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THE VIBRANCY OF HUMAN SETTLEMENTS IN KARIAKOO URBAN SPACES - DAR ES SALAAM TANZANIA

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ARTICLE INFO	ABSTRACT
	This study explored vibrancies of urban human settlements to understand how urban spaces functions within the city. It aimed at examining underlying factors which contribute in making urban human settlements vibrant or not. The research adopted qualitative research methodology to obtain findings through a case study research strategy. Kariakoo urban district was selected to be a case study area because of its strong space vibrancy characteristics and complexity. The study was conducted during the day and night times with clear observation of space uses and functions in relation to people and performed activities in order to establish the magnitude of human settlements vibrancies at different locations and times. Data collection tools included multiple sources, namely interviews, questionnaires, observation and random discussion with key informants to collect the required data and information. The study has found out that human settlement vibrancy is generated from planned land uses, commercial activities, and gentrification effects. Specifically, existence of non-vibrant human settlement is attributed by the dominance of residential zones and local by-laws which terminates informal business undertakings. Urban voids exist due to land underdevelopment and negligence of development controls by land owners but they can be planned to improve built environment. Temporariness and dynamics of human settlement activities was observed at both vibrant and non-vibrant urban spaces which creates transitional zones at certain hours of a day.

INTRODUCTION

The research problem to this study was to explore vibrancies of human settlements within urban spaces. An urban human settlement is a cluster of dwellings and social facilities such as housing, schools, health centers, churches, mosques, markets and banks involving people carrying various socio-economic activities at a territory ranging from hamlet to mega cities (Kiondo and Mosha, 2017). Urban dwellers were 55% of world population in 2018, and it is estimated that they will increase to 68% in 2050 (UN, 2018). In 2010 Africa's total population exceeded one billion with 39.9% urban population, and it is estimated to be about 50% by the year 2025 (UN HABITAT 2011). Urban human settlements contain spaces defined by human interaction which may seem inviting while others areuninviting. Invitation in some urban places brings space vibrancy (Fredrickson, 1999).

Schulz (1984); Tosoni and Tarantino (2013) explained that the making of a good urban space begins with responding to the existing urban environment to eliminate potential settlement controversies. The vibrant urban human settlements tend to allow many activities to occur concurrently or subsequently depending on the nature of conducted activities as shown in Figure 1. The notion of the temporary or permanent urban human settlements can be seen within all urban spaces but to determine whether an urban space is functional or not depends on how much of human activities happens at that particular place. In contrary to the vibrant urban spaces, non-vibrant urban spaces depict different character of urban human settlements in many dimensions but most importantly on limited space use. Although at one point in time some vibrant urban spaces may become non-vibrant especially during the night. Like in vibrant urban spaces the occurrence of non-vibrant urban spaces can be seen through the way people move

and interact at a space (Hillier and Stutz, 2005). Few number of activities at a particular place would always suggest existence of non-vibrant urban spaces. Vibrant urban spaces depict a certain degree of temporariness in space use with time. Carmona et al (2003) observed that, this might have been triggered by the consistence of active invitation it exerts to its space users as time goes. Since time and built environment are highly related, the consistence character of non-vibrant urban spaces may seem to be in reverse with time when compared with vibrant spaces. Bobic (1990) argues that the time dimension is an essential component that should be considered when analyzing urban spaces. Lynch (1972) contended that space and time are the great framework within which we experience life. Urban human settlements evolve as a result of many professional interventions, although the most pronounced ones are urban planning and architecture which deals with the use of spaces. Nevertheless, social, political, legal, emotional and spatial dimensions of urban human settlements are also part of evolution of the urban spaces (Haydn and Temel, 2006). The interplay of these factors in creating space categories in urban human settlements leads to the diversity of spaces within the same urban locality.A vibrant urban settlement as expressed in Figure 1 is determined by the huge number of people and how regularly they visit, shop, work at a place and whether they keep coming back or not (Paumier, 2004).It follows that a functional urban planning and design must accommodate people's activities, promote social interaction and encourage pedestrian movement.

produced by the diversity of vibrant and non-vibrant space in well-established urban human settlement places. Many scholars have focused on evolution of land use structure, urban spaces, urban morphology, urban typologies, gentrification processes, urban types, and transformation of urban spaces (Kironde 1994; Babere 2013; Lupala 2002), but neither of the mentioned studies has been able to establish a clear understanding of the existence of non-vibrant urban spaces within urban vibrant spaces in relation to the factors of variations, time and activities.Urban human settlements are dynamic in such a way that they keep on changing due to different factors which can be economical, political, or social as it has been argued that cities behave as living organisms, they grow in form and size, mature and sometimes die due to different forces and processes from within or outside (Rossi, 1984). A society produces its own space and changes are often initiated politically, expressed physically and experienced socially (Lefebvre, 1991; Mosha F. and Mosha, L., 2012). There is an extreme situation of non-vibrant urban spaces referred as urban voids as exampled in Figure 2. These are left over, undeveloped or underdeveloped spaces whose functions have not been decided or planned conclusively (Bhaskaran, 2018). Urban voids appear in urban human settlements as abandon places in terms of land and economic development (Esmeralda, 2017). Nevertheless, Seog et al. (2015); Kushwah and Rathi (2017) argues that urban void spaces can however be planned to generate green urban spaces to foster creation of sustainable, safe and livable cities.

Source: Field Survey, 2020

Figure 2: Example of an Urban Void in Kariakoo Human Settlements

Moreover, the non-vibrant human settlements in this study is referred to urban spaces characterized as having a silent behavior associated with minimum number of pedestrian movement and few activities which takes place in a continuous manneras shown in Figure 3. The primary observation on how to recognize the vibrancy of an urban space is to look on the number of people, passiveness or activeness of activities taking place at that particular human settlement. Whyte (1979) observed and commented that people are attracted by other

Source: Field Survey, 2018

Figure 1. Kariakoo Vibrant Urban Human Settlement

However, the ability of urban human settlements to function may leave other spaces not to vibrantly function. Urban human settlements experiences lot of diversities. Some been organic and some inorganic in their evolution. Remarkably little academic attention has been paid to the effects that are

people. Babere (2013) further explained that informal business operators are not in favour of planned and or designed business centers provided by local authorities. The continuous absence of people in non-vibrant urban spaces tend to be a prerequisite for these spaces been uninviting to other people, activities and these spaces are sometimes scary.

Source: Field Survey, 2018

Figure 3. Non-Vibrant Urban Human Settlement in Kariakoo

Urban spaces are progressively distinguished in social terms, even though they are functionally interconnected beyond physical contiguity with a split between symbolic meaning, location of functions, and the social appropriation on how spaces are used and become vibrant or non-vibrant (Castells, 1993; Unwin, 2000). This is also explained by Ghavampour et al. (2014) in the theory of place in public spaces that a space is legible when it has an obvious arrangement and clear structure and meaning when its identity holds a special character. Urban human settlement space is a product of agglomeration of many factors in its evolution with varying diversity. Diversity is defined as the presence or coexistence of a number of specific socio-economic activities, socio-demographic, ethnic and cultural groups or people within a certain spatial entity, such as a city or a neighborhood (Schuyt, 1997). Diversity has become a very popular term used by a number of scholars in analyzing and explaining urban human settlements (Salama and Thierstein, 2012; Vormann, 2015; Meisser and Vertovec, 2015).

MATERIALS AND METHODS

The research enquiry required intensive field investigation on urban human settlement vibrancies through a case of urban Kariakoo district. As it has been argued by Patton (2002) that in selecting a research case, one should consider information rich cases, Kariakoo urban human settlement in Dar es Salaam was selected because of its strong space vibrancy characteristics and complexity. The complexity of its space vibrancy is attributed by the presence of a mega-scale-market, huge number of commercial buildings, office blocks, hotels and active business streets. It's high rate of transformation and high densities has magnified its selection to this study. Case study research strategy was used to document empirical evidences. It is argued that applying a case study strategy benefit the research study to scientifically achieve its research objectives and generate answers to its research questions (Teddlie and Tashakkori, 2008). A case study method strategy was complemented with qualitative research approach so as to be able to explain the research issue. Single case study was used in order to narrow down the study and it proved to be able to generate sufficient data. Primary data were collected afresh from the field surveys while secondary data on the other hand were collected by other scholars who worked on the same subject in the past. Kothari (2009) and Schell (1992) argues that most case studies uses at least two sources of data collection. In this case, multiple sources were used including interviews, questionnaires, observation and random discussion with key informants to scientifically collect the required data and information. Two forms of qualitative data analysis were employed. The first was field data analysis which was carried out simultaneously with data collection. The second form of data analysis was done after completion of field surveys through classification and categorization of collected field data. Raw field informations were used as a cross referencing tool during qualitative data analysis as suggested by Miles and Huberman (1994) to be able to draw valid and reliable conclusion at the end of the research.

RESULTS

Kariakoo human settlements has developed as the most vibrant business human settlements in the city of Dar es salaam. It ranks number one commercial hub in Tanzania. It has evolved through formal and informal processes and lead to the creation of many urban spaces with varying vibrancy characters. But due to its high degree of informality, it has significant number of both vibrant and non-vibrant spaces which are created in the process of its evolution. Although the number of vibrant urban spaces outsmarts the non-vibrant spaces due to several combination of evolution factors. Notably, during colonial period, there was a segregation of human settlements between Europeans, Indians and native Africans. Beeckmans and Brennan (2016) argued that colonial policies of racial segregation created obstacles to social, cultural and commercial atmospheres. This segregation provoked and stimulated local desires towards formulation of coherent urban planning to meet native demands. Kariakoo was a native human settlement with aconcentration of commercial activities, hence the need of Kariakoo redevelopment conceptwhich is traced back from 1930's as local authority initiatives. The Kariakoo Town Planning Scheme which was prepared before Tanzania's independence initiated the idea of restructuring housing schemes. This idea was cemented by the Kariakoo Development Order which was published in 1965 after independence and was later included in the 1968 and 1979 Dar es Salaam master plans as a national policy. The order however required only multi-storey buildings to be built after resettlement of several natives (Kironde, 1994).

These initiatives started to change the urban morphology of Kariakoo human settlements and invited some new urban morphological characters although in a very slow speed

because of lack of acceptance from local residents who were not ready to be resettled. Construction of multi-storey commercial buildings was mandatory at Kariakoo as depicted in Figures 3 and 4. These buildings attracted more people, increased commercial activities and extendedurban space vibrancy. Following the increasing pressure for the need of commercial spaces, the Ministry of Lands and Human Settlements Development in collaboration with local authorities decided to prepare the Redevelopment plan for Kariakoo urban district as shown in Figure 4.
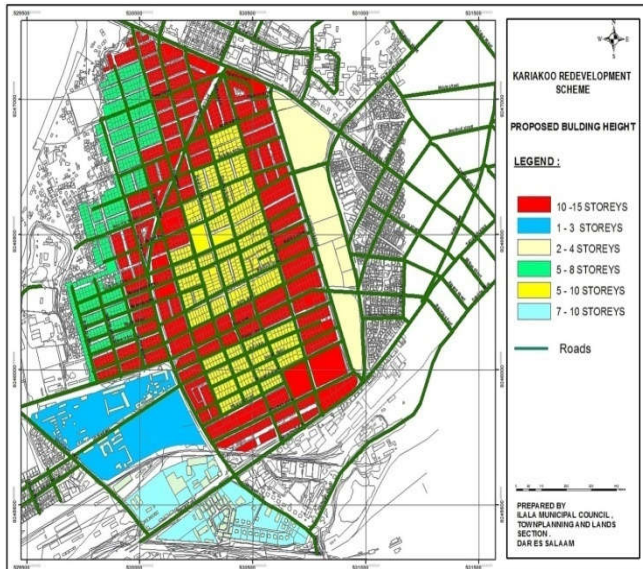
Source: URT, 2002

Figure 4. Kariakoo Redevelopment Scheme Showing the Allowed Number of Building Storeys

The aim of the Redevelopment Plan was to increase density through vertical development, with more floor spaces to meet the rising demands, while at the same time, creating a metropolitan urban form. The plan provided for vertical extension partly because there was no vacant land for horizontal development to fully optimize and intensify economic activities. It also aimed at demolishing dilapidated residential houses and transform to modern commercial human settlements.

The plan was expected to bridge the gap between Kariakoo urban district and the Dar es Salaam city center to take the advantage of modern building technology to create a desirable welling and business environments to meet the increased need for office spaces, commercial premises, residential accommodation and the start of gentrification. The phenomenon of gentrification invited and settled wealthier people, increased rental charges and changed human settlement dwelling culture in Kariakoo urban district. The existence of the Kariakoo mega-scale-market building (Figure 5) promoted human settlement vibrancy at Kariakoo. In general terms the market had a huge effect on the whole of Kariakoo human settlements. When entering the building, however, it appeared to be surprisingly empty and tranquil, certainly compared to the congestion in the surrounding streets with more than 3000 shops and thousands of street vendors. The main reason for this is that the eye-catching, three-storey market building was no longer conceived as Kariakoo's main wholesale market, but as Dar es Salaam's modern shopping complex, symbolizing modern consumer culture (Beeckmans and Brennan, 2016).


Source: Field Survey, 2018

**Figure 5. Commercial Activities outside the Kariakoo Market**

DISCUSSION

The co-existence of these urban vibrant and non-vibrant spaces is not sufficiently documented. The analysis of urban spaces in many literatures on urban spaces requires a critical analysis to narrate their essence and behaviour, but also their interdependence and how they depend on each other. Established that the magnitude of urban human settlement vibrancy in Kariakoo is not evenly distributed. There is a transitional zone in-between the vibrant and non-vibrant spaces generated at certain periods of a day. Msimbazi road provides a typical transitional zone to show the magnitude of vibrant and non-vibrant space character in the Kariakoo urban human settlements. This transitional zone comprises both vibrant and non-vibrant characters, in which vibrant characters runs beyond the road as mapped and encircled in Figure 6.
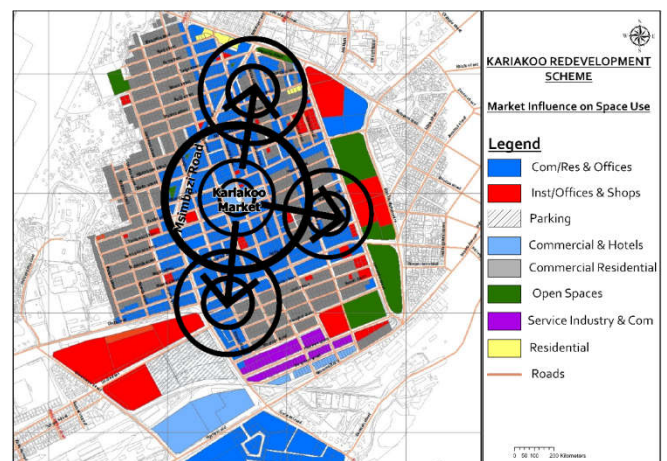
Source: Authors' Construction

Figure 6. Kariakoo Market Influence on Urban Space Vibrancy

During the night, both vibrant and non-vibrant zones become silent, because most of the activities are shifted to the transitional zone along Msimbazi road. The pooling factor been commuter bus stops and pedestrian movement of people coming out of offices and other informal work places to commute. Certainly the inner circle is the most vibrant zone of commercial, institutions, offices and shops, followed by moderate vibrant commercial residential zone. Whilst, the non-vibrant is that of pure residential zone without commercial activities. Affluent people have displaced poor communities through gentrification processes.
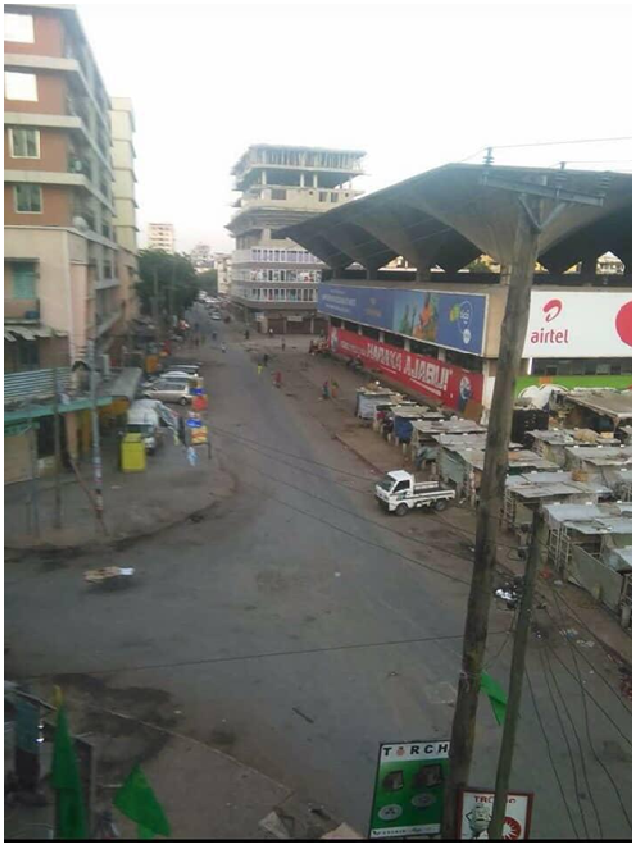
Source: Field Survey, 2020

Figure 7. Local By-Laws Empties Kariakoo Streets

Gentrification tends to occur in urban human settlements with particular qualities that make them desirable and ripe for change. Although Kariakoo urban human settlements has witnessed the three redevelopment plans in the past four decades, most of the proposals were not implemented to the intended scale. Failure to implement these plans has resulted into uncoordinated and haphazard redevelopment process and hence created development chaos in the Kariakoo urban human settlements. Continuity and stability of urban spaces highly depends on the active use of urban spaces by the people and the number of activities at that particular place. The magnitude of non-vibrant spaces within a vibrant urban spaces is a reflection of the concentration of residential activitiesand little commercial activities. However, the control of space use by the authorities has had a magnitude effect on the existence of space characters especially for the non-vibrant urban human settlements.

Time by time informal livelihood activities have been facing challenge of interference with the local authorities on their activities by been evicted but also restricted to operate along certain streets. Informal traders prefer to conduct their activities in vibrant spaces with constant flow of customers rather than designed places like the Machinga shopping center which is neighboring Kariakoo. Informal operators are not willing to relocate to planned locations, but they prefer to remain at urban spaces which they have been using for a while, despite of vigorous eviction acts and harassment encountered in the past. The willingness to relocate is mainly influenced by the fact that, once they relocate, their everyday petty trading challenges are increased. After the mandatory relocation, it does not take long time before they reoccupy their former locations. Informal operators continue to concentrate at their preferred locations. This shows that informal livelihood

operators have their preferences in choosing their working places. Informal livelihood activities have direct relationship with space production in Kariakoo urban human settlements and more specific in defining space characters as vibrant or non-vibrant. Often times streets are left empty because only little numbers of activities are allowed. Noted that pedestrian movements are lowered during eviction periods and hence increased non-vibrant space characters in Kariakoo urban human settlements. Since this kind of control mechanism of urban space use by the authorities tend to be temporal, the informal operators always comes back to their former trading places, and regains its vibrancy characters time by time. The recent enacted environmental regional cleanliness by-law of the Dar es Salaam city requires everybody to be engaged in environmental cleanliness exercise on every Saturday starting from 6am to 10am has made streets to be silent or relatively empty because stores and other commercial activities are forced to close business within that range of time on Saturdays as seen in Figure 7. Compare and contrast figures 5 and 7 depicting different urban human settlement at the vicinity of Kariakoo market captured at different scenarios and times.

Conclusion

Urban human settlements are dynamic in many ways. They change due to different factors including those related to economic, political, and social reasons. It was important to study, research, explore and understand major factors which influences human settlement vibrancies. The study found out that professional urban planning produces land uses with varying human settlements vibrancies in different functional zones. Commercial zones accommodating shopping facilities, markets, hotels and informal petty businesses were found to be more vibrant compared with residential zones without commercial activities. The number of people and the level of commercial activities at a particular urban space determines the scale of human settlement vibrancy. Location and the traffic size of commuter bus routes and stops increases or decreases the vibrancy of human settlements. Places along bus routes and around bus stops are occupied with a good number of commercial activities which pulls people to the shopping facilities, offices, hotels, restaurants and route connections to different urban outskirts.

On the other hand, less or non-vibrant human settlements existed at residential zones with few business activities. Gentrification process invited wealthier people and pushed out less affluent people under Kariakoo redevelopment scheme. Kariakoo redevelopment scheme development controls required multi-storey buildings of as high as 15 storeys to maximize investment on the limited available prime land. Institutional zones were also found out to be not-vibrant urban spaces in Kariakoo district due to the restrictions set by the local authorities on prohibiting retails activities around institutions. The dynamic nature of human settlements have created permanent and temporary space characteristics. Observed that non-vibrant spaces are widely occupied by non-commercial activities leading to space-permanence-characteristic. On the other hand, the vibrant nature is aggravated by time and activity changes leading to temporary-space-characteristic. Local by-laws intermittently contribute to temporary non-vibrancies of urban human settlements when institutionalizing new ways of life or modus-operandi. The recent enacted environmental regional cleanliness by-law in the Dar es Salaam city which require everybody to be engaged

in environmental cleanliness at certain time period on every Saturday is a good example of a reduced human settlement vibrancy of a place emanating from local by-laws. Like in many other towns and cities of the world, urban voids exist in Kariakoo as the result of failure of land allottees to develop their urban land as stipulated by the land law or sometimes from inefficient town planning guidelines. Time and function diversity were observed to be a factor of whether the human settlement is vibrant or not. The transitional zone which is not provided by urban planning professionals was observed to emerge where the vibrant and non-vibrant space characteristics met and transformed. The location of Msimbazi road provided a good example.

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