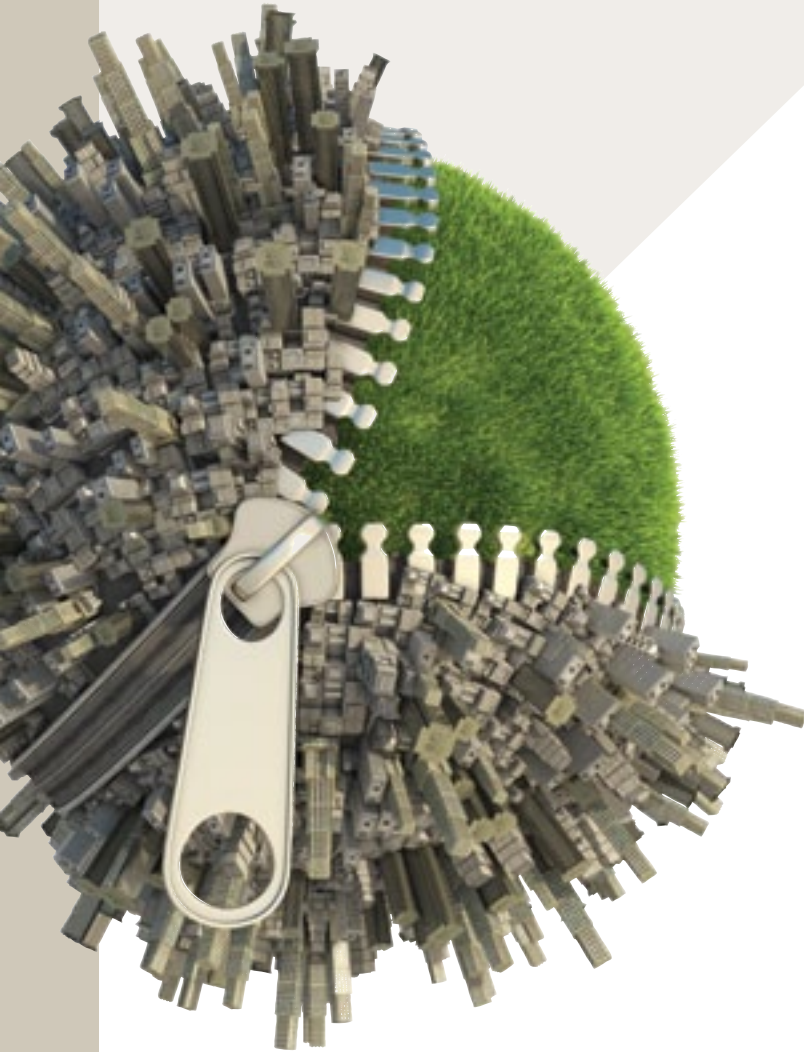


REPORT OF THE  
**REGIONAL ROUND  
TABLE DISCUSSION**  
DAR ES SALAAM, TANZANIA  
19-20 FEBRUARY, 2015



# **THE FUTURE OF EASTERN AFRICAN CITIES**

## **HOW DO WE WANT TO LIVE IN 2050?**



**UONGOZI Institute**

Institute of African Leadership for  
Sustainable Development

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# Executive Summary —Key Ingredients and Priorities for Transforming Urban Futures in Eastern Africa

Urbanization is inevitable and irreversible. Globally, around 3 billion new urban dwellers are expected to arrive in cities and towns by 2050. In contrast, it took the entire history of humanity to reach the 3.5 billion urban dwellers that live in cities today. Now, the urban population is expected to almost double in less than 40 years.

In its publication *“The State of African Cities 2014”*, UN-Habitat states that:

**Eastern Africa is the world’s least urbanized but fastest urbanizing sub-region. By the end of the current decade its urban population will have increased by 50 per cent and the total number of urban dwellers in 2040 is expected to be five times that of 2010. It follows, therefore, that Eastern Africa will face huge challenges associated with massive urban population increases; monumental new and additional demands for the provision of adequate and affordable housing and urban services; and, perhaps most importantly, urban-based income-generation opportunities.”**

This process cannot be halted through restrictive policies or legislation. Instead, we must rise to the challenge of making our cities places where our citizens can live decent, healthy and dignified lives. If managed well, urbanization can be both a product of and force for human development and economic growth.

A bold vision is needed that inspires leaders in government, the private sector and civil society to think beyond electoral cycles, indeed beyond their own life spans to build the cities of the future. Energy and vigour is needed to re-imagine urbanization to create productive, inclusive, resilient, and liveable urban centres across the continent.

Acknowledging the pressing reality of rapid urbanization, the UONGOZI Institute organized a regional roundtable discussion to engage leaders to envision how we would like to live in 2050. The event brought together participants of diverse nationalities, expertise and experience to envision the future of cities in Eastern Africa. Delegates were tasked to look forward in a constructive manner on how to exploit the opportunities that exist today to achieve a desired tomorrow.

Over the course of the forum, representatives from government, academia, the private sector and civil society provided insightful analysis and identified innovative pathways for realizing urban prosperity in Eastern Africa. The key issues raised to address the complexities of urban growth and achieve the goal of sustainable towns and cities throughout the region are summarized in the sections below.

## Urbanization—An integral part of broader regional development

Sustainable urbanization is at the centre of development. Cities will increasingly be the cornerstone for the well-being of a country’s citizens. But, cities are not islands. The challenges and opportunities of urbanization must be addressed within the context of broader regional development within countries and geographic areas that transcend national borders. Crucially, a symbiotic relationship exists between rural and urban areas. Rural areas must remain productive and their environments must be protected not only to sustain urban centres but also to allow people the freedom to pursue meaningful livelihoods in rural areas.

## Participatory, accountable and transparent urban governance

Responding to the myriad challenges facing cities in Eastern Africa will require integrated urban sustainability policies—water, energy, food security and the built environment—and the anticipated impacts of climate change will need to be mainstreamed into planning processes and implementation. To establish practice and coordinate actors and interventions between all government bodies and urban stakeholders, each country will, therefore, need a clear urban policy.



Ambassador of Finland in Tanzania, H.E. Sinikka Antila.

Political will and leadership at every level, particularly at city level will be vital, especially the ability and determination of mayors to envision cities and transform those visions into reality. Given the requisite authority and resources, local governments can play a central role in managing urbanization across the region, enabling greater citizen input into planning processes and implementation and encouraging local adaptation and innovation.

At the national level, parliaments will need to set the stage through enabling legislation and financing mechanisms to promote urbanization. Adequate rules and regulations and enforcement mechanisms will be needed at all levels to underpin the planning and development of urban areas.

Additionally, to attract investment, appropriate regulatory frameworks need to be put in place to improve the overall environment for business to invest and operate and reasonably minimize the costs of doing business. Similarly, the leadership of towns and cities across the region will need to make conditions as conducive as possible for people establishing enterprises, conducting business, creating employment and generating wealth.

**Amb. Sinikka Antila,  
Embassy of Finland,  
Dar es Salaam:**

*All countries here in Eastern Africa are transitioning ...to a new way of life and economy. We need new partnerships now also. We need to be innovative and find out new ways, how to have a sustainable urbanization in this part of Africa.*

## Inclusive planning and partnerships for progress

City managers must ensure that our cities, towns and villages are inclusive so that all residents, men and women, rich and poor, can enjoy the benefits of living in these areas. In particular, the burning energy and creativity of young people must be fully harnessed to shape and drive the urban agenda. Inclusive cities have high productivity, provide jobs and opportunities for entrepreneurs and celebrate diversity. They also promote mobility which is vital for creativity and innovation.

There is also growing evidence that developing cities in partnership with local populations has increasingly been demonstrated to be a very effective way forward. Solving the big issues of land tenure, decent and affordable housing and essential services are not beyond the reach of ordinary people. Rather, communities need to be empowered to participate and address their problems in partnership with municipal authorities and the private sector. The achievement of functioning, sustainable cities will require the involvement of the private sector, civil society and local communities as the state simply cannot afford to do it all.

## Efficient and inclusive land management and affordable housing

When people move to cities to get jobs, they must find shelter. Therefore, in planning for urban growth, all stakeholders must work together to increase the availability of low cost and affordable housing. The inclusive registration and management of land will be an integral part of regularizing settlements and enabling all citizens to participate in and benefit from urbanization. A city characterized by the efficient use of land and by high investment in housing and infrastructure lowers the cost of doing business, which, in turn, attracts employment and business investment and improves productivity. The resulting high private incomes earned and tax revenues accrued can then be fed back into further beneficial investment in the city.

Planned city extensions will be a fundamental aspect of managing urban expansion. If implemented successfully, planned city extensions can help to guarantee a number of outcomes including an adequate future supply of land with affordable solutions. They can reduce the risk of spontaneous informal settlements, mitigate the effects of land speculation, optimize land use, bring populations closer to employment opportunities and reduce energy consumption and greenhouse emissions.

## Strategic investments and urban finance

A city cannot thrive without investments in three fundamental areas: energy, water and infrastructure, including transport. Therefore, strategic investments will be essential to making eastern African cities drivers of sustainable development. Where feasible, investments in infrastructure should lead not lag urban development as the availability of infrastructure will attract and inform the location of private investments and avoid the necessity for expensive retro-fitting.

Significant capital will be needed to finance infrastructure as well as residential building. A land tax is one viable means to provide a secure and sustainable basis for urban finance. Through a land tax, the appreciation in the value of land which is privately owned can be captured to finance the infrastructure and service needs of the city.

Critically, all investments will need to factor in (and seek to mitigate) the future impacts of climate change through the sustainable use of natural resources, the protection and expansion of green spaces, the promotion of environmentally sound design, efficient public transport systems and adoption of renewable energy. Greening cities can improve the liveability of urban areas in many different ways.

## Protection of public space

Public spaces are not only important environmentally but also give residents breathing room within dense urban settings. They are vital to urban mobility, increased interaction and exchange. As part of overseeing good urban planning and design, public sector authorities will need to allocate and protect public space. Initiatives to re-imagine and improve public spaces like the Open Streets Movement can foster safer, more cohesive communities and contribute to job creation and local economic development, but do not require significant capital investments for infrastructure nor long lead-times to construct.



Second Vice-President of Zanzibar Amb. Seif Ali Iddi (front row centre) in a group photo with the Minister of State - Prime Ministers Office for Regional Administration and Local Government Hon. Hawa Ghasia (2nd from left), Dar es Salaam's Regional Commissioner Hon. Said Meck Sadiki (2nd from right), UONGOZI Institute's CEO Prof. Joseph Semboja (left) and other participants of the conference.

On 19-20 February 2015, the Institute of African Leadership for Sustainable Development (UONGOZI Institute) held a regional roundtable to engage urban leaders and decision-makers from the Eastern Africa region to deliberate on the challenges of urbanization and address the future of African cities.

The forum titled, *The Future of Eastern African Cities: How Do We Want to Live in 2050*, took place at the Hyatt Regency and The Kilimanjaro Hotel in Dar es Salaam. The event was officially graced by H.E. Ambassador Seif Ali Iddi, Second Vice-President of the Revolutionary Government of Zanzibar.

The objectives of the round table were:

- To enhance understanding and appreciation of the urgency of responding to the challenges of rapid urbanization facing the region;
- To paint a picture of what inclusive, sustainable African cities would look like; and
- To identify the top priorities and key ingredients of success

Delegates included high-level representatives from government, regional and international organizations, major cities, academia, the private sector and civil society organizations. Throughout the event, participants were engaged under the following three key themes:

- The reality of rapid urbanization in East Africa
- Imagining future cities
- Shaping our urban futures

The meeting featured expert presentations, broad-ranging panel discussions as well as group “imagineering” of future cities in Eastern Africa. All sessions were ably and entertainingly facilitated and moderated by Mr. Koffi Kouakou from the Witwatersrand School of Governance, Johannesburg, South Africa.

### The structure of the report

The report presents edited highlights of the main presentations and discussions at the forum structured as follows:

**Section 2** summarizes the opening address by the guest of honour, H.E. Ambassador Seif Ali Iddi, Second Vice-President of the Revolutionary Government of Zanzibar. His remarks focused on the role of government in promoting inclusive urbanization as the cornerstone of desired economic and social transformation in Tanzania.

**Section 3** provides edited highlights from the opening statement by UN-Habitat to the roundtable delivered by Dr. Remy Sietchiping on behalf of Dr Joan Clos, Executive Director of UN Habitat, the United Nations agency mandated to address the issues of urban growth.

**Section 4** summarizes the keynote address delivered by Professor David Simon—Director, Mistra Urban Futures, Gothenburg, Sweden. His address provided the overall context for the forum’s discussions by examining the current status and challenges of urbanization in Eastern Africa.

**Section 5** posits a series of economic principles underpinning successful urban development based on the presentation by Professor Tony Venables from the Department of Economics, University of Oxford. Professor Venables identifies several key factors that must be prudently managed to make a city both productive and liveable.

**Section 6** highlights two innovative initiatives led by civil society organizations to promote greater inclusiveness, cohesion and liveability in urban environments in Kenya and South Africa. In Section 6.1, Joseph Muturi, Leader, National Slum Dwellers Federation, Kenya discusses the work of Muungano wa Wanavijiji, which is the largest social movement in his country and a member of Shack/Slum Dwellers International (SDI). SDI is an international network of grassroots organizations that is working across Africa, Asia and Latin America to mobilize people who live in informal settlements to take action to secure tenure, adequate housing and

## Opening Address: The Role of Government in Promoting Inclusive Urbanization

basic amenities for their communities. Then, in Section 6.2, Marcelas Guerrero Casas introduces us to the Open Streets Initiative in Cape Town, a citizen-led organization which is working to transform how streets are perceived and used. She envisions creating public spaces for people not cars in every major city in Africa.

A central element of the roundtable involved delegates “imagineering” the cities of Eastern Africa. Therefore, **Section 7** presents three different perspectives in answer to the questions: How do we want to live in 2050? What would these cities of the future look like? Section 7.1 depicts the results from an interactive group session, in which delegates were divided into two groups and tasked to identify the key characteristics of their desired cities of 2050. To elicit the views of youth, the UN Clubs Tanzania Network was invited to participate in the forum. Section 7.2 presents their poetic vision of the city of the future while Section 7.3 shows paintings by two local artists, commissioned for the event.

Proceedings on Day 2 of the forum started with a wide-ranging panel discussion on the topic of shaping urban futures in the region. Key points from this session are summarized in Section 8. Section 9 then presents edited highlights from two city case studies: Dar es Salaam and Khartoum. Section 10 concludes the main report with a summary of the closing address by the Hon. Angellah Kairuki (MP), Deputy Minister of Lands, Housing and Human Settlement Development.

The full program of the roundtable is included as **Appendix 1**.



Second Vice-President of Zanzibar Amb. Seif Iddi (left) in a tête-à-tête with the CEO of UONGOZI Institute Prof. Joseph Semboja and Hon. Hawa Ghasia before officiating the regional forum.



Second Vice-President of Zanzibar Amb. Seif Iddi gives his opening remarks to officiate the round-table.

### H.E. Ambassador Seif Ali Iddi, Second Vice-President of the Revolutionary Government of Zanzibar

Second Vice-President Seif Ali Iddi officially opened the roundtable. He welcomed delegates to Dar es Salaam, one of the fastest growing cities in one of the fastest urbanizing regions in the world. His address acknowledged that rapid urbanization presents great challenges to the people of Tanzania and Africa generally but also offers vast opportunities for positive economic and social transformation if successfully managed.

The Vice-President commenced his speech by referring to the overall theme of the roundtable along with the task to assembled delegates:

*“Cities and urban areas are centres of economic opportunities, technology and the exchange of ideas and experience. They attract many people out of rural areas especially the youth seeking opportunities for employment and better access to services. Simply put, a better life. People moving into cities learn new ways of living, working and thinking. In this way, urbanization can help in the fight against poverty but this needs to be well managed. Failure to do so will result in urban areas where poverty is intensified, disease is rampant and inequalities are sharpened. Therefore, an important question that we must address is, how do we manage urbanization? Put differently, what kind of urban society do we want to live in? And how do we make that a reality?”*

In Tanzania, estimates project that by 2030 half of the population will be living in urban areas, and by 2050, the population will be around 65 million. Therefore, sustainable urbanization is at the centre of development and the importance of cities and towns to national development and transformation cannot be overemphasised. Cities will increasingly be the cornerstone for the well-being of the country’s citizens.

In light of this reality, the Vice-President identified a series of critical issues that will need to be addressed to respond to rapid urbanization and highlighted the role and actions of the Government of Tanzania to promote inclusive urbanization. The main issues raised by the Vice-President are summarized in the sections below.

### Managing the impact of urbanization on rural areas

To begin, urbanization significantly impacts rural areas as well as urban areas. Rural areas must remain productive not only to sustain urban centres, but also because people should have the freedom to choose whether or not they want to pursue meaningful and dignified livelihoods in rural areas. With this in mind, the Government of Tanzania is committed to establishing rural productive and technical support centres to transform rural areas into industrial

production centres. These centres will be the back bone of innovations for the rural economy to complement urban areas, for example, in providing food and other products to urban centres for trade or further processing. Rural areas also need products from urban centres as well as employment opportunities for the labour they release. Therefore, the symbiotic relationship between rural and urban areas needs to be well-recognized and well-managed.

## Re-thinking the relationship between the government and the people in the changing context of urbanization

Urbanization requires rethinking not only the relations between urban and rural areas but also more broadly the relationship between government and the people. How do governments provide goods and services in the changing context of urbanization? Anticipating this development, the Government of Tanzania has been committed to a process of decentralization by devolution, so as to bring decision making closer to the people whose lives are already affected. It enables greater and better citizen participation and ensures local adaptation and innovation. In these ways, urbanization can be managed to yield maximum benefits for citizens.

*"In imagining how we want to live, we have the responsibility of thinking of the broader society, and how we can work with the people not merely on behalf of the people. This is about inclusivity."*

## Addressing the housing shortage

Envisioning how we want to live in 2050 or 2100 necessarily requires reflecting on the reality of urban life in 2015. In particular, there is a growing housing shortage across Eastern Africa. As a result, a large proportion of people are living in temporary shelters and informal settlements that are prone to natural disasters like flooding, and characterized by high crime and insecurity, disease and hardship. In planning for urban growth, all stakeholders must work together to increase the availability of low cost and affordable housing. The Government of Tanzania has set the ambitious target of halving the proportion of urban dwellings in bad condition by 2025.

Accordingly, the Tanzanian government is working to facilitate better access to credit for urban real estate development in order to improve the quality of housing, decrease the cost of housing in urban and rural areas, and enable better mortgages. In line with this, the government is facilitating the establishment of housing cooperatives at village and district level. Critical to the success of these initiatives is the strengthening of the National Housing Corporation and the National Housing and Building Research Agency, both of which aim to strengthen skills in the construction and management of human settlements development.

*"Steering and eventually reversing the development of informal settlements in the future is biggest challenge that urban planners, designers and managers must address."*

## Regularizing unplanned settlements and formalizing informal businesses in close association with citizens and communities

In addition, local government authorities and regional administrations are working with local communities to facilitate regularization of unplanned settlements. This is being carried out in conjunction with the formalization of informal businesses so as to improve access to financial services that can help people protect and grow their businesses. Of paramount importance is the active involvement of citizens in the process of designing and implementing these initiatives. Organized and managed in this way, these initiatives and processes become capacity building programs for inclusive urban planning and implementation. They help to prepare future generations of experts and decision makers to build and maintain urban centres by equipping them to understand and partner with citizens and communities. At the same time, citizens themselves are empowered by greater awareness and understanding of their communities, and the roles and capabilities of decision-makers. This inclusive approach should be at the heart of Eastern African governments to ensure sustainable urbanization and broader development of the region and its people.

## Ensuring inclusive registration and management of land

To make the best possible use of Tanzanian land, the government is in the midst of several comprehensive legal reforms for the inclusive registration and management of land, including the right of women to own and inherit land. Inclusive urbanization must enable all citizens to have equal opportunity to participate in and benefit from urbanization. Otherwise, we will only succeed in creating spaces of inequality leading to frustrations, crimes and even immigration of our talented citizens, especially the youth.

## Protecting public space

In looking to the future of the present generation and their children and to the children after them, public authorities must allocate and then protect public space. These spaces are important environmentally, but also give residents breathing room that is so important in dense urban settings. They are vital to urban mobility, increased interaction and exchange. They are an integral element of liveable cities.

*"Inclusive urbanization must enable all citizens to have equal opportunity to participate in and benefit from urbanization."*

*"...We must not turn our backs on our citizens of lower incomes and the poor. It is the right of every citizen to expect access to public goods and services, affordable housing, and recreational space across the region."*

## Conclusion

To conclude his address, the Vice-President emphasised the advantages of inclusive cities and the need to view urbanization as a driver, not just a consequence, of growth and transformation.

*Inclusive cities have high productivity, provide jobs, opportunities for entrepreneurs and celebrate diversity. They also provide for urban mobility which is vital to the creativity and innovation we look for cities to provide...Urbanization to date has broadly been categorized as a consequence of growth; it is time to reframe our thinking to make urbanization a driver of growth and economic and social transformation.*

He expressed his wish that cities across Africa which face similar daunting challenges can learn from and with each other as well as the rest of the world to overcome them. Through the innovative imagining of urban areas:

*...we will institutionalise innovation into the very fabric of our urban plans and aspirations thereby enabling and empowering residents to be more productive and live dignified lives. With inputs from stakeholders, decision makers, the youth, the informal tradesmen, women and so forth, we will imagine and create urban realities that are distinctly ours, distinctly African.*



Second-Vice President Seif Iddi addresses members of the press after officially launching the round-table.

## 3 Statement of UN-Habitat: Urbanization as Opportunity



UN Habitat's Leader for Regional and Metropolitan Planning Dr. Remy Sietchiping speaking on how to foster sustainable urbanization in Eastern Africa.

**Dr. Remy Sietchiping—Leader, Regional and Metropolitan Planning, Metropolitan Planning Unit, Urban Planning and Design Branch, United Nations Human Settlements Program (UN-Habitat), Nairobi, Kenya**

*Dr Sietchiping delivered an opening statement to the roundtable on behalf of Dr Joan Clos, Executive Director of UN Habitat, the United Nations agency mandated to address the issues of urban growth. His statement highlighted the need for stakeholders at all levels to embrace urbanization as an opportunity for development not just a challenge to be overcome. To this end, he identified a set of three common measures and four strategic investments to foster sustainable urbanization across Eastern Africa.*

In close accord with the conclusion of Vice President Seif Ali Iddi's address, Dr Sietchiping began by highlighting the potential of urbanization to accelerate development if managed well.

*There is a clear and positive correlation between urbanization and development. Good urbanization is a source as well as an outcome of economic growth. It can be employed to transform productive capacities and income levels. However, this requires a shift in the mindset of national leaders and local authorities alike. Rather than viewing urbanization as a challenge, our proposal is for decision makers at all levels to begin viewing urbanization as an opportunity...*

*...but good urbanization does not come by chance, urbanization comes by choice and by design. It is an act of set of deliberate initiatives and policies and practices that include urban governance, urban planning, the shared vision of different stakeholders and political commitment to realize that vision.*

### Three common measures to advance urbanization across Eastern Africa

Dr Sietchiping then identified three measures that UN-Habitat believed could be applied to cities across Eastern Africa to advance urbanization. They are to:

- 1) Ensure that adequate rules and regulations are in place to support urbanization
- 2) Develop better spatial planning and design for future city development
- 3) Have a clear and decisive financial plan



## Keynote Address: The Status and Challenges of Urbanization in Eastern Africa



Director of Mistra Urban Futures, Prof. David Simon delivering the keynote address.

**Professor David Simon—Director, Mistra Urban Futures, Gothenburg, Sweden**

*Professor Simon's keynote address identified some of the significant challenges in managing urbanization so as to set the scene for subsequent discussions by delegates on what needs to be done to realize more sustainable urban environments in Eastern Africa.*

To start, Prof. Simon gave a single sentence summary of the challenge to our cities. In short, the overarching challenge of urbanization:

*...is to meet the basic needs of the majority of urban dwellers in most of our cities (who do not yet have them adequately met) over the course of the next few decades. Because if they are not met, if the different groups of people who live in and aspire to meet their livelihoods within cities do not have them met, then our cities cannot and will not be sustainable. It is as simple as that.*

He then provided a more in-depth examination on the status of cities in Eastern Africa and the various challenges they are facing in managing rapid urbanization. The principal topics raised during his address are summarized in the following sections.

### Urban populations are growing rapidly

Population projections indicate that not only is the total urban population increasing and projected to do so at an increasing rate over the first half of the century but also that the urban population as a percentage of the national population in every single country in the Eastern African region is likely to increase. By the middle of the century, around 40% or more of the region's population will live in places classified as urban.

In many rural areas in the region, young people are losing their appetite for agriculture as a future livelihood. Increasingly people see the best opportunity, for complex reasons, lies in joining towns and cities. This trend has positive elements but also profound challenges not just for towns and cities but for countries and the region as a whole.

The leadership in towns and cities across the region will need to make conditions as conducive as possible for people establishing enterprises, conducting business, creating employment and generating wealth by putting in place infrastructure and services which both underpin livelihoods and enable people to meet their basic needs.

He added that all levels of government must commit to employing these three measures in tandem. National parliaments will need to set the stage through enabling legislation and financing mechanisms to promote urbanization. While at regional and local levels, public sector authorities will need to put into practice good urban planning and design, protect public space and ensure financial viability. Each country will, therefore, need a clear urban policy to establish practice and coordinate actors and interventions between all government bodies and urban stakeholders.

### Planned city extensions

UN Habitat also considers that planned city extensions will be a fundamental aspect of managing urban expansion in conjunction with efforts to improve the compactness and density of existing city areas. Social interventions will also be needed to address the widespread phenomenon of urban informality and often chaotic expansion at the periphery of urban centres. If implemented successfully, planned city extensions can help to guarantee a number of outcomes including an adequate future supply of land with affordable solutions. They can reduce the risk of spontaneous informal settlements, mitigate the effects of land speculation, optimize land use, bring populations closer to employment opportunities and reduce energy consumption and greenhouse emissions.

### Strategic investments at the local level for sustainable development

In addition, UN-Habitat recommends four strategic investments will contribute to making Eastern African cities drivers of sustainable development—first in new and green technologies, second, in key large- and small-scale infrastructure, third in key services such as water, energy and mobility, and fourth in diversity and equity in growth and job opportunities—all the while seeking to mitigate the harmful effects of climate change.

The statement stressed the importance of local governments in managing urbanization across the region because they are at the level closest to the people and have the greatest accountability to those who put them in place. However, while local authorities carry a great deal of responsibility they often have very limited power. To correct this, national governments will need to adequately empower local governments.

## Cities are not islands

Urban challenges and problems cannot be addressed in isolation from the widest systems of which the cities are an integral part. Cities are not hermetically sealed islands. They are organic parts of regional and national spaces and of regions that transcend national borders.

Of note, the Eastern African region is characterized by a large number of multi-local households, that is, a household with family members who move between a shamba (farm), a rural area, a district or intermediate centre and/or Dar es Salaam. These movements occur at different times of the agricultural cycle or at different stages of life in order to obtain education, access health services or to earn cash income. Therefore, for many people, the city is only part of their livelihood strategies. These extended households rely on both rural and urban assets to meet their needs.

## The process of urbanization is dynamic

Urbanization continues at pace but often in different ways and at different rates, both over time and over space. It is in part dependent on the stages in economic cycles. Recession and the impact of structural adjustment in Tanzania, for example, dramatically changed the dynamics of the process of urbanization in this country. For ten or fifteen years, Dar es Salaam as the largest city grew more slowly than many of the secondary and intermediate cities in Tanzania. But with the current economic boom that process is reversing again.

However, over the coming decades, smaller intermediate and secondary cities are slated to grow proportionally faster in themselves and a growing proportion of the net urban increase is likely to take place in those urban areas. Therefore, “we must not become obsessively concerned with the Dar es Salaams and Nairobis of the region but ought to be concerned as much with the Tangas, Iringas, Kisumus and Jubas.”

*“...we must not become obsessively concerned with the Dar es Salaams and Nairobis of the region, but ought to be concerned as much with the Tangas, Iringas, Kisumus and Jubas.”*

## Cities concentrate opportunities but also draw heavily on resources

Another significant challenge is that cities and large commercial centres become concentrations of economic resources and opportunities. Cities are where much of the dynamism lies, where the ideas, the innovations, the financial flows, the networks of interactions both social, economic, political are focused. They are the centres of wealth creation and wealth generation. But to realize these opportunities, they draw in and consume huge amounts of resources to sustain their populations: water to drink, food to eat, raw materials for construction, as well as the finance to invest in new office blocks, new infrastructure, new housing.

Cities also generate wastes—solid waste, sewage and other forms of waste as well as pollution. And these wastes are generally disposed of beyond the city boundaries in peri-urban or rural areas. The contamination of the air, water courses and ground water are often hidden and/or extend beyond city boundaries to affect other areas including other countries. Moreover, cities have increasingly become the prime sources of greenhouse gas emissions.

## Urban planning is often outdated and short-term

Cities are also centres for governance but urban planning generally remains outdated. For example, the Town and Country Planning Act 1947 (UK) is still an inspiration for much urban regulation in former British colonies and protectorates. Consequently, planning is both restrictive and sectoral with little evidence of holistic thinking across different sectors. There is a tendency to rely far too much on the past when thinking about the present and the future. An additional constraint is that many elected officials have a fairly short time horizon, the next election roughly. If they expect not to be in power after the election they are not interested what will happen beyond that.

Prof. Simon recommended reversing the current presumption that things should not be committed unless you can demonstrate that they should be. Instead, things should be committed unless you can demonstrate that they should not be in terms of creating pollution, adding to congestion, or adversely affecting the interests of people who have no direct involvement in those activities. He added:

*If we have the vision, if we have the dream, ways to change planning regulations and legislation can be figured out to help realize the vision. But if we can't imagine a future that is different from the present or the past then we get stuck in the legacy of the past, we get stuck in the outdated planning regulations, building standards, pollution control processes and all the rest.*

## Urban finance is inadequate

Inadequate revenue is a further key constraint in almost every city and town, not just those in East Africa. The reasons for this are diverse. For example, the sources of revenue from within cities are commonly inadequate and/or revenue is collected but does not make it to appropriate users. Therefore, in many countries, cities rely very heavily on financial transfers from central and/or regional/provincial governments, which make up a large proportion of total local government expenditure. In turn, this limits the independence and autonomy of municipal authorities to do things their way. If you are getting money from central government you tend to have to follow policy guidelines set by sectoral ministries at the national level.

## Urban planning is very rarely inclusive or participatory

Planning and the operation of cities is very rarely inclusive or participatory, and, therefore, does not reflect the aspirations of people of different income groups living in different parts of the cities who face different challenges and problems. However, there is now growing evidence in many parts of the world that when you actively engage local citizens—for example, collecting wastes, addressing litter problems, keeping seasonal water wells unblocked—then you can very rapidly and very effectively solve many of the problems that beset local authorities. Promoting and developing cities in partnership with local populations has increasingly been demonstrated to be a very effective way forward.

## Climate change changes everything

Climate change is changing the base level of how we need to think about our cities. For instance, rising sea levels present an enormous challenge. Many coastal zones—for example, the lagoons and estuaries around which many cities are located and coastal development is taking place—are fairly low-lying areas characterized by high bio-diversity. They are also very important as natural buffers to increased sea levels and storminess. But these are the same areas that have experienced most of the urban industrial development and where environmental degradation is often very intense.

For example, mangroves are the best natural barrier against storm surges and sea level rise, yet they have been more or less eliminated from this part of the coast and many part of the coasts throughout the tropical world. Rather than investing in very expensive engineering solutions, such as breakwaters, rehabilitating mangroves is one of the best, the cheapest and the most effective solutions. And it comes with huge economic benefits in terms of breeding grounds for many species of crustacean and fish. Moreover, as sea levels rise and storm surges penetrate further inland, one of the hidden challenges is that the fresh water aquifers on which many urban, peri-urban and rural communities depend are starting to salinize.

*“We need to incorporate the changing baseline of climate change as a fundamental [component of urban policies and action plans] not as an optional extra.”*

Changes in temperatures (generally increased) and changing rainfall trends (more variable and unpredictable) are also challenging. As a result of the heat island effect, average temperatures in cities are increasing which creates a whole series of additional problems. Therefore, greening cities in terms of natural vegetation can be very important in helping to keep temperatures down, providing shade, and improving urban areas in many different ways.

## Conclusion—The Need for Integrated Urban Sustainability Policies

To respond to the myriad challenges facing cities in Eastern Africa, integrated urban sustainability policies will be required—water, energy, food security, the built environment and so on—as well as the capacity to turn those policies into practice. And the changing baseline of climate change will need to be incorporated as a fundamental component within urban policies and action plans not as an optional extra. It has to be mainstreamed into existing planning—building regulations, design standards for infrastructure and so forth—to cope with likely climatic conditions in future decades. The potential impacts of climate change need to be as much part of the vision of tomorrow’s cities as people’s aspirations to meet their basic needs and improve their quality of life in those cities.



Participants of the forum hold a discussion about the effects and remedies of urbanization in the region.

# 5 Presentation: Making Cities Productive and Liveable—Economic Principles for Urban Development



Economics Professor from the University of Oxford Prof. Tony Venables speaks on how to make cities more productive and livable from the economic point of view.

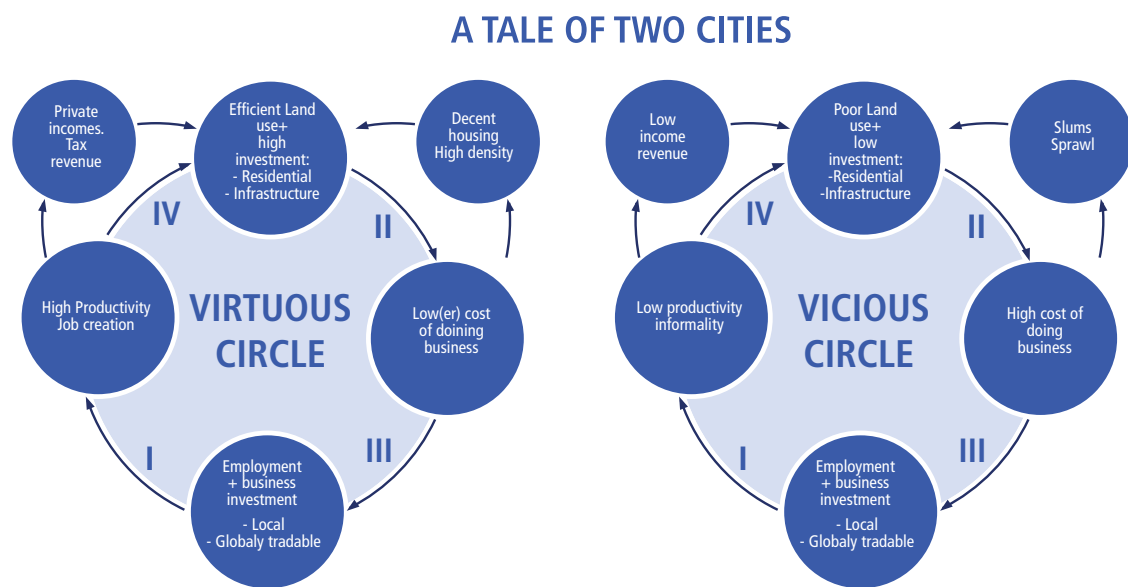
Prof. Tony Venables—Department of Economics, University of Oxford

*Cities can be good for productivity and incubators for new and innovative activities. But for cities to drive economic growth they must work well enough to attract investment and create jobs. In his presentation, Professor Venables outlined the factors that must be prudently managed to make a city both productive and liveable.*

Many cities around the world are successfully managed to be both productive and liveable. To achieve these outcomes, a city’s high productivity—arising from the scale and density of economic activities and employment in that city—must be balanced with the city’s high cost in terms of the cost of doing business and the affordability for households to live and work in the city.

Successful balancing of these two economic forces requires: i) the efficient use of land, which is scarce; ii) sound public investment in infrastructure and services; and iii) an environment that is conducive to private investment in residential, commercial and industrial property. This balancing takes place through a combination of the private sector interacting through markets and public policy. Depending on the action and interaction of the two sectors, the development of the city may follow a more virtuous cycle or more vicious cycle as shown by the contrasting scenarios in Figure 1.

Figure 1: Two contrasting city development scenarios



## Virtuous and vicious cycles in urban development

As depicted in the diagram on the left-hand side of Figure 1, a city characterized by the efficient use of land and by high investment in housing and infrastructure lowers the cost of doing business, which, in turn, attracts employment and business investment (both local and global) leading to higher productivity and job creation. The resulting high private incomes earned and tax revenues accrued can then feed back into further beneficial investment in the city.

Under the contrasting scenario depicted in the right-hand side of Figure 1, poor land use and low investment in housing and infrastructure—and the resulting urban sprawl and creation of slums—can increase the cost of doing business. As a result, employment and business investment remains predominantly local. The business environment of the city is typically one of low productivity and informality with low private incomes and limited public revenue available for investment in the city’s future development.

## Four linkages for cities to be productive and liveable

As Figure 1 further indicates, four key linkages are required to foster the development of productive and liveable urban environments.

### I. Select economic activities with the highest urban productivity advantage

Cities can be excellent locations for increasing productivity and growing new activities. Given the higher density and closer proximity of factors of production, cities tend to be settings for intense economic activity and high productivity. With access to suppliers of intermediate goods and services as well as end customers, firms can expand production to take advantage of economies of scale. The more intense competition between firms can spur efficiency. Cities can also foster the development of a ‘thick’ labour market; firms are able to find workers with specialist skills and workers have the incentive to acquire specialist skills. Knowledge spillovers and networks within cities can also act as catalysts for innovation and the development of new ideas, methods, applications and opportunities that may not have been anticipated initially.

Activities and sectors with the potential for the largest urban productivity advantage include financial and information services, creative industries, media and entertainment as well as modern manufacturing clusters, such as automobiles and garments. These sectors produce goods and services that are tradable globally and internationally competitive. In contrast, government services and domestic production have weak productivity advantage, as the scale of activity is restricted by the size of the market.

## II. Choose urban form for liveability and low cost

Cities derive their productivity from their higher density but this comes with the fundamental trade-off of smaller living space. The extent of this trade-off can be mitigated through the efficient allocation and use of land, the availability of high-quality housing and good infrastructure, for example, transport systems which optimize the proximity of workers to firms, especially in terms of travel time not necessarily distance. Through these means, cities are more liveable and relatively low cost. Workers can more easily get to their places of work, firms have supporting infrastructure and wages do not need to be increased just to compensate for poor living conditions.

Achieving the dual outcome of liveability and low cost requires functioning land and capital markets as well as building services underpinned by appropriate regulation. Importantly, too, investment in infrastructure must lead not lag. The availability of infrastructure will attract and inform the location of private investments and avoid the necessity for expensive retro-fitting.

## III. Reduce the costs of doing business and improve the business environment

Internationally ‘footloose’ activity will not be attracted to high-cost cities. Therefore, cities need to put in place appropriate regulatory frameworks which aim to improve the overall environment for business to invest and operate and reasonably minimize the costs of doing business. Attracting new investors may also require incentives at the start so as to initiate activity in new sectors. Over time, firms may benefit from the higher productivity that comes from being part of a cluster of firms but this does not apply to the first mover.

## IV. Secure income to finance investment

Significant capital is needed to finance residential and commercial building and infrastructure, which will principally be sourced from private sector income and expected future income via capital markets. With respect to the public sector, a land tax can provide a secure and sustainable basis for urban finance. Land value appreciation is at the heart of economic benefits generated by cities. Through a land tax, the appreciation in the value of land which is privately owned can be captured to finance the infrastructure needs of the city. Borrowing may also be needed for leading investments in infrastructure.

## Conclusion—Functioning cities are essential for sustainable development in Africa

By facilitating these four key linkages, cities in Eastern Africa can potentially become drivers of growth and job creation. To be productive and liveable, the provision of decent, affordable housing is critical. Here, the private sector must be involved as the state simply cannot afford to do it all. Public services are also fundamental and different levels of government must be able to work together. Functioning cities will necessarily be an integral part of sustainable development in Africa.

## 6.1 Partnerships with the Urban Poor



Leader of the National Slum Dwellers Federation in Kenya, Mr. Joseph Muturi gives a presentation about the situation in Kenya and the case of settlements across Eastern Africa.

### Mr. Joseph Muturi, Leader, National Slum Dwellers Federation, Kenya

*Muungano wa Wanavijiji is the largest social movement in Kenya. For 16 years, it has campaigned against forced evictions and advocated for secure tenure and improved amenities for poor communities. Muungano wa Wanavijiji is a member of Shack/Slum Dwellers International (SDI), an international network of grassroots organizations that is working in 39 countries in Africa, Asia and Latin America to organize and mobilize people who live in informal or unplanned settlements to take action and participate as equal citizens in their cities. In his presentation, Mr Muturi emphasized that all people have to have adequate housing and access to basic amenities, such as water and sanitation, and introduced how SDI is working to achieve these outcomes.*

Mr. Muturi commenced his presentation by briefly describing the situation in his home city of Nairobi. Like most cities in Africa, he said that Nairobi was not prepared for rapid urbanization. Due to the process of centralization, everything—all the good schools, all the good jobs—became concentrated in the city, which led to a massive influx of people. However, the city authorities were not prepared for this urban growth in terms of providing adequate housing and basic services, hence, the creation and mushrooming of slums.

He continued that whether Nairobi or Dar or Khartoum or Kampala, every city needs to provide for the fundamental needs of its residents, i.e., when people come to cities to get jobs, they must find shelter and have access to basic amenities. Securing adequate housing and basic services for the urban poor are the principal concerns of SDI. But to even begin to improve the situation, we must be cognizant that the city alone, the municipality alone, the state alone neither has the capacity nor the resources to provide housing, sanitation facilities and water in these areas. He then went on to describe some of the key strategies and activities undertaken by SDI to respond to these challenges. They are summarized in the following sections:

### Collecting information on the settlements

Nairobi has a population of approximately 4 million people. Of this total, around 2.65 million live in informal settlements. In these slum areas, the residents face all of the issues of poor unplanned settlements—insecurity, no water, no drainage facilities, no waste disposal and so on. But the state and municipal authorities have very limited information about these people and their settlements. So SDI collects essential information, for example, on numbers of residents, land tenure, present housing, services and infrastructure. At the moment, SDI is running a campaign called the “Know Your City Campaign” in all of the cities where SDI operates.

## Empowering communities

SDI gives a voice and space to poor people and empowers them to address the issues they face. Through the information collected, communities are now able to identify and prioritize their problems. Unfortunately, Mr Muturi related that most city mayors and city planners usually think that to have a city without slums, you simply bulldoze the slums. SDI believes this is the wrong approach and so resists evictions. At the same time, SDI demonstrates to city authorities what is possible through funding housing projects that are community-led, community-managed and community-owned. So far in Nairobi, SDI has built about 1,000 units, but these are just to demonstrate what can happen if the city and the people come together.

## Negotiating and partnering with the city to improve conditions

Once accurate information is collected on informal settlements, SDI works with communities to negotiate and partner with city authorities to provide essential services. For example, in a settlement called Kambimoto Huruma—which means “camp of fire” in Kiswahili—a place where landowners used to torch the entire slum to evict the residents, SDI negotiated with the city to upgrade the settlement. At that time, around 400 families were living in the area. As a result, a Memorandum of Understanding was signed with the city authorities and they provided architects, planners and engineers to work with communities to improve the settlement.

Solving the big issues of land tenure, decent and affordable housing and essential services are not beyond the reach of ordinary people. Rather, people need to be more strategic, need to be more active and organized to resolve these problems. For example, in the city of Kampala, SDI has established the Kampala Development Forum, which brings together the municipal authority, academia, the private sector and communities to start addressing the immediate needs of settlements. SDI also provided a seed grant to establish the Kampala City Development Fund. Now, every year, the Kampala City Council puts money into that to enable communities to fund their projects, to get young people involved to start income-generating projects, build housing, anything that keeps them busy.

## Conclusion—Inclusion of every citizen is the number one priority

The inclusion of every citizen of the city is SDI’s number one priority. And strong partnerships, meaningful partnerships are needed, not ones on paper but partnerships in practice to address issues. The alternative model applied by most city managers and city planners is to plan the CBD and surrounding areas of middle-income housing. When they see an open space, the first thing that they think about is how they are going to put up a mall. And slowly and slowly, public spaces begin to disappear. Slowly by slowly, there will be no more space left.

As a result, poor people are always pushed 40 kilometres away. But these poor people are the same people who provide services, work in our offices, teach our children. What happens when you push people 40 kilometres away from the city? You create another slum. For SDI, the challenge is to break that cycle. And this will require long-term thinking, not short-term thinking about ourselves but about the kinds of cities we want for our grandchildren.

## 6.2 Open Streets: Cities Designed for Citizens Not Cars



Co-founder of Open Streets Initiative in Capetown, Ms. Marcelas Guerrero Casas touches on a presentation she made about cities being designed for the convenience of the citizens and not motor vehicles.

### Ms. Marcelas Guerrero Casas, Co-founder, Open Streets Initiative, Cape Town, South Africa

*Ms. Casas was born and raised in Bogota, Colombia, the birthplace of the Open Streets or Ciclovía movement. Every Sunday and holiday in Bogota, over 1 million people from all walks of life enjoy 120km of open, car-free streets in the heart of the capital city. Bogota’s ciclovía has now inspired similar events in over 100 cities worldwide. In 2012, Ms. Casas co-founded the Open Streets Initiative, a citizen-led organization working to transform how streets are perceived, used and experienced throughout South Africa. And, in May 2013, the first Open Streets Day was held in Cape Town. In her presentation to the roundtable, she shared her vision for creating public spaces for citizens not cars in every major city in Africa.*

To begin her presentation, Ms. Casas evoked the all-too-familiar experience of peak hour in a big city.

***Walking the streets in rush hour in any city, not just in East Africa but throughout Africa, will tell us that “walkability” is very high...but sadly many people walk not because the streets are “walkable” but out of necessity...and this is something that need to be re-felt and re-framed.***

For example, 60% of trips in Addis Ababa are on foot while just 9% are made in a car. Yet, 63% of the streets in Addis do not have any pavements or side walks. Therefore, people walk not because it’s easy but because it’s necessary...and in those circumstances, walking is very dangerous. Moreover, ever-worsening traffic jams are becoming the everyday reality in cities, with serious consequences to the economy, to the environment and to the health system.

# Imagineering the Cities of Eastern Africa —How Do We Want to Live in 2050?

However, she went on to describe an alternative reality that could exist. Beyond the efforts of urban authorities to improve public transport systems, East African cities have a very conducive environment to experience streets differently. By closing streets to car traffic and opening streets to people traffic, city residents of all ages and abilities and from all social, economic and ethnic backgrounds can come out to enjoy the streets, connect with each other and improve their health.

## The Many Benefits of Open Streets

Open streets can help to foster safer, more cohesive communities. For example, she described that Cape Town has a big problem of separation due to the country’s history of segregation. By opening up streets to people, opportunities are provided for people to interact in safe spaces. Open streets can also be places of recreation and platforms for the creative expression of cultural values. They have an amazing capacity to unearth what’s in the community, what’s on the street, especially where activities such as busking in public spaces are ordinarily restricted by city regulations.

**Marcelas Guerrero Casas:**

*If you open streets to people, there is the opportunity to interact...there is the opportunity again to create the safe spaces. They can [also] be the platform for the creative expression of local cultures and values...and they can be places for recreation...Cities can be designed for citizens and not for vehicles and they don't take a lot of money.*

Further, they can contribute to job creation and local economic development. In the locations in Cape Town where open streets have been organized, the local businesses have flourished because you are bringing an ordinary number of people to a street that normally doesn’t have that kind of footprint. Open streets also provide new options for residents to safely and quickly get to and from work, such as by bicycle, and to generally move around cities.

## Conclusion

In short, open streets can be an integral part of initiatives to design urban environments to sustainably address the needs and aspirations of the people in cities. They do not require significant capital investments for infrastructure nor long lead-times to construct. Open streets are about doing things quickly on the ground that can change how people think and experience and improve their space.

### 7.1 Group Activity: Imagineering the City of the Future

As part of Day 1 of the roundtable, delegates worked in groups to discuss and imagine the future cities of Eastern Africa. The diagrams below show the key characteristics of each group’s desired urban environment of 2050.

**Group A**

- A people-driven city where all residents are actively engaged and participate in the city’s planning and processes
- An inclusive city with a sense of community and social cohesion, whereby people relate to each other without discrimination
- A city in which everyone’s opinion matters and can be freely expressed
- A city with the political will and leadership to translate policies and plans into action
- A financially stable city, i.e., a city that can sustain itself, build the necessary infrastructure and provide essential services
- A green city where we protect public space and use renewable energy
- An orderly, safe and well-planned city
- A smart city in terms of ICT to communicate with each other and share information





Participants of the Imagineering session engage in discussions on how to build better sustainable cities.

### Group B

- Green cities
  - That sustainably uses its natural resources, not only in response to the impacts of climate change but also to reflect a city's particular landscape. Arusha and Dar es Salaam (for example) should not and cannot 'look' the same.
  - Eco-design and use of renewable energy for buildings
  - Open spaces and natural environments are protected
  - Where land use is mixed and reflects local heritage and culture.
  - Safe and clean
- Well-governed cities
  - Inclusive, participatory, accountable and transparent governance
  - A better planning and regulatory system with appropriate enforcement of regulations to put an end to corruption
  - A city that thrives economically and collects enough revenue to pay its bills and sustainably provide and maintain its infrastructure and services
  - With administration based on facts, rather than politics for politics
- Cities characterised by accessibility and mobility
  - Efficient and affordable transport
  - Decentralized cities with different centres/satellite towns to reduce congestion and ensure people are closer to their workplaces and amenities
  - All citizens must be able to access the entire city physically and conceptually

## 7.2 The Future Cityscape: A View from the Youth of Tanzania



Zainab Abdallah, Poet

My origin is from Tanzania  
 Dare es Salaam is my city  
 Here is the Vision 2050  
 I stood up with a paper  
 Written with blue ink addressed to  
 heads of government  
 For the sake of development  
 With a highlighted statement  
 Our future, our cities  
 Our societies  
 Our legacy  
 Our liberty  
 Our cities  
 Our countries  
 I would love to witness the growing  
 infrastructure  
 And the massive investment in architecture  
 I dreams of roads that provide us  
 with reliable transport  
 Less traffic jam, everyone is in comfort  
 2050 with well-designed hospitals  
 That are accessible and reliable  
 2050 with well-planned buildings that  
 are accessible and affordable  
 Massive growth of technology  
 And the use of digital system  
 Highly-equipped laboratories  
 And the improvement of the educational system  
 I dream of game reserved areas  
 Recreational areas  
 I dream of international trade that  
 empowers us citizens  
 Advance trading systems, e-commerce  
 and permanent settlements

High standards of living for  
 sustainable development  
 Our cities should be surrounded  
 with all administrative services  
 Well-designed buildings for government  
 and private sectors  
 Approved framework for business offices  
 Economic and social services as the key  
 indicators 2050 should transform our  
 industrial development  
 With availability of all fundamental  
 processing companies  
 Accelerating internal trade and social  
 empowerment  
 Public-private partnerships for sustainable  
 development  
 Highly extended city markets with quality  
 products Balance of payments and  
 raising domestic currency  
 I dream of a city that provides us  
 with water availability  
 Recreational areas and game reserved areas  
 I dream of cities that provide us with  
 academic excellence  
 I dream of cities that provide us with  
 educational institutions  
 That provide us with exchange programs  
 and coalition  
 Centralized systems with due diligence  
 I wish to see the advancement of science  
 and technology  
 Online marketing and business initiatives  
 I wish to see highly extended airport services  
 and expanded visibility  
 Controlled importation and supply of automobiles  
 The future of East African Cities is not just about  
 us 2050 should mark highly developed cities  
 And improved standards of living  
 Here in Dar es Salaam to Nairobi to Bujumbura  
 To Kampala to Kigali and Juba  
 Nobody should be left behind, this has to  
 be our ideology  
 They say if you want to walk fast then  
 walk alone

But if we want to walk far then let's walk  
 together  
 Better late than never  
 Birds of the same feather flock together  
 We need leaders who know what it  
 takes for our cities to survive  
 We need leaders who know what it  
 takes for our cities to be alive  
 Let's promote efficiency patriotism with readiness  
 Let's promote decency working with fairness  
 Let's maintain the growth of our economies  
 and cultural mobilization  
 Let's maintain the autonomy of protecting  
 our generations  
 Let's promote cooperation in combating  
 corruption  
 Let's work with determination on  
 social rights convention  
 We might have similar ways or different in  
 earnings  
 We might have similar days or different in  
 thinking  
 We might differ in colours, ideas or facts  
 We might differ in matters of being first or last  
 But as long as we have ears and we can  
 observe with our eyes  
 As long as we all produce tears is a fact  
 of being wise  
 You can be a doctor and save lives  
 You can be a lawyer and defend lives  
 You can be a soldier and fight lives  
 You can be a police and force lives  
 But simply be yourself a solution of lives  
 We are the world and together as one  
 We are the world and together we learn  
 We are the world and together we plan  
 We are the world and together we can  
 Yes we can  
 I believe we can  
 For sure we can  
 May God bless Africa  
 And every place else  
 And may God bless East Africans and  
 Everyone else



### 7.3 Artistic Impressions of the City of 2050



Local artists from Tingatinga group in Dar es Salaam display their concept on cities in 2050.

## 8

## Panel discussion: Shaping Our Urban Futures



**Dr. Remy Sietchiping—Leader, Regional and Metropolitan Planning, Metropolitan Planning Unit, Urban Planning and Design Branch, United Nations Human Settlements Program (UN-Habitat), Nairobi, Kenya**

**Dr. Cristina D'Alessandro, Professor, Institute d'Etudes Politiques de Paris (Sciences Po), France**

**Prof. Bernard Calas, Head, Department of Geography, Universite Bordeaux Montaigne, France**

*Dr. Sietchiping participates in a panel discussion about how cities in the urban future can become drivers of sustainable development.*

In this broad-ranging discussion to open the second day of the roundtable, the panellists were asked for their insights into how cities in the region and throughout Africa can become drivers of sustainable development. The key issues raised are summarized in the following sections.

### Prioritize metropolises within the development of countries and regions

Historically in Africa, development projects and programs have largely focused on rural areas but today it is time to change focus to give priority to metropolises, particularly capital cities, within the development of countries and regions. If properly developed with the right infrastructure, metropolises and capital cities become showcases for countries to attract investment. However, plans and policies for urban development cannot be limited to urban realities. Coordinated, multi-level policies and plans are needed that look at the development of urban centres within the broader peri-urban areas and regions in which they are located.

### Leadership is concentrated in urban areas

The concentration of leadership in urban areas presents a big opportunity for African cities. Local leadership should be taken into consideration by planners and by policies to ensure that the way neighbourhoods and cities are transformed takes into account not only poverty and related problems but also the presence of leaders, their needs, and the way the presence/concentration of leaders impacts on the development of residential spaces.

Political will at every level not only at the national level and regional level but also at the city level will be vital, especially the determination of mayors to envision cities and transform those visions into reality. On the other side, the determination and capacities given to civil society to participate in the process of urban development will be equally important.

#### Dr. Sietchiping:

*I want to start with two opening statements...The first one is that you can't really imagine sustainable development without sustainable urbanization. I have not seen that anywhere... And the second one is that I have not seen any countries that are hoping to emerge as...economically developed countries, which have done so with no urbanization.*

## Sustainable urbanization is the foundation of sustainable development

Historically, urbanization has been an integral part of economic development. Urban areas are the foundation for economies of scale and the places where knowledge, technology and innovation are concentrated. Many good things happen in cities. To harness that energy, urban centres or emerging urban centres need to be recognized as opportunities. Urbanization requires a clear policy which envisions the future. For this, urban areas must be conceived as wide spaces or environments that can drive whole countries and regions, and planning requires us to project ourselves into the future, not just to 2050 but 100 years ahead.

## Energy, water and infrastructure

A city cannot thrive without investments in three fundamental areas: energy, water and infrastructure. You can't run a city without energy. You can't develop cities without water (which again highlights the issue of engaging the rural areas where water is sourced). And you can't manage a city without proper infrastructure, especially transport. In turn, capacity building in education is critical so as to implement urban research programs to guide the future and to enable us to dream of future city spaces.

## Cities need an identity

Any space, any country has to have something that attracts people, i.e., an identity card or passport for the city that will set the city apart. It's essential to define and embrace something that makes you proud as a city and a country.

## Tackle inequalities



Professor at the Institute d'Etudes Politiques de Paris (Sciences Po) Dr. Cristina D'Alessandro, makes a point during the shaping our urban futures debate.

To realize the full opportunity of urbanization, inequalities of all levels and types—social, economic, spatial, etc.—must be addressed to minimize gaps, otherwise cities will be places of ever-increasing poverty, insecurity and crime. Political will at every level—national, regional and city level—will be essential together with the active involvement of civil society.

### Dr. D'Alessandro:

*To reduce inequalities and improve conditions, I think the will and the engagement of mayors is crucial... And on the other side, the determination and the capacities given to civil society to make them participate in the process, to make them criticize the process, and make them raise issues is key.*

For a city to be more inclusive, it will be helpful for city planners and stakeholders to recognize that there will always be a continuum of economic activity from informal to formal, not a stark dichotomy between informal and formal enterprises, where the former is always viewed negatively.

## Embrace every opportunity

On the positive side, the Eastern Africa region already has valuable assets, including two regional and continental hubs, namely Nairobi and Addis, that can help drive other cities like Dar es Salaam that aspire to reach this level. The region also has significant resources and is in the process of developing good policies to utilize these resources.

A diverse middle class is emerging in Africa, which is a growing source of opportunity. We must make every effort to acknowledge the good news, the small candle in the dark. That light can be an inspiration, individually and collectively, to start making improvements in our cities. In particular, the burning energy and creativity of our young people must be fully harnessed to shape and drive the urban agenda.



Panelists deliberate on bringing out the positives in urbanization in Eastern Africa during one of the discussions.

## Two City Case Studies: Dar es Salaam and Khartoum

Following the panel discussion, case studies of Dar es Salaam and Khartoum were presented to more closely examine the prevailing contexts within cities in Eastern Africa, their priorities for development and the actions taken by city authorities to address the challenges of rapid urbanization.



Senior Urban Specialist at the World Bank office in Dar es Salaam, Mr. Andre Bald gives a case study about the city of Dar es Salaam.

### 9.1 Dar es Salaam: Future Megacity

Mr. Andre Bald, Senior Urban Specialist, World Bank, Dar es Salaam, Tanzania, and Honourable Didas Masaburi, Mayor of Dar es Salaam City, Tanzania

#### The context of urbanization in Dar es Salaam

Mr. Andre Bald from the World Bank began the Dar es Salaam case study by describing the general context of urbanization in Africa and the more specific context in Dar. Echoing earlier presentations, he said that Africa is among the least urbanized regions, but is urbanizing rapidly with large urban centres growing the fastest, especially cities of 1 to 5 million people. However, relative to other regions, Africa is urbanizing later and at a much lower levels of income measured in GDP per capita. Presently, in Sub Saharan Africa and Tanzania, around 30% of the population lives in urban areas and GDP per capita is just over USD 500. For comparison, when countries in East Asia reached the threshold of 30% urbanized, GDP per capita was approximately USD 2,500. Thus, Africa is moving faster but with fewer resources to build its cities.

Throughout Africa, municipalities' investments in infrastructure cannot keep pace with population growth. Dar es Salaam is no exception. Informality is another common characteristic of urbanization in Africa and also Tanzania. In Dar es Salaam, 70 to 80% of the people live in informal areas and employment is overwhelmingly in the informal sector. With respect to productivity, Dar is doing moderately well relative to other African cities but productivity is at a low level in international terms. On a positive note, poverty is declining in cities more rapidly than in rural areas in Tanzania. Dar es Salaam recorded the sharpest declines in poverty headcounts in the latest Household Budget Survey 2011/12 with more limited declines in other cities.

Another aspect about the urbanization experience in most countries in Africa is the primacy of one city in terms of population and economy. Again, Dar is no exception. By 2030, it is estimated that half the population will be in urban areas in Tanzania. And Dar will likely become a mega city with a population in excess of 10 million people which is more than double the current population of 4.4 million. The rapid growth over the past 20 years is not going to slow down. A

further implication of this growth is that approximately 800,000 new job seekers will be entering the labour market each year in Tanzania, most of whom will likely find work in the informal sector in urban areas. And available data indicate that 40% of national GDP is coming from Dar es Salaam. Dar is the engine of economic growth in the country. So Dar must work.

### The growth of Dar

Using a series of analytical maps, Mr. Bald then turned his attention to the question of how Dar es Salaam has grown. In short, he characterised the city's development as fast and sprawling but also "densifying". Figure 2 shows that the city is expanding to the north and to the south but is presently maintaining its form as a monocentric city with a central business district. But the map also indicates that this is beginning to change with growth in new areas and new hubs starting.

Figure 2: Map showing population densities in Dar es Salaam, 2002 and 2012

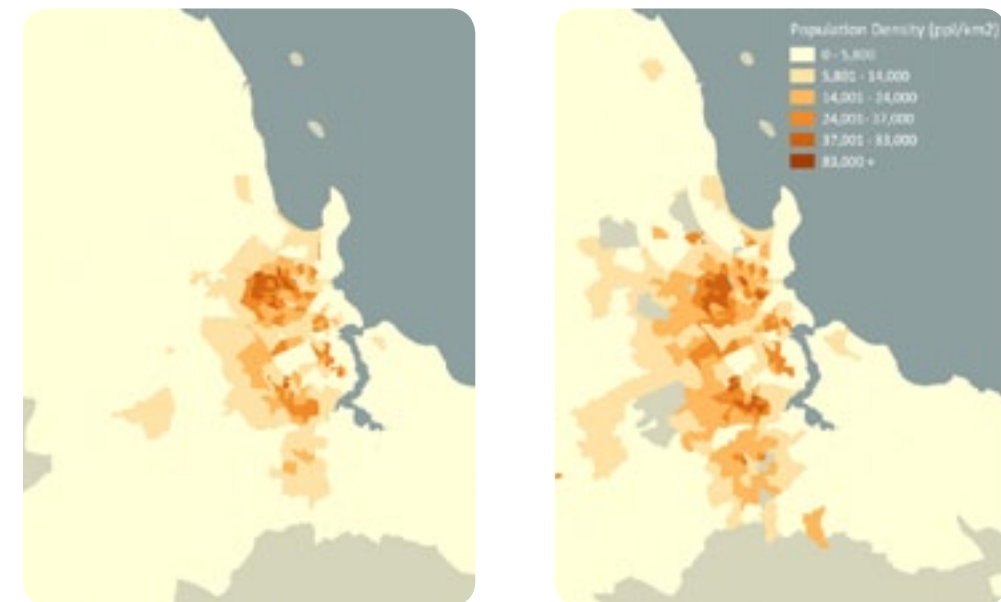
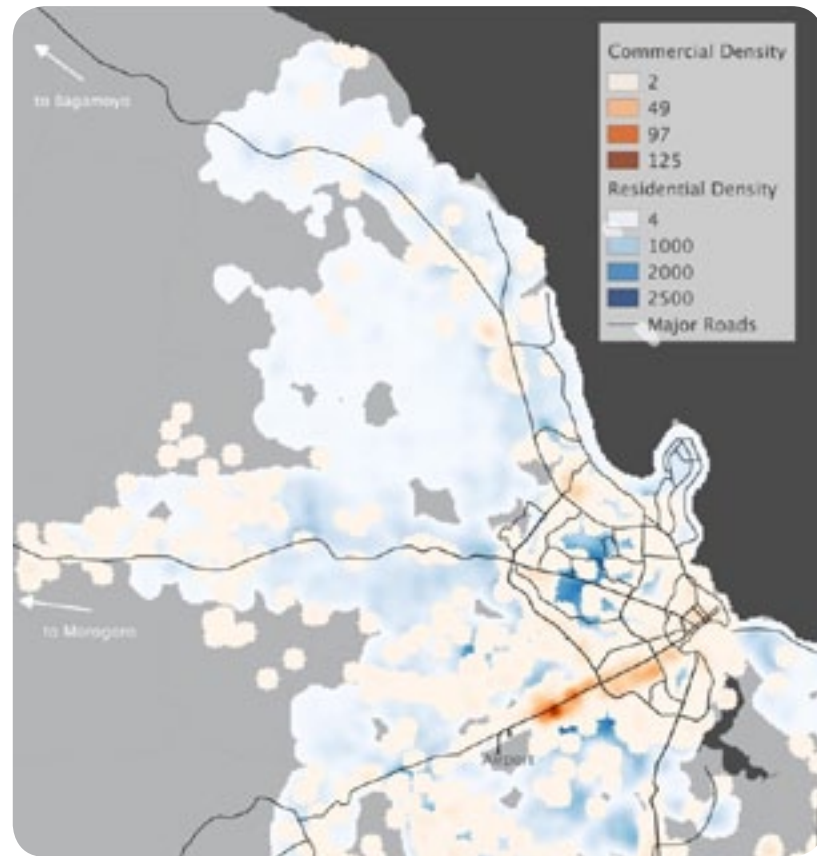


Figure 3 shows Dar es Salaam's urban core within a ring road structure. This was the principal area of Dar es Salaam until about 25 years ago. Since then, Dar has experienced massive growth outside of the city centre.

**Figure 3:** Map of Dar es Salaam showing commercial and residential densities



The green area to the south is currently protected by the need to use a ferry to reach it, but when the bridge opens in the next few years, the situation is going to be very different. This is an opportunity; it's largely a blank slate from the development perspective with the chance to do it right.

Finally, the large red area to the west is quickly becoming an area of rapid growth but with very limited services and very little guided development. This is one of the key areas, one of the bigger challenges that the city will have to deal with. The land use patterns in this area are very energy-intensive which will be very expensive to service in the future.

**Figure 4:** Map showing the four development zones in Dar es Salaam

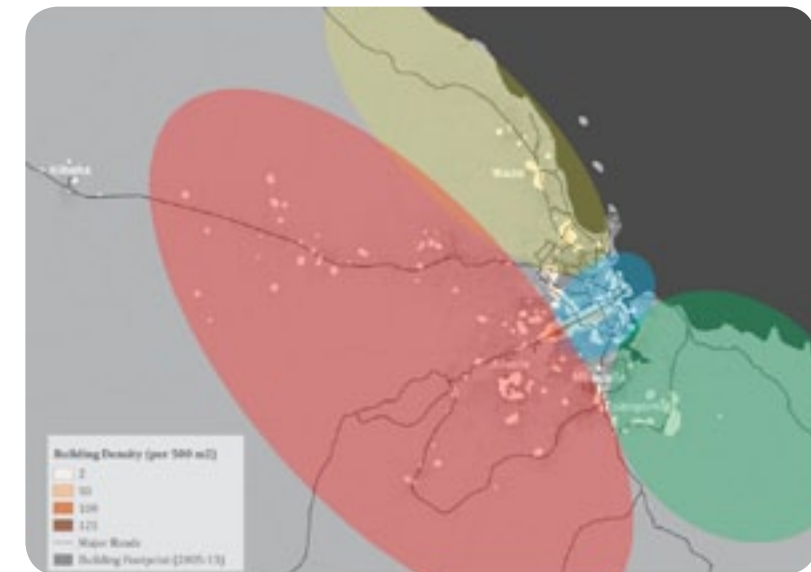


Figure 4 classifies Dar into four different zones to provide a framework for analyzing the city's growth. The blue area is 'old' Dar. It is not yet fully saturated nor is its future wholly taken care of, but there is not too much more that can be done here. The road network is laid out, the area is not going to expand and there are not many empty plots, so this area cannot accommodate much more development. For this zone, it is more of a question about the area's future in terms of cultural heritage and how it can be a 24/7 type of place where people can enjoy what the city offers.

In contrast to the city centre, the yellow area to the north of the city is rapidly growing, characterised by middle to upper income dwellings mixed with a lot of informal settlements. In certain respects, it is growing in a positive way in terms of residential development mixed with commercial and industrial. The growth is largely organic growth and could be more guided but its development is not a critical issue.

### Addressing the challenges of rapid growth

To conclude his part of the case study, Mr. Bald highlighted some of the positive aspects for Dar's development but emphasized that time is short to prepare for mega-city status. He related that there is no shortage of challenges but the city is doing some very innovative work. For example, the city is building a bus rapid transit (BRT) system. If Dar es Salaam is going to be a megacity, it will have to have a public transport system as its spine, to move people around, to move goods, and help guide land use. Critically, too, unlike many large cities in Africa, Dar es Salaam has coordination across municipal boundaries. But, the development of the city is already pushing beyond the boundaries of the three existing municipal districts so metropolitan governance and wider regional governance must be put squarely on the planning agenda.

Above all, in preparing Dar es Salaam to be a megacity, he emphasised that the city has a very limited window of time. In many respects, a city only has one chance to get urbanization right. If Dar reaches the 10 million threshold in population and doesn't get there in good standing, it will be extremely difficult if not impossible to retro-fit the city to fix problems. Therefore, the next five years will be a critical period for stakeholders and decision makers in Dar es Salaam to decide on priorities and take action. The foundations for a city of 10 million which is just round the corner need to be laid now.

## Current and planned initiatives in Dar es Salaam



Mayor of Dar es Salaam Hon. Didas Masaburi, shares a case study about the city of Dar es Salaam and the opportunities and challenges of the city in the next 20-30 years.

*As co-presenter of the city case study, Mayor Didas Masaburi spoke on current and planned initiatives to address the challenges and opportunities of urbanization in Dar es Salaam over the next 20 to 30 years as the city becomes a megacity. The mayor's presentation focused on five different areas: population, economy, governance, waste management and climate change. His main points are summarized in the sections below.*

### **i) Population**

The population of Dar es Salaam is about 4.5 million and is increasing at the rate of around 5-6%. The city is divided into three municipalities—Temeke, Kinondoni and Ilala—each with a population of more than one million. However, the city currently does not have the capacity to meet the service needs of residents plus those who come during the day time. More than 71% of people are living in unplanned settlements/slums with poor access to safe water and sanitation, hence, residents are particularly vulnerable to the spread of water-borne diseases, including malaria.

Building on the progress made by the Community Infrastructure Program (CIP), the city is implementing the Dar es Salaam Metropolitan Development Project, with funding from the World Bank, to develop the structures of a metropolitan city. The project aims to think beyond existing city boundaries, to plan regionally, and connect and integrate the city with nearby districts.

A new master plan is also under development to guide population growth and urban expansion. Three satellite cities have already been identified to decongest people from the centre: Luguruni in the west, Mabwe Pande to the north, and Kigamboni to the south. The Kigamboni Development Authority has already been established.

### **ii) Economy**

To support the economy, the city is building essential infrastructure. In particular, Dar es Salaam is investing in a rapid bus transit (RBT) system to connect key areas of the city so as reduce congestion as well as air pollution. The first of six phases will be operational next year. The government is also supporting the growth of small businesses. Once established, businesses are essential contributors to households but also the city by means of levies, etc.

Efforts are also underway to make the city a better place for tourism. Improvements in safety and security are at the forefront of city priorities: safety for the people, security for their property, and safety and security with the respect to the environment. With a safer city, tourism will have greater opportunity to flourish. The city is also considering how best to use the sea because many people in Dar es Salaam rely on fishing for the livelihoods.

### **iii) Governance**

With respect to governance, the city is promoting public-private partnerships to improve infrastructure. It is also working to improve assets management. This year, it has commenced an initiative to value city properties. This is part of wider efforts to ensure the sustainable financing of the city by modernizing own source revenue collection and upgrading tools to improve service delivery.

### **iv) Waste management**

Again, the city is collaborating with the private sector to improve waste management such as landfills, including the possibility of producing electricity from waste. At the same time, it is seeking to engage communities. As part of the Build It Project, a window to finance seed grants to communities to start collecting waste from houses has been established.

### **v) Climate change**

The city must be developed to be resilient to climate change. In particular, the city is addressing the problem of flooding in Dar es Salaam through improvements to drainage systems, the better use of open spaces, and reallocation of people who are living in flood-prone areas to other places.

## 9.2 Implementing a New City Plan: The Case of Khartoum



Governor of Khartoum Hon. Dr. Abdelrahman Al Khidir stresses a point during the round-table discussions.

**Hon. Dr. Abdelrahman Al Khidir, Governor of Khartoum, The Sudan**

**Dr. Salah Osman, governor's Office, Khartoum, The Sudan**

*This section summarizes the main points of the Khartoum case study commencing with a general overview of the urban context in Khartoum and the actions of government to improve the city's finance and infrastructure and solve the issue of informal settlements.*

### The context of Khartoum

Khartoum City is the capital of Sudan. It comprises three towns at the confluence of the Blue and White Nile Rivers. Khartoum City is located in Khartoum State which has an area of 22,000 square kilometres or 3% of the total area of Sudan. The population of Khartoum State is 14.4 million or 36% of the population of Sudan. So 36% of the country's population is living in 3% of the area. Khartoum State also hosts 80% of the industrial investment of Sudan.

In the last fifteen years, the city's population has increased from 2 million to 8 million. This rapid expansion, in large part driven by migration due to civil war and desertification, led to the widespread growth of unplanned settlements and slum areas with limited services and infrastructure.

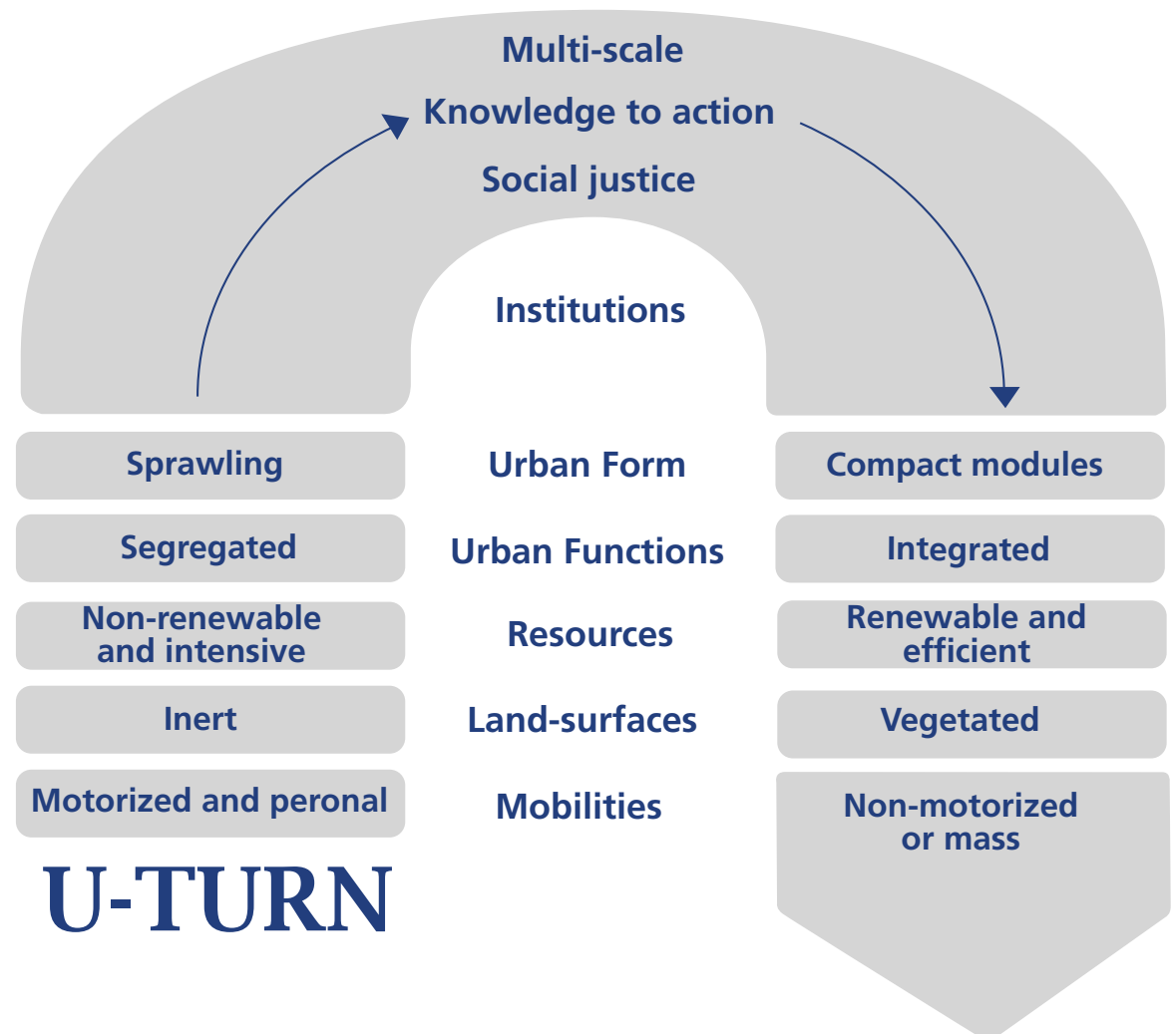
### A new structural and restoration plan to define the city

A new structural plan for the city was developed in 2007 and since 2011 a restoration plan has been under implementation. As part of these initiatives, three ring roads now define the urban area, services have been re-distributed, and an infrastructure plan developed. To finance the city's development, the government sold premium river-front land that was not suitable for governmental progress. In doing so, the government raised more than half a billion dollars to fund the new structural plan. As a result of the plan, the expansion of slums and unplanned buildings has stopped. Starting next week, residents in the last remaining slum area in Khartoum will be resettled. Around 57,000 plots of land will be distributed within a new planned area. With respect to infrastructure, seven flyovers are being built around six bridges crossing the White Nile and the Blue Nile as well as six new water plants with a total production of drinking water of 1.4 million cubic meters. Hospitals and health centres have also been redistributed as part of the plan.

## Addressing the challenge of squatter housing

As mentioned, one of the main repercussions of the rapid urbanization of Khartoum was the growth in squatter housing, which increased from around 10% in 1981 to 60% in 1989. For many years, the government instituted policies of bulldozing settlements as well land price controls and housing rent controls, but all of these policies dealt with the phenomenological side of the problem not the intrinsic generators and drivers of squatter housing. Therefore, in 2005, the government reached the conclusion that a policy of development should be implemented instead of costly and ineffective demolition. A U-turn approach was needed to mitigate the challenges of rapid urbanization in the city. See Figure 5.

### Current Realities and Future Mitigations



## 10 Closing Address

From 2008, a policy package was designed to integrate the urban poor in the urban fabric. However, all squatters are not the same and the policy for one group may not necessarily be efficient or appropriate for another group. Therefore, through research and analysis, the government classified the squatter areas into five categories: slum squatter settlements, organized squatters, unorganized extension of villages, fourth class areas, and unauthorized organized settlements.

Settlements across each category were absorbed and the residents involved in local economic development. With the assistance of the European Community, vocational training centres were provided in each settlement so that residents, especially youth, were given skills and meaningful work as craftsmen, rather than remain idle and seek other solutions to their problems.

Poor migrants in illegal settlements were registered and given leasehold to land at nominal prices in selected resettlement areas. As part of the resettlement process, the residents had to participate in building housing and connecting roads and in providing basic subsidized services. Some localization of technology was required to enable residents to build housing, including providing soil stabilized blocks as well as capacity building to erect proper roofing.

This policy package has had a very positive impact on the city fabric. Over the seven years of its implementation, 400,000 families of all types of squatters have been incorporated in new settlements. Indeed, the ministry with UN-Habitat, is seeking to declare Khartoum clear of squatters in 2015.



Representative of the Governor's Office in Khartoum, Dr. Salah Osman shares a case study about the state of urbanization in Khartoum, Sudan.



Deputy Minister for Lands, Housing and Human Settlements Development, Hon. Angellah Kairuki gives her closing remarks at the two-day regional roundtable.

**Hon. Angellah Kairuki (MP), Deputy Minister for Lands, Housing and Human Settlements Development, United Republic of Tanzania**

*The Hon. Angellah Kairuki (MP), Deputy Minister for Lands, Housing and Human Settlements Development, made the closing address to the roundtable. Her speech highlighted the pressing need to address the challenges to urbanization identified over the course of the roundtable, particularly the need to reduce inequalities so that cities are desirable and liveable for all residents not just a fortunate few. This section presents edited excerpts from her speech.*

Deputy Minister Kairuki began by re-iterating the pressing reality of urbanization and the need to overcome challenges and embrace opportunities.

***“Cities and towns are more than just places where we live. They are centres of commerce, culture, opportunity and diversity. However, if we do not rise to the challenges posed by urbanization to create desirable environments, our cities could become centres of inequality, crime and poverty.”***

Therefore, city managers must ensure that our cities, towns and villages are inclusive so that all residents, men and women, rich and poor, can enjoy the benefits of living in these areas.

Yet, in many African countries, it is still difficult for women to acquire, own and inherit land or property, which prevents women and their dependents not only from benefitting from urbanization but also from contributing more generally to sustainable development. Positively, in Tanzania, the constraint on women owning land is being resolved through a provision in the proposed constitution which ensures that both women and men have equal rights with respect to land ownership. Deputy Minister Kairuki urged other nations to follow this lead and make sure that women can access land as men do.

Another major challenge is the shortfall in affordable quality housing as it has given rise to many informal settlements in cities across the continent where dangerous environmental hazards, malnutrition and diseases are rampant. Looking ahead, all stakeholders not only need to examine what has worked and what can be strengthened but also look to new ideas and partnerships to bridge the housing gap.

**Hon. Angellah Kairuki**

*As long as cities only provide for some, there will be places where inequality and poverty are sharpened leading to many social problems and rising crime rates.*

Much attention also needs to be paid to enable residents and visitors to get around our cities smoothly. Without good transport policies and infrastructure, the potential and productivity of cities can be quickly stifled. In doing so, public spaces must be protected to ensure that cities are liveable.

“We must also leave and protect space for the city to breathe. These are the spaces we gather to exercise, socialize, enjoy the natural environment and otherwise escape the hassle and bustle of urban life. Such considerations will ensure that our bigger streets, towns and cities are pleasant and desirable places to live and work further in attracting more people especially our youth to seek opportunities there.”

Before closing the roundtable, Deputy Minister Kairuki expressed her thanks to all involved in organising and supporting the event:

“...let me take this opportunity to express my appreciation to all those who have worked hard to make this roundtable possible, to the contributors during sessions and the resource persons and others who facilitated the smooth running of the sessions. Lastly, on behalf of the Government of Tanzania, I would like to extend thanks the Government of Finland not only for their support to the UONGOZI Institute but also in urbanization issues and access to land issues.”

To conclude, she expressed her confidence that the guests and participants of the roundtable were leaving the city of Dar es Salaam more inspired and better equipped to face the challenges of urbanization in their own cities across the region. As key stakeholders in the urbanization and urban management processes, she wished them every success in fostering the growth of their communities and the sustainable development of their nations.



Deputy Minister for Lands, Housing and Human Settlements Development, Hon. Angellah Kairuki (2nd from right), Mayor of Dar es Salaam Hon. Didas Massaburi (left), Finnish Ambassador Sinikka Antila (2nd from left) and the CEO of UONGOZI Institute Prof. Joseph Semboja pose for a group photo at the closing of the two-day regional round-table.

## Appendix 1: Roundtable Programme

Regional Round Table Discussion			
Programme			
DAY 1 Thursday 19 February 2015			
Time	Topic and Presenter	Time	Topic and Presenter
08.00 – 08.30	Welcome coffee and registration	11.30 – 13.00	<b>SESSION 3: IMAGINING FUTURE CITIES IN EASTERN AFRICA</b>
08.30 – 09.00	<b>SESSION 1: WELCOME AND INTRODUCTION</b>		<ul style="list-style-type: none"> <li>How do we want to live in 2050?</li> <li>What would future cities look like?</li> </ul> <p><b>Breaking into two groups:</b></p> <p><i>Group 1:</i> <b>Presentation:</b> Ms Marcela Guerrero Casas, Co-founder of Open Streets initiative in Cape Town, South Africa (20 mins)</p> <p><i>Group 2:</i> <b>Presentation:</b> Mr Joseph Muturi, Leader of the National Slum Dwellers Federation in Kenya (20 mins)</p> <p><b>Imagineering in groups (65 mins)</b></p>
	<p><b>Welcoming Remarks:</b> Professor Joseph Semboja, CEO of UONGOZI Institute (10 mins)</p> <p><b>Facilitator's welcome:</b> Mr Koffi Kouakou, Wits School of Governance, Johannesburg, South Africa (10 mins)</p> <p><b>Remark by UN-Habitat:</b> Dr Remy Sietchiping, Leader, Regional and Metropolitan Planning Unit, Urban Planning and Design Branch, UN-Habitat, Nairobi, Kenya (5 mins)</p> <p><b>Welcoming of Prime Minister:</b></p>		<b>Lunch</b>
09.00 – 9.15	<b>OFFICIAL OPENING</b> Honorable Mizengo Pinda, Prime Minister of Tanzania (15 mins)	13.00 – 14.00	<b>SESSION 4: PRESENTATIONS AND DISCUSSION OF THE FUTURE CITIES</b>
09.15 – 11.00	<b>SESSION 2: REALITIES OF RAPID URBANIZATION IN EAST AFRICA</b>	14.00 – 15.30	<p><b>Presentations:</b> Presenter of each group (15 min each)</p> <p><b>Discussion (60 min)</b></p> <p><b>Moderator:</b> Mr Koffi Kouakou</p> <p>Voice of the youth: How Do We Want to Live in the Future – a poem presented by the youth of Tanzania</p> <p><b>Break</b></p>
	<ul style="list-style-type: none"> <li>What are the specific challenges of urbanization in Eastern Africa?</li> <li>How have our leaders tried to address these challenges?</li> </ul> <p><b>Keynote Address: The Challenges of Transitions to Sustainable Urbanization in Eastern Africa</b> Prof David Simon, Director, Mistra Urban Futures, Gothenburg, Sweden (20 mins)</p> <p><b>Moderated Panel Discussion (total 85 mins; 20 mins opening remark by each panelist)</b></p> <p>Hon Didas Masaburi, Mayor of Dar es Salaam City, Tanzania</p> <p>Hon Abdelrahman Al Khidir, Governor of Khartoum, The Sudan</p> <p>Hon Hassan Mohamed Hussein, Mayor of Mogadishu, Somalia</p> <p><b>Moderator:</b> Mr Koffi Kouakou</p>	15.30 – 15.45	
		15.45 – 16.15	
		16.15 – 17.00	<b>SESSION 5: MAKING CITIES PRODUCTIVE AND LIVABLE (20 MINS):</b>
			Dr Tony Venables, Professor of Economics; Director of Centre for the Analysis of Resource Rich Economies, University of Oxford
			Discussion (25 mins) <b>Moderator:</b> Koffi Kouakou
		17.00 – 17.10	<b>Take Away from Day 1 (5 -10 mins)</b> Mr Koffi Kouakou
		17.10 – 17.30	<b>Group photo</b>
11.00 – 11.30	<b>Break</b>	17.30 – 20.00	<b>Networking and Cocktails</b>
			<b>END OF DAY ONE</b>



Regional Round Table Discussion

**DAY 2 Friday 20 February, 2015**

Time	Topic and Presenter	Time	Topic and Presenter
08.00 – 08.30	Welcoming tea and coffee	13.30 – 14.30	<b>SESSION 8: THE WAY FORWARD</b>
08.30 – 08.45	<b>Yesterday's Take In:</b> Mr Koffi Kouakou (15 mins)		<ul style="list-style-type: none"> <li>Summary of key lessons</li> <li>Top priorities and key ingredients for transforming urban future in Eastern Africa</li> </ul>
08.45 – 10.30	<b>SESSION 6: SHAPING OUR URBAN FUTURES</b>	14.30 – 14.35	<b>SESSION 9: SUMMARY OF WAY FORWARD (15 MINS)</b>
	<ul style="list-style-type: none"> <li>Urbanization as opportunity</li> <li>How can cities become drivers of sustainable development</li> <li>Managing urban expansion</li> </ul>	14.45 – 15.00	<b>OFFICIAL CLOSING OF THE ROUND TABLE</b>
	<b>Moderated Panel Discussion (105 min)</b> <b>Panelists:</b> Dr Remy Sietchiping, Leader, Regional and Metropolitan Planning Unit, Urban Planning and Design Branch, UN-Habitat, Nairobi Dr Cristina D'Alessandro, Professor, Institut d'Etudes Politiques de Paris-Sciences Po, France <b>Moderator :</b> Mr Koffi Kouakou		Honorable Angellah Kairuki, Deputy Minister of Lands, Housing and Human Settlements Development, Tanzania
10.30 – 11.00	<b>Break</b>		
11.00 – 12.30	<b>SESSION 7: TWO CITY CASES</b>		
	<b>Case of Lagos: (20 min)</b> Mr. Babatunde Raji Fashola (SAN), The Executive Governor, Lagos State, Nigeria		
	<b>Case of Dar es Salaam: (20 min)</b> Mr Andre Bald, Senior Urban Specialist, World Bank, Dar es Salaam, Tanzania Honorable Didas Masaburi, Mayor of Dar es Salaam City, Tanzania		
	<b>Case of Khartoum: (20min)</b> Honorable Dr Abdelrahman Al Khidir, Governor of Khartoum, The Sudan		
	<b>Open Discussion: (30 min)</b> <b>Moderator:</b> Mr Koffi Kouakou		
12.30 – 13.30	Lunch		

## Appendix 2: List of Delegates Attending the Roundtable

- CHARLES PATSIKA**  
PROGRAMME MANAGER  
UNITED CITIES AND LOCAL GOVERNMENTS-AFRICA
- PATRICK SILILI ADOLWA**  
DEPUTY DIRECTOR OF URBAN DEVELOPMENT MINISTRY OF LAND, HOUSING AND URBAN DEVELOPMENT (KENYA)
- PHILOTHEUSY JUSTIN MBOGORO**  
NATIONAL COORDINATOR  
TANZANIA CITIES NETWORK
- VERONICA IGOKO**  
PRINCIPAL TOWN PLANNER  
TEMEKE MUNICIPAL COUNCIL (TANZANIA)
- AKULIKE A MAHENGE**  
ASST. DIRECTOR RURAL PLANNING  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT (TANZANIA)
- CHARLES MARIKI**  
SENIOR URBAN PLANNER  
PMO-RALG (TANZANIA)
- NAOMI ANGAEL SAWE**  
PRINCIPAL TOWN PLANNER  
PMO-RALG (TANZANIA)
- SAMWEL SIMON KATAMBI**  
ASST. DIRECTOR - URBAN CADASTRAL SURVEYS  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT(TANZANIA)
- ATHANAS KAYUNGA**  
MAYOR  
MBEYA CITY COUNCIL (TANZANIA)
- MUSSA Z. ZUNGIZA**  
CITY DIRECTOR - MBEYA  
MBEYA CITY COUNCIL (TANZANIA)
- JUMA R IDDY**  
CITY DIRECTOR,  
MBEYA CITY COUNCIL (TANZANIA)
- BISRAT KIFUE WOLDEYESSUS**  
SCIENTIFIC DIRECTOR  
EIABC (ADDIS ABABA UNIVERSITY)
- ZEPHANIA DOREWA**  
TRAINER/CONSULTANT  
NEW FAIDA BUSINESS CO. (TANZANIA)
- KATSIGAIRE SAVINO**  
DIRECTOR PHYSICAL PLANNING & URBAN DEVELOPMENT  
MINISTRY OF LAND, HOUSING & URBAN DEVELOPMENT (UGANDA)
- SINIKKA ANTILA**  
AMBASSADOR  
EMBASSY OF FINLAND
- D'ALESSANDRO KRISTINA**  
PROFESSOR  
INSTITUTE D'ETUDES POLITIOVES DE PARIS (FRANCE)
- ENG NGWISA W MPEMBE**  
PRESIDENT  
TANZANIA GREEN BUILDING COUNCIL
- LUBUUKA DAVID**  
CHIEF ADMINISTRATIVE OFFICER  
BUDUDA DISTRICT LOCAL GOVERNMENT (UGANDA)
- INNA VELEVA**  
PROJECT MANAGER GLOBAL DIALOGUE  
BMW FOUNDATION (GERMANY)
- HAKIM DENG MAJUC**  
DEPUTY MAYOR  
JUBA CITY COUNCIL (SOUTH SUDAN)
- HILDA COSTANTINO KIGOLA**  
REGIONAL TOWN PLANNER  
DAR ES SALAAM REGIONAL OFFICE (TANZANIA)
- DR. KARANYAMWANGI**  
CHAIRMAN,  
KENYA INSTITUTE OF PLANNERS (KIP)
- LUCY JOSEPH**  
LECTURER  
UNIVERSITY OF DAR ES SALAAM (TANZANIA)
- ELIUS MWAMBAPA**  
GRADUATE  
KAMPALA INTERNATIONAL UNIVERSITY (UGANDA)
- FLORIDA GOVELA**  
ASST. HUMAN RESOURCES OFFICER  
TANZANIA PORTS AUTHORITY
- MARCELLA GUERRERO CASAS**  
CO-FOUNDER  
OPEN STREETS (SOUTH AFRICA)
- CATHERINE KAMEJA**  
PROJECT MANAGER  
COWI (TANZANIA)
- KHATIBU A. KHATIBU**  
MAYOR  
Z.M.C ZANZIBAR (TANZANIA)
- DR. DIDAS J MASSABWARI**  
CITY MAYOR  
DAR ES SALAAM CITY COUNCIL (TANZANIA)
- SAMWEL SALUMU GUYA**  
MANAGING DIRECTOR  
SIMIYU SECURITY GROUP (TANZANIA)
- GAUDENCE V. LYMO**  
MAYOR, ARUSHA CITY  
ARUSHA (TANZANIA)
- AVITUS LUDOVICK MBOWA KASENENE,**  
THE MANAGING DIRECTOR  
SAJATU PHILOSOPHY FUND LTD.
- MACDAUT ADAUT SHAYO**  
THE MANAGING DIRECTOR  
HOLY SPRING CO. LTD. (TANZANIA)
- OMARI MOHAMED GULEDI**  
MAYOR  
TANGA CITY COUNCIL
- HILDEGARDA KIWASILA**  
RESEARCHER  
WRDP- NGO (TANZANIA)
- DR. HIJA W. MWATAWALA**  
SENIOR LECTURER  
IRDIP (TANZANIA)
- SALAH OSMANI**  
ASSOCIATE PROFESSOR  
UNIVERSITY OF KHARTOUM (SUDAN)
- RACHEL A. KADUMA**  
PRINCIPAL TOWN PLANNER  
DAR ES SALAAM CITY COUNCIL (TANZANIA)

**39 MUHAMMAD JUMA**  
DIRECTOR  
DEPARTMENT OF URBAN AND  
DEVELOPMENT PLANNING, SUSTAINABLE  
MANAGEMENT OF LAND AND  
ENVIRONMENT (TANZANIA)

**40 JOE MUTURI**  
CO - ORDINATOR  
SHACK DWELLERS INTERNATIONAL  
(KENYA)

**41 STEPHEN MUKIIBI**  
HEAD DEPT. OF ARCHITECTURE &  
PHYSICAL PLANNING  
MAKERERE UNIVERSITY (UGANDA)

**42 AMULIKE A. MAHENGE**  
ASST. DIRECTOR RURAL PLANNING  
MINISTRY OF LANDS, HOUSING AND  
HUMAN SETTLEMENTS DEVELOPMENT  
(TANZANIA)

**43 RONALD DEULY**  
PUBLIC AFFAIRS OFFICER  
CHINESE EMBASSY

**44 MARGARETH MEZEVILE**  
PCDO  
DCC

**45 WILLY KITONKA**  
CHIEF EXECUTIVE OFFICER  
URBAN SOLUTIONS LTD (TANZANIA)

**46 MARKKU SILTANEN**  
DIRECTOR HAUS INTERNATIONAL  
HAUS-FINISH INSTITUTE OF PUBLIC  
FINLAND

**47 SAIDI MECK SADIKI**  
REGIONAL COMMISSIONER DAR ES SALAAM  
RALG (TANZANIA)

**48 AMB. SEIF A IDDI**  
SECOND VICE PRESIDENT  
ZANZIBAR GOVERNMENT (TANZANIA)

**49 HAWA ABDULRHMAN GHASIA**  
MINISTER OF STATE  
RALG (TANZANIA)

**50 KATI MANNER**  
HEAD OF COOPERATION  
EMBASSY OF FINLAND

**51 ALEXA DU PLESSIS**  
PROGRAMME OFFICER  
EUROPEAN UNION

**52 PATRICK MUSOKE**  
D/DIRECTOR STRATEGY MANAGERMENTS  
DEVELOPMENT  
KAMPALA CAPITAL CITY UGANDA

**53 KRISTOFFER LIE HOLM**  
TRAINEE  
NORWEGIAN EMBASSY

**54 ABED JUMA ALI**  
DIRECTOR  
ZANZIBAR MUNICIPAL COUNCIL  
(TANZANIA)

**55 SAUDA SIMBA**  
MANAGING DIRECTOR  
TRINITY PROMOTIONS LTD (TANZANIA)

**56 REMY SIETCHIPING**  
LEADER REGIONAL METROPOLITAN  
PLANNING  
UN-HABITAT (KENYA)

**57 SIRKKU HELLSTEN**  
PROFESSOR  
UNIVERSITY OF DAR ES SALAAM  
(TANZANIA)

**58 RAYMOND C MARO**  
1ST EAC YOUTH AMBASSADOR TANZANIA  
EAC YOUTH AMBASSADORS PLATFORM

**59 ZAINAB ABDALLAH**  
YOUTH REPRESENTATIVE  
UN (TANZANIA)

**60 SAIDI J. KIJJI**  
ADPM-LANDS  
MINISTRY OF LANDS, HOUSING AND  
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## REGIONAL ROUND TABLE DISCUSSION



More information on the event including speakers' biographies is available here

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