



Analysis of Challenges Encountered by Local Politics in Dealing with Squatter Settlements in Tanzania: The Case of Mwanza City

Faru, Sakina ^{a*}

^a *Department of Journalism and Mass Communication, Faculty of Social Sciences, Saint Augustine University of Tanzania, P. O. Box 307, Mwanza, Tanzania.*

Authors' contribution

The sole author designed, analysed, interpreted and prepared the manuscript.

Article Information

DOI: <https://doi.org/10.56557/jobari/2024/v30i68976>

Open Peer Review History:

This journal follows the Advanced Open Peer Review policy. Identity of the Reviewers, Editor(s) and additional Reviewers, peer review comments, different versions of the manuscript, comments of the editors, etc are available here: <https://prh.ikpress.org/review-history/12553>

Original Research Article

Received: 25/09/2024

Accepted: 29/11/2024

Published: 05/12/2024

ABSTRACT

This study analysed challenges encountered by local politics in dealing with squatter settlements in Mwanza city, Tanzania. This study employed mainly qualitative research approach with minimal quantitative research approach through a case study strategy. The study involved 390 respondents. Interviews, questionnaire, focus group discussion and observation yielded primary data, while documentary review provided secondary data.

Several challenges included poor infrastructure; unplanned areas; unscrupulous buildings; environment unfriendly areas; poor energy sources for cooking as well as lighting; inadequate social services like poor waste collection as well as disposal; illicit behaviour patterns; and informal small scale businesses. There are government initiatives in dealing with squatter settlements.

*Corresponding author: E-mail: farusakie@yahoo.com;

Cite as: Sakina, Faru,. 2024. "Analysis of Challenges Encountered by Local Politics in Dealing With Squatter Settlements in Tanzania: The Case of Mwanza City". *Journal of Basic and Applied Research International* 30 (6):112-28.
<https://doi.org/10.56557/jobari/2024/v30i68976>.

Authors suggest Mwanza city with five concentric zones following Concentric Zone Theory. There are recommendations for the government, civil society and individuals in dealing with challenges of squatters in Mwanza city.

Keywords: Rural-Urban continuum; concentric zone theory; anomie theory.

1. INTRODUCTION

1.1 Background Information

This paper presents analysis of challenges encountered by local politics in dealing with squatter settlements in Mwanza city, Tanzania. Thus, challenges encountered by local authorities in dealing with squatter settlements were analysed so as to recommend relevant ways in resolving them.

It is undeniable that currently, owing to people's migration from rural to urban settings or urbanisation, the world is said to have 4.4 (56%) billion people living in metropolitan localities (UN DESA, 2022). Such stance along with natural population increase in metropolitan people leads to projection of adding further 2.5 billion people by the 2050 and thus, leading to an interpretation that at that time, there will be seven out of ten people living in metropolitan locales (Mahendra and Seto 2019). Further projections are reported to almost 90 percent of such an increase in Asia and Africa (UN DESA, 2018).

Even though urbanisation has benefits, if such pattern is not properly managed it can lead to stagnate land use blueprints of the metropolitan once developed and thus, it becomes hard to resolve (Kaganga, 2023a). Moreover, population growth is known to be the main source of disproportionate speed of metropolitan spread out particularly in the world south (Shao et al., 2020). Notably, uncontrolled as well as unplanned urbanisation is said to lead to negative impacts, for instance, overcrowding, disease outbreaks including their spread, land de-gradation, notable intense crimes and many others (Shao et al., 2020). It is observed there is a lot of unplanned urbanisation in Sub-Saharan Africa, owing to inefficient legalisation (Wasonga et al., 2022).

Urbanizations in many global metropolitan areas are lead to squatter or unplanned settlements (Faru 2019). Notably, around the world, there are marked differences in occurrence of squatter settlements in urban areas. The African continent has the highest frequency of squatter settlements

with over 70 percent people in urban areas (UN-HABITAT, 2007), Asia accounts for 41 percent, while Latina America and the Caribbean account for 37 percent (Arimah 2010). "In Turkey, there have been several transformations in urban settlements in the second half of the last century" (Şenyapılı 2004).

In Africa, urbanization differs strikingly from the rest of the world based on history, cultures and poverty in rural areas (Limbumba, 2012). Colonial policies facilitated the utmost of all influences on urbanization in Africa (Limbumba, 2012). Harbour towns were created for export of cash crops (Kironde, 1995); railways were constructed at cash crop precincts thereby towns plus settlements developed along into busy megalopolises; and areas with mineral deposits urbanised in Lubumbashi, Democratic Republic of the Congo and Ndola including Kitwe in Zambia (Limbumba, 2012).

Economic activities were major employment centres in urban areas and became major drivers for urbanization in Africa (Kironde, 1995, UN-HABITAT, 1996). "As towns grew, people gathered for work, administration, education and social services but they often lived in poor unsanitary conditions separate from Asians and Europeans" (Limbumba, 2012).

Africa continued to experience rapid population growth with 1980s and early 1990s as decades of an 'urban crisis' evident with unmatched supply of basic infrastructure and social services (UN-HABITAT, 1996). "Consequently, there was decline in formal employment; increased informal sector activities; deterioration in services (roads, waste management including water supply); waning in built environment as unplanned settlements; overcrowding; and worsening of housing stock" (UN-HABITAT, 1996).

With uncontrolled population growth in Africa, particularly in Sub-Saharan Africa, 62 percent of people live in squatter settlements (Arimah 2010). The UN-HABITAT, (2008) predicted that the higher the rate of urbanization without economic growth, the higher the squatter occurrence. Thus, rapid speed in urbanization in

Africa plays an important role in occurrence of squatter settlements (Arimah, 2010).

The origin of squatter settlements in Tanzania was due to land tenure system through an inherited colonial legal framework that continues to-date - land is publicly owned and vested in the president (Kironde 1995). People get land through right of tenancy granted by the government (Kironde 1995).. Thus, legally, squatting in urban Tanzania is limited only to people occupying government land without permission (Kironde 1995). Majority live in poverty within informally acquired unplanned areas (Limbumba 2012, Kironde 1995), either with no infrastructure or if present, it is poor, lacking authentic land titles (Kironde 1995).

“Like other African countries, in Tanzania, economic undertakings were major employment centres for many Africans who moved to urban areas” (Limbumba 2012). “They were major drivers for urbanization - as towns grew, people gathered for work, administration, education and social services” (Limbumba 2012). “But people were often poor, dwelling in unsanitary conditions isolated from Asians and Europeans” (Limbumba 2012).

In Tanzania, like other developing countries, shelter is a major problem, for small towns have expanded into huge urban areas with many unplanned settlements mostly, squatter settlements with poor people living in appalling conditions (Komba, 2008). The impact of urbanization is due to urban authorities' failure to control urban growth, resulting to unplanned settlements including squatter settlements with lack of basic infrastructure (Komba, 2008). “Besides, there are challenges encountered by local authorities to provide land for development of settlements for the urban poor” (Komba, 2008).

Major reasons for people to migrate to urban areas include search for better life and employment opportunities (Komba, 2008). In Mwanza city, 60 percent of people live in squatter areas (Faru, 2019) with rapid spatial population growth (URT, 2013).

In Mwanza city, in-migration and urbanization process owe to industrialization and it is a gateway to neighbouring countries (URT, 2013). Such settlement pattern has attracted many businesses with growth of squatter settlements (URT, 2013). Nevertheless, measures by local

government authorities have failed to prevent and control sprawl including dynamics of squatters (Komba, 2008). Therefore, this study sought to analyze challenges encountered by local politics in dealing with squatter settlements in Mwanza city, Tanzania so as to furnish pertinent ways in solving them.

1.2 Theoretical Review

For good practice, this study utilized theories from Sociology. They included Rural-Urban Continuum, Concentric Zone Theory with Push-Pull Model and Anomie Theory.

Rural-Urban Continuum proposes a linear depiction of contrasting nature of social relationships characteristic of rural and urban settlements. In the late nineteenth century, Tönnies, (1963) used 'community' in comprehension of societal dynamism between urban and rural communities in his book of 1995 'Community and Association (*Gemeinschaft und Gesellschaft*).’ The former denoted relationships characterized by their closeness and durability whereby status was recognized rather than achieved, while the latter was interpreted to give rise to relationships that were impersonal, short-lived and contractual whereby such status was based on merit and thus, it was achieved (Tönnies, 1963). “It was argued that life in the countryside occurred in socially homogeneous small, geographically isolated settlements with high levels of mutual communication and social solidarity, which gradually changed” (Redfield, 1941). “But urban communities were distinctive because they were heterogeneous, large and dense that produced transient, disorderly, anonymous and formal associational relationships of urban living” (Wirth 1938).

Some sociologists used the concept of rural-urban continuum and stressed that there are no sharp breaking points in extent or magnitude of rural-urban differences. Redfield (Redfield, 1941) argued that the rapid process of urbanization through industrialization created urban characters and amenities with decreased differences between villages and cities.

“It was argued that though village and town formed part of the same civilization characterized by institution of kinship and caste system in pre-British India, certain specific institutional forms including organizational ways distinguished socio-cultural life ways in towns from those in villages” (Manjunatha and Kote, 2012).

"Nevertheless, they agreed that urbanization is migration of people from village to city together with the impact on migrants including their families and thus, Rural-Urban continuum makes further sense" (Manjunatha and Kote, 2012).

"Movements of rural people bring their values, habits and attitudes including political, economic and social organization sharply distinct from urban society" (McGee, 1991). "Features of rural society do not necessarily disappear in the urban environment, especially when there are many rural migrants" (McGee, 1991).

Ravenstein's Theory as modified by Lee, (1966) and called it push-pull model was employed in this study to properly discern motives between people's movements in the study area. Lee, (1966) outlined the impact on the migration process caused by intervening obstacles (distance, physical barriers, political barriers and dependants) can impede or even prevent migration. He held that migration is selective because of differentials (age, gender and social class), for they affect the manner persons respond to push-pull factors and such conditions also shape their ability to overcome intervening obstacles (Lee, 1966). "Besides, personal factors - education level, knowledge of a potential receiver population, family ties and so forth - can facilitate or retard migration" (Lee, 1966).

"In general, the theory analyzed the relationship between places of origin and destination in migration by assuming that in every area, there are positive and negative factors that encourage or discourage people to live in or to leave the area" (Lee, 1966). "Push factors – diseases, wars, bad climate, shortage of land and son - are negative and tend to force migrants to leave their places of origin" (Lee, 1966). "Pull factors that include property; and ownership of asserts like land, houses including physical conditions, such as, good climate, soil and others are positive that attract migrants to destination hoping to get better lives than in the place(s) of origin and they" (Lee, 1966).

"Thus, the theory assumes that in order for migration to take place, both positive and negative factors at both places have to be examined" (Lee, 1966). "On reaching the area of destination, migrants face many problems like unemployment, assimilation including rejection and when positives increase to destination, migration ensues" (Lee, 1966).

"However, the theory was criticized for not presenting factors of migration and intervening obstacles explicitly. Not all migrants decide to migrate themselves, for instance, wives and children normally follow their husbands or fathers" (Todaro, 1969). Currently, barriers like mountains are no longer applicable where transport systems are highly improved and people are not always rational such that they can migrate irrespective of positive and negative factors at places of origin and destination.

Further support of push and pull-factors was presented in the UN-HABITAT, (2003) report in explaining the concept of rural-urban migration. The report discerned main features of contemporary urbanization that include political factors (instability, civil war and repression); socio-economic and environmental factors; and push factors - environmental degradation, decline in production in cropland, low incomes from agriculture, lack of new land parcels for farming, measures for export instead of subsistence farming, enclosure including strengthening of farm investment, narrow off-farm employment (Todaro, 1969). "Pull factors to urban areas included higher incomes in urban than rural areas; increased employment, economic security; accessible social services (education and healthcare), improved utility services - water including environmental services and infrastructure" (Todaro, 1969).

Strength of pull-push factors for examining migration to Mwanza city with limited job opportunities and industries was used in this study. Besides, Rural-Urban Continuum Theory was used to assess aspects (habits, behaviours and attitudes of migrants), for McGee, (1991) argued that movements of rural people bring people, whose values, habits and attitudes including political and socio-economic organization contrast sharply with the urban society. For instance, a high urban population growth compared to a city development causes a slum problem (Yap and Wandeler cited in Manotham, 2010) and aspects of rural society do not necessarily disappear in the urban environment, especially when the number of rural migrants is large (McGee, 1991).

According to Fanning [cited in Manotham, 2010), Concentric Zone Theory was first advanced by Friedrich Engels in the nineteenth century who observed urbanization of Manchester city in England, which was a centre of textile manufacturers in the Industrial Revolution. Engels postulated that the business area

including offices, retails and wholesales were at the center of the city (Manotham, 2010). The city kept expanding to an outer and a larger circle in all directions and the more outward circle from the center, the higher income and upper class residents lived, while the first ring closest to the center was the place for factory workers (Manotham, 2010).

Afterward, Burgess, the founder of Concentric Zone Theory, further developed and disseminated it to the public (Manotham, 2010).. Burgess suggested that modern cities were arranged in a pattern of concentric rings or zones each with distinctive function (Manotham, 2010).. Hence, city growth was in radial expansion from the business center that led to concentric rings (Manotham, 2010). The process of forming concentric rings was called invasion and succession that led to classify the city area into five zones: the Central Business District; zone of transition between residential and commercial use; low-class residential area; middle and high-class residential area; and a commuter zone, which includes suburbs plus remote communities (Manotham, 2010).. The authors of this work envisaged that the structure of Mwanza city may assist to discern the squatter areas as spatially demarcated by Burgess' classified concentric rings.

Anomie Theory was first propounded by Robert Merton in 1938 (Featherston and Deflem, 2003). Although much of Merton's prepositions polarized and still continue to polarize scientists, some ascribe to them as valuable. Merton forwarded two discrete theories, a theory of Anomie referring to a de-institutionalization of norms that occurs when there is a disjunction between emphasis on cultural goals and institutional means and Strain Theory of deviant behaviour, which holds that people are more likely to pursue illegitimate means to attaining culturally prescribed goals when they are blocked from accessing institutionalized opportunities to such goals (Featherston and Deflem, 2003).

Researchers of this work adapted Merton's Anomie Theory for assessment of people's behaviours living in squatter settlements in Mwanza city. The researchers held that there was need to discern disconnection between cultural goals and institutionalized avenues for understanding deviance in the study area.

1.3 Objectives of the Study

The main objective was to analyse challenges encountered by local politics in dealing with

squatter settlements in Mwanza city, Tanzania. Specifically, the study sought to identify nature including characteristics of squatter settlements; to identify government measures including citizens in dealing with squatter settlements; and to identify problems/challenges in dealing with squatter settlements in Mwanza city.

2. MATERIALS AND METHODS

Qualitative and quantitative research approaches including case study strategy were used in this study. The former was the main approach. The study was carried out at five wards in Mwanza city, Tanzania (Figs. 1 and 2). Mwanza City is located on the Southern shores of Lake Victoria in Northwest Tanzania and lies at an altitude of 1,140 metres above sea level (Mwanza City Council, 2014).

Mwanza city has grown rapidly, from 11,300 people in 1948, 19,900 in 1957, 223,013 in 1988 to 476,646 in 2002 (NBS, 2002). By 2012, there were 706,453 people (NBS, 2012).

Cochran's (1977) formula was used for getting required number of respondents:

$$n > \frac{Z^2 \alpha/2 \cdot p(1-p)}{d^2}; \text{ where } Z^2 \alpha/2 = Z^2_{0.025} = 1.96,$$

value obtained from normal distribution Table; d = is the chosen margin of error, $P = 0.5$ estimated value for the proportion of a sample;

$$n > \frac{(1.96)^2 (0.5)(1-0.5)}{(0.05)^2} = \frac{3.8416 \times 0.25}{0.0025} = \frac{0.9604}{0.0025} = 384.16 \approx 384$$

and $n > 384$

and thus, $P = 0.5$ gives the optimal sample size in absence of any knowledge of population like Mwanza city squatters (Cochran 1977). Thus, researcher involved 390 respondents that included residents and local government officials. Being the case study, such number of respondents was sufficient because they contributed to data saturation and thus, did not need many respondents that could furnish the same points.

Purposive sampling was employed to get local government officials by virtue of their positions. Convenience sampling was used to get respondents in squatter settlements because they were mobile at most times busy in their informal undertakings. Additionally, with help from street leaders, snowball sampling was employed to get other respondents.

An open-ended questionnaire was used to collect qualitative data from local government officials. A total of 87 questionnaires were returned from Ilemela Municipal Council (Kirumba and MECCO

wards) and 108 questionnaires were returned from Nyamagana Municipal Council (Mabatini, Igogo and Isamilo/Nyakabungo wards). However, Mabatini ward returned 37(68.5%) and made a total of 195 (92%) returned questionnaires.

Semi-structured interviews were administered to people in squatter settlements. Non-participant observations along streets were employed to assess on availability/non-availability of social services, landscape and other attributes. Focus group discussion (FGD) was used and each group constituted up to twelve persons, two for each ward (one for local residents, one for street/ward officials) and one for each municipal

council officials. Finally, secondary data were gathered through documentary review.

In observing validity and reliability, a pilot test was conducted at Mabatini ward. Results from the pilot test were presented at Saint Augustine University of Tanzania for moderation by colleagues. Also, triangulation of multiple data collection methods was employed.

Qualitative data were sorted according to themes, entered in a matrix and subjected to content analysis. Quantitative data were sorted, coded and analyzed descriptively. Results are presented in histograms and figures.



Fig. 1. Map of Tanzania

Source: National Bureau of Statistics (National Bureau of Statistics, 2012).

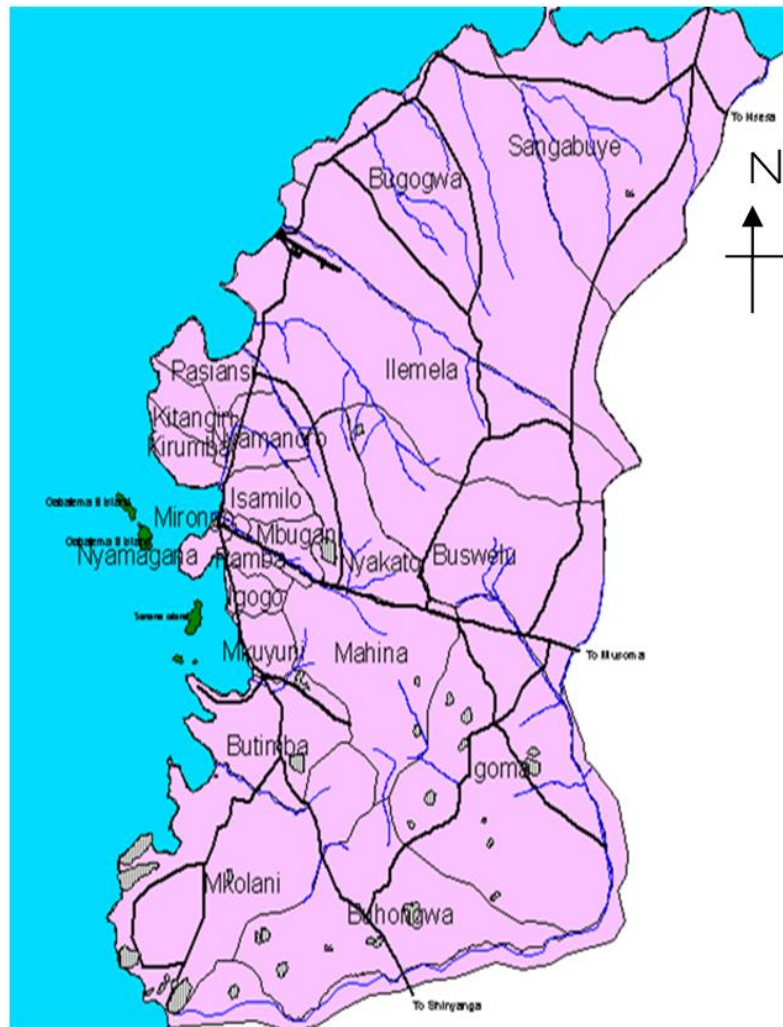


Fig. 2. Map of Mwanza City Showing Wards
Source: Mwanza City Council (Mwanza City Council, 2014).

3. RESULTS AND DISCUSSION

More females (62%) than males (38%) participated in the study (Fig. 3). It was a comparable image to rural-urban migrants in Latin America and the Caribbean and the Philippines (Gugler, Josef, 1989).

In South Asia, men outnumbered women by a considerable margin and it was similar to Botswana because they migrated to South Africa to work in mines (Gugler, Josef, 1989). In other African countries (Benin, Burundi, Central African Republic, Chad, Congo, Gabon, Guinea, Malawi, Mozambique, Rwanda, and Togo), there were rather small male populations and/or were known as major exporters of labour (Gugler, Josef, 1989).

More youth aged between 18 and 35 years than those 55 and above followed by those aged between 36 and 45 years were involved in the study (Fig. 4). In Nigeria, youths aged between 18 and 29 years old migrated in large numbers in search for social services in towns/cities (Okhankhuele et al., 2013) Likewise, more young adults aged between 15 and 30 years old than those older migrated from rural to nearby towns in Ethiopia (Gibson, 2012).

Among respondents who were illiterate, males were fewer than females. Fewer males than females never completed primary education cycle and thus, there was a higher illiteracy level among female than male respondents. Likewise, low educational level of the urban poor was identified in Puerto Rico and Mexico including squatter settlements in Ethiopia (Bahir, 2010).

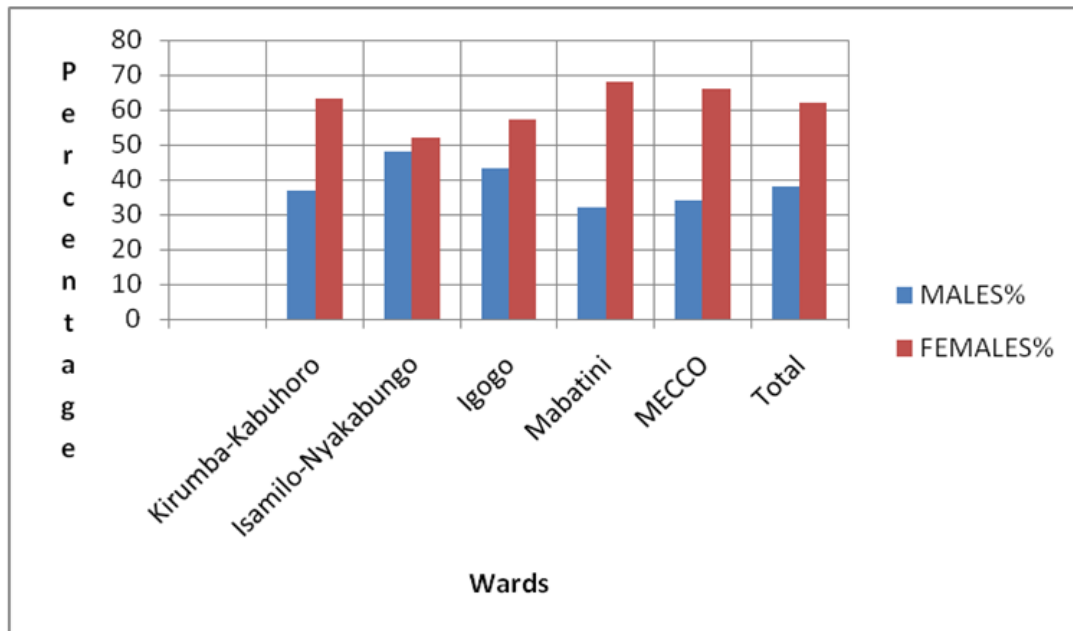


Fig. 3. Respondents' distribution by gender

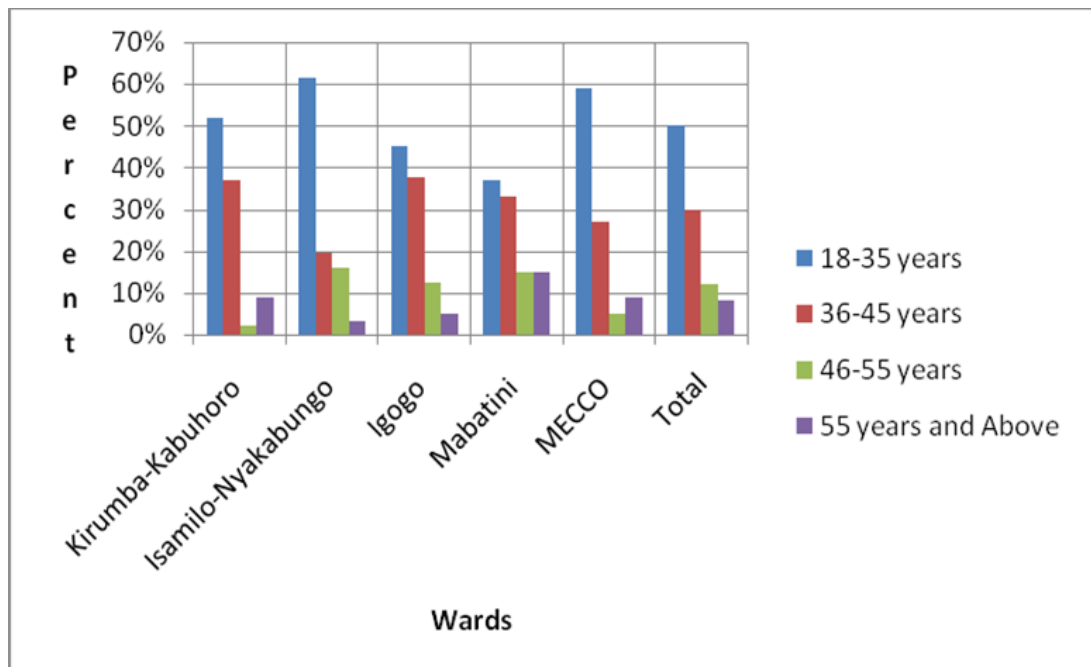


Fig. 4. Respondents' Distribution by Age Group

Generally, more respondents rented houses than those who owned houses in the study area. It was similar to Hannanasifu and Keko Machungwa squatter settlements in Dar es Salaam city, Tanzania (Limbumba, 2012). Demand for rental accommodation was high that paved way for high population densities that settled in squatter areas (Limbumba, 2012).

In the study area, some people are employed in public and private sectors. Others undertake informal activities. Majority of people are self-employed in the informal sector (City Director 2008). It was similar in unplanned/squatter areas in Dar es Salaam city (Magigi and 2005). Likewise, informal activities were evident for

majority in Kore squatter settlements in Addis Ababa city, Ethiopia (Bahir, 2010). There are horrendous lives for people in squatter settlements in urban areas of Nigeria [Onyekachi, 2014]. Similarly, people migrate to cities in Bangladesh due to economic among other reasons (Ishtiaque, 2013).

Respondents were living in appalling conditions. They disclosed that households' sources of energy for cooking included firewood, charcoal, crop residues (like maize cobs), kerosene, livestock dung (cow dung), electricity and bottled liquefied gas. No household used solar as sources of energy for cooking. Sources of energy for lighting included hurricane lamps, candles, wick lamps, electricity from the national grid and solar lamps.

Only few had access to public taps provisioned by the public utility, Mwanza Urban Water and Sanitation Authority. Few others bought water from street vendors and others from Kirumba-Kabuhoro ward fetch water from Lake Victoria, while those in MECCO ward use water drawn from springs/dug up wells.

Respondents defined the term squatter settlement to mean income poverty; bad physical condition of housing; social deprivation; and landless people. They referred to sources of energy they use for cooking and lighting as addition to definition they provided.

Comparable to other places in the world, overcrowding together with high density settlements is typical of squatter settlements (UN-HABITAT 2003). Results from this study are similar to Mwanza city profile report (City Director, 2008). Unplanned settlements in

Mwanza city are characterized by high congestion of buildings; poor accessibility; lack of physical infrastructure like electricity as well as roads; lack of public facilities like health facilities, open spaces; and inadequate hygienic conditions plus improper solid waste disposal (City Director, 2008, Figs. 5 & 6).

Similar to Mwanza city, there are numerous characteristics of squatter settlements in Abuja, Nigeria (Onyekachi 2014). Environmental conditions for squatter settlements in Abuja, Nigeria are in an appalling state – inadequate infrastructure, no electric power, no piped water, no roads, no sanitation and no drainage for rain/storm water (Onyekachi 2014).

The government has future plans in dealing with squatter settlements in Mwanza city. All respondents noted that development of infrastructure was the leading government priority to squatter settlements. Provision of social services was in consideration of people living in squatter settlements like those dwelling in officially planned/registered settlements. However, Focus Group Discussions by ordinary citizens confirmed findings from interviews. For instance, those at Igogo and Kirumba Kabuhoro wards revealed that the sloppy hillock landscape together with underlying and/or exposed granite rock boulders/granite bedrocks hampered development of road networks in their areas such that they had to depend on foot paths (Fig. 5). Moreover, there was poor sanitation evident through shallow dug-up pit latrines due to bedrocks for those on hilly areas (Fig. 5). It was difficult for the local government authority to develop storm water drains or develop a sewage system in such areas.



Fig. 5. Footpaths in Squatter Settlements, Mwanza City



Fig. 6. Waste collection point for further transport to main dump site

NB: In background, there is electric infrastructure

The government deals with incidents like robbery, prostitution and drug abuse in Mwanza city. Culprits are meted out by law enforcers. Focus Group Discussion members from Mwanza City Council stated that, “Kwa mujibu wa sheria, serikali kupitia vyombo vyake kuanzia serikali za mitaa katika mashina hadi wilaya na mkoa, ina shughulika na matukio kama ya wizi, ujambazi wa kutumia silaha, mauaji, umalaya, madawa ya kulevya na makosa mengi.” Translated in English as follows: “On legal bases, through its organs from grass roots in local governance through districts to region, the government deals with events like robbery, armed robbery, homicide, prostitution, drug abuse and many wrong doings.”

Mwanza City Council facilitates city dwellers' smooth operation of their activities (Onyekachi 2014). It targets micro-entrepreneurs who cannot afford to acquire plots from the City Council's land office due to their small businesses (Onyekachi 2014). Conversely, Mwanza city wants to demolish some houses to create space for paving/building street roads; facilitate waste collection/disposal; and improve social services provision.

Street level are mandated to maintenance including facilitation of peace, order and good government; promotion of social welfare and economic wellbeing of people; and continuance of socio-economic development. They work under direction of the higher level local

government authority machinery. Street/ward leaders call for meetings whenever there was need for socio-economic aspects in their areas.

There was no civil society/religious body specifically dealing with squatter settlements in the study area. Religious bodies indirectly deal with all people including those dwelling in squatter settlements on control of deviant behaviours for their converts. They underscore observation of morals because squatter settlements include drug addicts, alcohol abusers, prostitutes, children abusers, street children and thugs/robbers. The only body working is an international non-governmental organization, Railway Children Africa. It deals with rehabilitation of street children from all areas of Mwanza city including those from squatter areas.

Most Focus Discussion Groups from ordinary citizens in the studied wards had similar sentiments on challenges brought about by squatter settlements. Disclosed challenges in the squatter settlements included population explosion; no designated or planned areas for human habitation; the government failed to deal/resolve the human habitation problem in unplanned areas at an early/infancy stage before it blew up to an uncontrollable level/stage; and unscrupulous house construction in hillocks including other areas (Fig. 5). Also, the government was improperly mixing politics and implementation, while political leaders were

afraid from being blamed by citizens on taking measures like eviction of squatters. Besides, respondents said that Mwanza city authority and central government discourage people from living in squatter areas but the measures do not work.

People settle in squatter areas that are unplanned/un-surveyed because planned and surveyed areas for human occupation were difficult to acquire due to huge expenses, bureaucratic bottlenecks accompanied with corruption on plot allocation to ordinary citizens. Focus Group Discussion from Mabatini Ward informed that, “Ni gharama kubwa kupata viwanja vilivyopimwa mjini kwa vile kuna urasimu wa wataalaam wa ardhi.” Translated in English as, “It is expensive to acquire surveyed plots in the city owing to bureaucratic procedures from land professionals.” In up-grading squatter settlements, through interviews, respondents uncovered that Mwanza city officials launched participatory survey along un-surveyed plots. Nonetheless, the measure failed because survey charges were very high and unaffordable.

Concerning Urban-Rural Continuum, people in squatter areas in Mwanza city transmit their practices from rural thereby causing environmental and social problems. All are settled in unplanned and hazardous areas with possibilities of rock falls/land falls caused by

severe weathering, heavy rain downpours that could lead to people's death and property destruction. Most areas are sloppy with massive granite rocks (Fig. 5), whose equilibriums have been disturbed by house construction and created passages for people. People use unsafe water because they cannot access clean and potable water. They pollute the environment as rural practices by carrying over such acts irresponsibly on their part including use of charcoal for energy and poor waste management. Thus, such behaviours depict continuum, from rural to urban areas.

There is no proper waste collection and during rains, such materials are washed down to low land areas including the city centre to Lake Victoria. The flows owe to lack of proper infrastructure like storm water drains and contribute to pollution to land, Lake Victoria including rivers. They add to unhygienic conditions for people to all in Mwanza city.

The researcher postulated five concentric zones for Mwanza city following Concentric Zone Theory (Fig. 6). They city include the CBD shown in circle 1; zone of transition between residential and commercial use under circle 2; low-class residential in circle 3; middle and high-class residential area in circle 4; and 5 commuter zone with suburbs/remote communities (Fig. 7).

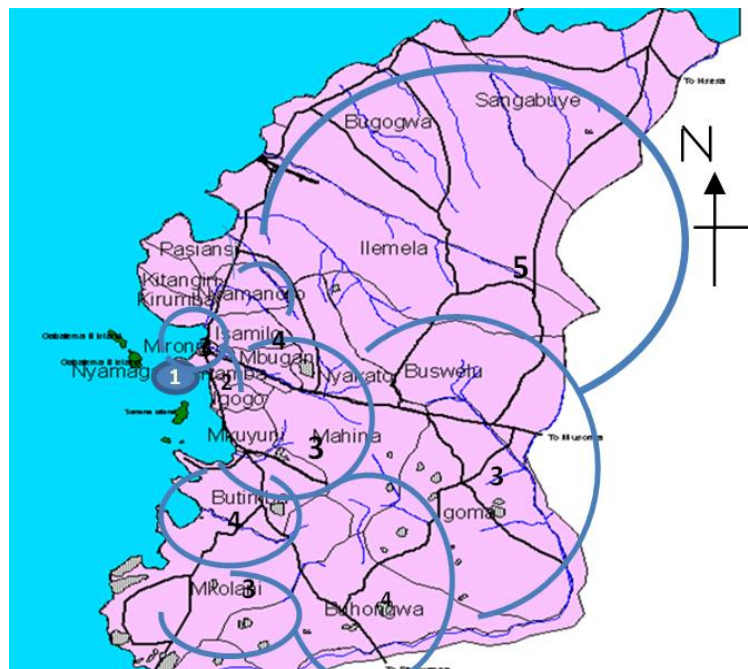


Fig. 7. Map of Mwanza City Showing Interpreted Concentric Zones
Source: Adapted from Faru, (2019).

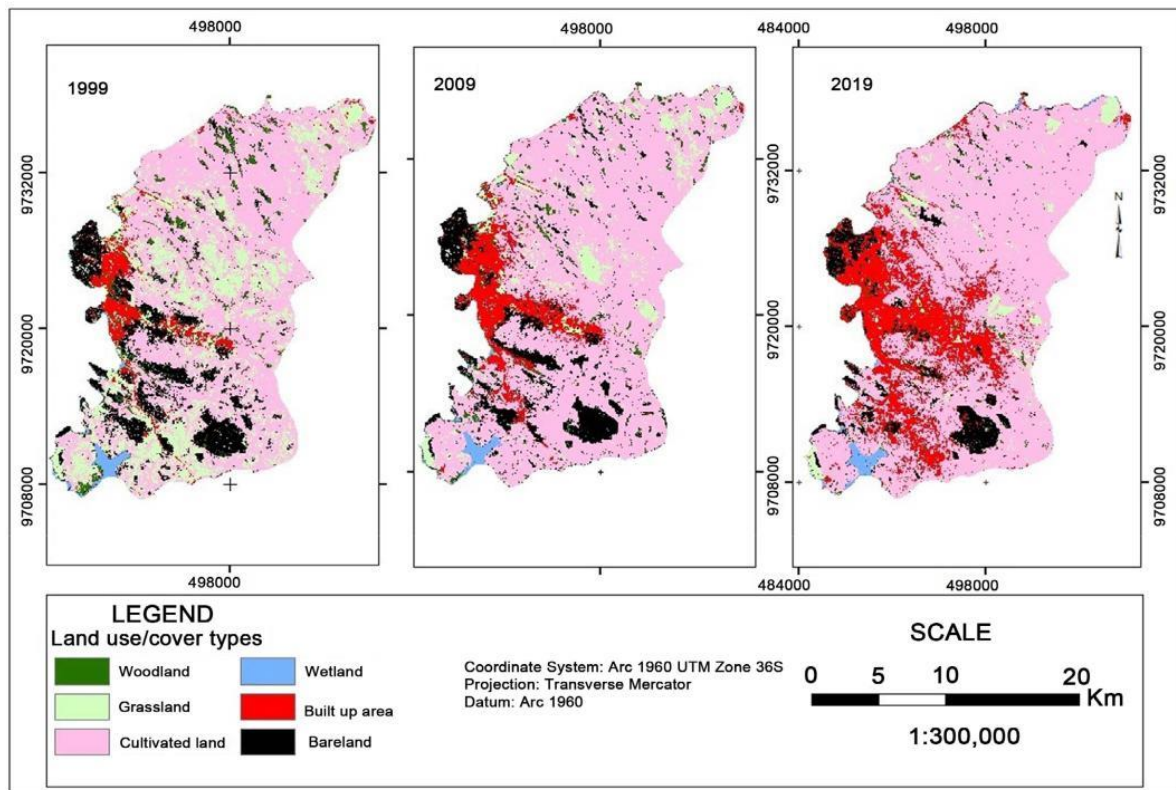


Fig. 8. Land use and land cover maps of 1999, 2009 & 2019
Source: (Kaganga, 2023a).

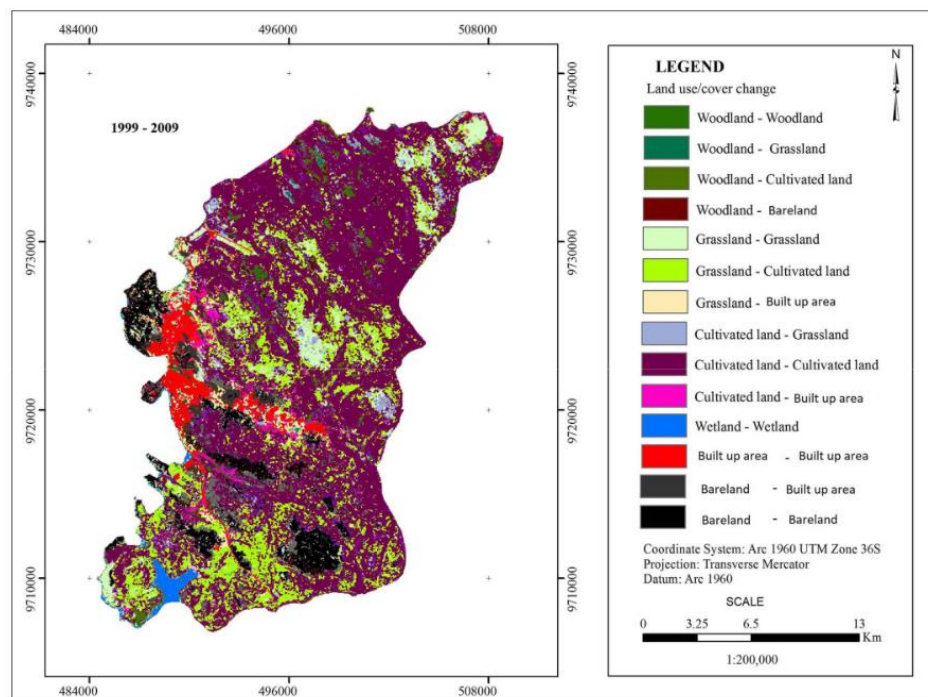


Fig. 9. Cross-classification Map 1999-2009
Source: (Kaganga, 2023a).

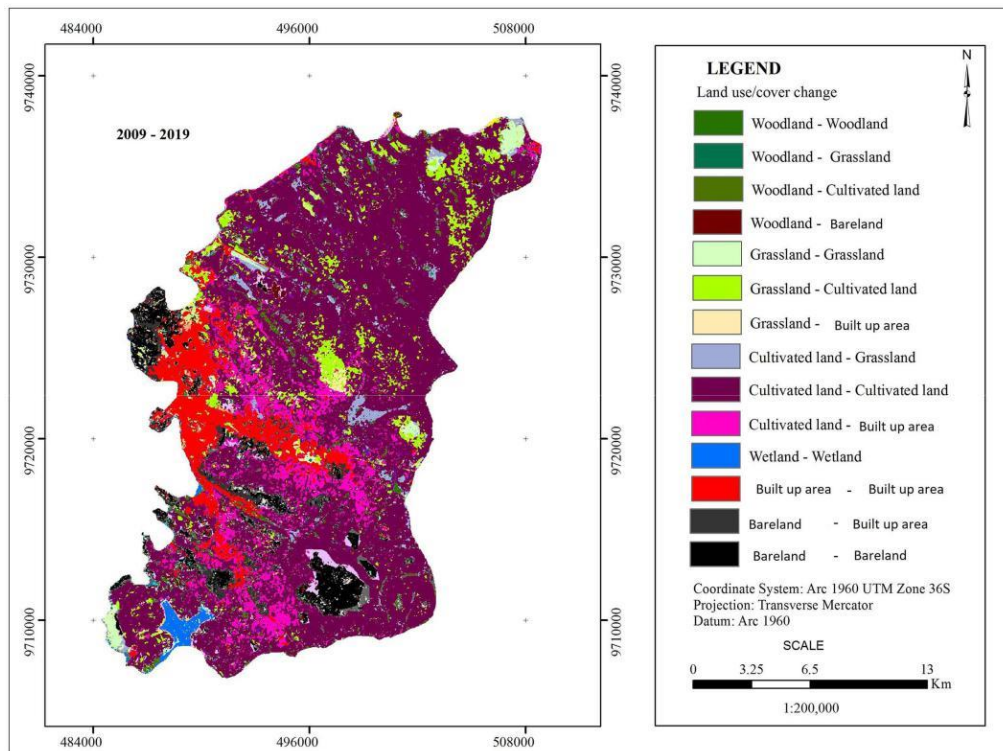


Fig. 10. Cross-classification Map 2009-2019

Source: (Kaganga, 2023a).



Fig. 11. Bird's View of Mwanza City Parts

NB: Evidence for current land use and land cover in Mwanza city.

The presented Fig. 7 can help to decipher land cover along with land use patterns in Mwanza city. Land use patterns were properly discerned by Kaganga (2023a). All concentric zones identified in this study depict justification of land use patterns as well as land cover in Mwanza

City for twenty years from 1999 to 2019 (Kaganga, 2023a; Figs. 8, 9, 10, 11).

All areas of change along with their changed land parcels are clearly shown in the map through legend for the analysed twenty years for Mwanza

city [Figs. 8; 4]. It was uncovered that total built up "... area in 1999, the total land use and land cover of the built-up area was 2039.04 hectares, and it expanded to 4218.94 hectares in the year 2009 because of additional land acquired from other land uses and land covers" [4: 613]. In another vein, in 2019, altogether land use and land cover of built-up environment expanded owing to land acquisition from vegetation (woodland, grasslands, wet land areas, farmed land parcels as well as open or bared land parcels (Kaganga, 2023a). All such findings from Kaganga, (2023a) lead for the discerned concentric zones of Mwanza city to be true pictures of land development and land use forms in Mwanza city.

Featherston and Deflem's, (2003) position following Merton's social-structures-and-anomie paradigm facilitated to analyse deviant behaviours in the study area. Following Anomie Theory, researcher proposed that there is disconnection between cultural objectives and organisational means for comprehending deviance including crime in squatter areas. Recall, people with deviant behaviours included thugs/robbers, drug addicts, alcoholics, prostitutes and street children.

The government is doing its best in instituting law and order to all citizens that include squatters in curbing deviant behaviours. But other individuals and entities minimally participate in curbing deviant behaviours only Railway Children Africa in collaboration with local partners rehabilitates street children.

4. CONCLUSION AND RECOMMENDATIONS

4.1 Conclusion

There were more females than males who migrated to studied squatter areas in Mwanza city. Concerning education levels, respondents had varied education levels whereby a few respondents were illiterate with fewer males than females.

Some men and women stayed in houses they owned. But many respondents stayed in rented houses and thus, created huge squatter settlements in Mwanza city. Elsewhere in Tanzania, Hannanasifu and Keko Machungwa squatter settlements in Dar es Salaam city, Tanzania rental accommodation is high and allows for high population densities.

Regarding occupations, some were employed in the public sector, while others were employed in private sector. Self-employment involved people's undertakings in various avenues. Such status was previously reported by Mwanza City Director (Manjunatha and Kote 2012) that majority of Mwanza people are self-employed.

Nature and characteristics of studied area included income poverty; bad physical condition of housing; social deprivation; and landless people. Such understanding was shown on poor/un-environment-friendly sources of energy for cooking and lighting; no right of occupancy of lands; few own houses; few have access to clean, potable, safe water; and poor/non-existent waste management.

The government carries out its mandated functions and responsibilities in all areas including squatter settlements of Mwanza city. The government squarely deals with culprits like robbers, thugs and other deviant persons by using law enforcing organs.

In resolving challenges in squatter settlements, street/ward leaders are confined to their mandated functions/responsibilities for socio-economic aspects. However, at times during their interactions with people in dealing with squatter settlement challenges, like if they wanted to discuss about development activities, they call upon people for meetings.

Results from this study do not deviate much from Mwanza city profile (Featherston and Deflem, 2003). Moreover, unplanned settlements (squatter settlements) accommodate almost 70 percent of Mwanza city population characterized by many problems (Featherston and Deflem, 2003). Squatter settlements reflect decay of urban life manifest in people's living standards, including deviance.

There is no individual or entity dealing with deviant behaviours for people living in squatters. There is no local NGO to resolve challenges of squatter settlements in Mwanza city.

Several challenges included population explosion; no designated/planned areas for human habitation; and the government fails to deal/resolve the human habitation problem in unplanned areas at an early/infancy stage before it blows up to an uncontrollable level/stage. Also, the government was mixing politics/implementation and political leaders were

afraid from being blamed by citizens on matters like eviction from squatter areas. People settle in squatter areas because planned and surveyed areas designated for human occupation are difficult to acquire; local government authorities are powerless over land allocation; and the government tried to evict people from unplanned settlements without proper procedures but failed.

In dealing with challenges of growth including dynamics of squatter settlements, Mwanza city launched participatory survey with fee along un-surveyed plots for residential areas. The undertaking failed because survey charges were very high and unaffordable.

In resolving squatter areas including unplanned areas, Mwanza city and central government discourage people from developing the areas but it fails. House demolition to create space for development of infrastructure and services are undertaken at a small pace.

Following Urban-Rural Continuum Theory, results from this study revealed people in squatter areas in Mwanza city brought about environmental and social problems. All are settled in unplanned, hazardous areas in dire conditions and continue with behaviours from rural to such areas.

Using Concentric Zone Theory, results from the study led the author to suggest Mwanza city with five concentric zones following Concentric Zone Theory by Burgess. They are depicted in Figure 6.

In employing Anomie Theory, findings from this study revealed deviant behaviours. No religious entity dealing with deviant behaviours. They only offer religious doctrines requiring converts to observe morals. There is the private international NGO, Railway Children Africa dealing with rehabilitation of street children. The government is doing its best in enforcing law and order to all citizens that include squatters. Moreover, individuals and entities minimally partake minimally in curbing deviant behaviours.

4.2 Recommendations

For sustaining their obligation of creating equilibriums for benefits to societies in dealing with squatters, all people must take part with the government in such problems/challenges - individuals, NGOs, Faith-Based Organizations and others.

Waste collection and their disposal should be dealt with by all in support of the government so as to avert health risks in the urban areas including squatter settlements. There should be infrastructure for waste collection and disposal well designed in consideration to environment management like control of storm water drains.

Following Anomie Theory, cultural goals and organisational means for understanding crime including deviance can be easily dealt with by all key players with positive motives. Further uncovering deviant behaviours should lead to positive involvement on pertinent initiatives by stakeholders, at diverse capacities, in dealing with such behaviours.

The presented concentric ring for Mwanza city is a result of non-observance of city master plan (Figure 6). There should be a major review of Mwanza city master plan to cater for all social services. Thus, the government should institute proper approaches in dealing with people settled in unplanned/un-surveyed areas once they start invading them before they increase beyond control through time.

Social services provisioning utility entities should observe government plans, strategies and initiatives for good habitation. There should be periodic reviews for facilitation of social services and people's economic/business ventures. Measures should include creation of a data bank. Besides, maintenance of peace and security including dealing with deviance should be strengthened by involving all people at grassroots level. All should work together with citizens through their special schemes like Community Policing and Gender Desks.

DISCLAIMER (ARTIFICIAL INTELLIGENCE)

The author hereby declares that NO generative AI technologies such as Large Language Models (ChatGPT, COPILOT, etc.) and text-to-image generators have been used during the writing or editing of this manuscript.

ACKNOWLEDGEMENTS

This paper is an extract from the first author's doctoral thesis. The authors extend their appreciation for sponsorship from Saint Augustine University of Tanzania (SAUT) and University of Vechta. Research clearance was granted by SAUT. Sincere gratitude is due to

authorities of Mwanza Region and all grassroots local authority leaders in the study area for permission to conduct the study.

COMPETING INTERESTS

Author has declared that no competing interests exist.

REFERENCES

- Arimah, B. (2010). The face of urban poverty: Explaining the prevalence of slums in developing countries. *Working Paper No. 2010/30*, UNU-WIDER.
- Bahir, A. L. (2010). Human-induced disaster and the socioeconomic capitals of squatter settlers: The case of the Kore community in Addis Ababa, Ethiopia. *Journal of Sustainable Development in Africa*, 12(6), 217-232.
- City Director. (2008). *Mwanza city profile*. Mwanza City Council, Mwanza.
- Cochran, W. G. (1977). *Sampling techniques*. Macmillan Publishing Company.
- Faru, S. (2019). Assessment of prevention and control of squatters in Mwanza city, Tanzania through social responsibility approach. (PhD Thesis). University of Vechta, Germany.
- Featherston, R., & Deflem, M. (2003). Anomie and strain: Context and consequences of Merton's two theories. *Sociological Inquiry*, 73(4), 471-489.
- Gibson, A. M., & Gurmu, E. (2012). Rural to urban migration is an unforeseen impact of development intervention in Ethiopia. *PLoS ONE*, 7(11), e48708. <https://doi.org/10.1371/journal.pone.0048708>
- Gugler, J. (1989). Women stay on the farm no more: Changing patterns of rural-urban migration in Sub-Saharan Africa. *Journal of Modern African Studies*, 27(2), 347-352.
- Ishtiaque, A. (2013). The influence of factors of migration on the migration status of rural-urban migrants in Dhaka, Bangladesh. *Journal of Studies and Research in Human Geography*, 7(2), 45-52.
- Kaganga, L. S. (2023a). Data on land use land cover changes of urban and peri-urban areas: The case of Mwanza City in Tanzania. *Current Urban Studies*, 11, 604-618. <https://doi.org/10.4236/cus.2023.114031>
- Kironde, J. M. L. (1995). Access to land by the urban poor in Tanzania: Some findings from Dar es Salaam. *Environment and Urbanization*, 7(1), 77-96.
- Komba, M. P. (2008). Rigid planning standards and procedures: Planning for development of spontaneous settlements in Tanzania: A case of Mabatini, Mwanza. *Ardhi and Settlement Development Organization (ARISEDO) Report*.
- Lee, E. (1966). A theory of migration. *Demography*, 2(1), 47-57.
- Limbumba, T. M. (2012). *Exploring social-cultural explanations for residential location choices: The case of an African city – Dar es Salaam* (PhD Thesis). Royal Institute of Technology, Stockholm, Sweden.
- Magigi, W., & Majani, B. B. K. (2005). Planning standards for urban land use planning for effective land management in Tanzania: An analytical framework for its adoptability in infrastructure provisioning in informal settlements. *FIG Report*, Cairo, Egypt.
- Mahendra, A., & Seto, K. C. (2019). Upward and outward growth: Managing urban expansion for more equitable cities in the global south. *Working Paper*, World Resources Institute. <https://www.citiesforall.org>
- Manjunatha, S., & Kote, A. B. (2012). Urbanization and its impacts on suburbs of Bangalore city. *International Journal of Current Research Review*, 4(21), 31-42.
- Manotham, P. (2010). Bangkok urban dynamics and its housing market. *Master of Science Thesis Number 54*, LTH and Built Architecture, Stockholm, Sweden.
- McGee, T. (1991). The emergence of desakota regions in Asia: Expanding a hypothesis. University of Hawaii Press.
- Mwanza City Council. (2014). *Mwanza city profile*. Mwanza City Council, Mwanza.
- National Bureau of Statistics (NBS). (2002). *National census report*. Government Printer, Dar es Salaam.
- National Bureau of Statistics (NBS). (2012). *Population census*. Government Printer, Dar es Salaam.
- National Bureau of Statistics. (2012). *Population census*. Government Printer, Dar es Salaam.
- Okhankhuele, O. T., & Opafunso, O. Z. (2013). Causes and consequences of rural-urban migration in Nigeria: A case study of Ogun Waterside Local Government Area of Ogun State, Nigeria. *British Journal of Arts and Social Sciences*, 16(1), 185-194.

- Onyekachi, A. F. (2014). Prospects and challenges of informal settlements and urban upgrading in Abuja. *International Journal of Innovation and Scientific Research*, 11, 420-426.
- Redfield, R. (1941). *The folk culture of Yucatan*. University of Chicago Press.
- Şenyapılı, T. (2004). Charting the 'voyage' of squatter housing in urban spatial 'quadruped'. *European Journal of Turkish Studies, Thematic Issue Number 1* – Gecekondü.
- Shao, Z., Sumari, N. S., Portnov, A., Ujoh, F., Musakwa, W., & Mandela, P. J. (2020). Urban sprawl and its impact on sustainable urban development: A combination of remote sensing and social media data. *Geo-Spatial Information Science*, 24, 241-255.
<https://doi.org/10.1080/10095020.2020.1787800>
- Todaro, M. (1969). A model of labour migration and urban unemployment in less developed countries. *The American Economic Review*, 59(1), 138-148.
- Tönnies, F. (1963). *Community and society (Gemeinschaft and Gesellschaft)*. Harper and Row.
- UN DESA. (2018). *World Urbanisation Prospects: The 2018 Revision*. United Nations Department of Economic and Social Affairs.
- UN-HABITAT. (1996). *An urbanizing world: Global report on human settlements 1996*. Oxford University Press.
- UN-HABITAT. (2003). *The challenge of slums: Global report on human settlements 2003*. Earthscan Publications Limited.
- UN-HABITAT. (2003). *The challenge of slums: Global report on human settlements 2003*. Earthscan Publications Limited.
- UN-HABITAT. (2007). *Enhancing urban safety and security: Global report on human settlements 2007*. Earthscan Publications Limited.
- United Nations Department of Economic and Social Affairs (UN DESA). (2022). *World Population Prospects 2022: Summary of Results (UN DESA/POP/2021/TR/NO.3)*.
- United Republic of Tanzania (URT). (2013). *Population and housing census: Population distribution by administrative areas*. National Bureau of Statistics, Ministry of Finance, Dar es Salaam and Office of Chief Government Statistician, President's Office, Finance, Economy and Development Planning, Zanzibar.
- Wasonga, G., Naliaka, R., & Schulz, B. (2022). *Just city in Africa: The transformative value of urbanisation*. Friedrich-Ebert-Stiftung Kenya Office. <https://kenya.fes.de/>
- Wirth, L. (1938). Urbanism as a way of life. *American Journal of Sociology*, 44(2), 1-24.

Disclaimer/Publisher's Note: The statements, opinions and data contained in all publications are solely those of the individual author(s) and contributor(s) and not of the publisher and/or the editor(s). This publisher and/or the editor(s) disclaim responsibility for any injury to people or property resulting from any ideas, methods, instructions or products referred to in the content.

© Copyright (2024): Author(s). The licensee is the journal publisher. This is an Open Access article distributed under the terms of the Creative Commons Attribution License (<http://creativecommons.org/licenses/by/4.0>), which permits unrestricted use, distribution, and reproduction in any medium, provided the original work is properly cited.

Peer-review history:
The peer review history for this paper can be accessed here:
<https://prh.ikpress.org/review-history/12553>