

Annex 4: Regulatory matrix table for Kinyerezi

The Regulatory guidelines study of Dar es Salaam

	Responsible authority	Formal/Statutory	Informal/Customary	Constraint					Comments
				1	2	3	4	5	
Planning Standards									
1. Plot: Minimum area	Min. Lands/Urban Authorities	400m ²	under 100 m ²						
2. Plot: Minimum frontage	Min. Lands/Urban Authorities	Not specified, but usually straight	Not always straight						
3. Plot: Minimum depth	Min. Lands/Urban Authorities	Not specified, but usually straight	Not always straight						
4. Road width (RoW): Access	Min. Lands/Urban Authorities	Residential (width): 10.0-20.0m	Variable width could go to 6m						
5. RoW: Local	Min. Lands/Urban Authorities	Residential (width): 10.0-20.0m	Variable width could go to 3m						
6. RoW: Distributor	Min. Lands/Urban Authorities	Residential (width): 10.0-20.0m	Variable width could go to 3m						
7. Utilities: Water supply	CITY WATER/DAWASA	No published standards	No standards, water could be communal or individually connected						City Water = Private Water Management Concessionaire DAWASA = Dar es Salaam Water and Sanitation Authority
8. Utilities: Sanitation	CITY WATER/DAWASA	No published standards	No standards, usu onsite, variable pit latrines, from makeshift to VIPs						
9. Utilities: Drainage	CITY WATER/DAWASA	No published standards	No standards, drains usually missing						
10. Utilities: Solid waste disposal	Urban Authorities	2.4 ha per 100,000 people	No standards, haphazard disposal						
11. Utilities: Electricity supply	TANESCO	No published standards	No standards, but connection done						TANESCO=Tanzania Electric Supply Company
12. Utilities: Telecoms	TTCL	No published standards	No standards						TTCL = Tanzania Telecommunications Company Limited
13. Public open space per ha: Total	Min. Lands/Urban Authorities	Neighbourhood 500-1500m ²	Little space left over						
14. POS: Primary Schools	Min. Lands, Education/Urban Authorities	Neighbourhood: 1.5-4.5 ha	Usually no space						

15. Secondary Schools	Min. Lands, Education/Urban Authorities	District: 2.5-5.0 ha	Usually no space						
16. POS: Religious centres	Min. Lands/Urban Authorities	Community Level: 0.2-0.4 ha	Space usually donated						
17. POS: Health clinics	Min. Lands, Health/Urban Authorities	Dispensary/Clinic: 3,500-5,000m ²	No space						
18. POS: Public admin	Min. Lands/Urban Authorities	Neighbourhood:800-2500m ²	No space						
19. POS: Community centres	Min. Lands/Urban Authorities	Community level: 0.2-0.8 ha	No space						
20. Cemetery	Min. Lands/Urban Authorities	Neighbourhood level: 0.5-1.5 ha	Traditional cemeteries reserved						
21. Market	Min. Lands/Urban Authorities	Neighbourhood level: 1200-2500m ²	Sporadic Markets and informal selling places exist						
22. Other (specify)									
Planning Regulations									
1. Floor Area Ratio (max)	Min. Lands/Urban Authorities	HD = 0.40, MD = 0.25, LD = 0.20	No regulations adhered to						HD=High Density, MD=Medium Density, LD=Low Density
2. Building setbacks: Front	Min. Lands/Urban Authorities	HD = 3m, MD = 3m, LD = 5m	No regulations adhered to						
3. Building setbacks: Side	Min. Lands/Urban Authorities	HD = 1.5m, MD = 3m, LD = 4m	No regulations adhered to						
4. Building setbacks: Rear	Min. Lands/Urban Authorities	HD = 2m, MD = 5m, LD = 10m	No regulations adhered to						
5. Height (max paermitted)	Min. Lands/Urban Authorities	Sinlge storey + outbuilding assumed for most dwelling houses	No regulations adhered to						
6. Plot use restrictions (if any)	Min. Lands/Urban Authorities	Permitted uses stated in Offer/Title	No regulations adhered to						
7. Rental/Subletting	Min. Lands/Urban Authorities	Rental assumed in houses of "customary design", not modern. Subletting, assignment not allowed	No regulations adhered to						
8. Economic activity	Min. Lands/Urban Authorities	Not allowed	No regulations adhered to						
9. Animals (food)	Min. Lands/Urban Authorities	Not more than 4 (cows, goats), zero grazing, no nuisance	No regulations adhered to						
10. Animals (pets)	Min. Lands/Urban Authorities	Not addressed	No regulations adhered to						
11. Land use controls/zoning	Min. Lands/Urban Authorities	Exist. Residential, Commercial, Commercial Residential, Industrial	No regulations adhered to						
12. Density Levels: Minimum	Min. Lands/Urban Authorities	No published regulations	No regulations adhered to						
13. Density Levels:Maximum	Min. Lands/Urban Authorities	No published regulations	No regulations adhered to						
14. Boundary definition (by type)	Min. Lands/Urban Authorities	"Soft" boundaries (e.g. plant hedges), short (max 1.2m) solid walls	No regulations adhered to						

15. Credit terms and conditions		No considerations exist	None						
16. Public health requirements	Min Health/Urban Authorities	Ventilation, on-off site sanitation	No regulations adhered to						
17. Fire regulations	Min Home Affairs/ Urban Authorities	Building materials, proximity of bldgs	No regulations adhered to						
19. Environmental regulations	Min Environ/Urban Authorities Min Water, Natural resources, Mining	Regs exist covering waste disposal, greening, hazard land, water sources, mining areas, forests	No regulations adhered to						
20. Noise	Urban Authorities	No specific standards	No regulations adhered to						
21. Conservation areas	Min of Antiquities, Lands	Conservation regulations, exclusion of heritage areas	No regulations adhered to						
Administrative procedures by relative costs									
1. Publication of information of administrative procedures	Min. Lands/Urban Authorities	In house, Min Lands, Urban Authorities	Word of mouth						
2. Application procedures	Min. Lands/Urban Authorities	In house, Min Lands, Urban Authorities	Word of mouth						
3. Issue of letter of intent		Not practised	Not practised						
4. Payment of Deposit (Earnest Money)		Not practised	Not practised						
5. Issue of allotment letter	Min. Lands/Urban Authorities	Must be accepted with stated conditions within 30 days	Not practised						Known as Letter of Offer
6. Payment of balance land cost and other necessary charges	Min. Lands/Urban Authorities	Must be paid within 30 days	Payment of cost of land can be made in installments						
7. Approval of surveyed plan (confirmation plan)	Min. Lands	All cadastral surveys must be approved by the Director, SMD	Attempts to have informal land surveyed have met with little success						SMD=Survey and Mapping Department, Min. of Lands
8. Lease arrangement issued and possession of land	Min. Lands	Right of Occupancy (short, long term)	Land sold or given to others is in perpetuity						
9. Registration of plot/ house	Min. Lands	All rights of occupancy must be registered with the Registrar of Titles	Registration can be made with village or neighbourhood local authorities						
11. Certificates of no objection (NOC)		Not practised	Not practised						

12. Obtaining outline/ detailed planning permission in case of plots	Min. Lands/Urban Authorities	Provisions exist but not practised	Not practiced						Public authorities could encourage land owners to seek planning permission to subdivide their land, but this is not practised
13. Obtaining permission for commencement of construction	Urban Authorities	Building permit required	No permit required						The majority of developers do not have a building permit due to the long bureaucracy of getting one
14. Obtaining permission for revisions in the plan	Min. Lands	Application must be submitted	Change not restricted						
15. Obtaining connections to services	Relevant Utilities services provider	Application, fees	Application, fees						Processes are unduly long
17. Obtaining permission for change of plot/building use	Min. Lands	Application, fees	No permission required						Processes are unduly long
18. Approval of architectural/construction drawings	Urban Authority	High specifications for proposed building, done by qualified professional	No drawings required						
19. Municipal tax assessment/service tax	Urban Authority	Flat rate or assessed by experts	Property taxes charged on a flat rate or on an assessed basis						