaga and Kabila, 27 health centers with total area of 250 hectares to be located at all wards except Ipuli and Ng'ambo; and primary and secondary schools with total area of 300 hectares to be located at different wards as recommended in section 10.4.1.

A total area proposed for institutional land use category will cover 11,550.1 hectares which is equivalent to 10.6 percent of the total area of the municipality

Proposed Development Strategies

- Facilitating and empowering all potential actors such as the private sector and individuals to play a greater role in the establishment of higher learning institutions/universities and colleges in the municipality;
- To allocate land for construction of higher learning institutions/universities in Ndevelwa and Misha; and
- To allocate land for construction of colleges in the six Satellite centers of Kalunde, Kipalapala, Tumbi, Inala, Uyui, Itaga and Kabila.

Institutional Sector Policy Recommendations

- Ensure an efficient and effective provision of quality community facilities so as to improve the standard of living; and
- Ensure the extension of health and education facilities to all Tabora residents both urban and peri urban areas.

10.1.8 Industrial Areas

The existing industrial areas covers a total area of 337.08 hectares will continue servicing the purpose as service and light industries within the municipality. According to Central Government policy to transform the country's economy into middle economy through industrialization by 2025; for the next 20 years, 10 percentage of the planning area will be allocated for industrial use. In this regard, a total area of 10,922.6 hectares, which is equivalent to 10 percent of the total area of the municipality, will be allocated for industrial purpose. Industrial area will accommodate service, light and heavy industries to cater for local and exports products. The establishment of these industries should link to the types of raw materials produced in Tabora Municipality; which include agriculture and livestock production. Agriculture products includes groundnut, sunflower, rice, maize and some other mixed crops.

This Master Plan proposes an additional of 10,400.00 hectares for industrial purposes, the allocation of these new industrial areas are as follows:

- i. Service industries are proposed to be located at each Neighbourhood and Community centers with a total area of 437 hectares.
- ii. Light industries covers 5580 hectares are proposed to be located along the central railway line and along the major roads within the wards of Malolo, Ndevelwa, Uyui, Tumbi, Itetemia, Kabila, Kalunde and Ifucha. In addition to that, other light industries are proposed to be located in the Export Processing Zone (EPZ) and in the Special Economic Zone (SEZ).
- iii. Heavy industries are proposed to be located at Kakola, Uyui, Kalunde, Malolo, Ndevelwa with total area of 4383 hectares.

Through this Master Plan Tabora Municipal Council will strive to be the hub for Agro-base industries for manufacturing and processing food, meat, milk, skin, eggs and horns in western Tanzania. Others include sunflower, timber and oil processing industries. The total area for industrial land use category will cover 10,400.00 hectares which is equivalent to 10 percent of the total area of the municipality.

Proposed Development Strategies

- i. The area designated for industrial purposes should be protected from other urban uses; and
- ii. To facilitate industrialists to establish industries based on the types of raw materials produced in Tabora region; which include agriculture and livestock production.

Industrial Sector Policy Recommendations

Tabora Municipal Council in collaboration with other development actors shall continue to promote manufacturing and processing industrial sector so as to promote employment rate, also emphasize shall put on youth and gender equity as stipulated in the Small and Medium Enterprises Policy, Rural Development Policy and Women and Gender Development Policy.

10.1.9 Urban Agriculture

Urban agriculture shall be permissible to be carried out in peri- urban wards of the municipality and in areas conserved for water logging area for the purpose of providing household food security and sustaining agricultural businesses for urban greening and beautification. A total land of 473.28 hectares has been used for urban agriculture in the wards of Malolo, Mbugani, Tambukareli, Kiloleni, Ifucha, Itonjanda, Ndevelwa, Itetemia and Ntalikwa. This Master Plan recommends that urban agriculture should not be practiced in conservation areas and within the reserved (30 – 60 meters) areas. However, any additional land of 22.85 hectares is proposed for urban agriculture, that makes a total area for urban agriculture land use category to 496.13 which is equivalent to 0.5 Percent of the total area of the municipality.

Proposed Development Strategies

- i. The area designated for urban agriculture should be protected from other urban uses;

- ii. All conserved areas and within the reserved (30 – 60 meters) areas should not be used for urban agriculture
- iii. To facilitate farmers to exercise modern agriculture in the municipality such as the use of green house and intensive farming system; and
- iv. To facilitate livestock keepers to reduce cattle size and practicing zero grazing.

Urban Agriculture Sector Policy Recommendations

Urban Agriculture shall be done basing on the sectoral demand under the guidance of the National Agriculture Policy 2013, National Irrigation Act 2013, National Livestock policy of 2006 their improvements and other related policies.

10.1.10 Agriculture and Scattered Settlements Areas

Area covered by both crop farming and livestock keeping are mainly found within the peri-urban areas of the municipality. Most of these areas will continue to be used for crop farming and livestock keeping; however, apart from that, these areas will be used as a protection against high urbanization and will constitute as land banks for future urban expansion. In addition to that, as the municipality grows, zero grazing will be encouraged. The total area designated for agriculture and scattered settlements will cover 51,365.10 hectares which is equivalent to 47 percent of the total area of the municipality.

Proposed Development Strategies

The following strategies for agriculture need to be taken into account during implementation of this Master Plan:

- i. Agriculture activities will be carried out in peri urban areas. The broad acre concept should be used in allocation of this use. The right of occupancy in these areas should not exceed five years not only to allow other uses in the future but also provide the land bank for land use changes by the Municipal Council whenever needed arise;
- ii. To facilitate farmers to exercise modern agriculture, intensive farming system as well as intensive system of livestock keeping by encouraging zero grazing system;
- iii. Construction of agricultural product markets in the newly established eight Satellite Centers of Itetemia, Itaga, Kalunde, Tumbi, Inala, Itonjanda, Uyui and Kabila;
- iv. Construction of cattle auction market at Itetemia area in Itetemia ward;
- v. To allocate areas for development of service, light and heavy processing agriculture and animal products that will maximize the use of local available raw materials; and
- vi. To encourage farmers to construct permanent housing structures in those areas designated for residential use within the Satellite Centers so as to be able to access basic community facilities and leave the land bank for future expansion.

Policy Recommendations

Agriculture shall be done basing on the sectoral demand under the guidance of the National Agriculture Policy 2013, National Irrigation Act 2013, National Livestock policy of 2006 their improvements and other related policies.

10.1.11 Conservation Areas (Forest and Swamps)

This type of land use category covers an area of 14,413.78 hectares which is equivalent to 13.19 percent of the total area of the municipality.

In order to regain and preserve the natural topography of Tabora Municipality, this Master Plan proposes the existing two main forest reserves namely Igombe Dam Forest Reserve located at Misha ward and Urumwa Forest Reserve located at Itetemia ward to continue to conserved. These forest reserves can be used as landmarks of the municipality. Conservation area shall be allocated in basis of laws, policies and regulations, which are recommended for guiding land planning and land uses. However, other small forests belongs to the private individuals which are sparsely located within the different wards of the municipality includes: Kakola Forest located at Kakola ward, Masagala Hill Forest located at Ikomwa ward, Izimbili Hill Forest located at Kalunde ward; Mawiti Forest located at Malolo ward, Itumba Hill Forest located at Uyui ward, Nyangahe Hill Forest located at Tumbi ward and Ntalikwa Forest located at Ntalikwa ward should also be conserved by the responsible surrounding community using their own by laws.

In other hand, Swamps which are sparsely distributed in all wards located outside CBD area with a total coverage of 1460.25 hectares should also be reserved.

Proposed Development Strategies

To be able to conserve and protect forest reserve and swampy areas within the municipality, the following strategies for conservation areas need to be taken into consideration during the implementation of this Master Plan.

- i. The area designated for forest reserve should be protected from other uses; and
- ii. Planting trees along the major roads and within the buffer zone should be advocated.

Conservation Areas Policy Recommendation

- i. The Master Plan has identified these protected areas to reduce the impact of climate change including floods, landslides and drought. Each protected area shall be governed and managed in accordance with the respective written law under which it is protected (Environmental Management Act 2004).
- ii. The National Environmental Policy 1997 insists the environment management must be everybody responsibility.

10.1.12 Recreational Facilities and Open Spaces

Existing recreational facilities and open spaces found in the Tabora Municipality covers 97.47 hectares should be maintained. These include active recreational facilities such as main stadium (Ali Hassan

Mwinyi) located at Chemchem ward and Vita play ground located at Cheyo ward. Others are housing clusters open spaces located within the neighborhoods as well as play grounds particularly for football and netball which are found in all primary schools and secondary schools in the municipality.

The major passive recreational facilities found in the municipality includes: Tabora Game Park located at Kitete ward near Kitete Regional Hospital. Others are indoor games such as darts, table tennis and pool table.

Since the existing recreational facilities and open spaces were not enough to serve the growing and future population within the municipality; this Master Plan proposes an additional land to accommodate new recreational facilities such as: municipal park covers 50 hectares to be allocated at Ifucha and Misha wards; an ecological park covers 50 hectares to be built at low land located at Kwihala Tourist Resort Centre; Sports tourism will also be introduced at Kwihala Tourist Resort Centre including a standard 18 hole golf course covers 50 hectares; Buffer zone/green belts covers 80.15 hectares proposed along the major and ring roads. Other recreational parks (Community park) covers a total area of 32 hectares to be located in the eight newly proposed Satellite Centers (4.0 hectares each). The total area designated for recreational facilities and open spaces will cover 423.45 hectares, which is equivalent to 0.39 percentage of the total area of the municipality.

The minimum planning and space standard for recreational facilities both active and passive as established by GN. No. 93 of 9th March, 2018 (table No.10.3 – 10.6)

Table 10.3: Space and Planning Standards for Recreational Facilities

S/No.	TYPE OF FACILITY	PLANNING LEVEL	POPULATION/UNIT	GROSS AREA/PERSON (m ²)	PLOT SIZE
1.	Open spaces	Housing Cluster	100-150	5.0 - 10.0	500-2500 m ²
2.	Neighborhood Park	Neighborhood	3,000 - 5000	2.0 - 5.0	0.6 - 2.5 ha
3.	Community Park	Community	10,000 - 20,000	1.5 - 2.5	2.5 - 4.0 ha
4.	Recreation Park (Amusement)	District/Town	10,000-100,000	1.0 - 2.0	10 - 20 ha
5.	Central Park	Municipal/City	100,000-1,000,000	1.0 - 2.0	20 -100 ha

Source: Urban Planning (Space and Planning Standards) Regulations, 2018

Table 10.4: Space and Planning Standards for Golf Course

S/No.	COURSE TYPE	POPULATION/UNIT	PARKING LOTS (CARS)	LENGTH (m)	PLOT SIZE (Ha)
1.	9 holes	5,000 - 25,000	100	750	50.0
2.	9 holes per 3 course	5,000 - 25,000	100	750	50.0
3.	18 holes	25,000 - 50,000	200	2,170	50.0

Source: Urban Planning (Space and Planning Standards) Regulations, 2018

Table 10.5: Space and Planning Standards for Active Recreation

S/No.	TYPE OF FACILITY	GROSS AREA/1000 PERSONS (Ha)	NEIGHBORHOOD LEVEL (Ha)	COMMUNITY LEVEL (Ha)	DISTRICT LEVEL (Ha)
1.	Children play area	0.2 – 0.4	1.0 – 2.0	4.0 – 8.0	5 – 10.0
2.	Play fields	0.5 – 1.0	2.5 – 5.0	10.0 – 20.0	10 – 50.0
3.	Sport Field and Stadia	1.0 – 1.5	5.0 – 8.0	20.0 – 30.0	100.0

Source: Urban Planning (Space and Planning Standards) Regulations, 2018

Table 10.6: Space and Planning Standards for Passive Recreation

S/No.	TYPE OF ACTIVITY	GROSS AREA/1000 PERSONS	NEIGHBORHOOD LEVEL (Ha)	COMMUNITY LEVEL (Ha)	DISTRICT LEVEL (Ha)
1.	Picnicking	250 - 500 m2	1.0 - 2.0	5.0 - 10.0	10 - 15
2.	Zoo or Arboretum	0.5 – 1.0 ha	2.5 - 5.0	10.0 - 15.0	50 - 100
3.	Camping	1.0 – 5.0 ha	10.0 - 25.0	40.0 - 100.0	100 – 150

Source: Urban Planning (Space and Planning Standards) Regulations, 2018

Based on the minimum and space standard for recreational facilities, Master plan proposes:

At Neighborhood Level

- That at a housing cluster level, an open space should cover 0.25 hectares which will be equivalent to 0.004 percent of the total area of the neighborhood;
- That at a neighborhood level, a neighborhood park should cover 2.5 hectares which will be equivalent to 3.8 percent of the total area of the neighborhood; and
- That at a neighborhood level, open spaces and recreational ground should cover 5.0 hectares, which will be equivalent to 7.6 percent of the total area of the neighborhood.

At Community Level

- That at a community level, Community Park should cover 2.5 hectares which will be equivalent to 0.6 percent of the total area of the community;
- That at a community level, Children play area should cover 6.0 hectares which will be equivalent to 1.5 percent of the total area of the community;
- That at a community level, Play fields should cover 15 hectares which will be equivalent to 3.8 percent of the total area of the community; and

- That at a community level, Sport Fields and Stadium should cover 30 hectares, which will be equivalent to 7.6 percent of the total area of the community.

At the Municipal /District Level

- That 100 hectares which is equivalent to 0.09 percent of the total area of the municipality, should be designated and located at Kwihara for ecological park and golf course;
- That 50 hectares which is equivalent to 0.05 of the total area of the municipality should be located Misha and Ifucha wards for municipal parks; and
- That 150 hectares which is equivalent to 0.14 percent of the total area of the municipality should be located at each satellite centers for recreational parks.

Proposed Strategies

The system of recreational facilities and open spaces is recommended to be organized according to settlement hierarchy, and general public requirement as stated by The Urban Planning (Planning Space Standards) of 2018. Area proposed for public spaces for the planning period is 193.42 hectares. The proposed strategies are as follows:

- The first category of recreational facilities and open spaces is to be provided at the housing block, housing cluster, neighborhood and community level;
- The size of open space will vary according to the hierarchy of the settlement and be provided according to the planning standards;
- Open spaces should be clearly defined in detailed land use schemes of the respective settlement hierarchy;
- The council has to invent a mechanism to oversee the development of open space. The council might decide to rent these areas to private developers, instead of leaving them unattended;
- The locations of playing ground should be defined in detailed land use schemes prepared by the planning authority; and
- Cemetery sites proposed in the detailed planning schemes should be provided with accordance to the settlement hierarchy.

Policy Recommendations

- Recreational facilities and open spaces shall be provided basing on the Space Standards, 2018.
- Recreational facilities and open spaces shall be provided basing on the sectoral demand under the guidance of the National Environment Policy of 1997 its improvements and other related policies.

1.61 LAND USE PROPOSAL FOR SOCIAL AND COMMUNITY FACILITIES

In the provision of the social and community facilities, there should be a rational provision in both levels of services to be provided and the hierarchical level of the settlement to be served.

General Planning Goals

- i. To provide adequate and efficient public or community facilities to suffice the municipality's increasing population and its status; and
- ii. To create an enabling environment to all municipal residents to have equal access to all existing and proposed facilities.

Specific Planning Goals

- i. To create an enabling environment whereby an individual has access to adequate medical care and reduce infant mortality rate and raise the average life expectancy of the people;
- ii. To eradicate illiteracy, maintenance and promotion of desirable literacy levels and improve the levels of skills by provision of orderly and rational educational facilities;
- iii. To provide adequate and functional recreational facilities and open spaces for passive and active recreational activities to the municipality residents;
- iv. To provide adequate and efficient law and order enforcement facilities in order to promote peace, harmony, safety and tranquility of municipality residents; and
- v. To provide adequate worship places in order to encourage moral values and good relationship between and among community members.

10.1.13 Education Facilities

Education facilities in Tabora Municipal Council include pre-primary, primary, secondary, colleges, higher learning institutions/university and adult education. Education facilities found in the municipality belong to either public or private institutions. The analysis made during the preparation of this Master Plan reveals that the school enrollment in pre-primary, primary and secondary schools increased significantly. Therefore, it is anticipated that, in the future large number of student will need to join vocational training centers, technical and polytechnic colleges and universities. At the same time, there were shortages of qualified teachers, teaching and education facilities in both primary and secondary schools education. It further suggests the need to improve the provision of both socio-economic and infrastructure services (water, electricity, teacher's houses, toilets, and laboratories and library).

Pre and Primary School Education

The current population structure of Tabora Municipality shows that 26 percent of the municipality population is primary school going age. Government Education Policy recommends that each primary school to consist of a pre-primary school. Based on Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 it requires 1,120 students per each

primary school. With considerations on planning and space standard it makes an excess of primary schools in all wards. In that case, during the planning period (2015-2035) there will be an increase in population (pupils), which will lead to more demand for new schools to be constructed in different wards.

With the considerations on planning and space standard (2011), currently, in the first year of the planning period (base year 2015) the population of primary school is 64,220, the existing number of primary school is 80, while the required is 57. Therefore, there is a surplus of 31 primary schools in most of the wards as indicated in table 10.7. On the other hand, there is a deficit of 10 primary schools in some of the wards as indicated in brackets: Gongoni (1), Mbugani (1), Mwinyi (1), Mapambano (1), Kiloleni (1), Isevyi (1), Ipuli (2) and Chemchem (2).

Table 10.7: Distribution of Primary Schools Showing Deficit or Surplus in Different Wards in 2015

S/No.	WARD	2015			
		POPULATION (SCHOOL GOING AGE)	EXISTING PRIMARY SCHOOLS	REQUIRED PRIMARY SCHOOLS	DEFICIT/SURPLUS
1.	Kanyenye	2,851	5	3	2
2.	Gongoni	2,284	1	2	-1
3.	Mbugani	4,334	3	4	-1
4.	Mwinyi	2,830	2	3	-1
5.	Chemchem	2,830	1	3	-2
6.	Tambukareli	1,921	2	2	0
7.	Mapambano	2,013	1	2	-1
8.	Kiloleni	2,013	1	2	-1
9.	Mtendeni	1,568	2	1	1
10.	Isevyu	3,826	2	3	-1
11.	Ipuli	3,319	1	3	-2
12.	Mpera	3,321	3	3	0
13.	Cheyo	3,229	6	3	3
14.	Kitete	2,604	4	2	2
15.	Kidongo chekundu	2,789	2	2	0
16.	Ng'ambo	2,791	2	2	0
17.	Malolo	970	1	1	0
18.	Kakola	977	2	1	1
19.	Uyui	1,764	3	2	1
20.	Itonjanda	764	2	1	1
21.	Ndevelwa	2,285	5	2	3
22.	Itetemia	1,289	5	1	4
23.	Tumbi	1,758	4	2	2
24.	Kalunde	2,285	6	2	4
25.	Misha	1,756	4	2	2
26.	Kabila	1,637	2	1	1
27.	Ikomwa	2,014	4	2	2
28.	Ifucha	907	2	1	1
29.	Ntalikwa	1,291	2	1	1
TOTAL		64,220	80	57	SURPLUS +31
					DEFICIT -10

Source: Tabora Municipal Council Education Department, 2017

During the planning period (2015-2035) the population of primary school going age is going to increase from the first five years to the fourth five years of the planning period. There is a need of at least five (5) new primary schools to be built in five (5) wards of the Municipal Council (table 10.8 and 10.9).

Table 10.8: Status of the Provision of Pre-Primary/Primary in the Planning Period (2015-2035) (5 Years Interval)

S/No.	WARD	2015-2020				2020-2025			
		POPULATION(SCHOOL GOING AGE)	EXISTING PRIMARY SCHOOL	REQUIRED PRIMARY SCHOOL	SURPLUS/DEFICIT	POPULATION (SCHOOL GOING AGE)	EXISTING PRIMARY SCHOOL	REQUIRED PRIMARY SCHOOL	SURPLUS/DEFICIT
1.	Kanyenye	3,289	5	3	2	3,794	5	3	2
2.	Gongoni	2,635	2	2	0	3,040	2	3	-1
3.	Mbugani	5,000	4	4	0	5,769	4	5	-1
4.	Mwinyi	3,265	3	3	0	3,767	3	3	0
5.	Chemchem	3,265	3	3	0	3,767	3	3	0
6.	Tambukareli	2,217	2	2	0	2,557	2	2	0
7.	Mapambano	2,322	2	2	0	2,679	2	2	0
8.	Kiloleni	2,322	2	2	0	2,679	2	2	0
9.	Mtendeni	1,809	2	2	0	2,087	2	2	0
10.	Isevyu	4,414	3	4	-1	5,093	4	5	-1
11.	Ipuli	3,829	3	3	0	4,417	3	4	-1
12.	Mpera	3,831	3	3	0	4,420	3	4	-1
13.	Cheyo	3,725	6	3	3	4,298	6	4	2
14.	Kitete	3,004	4	3	1	3,466	4	3	1
15.	Kidongo chekundu	3,218	2	3	-1	3,712	3	3	0
16.	Ng`ambo	3,220	2	3	-1	3,715	3	3	0
17.	Malolo	1,119	1	1	0	1,291	1	1	0
18.	Kakola	1,128	2	1	1	1,301	2	1	1
19.	Uyui	2,035	3	2	1	2,347	3	2	1
20.	Itonjanda	882	2	1	1	1,017	2	1	1
21.	Ndevelwa	2,636	5	2	3	3,041	5	3	2
22.	Itetemia	1,487	5	1	4	1,715	5	2	3
23.	Tumbi	2,028	4	2	2	2,340	4	2	2
24.	Kalunde	2,636	6	2	4	3,041	6	3	3
25.	Misha	2,026	4	2	2	2,337	4	2	2
26.	Kabila	1,888	2	2	0	2,178	2	2	0
27.	Ikomwa	2,324	4	2	2	2,681	4	2	2
28.	Ifucha	1,046	2	1	1	1,207	2	1	1
29.	Ntalikwa	1,489	2	1	1	1,718	2	2	0
TOTAL		74,088	90	66	SURPLUS +30	85,472	93	76	SURPLUS +23
					DEFICIT -3				DEFICIT -5

Source: Planning and Projections, 2015-2035

Table 10.9: Status of the Provision of Pre-Primary/Primary in the Planning Period (2015-2035) (5 Years Interval)

S/No.	WARD	2025-2030				2030-2035			
		POPULATION GOING AGE)	(SCHOOL EXISTING PRIMARY SCHOOL	REQUIRED PRIMARY SCHOOL	SURPLUS/DEFICIT	POPULATION (SCHOOL GOING AGE)	EXISTING PRIMARY SCHOOL	REQUIRED PRIMARY SCHOOL	SURPLUS/DEFICIT
1.	Kanyenye	4,377	5	4	1	5,050	5	5	0
2.	Gongoni	3,507	3	3	0	4,046	3	4	-1
3.	Mbugani	6,655	5	6	-1	7,678	6	7	-1
4.	Mwinyi	4,345	3	4	-1	5,013	4	4	0
5.	Chemchem	4,345	3	4	-1	5,013	4	4	0
6.	Tambukareli	2,950	2	3	-1	3,403	3	3	0
7.	Mapambano	3,091	2	3	-1	3,566	3	3	0
8.	Kiloleni	3,091	2	3	-1	3,566	3	3	0
9.	Mtendeni	2,408	2	2	0	2,778	2	2	0
10.	Isevyu	5,875	5	5	0	6,778	5	6	-1
11.	Ipuli	5,096	4	5	-1	5,879	5	5	0
12.	Mpera	5,099	4	5	-1	5,883	5	5	0
13.	Cheyo	4,958	6	4	2	5,720	6	5	1
14.	Kitete	3,998	4	4	0	4,612	4	4	0
15.	Kidongo chekundu	4,282	3	4	-1	4,940	4	4	0
16.	Ng'ambo	4,285	3	4	-1	4,944	4	4	0
17.	Malolo	1,489	1	1	0	1,718	1	2	-1
18.	Kakola	1,501	2	1	1	1,731	2	2	0
19.	Uyui	2,708	3	2	1	3,124	3	3	0
20.	Itonjanda	1,174	2	1	1	1,354	2	1	1
21.	Ndevelwa	3,508	5	3	2	4,047	5	4	1
22.	Itetemia	1,978	5	2	3	2,283	5	2	3
23.	Tumbi	2,699	4	2	2	3,114	4	3	1
24.	Kalunde	3,508	6	3	3	4,047	6	4	2
25.	Misha	2,696	4	2	2	3,110	4	3	1
26.	Kabila	2,513	2	2	0	2,899	2	3	-1
27.	Ikomwa	3,093	4	3	1	3,568	4	3	2
28.	Ifucha	1,392	2	1	1	1,606	2	1	1
29.	Ntalikwa	1,982	2	2	0	2,286	2	2	0
TOTAL		98,605	98	88	SURPLUS +20	113,757	108	43	SURPLUS +13
					DEFICIT -10				DEFICIT -5

Source: Planning and Projections, 2015-2035

In the first five years of planning period (2015-2020), the population of primary school going age is going to increase from 64,220 to 74, 088 pupils and therefore three (3) more primary schools required to be constructed in the wards of Isevy, Kidongochekundu and Nga'mbo.

In the second five years of planning period (2020-2025) the population of primary school going age is going to increase from 74,088 to 85,472 pupils and therefore five (5) more primary school required to be constructed in Ipuli, Mpela, Gongoni, Mbugani and Isevy wards.

In the third five years of planning period (2025-2030) the population of primary school going age is going to increase from 85,472 to 98,605 pupils and therefore five (5) more primary schools required to be constructed in Gongoni, Mbugani, Isevy, Malolo and Kabila wards.

In the fourth final five years of planning period (2030-2035) the population of primary school going age is going to increase from 98,605 to 113,757 pupils and therefore five (5) more primary schools required to be constructed in Gongoni, Mbugani, Isevy, Malolo and Kabila wards.

Secondary School Education

The socio – economic survey of August 2015 revealed that almost in every ward of the municipality there was a deficit of one to four secondary schools depending on the population in each ward.

In the first year of the planning period (base year 2015), population structure of Tabora Municipal Council shows that 23 percent of the population was secondary school going age. The Government Education Policy recommends that each ward to be served by at least one secondary school. Based on Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 it requires 640 students per secondary school, the existing number of secondary school is 32, while the required is 89. Therefore, there is no surplus and the deficit was 57 secondary schools as indicated in table 10.10

Table 10.10: Distribution of Secondary Schools Showing Deficit or Surplus in Different Wards in 2015

S/No.	WARD	2015			
		SCHOOL GOING AGE	EXISTING SECONDARY SCHOOL	REQUIRED SECONDARY SCHOOL	SURPLUS/DEFICIT
1.	Kanyenye	2,522	1	4	-3
2.	Gongoni	2,021	0	3	-3
3.	Mbugani	3,834	1	6	-5
4.	Mwinyi	2,504	2	4	-2
5.	Chemchem	2,503	1	4	-3
6.	Tambukareli	1,700	1	3	-2
7.	Kiloleni	1,782	1	3	-2
8.	Mapambano	1,780	0	3	-3
9.	Mtendeni	1,387	1	2	-1
10.	Isevy	3,385	0	5	-5
11.	Ipuli	2,937	2	5	-3

12.	Mpera	2,938	2	5	-3
13.	Cheyo	2,857	3	4	-1
14.	Kitete	2,303	4	4	0
15.	Kidongo chekundu	2,469	0	4	-4
16.	Ng'ambo	2,468	3	4	-1
17.	Malolo	858	1	1	0
18.	Kakola	865	0	1	-1
19.	Uyui	1,560	1	2	-1
20.	Itonjanda	676	1	1	0
21.	Ndevelwa	2,021	1	3	-2
22.	Itetemia	1,140	1	2	-1
23.	Tumbi	1,555	1	2	-1
24.	Kalunde	2,021	1	3	-2
25.	Misha	1,553	2	2	0
26.	Kabila	1,448	0	2	-2
27.	Ikomwa	1,782	1	3	-2
28.	Ifucha	802	0	1	-1
29.	Ntalikwa	1,142	0	2	-2
TOTAL		56,813	32	89	SURPLUS 0
					DEFICIT -56

Source: Tabora Municipal Council Education Department, 2017

During the planning period (2015-2035), the population of secondary school going age is going to increase from the first five years to the fourth five years of the planning period. There is a need of at least twenty (20) new secondary schools to be built in nineteen (19) wards of the Municipal Council (table 10.11 and 10.12).

Table 10.11: Status of the Provision of Secondary School in Tabora Municipal Council in the Planning Period (2015-2035) (5 Years Interval)

S/No.	WARD	2015-2020				2020-2025			
		SCHOOL GOING AGE	EXISTING SECONDARY SCHOOL	REQUIRED SECONDARY SCHOOL	SURPLUS/DEFICIT	SCHOOL GOING AGE	EXISTING SECONDARY SCHOOL	REQUIRED SECONDARY SCHOOL	SURPLUS/DEFICIT
1.	Kanyenye	2,909	4	5	-1	3,356	5	5	0
2.	Gongoni	2,331	3	4	-1	2,690	4	4	0
3.	Mbugani	4,424	6	7	-1	5,103	7	8	-1
4.	Mwinyi	2,889	4	5	-1	3,333	5	5	0
5.	Chemchem	2,888	4	5	-1	3,331	5	5	0
6.	Tambukareli	1,961	3	3	0	2,262	3	4	-1
7.	Kiloleni	2,056	3	3	0	2,372	3	4	-1
8.	Mapambano	2,054	3	3	0	2,369	3	4	-1
9.	Mtendeni	1,601	2	3	-1	1,846	3	3	0
10.	Isevyu	3,905	5	6	-1	4,505	6	7	-1
11.	Ipuli	3,388	5	5	0	3,909	5	6	-1
12.	Mpera	3,389	5	5	0	3,910	5	6	-1
13.	Cheyo	3,296	4	5	-1	3,802	5	6	-1
14.	Kitete	2,657	4	4	0	3,066	4	5	-1
15.	Kidongo chekundu	2,848	4	4	0	3,286	4	5	-1
16.	Ng'ambo	2,847	4	4	0	3,285	4	5	-1
17.	Malolo	990	1	2	-1	1,142	2	2	0
18.	Kakola	997	1	2	-1	1,151	2	2	0
19.	Uyui	1,800	2	3	-1	2,076	3	3	0
20.	Itonjanda	780	1	1	0	900	1	1	0
21.	Ndevelwa	2,332	3	4	-1	2,690	4	4	0
22.	Itetemia	1,315	2	2	0	1,517	2	2	0
23.	Tumbi	1,794	2	3	-1	2,070	3	3	0
24.	Kalunde	2,332	3	4	-1	2,690	4	4	0
25.	Misha	1,792	2	3	-1	2,067	3	3	0
26.	Kabila	1,670	2	3	-1	1,927	3	3	0
27.	Ikomwa	2,056	3	3	0	2,371	3	4	-1
28.	Ifucha	925	1	1	0	1,067	1	2	-1
29.	Ntalikwa	1,317	2	2	0	1,520	2	2	0
TOTAL		65,542	88	102	SURPLUS 0	75,613	104	118	SURPLUS 0
					DEFICIT -16				DEFICIT -13

Source: Planning and Projections, 2015-2035

Table 10.12: Status of the Provision of Secondary School in Tabora Municipal Council in the Planning Period (2015-2035) (5 Years Interval)

S/No.	WARD	20245-2030				2030-2035						
		SCHOOL AGE	GOING	EXISTING SCHOOL	SECONDARY	REQUIRED SECONDARY SCHOOL	SURPLUS/DEFICIT	SCHOOL AGE	GOING	EXISTING SECONDARY SCHOOL	REQUIRED SECONDARY SCHOOL	DEFICIT
1.	Kanyenye	3,872		5		6	-1	4,467		6	7	-1
2.	Gongoni	3,103		4		5	-1	3,580		5	6	-1
3.	Mbugani	5,887		8		9	-1	6,792		9	11	-2
4.	Mwinyi	3,845		5		6	-1	4,435		6	7	-1
5.	Chemchem	3,843		5		6	-1	4,434		6	7	-1
6.	Tambukareli	2,610		4		4	0	3,011		4	5	-1
7.	Kiloleni	2,736		4		4	0	3,157		4	5	-1
8.	Mapambano	2,733		4		4	0	3,153		4	5	-1
9.	Mtendeni	2,130		3		3	0	2,458		3	4	-1
10.	Isevyu	5,197		7		8	-1	5,996		8	9	-1
11.	Ipuli	4,510		6		7	-1	5,202		7	8	-1
12.	Mpera	4,511		6		7	-1	5,204		7	8	-1
13.	Cheyo	4,386		6		7	-1	5,060		7	8	-1
14.	Kitete	3,537		5		6	-1	4,080		6	6	0
15.	Kidongo chekundu	3,791		5		6	-1	4,373		6	7	-1
16.	Ng'ambo	3,789		5		6	-1	4,372		6	7	-1
17.	Malolo	1,318		2		2	0	1,520		2	2	0
18.	Kakola	1,327		2		2	0	1,531		2	2	0
19.	Uyui	2,395		3		4	-1	2,763		4	4	0
20.	Itonjanda	1,038		1		2	-1	1,198		2	2	0
21.	Ndevelwa	3,103		4		5	-1	3,580		5	6	-1
22.	Itetemia	1,750		2		3	-1	2,019		3	3	0
23.	Tumbi	2,388		3		4	-1	2,755		4	4	0
24.	Kalunde	3,103		4		5	-1	3,580		5	6	-1
25.	Misha	2,385		3		4	-1	2,751		4	4	0
26.	Kabila	2,223		3		3	0	2,565		3	4	-1
27.	Ikomwa	2,736		4		4	0	3,156		4	5	-1
28.	Ifucha	1,231		2		2	0	1,421		2	2	0
29.	Ntalikwa	1,753		2		3	-1	2,022		3	3	0
TOTAL		87,232		117		136	SURPLUS 0	100,636		137	157	SURPLUS 0
							DEFICIT -20					DEFICIT -20

Source: Planning and Projection, (2015-2035)

For first five years of planning period (2015-2020) the population of secondary school, going age is going to increase from 56,813 to 65,542 students. Therefore, sixteen (16) more secondary schools required to be constructed in the wards of: Kanyenye (1), Gongoni (1), Mbugani (1), Mwinyi (1), Chemchem (1), Isevyu (1), Mtendeni (1), Cheyo (1), Malolo (1), Kakola (1), Uyui (1), Ndevelwa (1), Tumbi (1), Kalunde (1), Misha (1) and Kabila (1).

In the next second five years of planning period (2020-2025) the population of secondary school going age is going to increase from 65,542 to 75, 613 students. Therefore, thirteen (13) more secondary school required to be constructed in the wards of: Mbugani (1), Tambukareli (1), Kiloleni (1), Mapambano (1), Isevyu (1), Ipuli (1), Mpera (1), Cheyo (1), Kitete (1), Kidongochekundu (1), Nga'mbo (1), Ikomwa (1) and Ifucha (1).

In the third five years of planning period (2025-2030) the population of secondary school going age is going to increase from 75,613 to 87, 232 students. Therefore, twenty (20) more secondary schools required to be constructed in the wards of: Kanyenye (1), Gongoni (1), Mbugani (1), Mwinyi (1), Chemchem (1), Isevyu (1), Ipuli (1), Mpera (1), Kitete (1), Cheyo (1), Malolo (1), Kidongochekundu (1), Ng'ambo (1), Uyui (1), Itonjanda (1), Ndevelwa (1), Itetemia (1), Tumbi (1), Kalunde (1), Misha (1) and Ntalikwa (1).

In the fourth final five years of planning period (2030-2035) the population of secondary school, going age is going to increase from 87,232 to 100,636 students. Therefore, twenty (20) more secondary schools required to be constructed in the wards of: Kanyenye (1), Gongoni (1), Mbugani (2), Mwinyi (1), Chemchem (1), Isevyu (1), Ipuli (1), Mpera (1), Tambukareli (1), Kiloleni (1), Mapambano (1), Mtendeni (1), Cheyo (1), Malolo (1), Kidongochekundu (1), Ng'ambo (1), Uyui (1), Ndevelwa (1), Kalunde (1), Kabila (1) and Ikomwa (1).

For the whole planning period (2015-2035) with school going age population increase, the existing primary schools will increase at ward level to meet the population needs in specific wards. The same applies to secondary schools whereby there will be an increase of secondary schools at ward level to meet the population needs in specific ward. A total coverage of 435 hectares of land is proposed to meet the demand of both primary and secondary schools; whereby 90 hectares is required for eighteen (18) primary schools and 345 hectares is required for 69 secondary schools. In that case, for the planning period (2015-2035) there will be an increase in population (pupils), which will have led to more demand on new schools to be constructed in twenty-nine (29) wards of the Tabora Municipality (table 10.6).

Proposed Strategies

It is anticipated that, the ongoing improvement made in primary and secondary school level will create high demand on the existing post ordinary secondary school education facilities in municipality as a large number of students will need to join vocational training centers, technical collages, polytechnic colleges and universities. Following that this Master Plan recommends the following interventions:

- i. To provide adequate teaching and education facilities especially for those schools owned by the government;

- ii. To construct new 18 primary and 69 secondary schools at different wards of the municipality to cope with an increase in population school going age
- iii. To employ new primary school teachers as required per each school (appendix 01);
- iv. To employ new secondary school teachers as required per each school (appendix 02);
- v. To construct classrooms as required per each primary and secondary school (appendix 01)
- vi. To construct classrooms as required per each primary and secondary school (appendix 02);
- vii. To construct primary school toilets as required per each school (appendix 01);
- viii. To construct secondary school toilets as required per each school (appendix 02);
- ix. To construct primary school teachers houses as required per each school (appendix 01);
- x. To construct secondary school teachers houses as required per each school (appendix 02);
- xi. To construct schools for children with special needs;
- xii. To construct laboratories for those secondary schools as required per each school (appendix 02);
- xiii. To identify, demarcate and survey all boundaries of the existing primary and secondary schools
- xiv. To provide adequate water supply, electricity and decent sanitation to all primary and secondary schools;
- xv. To establish motivation schemes for the primary and secondary school's teachers
- xvi. To construct vocational training centers, technical colleges, polytechnic colleges at each of the newly established Satellite Centers

Education Sector Policy Recommendations

The policy for development of education sector recommends that:

- i. Each primary school should be well equipped with adequate infrastructures and education facilities;
- ii. Each primary school that exists and to be constructed shall contain a nursery school; and
- iii. Each primary schools should be located within 5 kilometers radius from all residential areas.

10.1.14 Health Facilities

Hospitals

Kitete Regional Hospital located in Kitete ward is the referral hospital owned by the Central Government. The Municipality has no district hospital hence all referral cases are attended by Kitete Regional Hospital as well as Mirambo Barracks Hospital owned by Tanzania People Defence Force (TPDF) and St. Anne Roman Catholic Hospital owned by the Roman Catholic Church. These hospitals are inadequate to cater for the future population and therefore this Master Plan proposes the construction of one referral hospital covers 200 hectares to be located at Misha ward and two hospitals covers 72 hectares to be located at Kalunde and Ndevelwa wards (36 hectares each) for construction of Referral Hospital.

Health Center

The Government Health Policy of 2007 requires each ward to be served by a Health Center. At the same time Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 requires 50,000 – 100,000 people to be served by a Health Center. With the considerations of the existing situation, which indicated that, there are only two Health Centers namely: Ipuli Health Center and St. Philipo Health. This is below the National Standard based on both the population and the number of administrative wards available. In the future forecast of the council's population, there is a shortage of seven (7) Health Centers for the entire planning period. In that case, this Master Plan proposed construction of the new seven (7) Health centers to be allocated at the wards of Itonjanda, Kakola, Ikomwa, Kalunde, Mbugani, Kiloleni and Mtendeni. An addition of eight Health Centers will be allocating in each of the eight newly established Satellite Centers of Tumbi, Kipalapala, Kalunde, Itaga, Uyui, Itonjanda, Inala and Kabila.

Dispensary

The Government Health Policy of 2007 requires each village to be serviced by a dispensary. At the same time Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018 requires 5,000 people to be served by a dispensary. With the considerations on Urban Planning (Planning and Space Standard) Regulation, 2018, in the first year of the planning period (base year 2015) the population of Tabora Municipality was 247,010 the existing number of dispensary was 18, while the required was 38. The deficit, being the total number of required dispensaries to be constructed in the first five years of planning period (2015-2020) was twenty-three (23). Table 10.13 shows distribution of dispensaries showing deficit or surplus in different wards in 2015 where by most of the wards had deficit of one (1) to three (3) dispensaries.

Table 10.13: Distribution of Dispensaries Showing Deficit or Surplus in Different Wards in 2015

S/No.	WARD	2015			
		POPULATION	EXISTING DISPENSARY	REQUIRED DISPENSARY	SURPLUS/DEFICIT
1.	Kanyenye	10,964	5	2	3
2.	Gongoni	8,786	2	2	0
3.	Mbugani	16,671	0	3	-3
4.	Mwinyi	10,885	0	2	-2
5.	Chemchem	10,884	4	2	2
6.	Tambukareli	7,390	0	1	-1
7.	Kiloleni	7,743	1	2	-1
8.	Mapambano	7,743	0	2	-2
9.	Mtendeni	6,032	1	1	0
10.	Isevyia	14,717	1	3	-2
11.	Ipuli	12,772	0	3	-5
12.	Mpera	12,771	0	3	-1
13.	Cheyo	12,420	3	2	1
14.	Kitete	10,015	1	2	-1
15.	Kidongo chekundu	10,733	0	2	-2
16.	Ng'ambo	10,733	1	2	-1
17.	Malolo	3,731	2	1	1
18.	Kakola	3,759	1	1	0
19.	Uyui	6,783	2	1	1
20.	Itonjanda	2,940	1	1	0
21.	Ndevelwa	8,787	1	2	-1
22.	Itetemia	4,956	3	1	2
23.	Tumbi	6,761	1	1	0
24.	Kalunde	8,788	3	2	1
25.	Misha	6,753	1	1	0
26.	Kabila	6,295	1	1	0
27.	Ikomwa	7,747	1	2	-1
28.	Ifucha	3,487	1	1	0
29.	Ntalikwa	4,964	1	1	0
TOTAL		247,010	18	38	SURPLUS +11 DEFICIT -23

Source: Health Department Tabora Municipal Council, 2017

During the planning period (2015-2035) the population of the municipality is going to increase from 247,010 of the first five years to 437,544 of the fourth five years of the planning period. Therefore, there is a need to construct at least (33) new dispensaries in twenty-nine (29) wards of the Tabora Municipality (table 10.14 and 10.15).

Table 10.14: Status of the Provision of Dispensaries in the Planning Period (2015-2035) in Tabora Municipal Council (5 Years Intervals)

S/No.	WARD	2015-2020				2020-2025			
		POPULATION	EXISTING DISPENSARY	REQUIRED DISPENSARY	SURPLUS/DEFICIT	POPULATION	EXISTING DISPENSARY	REQUIRED DISPENSARY	SURPLUS/DEFICIT
1.	Kanyenye	12,649	5	3	2	14,592	5	3	2
2.	Gongoni	10,136	2	2	0	11,694	2	2	0
3.	Mbugani	19,233	3	4	-1	22,188	4	4	0
4.	Mwinyi	12,558	2	3	-1	14,487	3	3	0
5.	Chemchem	12,556	4	3	1	14,486	2	3	-1
6.	Tambukareli	8,526	1	2	-1	9,836	2	2	0
7.	Kiloleni	8,933	2	2	0	10,305	2	2	0
8.	Mapambano	8,933	2	2	0	10,305	2	2	0
9.	Mtendeni	6,959	1	1	0	8,028	1	2	-1
10.	Isevyu	16,978	3	3	0	19,587	3	4	-1
11.	Ipuli	14,735	5	3	-1	16,999	6	3	-1
12.	Mpera	14,733	1	3	0	16,997	1	3	-1
13.	Cheyo	14,328	3	3	0	16,530	3	3	0
14.	Kitete	11,554	2	2	0	13,329	2	3	-1
15.	Kidongo chekundu	12,382	2	2	0	14,285	2	3	-1
16.	Ng'ambo	12,382	2	2	0	14,285	2	3	-1
17.	Malolo	4,304	2	1	1	4,966	2	1	1
18.	Kakola	4,337	1	1	1	5,003	1	1	0
19.	Uyui	7,825	2	2	0	9,028	2	2	0
20.	Itonjanda	3,392	1	1	0	3,913	1	1	0
21.	Ndevelwa	10,137	2	2	0	11,695	2	2	0
22.	Itetemia	5,718	3	1	2	6,596	3	1	2
23.	Tumbi	7,800	1	2	-1	8,998	2	2	0
24.	Kalunde	10,138	3	2	1	11,696	3	2	1
25.	Misha	7,791	1	2	-1	8,988	2	2	0
26.	Kabila	7,262	1	1	0	8,378	1	2	-1
27.	Ikomwa	8,937	2	2	0	10,311	2	2	0
28.	Ifucha	4,023	1	1	0	4,641	1	1	0
29.	Ntalikwa	5,727	1	1	0	6,607	1	1	0
TOTAL		284,965	38	41	SURPLUS +9	328,752	41	47	SURPLUS +6
					DEFICIT -6				DEFICIT -9

Source: Planning and Projections, (2015-2035)

Table 10.15: Status of the Provision of Dispensaries in the Planning Period (2015-2035) in Tabora Municipal Council (5 Years Intervals)

S/No.	WARD	2025-2030				2030-2035			
		POPULATION	EXISTING DISPENSARY	REQUIRED DISPENSARY	SURPLUS/DEFICIT	POPULATION	EXISTING DISPENSARY	REQUIRED DISPENSARY	SURPLUSDEFICIT
1.	Kanyenye	16,834	5	3	2	19,421	5	4	1
2.	Gongoni	13,490	2	3	-1	15,563	3	3	0
3.	Mbugani	25,597	4	5	-1	29,530	5	6	-1
4.	Mwinyi	16,713	3	3	0	19,281	3	4	-1
5.	Chemchem	16,712	3	3	0	19,280	3	4	-1
6.	Tambukareli	11,347	2	2	0	13,090	2	3	-1
7.	Kiloleni	11,889	2	2	0	13,716	2	3	-1
8.	Mapambano	11,889	2	2	0	13,716	2	3	-1
9.	Mtendeni	9,262	2	2	0	10,685	2	2	0
10.	Isevyu	22,597	4	5	-1	26,069	5	5	0
11.	Ipuli	19,611	7	4	-1	22,624	8	5	-1
12.	Mpera	19,609	2	4	0	22,622	2	5	0
13.	Cheyo	19,070	3	4	-1	22,000	4	4	0
14.	Kitete	15,377	3	3	0	17,740	3	4	-1
15.	Kidongo chekundu	16,480	3	3	0	19,012	3	4	-1
16.	Ng'ambo	16,480	3	3	0	19,012	3	4	-1
17.	Malolo	5,729	2	1	1	6,609	2	1	1
18.	Kakola	5,772	1	1	0	6,659	1	1	0
19.	Uyui	10,415	2	2	0	12,015	2	2	0
20.	Itonjanda	4,514	1	1	0	5,208	1	1	0
21.	Ndevelwa	13,492	2	3	-1	15,565	3	3	0
22.	Itetemia	7,610	3	2	1	8,779	3	2	1
23.	Tumbi	10,381	2	2	0	11,976	2	2	0
24.	Kalunde	13,493	3	3	0	15,567	3	3	0
25.	Misha	10,369	2	2	0	11,962	2	2	0
26.	Kabila	9,666	2	2	0	11,151	2	2	0
27.	Ikomwa	11,895	2	2	0	13,723	2	3	-1
28.	Ifucha	5,354	1	1	0	6,177	1	1	0
29.	Ntalikwa	7,622	1	2	-1	8,793	2	2	0
TOTAL		379,267	47	53	SURPLUS +4	437,544	53	55	SURPLUS +3
					DEFICIT -7				DEFICIT -11

Source: Planning and Projections, (2015-2035)

For the first five years of planning period (2015-2020) the population of the municipality is going to increase from 247,010 to 284,965 people and therefore six (6) more dispensaries required to be constructed in the six wards as indicated in brackets: Mbugani (1), Mwinyi (1), Tambukareli (1), Ipuli (1), Tumbi (1) and Misha (1).

In the next second five years of planning period (2020 - 2025) the population of the municipality is going to increase from 284,965 to 328,752 people and therefore nine (9) more dispensaries are required to be constructed in the wards of Chemchem (1), Mtendeni (1), Isevyu (1), Ipuli (1), Mpela (1), Kitete (1), Kidongochekundu (1), Ng'ambo (1) and Kabila (1).

In the third five years of planning period (2025-2030) the population of the municipality is going to increase from 328,752 to 379,267 people and therefore seven (7) more dispensaries are required to be constructed in seven wards of Gongoni, Mbugani, Isevyu, Ipuli, Cheyo, Ndevelwa and Ntalikwa.

In the fourth final five years of planning period (2030-2035) the population of the municipality is going to increase from 379,267 to 437,544 people and therefore eleven (11) more dispensaries are required to be constructed in eleven wards of Mbugani, Mwinyi, Chemchem, Tambukareli, Kiloleni, Mapambano, Ipuli, Kitete, Kidongochekundu and Ng'ambo.

With population increment, 16.5 hectares of land is proposed to serve health sector through dispensaries (5.25 hectares), health center (1 hectares) and hospital (10 hectares) in which dispensaries will be provided in neighborhood level and health center at community level. A dispensary is proposed to serve about 5,000 and the minimum plot for the dispensary shall be 5000 square meters.

Proposed Strategies

Following that increase in demand this Master Plan recommends the following interventions:

- i. To provide adequate health staffs and facilities especially in the Kitete Referral Hospital, St. Anna Hospital and the two health centers of Ipuli and St. Philipo;
- ii. To facilitate the construction of new Referral hospital in Misha ward;
- iii. To facilitate the construction of two new hospitals at Kalunde and Ndevelwa wards;
- iv. To facilitate and support the ongoing construction of a District hospital at Tuli area in Mpela ward;
- v. To facilitate the construction of the new seven (7) Health centers at the wards of Itonjanda, Kakola, Ikomwa, Kalunde, Mbugani, Kiloleni and Mtendeni;
- vi. To upgrade three dispensaries located at wards of Misha, Ndevelwa and Tumbi to the level of health center so as to cater for the existing and future demand; and
- vii. To facilitate the construction of new 33 dispensaries as required in each different five years of the planning period.

Health Sector Policy Recommendations

The policy for development of health sector recommends that:

- i. Each health facility should be well equipped with adequate health staffs and facilities;
- ii. Each health facility should be well designed and planned to be used as recommended; and
- iii. Each health facility should be accessible, located within 5km radius from all residential areas.

1.62 LAND USE PROPOSAL FOR PUBLIC UTILITIES

In the provision of the public utilities, there should be a rational provision of both levels of services to be provided and the hierarchical level of the settlement to be served.

10.1.15 Water Supply

In Tabora Municipality water supply is done through Tabora Urban Water Supply (TUWASA); only 19 wards out of the 29 have distribution network coverage in varying degrees. The capacity and location of the existing service reservoirs are not corresponding to the current water demand of the population in the municipality and therefore, there is a need to increase the pressure in the distribution network and to identify new sites for service reservoirs with properly delineated pressure zones.

As the population of urban increases there is a need to have alternative reliable sources of water including the ongoing government initiative to tap water from Lake Victoria. Existing reservoir that have capacity of 500m³ and above will be incorporated into the new system where they fit into the pressure zoning system of the distribution network.

The master plan proposes that new storage reservoirs be constructed on higher ground at Itumba, hill in Uyui ward with a storage capacity of 9,000m³, Masagala hill in Misha ward with a storage capacity of 2,500m³ and Mawiti hill in Malolo ward with a storage capacity of 1,000m³ to feed these areas. The higher areas covering the wards of Kabila, Ikomwa, Kakola, Uyui, Itonjanda, Ifucha and part of Ndevelwa, Isevyu, Mtendeni, Gongoni, Kanyenye as well as part of Ng'ambo, Malolo, Ntalikwa, Tumbi, Kalunde and Misha wards will be fed by Itumba hill reservoir. Mawiti hill reservoir will feed mostly the rural parts of Kalunde, Tumbi, Malolo and Ntalikwa wards. Masagala hill reservoir will feed mainly the rural parts of Misha, Kabila, Ikomwa and Kakola wards.

The Master plan recommends that community taps and kiosks be provided for every 250 persons or 50 households per one tap outlet. The maximum walking distance to a Domestic Point (DP) should not exceed 250 metres. According to the water demand calculation for the DP users and taking 250 people to be served by one DP an additional 167 DP's will be required in Tabora Municipality by 2025 and additional of 20 PD's by 2035. It is recommended that the PD's be metered and a nominal fee be charged since most of the users are low income families. Fire hydrants shall be located at selected places of public interest such as schools, hospitals, shops, market, parks etc.

This Master Plan therefore, comply with the ongoing improvement done by TUWASA as well as ongoing government initiative and therefore recommends the following interventions:

- i. To continue with installation of water meters so as to increase metering ratio;
- ii. To extend distribution networks so as to increase installed capacity from 12,000m³/day to 25,000m³/day;
- iii. To reduce non-revenue water so as to improve collection efficiency;
- iv. To procure basic equipment for testing water quality so as to meet the agreed standards;
- v. To improve the pumping house by putting new high lift pumps;
- vi. To maintain main transmission lines by installing new pipes and surge protection device;
- vii. To continue improving Kaze hill reservoir by installing new valves, inlet pipes and fittings;
- viii. Protection of water sources through enforcement of laws and regulations concerning water resource conservation; and
- ix. To facilitate and support the government initiative to take water from Lake Victoria as an alternative reliable water source.

Proposed Strategies

- i. Strengthening conservation and protection of water sources and catchment areas;
- ii. Rehabilitation of water supply and distribution network;
- iii. Expansion of water supply and distribution network; and
- iv. Promoting community involvement in planning and managing water projects.

Water Supply Sector Policy Recommendations

Provision of water right of way of 10m wide, 5m of either side of the pipe in a transition line and right of way of 5m in a distribution lines, i.e. 2.5m on either side of the water line (pipe diameter of 110mm-250mm) and a right of way of 2.5m for other distributing with pipe diameter <110mm;

Table 10.16: Right of Way (ROW) for Water Supply

S/No.	TYPE OF WATER SUPPLY PIPE	RIGHT OF WAY IN METRES (ROW)	DISTANCE FROM CENTER LINE IN METRES(CN)
1.	Trunk mains (main pipe)	15.0	7.5
2.	Distributors	2.0	1.0
3.	Fire Hydrants	2 km apart	-

Source: Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018.

10.1.16 Electricity Supply

In Tabora Municipality, electricity is mainly used as a source of energy for domestic, commercial and industrial purposes. The municipal electricity is generated, transmitted and supplied by Tanzania Electricity Supply Company Limited (TANESCO). The current capacity of TANESCO to supply electricity within municipality is 30 MW, the average electricity demand is 12.5 MW and a total power

supplied is 27 MW. However, there are other sources of energy that include; charcoal, firewood, kerosene, and gas.

Proposed Strategies for Energy and Power Supply Sector

The energy supply shall be done basing on the sectorial demand under the guidance of the national energy policy of 2003, its improvements, and other related policies (table 10.17), however the Master Plan proposed the following strategies:

- i. Electricity supply should be transmitted to the planning areas through 220kV transmission lines and 132kV distribution line;
- ii. The proposed overhead power line is mainly laid along the main roads and primary arterial road;
- iii. The housing connections need to be placed along the access roads, while in CBD area; the power line can be transmitted through underground;
- iv. Cables Right of Ways (ROW) shall be reserved for laying of overhead and underground power line for various power voltage levels;
- v. To increase supply of electricity within the municipality by connecting at least 1000 household (houses) per year. This will make sure that all residents within Tabora municipality who needs to be connected with electricity are connected;
- vi. To reduce dependence of firewood and charcoals as main sources of energy; instead, the resident should shift to alternative sources including gas, biogas and solar energy;
- vii. To cover peri-urban areas of the municipality by continuing distributing electricity through REA project; and
- viii. To invest in tree planting campaign so as to regenerate the loss of vegetation cover.

Table 10.17: Right of Way (ROW) for Various Power Line Voltage Level

S/No.	VOLTAGE LEVEL (Kv)	RIGHT OF WAY (METERS)	DISTANCE FROM CENTER LINE
1.	11	5.0	2.5
2.	33	10.0	5.0
3.	66	20.0	10.0
4.	132	40.0	20.0
5.	220	60.0	30.0
6.	400	60.0	30.0

Source: Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018.

The size of land proposed for substations is as stated in the Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018 to cater for the future expansion, 400/220kV substation shall be connected to 220/132kV secondary electrical substations. The electricity will further be distributed to 132/33kV distribution substations. Each distribution substation can serve up to 150 MW power demand. Table 10.18 summarizes the plot sizes required for different types of substations.

Table 10.18: Plot Size for Various Type of Substations

S/No.	VOLTAGE LEVEL (Kv)	PLOT SIZE (METRES)
1.	33/11	30x40
2.	132/33	40x80
3.	220/132	50x100
4.	400/220	200x200

Source: Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018.

Energy Supply Sector Policy Recommendations

- Ensure availability of reliable and affordable energy supply for community development;
- Provision and promotion of alternative sources of energy; and
- Ensure that electricity distribution through REA III round I project is timely implemented.

10.1.17 Sewer and Sanitation

The most commonly means of sanitation used in Tabora Municipality were improved pit latrines, soak away pits and septic tanks (water closets), only 2 percent of waste have access to the main sewer which serves educational institutions and several commercial buildings in Gongoni, part of Kanyenye and Chemchem wards.

The Master Plan recommends that a central sewage system be introduced to cover most areas of the municipality. The collected sewage to be transported using sanitary sewers to a central discharge point before it sent into a sewage treatment plant for water purification. Two zones are proposed, the first zone to save the eastern part to the lower areas of the southern part of the municipality covering the wards of Ipuli, Cheyo, Kitete, Itetemia, Isevyia and part of Ndevelwa. The second zone to cover the northern parts to the lower areas of the south-western part of the municipality covering the wards of Mishia, Kiloleni, Tambukareli, Mbugani, Chemchem and Ng'ambo. In zone one an area of 20 hectares has been earmarked for the construction of a treatment plant and waste stabilization pond at Masimba area in Itetemia ward; while in zone two an area of 20 hectares has been earmarked for the construction of a treatment plant and waste stabilization pond at Malolo ward.

Proposed Strategies

- To ensure that new sewerage systems are constructed in most of the new planned and regularized areas;
- To conduct regular maintenance of existing sewerage systems to optimize their use;
- To construct new improved pit latrines with appropriate drainage system; and
- To establish and construct waste water stabilization ponds at Masimba and Malolo areas;

Sewer and Sanitation Policy Recommendations

- Ensure an efficient and effective provision and maintenance of sewerage systems including improved pit latrines and soak away pits and septic tanks (water closets); and

- Ensure and safeguarding of existing sewerage systems from pollution for sustainable town development.

10.1.18 Storm Water Drainage

The existing storm water drainage in Tabora Municipality comprises of open and covered channels, mainly located within CBD and along major roads. The storm water drainage system within municipality is not adequate to cover the entire municipality; meanwhile most of these drains were blocked by solid waste disposal.

The Master Plan recommends the ongoing improvement and construction of roads within the municipality should include storm water drains. These includes the wards of Mpera, Kariakoo, Chemchem, Mwinyi, Ipuli, Cheyo, Ndevelwa, Usule, Mbugani, Mapambano, Tambukareli and Isevyia. It further proposed the improvement of the existing natural drainage systems from Tabora Game Park to Malolo as well as from Kiloleni to Ndevelwa.

Proposed Strategies

- To ensure that storm water drainage systems are provided and maintained to reduce vulnerability to the flooding;
- Natural drainage systems should be valued and maintained;
- To conduct regular maintenance of existing drainage systems to optimize their use; and
- To construct new roads with appropriate drainage system.

Storm Water Drainage System Policy Recommendations

- Ensure an efficient and effective provision and maintenance of storm water drainage systems including natural and man-made drains; and
- Ensure and safeguarding of storm water drainage channels from degradation for sustainable municipal development.

10.1.19 Solid Waste Management

Solid waste generated in Tabora Municipality are mainly classified depending on their sources, which include: domestic waste, institutional waste, industrial waste and commercial waste. It is estimated that more than 50 percent of the generated waste is organic waste from households. Presently, the existing dumpsite covers an area of 8.8 hectares is located at Ng'ambo ward, is just an open landfill and not compacted, the situation, which led to unsanitary and unpleasant during rainy season. This dumpsite is inadequate to cater for the existing and future needs of the municipality.

The Master plan recommend the exisiting dumpsite located at Ng'ambo ward which is full to be closed. In the other side, it has been proposed three strategic areas with total area of 30 hectares in the wards of Malolo, Itetemia and Uyui (10 hectares each) for establishment of solid waste disposal sites. It further proposes to improve solid waste disposal facilities into a sanitary landfill, which will have compaction

facilities to avoid any further environmental pollution. Landfill site selected in the fundamental step in the development of a landfill to ensure environmental and socially acceptable that means provides for a simple and cost effective design. Thus, the total proposed land requirement for solid waste disposal for the planning period of 20 years (2014-2034) is 30 hectares.

Proposed Strategies

There shall be proper ways of managing solid waste all over the planning area. Other strategies require the Municipal Council to do the followings:

- i. To provide in each sub ward (mtaa) at least a solid waste collection points and transfer stations so as to ensure that all waste generated are collected;
- ii. To ensure an efficient and effective solid waste management practice in the municipality, which involves waste generation, separation, storage, collection and transported;
- iii. To provide adequate skip trucks so as to ensure all collected wastes are transpoted to the dumpsite
- iv. To establish and construct new dumping site located at Uyui, Itetemia and Malolo wards;
- v. To enact bylaws to ensure that each house and commercial building bears a dust bin and enforcement such bylaws regarding hazard disposal of wastes and littering;
- vi. To encourage and enable community based organization and private companies’ involvement in solid waste management; and
- vii. To initiate waste recycling program so as to ensure managing of wastes from households to council level.

Solid Waste Management Policy Recommendations

- i. Ensure an efficient and effective solid waste management practice in the municipality, which involves waste generation, separation, storage, collection, transportation and disposal including natural and man-made drains; and
- ii. Ensure and safeguarding of solid waste collection points, transfer stations and dumping sites from pollution and degradation for sustainable municipal development.

1.63 LAND USE PROPOSAL FOR TRANSPORT AND COMMUNICATION

10.1.20 Road Network

The existing hierarchy of road system in Tabora Municipality consist of major roads, districts, (arterial and collector) and access roads; The total length of the existing road network is 542.17 kilometers out of which 121.91 kilometers are tarmac roads, 141.13 kilometers are gravel roads, and 279.13 kilometers are earth roads.The municipality is well connected with the rest of the country by six (6) major roads namely: Tabora - Manyoni, Tabora - Sikonge, Tabora – Urambo, Tabora – Ulyankulu, Tabora - Bukene

and Tabora – Nzega. Currently, the Municipal Council under the Urban Local Government Strengthening Project (ULGSP) programme is improving the existing access roads (arterial and collector) within the CBD to be tarmac roads.

It has been revealed that, there is no traffic separation within the exisiting road network; this Master Plan therefore, recommends to improve that road network to include lanes for vehicular movement, bus lanes, bicycle lanes and pedestrian paths. The bus way system should be connected to all Satellite Centers and should be linked to the existing six major roads mentioned above. The road network plan for Tabora Municipality will be developed based on the following road hierarchy (table 10.19 and 10.20):

- i. 80 -120-meter road, for inter-regional roads connecting the Tabora and other region of the country. This includes: 72.8 kilometers road linking Tabora and Nzega, 52 kilometers road linking Tabora and Urambo, 130 kilometers road linking Tabora and Manyoni, 60 kilometers road linking Tabora and Bukene, 60 kilometers road linking Tabora and Ulyankulu, 60 kilometers road linking Tabora and Sikonge;
- ii. 60 - 80 meters’ road, for roads connecting the new CBD and Satellite Centers;
- iii. 30 - 60 meters’ road, for roads connecting planning communities and neighborhoods;
- iv. 20 - 30 meters’ road, which will act as neighborhood boundaries;
- v. 15 – 20 meters’ collector road providing access to housing clusters; and
- vi. 5 meters’ footpath providing access to pedestrian walkways.

Table 10.19: Proposed Road Hierarchy and Size for Tabora Municipal Council

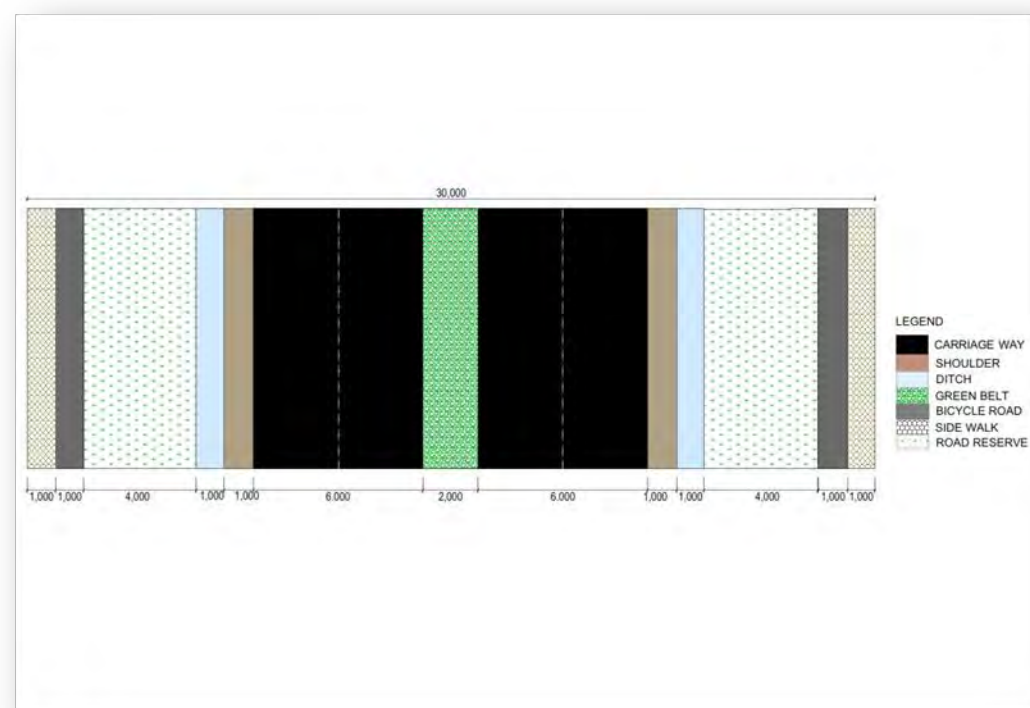
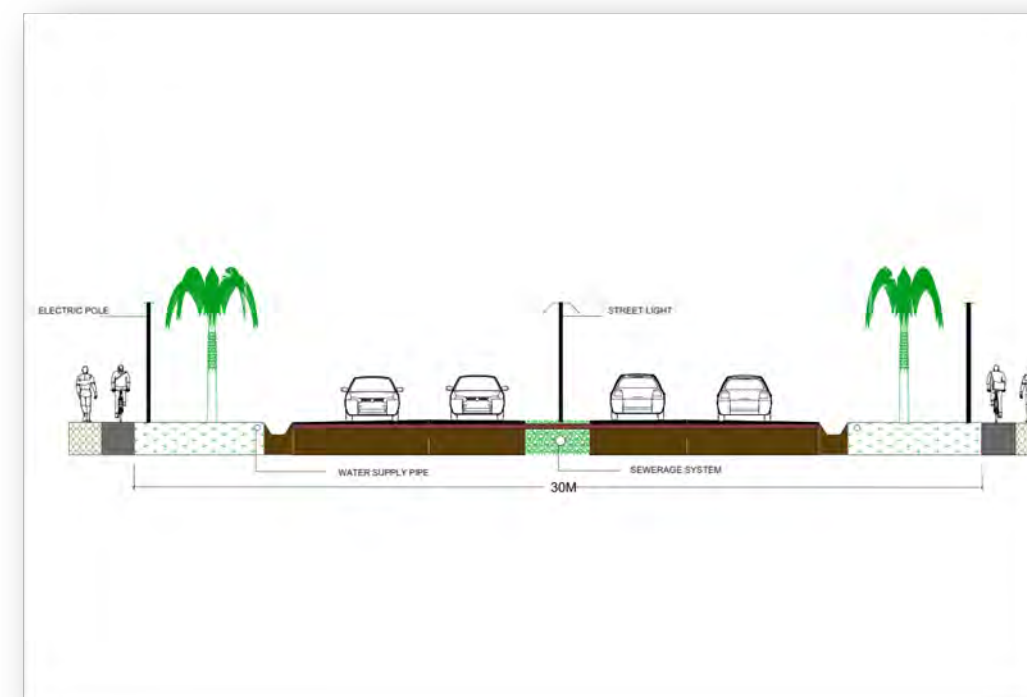
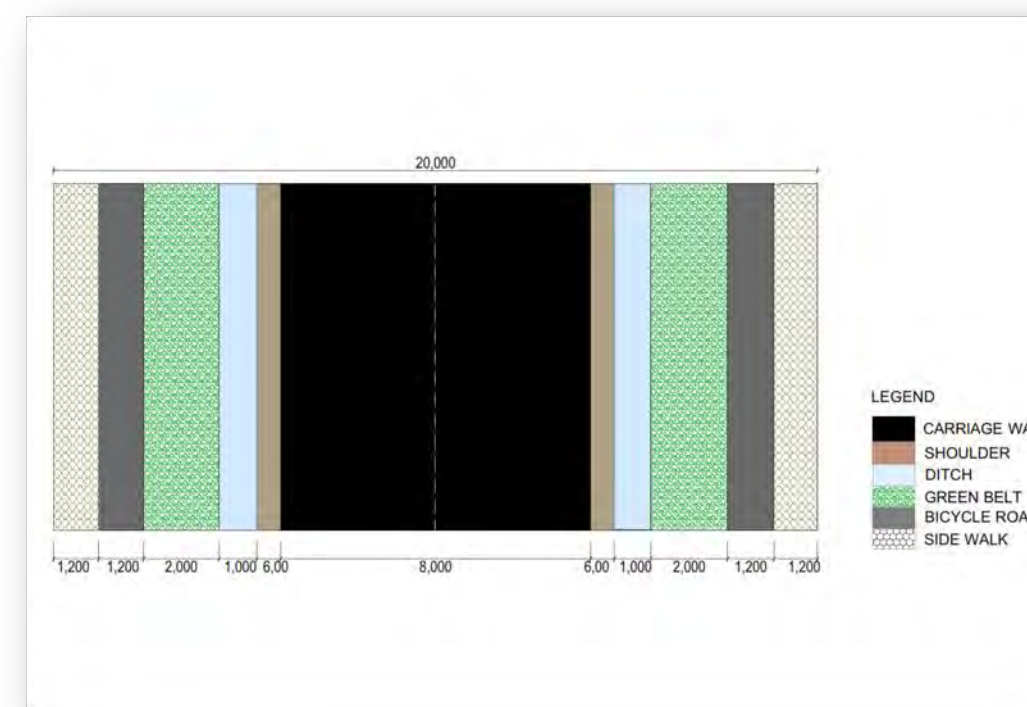
S/No.	ROAD HIERARCHY	RIGHT OF WAY (METERS)	CARRIAGE WAY (METERS)
1.	Trunk roads	80 - 120	8 - 12
2.	Primary distributor	60 - 80	6 - 8
3.	District distributor	30 - 60	6 - 7
4.	Local distributors	20 - 30	5 - 6
5.	Access roads in residential areas	15 - 20	4 - 6
6.	Access roads in industrial areas	15 - 20	4 - 6
7.	Access roads in shopping streets	15 - 20	10
8.	Cul-de-sac	10	5
9.	Rural Roads	20 - 25	7.5 - 10
10.	Highways within urban areas	45	6 - 7
11.	Pedestrian Access	5	2

Source: Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018.

Table 10.20: Proposed Road Hierarchy and Size within Unplanned Settlements in Tabora Municipal Council

S/No.	ROAD HIERARCHY	RIGHT OF WAY (METRE)	CARRIAGEWAY (METERS)
1.	Primary Access	12 - 15	5.0 - 7.5
2.	Secondary access	10 - 12	5.0 - 6
3.	Tertiary access (one way)	4 - 8	2 - 3
4.	Footpath	2 - 4	2

Source: Urban Planning (Planning Space Standards) Regulations, 2018 as published in the GN. No. 93 of March 2018.

Figure 10.1: District Distributor Road (30-meter-wide road with 4 lanes)**Figure 10.2: Section Example of District Distributor Road (30-meter-wide road with 4 lanes)****Figure10.3: Local Distributor Road (20-meter-wide road with 2 lanes)****Figure10.4: Section Example of Local Distributor Road (20-meter-wide road with 2 lanes)**

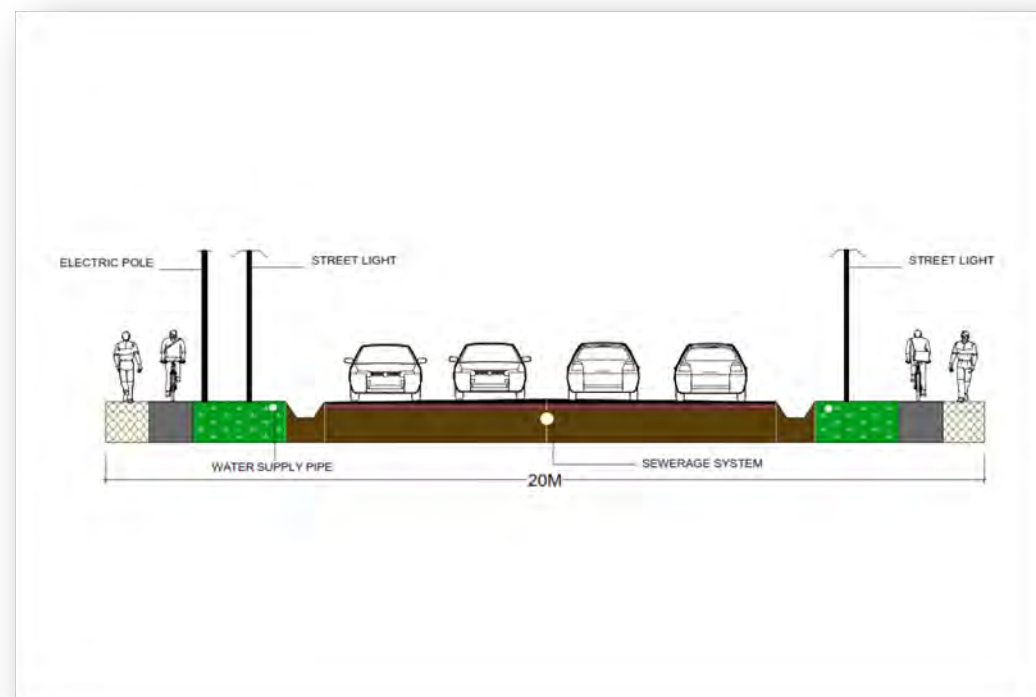


Figure10.5: Access Road Shopping Streets and Industrial Areas (15-meter-wide road with 2 lanes)

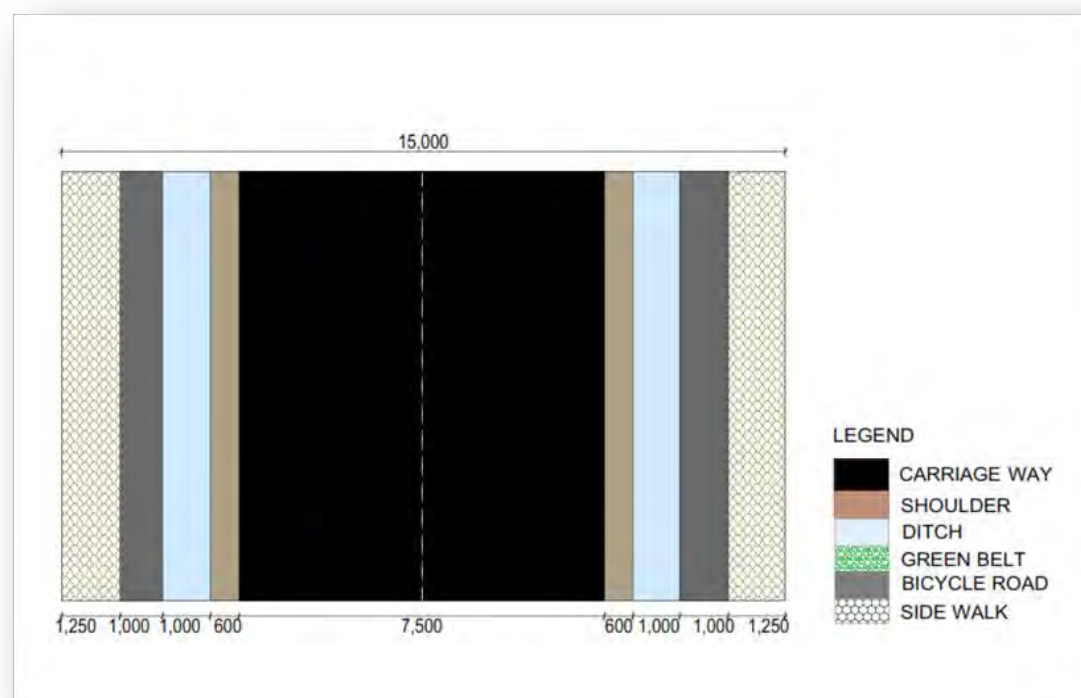


Figure10.6: Access Roads in Residential Areas (10-meter-wide road with 2 lanes)

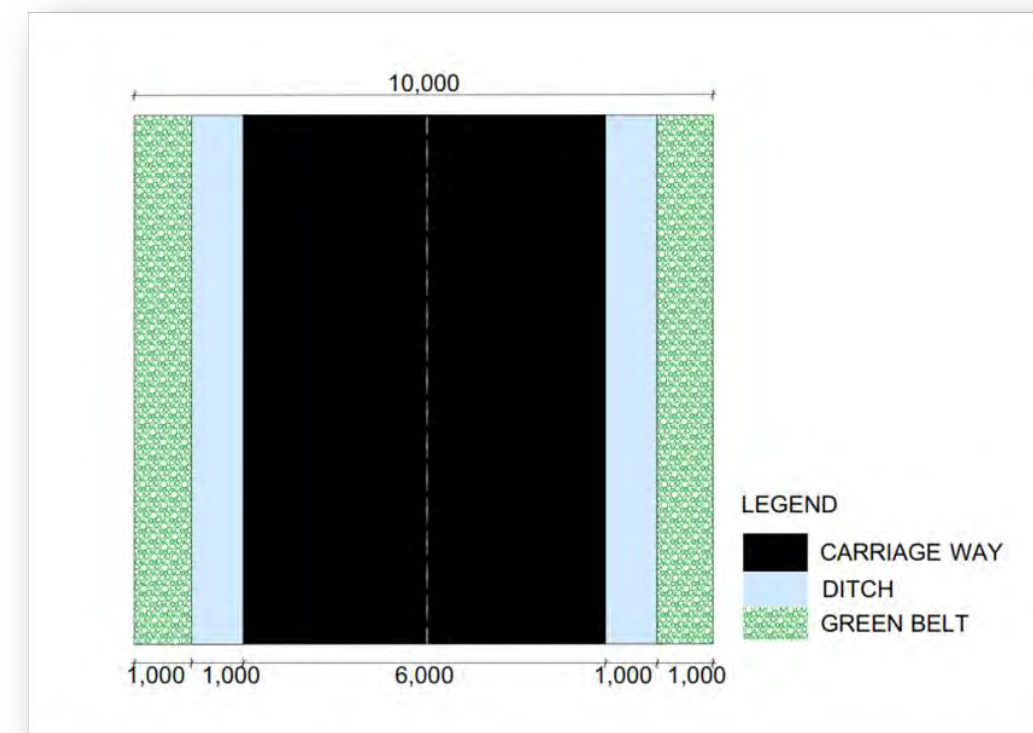
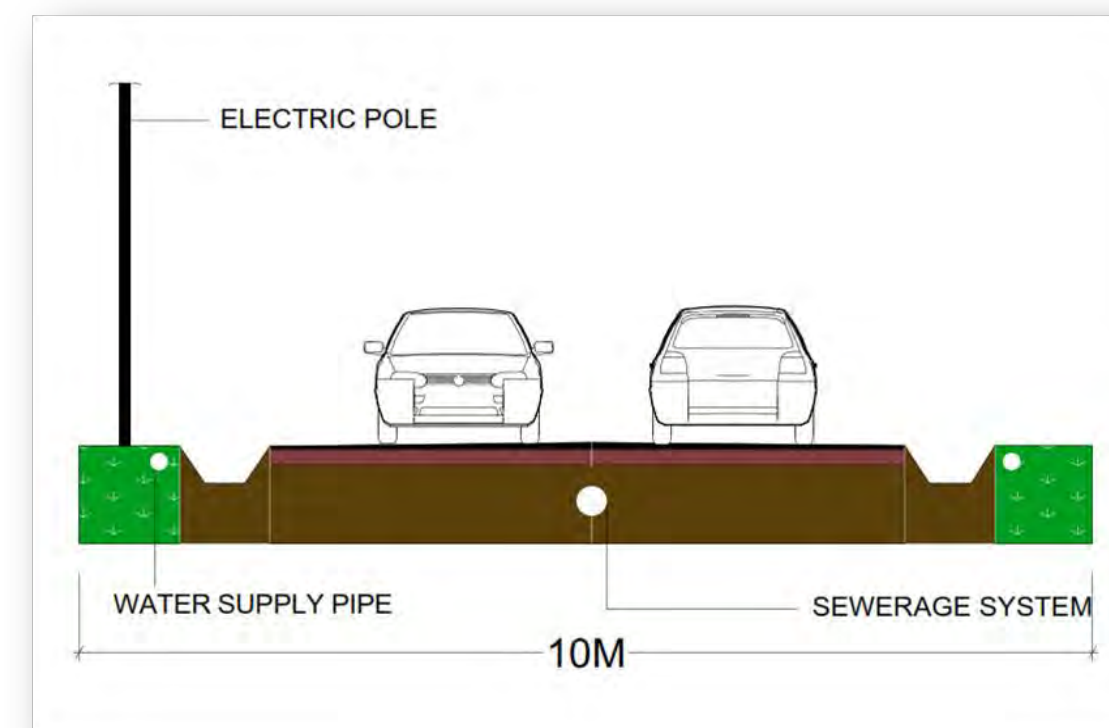


Figure10.7: Section Example of Access Roads in Residential Areas (10-meter-wide road with 2 lanes)



10.1.21 Public Transport

Public transport within the Tabora Municipal Council include: buses, mini buses, taxis and motorcycles popularly known as daladala. Commuting is done by using private public transport buses and few use taxis and motorbikes.

To improve the existing road transport network as well as ensure the connectivity of the new CBD and the newly established Satellite Centres; the Master Plan proposes the establishment of a new ring road. This establishment will involve the construction of new ring road from Inala Satellite Center to Itaga Satellite Center via Itonjanda and Uyui Satellite Centers; from Itaga Satellite Center to Tumbi Satellite Center via Kalunde Satellite Center; from Tumbi Satellite Center to Kipalapala Satellite Center and from Kipalapala to Inala Satellite Center (drawing no 17).

On the other hand, this Master Plan proposes a buffer zone of 20-meters (10-meters each side) of the ring road. To encourage pedestrian movement within the urban area, 5 meters' pedestrians walk ways will be provided along road networks and open spaces. These routes will be designed to enable pedestrians to move freely and safely to avoid conflicts with motorized modes of transport.

To ensure convenience cyclist movements, it is recommended that the improvement of existing roads should consider traffic separation so as to make cyclists, pedestrians and motor traffic share same roads. It is further suggested that traffic lights and street lights to be provided so as to manage traffic movements which can reduce accidents.

10.1.22 Bus Terminal and Lorry Park

The Master Plan complies with the proposed modern bus terminal for public buses to be constructed at Nane nane area in Ipuli ward which will occupy 12 hectares and shall include: administration block (booking offices, passengers waiting lounge, police post, materials store); parking bays; public toilets; shopping malls; banking services; refuse collection bay; storm water drainage system; masonry fence with shopping rooms; and security lights.

Bus ridership is expected to increase consecutively as the daily passenger trips increase. To accommodate this increased demand, it is further suggested that the existing bus stand should be rehabilitated and improved. New lorry park covers 12 hectares (2 hectares each) is also proposed to be allocated along the existing six major roads.

10.1.23 Airport

The Master Plan complies with the ongoing major rehabilitation of the existing airport covers 881.4 hectares located at Kariakoo in Kitete and Itetemia wards; so as to meet the existing and future demand for large flights and air cargo operations.

10.1.24 Railway Line

The Master Plan complies with the ongoing government intervention to upgrade the existing central railway line to standard gauge. However, recommending that for the time being the existing infrastructures need to be rehabilitated.

10.1.25 Dry Port

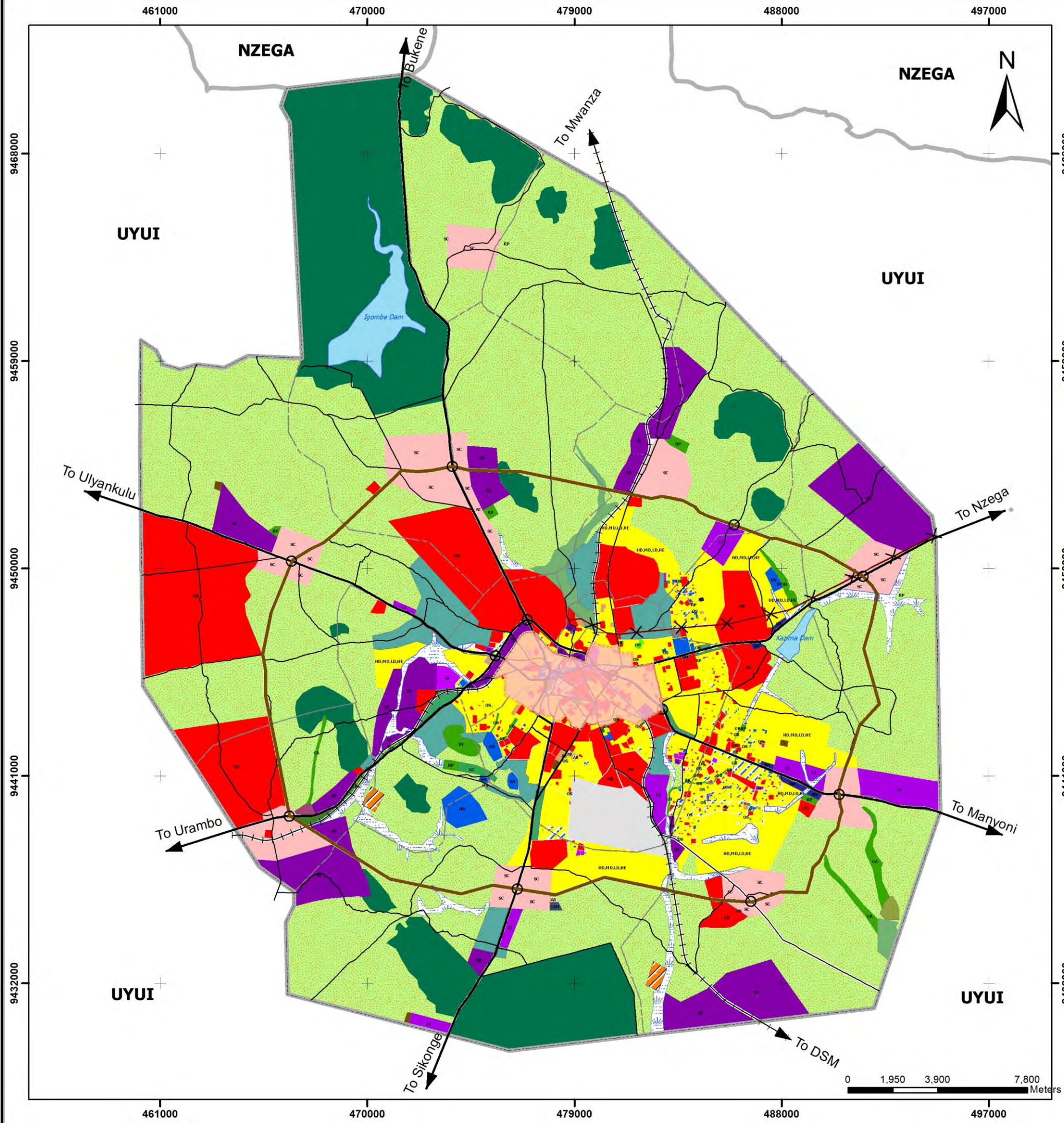
This Master Plan proposes the allocation of an area of 15 hectares at Ngemo area in Ndevelwa ward for construction of a dry port. The major aim for a dry port is to relieve a seaport from problems associated with storage, customs space and speed to handle cargo clearance and distribution to inland destinations. Tabora being located at the central part of the country will serve many other parts of the country and neighboring countries, which translates to savings in terms of costs and time. These are Singida, Shinyanga, Mwanza, Kigoma, Mbeya, Katavi and Rukwa regions as well as neighboring countries namely Democratic Republic of Congo (DRC), Rwanda, Burundi, and Uganda.

Proposed Strategies for Transport and Communication

The Master Plan compiles with the ongoing initiatives of Tabora Municipal Council to improve road network in all its direction so as to allow accessibility. Roads to be improved include Tabora-Ndevelwa road, Inala-Itonjanda road connection, Uyui-Kakola, Tabora-Igombe road, Igombe-Kalunde road, Tumbi-Ntalikwa road, Kwihara-Dr. Living stone Museum, Kisarika-Skanda secondary road and Itaga-Kabila – Kakola road.

Proposed Strategies

- i. To improve existing road design with traffic separation for pedestrian, cyclic, motorcyclist and motor vehicles;
- ii. The existing airport shall improve to international standards;
- iii. The existing central railway line shall improve to standard gauge;
- iv. Tabora Municipal Council in collaboration with development partners shall proceed to invest on communication services in the municipality especially at the periphery;
- v. To ensure road network is passable throughout the year; and
- vi. Encouraging other investors to invest more on mass media.



TABORA MASTER PLAN (2015-2035)
**PROPOSED LAND USE
(2015-2035)**

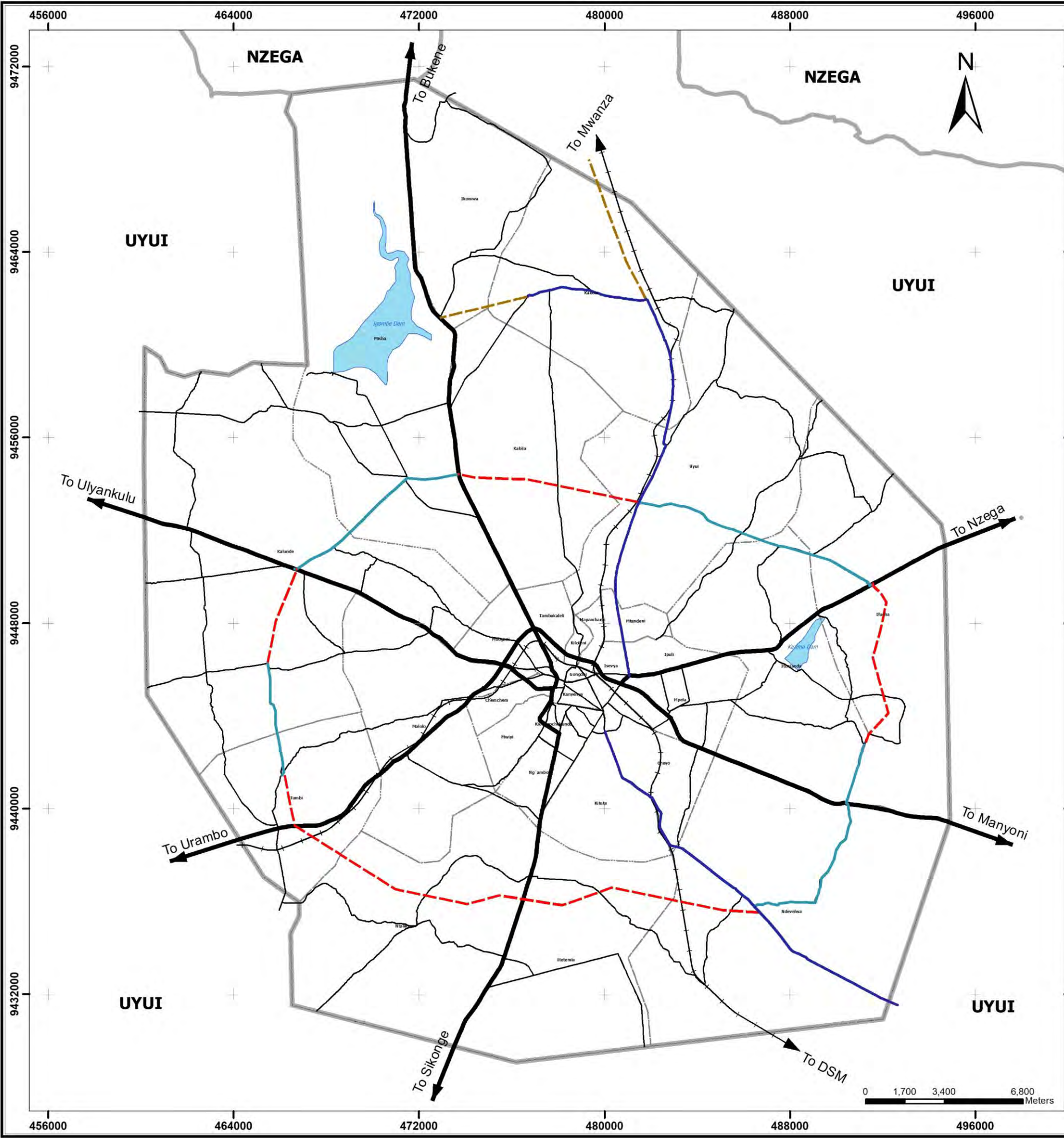
- Legend**
- District/Municipal Boundary
 - Ward Boundary
 - Trunk Road
 - District Distributor
 - Railway Line
 - Residential (Planned)
 - Commercial
 - Shopping Mall
 - Hotel site
 - Agricultural Products Market
 - Cattle Auction Market
 - Commercial/Residential
 - Institutional
 - College
 - High Learning Institution/University
 - Military
 - Industrial (Service)
 - Industrial (Light)
 - Industrial (Heavy)
 - Urban Agriculture
 - Agriculture and Scattered Settlements
 - Housing Cluster Open Space
 - Play Ground
 - Stadium
 - Recreational park
 - Game Park
 - Golf Course
 - Green Belt
 - Historical Site
 - Forest Reserve
 - Abattior
 - Oxidation Pond
 - Airport
 - Dump Site
 - Bus Terminal
 - Swamps
 - Dam
 - Satellite-Centre
 - CBD (For detailed analysis of this area see Drawing No.22)

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 16
Page Number: 127

Prepared By:
Tabora Municipal Council and City Plan Africa



TABORA MASTER PLAN (2015-2035)

PROPOSED ROAD NETWORK

Legend

- District/Municipal Boundary
- Ward Boundary
- Trunk Road
- Distict Dsistributor (to be improved)
- Proposed Primary Distributor (to be Upgraded)
- Proposed Primary Distributor (to be Constructed)
- Distict Distributor (to be Upgraded)
- Distict Distributor (to be Constructed)
- Railway Line
- Dam

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 17

Page Number: 128

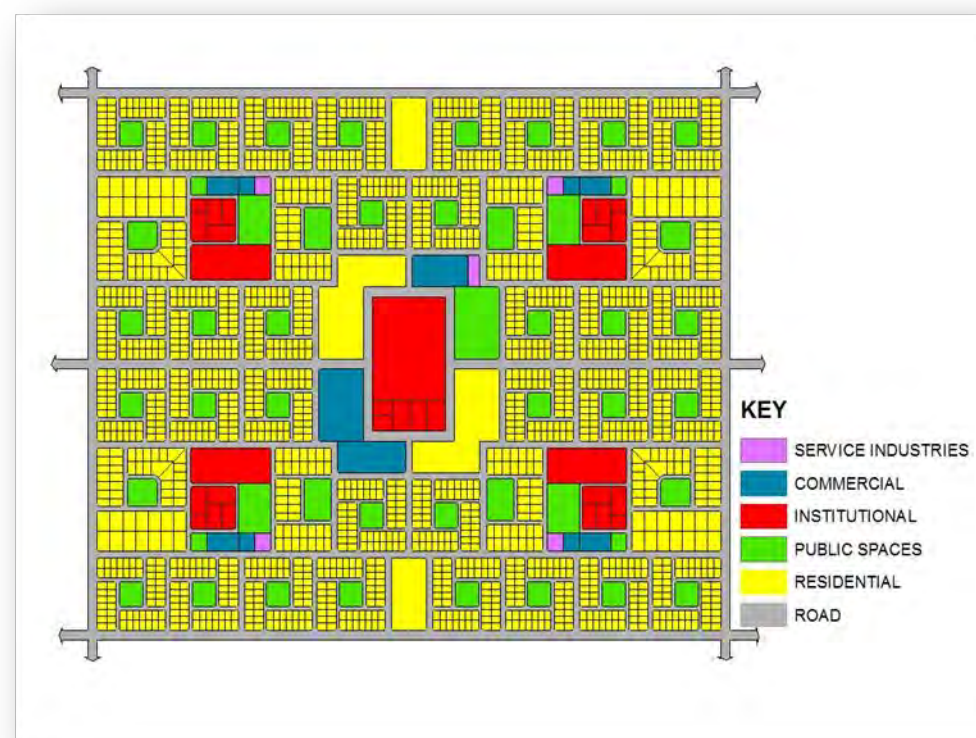
Prepared By:

Tabora Municipal Council and City Plan Africa

1.64 LAND USE PROPOSAL IN SATELLITE CENTERS

A Satellite Center is a self-supporting town planned within the nature growth pattern of another major city. It is intended to stop urban sprawl, supply an alternative mini-central business district. It is proposed that the central Business District (CBD) be connected to the satellite centers through an efficient transportation system. The establishment of Satellite Centers will promote workability within a settlements and easy accessibility to the social and community facilities to the majority of Tabora residents. Each Satellite Center is the settlement level regarded as a self-sustaining settlement. In order to operationalize this concept, each Satellite Center will be made up of one community (maximum 6 neighbourhoods) with population of 30,000 people. This settlement hierarchy will form a Community Center which will be serviced by the following type of public facilities: health center, secondary school, community hall, service industries, cemetery, religious buildings, police post, market, super market, community park, agricultural and cattle market, informal/petty trade market and vocation training school/college (figure 10.8).

Figure 10.8: A Prototype of a Satellite Center



The Master plan proposes the establishment of 8 Satellite Centers to be planned and developed in all arterial roads going out from the CBD as follows:

Inala Satellite Center: It is located in Ndevelwa ward, 12 kilometers from the CBD along Tabora - Manyoni road. This center will be developed to accommodate health center, community hall, cemetery, police post, super market, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 390 hectares when fully developed.

Itonjanda Satellite Center: It is Located in Itonjanda ward, 13 kilometers from the CBD along Tabora – Nzega road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 390 hectares when fully developed.

Itaga Satellite Center: It is Located in Misha ward, 13 kilometers from the CBD along Tabora - Bukene road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 1002.60 hectares when fully developed as it includes constraints areas such as hills.

Kalunde Satellite Center: It is Located in Kalunde ward, 10.5 kilometers from the CBD along Tabora - Ulyankulu road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 390 hectares when fully developed.

Tumbi Satellite Centre: It is Located in Tumbi ward, 11.9 kilometres from the CBD along Tabora-Urambo road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 390 hectares when fully developed.

Kipalapala Satellite Center: It is Located in Itetemia ward 8.7 kilometers from the CBD along Tabora – Sikonge road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 401 hectares when fully developed as it includes also constraints areas such as hills.

Uyui Satellite Center: It is Located in Itetemia ward 9.5 kilometers from the CBD along Tabora – Nzubuka road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 390 hectares when fully developed.

Kabila Satellite Center: It is Located in Itetemia ward 19.7 kilometers from the CBD along Tabora – Bukene road. This center will be developed to accommodate health center, community hall, cemetery, police post, min super market, small scale industry, Community Park, agricultural and Livestock products market and college as additional basic services to be accommodated within the Community Center. The total area designated for this Satellite Center is 412.2 hectares when fully developed, It includes also constraints areas such as swampy.

Table 10.21: Proposed Land Uses (2035)

S/No.	LAND USE	AREA (Ha)	PERCENTAGE
1.	Residential Planned	9,065.81	8.30
2.	Commercial General	147.79	0.14
	Shopping Mall	8.4	0.01
	Hotel Sites	36	0.03
	Cattle Auction Market	10	0.01
	Abattoir	15	0.01
	Petty trade market	24	0.02
	Sub-Total	220.79	0.22
3.	Commercial/Residential	422.96	0.39
4.	Institutional General	2,229.69	2.04
	College	1,741.88	1.59
	High Learning/University	782.01	0.72
	Referral Hospital	200	0.18
	Hospitals	72	0.07
	Military areas	6,070.32	5.56
	Sub-Total	11,095.9	10.16
5.	Industrial Service Industry	1297.08	1.19
	Light Industry	4620.00	4.23
	Heavy Industry	4483	4.10
	Sub-Total	10,400.08	9.52
6.	Urban Agriculture	496.13	0.45
7.	Agriculture and Scattered Settlements	51,341.94	47
8.	Recreational Facilities and Open Spaces		
	Housing Cluster Open Spaces	64.58	0.06
	Recreational Park (Community park)	212.14	0.19
	Golf Course	50.13	0.06
	Green Belt	80.15	0.07
	Play Ground	6.45	0.01
	Sub-Total	423.45	0.39
9.	Road Network (Circulation System)	4,976.62	4.56
10.	Conserved area		
	Igombe Dam Forest Reserve	6,658.2	1.34
	Urumwa Forest Reserve	2,635.2	6.10
	Other Conserved Forest Area	3,469.21	3.18
	Urban Forest	202.80	0.19
	Swamps	1,968.92	1.8
	Sub-Total	14,413.78	13.19
11.	Dams	1,014.13	0.93
12.	Dumpsite	40.95	0.04
13.	Oxidation Ponds	136.51	0.13
14.	Bus Terminal and Lorry Park	12	0.01
15.	Railway Line	190.04	0.2
16.	Airport	881.4	0.81
17.	Dry port	15	0.014
18.	Satellite Centers		
	Inala Satellite Center	390	0.36
	Itonjanda Satellite Center	390	0.36
	Itaga Satellite Center	1002.60	0.92
	Kalunde Satellite Center	390	0.36
	Tumbi Satellite Centre	390	0.36
	Kipalapala Satellite Center	401.1	0.37
	Uyui Satellite Center	390	0.36

	Kabila Satellite Center	412.2	0.38
	Sub-Total	3765.9	3.45
19.	Proposed CBD	1929.4	1.77
TOTAL		109226	100

Source: Land use plan and projections, (2015 – 2035).

1.65 PROPOSED LAND USE FOR CENTRAL BUSINESS DISTRICT

The existing Central Business District (CBD) of Tabora Municipality is located within the wards of Kanyenye, Gongoni and parts of Chemchem, Ng'ambo and Mbugani wards. This is the commercial hub of the municipality as well as region. Within the CBD, there is a massive transformation of existing buildings from low rise residential to high-rise commercial complex or commercial/residential buildings. The total coverage of this area is 226.8 hectares, which accounts for 0.2 percent of the total area of the municipality. Existing land uses categories within CBD are commercial, commercial/residential, institutional, industrial, recreation facilities and open spaces, road network (circulation system) and bus stand

This Master Plan proposes extension of boundaries of the CBD to include surrounding neighbourhoods especially those located in the wards of Kanyenye, Gongoni and parts of Chemchem, Mbugani, Mwinyi, Isevyia, Cheyo, Kitete, Mpera, Ipuli, Kidongochekundu, Malolo, Tambukareli and Ng'ambo. The proposal made with the view of accommodating more services of higher order.

The area proposed for the new CBD will cover about 1929.40 hectares, which is equivalent to 1.8 percent of the total area of the municipality. The distribution of land use categories within the new proposed CBD includes: commercial, commercial/residential, institutional, industrial, recreational facilities and open spaces, bus stand, road network (circulation system), conservation area (natural streams) (table no. 10.22 and drawing no. 18).

10.1.26 Commercial Land use

The existing Commercial activities within CBD covers 34.53 hectares includes; central market, hotels and restaurants, shops, supermarkets, banks, guest houses and lodges which are mainly concentrated along Jamuhuri Street, Market Street, Lumumba Street, Madaraka Street and Balewa Street and along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Manyoni, Tabora – Sikonge, Tabora - Ulyankulu and Tabora – Bukene. [This Master Plan recommends existing commercial area to be improved and maintained. However, there will be an additional commercial area of about 161.91 hectares to be allocated in the new CBD. The number of new commercial facilities to be provided will comprise of hotels, wholesale and retail shops. The total area designated for commercial land use category within the CBD will cover 196.44 hectares, which is equivalent to 10.2 percent of the total area of the CBD.

10.1.27 Commercial/Residential Land use

This is a dominant land use category found in the CBD with total coverage of 81.64 hectares. Most of these commercial/residential areas are mainly found in the wards of Kanyenye and Gongoni and surrounding the Central Market and Main Bus Stand. This Master Plan recommends existing commercial/residential area to be maintained; However, an additional area of about 920.14 hectares currently under residential land use are proposed to accommodate new commercial/residential facilities. The total area proposed for commercial/residential use will cover 1001.78 hectares, which is equivalent to 52.35 percent of the total area of the CBD.

10.1.28 Institutional Land use

Institutional land use category found within CBD makes a total area of 56.56 hectares. Institutions found in the CBD includes; dispensary, health center, banks, insurance companies, police station, churches and mosque, government offices, colleges, primary and secondary schools. With the expansion of the existing CBD boundary, there will be an addition land of 322.46 hectares for institutional land uses. The total area designated for institutional land use category within the CBD will cover 347.48 hectares, which is equivalent to 18.01 percent of the total area of the CBD.

10.1.29 Industrial Land use

The Master Plan proposes extension of boundaries of the CBD to include surrounding neighbourhoods especially those located in the wards of Cheyo and Isevyia. The proposal made with the view of accommodating not only commercial and institutional activities but also industrial areas. Based on that, the existing industrial areas covers 6.12 hectares, accommodates service and light industries will be increased to 52.94 hectares which is equivalent to 2.74 percent of the total area of the CBD will continue servicing the purpose of service and light industries within the CBD.

10.1.30 Recreational Facilities and Open Spaces

This Master Plan proposes to maintain all major active recreational facilities found within the CBD; which include Ally Hassan Mwinyi Stadium covers an area of 6.83 hectares located at Ng'ambo ward and old playground covers total area of 1.1 hectares located at Cheyo ward near TUWASA office. Others recreational facilities and open spaces to be maintained include: one of the famous open space known as PPP covers area of 0.7 hectares located along Kitete road near Regional Hospital as well as small open spaces sparcerly located within CBD; which in total covers an area of 5.94 hectares.

In the other side, existing major passive recreational facilities found within the CBD include Tabora Game Park with total area of 10 hectares located at Kitete ward near Regional Kitete Hospital as well as housing cluster open spaces distributed within the residential neighborhoods are also proposed to be maintained. In addition to that, the Master Plan proposes an additional area of about 20.11 hectares to accommodate new recreational facilities and open spaces which are sparcerly distributed in the wards of Mbugani, Cheyo, Kitete, Chemchem and Isevyia. The total area designated for recreational and open spaces within the CBD will cover 28.71 hectares, which is equivalent to 1.48 percent of the total area of the CBD.

10.1.31 Conservation Area (Natural Streams and Water Source)

The Master Plan recommends the existing natural streams covers 0.72 hectares and water source covers 2.52 hectares to be maintained and protected from other uses. In addition to that, an area of about 10.73 hectares is proposed to be used for conservation of natural streams within CBD. The total area designated for conservation areas will cover 11.45 hectares which is equivalent to 0.59 percent of the total area of the CBD.

10.1.32 Road Network (Circulation System)

Existing Road network in the Central Business District (CBD) covers a total area of 33.6 hectares, with a total length of 32.68 kilometers out of which 22.9 kilometers are tarmac road; the remaining 9.78 kilometers are gravel roads. The CBD is well accessible by six major roads which are under management and maintenance of TANROADS: These includes; Tabora - Manyoni, Tabora - Sikonge, Tabora – Urambo, Tabora – Ulyankulu, Tabora - Bukene and Tabora - Nzega. This Master Plan recommends existing road network to be maintained, improved and expanded to ensure easily mobility of people and their goods

Proposed road network in the CBD will cover a total area of 262.77 hectares, which is equivalent to 13.62 percent of the total area of the CBD.

10.1.33 Other Land Uses

Bus terminal: The main Bus Stand covers an area of 4.88 hectares located at Chemchem ward near Ally Mwinyi Stadium is proposed to be rehabilitated and maintained.

Bus stand: The existing old Bus Stand covers an area of 0.4 hectares located at Gongoni ward near TRA office and the central Market is proposed to be improved and maintained.

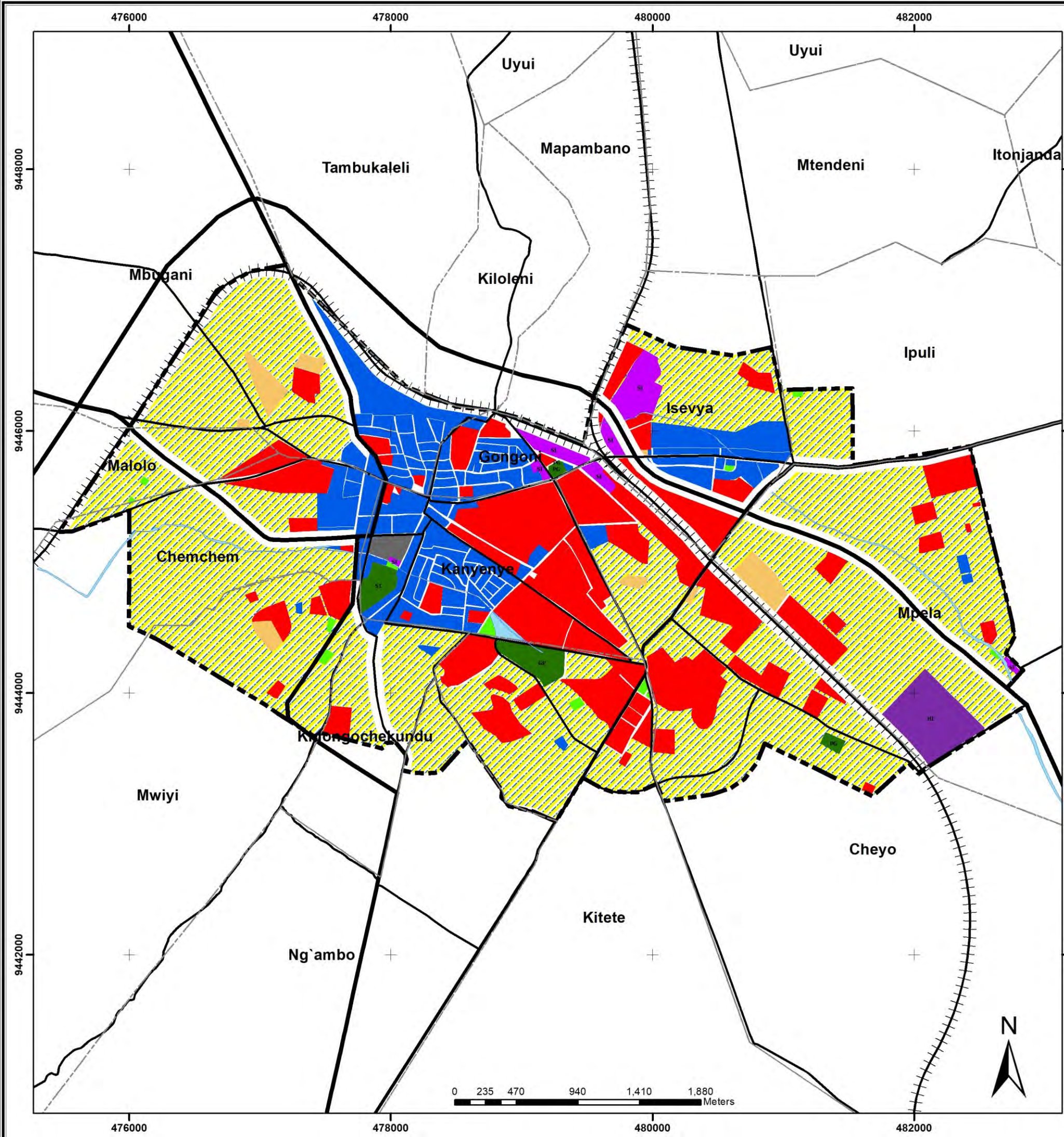
Cemetery: The existing cemetery sites which are sparsely located within the wards of Mbugani, Mwinyi, Cheyo, Mpera and Isevyia are proposed to be fenced and maintained. This category of land use covers an area of 24.44 hectares, which is equivalent to 1.27 percent of the total area of the CBD.

Market: This Master Plan recommends existing two markets found within CBD to be improved and maintained. These includes: the Central Market, which covers an area of 3.5 hectares and Kachoma Market, which covers an area of 1hectare both are located at Chemchem ward near main bus stand. This category of land use covers an area of 3.5 hectares, which is equivalent to 1.5 percent of the total area of the CBD.

Table 10.22: Central Business District (CBD) existing Land Uses

S/No.	LAND USE	AREA (Ha)	PERCENTAGE
1.	Commercial	196.44	10.2
2.	Commercial/Residential	1,001.78	52.35
3.	Institutional	347.48	18.01
4.	Industrial		
	i. Service industries	24.53	1.27
	ii. Light industries	28.41	1.47
	Sub-Total	52.94	2.74
5.	Recreational Facilities and Open Spaces		
	i. Stadium	6.83	0.35
	ii. Playing Ground	1.18	0.22
	iii. Housing Cluster Open Spaces	0.28	0.31
	iv. Tabora Game Park	9.91	0.51
	Sub-Total	28.71	1.48
6.	Conserved Areas		
	i. Natural Stream	8.93	0.46
	ii. Water Source	2.52	0.13
	Sub-Total	11.45	0.59
7.	Road Network (Circulation System)	262.77	13.62
8.	Bus terminal	4.88	2.16
9.	Bus stand	0.4	0.02
10.	Central Market	3.50	1.54
11.	Cemetery	24.44	1.27
TOTAL		1,929.4	100.00

Source: Land use plan and projections, (2015 – 2035).



TABORA MASTER PLAN (2015-2035)
PRPOSED LAND USE
(2015-2035)

Legend

- Ward Boundary
- Trunk Road
- District Distributor
- Railway Line
- Commercial
- Commercial/Residential
- Institutional
- Industrial (Service)
- Industrial (Light)
- Tabora Game Park
- Stadium
- Play Ground
- Housing Cluster Open Space
- Forest Reserve
- Natural Stream
- Abattoir

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 18

Page Number: 133

Prepared By:

Tabora Municipal Council and City Plan Africa



CHAPTER 11

DEVELOPMENT CONTROLGUIDELINE, ZONING AND DEVELOPMENT REGULATIONS

This chapter describes the basic development control guidelines for various land uses, including plot coverage and parking requirements.

Development control guidelines are important elements of achieving the Master Plan Vision. They are a set of illustrated design rules and requirements which describe and guide the physical development of buildings and spaces.

The main contents of this chapter includes:

- Zoning and Development Regulations
- Objective of the Zoning Plan and Regulations
- Zoning Definitions
- Guidelines by Zones

11.0 DEVELOPMENT CONTROL GUIDELINES

1.66 ZONING AND DEVELOPMENT REGULATIONS

This chapter describes the basic development control guidelines for various land uses, including plot coverage and parking requirements. Development control guidelines are important elements of achieving the Master Plan Vision. They are a set of illustrated design rules and requirements, which describe and guide the physical development of buildings and spaces.

The Objectives of the zoning and development control guidelines/regulations are:

- i. To establish a future envisioned municipal's image of the built environment which is composed of rich and diverse architecture;
- ii. To strengthen citizen awareness about the environment in order to create beautiful landscape of the municipality;
- iii. To create an attractive town landscape with balanced development
- iv. To indicate the planning control of the all lands in its administrative area

Zoning serves as an effective planning tool to guide development in a logical and orderly fashion; it is one of the key tools when implementing the proposed Tabora Master Plan. The Zoning Plan is meant to provide landowners and developers with a clear picture of what can and cannot be developed on any particular plot. Zoning regulates the types of uses, the building form, building materials, the setting which will includes coverage, building setbacks, parking and height of buildings on any plot.

Zoning Plan is made up of a Zoning Map and a set of Zoning Regulations. The Zoning Map identifies specific zoning districts within the planning area based on the predominant land use and the desired intensity and building height for that area. The Zoning Regulations specifically defines the uses into three categories: Permitted, Conditional and Prohibited uses.

Permitted Uses: These are uses that comply with the proposed use for the particular zoning area and can be permitted within particular zoning block. These developments may have to comply with other context **specific additional regulatory restrictions.**

Conditional Uses: These are uses, which are usually activities that may create significant traffic, noise, or other impacts on the surrounding neighborhoods. Such identified uses can be permitted “conditionally” within a zone requiring the development to confirm to a set of conditions and standards as per the regulations which must be met at all times. Each zoning block can allow different but compatible developments that are complementary in terms of use and scale. For example, a small-scale commercial development could be allowed in residential block in order to provide convenience for residents to meet their daily shopping needs. Similarly, civic facilities like schools, day care center, religious facilities could be allowed in a residential zone, provided the facility meets the parking, noise standards etc. Such conditional uses could be permitted after careful consideration and evaluation by the relevant Planning Authority (Tabora Municipal Council) and may be subject to certain conditions as

deemed necessary by the review committee, in order to ensure that the overall planning intention for any particular zoning block is not compromised.

Prohibited Use: These are uses that are deemed prohibited and include activities that have been found to be incompatible with the particular zoning block. For example, industrial uses are prohibited within the residential zones. The Zoning Regulations also stipulate the location of a building on any plot, the overall maximum intensity as well as the building height. Specific regulations related to overall building form, design, provision of open space and landscaping, parking, fencing and signage are also stipulated in the Zoning Regulations. Zoning Regulations stipulate maximum allowable development for a particular zone, but flexibility in development is ensured by allowing conditional and permitted developments of lower zones in the same category in most cases except for areas where such is specifically mentioned.

1.67 OBJECTIVE OF THE ZONING PLAN AND REGULATIONS

The objectives of the Zoning Plan for Tabora Municipality is to provide a clear mechanism for the implementation of the Tabora Master Plan and to direct public and private sector development to follow a clear set of development objectives, definitions and regulations that reflect the vision and concept proposed in the Master Plan. The objectives, definitions and regulations ensure that development is carried out to achieve a logical, attractive and liveable development pattern in the town, safeguard privacy and amenities, and provide opportunities for growth, with enough flexibility to respond to changing business needs and development trends. The regulations place an emphasis on encouraging sustainable development and design in order to achieve a quality and sustainable living environment.

1.68 ZONING DEFINITIONS

This section lists down the definitions of the terms used in the Zoning Regulation. Illustrative simulations are also added to ensure clarity of the definition and for easy reference.

Building

Any covered and enclosed structure with one or more floors that is permanently affixed to the land and is accessible to humans.

Primary Building

This is a building erected on a plot intended for the primary use for which the plot has been zoned.

Detached Building

This is a freestanding building that does not about any other building or adjacent plot and for which open space is provided around all sides of the building and the plot lines.

Ancillary Building

This is any building erected on a plot that is incidental to a primary building on the same plot and the use of which is in connection with that primary building.

Semi-detached Building

This is a building that abuts on one side of the plot line or building on an adjacent plot and for which no side setback is provided.

Attached Building

This is a building that abuts on two side of the plot line or building on an adjacent plot and for which no side setback is provided.

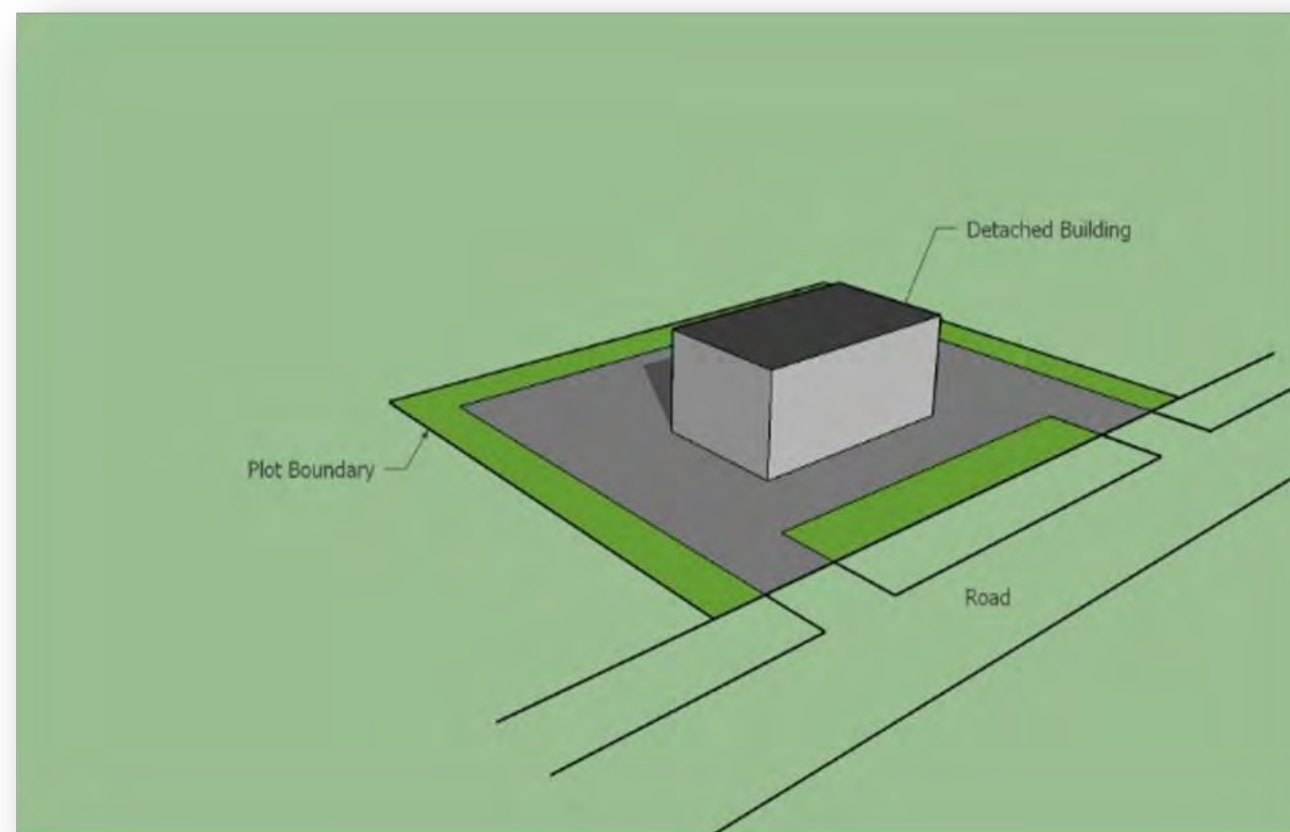
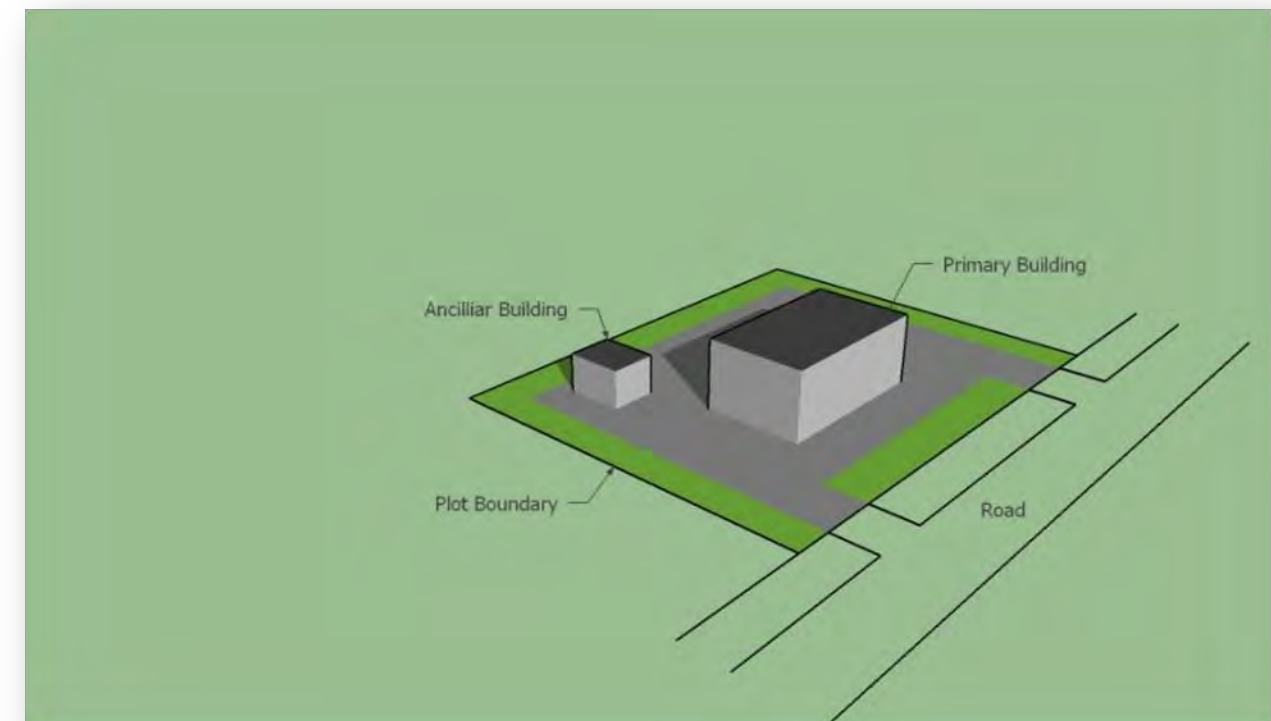
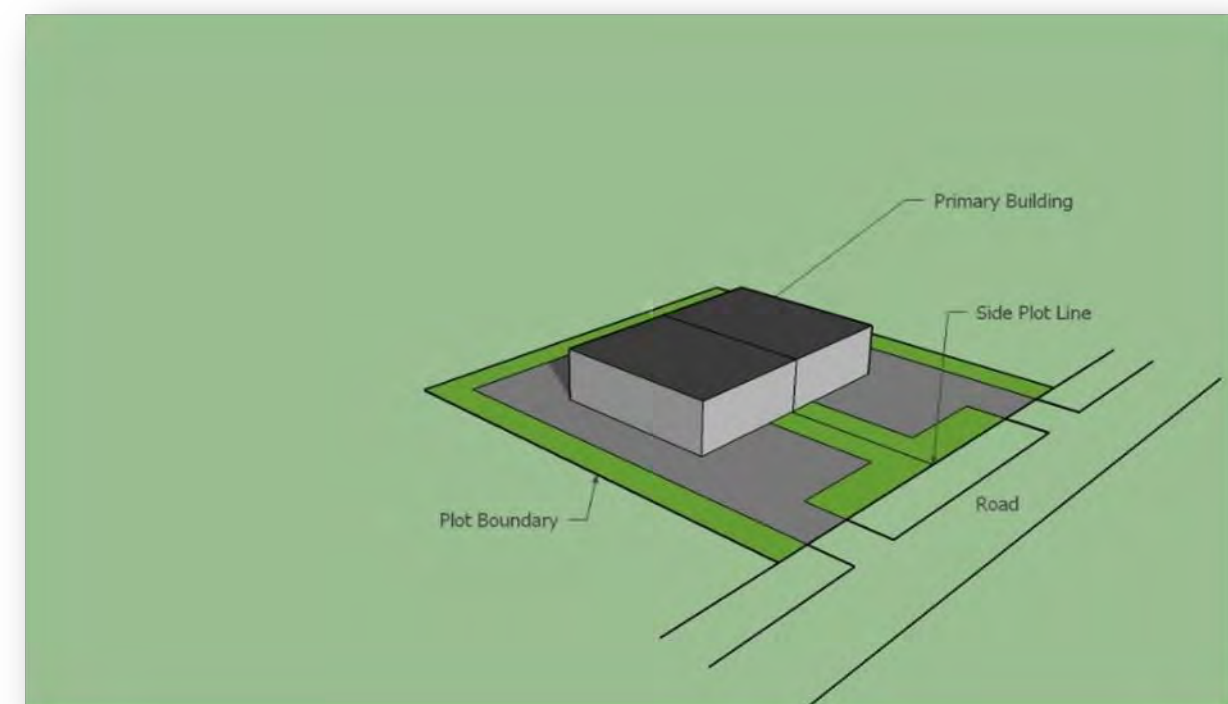
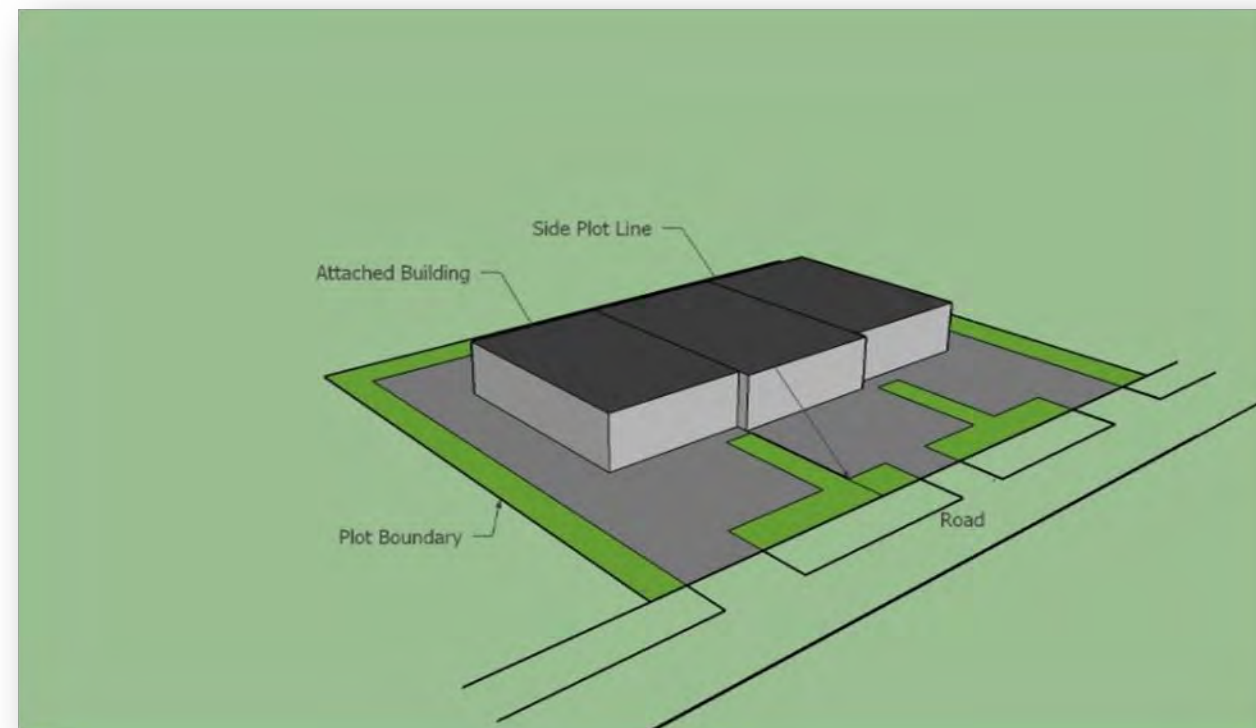
Figure 11.1: Detached Building**Figure 11.2: Primary Building & Ancillary Building****Figure 11.3: Semi-Detached Building**

Figure 11.4: Attached Building**Building Coverage**

The percentage of the plot area occupied by the ground area of the primary and all ancillary buildings on such plot, inclusive of the shadow area created by cantilevered building projections, but do not include the following:

- i. Bay windows with a projection of 0.5m or less.
- ii. Roof eaves and sun shading projections.
- iii. The shadow area of a building that is from the third storey and above (to encourage viable landscaping at the ground level and shaded communal spaces, and promote building articulation and a variety of architectural designs).

Computation of building coverage shall include all existing developments within the plot.

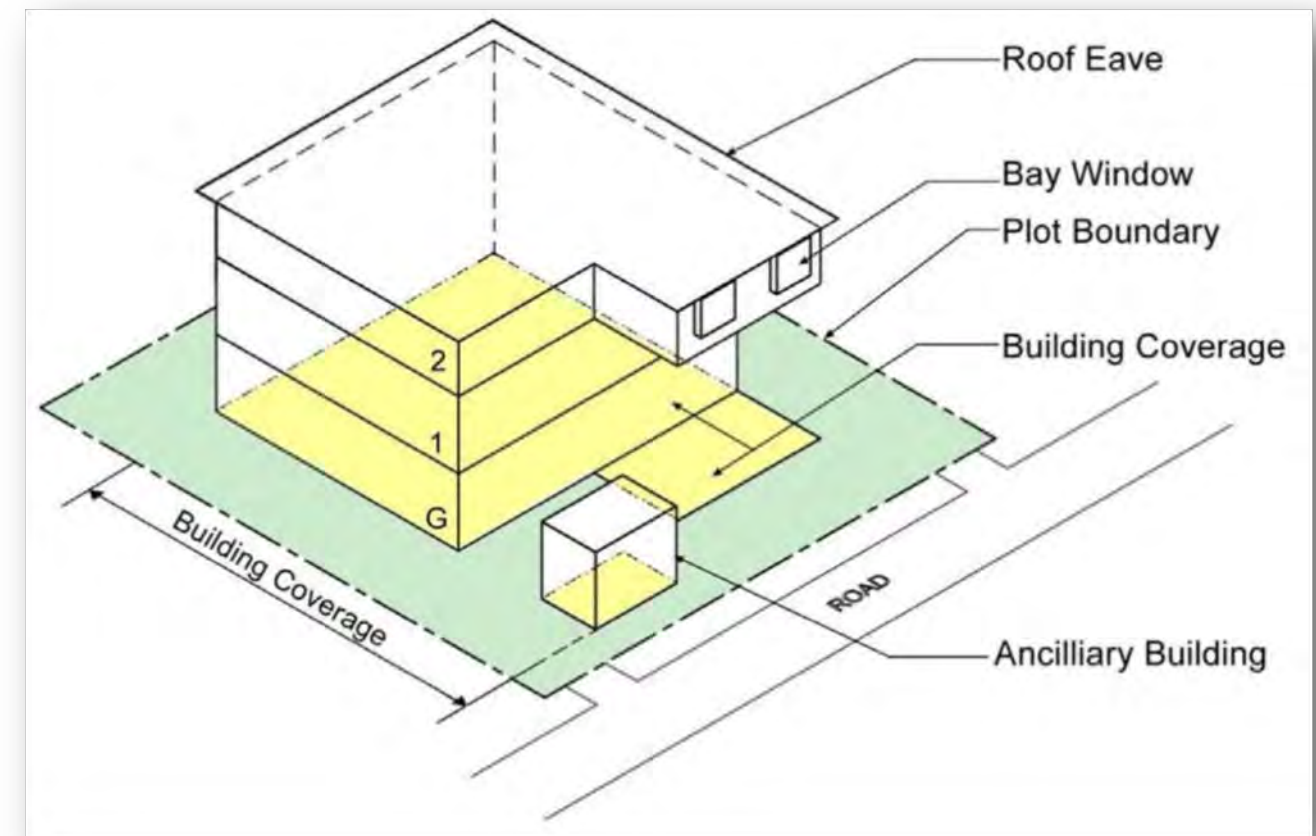
Figure 11.5: Building Coverage Overview

Figure 11.6: Building Coverage Section

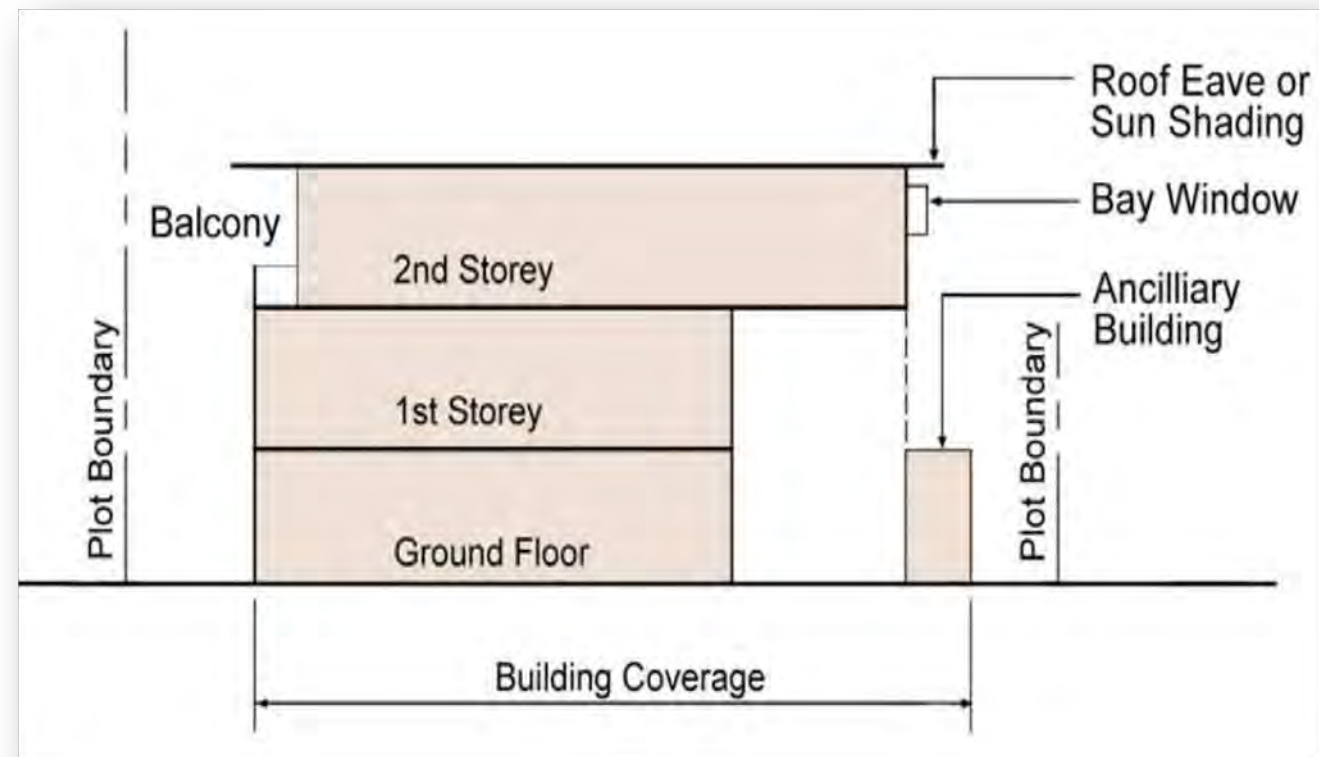
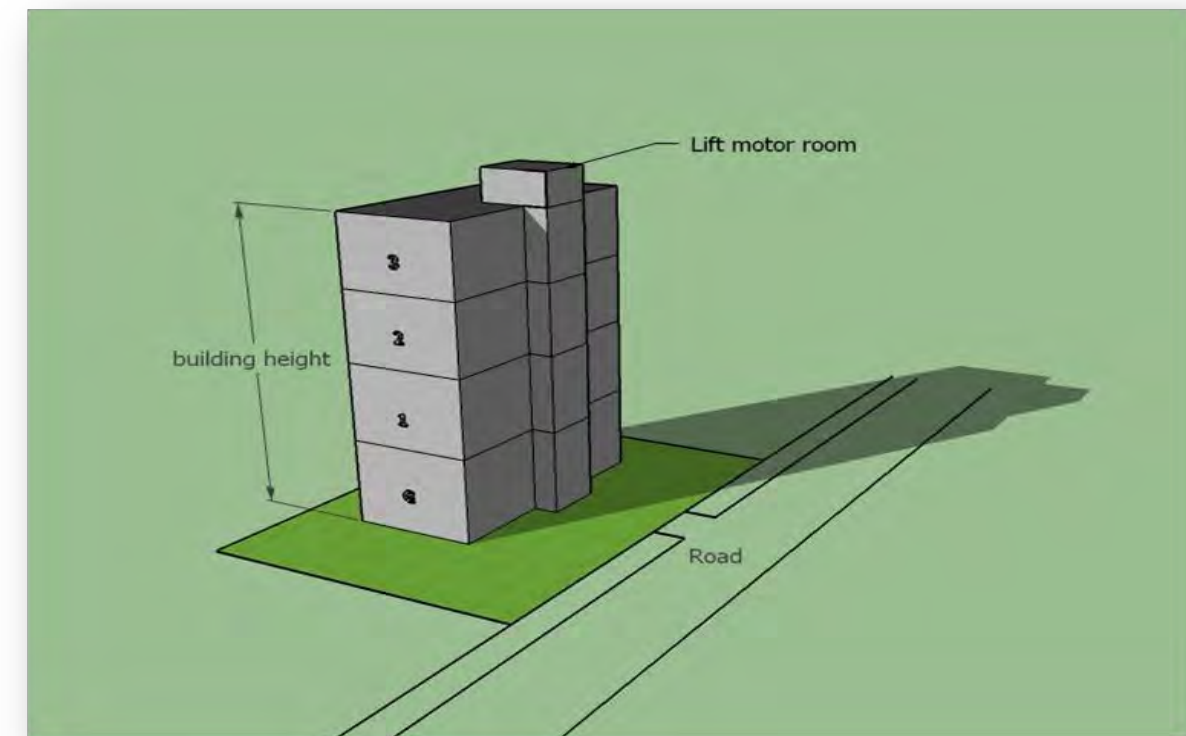


Figure 11.7: Building Height Overview



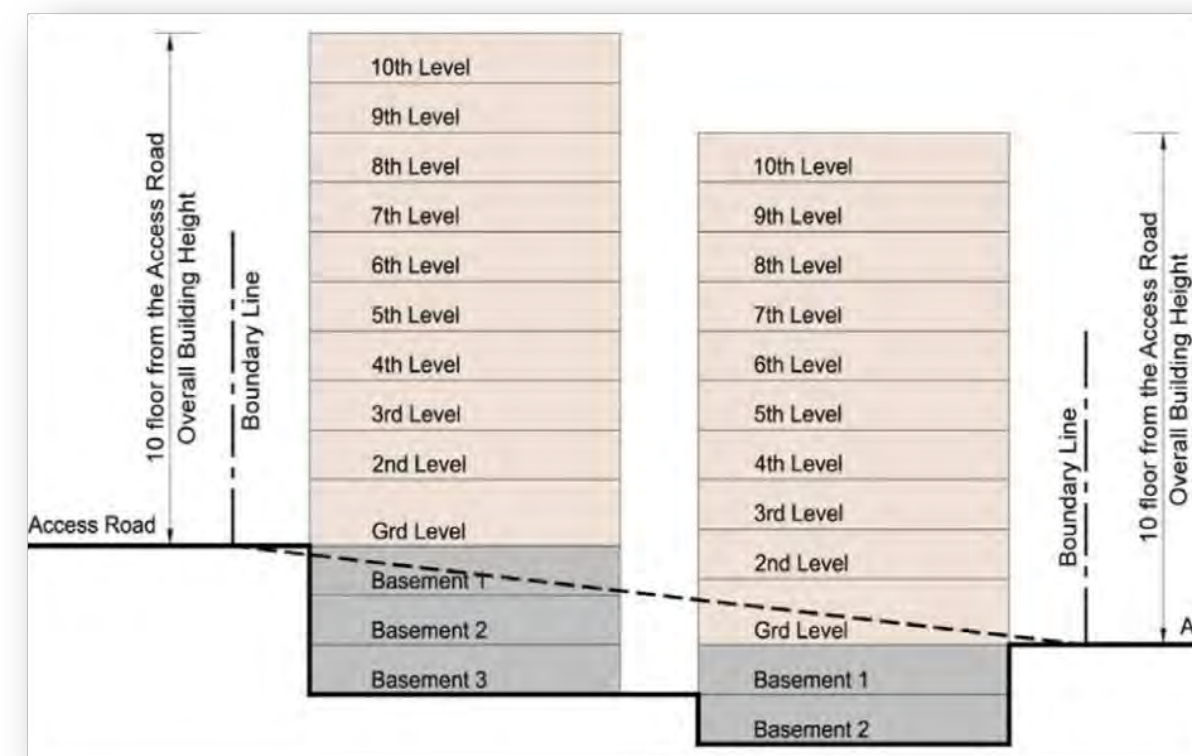
Building Height

The overall height of a building measured from grade or access road to the top of the last storey or the highest point of the building, but does not include:

- i. External parapets not exceeding 1.5m
- ii. Lift overruns
- iii. Antennae
- iv. Rooftop M&E service rooms and structures.
- v. Any other permitted structures as may be allowed by the relevant Planning Authority.

Along the slopes or along contoured topography the building height is measured as illustrated in the figure below.

Figure 11.8: Building Height Section



Building Setback

The minimum distance (in plan) by which a building must be offset from the plot line, except for any permitted intrusions or structures.

Front Setback

Means the minimum required setback as measured from the plot line fronting any road to the external main wall of any primary or ancillary building.

Rear Setback

Means the minimum required setback as measured from the plot line directly opposite of the front plot line.

Side Setback

Means the minimum required setback as measured from the plot line that extends between the front and rear plot lines.

Figure 11.9: Building Setback on Front Road

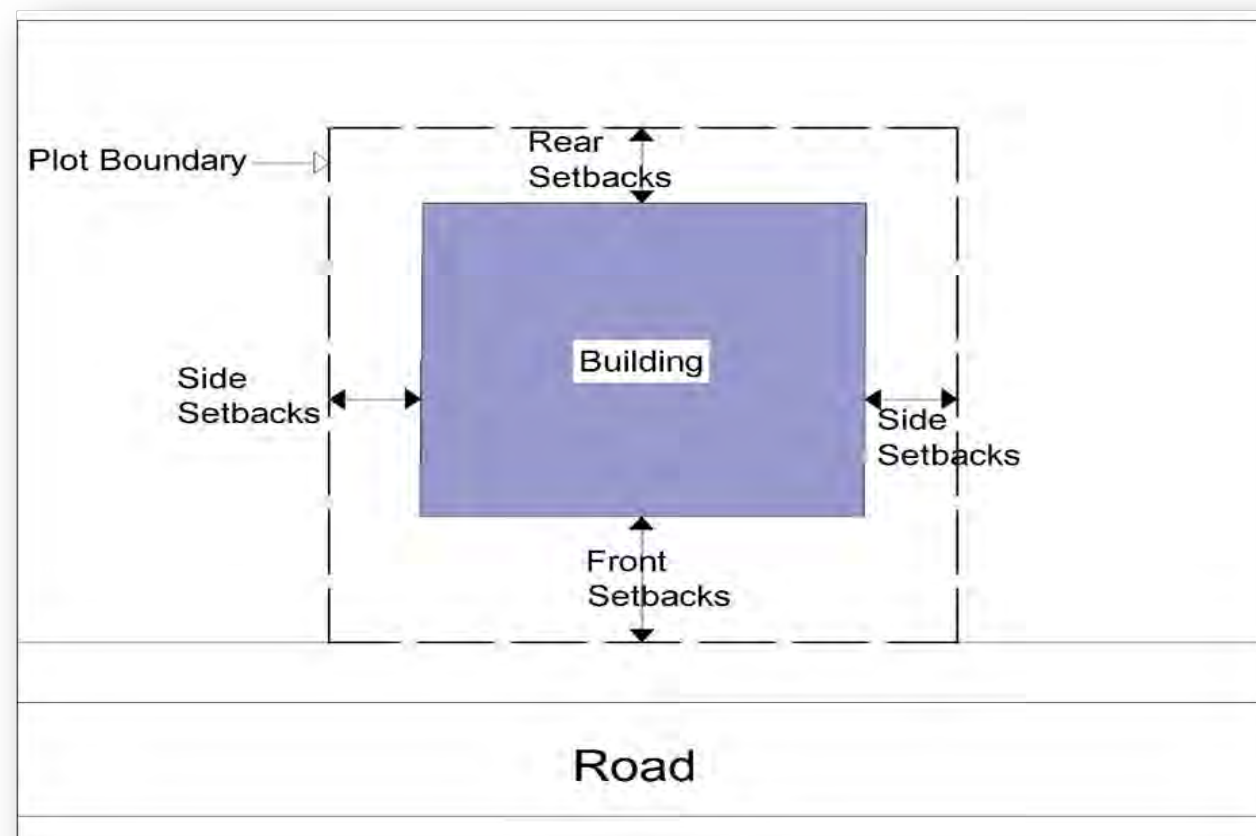
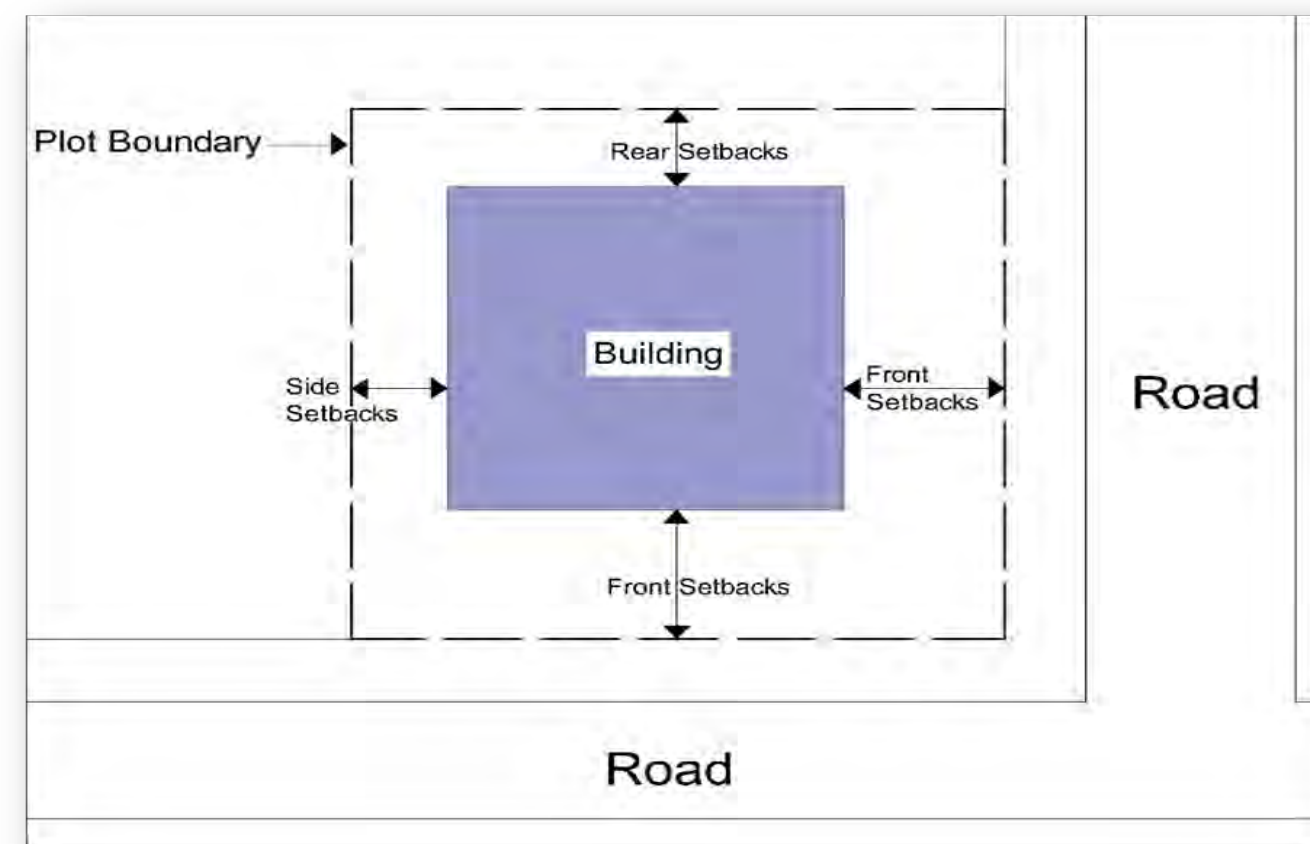


Figure 11.10: Building Setback on Perpendicular Road



Apartments

A multi-storey residential building within a building plot that contains three or more residential units that are capable of strata-subdivision.

Floor Area Ratio (FAR)

The gross floor area of the building or buildings on any plot divided by the plot area.

Gross Floor Area (GFA)

The sum of the gross horizontal areas of all the floors of a building, measured from the exterior face of exterior walls or mid-point of common or party walls.

The “floor area” of a building shall include basement floor area, staircase blocks, planter boxes and ledges, public areas such as landings, and common lobbies. It shall exclude floor area used for parking facilities. Basements not utilized for any habitable or commercial purposes shall be exempt from gross floor area calculations. M&E floors with 1.5m or less headroom can be excluded from gross floor area computation.

Balcony, & Bay Window areas are excluded from the GFA Calculation, subject to the condition that all the Balcony and Bay Window area does not exceed 10% of overall GFA quantum of the building. Lift shafts and service ducts including the thickness of the walls are counted as GFA once at the ground storey level.

Any existing building not affected by the new development should clearly be stated in the existing gross floor area. Calculations of gross floor area for any development shall include the GFA of all existing developments within the plot.

Plot Area

The total horizontal area (in square meters) included within the Plot boundary lines.

Plot Coverage

The percentage of a Plot area occupied by the ground area of primary and all ancillary buildings, structures and driveways, aisles and parking spaces.

Landscape Coverage

The percentage of plot area covered by permeable surfaces and meant for aesthetic landscaping and the planting of grass, shrubbery, and trees but may contain such impermeable surface areas that are used as communal gathering spaces, or for landscaping features such as fountains, furniture or shade pergolas.

Figure 11.11: Gross Floor Area (GFA) and Floor Area Ratio (FAR)

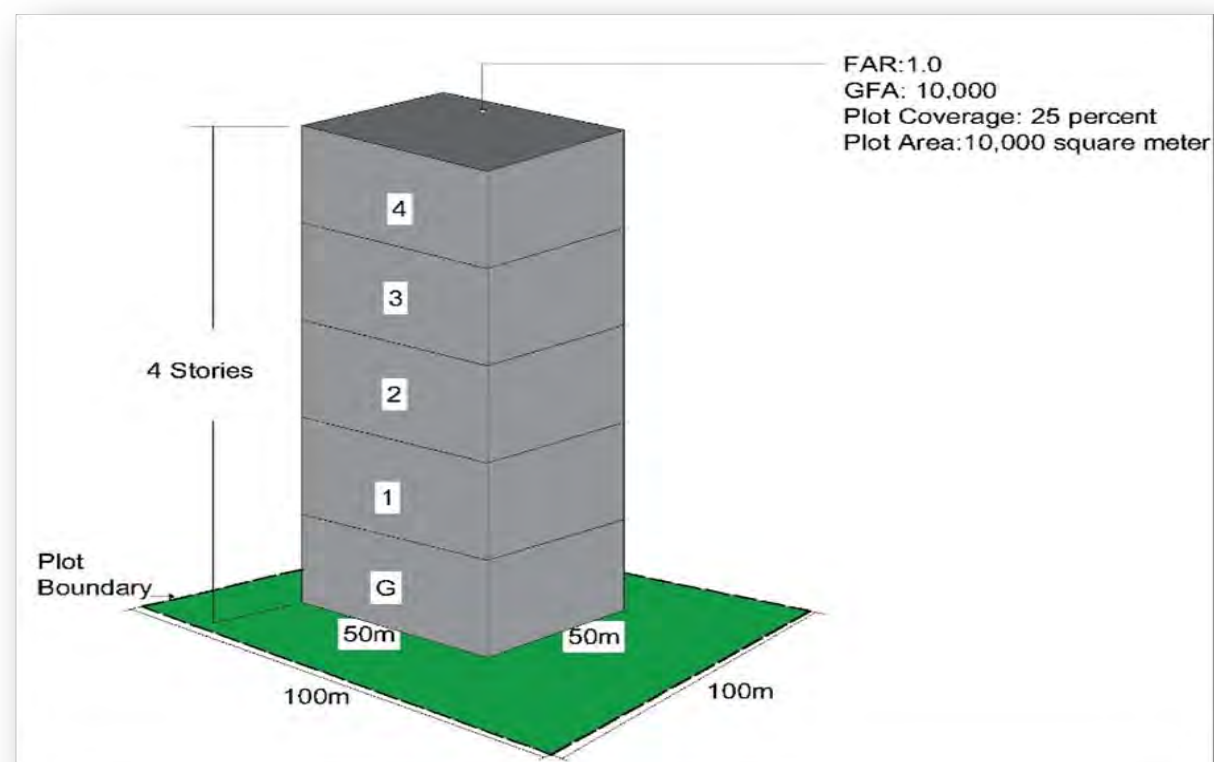
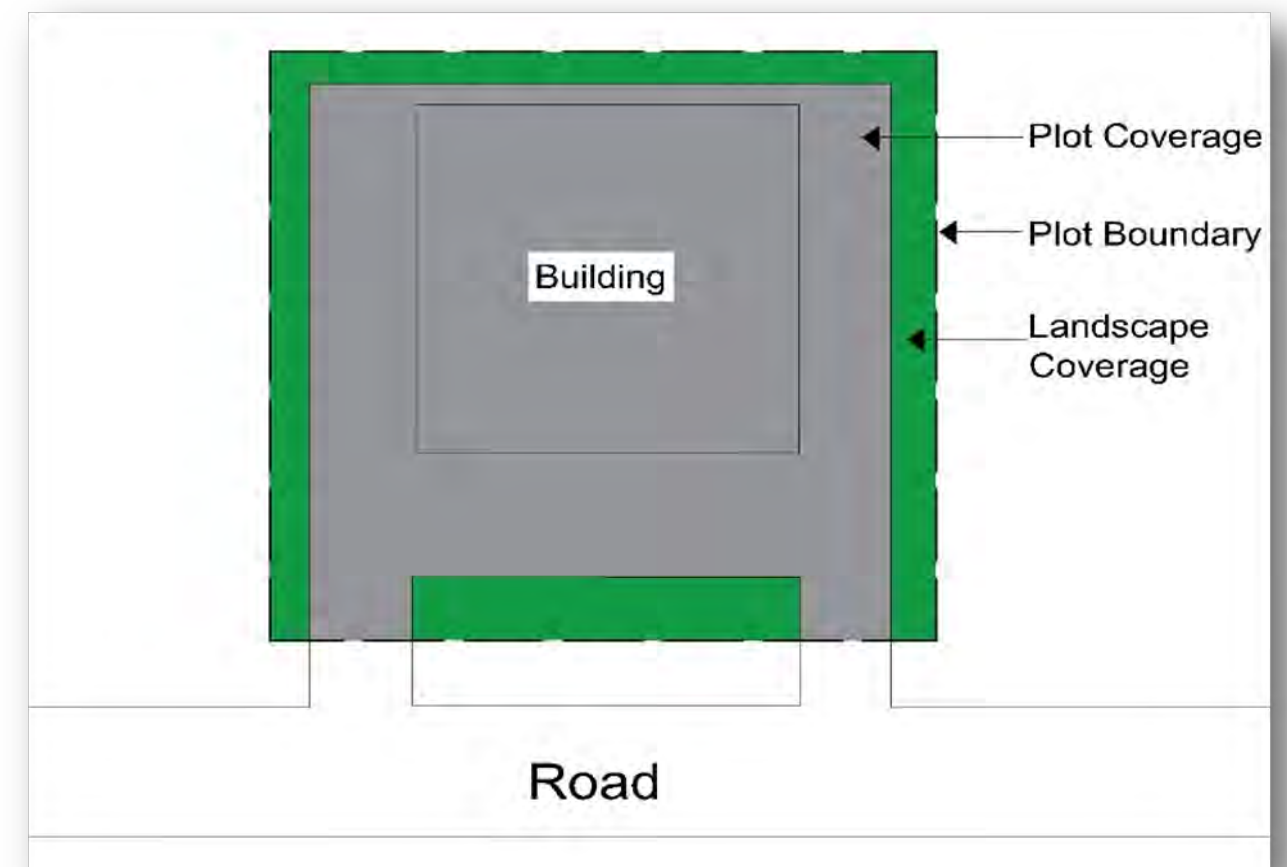


Figure 11.12: Plot Area, Plot Coverage and Landscape Coverage

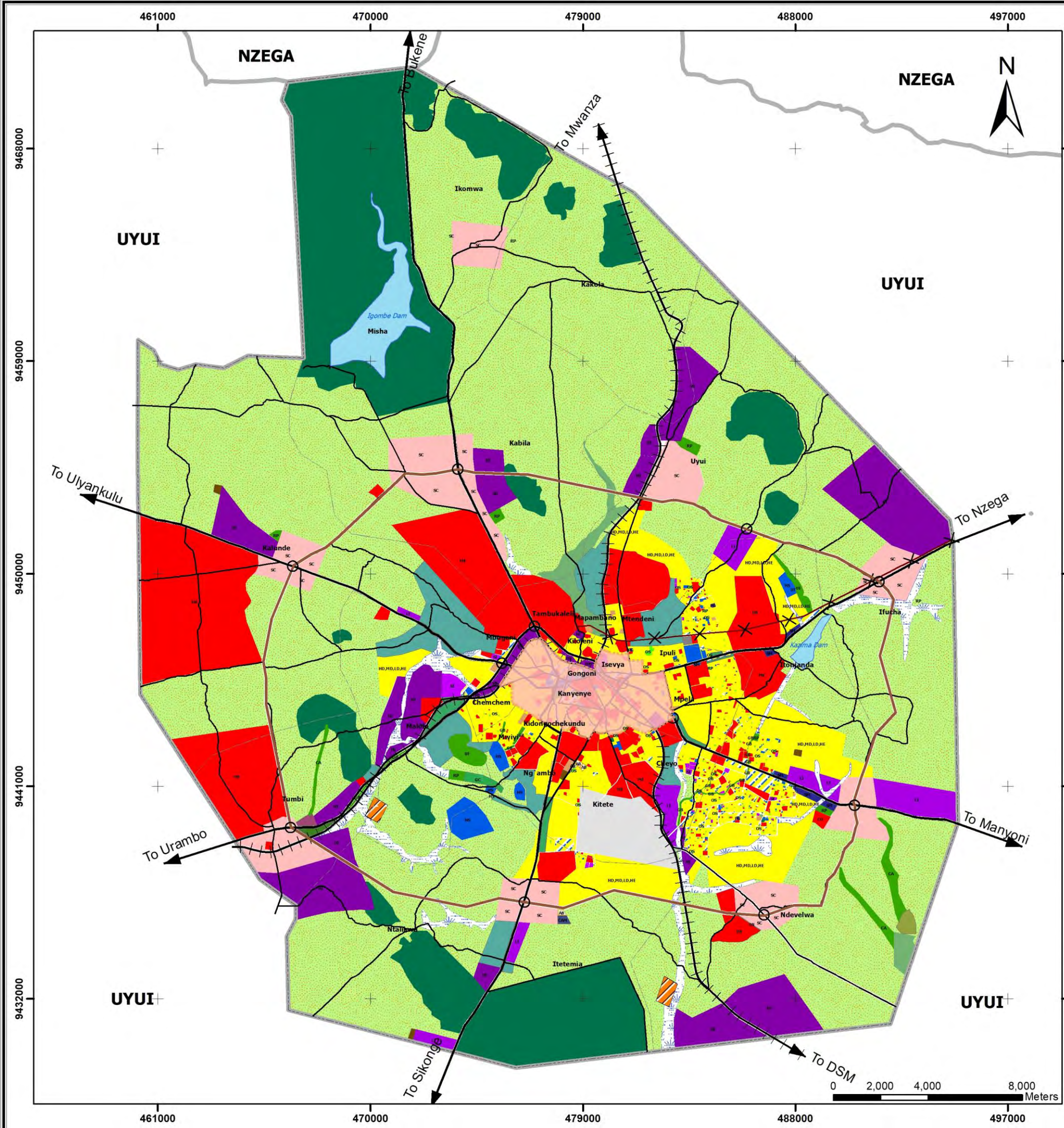


Single-Family Housing

A residential building containing only one dwelling unit and occupied by one family.

Public Facilities

All the publicly accessible uses like recreational spaces, religious, cultural, social, educational and health-related uses.



TABORA MASTER PLAN (2015-2035)
**PROPOSED ZONE DISTRIBUTION
FOR DEVELOPMENT CONTROL
GUIDELINES (2015-2035)**

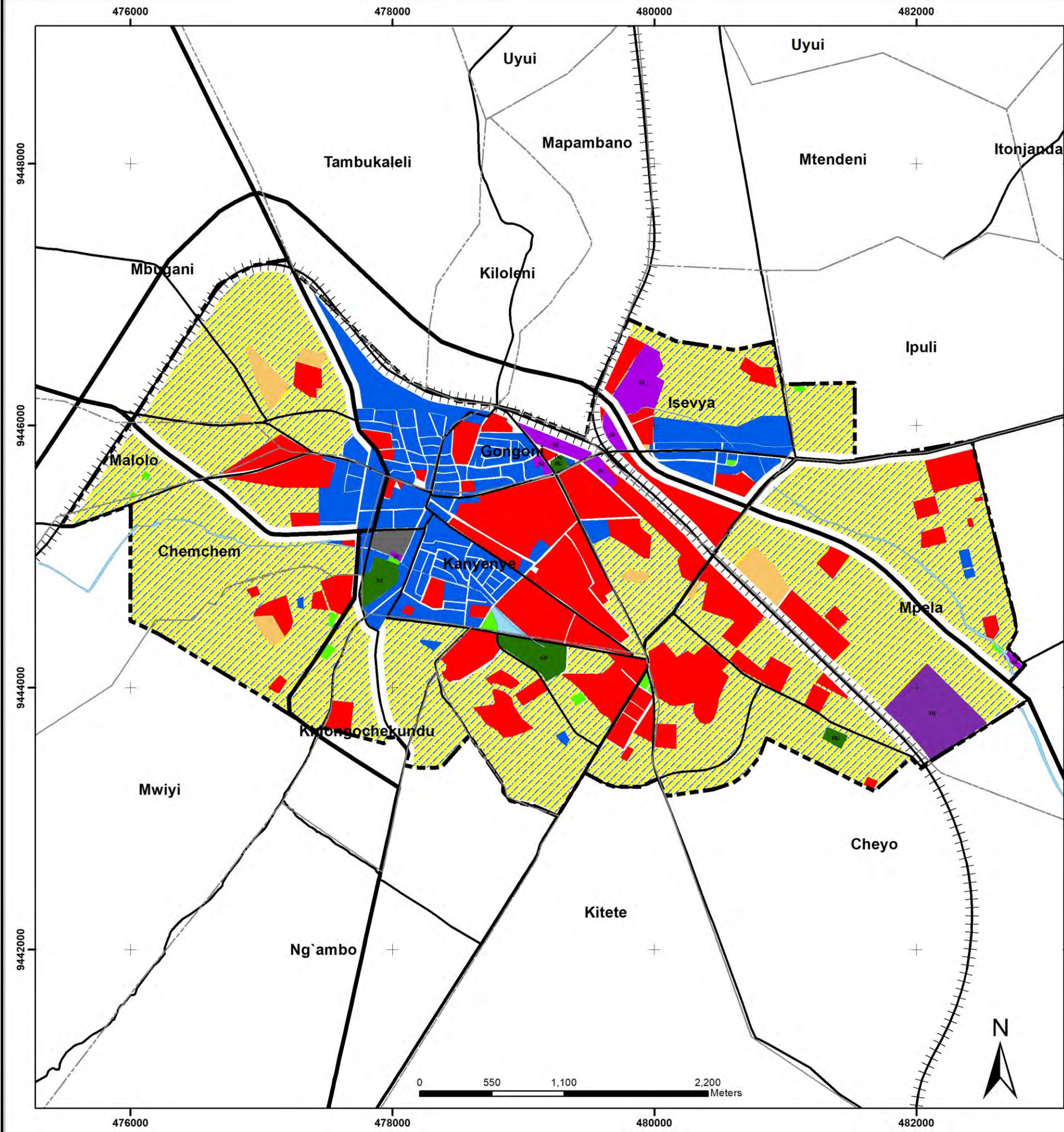
- Legend**
- District/Municipal Boundary
 - Ward Boundary
 - Trunk Road
 - District Distributor
 - Railway Line
 - Residential (HD,MD,LD,HE)
 - Commercial
 - Shopping Mall
 - Hotel site
 - Agricultural Products Market
 - Cattle Auction Market
 - Commercial/Residential
 - Institutional
 - College
 - High Learning Institution/University
 - Military
 - Service Industry
 - Light Industry
 - Heavy Industry
 - Urban Agriculture
 - Agriculture and Scattered Settlements
 - Housing Cluster Open Space
 - Play Ground
 - Stadium
 - Recreational park
 - Game Park
 - Golf Course
 - Green Belt
 - Historical Site
 - Forest Reserve
 - River Buffer
 - Abattior
 - Oxidation Pond
 - Airport
 - Dump Site
 - Bus Terminal
 - Swamps
 - Dam
 - SC Satellite-Centre
 - CBD (For detailed analysis of this area see Drawing No.22)

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 19
Page Number: 140

Prepared By:
Tabora Municipal Council and City Plan Africa



TABORA MASTER PLAN (2015-2035)
**PROPOSED TOWN CENTER ZONE DISTRIBUTION
FOR DEVELOPMENT CONTROL GUIDELINES
(2015-2035)**

Legend

- Ward Boundary
- Trunk Road
- District Distributor
- Railway Line
- Commercial
- Commercial/Residential
- Institutional
- Service Industry
- Heavy Industry
- Tabora Game Park
- Stadium
- Play Ground
- Housing Cluster Open Space
- Forest Reserve
- Natural Stream
- Abattoir

Source

1. Topographic maps
2. Satellite image, 2012
3. Google maps, 2016
4. Field survey

Drawing Number: 20
Page Number: 141

Prepared By:
Tabora Municipal Council and City Plan Africa

1.69 GENERAL REGULATIONS

These are regulations guiding the development and will not apply in the central area. These include the following:

11.1.1 Residential Zone

The proposed housing regulations and guidelines are key tools that should be applied to residential uses within the various residential areas in Tabora Municipality. The shape and sizes of the plots will be designed to suit specific requirements of the intended user within the specifications of the Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018. Residential development zones will be categorized based on plot densities include; High-density residential zone (R1), Medium density residential zone (R2), Low-density residential zone (R3) and Apartment blocks/Block of flats/Housing estate residential zone R4.

These regulations shall apply to:

- i. All new and redeveloped residential areas with High density residential zone (R1), Medium density residential zone (R2), Low density residential zone (R3) and Apartment blocks/Block of flats/Housing estate residential zone R4.
- ii. Plots zoned and re-zoned for residential areas with High density residential zone (R1), Medium density residential zone (R2), Low density residential zone (R3) and Apartment blocks/Block of flats/Housing estate residential zone R4.

The High Density Residential Zone (R1)

This is a residential zone type for single family and low-rise developments. The R1 zone is intended to offer detached houses only and complementary public facilities as needed. The required plot sizes in the R1 zone are 301 - 600 square meters (high-density plots). The purpose is to create a pleasant single-family area in the high density areas of the town.

New development for the proposed high density residential zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.1).

These regulations shall apply to:

- i. All new and redeveloped residential areas with High-density residential zone (R1).
- ii. Plots zoned and re-zoned for residential uses with High-density residential zone (R1).

Table 11.1: High Density Residential Zone (R1)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Standalone Food outlet ii. Hotels (including its ancillary use) iii. Public facilities or commercial use not exceeding 5% of GFA iv. Home office v. Convenience store with floor area not exceeding 60 square meter vi. Urban agriculture 	<ol style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer table no. 11.22 Zoning- Landuse Matrix
1.4 Ancillary Uses	<ol style="list-style-type: none"> i. Car parking garage ii. Guard house iii. Maids' quarters iv. Outdoor kitchen v. Store rooms 	
2.0 COVERAGE		
2.1 Minimum plot size	301 square meters	
2.2 Maximum buildings coverage	40 percent	
2.3 Maximum plot Coverage	60 percent (maximum)	
2.4 Maximum plot ratio	0.3	
2.5 Minimum Landscaping Coverage	20% minimum	
2.6 Maximum Floor Area Ratio (FAR)	0.8 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+ 1 ii. G (ancillary buildings) 	
3.2 Floor to Floor Height	<ol style="list-style-type: none"> i. Ground Floor – 4.5-meter maximum ii. Other Floors – 3.6 meter maximum 	
3.3 Building Form	<ol style="list-style-type: none"> i. Detached ii. Detached villas iii. Semi-Detached villas 	
	<ol style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> – No material change in use which does not comply with the prevailing zoning 	

3.4 Existing Buildings	<ul style="list-style-type: none"> regulations; – No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> – Be subject to the evaluation and approval of the relevant Planning Authority, – Not to exceed 10% of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building. 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 5 meters (minimum), ii. Side: 1.5 meters (minimum), iii. Rear: 3 meters (minimum) 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common plot boundaries: 1.5 meters ii. All plot boundaries fronting roads: 3 meters 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> i. In the front setback along the lot frontage, ii. May be allowed at 1m setback from boundary walls on sides, rear, provided their width does not exceed 25% of the lot frontage iii. Other ancillary uses May be allowed with a Setback from the main structure of 1m iv. Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authority upon review of the development application.	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of Two (2) meters is maintained free of obstruction and they do not impede circulation ii. At grade or rooftop water tank, mechanical and telecommunications equipment. Shall be screened subject to approval by the relevant Planning Authorities 	

6.0 PARKING		
6.1 Location	Required parking plots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Parking Stalls	Two (2) parking plots per dwelling unit shall be provided	
7.0 FENCING AND WALLS		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot	
7.2 Heights	<ul style="list-style-type: none"> i. Rear and side fencing or walls shall not exceed 2.5m in height. Front boundary wall should not exceed 2m in height. ii. Additional height Shall be evaluated on case-by-case basis by the relevant Planning Authority <ul style="list-style-type: none"> - Front fencing or walls shall conform with the height on directly adjacent plots 	
7.3 Materials	The front boundary wall shall use material that allows 50 percent transparency	
8.0 CIRCULATION		
8.1 Pedestrian	N/A	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> i. One sign located on the fencing wall along the front setback ii. A maximum of 35cm height x 35cm width of signage shall be permitted iii. Protrusion of the signage must be contained within plot boundary 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	The outdoor landscaping designed shall be prepared to determine for planting trees flowers and grasses	

The Medium Density Residential Zone (R2)

Is a residential zone type for more than one family house offering all types of houses includes: detached, semi-detached and row houses. The required plot sizes in the R2 zone are 601 - 800 square meters (medium density plots). The purpose is to create a pleasant multifamily area in the medium density areas of the town.

New development for the proposed medium density residential zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.2).

These regulations shall apply to:

- i. All new and redeveloped residential areas with High-density residential zone (R2).
- ii. Plots zoned and re-zoned for residential uses with High-density residential zone (R2).

Table 11.2: Medium Density Residential Zone (R2)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Standalone food outlet with less than 50 seats ii. Hotels (incl. its ancillary uses) iii. Public facilities iv. Convenience stores with floor area not exceeding 60 square meter or commercial use not exceeding 5% of GFA v. Light Commercial uses not exceeding 100m² vi. Single family houses 	<ol style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer table no. 11.22 Zoning- Landuse Matrix
1.4 Ancillary Uses	<ol style="list-style-type: none"> i. Car parking garage ii. Guard house iii. Maids' quarters iv. Outdoor kitchen v. Store rooms 	
2.0 COVERAGE		
2.1 Minimum Plot Size	601 square meters	
2.2 Maximum number of Buildings	2 buildings	
2.3 Maximum plot Coverage	55 percent (maximum)	
2.3 Maximum plot ratio	1.0	
2.4 Minimum Landscaping Coverage	20% minimum	
2.5 Maximum Floor Area Ratio (FAR)	1.0 maximum	
3.0 BUILDING		

3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+1 ii. G (ancillary buildings) 	
3.2 Floor to Floor Height	<ol style="list-style-type: none"> i. Ground Floor – 4.5m maximum ii. Other Floors – 3.6m maximum 	
3.3 Building Form	<ol style="list-style-type: none"> i. Detached villas ii. Semi-Detached villas iii. Row house 	
a. Existing Buildings	<ol style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10% of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ol style="list-style-type: none"> i. Front: 7 meters (minimum), ii. Side: 2 meters (minimum), iii. Rear: 4 meters (minimum) 	
4.2 Basement Setback	<ol style="list-style-type: none"> i. Common lot boundaries: 1.5m ii. All lot boundaries fronting roads: 3m 	

4.3 Ancillary Buildings	i. In the front setback along the lot frontage, <ul style="list-style-type: none"> - May be allowed at 1m setback from boundary walls on sides, rear, provided their width does not exceed 25% of the lot frontage ii. Other ancillary uses <ul style="list-style-type: none"> - May be allowed with a Setback from the main structure of 1m - Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authority upon review of the development application.	
5.4 Mechanical Equipment	At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building. - At grade or rooftop water tank, mechanical and telecommunications equipment. - Shall be screened subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Parking Stalls	Two (2) parking Lots per dwelling unit shall be provided	
7.0 FENCING AND WALLS		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot	
7.2 Heights	i. Rear and side fencing or walls shall not exceed 2.5m in height. Front boundary wall should not exceed 2m in height. ii. Additional height <ul style="list-style-type: none"> - Shall be evaluated on case-by-case basis by the relevant Planning Authorities - Front fencing or walls shall conform with the height on directly adjacent plots 	
7.3 Materials	The front boundary wall shall use material that allows 50 percent transparency	
8.0 CIRCULATION		
8.1 Pedestrian	N/A	

8.2 Public Transit	N/A	
9.0 SIGNAGE		
9.1 Permitted	i. One sign located on the fencing wall along the front setback ii. A maximum of 35cm height x 35cm width of signage shall be permitted iii. Protrusion of the signage must be contained within plot boundary	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	The outdoor landscaping designed shall be prepared to determine for planting trees flowers and grasses	

The Low Density Residential Zone (R3)

Is a residential zone type for more than one family house offering all types of houses includes: detached, semi-detached and row houses with low density developments in the peri-urban areas. The required plot sizes in the R3 zone are 601 - 800 square meters (medium density plots). The R3 Zone is intended to offer farmhouse type of housing for the farming community and complementary public facilities as needed. The purpose is to create a pleasant multifamily area in the medium density areas of the town.

New development for the proposed low density residential zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.3).

These regulations shall apply to:

- All new and redeveloped residential areas with High-density residential zone (R3).
- Plots zoned and re-zoned for residential uses with High-density residential zone (R3).

Table 11.3: Low Density Residential Zone (R3)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	i. Standalone food outlet with less than 50 seats ii. Hotels (incl. its ancillary uses) iii. Public facilities iv. Home Offices v. Light Commercial uses not exceeding 300m2	i. Refer to the land use plan for guidance on facility locations ii. Refer table no. 11.22 Zoning-Landuse Matrix
1.4 Ancillary Uses	i. Car parking garage ii. Guard house iii. Maids' quarters iv. Outdoor kitchen v. Store rooms	

2.0 COVERAGE

2.1 Minimum Plot Size	801 - 1200 square meters	
2.2 Maximum number of buildings	2 buildings	
2.3 Maximum plot Coverage	50 percent (maximum)	
2.4 Maximum plot ratio	0.7	
2.5 Minimum Landscaping Coverage	20% minimum	
2.6 Maximum Floor Area Ratio (FAR)	0.7 maximum	

3.0 BUILDING

3.1 Maximum Number of Floors	<ul style="list-style-type: none"> i. G+ 1 ii. G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> i. Ground Floor – 4.5m maximum ii. Other Floors – 3.6m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> i. Detached ii. Detached villas iii. Semi-Detached iv. Semi-Detached villas v. Row house 	
3.4 Existing Buildings	<ul style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: ii. No material change in use which does not comply with the prevailing zoning regulations; <ul style="list-style-type: none"> - No further increase in floor area of the existing non-conforming use iii. Any additional floor area required for the non-conforming use will: iv. Be subject to the evaluation and approval of the relevant Planning Authorities; and <ul style="list-style-type: none"> - Not to exceed 10% of the existing use v. Conversion of a residential villa to other permitted uses shall be considered subject to: vi. Compliance with parking requirements for non-residential use <ul style="list-style-type: none"> - Removal of the front boundary wall; and vii. Aesthetic enhancement of the front elevation of the building 	

4.0 BUILDING SETBACK (Minimum)

4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 10 meters (minimum), ii. Side: 2.5 meters (minimum), iii. Rear: 5 meters (minimum) 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common lot boundaries: 1.5m ii. All lot boundaries fronting roads: 3m 	
4.2 Ancillary Buildings	<ul style="list-style-type: none"> i. Front: 5 meters (minimum), ii. Side: 5 meters (minimum), iii. Rear: 3 meters (minimum) 	

5.0 SERVICE AREAS AND EQUIPMENT

5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application.	
5.4 Mechanical Equipment	<p>At grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2m is maintained free of obstruction and they do not impede circulation <p>At grade or rooftop water tank, mechanical and telecommunications equipment.</p> <ul style="list-style-type: none"> - Shall be screened subject to approval by the relevant Planning Authorities 	

6.0 PARKING

6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Two (2) parking Lots per dwelling unit shall be provided	
6.4 Disabled Parking	At least two disable parking lot to be provided within the apartment complex.	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> i. 90 degree <ul style="list-style-type: none"> - 2.5m x 5.0m stalls - 7m travel aisle ii. Disabled Stalls <ul style="list-style-type: none"> - 4.85m (3.35 for vehicle + 1.5 for access) x 5.0m iii. Angled parking permitted 	
6.6 Minimum Shaded	At least one covered vehicular drop-off point should be provided.	

Areas		
6.7 Circulation in Parking	Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided	
6.8 Vehicular Access to Parking Lot	Only 1 vehicular ingress and egress point shall be allowed. -Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities	
7.0 FENCING AND WALLS		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot	
7.2 Heights	<ul style="list-style-type: none"> i. Front fencing or walls shall not exceed 2m and rear/side fencing wall shall not exceed 2.5m in height. ii. Additional height <ul style="list-style-type: none"> - Shall be evaluated on case-by-case basis by the relevant Planning Authorities <p>Front fencing or walls shall conform with the height on directly adjacent plots</p>	
7.3 Materials	The front boundary wall -Materials and design should allow for 50% transparency.	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. Pedestrian circulation shall link all buildings and amenities on site ii. Throughout the site development, all pedestrian linkages shall be a minimum 2m wide iii. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> i. Two signs shall be permitted one along the fencing wall and the other within the front setback ii. A Maximum of 1.5 m height x 7m length of signage shall be permitted iii. Protrusion of the signage must be contained within plot boundary 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	The outdoor landscaping designed shall be prepared to determine for planting trees flowers and grasses	

Housing Estate Zone (HE)

This is a residential zone type for more than one family house offering only single types of house include: Apartment blocks/Block of flat within CBD and the peri-urban areas. The analysis of the existing Housing stock in Tabora Municipality indicated that few block of flats (maximum seven floors) were found in the CBD; having number of storeys not exceeding 8. Most of these houses/buildings were used mainly for commercial and institution purposes: and they accounted for 0.2 percent of total houses.

This Master Plan recommends that apartment blocks/block of flat shall be permissible to be constructed in the municipality for the purpose of creating a pleasant multifamily area in the specific residential areas zoned for housing estate. The required plot sizes in this zone are 8001 – 12000 square meters. This Zone is intended to offer a high rising house type and complementary public facilities as needed. New development for the proposed Housing Estate Zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional uses, ancillary uses, coverage, parking, fencing and walling, building setbacks, Signage and landscaping (table 11.4).

These regulations shall apply to:

- i. All new and redeveloped residential areas with housing estate zone (HE).
- ii. Plots zoned and re-zoned for residential uses with housing estate zone (HE).

Table 11.4: Housing Estate Zone (HE)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ul style="list-style-type: none"> i. Standalone food outlet with less than 50 seats ii. Hotels (incl. its ancillary uses) iii. Public facilities iv. Home Offices v. Light Commercial uses not exceeding 300m2 vi. Mini supermarket 	<ul style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer table no. 11.22 Zoning- Landuse Matrix
1.4 Ancillary Uses	<ul style="list-style-type: none"> i. Car parking garage ii. Guard house iii. Maids' quarters iv. Outdoor kitchen v. Store rooms 	
2.0 COVERAGE		
2.1 Minimum Plot Size	8001 square meters	
2.2 Maximum number of buildings	5 buildings	

2.3 Maximum plot Coverage	50 percent (maximum)	
2.4 Maximum plot ratio	2.5	
2.5 Minimum Landscaping Coverage	20 percent minimum	
2.6 Maximum Floor Area Ratio (FAR)	0.7 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	i. G+4 floors ii. G (ancillary buildings)	
3.2 Floor to Floor Height	i. Ground Floor – 4.5m maximum ii. Other Floors – 3.6m maximum	
3.3 Building Form	i. Detached ii. Semi-Detached iii. Row houses iv. Apartment Blocks / Block of Flats	
3.4 Existing Buildings	i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: ii. No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use iii. Any additional floor area required for the non-conforming use will: iv. Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10 percent of the existing use v. Conversion of a residential villa to other permitted uses shall be considered subject to: vi. Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and vii. Aesthetic enhancement of the front elevation of the building	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	i. Front: 20 meters (minimum), ii. Side: 5 meters (minimum), iii. Rear: 10 meters (minimum)	
4.2 Basement Setback	i. Common lot boundaries: 1.5 meters ii. All lot boundaries fronting roads: 3 meters	
	i. Front: 5 meters (minimum), ii. Side: 5 meters (minimum),	
4.3 Ancillary Buildings	iii. Rear: 3 meters (minimum)	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application.	
5.3 Mechanical Equipment	i. At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2m is maintained free of obstruction and they do not impede circulation ii. At grade or rooftop water tank, mechanical and telecommunications equipment. - Shall be screened subject to approval by the relevant Planning Authorities	
6.0 PARKING		
6.1 Location	iv. Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	v. Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	vi. Two (2) parking Lots per dwelling unit shall be provided	
6.4 Disabled Parking	At least two disable parking lot to be provided within the apartment complex.	
6.5 Minimum Dimensions	vii. 90 degree - 2.5m x 5.0m stalls - 7m travel aisle viii. Disabled Stalls - 4.85m (3.35 for vehicle + 1.5 for access) x 5.0m ix. Angled parking permitted	
6.6 Minimum Shaded Areas	x. At least one covered vehicular drop-off point should be provided.	
6.7 Circulation in Parking	Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided	

6.8 Vehicular Access to Parking Lot	Only 1 vehicular ingress and egress point shall be allowed. -Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities	
7.0 FENCING AND WALLS		
7.1 Location	xi. Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot	
7.2 Heights	i. Front fencing or walls shall not exceed 2m and rear/side fencing wall shall not exceed 2.5m in height. ii. Additional height - Shall be evaluated on case-by-case basis by the relevant Planning Authorities Front fencing or walls shall conform with the height on directly adjacent plots	
7.3 Materials	The front boundary wall -Materials and design should allow for 50% transparency.	
8.0 CIRCULATION		
8.1 Pedestrian	i. Pedestrian circulation shall link all buildings and amenities on site ii. Throughout the site development, all pedestrian linkages shall be a minimum 2m wide iii. All pedestrian circulation shall be accessible to the disabled	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
3.5 Permitted	i. Two signs shall be permitted one along the fencing wall and the other within the front setback ii. A Maximum of 1.5 m height x 7m length of signage shall be permitted iii. Protrusion of the signage must be contained within plot boundary	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	The outdoor landscaping designed shall be prepared to determine for planting trees flowers and grasses	

11.1.2 Commercial Zone

The proposed commercial regulations and guidelines are key tools that should be applied to commercial areas found within the Tabora CBD and periphery. The shape and sizes of the plots will be designed to suit specific requirements of the intended user within the specifications of the Urban Planning and Space Standard Regulations of 2018. Commercial development zones will be categorized based on their localities include: CBD Commercial Zone (CC), Satellite Centers Commercial Zone (SC) and General Commercial Zone (GC)

CBD Commercial Zone (CC)

Commercial facilities found within the CDB include: Tabora central market, Hotels and restaurants, shops, super market, banks, guest houses and lodges. This land use category found in the CBD covers 34.53 hectares. An additional area of about 161.91 hectares are proposed for new commercial areas to be allocated in the CBD. The number of new commercial facilities to be provided will comprise of shopping mall, wholesale and retail shops, banks and hotels.

General Commercial Zone (GC)

Commercial activities in the municipality are mainly found along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Sikonge, Tabora – Manyoni, Tabora - Ulyankulu and Tabora – Bukene. Commercial land use category covers 87.79 hectares, which is equivalent to 0.08 percent of the total area of the municipal.

The projected gross area requirement for new commercial development will certainly be in the neighborhood center and Satellite Centers. An additional of 183 hectares is proposed for new commercial areas in the peripheral. These areas will comprise of shopping mall, hotel site, petty trading market, retail shops, banks, posts and telephones. A total area proposed for commercial land use category will cover 220.79 hectares.

New development for the proposed commercial zone shall maintain the following regulation and guideline which include: permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.5). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- All new and redeveloped commercial areas within the Central Business District Commercial Zone (CC) and General Commercial Zone (GC)
- Plots zoned or re-zoned for commercial use within the Central Business District Commercial Zone (CC) and General Commercial Zone (GC)

Table 11.5: CBD Commercial Zone (CC) and General Commercial Zone (GC)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	i. Warehouses ii. Community Hall/Multi-Purpose Hall iii. Petro station iv. Public facilities v. Service Apartments vi. Transport interchange vii. Residential flats with commercial at ground floor	i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Appendix A3. Zoning - Land use Matrix
1.4 Ancillary Uses	Electric substation Refuse area	
2.0 COVERAGE		
2.1 Minimum Plot Size	i. Required plot size for low rise commercial building for high density plots (301-600) with a maximum number of floor G+2 ii. Required plot size for High rise commercial building for medium density plots (601-800) with a maximum number of floor G+4 iii. Required plot size for High rise commercial building for low density plots (801-1200) with a maximum number of floor G+10	
2.2 Maximum Building Coverage	50 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1 .6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	i. G+2 (High density plot) maximum ii. G+4 (Medium density plot) maximum iii. G+10 (Low density plot) maximum	

3.2 Floor to Floor Height	i. Ground Floor – 4.5-meter maximum ii. Other Floors – 3.6-meter maximum	
3.3 Building Form	i. Attached Building ii. Apartment	
1.70 Existing Buildings	i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10 percent of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
3.2 Floor to Floor Height	i. Ground Floor – 4.5-meter maximum ii. Other Floors – 3.6 meter maximum	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	i. Front: 3-5 meters ii. Side: 3-4 meters iii. Rear: 5-10 meters	
4.2 Basement Setback	i. Common plot boundaries: 1.5 meter ii. All plot boundaries fronting roads: 3 meter	
4.3 Ancillary Buildings	i. In the front setback along the plot frontage, may be allowed at 1meter setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the plot frontage. ii. Other ancillary uses may be allowed with a setback from the main structure of 1m iii. Are subject to their overall width not exceeding 25 percent of length of the boundary within which they encroach	

4.4 Between Multiple Buildings on the Same plot	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: ii. Shall be located to the side or rear of the building iii. May be located in the setback, provided a minimum of 2 meters is maintained free of obstruction and do not impede circulation iv. At grade or rooftop water tank, mechanical and telecommunications equipment: v. Shall be screened, subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Villa (Detached) –2 Parking plots per unit shall be provided ii. Food outlet -1 Parking Lot per 10 seats shall be provided iii. Hotel - 1 Parking Lot per 200 square meter shall be provided 	
6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities 	

7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	2.0 meters high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	<ul style="list-style-type: none"> i. The front boundary wall ii. Shall use the material that allow at least 50 percent transparency 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. 2 meter (minimum) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads ii. Pedestrian circulation shall link all buildings and amenities on site iii. Throughout the site development, all pedestrian linkages shall be a minimum 1.5 meters wide iv. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
3.6 Permitted	<ul style="list-style-type: none"> i. One Building identification sign shall be permitted on the tower ii. One Commercial Sign per tenant shall be permitted: iii. Wall Signage (15 percent of the Building Face or 9 square meter whichever less) iv. Window Signage (Transparent, 15 percent of the Building Face or 2.5 square meter whichever less) v. Awning Signage (Min 2.5 meter clearance and 25 percent of the Building Face or 2.5 square meter whichever less) 	
9.2 Prohibited	The following signs are prohibited: <ul style="list-style-type: none"> - Roof mounted signs - Offsite signage 	
	<ul style="list-style-type: none"> i. Individual signs for commercial tenants within a multi- tenanted commercial development shall be mounted to the façade of the development ii. Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback 	

9.3 Location		
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the relevant Planning Authorities	
10.2 Maintenance	All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property	
10.3 Recreational Amenities	NA	

Satellite Center Commercial Zone (SCC)

In implementing the satellite center concept, social services should be distributed to provide services at appropriate level and minimize unnecessary trip to the CBD. The facilities to be provided are secondary school, recreational park, play field, petty trading market (gulio), small scale industry area, market, shopping area, cemetery site, Community Park, and community hall. Out of these, commercial services are petty trading market (gulio), shopping area agricultural and livestock products market, cattle auction market (mnada). However, some of the proposed satellite centers have already accommodate some of these activities (appendix 20). New development for the proposed Special Commercial Zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional uses, ancillary uses, coverage, parking, fencing and walling, building setbacks, Signage and landscaping (table 11.6). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped commercial use within the satellite center Commercial Zone (SCC).
- ii. Plots zoned or re-zoned for commercial uses within the Satellite Center Commercial Zone (SCC).

Table 11.6: Satellite Center Commercial Zone (SCC)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Public Facilities ii. Guest house and lodge iii. Petrol stations 	<ol style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Appendix A3. Zoning-Land use Matrix
1.4 Ancillary Uses	<ol style="list-style-type: none"> i. Electric substation ii. Refuse area 	

2.0 COVERAGE		
2.1 Minimum Plot Size	301 square meters	
2.2 Maximum Building Coverage	40 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1.6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+2 (shopping area) maximum ii. G+3 (market) maximum iii. G (Petty trade Market) 	
3.2 Floor to Floor Height	<ol style="list-style-type: none"> i. Ground Floor – 5-meter maximum ii. Other Floors – 4 meter maximum 	
3.3 Building Form	<ol style="list-style-type: none"> i. Attached Building ii. Apartment 	
3.4 Existing Buildings	<ol style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10 percent of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building 	
3.2 Floor to Floor Height	-Ground Floor – 4.5-meter maximum -Other Floors – 3.6 meter maximum	
4.0 BUILDING SETBACK (Minimum)		

4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 3-5 meters ii. Side: 3-4 meters iii. Rear: 5-10 meters 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common plot boundaries: 1.5 meter ii. All plot boundaries fronting roads: 3 meter 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> i. In the front setback along the plot frontage, may be allowed at 1-meter setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the plot frontage. ii. Other ancillary uses may be allowed with a setback from the main structure of 1m iii. Are subject to their overall width not exceeding 25 percent of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same plot	N/A	

5.0 SERVICE AREAS AND EQUIPMENT

5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: ii. Shall be located to the side or rear of the building iii. May be located in the setback, provided a minimum of 2 meters is maintained free of obstruction and do not impede circulation iv. At grade or rooftop water tank, mechanical and telecommunications equipment: v. Shall be screened, subject to approval by the relevant Planning Authorities 	

6.0 PARKING

6.1 Location	Required parking stalls shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	

6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Villa (Detached) –2 Parking plots per unit shall be provided ii. Food outlet -1 Parking Lot per 10 seats shall be provided iii. Hotel - 1 Parking Lot per 200 square meter shall be provided 	
6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	<p>Only 1 vehicular ingress and egress point shall be allowed</p> <p>Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities</p>	

7.0 FENCING AND WALLS

7.1 Location	<ul style="list-style-type: none"> i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	2.0 meters high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	<p>The front boundary wall</p> <p>-Shall use the material that allow at least 50 percent transparency</p>	

8.0 CIRCULATION

8.1 Pedestrian	<ul style="list-style-type: none"> i. 2 meter (minimum) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads ii. Pedestrian circulation shall link all buildings and amenities on site iii. Throughout the site development, all pedestrian linkages shall be a minimum 1.5 meters' wide iv. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	

9.0 SIGNAGE

3.5 Permitted	<ul style="list-style-type: none"> i. One Building identification sign shall be permitted on the tower ii. One Commercial Sign per tenant shall be permitted: iii. Wall Signage (15 percent of the Building Face or 9 square meter whichever less) iv. Window Signage (Transparent, 15 percent of the Building Face or 2.5 square meter whichever less) 	
---------------	---	--

	v. Awning Signage (Min 2.5 meter clearance and 25 percent of the Building Face or 2.5 square meter whichever less)	
9.2 Prohibited	The following signs are prohibited: -Roof mounted signs -Offsite signage	
9.3 Location	i. Individual signs for commercial tenants within a multi- tenanted commercial development shall be mounted to the façade of the development ii. Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the relevant Planning Authorities	
10.2 Maintenance	All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property	
10.3 Recreational Amenities	NA	

Special Commercial Zone (SC)

This is a Special Commercial Zone type for special commercial activities found within Tabora Municipality include: Cattle auction market (mnada). The analysis of the existing land uses in Tabora Municipality indicated that these special commercial activities were found located in different part of the municipality without specified regulation and guidelines.

This Master Plan recommends that special commercial activities shall be permissible to be allocated in the municipality for the purpose of creating a designated site for Petty trade market (gulio), Cattle auction market (mnada) and Agricultural products market. New development for the proposed Special Commercial Zone shall maintain the following regulation and guideline, which include permitted, prohibited, conditional uses, ancillary uses, coverage, parking, fencing and walling, building setbacks, Signage and landscaping (table 11.7). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- All new and redeveloped special commercial areas within the Special Commercial Zone (SC).
- Plots zoned or re-zoned for special commercial use within the Special Commercial Zone (SC).

Table 11.7: Special Commercial Zone

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	i. Cattle auction market ii. Agricultural products market iii. Tabora TC investment center	

	iv. Petty trade market (gulio)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	i. Warehouses ii. Public facilities iii. Fencing wall surrounding the perimeter of the plot iv. Restaurant v. Security guard house vi. Small Office vii. Infrastructure (e.g. Slaughter Slab, Loading Ramp, Cattle Building Weight. etc.) viii. Small kiosk ix. Food vendors x. Electric substation	i. Refer to the land use plan for guidance on facility locations ii. iii. Refer appendix for regulation for facilities. iv. v. Refer to Land Use Matrix(table 11.22)
1.4 Ancillary Uses	i. Refuse area ii. Parking iii. Toilets	

2.0 COVERAGE

2.1 Minimum Plot Size	N/A	
2.2 Maximum Building Coverage	N/A	
2.3 Minimum Landscaping Coverage	N/A	
2.4 Maximum Floor Area Ratio (FAR)	N / A	

3.0 BUILDING

3.1 Maximum Number of Floors	G (Maximum)	
3.2 Floor to Floor Height	N/A	
3.3 Building Form	N/A	
3.4 Existing Buildings	N/A	

4.0 BUILDING SETBACK (Minimum)

4.1 Building (Above Grade)	N/A	
4.2 Basement Setback	N/A/	
4.3 Ancillary Buildings	N/A	
4.4 Between Multiple Buildings on the Same plot	N/A	

5.0 SERVICE AREAS AND EQUIPMENT

5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authority upon review of the development application	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: ii. Shall be located to the side or rear of the building iii. May be located in the setback, provided a minimum of 2 meters is maintained free of obstruction and do not impede circulation iv. At grade or rooftop water tank, mechanical and telecommunications equipment: v. Shall be screened, subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Cattle auction market: 2 Parking plots per unit shall be provided ii. Agricultural products market :1 Parking Lot per 10 seats shall be provided iii. Petty trade market (gulio): 1 Parking Lot per 200 square meter shall be provided 	
6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> i. Fencing and walls are permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
	2.0 meters high solid perimeter fencing wall is allowed at the side and rear of the plot	

7.2 Heights		
7.3 Materials	The front boundary wall shall use the material that allow at least 50 percent transparency	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. 2 meter (minimum) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads ii. Pedestrian circulation shall link all buildings and amenities on site iii. Throughout the site development, all pedestrian linkages shall be a minimum 1.5 meters' wide iv. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
3.6 Permitted	<ul style="list-style-type: none"> i. One Building identification sign shall be permitted on the tower ii. One Commercial Sign per tenant shall be permitted: iii. Wall Signage (15 percent of the Building Face or 9 square meter whichever less) iv. Window Signage (Transparent, 15 percent of the Building Face or 2.5 square meter whichever less) v. Awning Signage (Min 2.5 meter clearance and 25 percent of the Building Face or 2.5 square meter whichever less) 	
9.2 Prohibited	<ul style="list-style-type: none"> i. The following signs are prohibited: <ul style="list-style-type: none"> - Roof mounted signs - Offsite signage 	
9.3 Location	<ul style="list-style-type: none"> i. Individual signs for commercial tenants within a multi- tenanted commercial development shall be mounted to the façade of the development ii. Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> i. Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the relevant Planning Authorities 	
10.2 Maintenance	<ul style="list-style-type: none"> i. All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	NA	

11.1.3 Commercial Residential Zone (CR)

Most of the existing commercial/residential land use category in Tabora Municipality are found sparsely distributed in the neighbourhoods within the CBD and areas surrounding the CBD as well as along the major roads of Tabora - Nzega, Tabora - Urambo, Tabora – Manyoni, Tabora – Sikonge, Tabora -

Ulyankulu and Tabora – Bukene. This category of land use covers a total area of 504.6 hectares which is equivalent to 0.46 percent of the total area of the municipality. An additional area of about 1089.83 hectares are proposed to accommodate both residential/commercial facilities. These areas will be allocated mainly along the same major roads within the minimum coverage of 200- 300-meter buffer; as well as along the arterial roads. The total area proposed for commercial/residential use will cover 1594.43 hectares which is equivalent to 1.76 percent of the total area of the Town Center.

Commercial residential zone (CR) intended to have residential/commercial within housing development. The zone may offer general use of residential and commercial development. New development for the proposed high density residential zone shall maintain the following regulation and guideline which include: permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.8). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped commercial/residential areas within the Commercial Residential Zone (CR)
- ii. Plots zoned or re-zoned for commercial/residential uses within the Commercial Residential Zone

Table 11.8: Commercial Residential Zone (CR)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Public Facilities ii. Guest house and lodge iii. Petrol stations 	<ol style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Appendix A3. Zoning - Land use Matrix
1.4 Ancillary Uses	<ol style="list-style-type: none"> i. Electric substation ii. Refuse area 	
2.0 COVERAGE		

2.1 Minimum Plot Size	<ol style="list-style-type: none"> i. Required plot size for low rise commercial/Residential building for high density plots (301-600) with a maximum number of floor G+2 ii. Required plot size for High rise commercial/Residential building for medium density plots (601-800) with a maximum number of floor G+4 iii. Required plot size for High rise commercial/Residential building for low density plots (801-1200) with a maximum number of floor G+10 	
2.2 Maximum Building Coverage	40 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1.6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+2 (High density plot) maximum ii. G+4 (Medium density plot) maximum iii. G+10 (Low density plot) maximum 	
3.2 Floor to Floor Height	<ol style="list-style-type: none"> i. Ground Floor – 5-meter maximum ii. Other Floors – 4 meter maximum 	
3.3 Building Form	<ol style="list-style-type: none"> i. Attached Building ii. Apartment 	
3.4 Existing Buildings	<ol style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10 percent of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		

4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 3-5 meters ii. Side: 3-4 meters iii. Rear: 5-10 meters 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common plot boundaries: 1.5 meter ii. All plot boundaries fronting roads: 3 meter 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> i. In the front setback along the plot frontage, may be allowed at 1 meter setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the plot frontage. ii. Other ancillary uses may be allowed with a setback from the main structure of 1m iii. Are subject to their overall width not exceeding 25 percent of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same plot	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: ii. Shall be located to the side or rear of the building iii. May be located in the setback, provided a minimum of 2 meters is maintained free of obstruction and do not impede circulation iv. At grade or rooftop water tank, mechanical and telecommunications equipment: v. Shall be screened, subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Villa (Detached) –2 Parking plots per unit shall be provided ii. Food outlet -1 Parking Lot per 10 seats shall be provided iii. Hotel - 1 Parking Lot per 200 square meter shall be 	

	provided	
6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	2.0 meters high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	<ul style="list-style-type: none"> i. The front boundary wall ii. Shall use the material that allow at least 50 percent transparency 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. 2 meter (minimum) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads ii. Pedestrian circulation shall link all buildings and amenities on site iii. Throughout the site development, all pedestrian linkages shall be a minimum 1.5 meters' wide iv. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	
9.0 SIGNAGE		
3.7 Permitted	<ul style="list-style-type: none"> i. One Building identification sign shall be permitted on the tower ii. One Commercial Sign per tenant shall be permitted: iii. Wall Signage (15 percent of the Building Face or 9 square meter whichever less) iv. Window Signage (Transparent, 15 percent of the Building Face or 2.5 square meter whichever less) v. Awning Signage (Min 2.5 meter clearance and 25 percent of the Building Face or 2.5 square meter whichever less) 	
9.2 Prohibited	<ul style="list-style-type: none"> i. The following signs are prohibited: <ul style="list-style-type: none"> - Roof mounted signs - Offsite signage 	

9.3 Location	ii. Individual signs for commercial tenants within a multi- tenanted commercial development shall be mounted to the façade of the development iii. Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the relevant Planning Authorities	
10.2 Maintenance	i. All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property	
10.3 Recreational Amenities	i. NA	

11.1.4 Institutional Zone

The proposed institutional regulations and guidelines are key tools that should be applied to institution uses within the various institution areas in Tabora Municipality. The shape and sizes of the plots will be designed to suit specific requirements of the intended user within the specifications of the Urban Planning and Space Standard Regulations of 2018. Institution zones includes: educational institutes, health institutes and other public facilities institutes such as public facilities use includes: police station, Public areas/buildings, religious sites, library, community hall, post/telecommunication and cemetery sites.

Educational Institutions

An educational institution is an area used or intended to be used mainly for educational purposes. In Tabora Municipality these education institutions include: nursery school / pre-primary school, primary schools, secondary schools, polytechnic, colleges, high learning institutions/universities and special schools (e.g. school for the disabled).

New development for the proposed educational institutions shall maintain the following regulation and guideline which include: permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.9 and 11.10). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- All new and redeveloped education institutional areas within the Institutional Zone
- Plots zoned or re-zoned for education institutional uses within the Institutional Zone

Table 11.9: Criteria for Assessment for Nursery School / Pre-Primary School

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	nursery school / pre-primary school	Should meet the standards set by Ministry of Education

1.2 Parameters for Location Assessment	i. Allowed in <ul style="list-style-type: none"> commercial /residential areas residential areas institutional buildings (e.g within the primary school) civic and community institutes public buildings medical and healthcare buildings sports and recreational premises hotels 	i. Should meet the standards set by Ministry of Education ii. To be considered and approved by relevant Planning Authority on a case to case basis.
	ii. Allowed in places identified for ancillary uses for; <ul style="list-style-type: none"> Religious Institutes, Factories, Warehouses, Business parks, Private gated residential development. New nursery school / pre-primary school are to be considered for approval if there are no other approved nursery school / pre-primary school within 500m radius distance from the subject premises. Proposed development shall not be located along major arterial roads or expressways. 	
1.3 Minimum Size / Maximum Size /GFA consideration	i. For developments where pre-primary/ nursery school is allowed: Proposed pre-primary/ nursery school should not exceed 40 percent of the total Gross Floor Area of the development. ii. For Developments where pre-primary/ nursery school is allowed within ancillary uses: Proposed pre-primary/ nursery school should not exceed 300 meter squares	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 depend on the surrounding density.	
3.0 FLOORS		
3.1 Maximum Number of Floors	Can range from 1-2 depend on the surrounding building heights.	
4.0 PARKING		
4.7 Minimum Required Parking Stalls	i. 1 car park per 200 m2 of GFA	

Table 11.10: Criteria for Assessment for Primary, Secondary, Polytechnic, Colleges and Higher Learning Institutes/Universities

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	i. Primary School ii. Secondary School iii. Polytechnic iv. Colleges v. Higher learning Institutes/ Universities	
1.2 Prohibited Use	Independent Commercial Offices or shops	
1.3 Ancillary Use	Office Commercial allowed in Higher Education Institutes/ Universities: 5 percent of GFA or 30,000 meter squares cap whichever is lower	Such offices or Commercial related to the institute to be considered by the relevant Planning Authority on a case to case basis.
1.4 Minimum Plot Size	i. Primary School: 1.50 hectares ii. Secondary School: 2.5 hectares iii. Polytechnic: 3.0 hectares iv. Colleges/ Universities Colleges: 5.0 hectares v. Higher Learning Institutes/ Universities: 10.0 hectares	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	
3.0 BUILDING		
3.1 Maximum Number of Floors	Can range from 2 - 4 dependent on the surrounding building heights.	Storey height above 4 can be considered subject to evaluation by the relevant Planning Authority
4.0 BUILDING SETBACK (Minimum)		
4.1 Minimum Required	i. Primary Schools: 1 Parking Lot per 3 class rooms, Plus 20 percent of standard requirement, 4 Bus Parking Lots ii. Secondary Schools: 1 Parking Lot per 2 class rooms iii. For workshops & Laboratories: 1 Car Parking Lot per 200 m2 of GFA, Plus 20 percent of standard requirement, 4 Bus Parking Lots iv. Colleges and vocational Institutes, Training Institutes, ITC: 1 Parking Lot per 30 staff and student population, Bus Parking as required by regulations v. University: 1 Parking Lot per 20 staff and student population, Bus Parking as required by regulations.	

Parking Stalls		
4.2 Access	i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities	

Health Institutions

Health institutions are development that provide healthcare and ward services to patients. Hospitals are commonly freestanding developments. Hospitals are conditional uses in most residential and commercial zones. The sites for potential locations are identified in the land use plan includes: dispensary, health center, hospital, referral hospital and zonal hospital.

New development for the proposed health institutions shall maintain the following regulation and guideline, which include: permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.11). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped health institutional areas within the Institutional Zone.
- ii. Plots zoned or re-zoned for health institutional uses within the Institutional Zone.

Table 11.11: Criteria for Assessment for Health Institutions

1.0 USES	REGULATION	REMARKS
1.1 Parameters for locating	i. Should be located along an arterial road ii. Potential location identified in the proposed land use plan.	
1.2 Permitted Uses	i. Private medical suites ii. In-patient facilities iii. Outpatient facilities iv. Diagnostic and treatment facilities v. Dispensary vi. Hospital support services vii. Translational & Clinical Research Facilities viii. Education facilities ix. Patient-facing administration facilities	i. Minimum of 60% of the total GFA should be utilized for hospital use. The uses within the 60% (minimum) hospital quantum shall include in-patient/ outpatient facilities, medical suites, and diagnostic and treatment facilities. ii. Teaching Hospitals should meet the standards set by Ministry of Health and Ministry of Education
1.3 Allowable Uses	i. Visitors Hostel ii. Commercial	

1.4 Ancillary Use	<ul style="list-style-type: none"> i. Nurses quarters ii. General administration facilities iii. Staff facilities iv. Pre-primary/ nursery school for Staff v. Mechanical and Electrical services 	
1.5 Minimum Plot Size	<ul style="list-style-type: none"> i. Dispensary/clinic 2500 meter squares ii. Health center/MCH 0.5 hectares iii. Hospital 2.5 hectares iv. Referral Hospital 10.0 hectares 	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Maximum FAR Subject to evaluation by the relevant Planning Authorities	
3.0 BUILDING		
3.1 Maximum Number of Floors	Can range from 2 - 4 dependent on the surrounding building heights.	Storey height above 4 can be considered subject to evaluation by the relevant Planning Authority
4.0 BUILDING SETBACK (Minimum)		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. First 500 beds:1 Parking Lot per 4 beds ii. Beyond 500 beds:1 Parking Lot per 5 beds iii. 2 Parking Lots should be allocated for disabled visitor parking. 8 additional parking lots (9m x 3m) to be provided for ambulances for hospitals with Accident and Emergency (A+E) departments. For hospitals without A+ E departments, 3 additional parking lots (9m x 3m) should be provided for ambulances. 	

Other Public facilities

Table 11.12: Criteria for Assessment of Other Public Facilities

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses		
1.2 Prohibited Uses	Independent Commercial Offices or Shops	
1.3 Ancillary Use	Office should be ancillary to the function of the institute	Such offices or Commercial related to the institute to be considered by the relevant Planning Authority.
	<ul style="list-style-type: none"> i. Museums/ Cultural Center: 1.5 hectares ii. Health Clinic: 0.25 hectares iii. Polyclinic: 0.25 hectares iv. Community Halls: 2.0 hectares v. Police Station: 0.3-0.5 hectares vi. Fire Station: 0.2 hectares vii. Regional Library: 0.6 hectares viii. Cemetery site: 2 hectares 	<ul style="list-style-type: none"> i. Police stations should be located fronting at least two main roads. ii. Fire stations site should have a minimum frontage of 50 meters. iii. Regulations related to Police and Fire Stations should meet the standards set by the Relevant

1.4 Minimum Lot Size	ix. Post/Telecommunication: 0.1 hectares	Authorities
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	
3.0 BUILDING		
3.1 Maximum Number of Floors	Can range 2 - 4 dependent on the surrounding building heights.	Storey height above 4 can be considered subject to evaluation by the relevant Planning Authorities.
4.0 BUILDING SETBACK (Minimum)		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Museums, Library, Public Buildings, Fire stations, Police Station, Health Centers: 1 car per 200 square meters of GFA ii. Theatres/ Cinema: 1 car per 12 seats Health Clinics Polyclinics: 1car parking spaces for each consulting room. iii. 3 additional parking lots (9m x3m) for ambulances Polyclinics. iv. 2 car parking spaces should be reserved for disabled person. 	<ul style="list-style-type: none"> i. Car park requirements for specific facilities shall follow the regulations ii. Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc. are also excluded and provisions should be provided as per regulations.
4.2 Access	<ul style="list-style-type: none"> i. Only 1 vehicular ingress and egress point shall be allowed. ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authority. 	

Religious Institutions (RI)

Places used or intended to be used, for religious public worship, purpose can be defined as Religious Institutes E.g. Churches, Mosques, Temples and other places of worship are considered as Religious Institutes. Places of worship are usually freestanding developments, and in some special situations may share a common wall development. Sites for potential religious places are identified in the proposed land use plan. Religious institutions can occur in residential, commercial, commercial/residential and industrial zones, but require special evaluation for development from the relevant Planning Authority.

New development for the proposed religious institutions shall maintain the following regulation and guideline which include: permitted, prohibited, conditional, ancillary uses, coverage, parking, fencing and walling, building setbacks, signage and landscaping (table 11.13). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped religious institutional areas within the Institutional Zone.
- ii. Plots zoned or re-zoned for religious institutional uses within the Institutional Zone.

Table 11.13: Criteria for Assessment for Religious Institutes

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Minimum 50 percent of the GFA should be used for praying area	
1.2 Prohibited Uses	No Independent Commercial Offices or Shops	
1.3 Ancillary Use	<ol style="list-style-type: none"> i. Maximum 50 percent of the GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> – Religious classrooms – Priest's room – Caretaker's room – Ancillary related uses ii. Maximum 10 percent of total GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> – Library – Conference room – Meeting room – Kindergarten – Childcare Center iii. Maximum 20-40 percent of total GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> – Columbarium 	<ul style="list-style-type: none"> • Such Offices or Commercial related to the institute to be considered by the relevant Planning Authorities on a case to case basis • Combined area of Child Care or Kindergarten shall not exceed 300 m2 • Amount of GFA allowable for the Columbarium is subject to evaluation by relevant Planning Authorities based on the location and surrounding density and use. • Education Centers with religious institutes should meet the minimum lot size requirement for the education facility as well as the religious facility and is subject to evaluation and regulations by the relevant Planning Authorities.
1.4 Minimum Lot Size	v. 0.3 ha	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	
3.0 BUILDING		
3.1 Maximum Number of Floors	For Religious Institutes (RI) located within R1, R2 & R3 Zones, the development can develop up to 2 or 3 storeys	Storey height is subject to evaluation by the relevant Planning Authorities on a case-to-case basis, and is subject to detailed localized planning assessment; so that the proposed

		storey height does not create adverse impact to the surrounding development.
4.0 BUILDING SETBACK (Minimum)		
4.1 Minimum Required Parking Stalls	<ol style="list-style-type: none"> i. Churches: 1 parking lot per 10 seats/persons ii. Other Religious Institutes: 1 parking lot per 50m2 of praying area 	<ol style="list-style-type: none"> i. Car park requirements for specific facilities shall follow the regulations. ii. The main prayer hall area is to be taken as the praying area.
4.2 Access	<ol style="list-style-type: none"> i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities 	

11.1.5 Industrial Zone

The industrial development zone is categorized into three categories, which are: Service Industrial Zone (SI), Light Industrial Zone (LI) and Heavy Industrial Zone (HI).

Service Industrial Zone (SI)

Service industries are established to create a clean and light industrial environment that could balance with the surrounding residential area. Service industries are prohibited in using large quantities of hazardous substances such as solvents, acids and other chemicals. These industries shall not generate large quantities of trade effluent or solid waste as well as excessive impulsive or continuous noise

The analysis of the existing land uses of Tabora Municipality indicates that this zone was found sparsely distributed within the municipality which covered an area of 1374.53 hectares which is equivalent to 1.26 percent of the total area of the municipality. It is therefore proposed that the area should be maintained.

New development for the proposed service industrial shall maintain the following regulations and guidelines which include: permitted uses, prohibited uses, conditional uses, ancillary uses, building, building setbacks, service areas and equipment, parking and fencing and walls (table 11.14). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped industrial uses within the Service Industrial Zone (SI).
- ii. Plots zoned or re-zoned for industrial area within the Service Industrial Zone (SI).

Table 11.14 Service Industrial Zone

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	

1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ul style="list-style-type: none"> i. warehouses ii. Community Hall/Multi-Purpose Hall iii. Primary school iv. Government Offices v. Religious Site 	<ul style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Appendix A3. Zoning - Landuse Matrix
1.4 Ancillary Uses	<ul style="list-style-type: none"> i. Electric substation ii. Refuse area 	
2.0 COVERAGE		
2.1 Minimum Plot Size	1,500 square meters	
2.2 Maximum Building Coverage	80 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1 . 6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> i. G+2 (Industrial operations) ii. G+3 (office operations) iii. G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> i. Ground Floor – 5-meter maximum ii. Other Floors – 4 meter maximum 	
3.3 Building Form	Attached Building	
3.4 Existing Buildings	<ul style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10% of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front 	

	elevation of the building	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 5 meter ii. Side: 3 meter (minimum) iii. Rear: 3 meter (minimum) 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common plot boundaries: 1.5 meter ii. All lot boundaries fronting roads: 3m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> i. In the front setback along the plot frontage, may be allowed at 1meter setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the plot frontage. ii. Other ancillary uses may be allowed with a setback from the main structure of 1m iii. Are subject to their overall width not exceeding 25 percent of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same Lot	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> i. Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> ii. At grade water tank and mechanical equipment: iii. Shall be located to the side or rear of the building iv. May be located in the setback, provided a minimum of 2m is maintained free of obstruction and do not impede circulation v. At grade or rooftop water tank, mechanical and telecommunications equipment: vi. Shall be screened, subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Villa (Detached) –2 Parking lot per unit shall be provided ii. Food outlet -1 Parking Lot per 10 seats shall be provided iii. Hotel - 1 Parking Lot per 200 m2 shall be provided 	

6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities	
7.0 FENCING AND WALLS		
7.1 Location	i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the plot	
7.2 Heights	3.0 m high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	i. The front boundary wall ii. Shall use the material that allow at least 50 percent transparency	

Light Industrial Zone (LI)

Light industries are established to create a clean environment that could balance with the surrounding residential area. Light industries are prohibited in using large quantities of hazardous substances such as solvents, acids and other chemicals. These industries shall not generate large quantities of trade effluent or solid waste. These industries shall also not generate excessive impulsive or continuous noise.

The analysis of the existing land uses in Tabora Municipality shows the existing light industrial areas covers 179.63 hectares that is equivalent to 0.16 percent of the total area of the municipality located at Mbugani and Kiloleni area along Central Railway Line will continue servicing the purpose as light industrial area.

This Master Plan proposes an additional of 4648.41 hectares for industrial purposes, the allocation of these new industrial areas are as follows: Light Industries cover 4828.04 hectares are proposed to be located at Ndevelwa, Uyui, Itetemia, Ntalikwa, Tumbi, Kalunde and Ifucha wards.

New development for the proposed light industrial shall maintain the following regulations and guidelines, which include: permitted uses, prohibited uses, conditional uses, ancillary uses, building, building setbacks, service areas and equipment, parking and fencing and walls (table 11.15). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- All new and redeveloped industrial uses within the Light Industrial Zone (HI).
- Plots zoned or re-zoned for industrial area within the Light Industrial Zone (HI).

Table 11.15: Light Industrial Zone (LI)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
	i. Warehouse ii. Workers accommodations iii. Restaurant (200 seats) iv. Sundries / grocery shop v. Office vi. Religious site/building vii. Community Hall / Multi-Purpose Hall viii. Primary / Secondary School ix. Public buildings	i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Zoning- Land use Matrix (table 11.22)
1.3 Conditional Uses		
1.4 Ancillary Uses	i. Electric substation ii. Refuse area	
2.0 COVERAGE		
2.1 Minimum Plot Size	4000 square meters	
2.2 Maximum Building Coverage	40 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1 . 6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	i. G+2 (industrial operations) ii. G+3 (office operations) iii. G (ancillary buildings)	
3.2 Floor to Floor Height	i. Ground Floor – 5-meter maximum ii. Other Floors – 4 meter maximum	
3.3 Building Form	Attached Building	
	i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> No material change in use which does not comply with the prevailing zoning regulations; 	

3.4 Existing Buildings	<ul style="list-style-type: none"> - No further increase in floor area of the existing non- conforming use ii. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10% of the existing use iii. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non- residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> i. Front: 5 meter ii. Side: 3 meter (minimum) iii. Rear: 3 meter (minimum) 	
4.2 Basement Setback	<ul style="list-style-type: none"> i. Common lot boundaries: 1.5m ii. All lot boundaries fronting roads: 3m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> i. In the front setback along the plot frontage, <ul style="list-style-type: none"> - May be allowed at 1m setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the plot frontage ii. Other ancillary uses may be allowed with a setback from the main structure of 1m <ul style="list-style-type: none"> - Are subject to their overall width not exceeding 25percent of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same Lot	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application	

5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building - May be located in the setback, provided a minimum of 2m is maintained free of obstruction and do not impede circulation ii. At grade or rooftop water tank, mechanical and telecommunications equipment: iii. Shall be screened, subject to approval by the relevant Planning Authorities 	
6.0 PARKING		
6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	3.0 m high solid perimeter fencing wall is allowed at the side and rear of the plot	
7.3 Materials	The front boundary wall shall use the material that allow at least 50 percent transparency	

Heavy Industrial Zone (HI)

Heavy industries should be strategically located close to high ways for easy access for heavy vehicles. As it is an area that can generate noise, traffic and pollutants, it will be kept away from residential and other environmental areas. However, it can be established to create a consolidated industrial area for employment in manufacturing and logistics yet a buffer for shielding noise pollution will be necessary.

This Master Plan proposed new site for heavy industries covers 4483 hectares which is equivalent to 4.1 percent of the total area of the municipality to be located Malolo, Tumbi, Kakola, Ndevelwa, Ntalikwa, Uyui, Itonjanda, Itetemia, Kalunde and Misha wards.

New development for the proposed heavy industrial shall maintain the following regulations and guidelines, which include: permitted uses, prohibited uses, conditional uses, ancillary uses, building, building setbacks, service areas and equipment, parking and fencing and walls (table 11.16). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped industrial uses within the Heavy Industrial Zone (HI)
- ii. Plots zoned or re-zoned for industrial area within the Heavy Industrial Zone (HI).

Table 11.16: Heavy Industrial Zone (HI)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Religious facilities ii. Workers' accommodation iii. Sundries / grocery shop iv. Fast food outlet (200 seating) v. Commercial use 	<ol style="list-style-type: none"> i. Refer to the land use plan for guidance on facility locations ii. Refer appendix for regulation for facilities. iii. Refer Appendix A3. Zoning- Landuse Matrix
1.4 Ancillary Uses	<ol style="list-style-type: none"> i. Electric substation ii. Refuse area 	
2.0 COVERAGE		
2.1 Minimum Plot Size	10,000 square meters	
2.2 Maximum Building Coverage	60 percent	
2.3 Minimum Landscaping Coverage	10 percent minimum	
2.4 Maximum Floor Area Ratio (FAR)	1 . 6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+2 (Industrial operations) ii. G+3 (office operations) iii. G (ancillary buildings) 	
3.2 Floor to Floor Height	<ol style="list-style-type: none"> i. Ground Floor – 5-meter maximum ii. Other Floors – 4 meter maximum 	
3.3 Building Form	Detached Building	
	<ol style="list-style-type: none"> i. Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: iii. No material change in use which does not comply with the prevailing zoning regulations; iv. No further increase in floor area of the existing non-conforming use 	

3.4 Existing Buildings	<ol style="list-style-type: none"> v. Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> - Be subject to the evaluation and approval of the relevant Planning Authorities; and - Not to exceed 10% of the existing use vi. Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ol style="list-style-type: none"> i. Front: 15 meters ii. Side: 10 meters (minimum) iii. Rear: 10 meters (minimum) 	
4.2 Basement Setback		
4.3 Ancillary Buildings	<ol style="list-style-type: none"> i. In the front setback along the lot frontage, ii. May be allowed at 1m setback from boundary walls on sides, rear, provided their width does not exceed 25 percent of the lot frontage iii. Other ancillary uses may be allowed with a Setback from the main structure of 1m iv. Are subject to their overall width not exceeding 25 percent of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same plot	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authorities upon review of the development application	
5.4 Mechanical Equipment	<ol style="list-style-type: none"> i. At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building - May be located in the setback, provided a minimum of 2m is maintained free of obstruction and do not impede circulation ii. At grade or rooftop water tank, mechanical and telecommunications equipment: iii. Shall be screened, subject to approval by the relevant Planning Authorities 	

6.0 PARKING		
6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking stalls	Provided that: Hotel - 1 Parking Lot per 200 m2 shall be provided	
6.4 Disabled Parking	N/A	
6.5 Minimum Dimensions	N/A	
6.6 Vehicular Access to Parking Lot	i. Only 1 vehicular ingress and egress point shall be allowed ii. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the relevant Planning Authorities	
7.0 FENCING AND WALLS		
7.1 Location	i. Fencing and walls are not permitted along the front setback ii. Fencing and walls in the side and rear yards shall be at the perimeter of the lot	
7.2 Heights	3.0 m high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	The front boundary wall shall use the material that allow at least 50 percent transparency	

11.1.6 Urban Agriculture Zone

The urban agriculture consists of crop farming and livestock keeping. These types of activities shall be permissible in urban areas for purposes of providing household food security, alleviating poverty, creating employment, establishing and sustaining agricultural businesses for urban greening and beautification, for wastewater, recycling or for any other purpose that is not inconsistent with the Urban Farming Regulations under the Urban Planning Act, 2007. The analysis of the existing land uses in Tabora Municipality indicates that urban agriculture land use category found in the municipality covered an area of 496.13 hectares which is equivalent to 0.45 percent of the total area of the municipality. Most of the areas with this type of land use categories were located at the peri urban area of the municipality.

This Master Plan recommends that urban agriculture shall be permissible to be carried out in all wards of the municipality for the above mentioned purposes. New development for the proposed urban agriculture shall maintain the following regulation and guideline which include permitted, prohibited, conditional, and ancillary uses (table 11.17).

These regulations shall apply to:

- All new redeveloped urban agriculture area within the urban agriculture zone (UAZ).
- Plots zoned and re-zoned for urban agriculture uses within the urban agriculture zone (UAZ).

Table 11.17: Urban Agriculture Zone (UAZ)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.2 Prohibited Uses	Refer to Zoning – Land Use Matrix (table 11.22)	
1.3. Conditional Uses	i. Number of livestock to be kept ii. Supporting Agricultural uses iii. Infrastructure	Number of livestock should be determined by relevant authority.
1.4 Ancillary Uses	Cattle sheds	

11.1.7 Agriculture and Scattered Settlements Zone

Agriculture and scattered Settlements include area covered by settlements and agriculture activities both crop farming and livestock keeping. These types of activities shall be permissible in urban areas for purposes of providing household food security, alleviating poverty, creating employment, establishing and sustaining agricultural businesses for urban greening and beautification, for wastewater, recycling or for any other purpose that is not inconsistent with the Urban Farming Regulations under the Urban Planning Act, 2007. The analysis of the existing land uses in Tabora Municipality indicates that about 70024.97 hectares which is equivalent to 64.11 percent of the total area of the municipality were located at the peri urban area of the municipality.

This Master Plan recommends that most of these areas will continue to be used for crop farming and livestock keeping; however, apart from that these areas will be used as a protection against high urbanization and will constitute as a land bank for future urban expansion. A total land of 51341.94 hectares has been provided for agriculture and scattered settlements which is equivalent to 47 percent of the total area of the municipality. New development for the proposed urban agriculture shall maintain the following regulation and guideline which include permitted, prohibited, conditional, ancillary and minimum lot size uses (table 11.18).

These regulations shall apply to:

- All new redeveloped agriculture, scattered settlements area within the agriculture and scattered settlements zone.
- Plots zoned and re-zoned for agriculture and scattered settlements uses within the agriculture and scattered settlements zone.

Table 11.18: Agriculture and Scattered Settlements Zone

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer zoning – Land uses matrix (table 14.22)	
1.2 Prohibited Uses	Refer zoning – Land uses matrix (table 14.22)	
1.3 Conditional Uses	i. Supporting agricultural and settlements uses ii. Number of livestock to be kept iii. Major Infrastructure	i. Number of livestock should be determined by relevant authority.
1.4 Ancillary Uses	i. Storage barns ii. Storage for agricultural products and equipments iii. Cattle sheds iv. Public facilities	

11.1.8 Recreational Facilities and Open Spaces (RO)

Open spaces and recreational facilities can be categorized into active and passive. These areas are not intended for development beyond facilities required to support recreation activities.

The analysis of the existing land uses of Tabora Municipality indicates that major active recreational facilities found within the CBD were two playground located at Cheyo ward with a total coverage of 1.18 hectares and stadium covers 6.83 hectares. Other active recreational facilities are distributed within the residential neighborhoods; these include: housing cluster open spaces which covers 0.28 hectares.

Other, major active recreational facilities include; Tabora Game park covers 10 hectares, Urban park covers 5.03 hectares, play grounds covers 8.26 hectares and housing cluster open spaces which covers 72.42 hectares. Recreation facilities and open spaces land use category covers a total area of 452.16 hectares, which is equivalent to 0.41 percent of the total area of a Municipal. It is therefore proposed that these areas should be maintained.

Active Recreational Zone (AR)

The active recreational zone (AR) provides parks that offer active recreational and sporting activities.

New development for the proposed active recreational (AR) facilities shall maintain the following regulations and guidelines which include: permitted uses, prohibited uses, conditional uses, ancillary uses, building, building setbacks, service areas and equipment, parking and fencing and walls (table 11.19). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipal Council.

These regulations shall apply to:

- All new and redeveloped active recreational areas within the active recreational zone (AR).
- Plots zoned or re-zoned for active recreational uses within the active recreational zone (AR).

Table 11.19: Active Recreational Zone (AR)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Athletic grounds, sports grounds, playing fields, race courses, golf courses, outdoor stadia, indoor stadia, velodromes, traditional 'ngoma; grounds, zoo, theme parks, housing cluster open spaces, neighborhood park, community park and district/recreational park	
1.2 Prohibited Uses	i. All types of industrial uses ii. All types of residential uses iii. All types of commercial uses iv. All types of major public facilities v. All types of major infrastructure installations	
1.3 Conditional Uses	i. Single family residence ii. Resort iii. Minor public facilities iv. Supporting infrastructure v. Public swimming pools vi. Complementary commercial uses vii. Urban Farming	
1.4 Ancillary Uses	i. Parking ii. Toilets	
2.0 COVERAGE		
2.1 Minimum land area	i. To follow Planning and Space Standards set by the ministry	
2.2 Maximum building coverage	ii. 20 percent maximum	
2.5 Minimum Landscaping Coverage	N/A	
2.6 Maximum Floor Area Ratio (FAR)	Subject to the relevant Planning Authority	
3.0 BUILDING		
3.1 Maximum Number of Floors	i. G+2 maximum ii. G (ancillary buildings) maximum	
3.2 Floor to Floor Height	N/A	
3.3 Architecture	Architecture and materials that are complementary to the natural landscape should be encouraged	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	i. Any building in a public park shall be a minimum 10m from residential uses, except stadiums which shall be a minimum of 25m from residential uses. ii. Any building in a public park shall be	

	10m from all roads	
4.2 Basement Setback	N/A	
4.3 Ancillary Buildings	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authority upon review of the development application.	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> i. At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building ii. At grade or rooftop water tank, mechanical and Telecommunications equipment. <ul style="list-style-type: none"> - Shall be screened subject to approval by the relevant Planning Authority 	
6.0 PARKING		
6.1 Location	Required parking lots shall be provided within the plot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Commercial - 1 Parking Lot per 200 square meters ii. Cultural centers – 1/200 m² of GFA iii. Tourism and culture related commercial uses – 1/200-meter square of GFA • Sports Complex / Stadium - 1/30 seats 	
6.2 Disabled Parking	<ul style="list-style-type: none"> i. Where required, at least 2 parking stalls per public entrance shall be designated for the disabled. ii. The location shall be immediately adjacent to the building entrance/access. 	
	<ul style="list-style-type: none"> i. 90 degree <ul style="list-style-type: none"> - 2.5 m x 5.0 m stalls - 7 m travel aisle ii. Disabled Stalls: <ul style="list-style-type: none"> - 4.85 m (3.35 for vehicle + 1.5 for 	

6.5 Minimum Dimensions	<ul style="list-style-type: none"> access) x 5.0 m iii. Angled parking permitted 	
6.6 Minimum Shaded Areas	A minimum of 70 percent of parking stalls shall be shaded	
6.7 Circulation Parking	<ul style="list-style-type: none"> i. Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided. ii. Pedestrian circulation pathways should be provided, linking both the site access and the building. 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> i. Multiple vehicular ingress and egress points may be permitted. 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> ii. Fencing walls are permitted 	
7.2 Heights	<ul style="list-style-type: none"> iii. 2.5 meters maximum 	
7.3 Materials	<ul style="list-style-type: none"> iv. Natural material is encourage 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. Layout and design shall give due regard for safe pedestrian circulation throughout the site ii. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> i. Minimum 1 taxi stand for at least 2 taxis shall be provided within plot boundary. ii. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	

Passive Recreational Zone (PR)

The passive recreational zone (PR) are zones established to provide recreational and leisure facilities and activities in selected areas that have unique features.

New development for the proposed passive recreational facilities shall maintain the following regulations and guidelines which include: permitted uses, prohibited uses, conditional uses, ancillary uses, building, building setbacks, service areas and equipment, parking and fencing and walls (table 11.20). Other conditions for development shall be provided by the committee responsible for the issuance of building permits in the Tabora Municipality Council.

These regulations shall apply to:

- i. All new and redeveloped passive recreational areas within the passive recreational zone (PR).
- ii. Plots zoned or re-zoned for passive recreational uses within the passive recreational zone (PR).

Table 11.20: Passive Recreational Zone (PR)

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	<ol style="list-style-type: none"> iii. Private and public parks, public gathering grounds, greenbelts/buffer, horse trails, gardens, reserved land, wetland/marshland, beach, botanical gardens, urban squares and incidental open spaces. iv. Outdoor recreational facilities, such as hiking and bicycle trails, greens and commons, sitting areas and pick nick/camping areas. v. Park related public facilities such as public toilets/changing room. 	
1.2 Prohibited Uses	<ol style="list-style-type: none"> i. All types of industrial uses ii. All types of residential uses iii. All types of commercial uses iv. All types of major public facilities v. All types of major infrastructure installations 	
1.3 Conditional Uses	<ol style="list-style-type: none"> i. Single family residence ii. Restaurants iii. Minor public facilities iv. Small kiosk not exceeding 100 meters' square v. Urban Farming 	
1.4 Ancillary Uses	N/A	
2.0 COVERAGE		
2.1 Minimum land area	To follow Urban Planning and Space Standards Regulations of 2018	
2.2 Maximum building coverage	N/A	
2.5 Minimum Landscaping	N/A	

Coverage		
2.6 Maximum Floor Area Ratio (FAR)	No building in a public park shall exceed 100 meter square unless otherwise approved by the relevant Planning Authority	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ol style="list-style-type: none"> i. G+1 maximum ii. G (ancillary buildings) 	
3.2 Floor to Floor Height	N/A	
3.3 Architecture	Architecture and materials that are complementary to the natural landscape should be encouraged	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	N/A	
4.2 Basement Setback	N/A	
4.3 Ancillary Buildings	N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	N/A	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant Planning Authority upon review of the development application.	
5.4 Mechanical Equipment	<ol style="list-style-type: none"> i. At grade water tank and mechanical equipment: <ul style="list-style-type: none"> - Shall be located to the side or rear of the building ii. At grade or rooftop water tank, mechanical and telecommunications equipment. <ul style="list-style-type: none"> - Shall be screened subject to approval by the relevant Planning Authority 	
6.0 PARKING		
6.1 Location	N/A	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	

6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> i. Commercial - 1 Parking Lot per 200 square meters ii. Cultural centers – 1/500 m² of GFA iii. Parks and Open Space 1/1000-meter square of park area iv. Tourist and culture related commercial uses – 1/50 m² of GFA 	
6.2 Disabled Parking	N/A	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> i. 90 degree <ul style="list-style-type: none"> - 2.5 m x 5.0 m stalls - 7 m travel aisle ii. Disabled Stalls: <ul style="list-style-type: none"> - 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m iii. Angled parking permitted 	
6.6 Minimum Shaded Areas	N/A	
6.7 Circulation Parking	iii. N/A	
6.8 Vehicular Access to Parking Lot	iv. N/A	
7.0 FENCING AND WALLS		
7.1 Location	iii. Fencing walls are not permitted	
7.2 Heights	v. N/A	
7.3 Materials	N/A	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> i. Layout and design shall give due regard for safe pedestrian circulation throughout the site ii. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	N/A	

The total area set for conservation use will cover 14,425.23 hectares which is equivalent to 13.21 percent of the total area of the municipality. New development for the proposed Conservation Zone shall maintain the following regulation and guideline which include permitted, prohibited, conditional uses. These regulations shall apply to all nature and protected area within conserved area within the conservation area (table 11.21).

11.1.9 Conservation Zone

Protected zone is established to conserve and protect the steep slopes, environmentally sensitive areas, nature, wildlife habitat and non-developable lands for other strategic purposes. In the case of Tabora Municipality protected areas include forest reserve, urban forest swamps, natural stream buffer and water source, the zoning for the protected areas shall be known as conserved zone. This Master Plan therefore proposes the existing forest reserve, urban forest, swamps, natural stream buffer and water source found in the municipality will continue to be conserved.

These regulations shall apply to:

- i. All nature and protected area within conserved area within the conservation zone.

Table 11.21: Conservation Zone

1.0 USES	REGULATION	REMARKS
1.1 Permitted Uses	Refer zoning – Land uses matrix (table 11.22)	
1.2 Prohibited Uses	Refer zoning – Land uses matrix (table 11.22)	
1.3 Conditional Uses	<ul style="list-style-type: none">i. Infrastructureii. Botanical gardens, arboretums and conservatoriesiii. Outdoor recreational facilities such as green and commons, Sitting areas and picnic areas	

Table 11.22: Zoning Plan Matrix

		LAND USE	SPECIFIC USES																																													
			Residential			Commercial															Institutional																											
			Residential			General															Education					Health			Other Facilities																			
ZONES			Detached	Semi-Detached	Row House	Apartment	Market	Retail Shops	Food vendors	Super Market	Banks	Small Office	General Office	Corporate Office	Show room	Restaurant	Small kiosk	Cattle Auction Market	Agricultural Products	Petty trading Market	Tabora TC Investment	Nane Grounds	Hotel site	Shopping Mall	Pre- primary School	Primary School	Secondary School	Polytechnic/Technical	Colleges	University	Dispensary	Health Center	Hospital	Referral Hospital	Library	Community Hall	Cultural Center	Cemetery	Police Station	Fire Station	Government Office	Religious Site	Abattoir					
			Residential	R1: High Density Residential	✓	✓	✓	C	✓	✓	C	C	C	C	X	X	X	✓	X	X	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	X	X	X	✓	✓	✓	✓	✓	C	C	C	✓	✓	✓	C	X		
				R2: Medium Density Residential	✓	✓	✓	C	✓	✓	C	C	C	C	X	X	X	✓	X	X	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	X	X	X	✓	✓	✓	✓	✓	C	C	C	✓	✓	✓	C	X		
				R3: Low Density Residential	✓	✓	✓	C	✓	✓	C	C	C	C	X	X	X	✓	X	X	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	X	X	X	✓	✓	✓	✓	✓	C	C	C	✓	✓	✓	C	X		
				HE: Apartment Blocks/ Housing Estates	✓	✓	✓	✓	✓	✓	C	C	C	C	C	C	C	C	C	C	X	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	X	X	X	✓	✓	✓	✓	✓	C	C	C	✓	✓	✓	C	X	
			Commercial	TC: Town Center Commercial	✓	C	C	C	✓	✓	✓	✓	✓	C	C	C	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	C	C	C	✓	✓	✓	✓	✓	✓	✓	X	X	✓	✓	✓	C	C	
				SC: Sub Center commercial Zone	✓	C	C	C	✓	✓	✓	✓	✓	C	C	C	C	✓	✓	✓	C	✓	✓	✓	✓	✓	✓	X	X	X	C	C	C	✓	✓	C	C	✓	✓	✓	X	X	✓	✓	✓	C	C	
				GC: General Commercial	✓	C	C	C	✓	✓	✓	✓	✓	C	C	C	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	C	C	C	C	C	C	C	✓	✓	✓	X	X	✓	✓	✓	C	C	
			CR	Commercial/ Residential	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	C	X	✓	✓	✓	✓	✓	✓	X		
				Industrial	Service Industrial Zone	X	X	X	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	✓	X	X	X	X	X	X	✓	✓	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	✓
			Light Industrial Zone		X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			Heavy Industrial Zone		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			Recreational	Urban Agriculture	✓	✓	✓	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X		X	X	X		
				Agriculture and Scattered settlements	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
				Active Recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	✓	X	X	✓	✓	X	X	✓	✓	X	X	X		
				Passive Recreation Zone	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X	X	X	X	X	
			Institution	Conservation Zone	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
				University Zone	✓	✓	✓	✓	X	✓	X	X	X	✓	✓	X	X	✓	✓	✓	X	X	X	X	X	X	X	✓	✓	✓	✓	✓	✓	✓	X	X	X	✓	✓	X	X	X	X	✓	X	X	X	
				Education Training/ Colleges/ Polytechnic Zone	X	X	X	X	X	✓	X	X	X	✓	✓	X	X	✓	✓		X	X	X	X	X	X	X	✓	✓	✓	✓	✓	✓	✓	X	X	X	✓	✓	X	X	X	X	X	X	X	X	X
				Library	X	X	X	X	X	X	X	X	X	C	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	✓	✓	✓	✓	✓	✓	X	C	C	C	✓	X	✓	X	X	X	X	✓	X	X
				Health Center/ Hospital/ Referral and Zonal Hospital	X	X	X	X	X	X	X	X	X	✓	X	X	X	✓	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	✓	✓	✓	✓	✓	X	X	X	X	X	X	X	X	X	X
				Post/Telecommunication	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
				Fire Stations/Police Station	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	✓	✓	X	X	X	X	X

Table 11.22: Zoning Plan Matrix

		LAND USE	SPECIFIC USES																																				
			Industrial														Recreational Facilities & Open spaces										Infrastructure		Transportation			Conservation area							
			Service Industries										Light Industries		Heavy Industries																								
ZONES			Petrol Station	Flour/Oil Milling	Timber and	Tailoring and	Shoemakers	Car Wash	Welding	Bakery	Dry Cleaning	Garage	Workshops	Logistics Centers	Go down/Warehouse	General Industry	Housing Cluster	Open Space	Neighborhood center	Community Park	Play Field	Sports Field	Garden	Zoo / Theme	River Buffer Zone	Buffer Zone	Urban Agriculture	Agriculture and Scattered	Electric Sub Station	Dumping Site	Oxidation Pond	Lorry Park	Bus Terminal	Dry Port	Roads	Forest Reserve	River Buffer Zone	Flood Plain	
	Residential	R1: High Density Residential	C	X	X	√	√	C	X	√	√	X	C	X	X	X	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	X	X	X	√	X	X	X	
		R2: Medium Density Residential	C	X	X	√	√	C	X	√	√	X	C	X	X	X	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	X	X	X	√	X	X	X	
		R3: Low Density Residential	C	X	X	√	√	C	X	√	√	X	C	X	X	X	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	X	X	X	√	X	X	X	
		R4: Apartment Blocks/ Block of Flat/Housing Estates	C	X	X	√	√	√	X	C	√	X	X	X	X	X	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	X	X	X	√	X	X	X	
	Commercial	TC: Town Center Commercial	√	X	X	√	√	X	X	√	√	C	C	X	C	√	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	√	√	√	√	X	X	X	
		SC: Sub Center commercial Zone	√	X	C	√	√	X	C	√	√	√	√	C	√	X	√	√	√	√	√	√	√	X	X	√	X	X	C	X	X	√	√	√	√	X	X	X	
		GC: General Commercial	√	X	C	√	√	√	C	√	√	C	C	√	√	X	√	√	√	√	√	√	√	X	X	√	X	X	C	X	X	√	√	√	√	X	X	X	
	Commercial/Residential	√	X	C	√	√	√	X	√	√	C	C	C	C	X	√	√	√	√	√	√	√	√	X	X	√	√	X	C	X	X	√	√	√	√	X	X	X	
	Industrial	Service Industrial Zone	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	X	√	X	X	√	X	X	X	X	X	X	√	X	X	X
		Light Industrial Zone	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	X	X	X	√	X	X	√	X	X	√	√	√	√	X	√	√	√	X	X	X
		Heavy Industrial Zone	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	X	X	X	√	X	X	√	X	X	√	√	√	√	X	√	√	√	X	X	X
	Recreational & Facilities	Urban Agriculture Zone	X	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	√	X	X	X	X	X	X	X	√	√	X	X	X	X	X	X	X	√	√	√	√
		Agriculture and Scattered settlements	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	C	C	C	X	X	X	√	√	√	√	
		Active Recreation Zone	√	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	√	√	√	√	√	√	√	√	X	X	X	X	X	X	X	X	X	√	X	X	X
		Passive Recreation Zone	√	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	√	X	X	√	√	√	√	√	X	X	X	X	X	X	X	X	√	X	√	X	
	Institution	Conservation Zone	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	X	X	X	X	X	X	X	X	X	X	√	√	√
University Zone		C	C	C	√	√	X	C	√	√	√	√	X	X	X	√	√	√	√	√	√	√	X	C	√	√	X	√	X	C	X	X	X	√	C	C	X		
Education Training/ Colleges/ Polytechnic Zone		X	C	C	√	C	X	C	C	√	C	√	X	X	X	√	√	√	√	√	√	√	X	X	√	√	X	√	X	C	X	X	X	√	C	C	X		
Library		X	X	X	X	X	X	X	X	X	X	X	X	X	X	√	√	√	√	√	√	√	√	X	X	√	X	X	√	X	X	X	X	X	√	X	X	X	
Health Center/Hospital/Referral and Zonal Hospital		X	X	X	X	X	X	X	C	√	X	√	X	X	X	√	√	√	√	C	√	√	√	X	X	√	X	X	√	X	X	X	X	X	√	X	X	X	
	Post/Telecommunication	X	X	X	X	X	X	X	X	X	√	X	X	X	√	√	√	√	C	√	√	√	√	X	X	√	X	X	√	X	X	X	X	X	√	X	X	X	
	Fire Stations/Police Station	X	X	X	C	C	√	X	X	X	X	√	X	X	X	√	√	√	√	C	√	√	√	√	X	X	√	X	X	√	X	X	X	X	√	X	X	X	

Key

√ = Allowable Uses

C = Conditional Uses

X = Not allowable/Prohibited Use



CHAPTER 12

PLAN IMPLEMENTATION, DEVELOPMENT PHASING AND MONITORING

This chapter summaries the implementation strategies, therefore provides a roadmap for action.

It aims at guiding the Tabora Municipal Council to define programs, projects, set priorities, allocate finances and evaluate achievements. the implementation of this plan will be translated into four phases. Phase one will start from 2015 - 2020, phase two will commerce 2020 - 2025, phase three 2025 - 2030 and phase four will be in 2030 - 2035.

The efficient and timely execution of the planned projects is largely dependent on harmonized planning, monitoring and evaluation systems. Project management tools should be adequately applied to maximize return on resources, cost saving and time.

The main contents of this chapter includes:

- Planning Implementation
- Objectives of the implementation plan
- Implementation phases
- Implementation strategies
- Human resource strategies
- Social Protection strategies
- Environmental management strategies
- Local economic development strategies
- Industrial development strategies
- Central area redevelopment strategies
- Master plan review

12.0 PLAN IMPLEMENTATION, DEVELOPMENT PHASING AND MONITORING

1.71 PLAN IMPLEMENTATION

The prepared Master Plan for Tabora Municipality will be used as a guiding tool to land use development and investment. The plan will be legally used for a period of twenty years from 2015 - 2035, whereby all development activities to be implemented by the government, private sector and any other stakeholders shall conform with the plan.

Public participation and collaboration amongst stakeholders including landholders, investors, the Municipal Council and the central government shall be the pivot and engine to ensure effective implementation and fostering sustainable development in the city. The Municipal Council shall play a coordination role taking on board all the necessary stakeholders, while resources mobilization for implementation of the proposed projects shall be the responsibility of all stakeholders.

Political willingness will be ensured by the Municipal Council through their Full Council Meetings and using Regional Secretariat Consultative Committee meetings for institutional strengthening and mainstreaming.

Implementation of this plan need to forge strategies that will join efforts of all stakeholders and hence providing a roadmap for actions to the proposed projects. The developed strategies shall critically define which projects/ program to become first, by setting priorities, mobilize and allocate resources and conducting evaluation to measure achievements.

The proposed strategies will be reviewed from time to time by the council in collaboration of other stakeholders so as to ensure that the plan remains relevant in the context of the existing laws, regulations and by -laws.

1.72 OBJECTIVES OF THE IMPLEMENTATION PLAN

The objective of the implementation plan is to provide the framework for land acquisition, preparation of detailed schemes and designs of all areas designated for different land use categories, design guidelines for different projects, resettlement process, upgrading and regularization programmes for the existing unplanned settlements.

Specific Objectives

- i. To create awareness amongst the general public on their roles and obligations on implementation of the Master Plan;
- ii. To provide a management tools for guiding investment and development activities;
- iii. To build capacity of Tabora Municipal Council for resource mobilization and soliciting outside the public sector;
- iv. To motivate investors and developers by providing an effective decision-making, transparency and an accountable working environment;
- v. To mainstream public-private partnerships and enhancing good relationships amongst actors to implement the Master Plan, while minimizing conflict of interest; and
- vi. To develop clear responsibility, roles, accountability, performance and review measures to ensure successful implementation of the plan.

1.73 IMPLEMENTATION PHASES

The implementation of this Master plan comprises translation of the proposed projects onto the ground in different time schedule according to its nature, scale and availability of resources. Implementation plan is scheduled into four phases starting from 2018 to 2038. Phase one will start from 2018 – 2022, the second phase will commerce 2023 – 2027, third phase 2028 – 2032 and phase four will be in 2033 – 2038.

Establishment of Satellite centers shall be given sound consideration so as in turn be used to decongest the CBD as well as opening up undeveloped areas surrounding the Satellite centres by providing with various public facilities and infrastructures. The phasing program will base on the projected population and the proposed public facilities to be provided. The implementation plan will be phased in short, medium and long term development plan. Medium Term Framework (MTF) and annual budget of the Municipal Council shall borrow projects from Master Plan Implementation Plan reflecting its implementation. It is urged that Public institutions such as TUWASA, TANESCO TTCL their annual budget to reflect Implementation Plan of the Master Plan as they the role to play in ensuring implementation of the proposed projects.

12.1.1 Phase One (Year 2015 – 2020)

This phase will commence in 2018 and end up in 2022 for a period of five years. During this period, the population of Tabora Municipal Council is estimated to be 284,965. Table 12.1 shows number of planned projects, which will be implemented in Phase One.

12.1.2 Phase Two (Year 2020 – 2025)

This phase covers the second five years of the plan implementation commencing year 2023 and expected to end in 2027. During this period, the population of Tabora Municipal Council is projected to be 328,752 people. Table 12.2 shows number of planned projects, which will be implemented in Phase Two.

12.1.3 Phase Three (Year 2025 – 2030)

This phase covers the third five years of the plan implementation commencing in 2028 and expected to end in 2032. During this period, the population of Tabora Municipal Council is projected to be 379,268 people. Table 12.3 shows number of planned projects, which will be implemented in Phase Three

12.1.4 Phase Four (Year 2030 – 2035)

This phase covers the fourth five years of the plan implementation commencing year 2033 and expected to end in 2037. During this period, the population of Tabora Municipal Council is projected to be 437,546 people. Table 12.4 shows number of planned projects, which will be implemented in Phase One

Table 12.1: Master Plan Projects Phase One (2015-2020)

S/No.	PROJECT NAME	LOCATION	SOURCES FUNDS	ACTORS
1.	Awareness creation amongst the communities on Tabora Master Plan.	All wards of Tabora Municipal Council.	Tabora Municipal Council and NGOs	Tabora Municipal Council, Private Sector, NGOs and CBOs.
2.	Conduct verification of vacant/undeveloped plots for infill and reallocation process.	CBD area and ward of Cheyo, Mpera, Ipuli, Kitete, Ng'ambo, Kidongochekundu, Mwinyi, Chemchemu, Mbugani, Kiloleni, Mapambano, and Mtendeni.	Tabora Municipal Council and Private sectors.	Tabora Municipal Council and Private sectors.
3.	Conduct verification of areas that were demarcated, prepare amendment detailed layout plans (TPs) for resurveying and issue of CTs	Cheyo, Kanyenye, Gongoni, Tambukareli, Mbugani, Ng'ambo, Kidongochekundu, Mwinyi, Ipuli, Kitete, Mtendeni and Isevyia.	Tabora Municipal Council and Private sectors.	Tabora Municipal Council and Private sectors.
4.	Establishment of proposed Three Satellite Centers: <ul style="list-style-type: none"> i. Land acquisition, planning and surveying of the new sub centers; ii. Provision of community facilities and public utilities; iii. Improvement of existing social services and infrastructure facilities; and iv. Preparation of detail layout plans for scattered settlements. 	Satellite centers Tumbi, Inala and Itonjanda.	Tabora Municipal Council, Central Government, Private sector	Tabora Municipal Council, Central Government, Private sector and Utility Agencies
5.	Construction and/or improvement of existing roads: <ul style="list-style-type: none"> i. Completion of roads construction and upgrading to tarmac level in the CBD; ii. Improvement as well as construction of drainage channels; and iii. Upgrading of some Existing Local to District Distributor roads. 	CBD area, Cheyo, Mpera, Isevyia, Kiloleni, Mapambano, Ng'ambo.	World Bank through ULGSP project and Road Funds.	Tabora Municipal Council, Privates Sectors, TARURA and TANROADS.
6.	Construction of Intra City Bus Terminal	Nane Nane area – Ipuli ward.	World Bank through ULGSP project and Road Funds.	Tabora Municipal Council, Privates Sectors
7.	Construction of new Central Market	Sokoni area, Chemchem ward.	World Bank through ULGSP project and Road Funds.	Tabora Municipal Council, Privates Sectors
8.	Construction of access road	Mwinyi, Malolo, Mbugani Kalunde wards.	Central Government, Tabora Municipal Council and TARURA	Central Government, Tabora Municipal Council and TARURA
9.	Construction of Open channels drainage	Kitete, Kanyenye, Chemchem, Mwinyi and Malolo.	Central Government Tabora Municipal Council and Development Partners	Central Government Tabora Municipal Council
10.	Establishment and construction of a proposed ring roads: <ul style="list-style-type: none"> i. Identification and confirmation of proposed road alignment; ii. Carry out feasibility study for road construction works; iii. Upgrading of some Existing District Distributor to Primary Distributor road; and iv. Construction and improvement of some part of proposed ring road. 	Kipalapala – Inala, Inala – Manoleo, Manoleo – Itaga ring roads.	Tabora Municipal Council, TARURA and Central Government	TARURA and Tabora Municipal Council
11.	Extension of Water supply project in the municipality (Extension of Lake Victoria water supply).	All Municipal wards.	Central Government and Grant from India	Tabora Municipal Council, TUWASA, Central Government
12.	Construction of oxidation ponds/lagoons	Malolo ward.	TUWASA, Central Government	Tabora Municipal Council,

	Land acquisition Construction works			TUWASA, Central Government
13.	Construction of sewerage system at Zone I	Gongoni, Kanyenye, Ng'ambo, Kidongo Chekundu, Chemchem, Mbugani, Mwinyi, Tambukareli, Malolo, and Part of Itetemia and Ntalikwa wards.	TUWASA, Central Government	Tabora Municipal Council, TUWASA, Central Government
14.	Regularization of unplanned settlements	Mbugani, Tambukareli, Kiloleni, Malolo and Mtendeni wards.	Tabora Municipal Council, Private sectors and Communities.	
15.	Land acquisition, planning and survey of new-planned residential, commercial and commercial/residential areas.	Ndevelwa, Ifucha, Itonjanda, Uyui, Mtendeni.	Tabora Municipal Council, PPP and Private sectors.	Tabora Municipal Council, Private sectors and Communities.
16.	Surveying of approved twenty (20) detailed layout plans: i. To review approved Detailed Planning Schemes'; ii. Land acquisition (land valuation and compensations); iii. Carry out cadastral survey and allocation of plots; and iv. Preparation and issuing of Title Deeds.	Ipuli, Mtendeni, Mpera, Mbugani, Mwinyi, KidongocheKundu and Nga'mbo wards.	Tabora Municipal Council and Community participation.	Tabora Municipal Council and Privates sectors.
17.	Construction of Municipal Hall (Main Office)	Cheyo ward along Boma road.	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government
18.	Construction of District Hospital	Uledi area – Mpera ward.	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government
19.	Construction of one (1) Health centre	Kalunde ward.	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government
20.	Construction of six (6) new dispensaries	Mbugani (1), Mwinyi (1), Tambukareli (1), Ipuli (1), Tumbi (1) and Misha (1).	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government
21.	Construction of three (3) primary schools	Isevyu, KidongocheKundu and ng'ambo each ward one school	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
22.	Construction of sixteen (16) new Secondary school	Kanyenye (1), Gongoni (1), Mbugani (1), Mwinyi (1), Chemchem (1), Isevyu (1), Mtendeni (1), Cheyo (1), Malolo (1), Kakola (1), Uyui (1), Ndevelwa (1), Tumbi (1), Kalunde (1), Misha (1) and Kabila (1).	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
23.	Extension of runway at existing airport (600M)	Itetemia and Kitete wards.	Central Government and Tanzania Aviation Authority	Central Government and Tanzania Aviation Authority
24.	Construction of cattle Auction Market (Mnada).	Itetemia ward.	Tabora Municipal Council and Private sector	Tabora Municipal Council and Private sector
25.	Land acquisition for EPZ and SEZ development: i. Land acquisition (valuation and compensation); ii. Advertisement within and outside Tabora municipality to attract investors; and iii. Development of Industrial Parks, Technological or Scientific Parks.	Cheyo, Ndevelwa and Itonjanda wards.	Central government, Tabora Municipal Council, Private sectors and EPZ.	Central government, Tabora Municipal Council, Private sectors and EPZ.
26.	Central Area Redevelopment Plan i. Preparation of Central Area Redevelopment plan; ii. Gazettement of the proposed redevelopment plan; and iii. Supervision of the implementation in accordance to approved land use plan.	Central Area wards.	Central government, Tabora Municipal Council and Private sectors	Central government, Tabora Municipal Council and Private sectors
27.	Establishment of sanitary landfill: i. Land acquisition by paying compensation; and	Itetemia and Kalunde wards.	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government

ii. Carry out earth works.

Master Plan Projects Phase Two (2020-2025)

S/No.	PROJECT NAME	LOCATION	SOURCES FUNDS	ACTORS
1.	Establishment of proposed Three Satellite Centers: i. Land acquisition, planning and surveying of the new sub centers; ii. Provision of community facilities and public utilities; iii. Improvement of existing social services and infrastructure facilities; and iv. Preparation of detail layout plans for scattered settlements.	Satellite centers of Kipalapala, Itaga and Kalunde.	Tabora Municipal Council, Central Government, Private sector	Tabora Municipal Council, Central Government, Private sector and Utility Agencies
2.	Construction of Referral Hospital	Misha ward.	Tabora Municipal Council, Central Government and Development Partners	Tabora Municipal Council, Central Government and Development Partners
3.	Establishment of Commercial malls;	Central Area wards.	Private sectors.	Private sectors and Tabora Municipal Council.
4.	Electricity power supply enhancement in the municipality: i. Expansion and rehabilitation of electricity supply and distribution network; ii. Establishment and construction of power substation; and iii. Promote and facilitate Government initiatives to supply electricity in peri urban area of the town (REA ongoing project).	All wards in the municipality.	TANESCO	Tabora Municipal Council and TANESCO
5.	Land Bank development for the Municipal Council	Peri –urban wards.	Tabora Municipal Council and Central Government.	Tabora Municipal Council, and Central Government
6.	Establishment and construction of a proposed ring roads: i. Identification and confirmation of proposed road alignment; ii. Carry out feasibility study for road construction works; iii. Upgrading of some Existing District Distributor to Primary Distributor road; and iv. Construction and improvement of some part of proposed ring road.	Itaga – Kalunde, Kalunde – Tumbi and Tumbi – Kipalapala ring road.	Tabora Municipal Council, TARURA and Central Government	Tabora Municipal Council, TARURA and Central Government
7.	Construction of Universities.	Maili tano area in Ipuli ward and Mbilani area in Kidongo chekundu ward.	Private sector, Tabora Municipal Council PPP	Private sector, Tabora Municipal Council PPP
8.	Construction of Open channel drainage	Kiloleni, Isevyia, Mpera, Masimba Itetemia ward to River Wala.	Central Government Tabora Municipal Council and Development Partners	Central Government and Tabora Municipal Council
9.	Construction of oxidation pond/lagoon at Masimba	Masimba area Itetemia ward.	TUWASA, Central Government	TUWASA, Central Government and Tabora Municipal Council
10.	Construction of sewerage system Zone II	Isevyia, Ipuli, Mtendeni, Uyui, Mpera, Ndevelwa and Itetemia wards.	TUWASA, Central Government	TUWASA, Central Government and Tabora Municipal Council
11.	Construction of five (5) new primary schools.	Ipuli, Mpera, Gongoni, Mbugani and Isevyia wards one school each.	Tabora Municipal council, Central Government, Private sector and	Tabora Municipal council, Central Government, Private sector and

			Communities	Communities
12.	Establishment and construction of two (2) Health Center	Ikomwa and Itonjanda wards.	Tabora Municipal Council, Central Government and Development Partners	. Tabora Municipal Council, Central Government and Development Partners
13.	Construction of nine (9) new dispensaries.	Chemchem (1), Mtendeni (1), Isevyu (1), Ipuli (1), Mpela (1), Kitete (1), Kidongochekundu (1), Ng'ambo (1) and Kabila (1).	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
14.	Extension of runway at existing airport (600M)	Itetemia and Kitete wards	Central Government and Tanzania Aviation Authority	Central Government and Tanzania Aviation Authority
15.	Establishment of sanitary landfill: i. Land acquisition by paying compensation; and ii. Carry out earth works.	Malolo and Ifucha	Tabora Municipal Council and Central Government	Tabora Municipal Council and Central Government
16.	Construction of thirteen (13) new secondary schools	Mbugani (1), Tambukareli (1), Kiloleni (1), Mapambano (1), Isevyu (1), Ipuli (1), Mpera (1), Cheyo (1), Kitete (1), Kidongochekundu (1), Nga'mbo (1), Ikomwa (1) and Ifucha (1).	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
17.	Construction of Abattoir	Itetemia ward	Tabora Municipal Council, Private sector	Tabora Municipal Council, Private sector
18.	Land acquisition, planning and survey of a new planned areas	Ntalikwa, Itetemia, Kalunde, Misha	Tabora Municipal Council, Private sector and Communities	Tabora Municipal Council, Private sector and Communities
19.	Upgrading of Tabora – Ulyankulu road to tarmac level	Mbugani, Kalunde wards	TANROAD, Central Government	TANROAD and Tabora Municipal Council

Table 12.3: Master Plan Projects Phase Three (2025- 2030)

S/No.	PROJECT NAME	LOCATION	SOURCES FUNDS	ACTORS
1.	Establishment of service and light industries: i. Land acquisition, planning/designing, surveying and servicing; ii. Promotion and marketing of industrial plots; and iii. Construction of industries.	Satellite centres of Tumbi, Itonjanda , Kalunde, Kabila and Uyui	Private sectors, Tabora Municipal Council and Central Government	Private sectors, Tabora Municipal Council and Central Government
2.	Construction of Standard Gage Railway line	Ndevelwa, Cheyo Isevy, Gongoni Tambukareli, Mbugani, Malolo and Tumbi wards	Central Government and TRC	Central Government and TRC
3.	Land acquisition, planning and survey of a new planned areas	Uyui , Itonjanda, Kakola, Kabila, Ikomwa, Ntalikwa	Tabora Municipal Council, Private sector and Communities	Tabora Municipal Council, Private sector and Communities
4.	Construction of Housing Estate	Itetemia	NHC and Central Government	NHC and Tabora Municipal Council.
5.	Construction of five (5) new primary schools.	Gongoni, Mbugani, Isevy, Malolo and Kabila wards	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
6.	Construction of Railway Training Collage	Cheyo ward	Central Government and TRC	Central Government and TRC
7.	Construction of one new District Hospital.	Uyui ward	Tabora Municipal Council, PPP, Private sectors and Development Partners.	Tabora Municipal Council, PPP, Private sectors and Development Partners.
8.	Construction of two (2) Health centres	Kakola and Kiloleni wards	Tabora Municipal Council, PPP, Private sectors and Development Partners.	Tabora Municipal Council, PPP, Private sectors and Development Partners.
9.	Construction of twenty (20) secondary schools	Kanyenye (1), Gongoni (1), Mbugani (1), Mwinyi (1), Chemchem (1), Isevy (1), Ipuli (1), Mpera (1), Kitete (1), Cheyo (1), Malolo (1), Kidongochekundu (1), Ng'ambo (1), Uyui (1), Itonjanda (1), Ndevelwa (1), Itetemia (1), Tumbi (1), Kalunde (1), Misha (1) and Ntalikwa (1).	Tabora Municipal Council, PPP, Private sectors and Development Partners.	Tabora Municipal Council, PPP, Private sectors and Development Partners.
10.	Construction of Sport grounds and Amusement Parks	Ndevelwa, Kalunde and Misha wards	Tabora Municipal Council and Development Partners	Tabora Municipal Council and Development Partners

Table 12.4: Master Plan Projects Phase Four (2030- 2035)

S/No.	PROJECT NAME	LOCATION	SOURCES FUNDS	ACTORS
1.	Construction of Standard Gage Railway line	Ndevelwa, Cheyo Isevy, Gongoni Tambukareli, Mbugani, Malolo and Tumbi wards	Central Government and TRC	Central Government and TRC
2.	Construction of twenty (20) new dispensaries.	Kanyenye (1), Gongoni (1), Mbugani (1), Mwinyi (1), Chemchem (1), Isevy (1), Ipuli (1), Mpera (1), Kitete (1), Cheyo (1), Malolo (1), Kidongochekundu (1), Ng’ambo (1), Uyui (1), Itonjanda (1), Ndevelwa (1), Itetemia (1), Tumbi (1), Kalunde (1), Misha (1) and Ntalikwa (1).	Tabora Municipal Council, PPP, Private sectors and Development Partners.	. Tabora Municipal Council, PPP, Private sectors and Development Partners.
3.	Construction of one new District Hospital.	Ndevelwa ward.	Tabora Municipal Council, PPP, Private sectors and Development Partners.	Tabora Municipal Council, PPP, Private sectors and Development Partners
4.	Construction of two (2) new Health centers	Mpera and Tambukareli wards	Tabora Municipal Council, PPP, Private sectors and Development Partners.	Tabora Municipal Council, PPP, Private sectors and Development Partners.
5.	Construction of five (5) new primary schools.	Gongoni, Mbugani, Isevy, Malolo and Kabila wards	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities
6.	Construction of twenty new secondary schools.	Kanyenye (1), Gongoni (1), Mbugani (2), Mwinyi (1), Chemchem (1), Isevy (1), Ipuli (1), Mpera (1), Tambukareli (1), Kiloleni (1), Mapambano (1), Mtendeni (1), Cheyo (1), Malolo (1), Kidongochekundu (1), Ng’ambo (1), Uyui (1), Ndevelwa (1), Kalunde (1), Kabila (1) and Ikomwa (1).	Tabora Municipal council, Central Government, Private sector and Communities	Tabora Municipal council, Central Government, Private sector and Communities

1.74 IMPLEMENTATION STRATEGIES

12.1.5 Introduction

Implementation strategies, monitoring modalities and review have been developed on the basis of anticipated availability of resources: financial, human and technological, since implementation of projects will hinge on these factors. Therefore, resource analysis is crucial if realistic implementation strategies are to be developed.

12.1.6 Financing Strategies

In order for Tabora Master Plan to be implemented effectively, mobilization of financial resources is paramount. The Municipal Council relies on three main sources of revenue to finance its recurrent and public investment expenditures; its own source revenue, central Government subsidy and foreign assistance. According to the statistics from the Ministry of Finance, 2010 it is evidenced that despite the increase in the overall budget, there is an alarming trend in the growing resources gap between revenue and expenditure, implying that expenditure has been growing at a faster rate than the available resources.

Further analysis of the Municipal Budget in the last five years reveals that the growth of development expenditure has been slow compared to the growth of recurrent expenditure, suggesting that little has been reinvested to augment domestic capacity to finance expenditure and self-sustaining growth. Experience over time has revealed that a central government subsidy to local authorities has been unrealisable and unpredictable. Over the last five years Government subsidies inflows/ releases have averaged only 40 – 45 percent of the approved budget pledges.

It is essential, therefore, that a more reliable source to sustainably finance development has to be own source revenue hence own source revenue has to be explored extensively. This means being more innovative in maximising on own revenue sources and searching for new sources. Some of the sources which are proposed to anchor master plan financing are discussed below.

12.1.7 Conventional/Traditional Sources

All conventional means of financial resource mobilization, such as tax collection, non-tax revenue, foreign grants and concessional loans need to be strengthened to maximize revenue collection in order to finance the master plan. There is a significant part of the urban economy, which is informal and hence operates outside the tax net. Therefore, there is scope for increasing tax collection by bringing in the informal sector and taxing incomes that are not channelled through the payroll. The objective should be to expand the tax base and at the same time improve the management of tax collection processes in order to ensure that loopholes for tax evasion are minimised.

12.1.8 Road Fund

The Road fund was introduced in 1992 through a fuel levy and has become one of the primary sources for financing road projects in the country. The fund is legally established specifically for maintaining

roads in the country. The fund in Tabora region is used to meet maintenance costs for regional core roads as well as to fund the rehabilitation and maintenance of district and urban roads.

The legal provisions establishing the fund constraint its maximization of opportunities available to use this reliable source of revenue for more creative financing of the roads physical infrastructure for example through debentures. The Road Fund Act, 1992 must be revisited to expand its use for additional recurrent and development financing. The strategy should be to enhance the fund to allow its use as collateral in borrowing from domestic financial institutions with the loans being used to speed up construction of roads and to ensure timely maintenance of roads.

12.1.9 Public Private Partnership (PPP) Arrangements

The Government recognizes the fundamental role the private sector plays in economic development hence enacted the PPP Act, 2010. The Act provides for institutional frameworks for the implementation of public private agreements between public and private sector entities being solicited or unsolicited. PPP arrangements provide a better means of sharing benefits and risks associated with infrastructure projects between the public and the private sector. The plan strongly recommends the private sector to play a major role in development financing for the implementation of the master plan. The Municipal Council will have to develop comprehensive incentives to encourage increased private sector participation in development and financing, construction and management of infrastructure assets. The principles that underlie public-private partnership such as affordability, cost effectiveness, value for money, transparency and risk management must be promoted.

Financial measures can also be deployed to extract community benefits from a development. In large developments, private developers could be requested to provide certain public facilities such as water, buildings for schools, community centres and health facilities. These are variously called development exactions, developers contributions, planning gain, betterment and value capture. However, if the negotiation process is transparent and the beneficiaries known developers will accept planning authority's demands. The Municipal Council requires personnel with a grasp of development situations and who are skilled in negotiating for the public realm. Another alternative tool is in the form a standard payment related to the size and scale of development project such as property tax or capital gain tax.

Thus, given the right governance context, developer contributions are a useful way to address the externalities that arise from particular developments.

12.1.10 Public Private Partnership Modalities

The Public Private Partnership Act, 2010, provides that Government Institutions and private investors may jointly finance, implement and/or operate a project through various modalities of the PPP. These may include:

- i. Finance, Build and Transfer (FBT); whereby a strategic investor finances and implement the project and transfer it to the Government, which in turn, repays the loan to the investor;
- ii. Build, Operate and Transfer (BOT); whereby a strategic investor finances, implements, operates and transfer the project to the Government;

- iii. Design, Build, Operate and Transfer (DBOT); whereby a private firm is hired to design, build, operate and transfer a selected project to the Government; and
- iv. Finance, design, build, operate and maintain (FDBOM) In this model, the Government grants right to finance, design, build, operate and maintain a project to a private entity, which retains ownership of the project.

12.1.11 Project Financing

This is the most common, and often most efficient, financing arrangements for PPP projects. It is also known as “limited recourse” or “non-recourse” financing. This mode of PPP financing normally takes the form of limited recourse lending to a specially created project company (Special Purpose Vehicle or “SPV”) which has the right to carry out the construction and operation of the project. It is typically used in the construction of new buildings or extensive refurbishment situation where the SPV has no existing business.

The SPV will depend on revenue streams from the contractual arrangements and/ or from tariffs from end users, which will only commence once construction has been completed and the project is in operation. It is therefore a risky enterprise and before they agree to provide financing to the project the lenders will want to carry out extensive due diligence on the potential viability of the project and a detailed review of whether project risk allocation protects the project company sufficiently - verifying the project’s “bankability”

12.1.12 Corporate Financing

This is also known as on-balance sheet financing whereby the private operator accepts to finance some of the capital investment for the project and decide to fund the project through corporate financing – (getting finance for the project based on the balance sheet of the private operator rather than the project itself).

This is typical when the private operator is large and capable to fund the project from its own balance sheet. In addition to that, it is a common mechanism for smaller projects in which the private operator is able to absorb the funding costs. This mode may be used in the case of Master Developer concept whereby a private investor is engaged at planning, designing and funding of the project.

12.1.13 External Sources

Concessional sources; these are multilateral and bilateral sources from which Tabora Municipal Council might fund different projects. Some of the projects might be in form of General Budget Support and others are under Donor Funded Projects. The Municipal Council in collaboration with the sector ministry should look for development partners through International Agreements such as Millennium Cities Initiative and should forge friendship with other cities to solicit for investment funds. This process should be done carefully since it is known that foreign donor financing is often tied with stringent conditions and disbursements are not predictable.

It should also be remembered that global economic crisis will adversely affect economic growth, employment, foreign direct investments (FDI), international aid and development programmes in the municipality. To cushion the municipality from these effects it is proposed that the municipality reinforces partnerships with civil society and private sector actors on urban development. Modalities of PPP and master developer concepts should be effectively employed.

12.1.14 Implementation Role of the Private Sector

Participation of the private sector is fundamental to the successful implementation of the master plan. This is in recognition of the policy decision recognizing the private sector as the true engine of growth and the facilitative role of the public sector. It is therefore important for the Municipal Council to improve the business environment to be able to attract both local and foreign investments, and thereby create job opportunities. It is important that the Municipal Council put into operation the Public Private Partnership (PPP) policy and associated legislation. As explained in the PPP Act 2010, the role of the private sector for the successful implementation of PPP projects will be:

- i. Carry-out feasibility studies;
- ii. Mobilize resources;
- iii. Risk sharing;
- iv. Monitoring and evaluation; and
- v. Provide technical expertise and managerial skills.

For this to work deliberate efforts will be needed on the part of the Municipal Council to facilitate and support the private sector to grow and flourish. Some of the important interventions include promotion of financial institutions such as the Tanzania Investment Bank and the establishment of the Agricultural Development Bank to offer long-term finance. Similarly, promotion of Community Banks and Rural Finance Institutions.

The implementation must be underpinned by the current thrust of macroeconomic policy framework, which prioritizes efficiency and effectiveness in public service delivery to achieve results as well as transparency and accountability in the use of available resources. Invariably, measures need to be undertaken to ensure these policies are entrenched and institutionalized across all levels of implementation. To this effect, a well-coordinated system for tracking, evaluation and feedback on implementation of the plan and results will have to be established. Capacity building for monitoring and evaluation need to be undertaken in all departments of the Municipal Council and all implementing agencies beyond the public service system. It is important that all implementing agencies are competent in tracking, evaluating and reporting progress adequately and timely. Consequently, a participatory approach that entails the involvement of all key stakeholders will have to be adopted. This will enable all actors to fully internalise and own the system as well as use the results to inform further actions. On this basis the following consultative forums are recommended: - (i) Annual Sector Performance Review (ii) Mid-term Plan Review and (iii) Final Plan Evaluation.

12.1.15 Financial Inclusion

Social exclusion in Tabora Municipality is connected to the degree of financial exclusion from banking services provided by formal financial institutions. Financial inclusion requires that lending institutions refine their understanding of individual, household and collective assets of the low-income earners, and adapt the lending process cycle (targeting, screening and analysing loan requests, and recovering loans) to the incremental way in which the poor build their homes over a relatively long period of time. Difficulties in accessing finance for housing is associated with lack of solid collateral on the part of the urban poor, and their lack of stable income. These difficulties have led to the formation of micro-finance organizations.

The housing lending system should use the concept of incremental and gradual housing solutions compatible with the low-income families' capacities for savings, loan repayments and in-kind, monetary and labour contributions. The flexibility in the type of collateral will allow the inclusion of low-income households.

12.1.16 The Cost of Financial Exclusion for Banks

Can commercial banks afford to ignore 65-80 percent of the population. Low-income earners in Tabora Municipality are good savers and credit worthy. The high rate of home ownership among low income and unbanked individuals suggest a strong capacity to save and to manage assets i.e buildings. This suggests that a lot of money is held by small businessman and low income earners outside of the formal banking system. Most of the families do not rely on banks for financing but, rather, on family and self-financing. The commercial banks are missing a significant business opportunity if they continue to ignore this market segment. Reasons for financial exclusion includes:

High initial deposits, minimum balances and documentation requirements;

- i. High maintenance costs for savings;
- ii. Low interest rates on deposits;
- iii. The cost of making payments;
- iv. The costs of saving;
- v. The costs of sending and receiving money and
- vi. The costs of borrowing

The underdeveloped financial sector in the municipality can limit economic growth and poverty alleviation by increasing costs for families who are already in the lower-income brackets.

What is required are programmes that are developed to support the gradual process of construction, extensions and upgrading dwellings undertaken by many families. The programmes can take advantage of the potential to mobilize the efforts and savings of poor households, supporting them with goods and services that significantly reduce the time taken up by the incremental construction process, at the same time improving the quality of the homes.

An essential requirement of facilitating incremental building of homes is to fully incorporate into the design its process- based nature. This is a process that lasts for many years and in many cases 5 – 10

years. Many families work on the construction, improvement and extension of their homes throughout an entire family cycle first to obtain the minimum standard in size and quality, and later on to accommodate changes in family structure or to get more income from their investment in the house. A notable characteristic of this process is the long wait endured by families in obtaining a house. The second characteristic is the small annual increment made in each case depending on the financing capacities of the families, through either savings, micro-loans or self-help.

12.1.17 Phases of the Incremental Process

It is possible to distinguish three main phases of incremental housing construction, access to land for residential use, the construction of a basic habitable nucleus, and the incremental improvement of the dwelling. In each of these three phases, there are opportunities for public intervention to create a more efficient and equitable process. The first step is for the municipality to assist the families to obtain access to suitable land for residential use. This will make it possible for families to construct the dwelling and access services and employment opportunities within the municipality. Secure land tenure will motivate families to invest in improvements and in upgrading their neighbourhoods. Access to low-cost land is essential in making the overall process viable. Government intervention is the most effective way to stimulate the supply of low-cost land to meet the needs of low-income earners.

The second phase is the construction of a basic housing nucleus. The materials used and technology used in constructing the homes have a significant impact on the viability and costs of the incremental process. House builders should be encouraged to use soil cement interlocking blocks due to their low cost and the ease of construction using such materials. Technical assistance is crucial in the initial phase to determine the design, which allows expansion options in terms of size and quality. The use of rationalized housing prototypes, with plans, technical specifications, lists of materials and instructions for execution will help the beneficiaries in securing certification of the house by the municipality. Other measures that might help the incremental housing construction process include the use of industrial pre-assembled components, which would reduce the need to use specialized labour, as well as shorten the overall period of the process. Research on the effectiveness of these components needs to be undertaken by universities and research centres/institutions.

The third phase is the incremental improvement of the houses. Microcredit for home improvement and expansion is powerful tool to accelerate the incremental construction process and enhance the overall housing quality. Sustained technical support is critical during this stage to improve the quality of construction in terms of adequate levels of light, ventilation and privacy.

Developing and incorporating housing policies programmes that support incremental homebuilders can help the Municipality reach the goal of providing all households with suitable houses. This is facilitated when the local authority and communities value the ways in which the majority of the population build and improve their homes, since it solves the household's urgent need for minimum shelter.

12.1.18 Financial Sector Improvement

- i. The plan recommends that financing improvements be emphasised on corporate governance issues, including enhancing transparency and accountability, improved information and disclosures, investor education, better accounting and auditing standards that will make the Municipal Council get a clean certificate from the Auditor General;
- ii. Reduce and streamline current expenditure;
- iii. Efficient public financial management is an avenue to save public funds through the elimination of inefficiencies attached to infrastructure maintenance. Lack of timely proper maintenance of infrastructure will require additional rehabilitation expenses. This could be avoided with timely preventive maintenance;
- iv. Inefficiencies in tax administration causing under collection of revenue and overstaffing costs must be checked;
- v. Municipal financial management could further be improved by increased financial transparency by enhancing civil society participation in budgetary process; and
- vi. Enabling financial policies.

1.75 HUMAN RESOURCES STRATEGIES

The implementation of the plan will depend on the human resources available in the municipality. The responsibility for service delivery has been transferred from central to local Governments (LG's). The Urban Planning Act, 2007 and the National Environment Act, 2004 devolved planning and environmental issues to LG's. It is in this context that the master plan has to look into the appropriate strategies to build up capacities of Tabora Municipal Council amongst others in planning, environmental, social screening, assessment and management of its programs. To ensure that the master plan is implemented in an environmentally and socially sustainable manner governance issues will have to be addressed. Capacity building program will have to be designed to ensure participation of the communities in the formulation of the programs and projects. Tabora Municipal Council should have the capacity to effectively and efficiently:

- i. Prepare their own detailed plans;
- ii. Prepare, approve and implement their own development plans based on locally determined priorities;
- iii. Prepare approve and implement their own budgets;
- iv. Raise and utilize their own resources according to their own priorities;
- v. Manage their own payrolls and personnel system; and
- vi. Formulate rolling development plans.

12.1.19 Human Capital

Undertaking the coordinative and integrative work that is at the heart of effective urban planning is a complex task, demanding considerable expertise. Tabora Municipal Council as many other local authorities in Tanzania lack adequate trained personnel with necessary knowledge and expertise for effective urban planning. It is proposed that due to lack of in house skills the municipality might resort to outsourcing some of the complex issues to local consultants and practitioners at the same time building in house capacities.

12.1.20 Stakeholders

If urban planning is to be inclusive, it is paramount that wider groups of stakeholders are identified and engaged in decision-making processes. The preparation of Tabora master plan has gone through this process successfully by engaging wide range of stakeholders, which may be categorised as follows:

- i. Those whose interests are affected by urban planning processes (i.e households, businesses, community associations and land owners);
- ii. Those who control relevant implementation interests (i.e politicians, major investors and implementation agencies drawn from a variety of governmental, non-governmental and private sector organizations;
- iii. Those who posse's relevant information and expertise needed for dealing with the wide spectrum of issues to be addressed and the variety of instruments to be applied (i.e NGO's, business organizations, academics and other experts); and
- iv. In the implementation of the master plan, this resource has to be upheld.

1.76 SOCIAL PROTECTION STRATEGIES

The following social protection strategies are recommended:

- i. Co-ordination of multi-sectoral social protection response to the needs of economically deprived and insecure groups;
- ii. Integration of child protection into national ministerial and local programs;
- iii. Sensitization of decision makers and communities to have a positive understanding of issues concerning violence and abuse against children;
- iv. Identification of gaps in the legislation, regulations and guidelines to protect children and women from abuse, violence and exploitation;
- v. Enforcement agencies to produce, utilize and report disaggregated data on violence, abuse, trafficking and exploitation of women and children;
- vi. Enhance the security of funds as well as accountability and transparency; and
- vii. Enlarge space for membership in social security funds.

12.1.21 Youth Development

An important demographic trend in Tabora municipality is the high proportion of young people (aged 15 – 30) relative to adult population. While the youth can form the most energetic and innovative segment of the population, if unemployed, they can be a source of social disruption. In planning for the youth population, the Master Plan proposes the improvement of; education and training facilities, sport and recreational investments and employment opportunities. The proposed education facilities include vocational training institutions, playgrounds and sports facilities to be provided at the neighbourhood level and municipal level.

12.1.22 People with Special Needs

People with special needs are often excluded from mainstream activities. There must be a clear, known policy for creating an enabling environment for people with special needs to earn a decent living. The policy must include provision for the right kind of special education which will impact skills so that they

can gainfully involve themselves in either distribution or production of goods and service. One such skill is entrepreneurship, which once acquired can enable someone to successfully compete with others.

The Municipal Council should initiate community-based rehabilitation by people with special needs through the organization of apprenticeships with local artisans and craftsman in their home areas. Another strategy is the emphasis on vocation training. Qualified individuals could be given job placement and technical support aimed at integrating them into the work place. People with special needs include disabled, children living in extreme poverty, elderly and those with complex disorders.

12.1.23 People's Participation

The master plan is hinged on the principle that every Tanzania has the duty and responsibility to play a part in the development of the country. In this regard, it will be important to build a culture and attitude of “we can do” and move out of the now entrenched dependency mindset. Over dependency on both the central government and donors is unsustainable. The master plan therefore advocates for:

- i. Popularizing local aspirations articulated in the vision and mission of the master plan;
- ii. Enhancing entrepreneurship; and
- iii. Targeted support for disadvantaged and most vulnerable groups in the society.

1.77 ENVIRONMENTAL MANAGEMENT STRATEGIES

Tabora municipality should be environmentally safe, socially inclusive and economically productive. Achieving these goals entails careful balancing of environmental management objectives against built environment in order to meet basic human needs. This call for:

- i. Minimization of the use of non-renewable resources;
- ii. Sustainable use of renewable resources; and
- iii. Absorptive capacity of local waste absorption limits.

12.1.24 Development of Renewable Energy

There are significant opportunities to harness solar and wind power in Tabora municipality. The Municipal Council should create infrastructure needed to support solar and wind power at the scale required to help power the municipality.

The shift in the direction to the renewable energy can occur through actions such as demonstration of solar or low energy homes. These homes are created to show architects, developers and citizens that green can be appealing; procurement actions that source regionally produced wind and other renewable energy to power municipal lights and buildings, and green building standards and requirements for all new public as well as private buildings along with incentives (financial and materials).

The plan proposes the use of distributed water system approach called “water sensitive urban design” it includes using the complete water cycle (i.e using rain and local water resources such as groundwater to feed into the system and then to recycle “grey” water locally and ‘black’ water regionally, thus ensuring that there are significant reductions in water used). Grey water recycling can similarly be used to irrigate green parks and garden, and regional black water recycling can be tied into regional ecosystems.

Decentralized energy production system offer a number of benefits, including energy saving, given the ability to better control production, lessen vulnerability and achieve greater resilience in the face of natural and human made disaster.

12.1.25 Water Conservation

A variety of instruments can be used to promote water conservation and manage water demand many of which are technical such as requiring the installation of low-volume flush toilets. Others are operational, including the effective management and reduction of leaks and breaks in the distribution system. The other option is setting appropriate prices, as this reduces consumption while also communicating the cost of services directly to their users. In this context, tariff regulations are one instrument that can be used to achieve more sustainable water use.

The introduction of “stopped tariffs” whereby high volume users cross – subsidize low-volume users could encourage water conservation.

12.1.26 Climate Change

In responding to impacts of climate change, the municipality need to take action of two kinds, mitigation and adaptation. Mitigation consists of measures and policies designed to reduce the emission of green house gases. Adaptation pertains to activities aimed at reducing the vulnerability or strengthening the resilience of the municipality to the effects of climate change. Mitigation includes a shift to public transport-based movement and planning for more efficient, compact and mixed use city forms. Adaptive measures in the plan include upgrading vulnerable settlements improving drainage, infrastructure systems and preventing new developments in areas likely to be affected by floods.

12.1.27 Natural and Human Disaster

Flooding, drought, and earthquakes are the most frequent natural disasters in Tabora Municipality resulting in the highest mortality. They cause the greatest economic loss to many people. Food insecurity resulting from drought can affect urban dwellers indirectly through price fluctuations and the in migration of residents from rural areas. Tabora as many other local authorities do not have the necessary infrastructure and preparedness to withstand the effects of extreme weather conditions. Planning for risk management entails partnerships between Tabora Municipal Council, community groups and the private sector. Familiar planning tools such as Geographical Information System (GIS), information and education programmes are essential to mainstreaming risk reduction.

12.1.28 Building Codes and Disaster Resistant Construction

Tanzania established its building codes in the Regulations of the Local Government Act, 1982, after the revocation of Cap.101, which was considered to be outdated. The role of the building codes is to ensure safety standards in components of the built environment. The aim of the building codes is to ensure that construction meets a minimum standard of disaster resilience. However, in some cases, the codes have not been as appropriate as they should be. In order to be effective, the building codes should meet the following criteria specified by the United Nations International Strategy for Disaster Reduction:

- i. Realistic, economic, environmental and technological;
- ii. Relevant to current building practice and technology;

- iii. Updated regularly in light of developments in knowledge;
- iv. Understood fully and accepted by interest groups;
- v. Enforceable in order to avoid the legislative system being ignored or falling in disrepute;
- vi. Adhered to, with laws and controls based more on a system of incentives rather than punishments; and
- vii. Integrated fully within a legal system that takes account of potential conflicts between the different levels of administration.

A major challenge that Tabora Municipal Council is likely to face is enforcing adherence to building codes. Failure to comply with codes is a major cause of vulnerability in buildings. Too often, perverse incentives are more attractive to administrators, architects, builders, contractors and even house owners to circumvent construction standards. The potential for regulation of building codes to be undertaken by the private sector could be explored. While it might be cost efficient for the private sector to undertake site inspections, it is unclear if it would be any less open to the perverse incentives that distort public sector inspection and enforcement.

12.1.29 Urban Safety

Urban safety strategies of the municipality might include:

- i. Human surveillance of public spaces and parks should be promoted so that they are well lit and well integrated with other activity generating uses;
- ii. Large mono-functional areas such as open space, parking and industrial areas are likely to be deserted at certain times, and hence unsafe. CCTV surveillance and patrols by communities should improve the safety of such areas;
- iii. High blank walls and buildings without active street frontage can encourage crime. It is recommended that street frontage walls should not be higher than 1.5 metres, above which should be open to create a good street vista; and
- iv. Planning for mixed use and activity in public places; access to help, cleaning and removal of waste, management of markets and public ways, and urban renewal schemes can contribute to urban safety by reducing crimes.

1.78 LOCAL ECONOMIC DEVELOPMENT STRATEGIES

Local economic development is a community empowering participatory process in which local Governments, local communities, civil society as well as the private and public sectors work together to stimulate and improve the local economy of the municipality. Local economic development seeks to enhance economic competitiveness, to increase sustainable growth, to ensure that growth is inclusive, and to produce tangible benefits for participating local communities. Besides stimulating economic growth and creating employment, a key component of local economic development is poverty reduction. One of the objectives of Tabora master plan is to create an enabling condition for employment to thrive by adopting more flexible land use management systems that allow for mixed land uses, as opposed to mono-functional zoning that seeks to segregate different activities. The plan allows income generating or economic activities to take place within residential areas and other favourably located sites.

12.1.30 Poverty Reduction

The fight against poverty is a long standing agenda in the history of Tanzania since independence. Various initiatives and strategies were designed to eradicate poverty and increase economic growth:

- i. The National Poverty Eradication Strategy, 1998;
- ii. The Tanzania Development Vision 2015 designed in 1999;
- iii. Poverty Reduction Strategy paper, 2000; and
- iv. National Strategy for Growth and Reduction of poverty (MKUKUTA).

MKUKUTA generated a strong agenda aiming at sustaining broad based growth whilst emphasizing equity and good governance. According to the statistics produced by the National Bureau of Statistics Tanzania has successfully managed to reduce poverty among Tanzanians. Incidence of Basic Needs Poverty has declined from 34.4 percent in 2007 to 28.2 percent in 2011/12. Likewise, food poverty has declined from 11.8 percent in 2007 to 9.7 percent 2011/12, lower than the targeted 12.5. Gini Coefficient stands at 0.34, a slight fall in poverty inequality compared to 0.37 in 2007. MKUKUTA is one of the strategies for poverty reduction, which should be strengthened at regional and municipal levels.

12.1.31 Food Security

Tabora master plan is designed in such a way that it allows urban agriculture to be practised in the rural wards and in the peri-urban wards. Urban agriculture is an accepted element of the urban open space system and local fresh food markets are proposed to be located in the six satellite centres.

1.79 INDUSTRIAL DEVELOPMENT STRATEGIES

12.1.32 Resource Mobilization

A critical issue in effective urban planning is to relate strategies, policies and specific proposals to the resources that could achieve them. A set of fiscal measures are deployed to make resources available for the implementation of Tabora master plan. They include incentives offered by Export Processing Zone Authority (EPZA), Tanzania Investment Centre (TIC), Public Private Partnership Act, and Special Economic Zones (SEZ).

Heavy and medium industries in Tabora are proposed to be located in the Export Processing Zone (EPZ) and in the Special Economic Zone (SEZ). An area equivalent to 500 hectares at Ndevelwa is proposed to accommodate industrial parks, technological parks, and Logistic centres under the Processing Zones Authority. The authority is an autonomous government agency established in 2006 by the EPZ Act. The authority has been granted mandate to supervise the SEZ program. EPZA objectives among others include attracting and promoting investments for industrialization through EPZ and SEZ schemes and programmes. The authority promotes export oriented manufacturing investments within designated zones aimed at attracting international competitiveness for export-led economic growth. The Special Economic Zones Program was established in 2006 following the enactment of the SEZ Act of 2006. The scheme promotes multi sectoral investment for both domestic and foreign markets.

12.1.33 Why Invest in Tabora EPZs' and SEZ's

Tabora offers an attractive investment climate to investors looking for a low cost, efficient production and service location for international competitiveness. The major reasons why you should invest include:

- i. Abundance of natural resources agricultural products, livestock and forestry products which offer tremendous investment opportunities;
- ii. Strategic location for land locked countries of Congo, Burundi, Rwanda, Uganda and Southern Sudan which depend on Tanzanian ports;
- iii. Availability of central railway line from Dar es Salaam to Kigoma and Mwanza with a major junction at Tabora;
- iv. Availability of arable land and raw materials;
- v. Access to preferential trade markets in the SADC and East African countries;
- vi. Availability of semi-skilled workers;
- vii. Simplified bureaucracy, activities are streamlined through EPZA;
- viii. World class infrastructure and serviced industrial parks in the zones;
- ix. A lucrative package of incentives; and
- x. Investment guarantees and settlement of disputes, Investments in Tanzania are guaranteed against political risks of nationalization and expropriation. Tanzania is a member of the International Council for Settlement of Disputes (ICSD).

12.1.34 Priority sectors for Tabora EPZ and SEZ investments

- i. Agricultural and agro-industrial processing;
- ii. Textile and garments;
- iii. Leather processing and manufacture of leather products;
- iv. Forestry and wood products;
- v. Information and communication Technology (IT);
- vi. Tourism;
- vii. Commercial; and
- viii. Banking and financial sectors.

1.80 CENTRAL AREA REDEVELOPMENT STRATEGY

The purpose of this strategy is to identify the specific deficiencies and evaluate the existing and potential uses and identifying specific measures for arresting decline, facilitating new developments and enhancing the quality of life for residents of the area. The analysis of the existing situation showed that Tabora municipality central area has several older buildings, obsolete or inappropriate uses of land, vacant and dilapidated structures that need special attention in the form a redevelopment plan. The master plan in its proposed land use chapter has designated the central area as a redevelopment area and put forward redevelopment guidelines. The implementation strategy should aim at eliminating physical and economic blight and deterioration in the central area, encouraging private sector investment, expansion of business and expanding the resource of developable land by making underutilized land available for redevelopment.

It would be incorrect to use the existing redevelopment plan prepared in 2002, which is out of date. There have been many changes in terms of the number of people living there, the number of structures, the kinds of activities, the programmes that were not implemented and the increased connectivity of the central area with the rest of the municipality. Strategic issues to be considered include the following:

- i. Legal issues; to conform to the legal requirements as stipulated in the Urban Planning Act, No 8, of 2007.
- ii. Survey and data collection; to establish who live and work in the area, who is entitled to be rehoused, provisions for their enterprises or workspaces, land uses for various uses, residential, residential cum commercial, industrial, religious, educational and health.

Data on ownership that can help to establish the pockets that can be redeveloped and those that have to be left out. Detailed physical survey showing the topography of the area. Such survey is necessary in order to establish natural drainage systems, flood prone areas and soil conditions. Infrastructure survey to assess existing conditions and the extent and nature of deficiencies.

Only a baseline demographic – cum-socioeconomic survey, which is open to public screening, can give the absolutely essential data needed for re-planning of the central area

- iii. Projection studies and planning standards; the implication of the increase in population that will be brought about by the increase in floor space, which means more commercial and residential space will have to be considered. Thus, the implications for the required land use distribution, amenities, infrastructure, traffic and urban form will be carefully assessed. It is only on the basis of these projections that strategies for the design of the redevelopment plan can be conceived. Projections, increased volume of vehicular traffic, people and commercial activity will be the basis for traffic planning.
- iv. Planning, design and dissemination; an existing land use survey to be undertaken and a proposed land use plan prepared. Stakeholders to be invited to give objections and suggestions for modifications to this plan. Not only is this mandatory under the law, it also becomes a way of involving the community and its representative organizations in the re planning of the central area. The land use plan will show how residents are going to be accommodated and desired densities. The plan will show areas, which will have higher densities and taller buildings for rehousing than others. The plan will recommend floor space index to be allowed in each area. The higher the ratio that is permitted, the more apartments or commercial buildings the developers can build. The higher the Floor Space Index (FSI), the greater the likelihood that residents will be rehoused in high rise blocks and the lesser the provision per person for public amenities, including open spaces, footpaths, educational and health facilities. The consultants have to find the balance between densities and profit in order to achieve a humane living environment. The redevelopment model will deal in depth with strategies for land use, traffic, urban form, infrastructure, housing typologies and environment. A coherent plan will link up the proposed infrastructure with the city's infrastructure.

- v. Institutional roles; the redevelopment plan to be prepared, with a clear definition of roles and responsibilities between the Municipal Council, different government agencies, private developers and the local communities. Roles have to be assessed and contractual provisions clarified.
- vi. Community participation; the redevelopment plan to provide room for community participation, since one of the main principles of democracy and development planning is the involvement of the community in its own development. The planning process will institutionalize community participation at every stage; surveying, planning, implementation, monitoring and review. An appropriate model will have to be worked out that will allow public scrutiny of all data before the community gives its consent in accordance with the law.

12.1.35 Implementation Framework

The first five-year action plan will be implemented through approved annual plans with clearly stated programmes and projects. It is essential that Tabora Municipal Council is able to prepare plans, which clearly delineates requirements for general administration, running expenses and personnel related expenses from investment requirements. The aim of this separation is to make it possible for more resources to be directed to investment for development and less for consumption. Before the annual plan proposals are submitted to the Ministry of Finance for approval these plans will have to be endorsed by relevant budget committees. A sound budget preparation process is essential for successful implementation of development and plan objectives. The envisaged preparation process for the annual plan will follow the current budget process i.e. Budget formulation, debate and approval in parliament, budget execution and control. The Finance department, of the Municipal Council will be responsible for preparation of quarterly reports and mid-year implementation report of the annual plan for review and consideration.

Subsequently, effective implementation of the annual plans will require that the implementation capacity of the departments of planning and finance be developed and strengthened. Capacity assessment, especially of implementation will help identify needs and chart out capacity development programmes to bridge gaps for effective delivery of the plans.

12.1.36 Implementation Tools

Urban planning has been much criticized for failing to adequately consider implementation issues in plan formulation stage. Tabora master plan considers implementation as a social learning process for all parties involved. With this perspective, tools of implementation are not limited to regulatory and fiscal measures, but also include other modes, such as collaborative practices.

Planning tools may be consolidated into five types: - plans, regulatory measures, resource mobilization, human capital, consultation and collaborative practices.

12.1.37 Action Plans

One of the responsibilities of the Planning Authority is to identify projects to be undertaken. Specific short-term projects to be undertaken in the first five years 2015 – 2010 could include:

- i. Detailed planning and survey of residential plots and infrastructure;
- ii. Land Bank for the Municipal Council;
- iii. Road infrastructure;
- iv. Real Housing Estates;
- v. Central Area – redevelopment plan;
- vi. Commercial malls;
- vii. Capacity building;
- viii. Industrial Parks/ Technological or Scientific parks; and
- ix. Sports and amusement park.

Identification of projects is one thing but further steps needs to be taken if the identified projects are to attract investors. The following documents need to be prepared in order to solicit funds from foreign and local investors:

- i. Project write up;
- ii. Project feasibility studies including Environment Impact Assessment (EIA); and
- iii. Business plan incorporating the balance sheet.

The existence of the documents will be the basis to which developers can work with confidence. The project planning team needs to formulate feasible and realistic projects. It should be remembered that all private developers are concerned to estimate whether the net money yield that they can expect from the development will show them some gain over the costs that they will have to bear. In short developers are interested with the following calculations:

- i. The capital cost of carrying out the development;
- ii. Operation costs of the project;
- iii. The money yield from the development that is profits; and
- iv. Financial appraisal of the project or financial implications of the development.

The project planning team preparing these documents has to take public interest as their main goal; profits to private investors should not override the gains to the public. The planning team will after each five years prepare projects to be undertaken in the coming phase. The Action Plan to include the following:

- i. Objectives to be achieved;
- ii. Activities to be undertaken;
- iii. Financial and human resources requirements;
- iv. Project costs;
- v. Time Schedule; and
- vi. Actors.

Given the current budgetary constraints, not all proposals will be implemented immediately or together. A phasing programme will be made after identification of priority areas. Certain priorities which if developed can result into critical mass effect, which would accelerate the attainment of the desired vision of the people in achieving socio-economic development in a sustainable manner will be chosen for the first phase. An action plan will be drawn to show the priorities for the first 5 years of plan implementation. The master plan will identify the role of each actor including the media, women and the local community, CBO's and NGO's and the Municipal Council in implementing the plan.

1.81 MASTER PLAN REVIEW

The Urban Planning Act 2007 requires that a General Planning Scheme (Master Plan) to be reviewed by the Planning Authority any time when need arises. The Director for Town Planning may also direct a review of a general planning scheme to be made at any time within ten years of its publication in the Gazette. It is recommended that the monitoring process of the Master Plan be well documented to facilitate the review process. Tabora Master Plan is to be reviewed after every five years so as to assess the progress of its implementation. However, where there is circumstances that require urgency review of the Master Plan, the review process can be initiated at any time.

Annual amendments may be made basing on the annual monitoring reports. Section 8 of the Urban Planning Act, 2007 empowers the Director for the Town Planning to amend the approved plan on the request of the planning authority consultation with the Regional Secretariat. The planning authority is supposed to conduct a public hearing in the planning area on the content of the proposed amendment at least two months before making such a request.

The review will involve the whole planning process consisting of data collection, analysis, strategy formulation, vision and the functioning of all variables over space and time. The review will show the shortcomings and achievements recorded so far and proposed measures to keep the plan on track. The review shall involve all the sectors, funding agencies and the land owners.

The review report to include the following issues:

- i. implementation progress by implementing parties;
- ii. Short and long term impacts;
- iii. Costs and resource availability;
- iv. Participatory assessment among the parties;
- v. Information dissemination to all stakeholders involved in plan implementation; and
- vi. Time frame showing the time available for implementation.

1.82 CONCLUSION

This Master Plan (2015-2035) marks an important phase for the development of Tabora Municipal Council and gives out a comprehensive and integrated urban development framework that has been missing since 1992 when the 1972 -1992 master plan was outdated.

Urban problems identified in this Master plan such as: limited financial capacity of the council to provide adequate surveyed and serviced plots, development of unplanned settlements, shortage of housing stock, environmental pollution, degradation, insecurity, unemployment and deterioration of the council's infrastructure. However, challenges associated with health and education facilities will be tackled by government as well as other development partners. The implementation of this Master plan will base on the actions of Tabora Municipal Council which is both a planning authority and a responsible unit that coordinates all implementing agencies and partners involved. Stakeholder's participation and commitment required to implement different projects within the four different phases.

The total estimated cost for implementation of this proposed Master Plan is not given out due to ongoing inflation so as to be able to cover for possible price increases (all currency devaluation). However, it is recommended that in each of the implementation terms, there shall be processes for procurement of consultants, suppliers and contractors whilst other procedures are those related to seeking local authority's and regulatory authorities' approvals. The finalization of Tabora Master Plan marks an important phase for the development of the Tabora Municipality and provides a comprehensive and an integrated urban development framework that geared at making Tabora a committed organization centered towards provision of quality social and economic services to the community of Tabora Municipal Council.

BIBLIOGRAPHY

Major Sources Consulted in the Preparation of Tabora Master Plan 2015 – 2035: -

- i. Central Area Redevelopment Plan 2005
- ii. Environmental Act 2004
- iii. Global Report on Human Settlements 1996: An Urbanizing World
- iv. Global Report on Human Settlements 2001: Cities in a Globalizing World
- v. Global Report on Human Settlements 2003: The Challenge of Slums
- vi. Global Report on Human Settlements 2005: Financing Urban Shelter
- vii. Global Report on Human Settlements 2007: Enhancing Urban Safety and Security
- viii. Global Report on Human Settlements 2009: Planning Sustainable Cities
- ix. Global Report on Human Settlements 2011: Cities and Climate Change
- x. Housing indigenous people in Cities; Policy Guide to housing indigenous people in Cities (2009)
- xi. Human Settlements Development Policy 2000
- xii. Land Act No. 4 ,1999
- xiii. Meeting Development Goals in Small Urban Centres: Water and Sanitation in the world's cities 2006
- xiv. Model Cities: Urban Best Practices, edited by Ooi Giok Ling (1999), under the auspices of The Urban Redevelopment Authority, Singapore, and The Institute of Policy Studies, Singapore
- xv. More Urban Less Poor: An introduction to Urban Development and Management. Published by Goran Tannerfeldt and Per Ljung (2006); Sida, Sweden
- xvi. Promising Practices on Climate Change in Urban Sub-Saharan Africa (2004)
- xvii. Promoting Local Economic Development through Strategic Planning (Vol1-4)
- xviii. Strategic Plan for Tel Aviv Yafo (2006): City Profiling; City Vision; Assimilation of the City vision. Israel
- xix. Tabora Master Plan 1972 -1992
- xx. The State of African Cities 2010: Governance, Inequality and Urban Land Markets
- xxi. The State of China's Cities: 2010/2011: Better City, Better life
- xxii. The State of the World Cities 2010/2011: Bridging the Urban divide
- xxiii. The State of the World's Cities 2004/2005: Globalization and Urban Culture
- xxiv. The State of the World's Cities 2012/2013: Prosperity of Cities
- xxv. Urban and Markets; Economic Concepts and tools for engaging in Africa (2010)
- xxvi. Urban Planning (Planning Space Standards) Regulations, 2018 as published in GN. No. 93 of 9th March, 2018
- xxvii. Urban Planning Act No. 8, 2007
- xxviii. Urban Planning and pro-poor Water and Sanitation Governance in the Lake Victoria region (2010). Edited by Jossy Materu and Mohamed Halfani
- xxix. Urban Trialogues: Vision – Projects – Co-productions (1996). Published by UNHABITAT and the Catholic University of Leuven under the Belgian Ministry of Foreign Affairs. Editors are Andre Loeckx, Kelly Shannon, Rafael Tuts, and Hans Verschure

Appendices

Appendix 01: Enrolment and Teachers Staffing level

S/N o.	WARD	NUMBRER OF SCHOOLS	SCHOOLS	PRIMARY SCHOOL PUPILS			KINDERGATERN PUPILS				TEACHERS			TOILETS FACILITIES			DESKS			TEACHER'S HOUSES		
				BOY S	GIRL S	TOTA L	BOY S	GIRL S	TOTA L	TOTA L	BOY S	GIRL S	TOTA L	REQUIREMEN TS	AVAILAB LE	DEFICI T	REQUIREMEN TS	AVAILAB LE	DEFICI T	REQUIREMEN TS	AVAILAB LE	DEFICI T
1.	CHEYO	1.	Cheyo 'A'	218	216	434	31	31	62	496	2	21	23	25	20	5	286	145	141	23	1	22
		2.	Cheyo 'B'	177	187	364	33	38	71	435	4	10	14	19	8	11	216	159	57	12	0	12
		3.	Masubi	82	119	201	13	16	29	230	4	10	14	16	10	6	152	104	48	13	2	11
		4.	Mihayo	382	363	745	27	29	56	801	4	17	21	36	24	12	239	200	39	21	2	19
		5.	Mwenge	223	246	469	13	18	31	500	22	11	33	21	3	18	164	150	14	34	0	34
		6.	Uhuru	207	166	373	11	11	22	395	4	14	18	20	20	0	126	122	4	16	0	16
2.	KITETE	7.	Kitete	252	250	502	23	27	50	552	6	22	28	25	22	3	276	200	76	28	0	28
		8.	Kiyungi	604	596	1200	60	62	122	1322	2	28	30	53	18	19	540	320	180	30	1	29
		9.	Itetemia	314	312	626	54	58	112	738	6	23	29	30	11	19	329	112	217	29	1	28
		10.	Westlands	238	231	469	168	184	352	821	10	12	22	30	20	10	800	900	0	20	1	19
3.	ITETEMIA	11.	Kwihara	122	156	278	7	11	18	296	5	2	7	15	8	7	146	43	103	8	1	7
		12.	Kipalapala	303	349	652	16	12	28	680	3	7	10	30	12	18	320	190	130	16	1	15
		13.	Masimba	55	54	109	10	15	25	134	6	0	6	6	6	0	85	82	3	7	0	7
		14.	Isukamahela	95	75	170	12	10	22	192	3	1	4	8	6	2	85	48	37	9	2	7
		15.	Shaurijema	95	75	170	12	10	22	192	3	1	4	8	6	2	85	48	37	9	2	7
4.	NTALIKWA	16.	Ntalikwa	200	168	368	10	10	20	388	5	0	6	14	12	2	154	74	80	9	1	8
		17.	Mtakuja	161	159	320	16	21	37	144	5	2	7	12	10	2	165	125	40	2	7	2
5.	TUMBI	18.	Tumbi	319	322	641	21	20	41	682	3	6	9	36	18	18	217	73	144	16	1	15
		19.	Kipera	117	129	246	4	12	16	262	4	3	7	10	10	0	91	41	50	8	3	5
		20.	Itema	160	131	291	22	22	44	335	2	0	2	16	10	6	142	94	48	16	1	15
		21.	Iyombo	185	155	340	17	12	29	369	5	1	6	12	16	0	126	192	0	10	3	7
6.	KALUNDE	22.	Kalunde	164	176	340	46	52	98	438	4	0	4	19	8	11	140	96	44	10	4	6
		23.	Ulamba	113	114	227	15	18	33	260	5	3	8	11	5	6	130	64	66	9	0	9
		24.	Msangi'a'	148	144	292	20	27	47	339	5	0	5	14	6	8	116	30	86	13	3	10
		25.	Block Farm	220	256	476	8	10	18	494	4	0	4	20	8	12	157	64	93	10	1	9

		26.	Izimbili	98	120	218	15	9	24	242	4	1	5	6	0	6	119	60	59	10	2	8
		27.	Umanda	255	278	533	15	19	34	567	6	1	7	24	8	16	285	64	221	12	1	11
7.	MISHA	28.	Misha	170	175	345	17	17	34	379	3	1	4	15	8	7	161	45	116	13	1	12
		29.	Itaga	233	222	455	16	17	33	488	3	4	7	20	16	4	230	156	74	9	2	7
		30.	Masagala	126	130	256	53	39	92	348	4	0	5	18	12	6	105	97	8	9	1	8
		31.	Igambilo	158	148	306	24	25	49	355	6	1	7	14	5	9	130	162	0	9	1	8
8.	KABILA	32.	Igosha	179	149	328	10	15	25	353	5	1	6	15	0	15	188	20	168	14	2	12
		33.	Kabila	244	247	491	20	24	44	535	1	3	4	17	8	9	151	57	94	12	2	10
9.	IKOMWA	34.	Ikomwa	132	134	266	8	9	17	283	6	1	7	16	4	12	150	41	109	10	3	7
		35.	Igombe'a'	99	118	217	22	25	47	264	5	0	5	12	6	6	90	180	0	9	3	6
		36.	Igombe'b'	209	197	406	52	52	104	510	3	2	5	16	8	8	175	75	100	8	2	6
		37.	Kapunze	261	226	487	43	47	90	577	4	3	7	14	10	4	238	51	187	9	0	9
10.	UYUI	38.	Uyui	196	214	410	27	21	48	458	4	2	6	28	7	21	280	90	190	17	2	15
		39.	Kalumwa	153	141	294	7	11	18	312	4	2	6	16	10	6	180	42	138	6	2	4
		40.	Imalamihayo	159	167	326	28	24	52	378	2	1	3	14	6	8	108	90	18	11	2	9
11.	KAKOLA	41.	Kakola	313	343	656	35	34	69	725	3	1	4	21	3	18	195	90	105	12	6	6
		42.	Magoweko	188	173	361	16	16	32	393	5	1	6	10	5	5	158	69	89	6	2	4
12.	ITONJANDA	43.	Itonjanda	159	136	295	21	24	45	340	3	4	7	16	6	10	155	74	81	12	1	11
		44.	Manoleo	189	197	386	14	11	25	411	5	2	7	20	20	0	183	61	122	10	1	9
13.	IFUCHA	45.	Ifucha	185	182	367	8	4	12	379	4	3	7	18	10	8	191	138	53	10	2	8
		46.	Kazima	94	88	182	10	20	30	212	4	4	8	7	5	2	57	34	23	7	1	6
14.	NDEVELWA	47.	Ndevelwa	345	343	688	24	11	35	723	4	3	7	31	6	25	279	201	78	16	3	13
		48.	Itulu	240	285	525	25	27	52	577	4	1	5	16	6	10	199	64	135	3	2	1
		49.	Izenga	290	250	540	20	20	40	580	1	3	4	12	4	8	93	42	51	4	0	4
		50.	Ibasa	166	161	327	6	6	12	339	4	0	4	23	0	23	294	60	234	13	1	12
		51.	Inala	327	330	657	4	7	11	668	5	1	6	42	32	10	292	147	145	9	6	3
15.	IPULI	52.	Ipuli	704	757	1461	54	48	102	1563	5	41	46	56	12	44	665	252	413	47	0	47
16.	MPERA	53.	Majengo	799	860	1659	54	60	114	1773	5	41	46	39	10	29	503	253	250	44	0	44
		54.	Them Hill	351	265	616	136	124	260	876	19	21	40	46	46	0	533	533	0	27	4	23
		55.	St Francis	674	684	1358	74	71	145	1503	21	18	39	26	26	0	633	633	0	1	1	0
17.	ISEVYA	56.	Mtedeni	794	830	1624	52	45	97	1721	6	35	41	54	14	40	589	114	475	35	1	34

		57.	Bombamzin ga	571	575	1146	46	45	91	1237	4	22	26	52	6	46	544	122	422	30	0	30
18.	MTENDENI	58.	Magereza	666	672	1338	117	124	241	1579	5	26	31	46	16	32	532	234	158	24	0	24
		59.	Mwanzo	294	323	617	50	40	90	707	3	15	18	23	6	17	245	80	165	20	1	19
19.	KILOLENI	60.	Jamhuri	513	518	1031	40	57	97	1128	4	13	17	42	7	35	425	146	279	24	1	23
20.	MAPAMBANO	61.	Kiloleni	432	456	888	23	30	53	941	5	11	16	26	10	16	375	180	195	26	2	24
21.	TAMBUKARELI	62.	Milambo Barrack	487	517	1004	23	31	54	1058	6	13	19	46	8	36	367	170	197	24	0	24
		63.	Mabatini	376	393	769	30	19	49	818	5	11	16	28	14	14	260	128	132	23	1	22
22.	MBUGANI	64.	Miyemba	664	764	1428	40	41	81	1509	6	14	20	66	10	56	714	221	493	39	0	39
		65.	Istqaama	168	137	305	76	103	179	484	9	4	13	9	9	0	469	439	30	9	0	9
		66.	Rufita	446	495	941	26	31	57	998	3	11	14	40	8	38	450	105	345	26	0	26
23.	MALOLO	67.	Mawiti	142	170	312	27	28	55	367	4	3	7	14	6	8	143	62	81	10	0	10
24.	CHEMCHEM	68.	Chemchem	514	533	1047	79	87	166	1213	4	17	21	43	12	31	511	273	238	22	1	21
25.	A/MWINYI	69.	Ally Hassan Mwinyi	625	629	1254	43	57	100	1354	4	25	29	47	12	35	506	202	304	30	0	30
		70.	Green Lane	52	47	99	92	94	186	285	6	5	11	14	14	0	98	98	0	5	0	5
26.	NG'AMBO	71.	Kizigo	577	596	1173	55	45	100	1273	8	17	25	10	5	5	158	69	89	6	2	4
		72.	New Era	5	4	9	9	8	17	26	4	3	7	12	12	0	36	150	0	0	0	0
27.	KIDONGO CHEKUNDU	73.	Mpepo	220	214	434	25	26	51	485	2	4	6	10	0	10	121	57	64	5	0	5
		74.	Mkoani	690	764	1454	65	58	123	1577	4	23	27	74	16	58	763	217	546	37	0	37
28.	GONGONI	75.	Town School	649	647	1296	32	36	68	1364	7	26	33	71	8	63	405	268	175	36	0	0
29.	KANYENYE	76.	Kanyenye	554	533	1087	33	48	81	1168	8	13	21	14	14	0	105	102	3	20	8	12
		77.	Gongoni	324	376	700	9	9	18	718	3	29	32	32	11	21	350	170	180	34	0	34
		78.	Isike	671	596	1267	40	44	84	1351	5	25	30	52	12	42	634	217	417	30	1	29
		79.	Furaha	59	46	105	0	0	0	105	8	8	16	14	14	0	105	102	3	20	8	12
		80.	Viziwi	86	93	179	0	0	0	0	10	19	29		18	0	200	200	29	15	14	1
TOTAL				23173	23670	46843	2547	2669	5216	51880	408	752	1162	1965	852	1127	21327	11635	9981	1298	132	1137

Source: Tabora Municipal Council Primary Education Department, March, 2018

Appendix 02: Requirement and Availability of Secondary Related Facilities in Tabora Municipal Secondary Schools

S/No.	WARD	SCHOOL NAME	CLASSROOMS			LABORATORY			LIBRARY			STUDENTS			DESKS			TEACHERS			BOYS TOILET			GIRLS TOILET		
			Re qui red	Availa ble	Deficit/S urplus	Require d	Availabl e	Deficit/ Surplus	Requir ed	Availa ble	Deficit/ Surplus	Required	Availabl e	Deficit/Su rplus	Requir ed	Availa ble	Deficit/Sur plus	Requir ed	Availa ble	Deficit/Sur plus	Requir ed	Availa ble	Deficit/Sur plus	Requir ed	Availa ble	Deficit/Su rplus
1.	MTENDENI	Bombamzinga	14	15	(1)	3	3	-	1	-	1	548	560	(12)	548	560	(12)	39	-	39	11	13	(2)	14	11	3
2.	TUMBI	Chang'a	16	9	7	3	3	-	1	-	1	164	192	(28)	164	112	52	16	1	15	3	7	(4)	3	8	(5)
3.	CHEYO	Cheyo	23	23	-	3	3	-	1	-	1	930	983	(53)	930	983	(53)	36	-	36	18	20	(2)	24	20	4
4.	KILOLENI	Fundikira	16	17	(1)	3	3	-	1	-	1	658	658	-	658	658	-	24	-	24	15	8	7	15	12	3
5.	IKOMWA	Ikomwa	5	5	-	3	3	-	1	-	1	140	148	(8)	140	148	(8)	14	1	13	4	4	(0)	4	4	(0)
6.	IPULI	Ipuli	24	18	6	3	3	-	1	-	1	944	1,004	(60)	944	1,004	(60)	39	1	38	17	14	3	26	14	12
7.	ISEVYA	Isevyva	18	15	3	3	3	-	1	1	-	705	743	(38)	705	743	(38)	34	1	33	14	12	2	18	10	8
8.	ITETEMIA	Itetemia	6	13	(7)	3	3	-	1	-	1	223	284	(61)	223	284	(61)	18	1	17	4	9	(5)	6	9	(3)
9.	ITONJANDA	Itonjanda	3	8	(5)	3	3	-	1	-	1	128	227	(99)	128	227	(99)	17	2	15	3	11	(8)	4	12	(8)
10.	KLUNDE	Kalunde	8	7	1	3	3	-	1	-	1	214	217	(3)	214	217	(3)	17	-	17	8	8	-	8	8	-
11.	MALOLO	Kanyenye	21	13	8	3	3	-	1	-	1	862	539	323	862	539	323	28	-	28	17	3	14	22	3	19
12.	KITETE	Kariakoo	16	17	(1)	3	3	-	1	1	-	604	610	(6)	604	610	(6)	33	1	32	12	4	8	16	3	13
13.	NG'AMBO	Kaze hill	16	14	2	3	3	-	1	-	1	628	572	56	628	572	56	35	1	34	11	14	(3)	17	4	13
14.	GONGONI	Lwanzali	9	15	(6)	3	3	-	1	-	1	378	246	132	378	209	169	26	-	26	8	6	2	9	6	3
15.	MISHA	Misha	6	7	(1)	3	3	-	1	-	1	224	240	(16)	224	240	(16)	15	2	13	4	8	(4)	6	8	(2)
16.	NDEVELWA	Ndevelwa	5	4	1	3	3	-	1	-	1	149	214	(65)	149	214	(65)	11	-	11	3	4	(1)	3	6	(3)
17.	UYUI	Nkumba	6	15	(9)	3	3	-	1	-	1	182	436	(254)	182	436	(254)	20	3	17	4	6	(2)	5	6	(1)
18.	MBUGANI	Nyamwezi	13	15	(2)	3	3	-	1	-	1	560	669	(109)	560	669	(109)	31	-	31	13	4	9	13	7	6
19.	MWINYI	Sikanda	16	15	1	3	3	-	1	-	1	668	697	(29)	668	697	(29)	39	-	39	13	6	7	17	10	7
TOTAL			241	245	(4)	57	57	-	19	2	17	8,909	9,239	(330)	8,909	9,122	(213)	492	14	478	182	161	21	230	161	69

Source: Tabora Municipal Council Secondary School Education Deparertemnt March, 2018

