

Chamazi Resettlement Project, Dar es Salaam, Tanzania



Project Partners:

Tanzania Urban Poor
Federation

Centre for Community
Initiatives

Homeless International

Site & Building Plans:
Eco Design Consultants
Dar es Salaam, Tanzania

Graphics by: Margaret Rose Ricke, May 2012
Graphic Communication Final Portfolio





Above: Demolished Houses, Kurasini, Dar es Salaam, June 2012.
Right: Unplanned areas slated for demolishment.

Photos: Margaret Ricke, Image: Google Earth



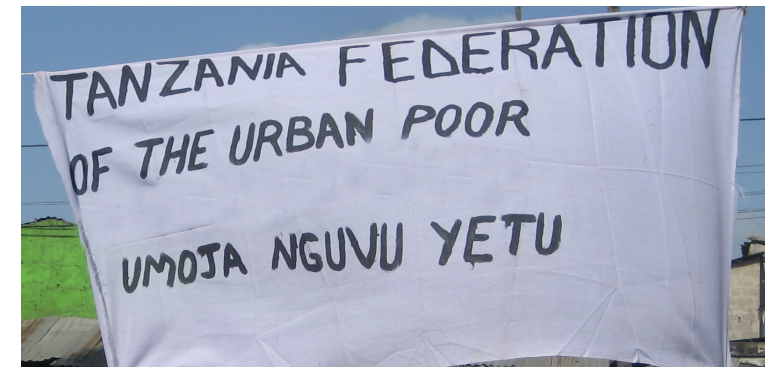
Background - The Port Expansion Evictions:

In 2006 & 2007, the Tanzanian Government began its implementation of the Kurasini redevelopment project in order to expand the size and capacity of Dar es Salaam Port. As part of this project, more than 36,000 persons were evicted from their homes, the majority -tenants - uncompensated.

After being evicted, 300 Federation members from Kurasini Ward, where the TUPF has been active since 2004, worked together to find and acquire land, with the support of the Centre for Community Initiatives.

The Tanzania Urban Poor Federation

The Tanzania Urban Poor Federation is a network of small groups of poor community in informal settlements / slums who have joined together to improve their quality of life through saving and loaning as well as having one voice in finding solutions to issues in their communities.

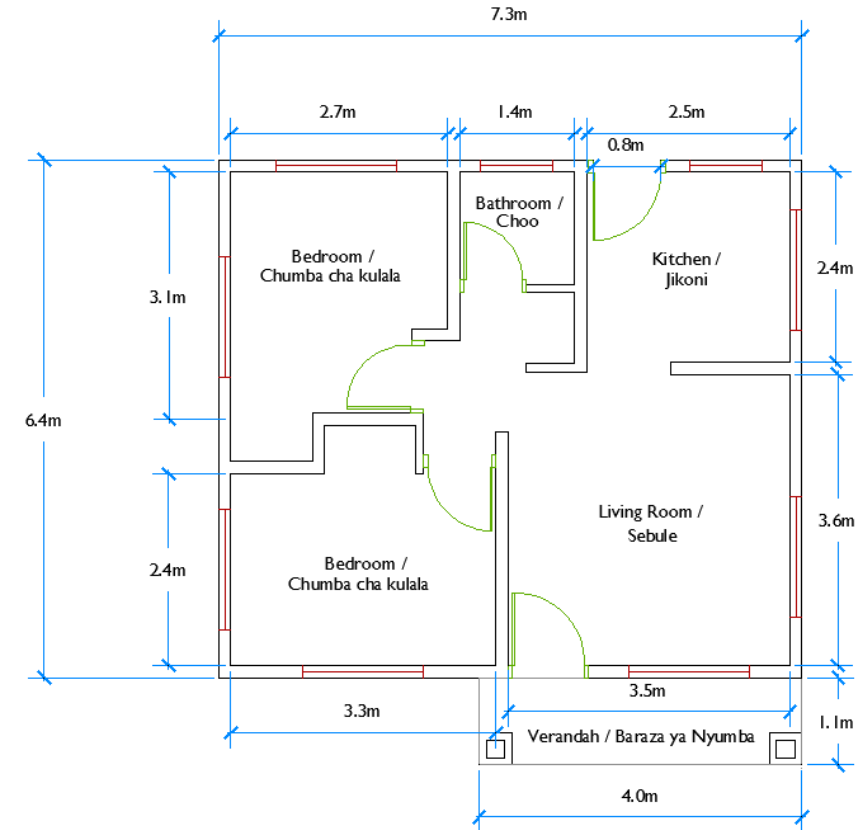
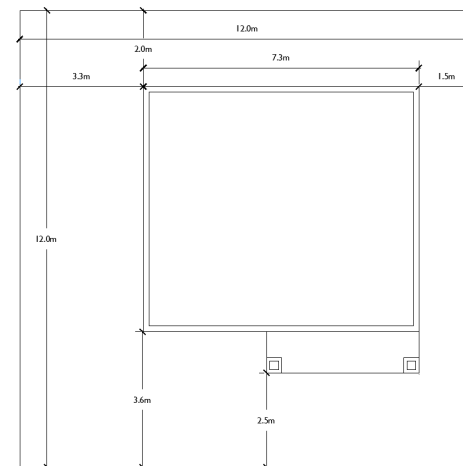


Safe & Attainable Housing:

The major goal of the Chamazi Project is to provide safe, secure and attainable housing for more than 500 families. The Federation and CCI have pursued a variety of strategies in pursuit of this goal. They have worked with municipal authorities in order to decrease the minimum plot size and to lower the cost of land to the homeowners. The TUPF has also teamed up with Tanzania's Building Research Unit to utilize lower-cost building materials that can be produced on site by Federation members. Finally, the Federation is pursuing an incremental building process in order to spread building costs over time.

Participatory & Capability Expanding Process:

A successful project however requires more than the provision of housing. Like all Federation activities, the Chamazi Project is meant to both expand the capabilities of the members involved and to demonstrate to the wider society and potential partners the power of the urban poor. Federation members are thus meaningful participants throughout the planning and implementation of the project, from start to finish.



Photos:

Far left: Federation member and homeowner Rose Liheta (left) stands in front of her new house.
 Left: Federation member constructs roofing tiles for houses on site.
 Taken by: Margaret Ricke, June 2011.

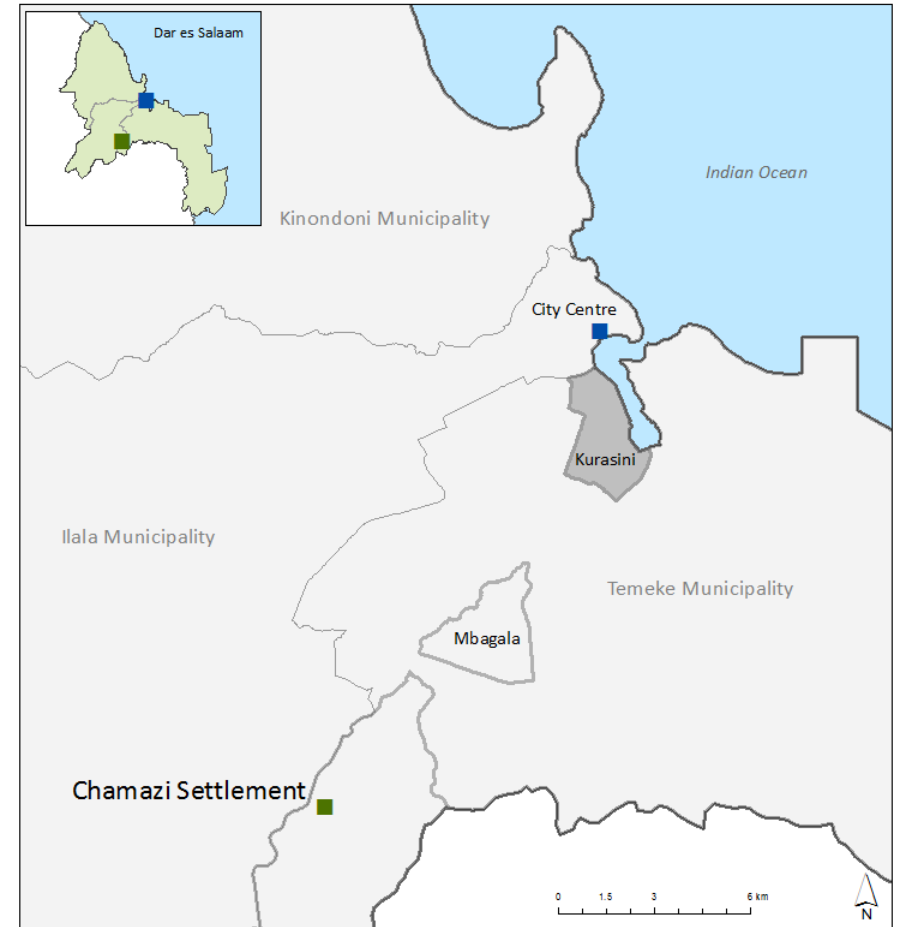
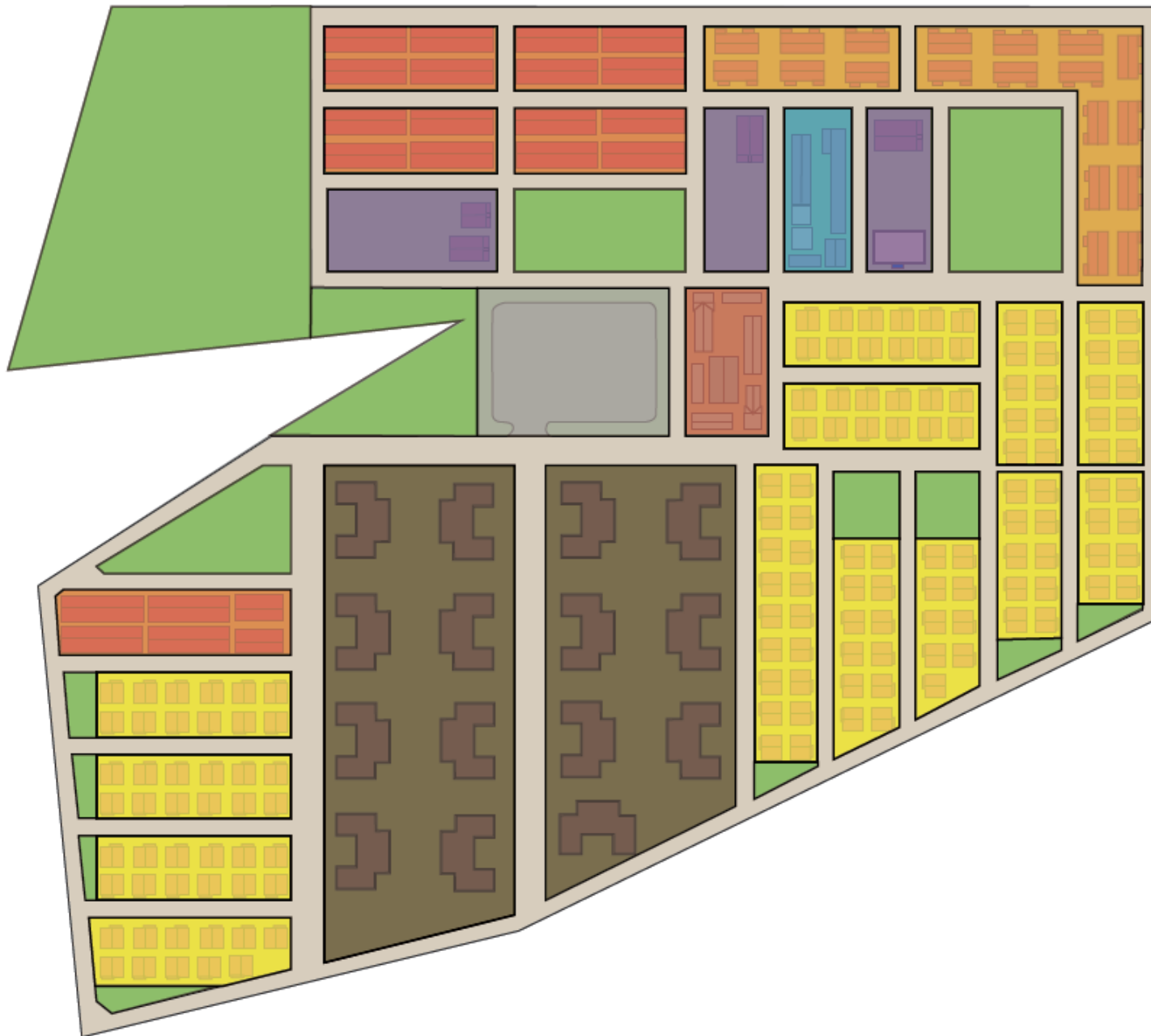
House Features:

- Plot size: 144 sq m
- House size: 42.7 sq m
- 2 bedrooms
- Kitchen
- Sitting room
- Bathroom with flush toilet
- Verandah

Costs:

- Foundation: 1 million TSh (~ 630 USD)
- Half House: 2.7 million Tsh (~1750USD)
- Full House: 4.7 million Tsh (~3000 USD)
- 90,000 Tsh / sq meter

Houses are built incrementally to spread costs out over time.



- | | |
|------------------------|-------------------------|
| Single Family Detached | Central Market |
| Single Family Attached | Office |
| Rowhomes | Religious |
| Multifamily Apartments | Bus Park |
| | Open Space / Recreation |

Chamazi Settlement Land Use Plan
 Prepared by:
 Eco Design Consultants
 Dar es Salaam, Tanzania

Chamazi Settlement:

Construction of Chamazi Settlement is currently underway in Temeke Municipality on the periphery of Dar es Salaam. Approximately 30 acres in area, the site plan includes a mixture of single-family detached and attached units, rowhouses, and multistory apartment units.

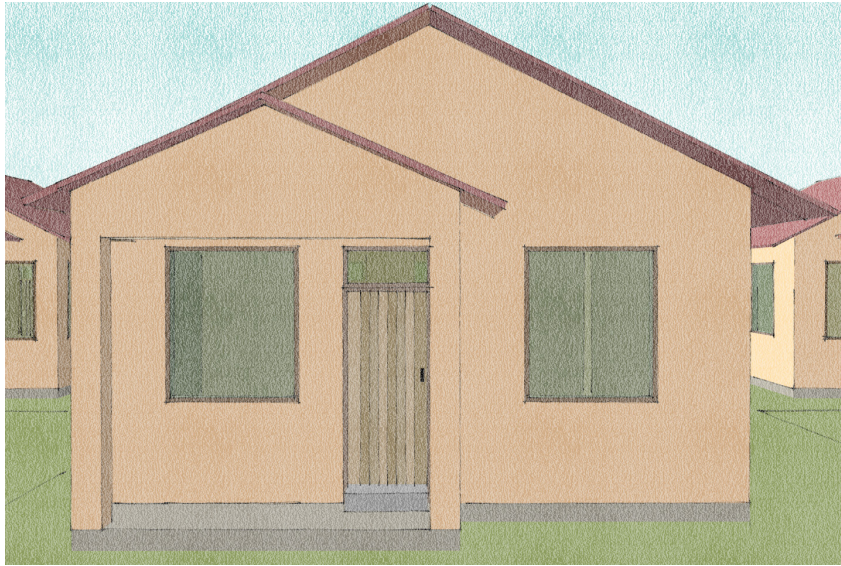
In addition, ample space is designated for a central market, offices, places of worship, and a variety of recreational and open space.

Finally, a bus park is planned in order to ensure transportation access to important economic areas in Mbagala and Dar es Salaam City Center.

Site Plan Highlights:

- Total Area: 360 hectares (30 acres)
- Housing
 - 144 detached single family units
 - 38 attached single family units
 - 88 rowhouse units
 - 300 + multistory rental units
- Central market
- Bus park
- Office space
- Religious space
- Open and recreational space
- Pilot project: Social Housing





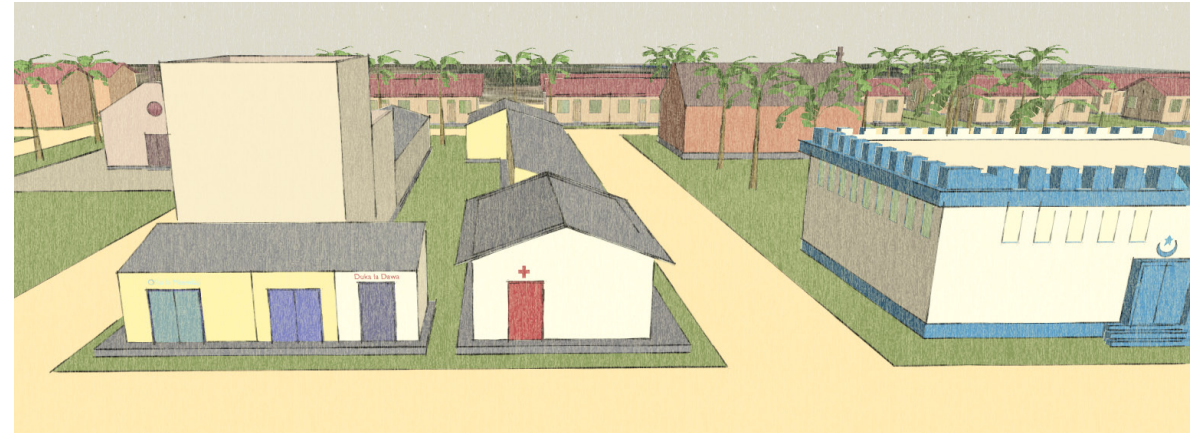
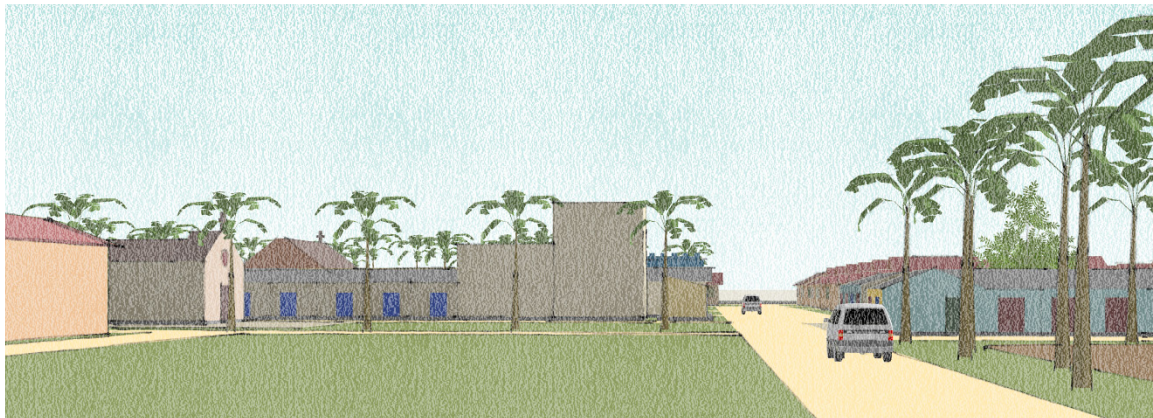
In addition to the single-family detached homes currently under construction at Chamazi, the Centre for Community Initiatives and the Tanzanian Federation have teamed up with a UK housing association and are planning a pilot project for social housing in Tanzania. The project aims to demonstrate an alternative solution to housing the urban poor in Tanzania. Above is a rendering of potential multistory apartment complexes integrated into the Chamazi site.

Above: Single Family Detached Housing.



Chamazi Central Market

At the heart of Chamazi settlement is a planned central market, intended to cater to the needs of Chamazi's 500-plus future households as well as to members from the surrounding neighborhoods. The market is conveniently located alongside the settlement's proposed buspark and near the office block to provide easy access to Chamazi's visitors in addition to its residents.





Tanzania Federation of the Urban Poor

UMOJA NI NGUVU ZETU



Asante Sana. For more information on that Chamazi Project and the people behind it, visit:

www.cci.or/tz

homeless-international.org

sdinet.org

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