

## **Ethical Dilemmas in Tanzania Planning system.**

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### **Abstract:**

Ethical Urban Planning has recently focused attention on Professional ethics. This paper presents a study of Ethical and unethical Justice in Tanzania Planning system. A qualitative methodology has been adopted to identify planners personal and organizational values and the Ethical Justice in Tanzania Planning system and roles played by Planners. Ethical dilemmas is critically discussed and analyzed.

### **This paper aimed at:**

- 1) Review the Tanzania Urban Planning system and Processes, review legal framework and regulations and procedures for preparation of detailed and general land use plan and compare the real practice by practitioners.
- 2) Identify how public and private planners prioritize areas for public interests such as open space, cemetery by identifying criteria s for prioritization
- 3) Study and analyses ethical and unethical justice in planning in theory and real practice.
- 4) Identify Challenges for ethical and justice planning in Tanzania
- 5) Provide possible solutions and recommendations for unethical justice in planning.

The research involved both structured and semi structured interviews for data collection. The perceptions of a wide range of key stakeholders were canvassed in a qualitative questionnaire survey. The analysis involved mainly statistical tabulations of the views and data collected, and interpretations of the statistics using SPSS. The results shows typical unethical by practitioners and legal environment has been a challenge for ethics. Political interference by decision makers to professionals is critically discussed.

Keywords: Urban Planning, ethical planning, Tanzania

## **1. Introduction**

Ethical Urban Planning has recently focused attention on Professional ethics. This paper presents a study of Ethical and unethical Justice in Tanzania Planning system. A qualitative methodology has been adopted to identify planners personal and organizational values and the Ethical Justice in Tanzania Planning system and roles played by Planners. Ethical dilemmas is critically discussed and analyzed.

### *1.1 Back Ground*

Urban and Regional Planning is a profession that puts the welfare of people on the top of environmental and sustainability agenda. The Tanzania Urban Planning sector is extremely susceptible to ethical erosion due to heterogeneous nature of the sector which makes it imperative for planning professionals to exhibit high level of professional ethics. One of the deters of meaningful development in Tanzania s Planning Sector is the menace of corruption and corrupt practices. Tanzania like many other countries in the world is faced with the problem of corruption in both the public and private sectors. . Tanzania planning system, the separation of control mechanism and acts of planning actors are mostly independent from each other. This separation and independence provokes individual actions to take place in planning control mechanisms. The land use planning process in urban areas is also not free of corruption due to lack of transparent systems, conflicts with the local government reforms and lack of innovative approaches. The

increasing unplanned settlements in urban areas show that the planning process does not respond to effective demand. Planning is promptly done in areas where kickbacks have been offered. The approval process of urban detailed plans is tedious, slow and compels the public to pay for undocumented money to officials to speed up the process.



Figure 1: Location Map of Tanzania

### 1.2 Research Objectives and Methodology

This paper aimed at:

- 1) Review the Tanzania Urban Planning system and Processes, review legal framework and regulations and procedures for preparation of detailed and general land use plan and compare the real practice by practitioners.
- 2) Identify how public and private planners prioritize areas for public interests such as open space, cemetery by identifying criteria s for prioritization
- 3) Study and analyses ethical and unethical justice in planning in theory and real practice.
- 4) Identify Challenges for ethical and justice planning in Tanzania 5) Provide possible solutions and recommendations for unethical justice in planning.

The method of investigation adopted in the research essentially relied on published and unpublished materials and interview to stakeholders. The research involved both structured and semi structured interviews for data collection. The perceptions of a wide range of key stakeholders were canvassed in a qualitative questionnaire survey. The analysis involved mainly statistical tabulations of the views and data collected, and interpretations of the statistics using SPSS. Also, both descriptive were used to analyze the data collected and compared respectively.

### 1.3 Understanding ethics and Ethical conducts

Ethics seems to be a concept undergoing revival and is surrounded by much controversy and speculation. There seems to be a genuine concern that the world at large is becoming less aware of the importance of ethical considerations

According to Mbatha (2005:16), ethics can be seen as a system of moral principles that is based on values relating to human conduct, with respect to the rightness or wrongness of certain actions and to the goodness and badness of the motives and ends of such actions. Ethics concerns obedience to the unenforceable moral principles that determine what is honest and fair, and the distinction between right and wrong (Lloyd & Kidder 1997:145). Ethics is a set of rules or standards governing the moral conduct of employees in an institution. Ethics deals with values relating to human conduct, with respect to rightness or wrongness of particular actions and to the goodness or badness of the motives and ends of such actions. Rightness refers to what ought to be or what is approved and wrongness to what ought not to be or what is disapproved of by society (Mafunisa 2001:335).

Ethical conduct refers to a strong desire to do the right thing, especially when behaving ethically imposes financial, social or emotional costs (Website: <http://www.josephsoninstitute.org>). Surveys taken by the Josephson Institute reveal that, regardless of profession, almost all people believe that they are, or should be, ethical. While most are not satisfied with the ethical quality of society as a whole, they believe that their profession is more ethical than others and that they are at least as ethical as those in their profession.

Unethical behavior may be defined as deliberate or negligent conduct constituting a deviation from or breach of the guidelines designed to inform an expected pattern of behaviour in a given situation (Maluleke, in Mafunisa 2000:53). Unethical behaviour, although it is an indication of a decline in morality, can be regarded as an indication of a negative work ethic only in so far as it relates to work performance. In other words unethical behaviour can include theft and misuse of public property and accepting outside employment during one's tenure in government with

Normative ethical theory poses the question, what ought I do? (MacIntyre, 1985; Swanton, 2003). The study of ethics, is concerned about what is right, fair, just or good; about not just about what is the case or what is the most acceptable or expedient (F Morality refers to the actual conduct of human beings, whereas ethics (often referred to as moral philosophy) relates to the study of the moral conduct itself. As such, morality may be described as experiences of real problems, dilemmas and conflicts that need to be resolved, at times by individuals, groups or organisations. (Badaracco, 2002; Ruggiero (2004). The circumstances in which there are choices relating to moral conduct are influenced by human values (LaFollett, 2000). Values, sometimes referred to as one's principles, are those to which individuals attach worth and become a guide or reference point for action that has moral significance (Rokeach, 1973; Singer, 1993). Values define who we are, and they influence the choices we make in life (Hood, 2003; Russell, 2001). As such, values influence human behaviour, both in private and public matters (Chatman & Cha, 2003). The personal value system of an individual develops in the context of the specific culture, society and family environment in which he or she develops.

According to Badaracco (2002) ethical dilemmas involve making choices between nonoverriding, conflicting moral requirements; for example, loyalty and honesty. SinnottArmstrong (1988) proposed that ethical dilemmas are composed of four key elements; no clear resolution is evident, the agent is required to do each of two or more actions, the agent can do each of the actions but not both and neither of the conflicting requirements is overridden. Rost (1995) noted that most people do not use ethical frameworks to judge morality. Rather, they draw on life experiences, personal values and perhaps religious convictions. This is illustrated by Beu, Buckley and Harvey (2003), who stated that while there may be basic moral norms, the dynamic business environment brings with it challenges which cannot be readily answered by moral rules. Ethical decision-making,

therefore, is not straightforward and individuals may examine and behave differently when confronted by similar ethical dilemmas.

There are a number of planning scholars whose work emphasises the moral challenges implicit in the planning profession. Wachs (1985) asserts that ethical issues are present in many areas of planning. He remarks that planners exercise their ethical judgments to make decisions that will affect private behaviour and property on behalf of the public welfare. More specific examples are included such as planners accepting gifts and the disclosure of confidential information. Hendler (1995) strongly supports the view that there is an ethical dimension to the planning profession and planning decisions do involve the exercise of human values.

Hendler's assessment draws on a number of classical ethical theories and illustrates how they relate to dimensions of the planning profession. One such theory which other scholars cite is the utilitarian theory which seeks planning decisions and outcomes which deliver the greatest benefits to the greatest number. An example in her argument involves a decision for the development of a new rapid transit line as having benefits to the commuter which must be weighed up to the harm to nearby displaced residents who are fewer in number. Howe (1990) argues that planners, whether consciously or not, make decisions from a preferred ethical theory and that a greater degree of awareness in how individual mindsets may influence decision making in planning. Nevertheless, Howe presents the two most common approaches to ethical decision making; that being utilitarian and deontological theories. The former focusing on the rightness of the consequences and the latter on the means to the decision based on principles such as justice and rights. Notably, no ethical theory in itself may be applied to face the challenges planners may face in their role. Hoekveld & Needham (2013) argue that planning involves a public agency's regulation decisions that affect the lives of citizens and as such individual planners, while having their own values, need to be made aware of the ethical implications of their work. They make a distinction between the individual values of the planner and the ethical principles which should govern the operation of the agency. The latter, argues Hoekveld & Needham (2013), should form the framework by which planning decisions be made. Earlier research by Howell & Baum (1998) illustrates this in a case study involving the ethical challenges of community participation in planning decisions. In this example, planners espouse the value of community participation but in reality it demonstrates the ethical challenges in planning, in this case, community participation. It illustrates that planners may be committed to the principles of community participation but the process is by no means value neutral.

Birkland (1995) advocates a new ethic (an ethics-based planning approach) which takes account of planning issues which contribute to addressing questions which relate to how we, as a society, ought to live which relates to the fundamental ethical question posed by the ancient philosophers. She argues the basic decision making mechanisms for planners are based on legal, political and market systems which approach planning from a utilitarian perspective of who benefits. A new ethic therefore needs to take account of planning decisions based on improving the human condition. Campbell & Marshall (1998) confirm the ethical dimension inherent in the role of planning decision-making. Most particularly, they raise the question relating to competing interests which exist in the role of planner. Are planners obliged to serve the interests of their employers, the organization, personal values, clients, the wider community, future generations or the profession? (Campbell & Marshall, 1998:17). The findings arising from their research on focus groups with planners emphasised the tension experienced by planners fulfilling their obligations to corporate and political objectives against decisions which in public interest.

The engagement of planning consultants, pressure to process planning applications and the perceived risk to the quality of the decision were also themes which emerged from the research. Studies by Howe & Kaufman (1979, 1981) used case scenarios to explore what planners thought were ethical conduct in their role. A key finding in this research distinguished perceptions of ethicality by planners. Politically orientated planners adopted more liberal interpretations to their

decisions. Technically oriented planners made decisions based more towards procedural and technical interpretations and a perceived value neutral position on planning orientations differed, both groups held similar views that the misrepresentation of information in their role was unethical. In conclusion, studies relating to planning ethics in Australia appear to be extremely limited.

A classic dilemma found in any public service profession, including planning, is the conflict between what the agency, which presumably serves the public, defines as the public interest, and what the individual professional thinks the public interest is (Howe and Kaufman, 1979: 250). Planners' actions can never be value free, and therefore planning practice often traces explicit and implicit considerations of ethics in planning (Ploger, 2004: 50). As Howe and Kaufman (1979) found in their empirical study based on several scenarios, managers seem to be influenced, at least to some extent, in what they think is ethical by the intended beneficiaries of their actions. The same tactic used in behalf of different groups is judged differently. They expected this effect to be much stronger for politicians, who approve much more of open value commitment, than for technicians who generally wish to be value neutral. Actually, the results are rather mixed. On the scenarios giving out recommendations, politicians are influenced more by the issue than are technicians; but when it comes to leaking information, there is no difference between the two roles. There is, however, an interesting difference on the leaking scenarios in that the beneficiary is much more important to planners who are not strongly committed to their agencies than for those who are (Howe and Kaufman, 1979: 250). Joma (2007, vii) makes an overview evaluation for ecological ethics in his dissertation. As Joma correctly puts in the words that an ethical system must do two things: It must envision a path to the future and it must work out a path to the realization of that way of life that is internally consistent, yet workable in the real world. Surprisingly, recent ecological ethics have failed to realize these two components of an ethical system. From Leopold's Land Ethic to Deep Ecology, no such ethical system was born. Most of the prevailing ecological ethics suffer from being too abstract or utopian in principle. Joma's critic for ecological ethics is mostly valid for planning practice.

## 2. Tanzania Urban Planning system

### 2.1 Tanzania Urban Planning System before Independence (1961)

The genesis of urban planning in Tanzania owes much to the history of colonialism. In fact it is a direct legacy of it. Urban areas (towns and cities) were established in Tanzania by the colonial government in order to serve the interests of the colonial economy. Most of them were administrative centres of the colonial government. Some were import and export trade ports, like Dar es Salaam, Tanga and Mtwara. Some grew as stopping stations in the colonial transport and communication network system. (Lugala, 1989). Geographically, colonial investment and planning created imbalanced spatial development where resource rich areas received most of the infrastructural development with very little or none in the resource poor areas. During the colonial era, planning legislation was used to control and segregate the population. Residential and commercial areas were divided into European, Asian and African categories. Laws were put in place that dictated who could live and work where.

There was a marked difference between the areas occupied by Non-Africans and Africans. Residential areas for Whites, popularly known as *Uzunguni* (areas for Whites) were characterized by luxurious big houses of European style surrounded with golf-courses, wide roads and open spaces. Abundant luxurious social and service system. Oyster-Bay area in Dar es Salaam City, Gangilonga in Iringa, Mlimani area in Dodoma, Lsamilo Capri Point areas in Mwanza, Forest Hill area in Morogoro, Loleza in Mbeya and Kijengi in Arusha are such places which reflect this colonial legacy. The African residential areas were characterized by shanty houses of slum type, overcrowding, poor sanitary

conditions, lacked in essential social services like water, public toilets, hospitals, community and recreational service centers, and during rainy seasons, houses kept on floating on their own sewerage.

It is in these areas where the African artisans, clerks and other Africans who worked in the colonial government dwelled. The urban planning of those days had its base on the ideology of colonialism. It was not merely a technical process which was neutral from ideology and apolitical as others would want us to believe. It is, therefore, no wonder that technocrats (urban planners) provided urban plans which reflected this legacy, and never contradicted the ideology of colonialism. Race determined where one should live and also the type of social service one should get. In any case, the Whites were the most favoured and the Africans the least favoured

## 2.2 Overview of Tanzania's Urban Planning process and system after Independence

Soon after independence, that is, from 1961 - 1980, Tanzania like many other developing countries, set out ambitious social and human resources development plans including programmes generally aimed at the eradication of poverty, ignorance and diseases over two decades (URT, 2000; 1996). In 1967 Tanzania adopted the top-down policies (Arusha declaration) and in 1972 Tanzania introduced a decentralization policy. In Swahili *madaraka Mikoani* means giving powers to the governments; this focused on decentralizing key authorities and functions of government from the centre to the grassroots level, so as to enable the community to participate in decision making (URT, 2004; 2003; 2000). The most important intended links between local government and the residents of the given area are the Vitongoji (sub wards) in the rural areas and the urban Mtaa committees (sub ward committees), which are designed to mobilise citizen participation in local development.

In addition to the above, citizen participation in local government decision-making is encouraged by the amendments to the Local Government (District Authorities) Act 1982, which provide for Councils to organise public hearings for people to question political leaders and staff. Councils have also been empowered to establish special kinds of service boards, open to all citizens in the area and providing an opportunity to influence service provision. Participatory budget-making has also become a means to increase resident participation. It is currently enabled by the bottom-up budgeting through the ward development committees and the democratic structures above them. For urban planning, after independence in 1961, the Tanzania Government copied and modified the British planning system. Colonial Zones were categorized as Zone I (low density areas), Zone II (Medium Density areas), and Zone III (High Density areas). These differences were also in sizes: Zone I is characterized by large areas, compared with zone II whose areas are medium-sized, while Zone III has small areas. Zone I is planned for high-income earners, Zone II for medium-income earners and Zone III for low-income earners.

The legal basis for urban planning in Tanzania after independence (1961) was the Town and Country Planning Ordinance (Capacity 378) of 1956 as amended in 1961. This ordinance was supported by subsidiary legislation such as the Local Government (Urban Authorities) Act No. 8 of 1982, as amended in 2002, which gives power for Urban Authorities to prepare detailed planning schemes and submit these to the Minister responsible for Local Governments for approval, and the Land Act No. 4 of 1999, as amended in 2004. Sites for residential development in Tanzania are usually designated in Master Plans or Strategic Urban Development Plans (SUDP) for large and medium sized cities and Interim Land Use Plans for small towns. The urban councils (Local Authorities) are preparatory authorities responsible for preparing detailed schemes commonly referred to as layout plans, subdivisions plans or Town Planning (TP) Drawings of the area designated in the Master plans, SUDP or interim land use plans. Town Planning Drawings are prepared by the respective Local Council and approved by the Ministry of Lands Housing and Human Settlement Development. The Ministry participates in the designing and preparation of layouts only when a particular council seeks assistance. The Town and Country Planning Ordinance (Capacity 378) of 1956 was amended in 1961 after the Parliament enacted Urban Planning Act no 8 of 2007. Section 19(1b) of the Urban Planning

Act (2007) it calls for participation of all stakeholders including landowners, public and private institutions, community based organizations and non- governmental organizations in the area to be affected by the plan.

The present institutional arrangements for planning have been influenced by a civil service and local government reform programme implemented in the last ten years with the overall objective of enhancing the capacity of the local government authorities to effect service delivery. Guided by the principle of decentralisation by means of devolution of functions and finances to local levels, reforms targeted four policy areas: political, financial, administrative and changed central local relations. Implementation of the reform programme and decentralisation by devolution has involved institutional rearrangements and review and/or formulation of laws and regulations, as well as administrative procedures in 1995 and 2000 respectively (URT 1995, 2000). Both the central and local government authorities are responsible for urban and rural planning in Tanzania within the legislative framework of the Land Act Nos 4 and 5 of 1999, the Urban Planning Act and the Land Use Planning Act, both of 2007. The Land Act Nos 4 and 5 provide the legal framework for land tenure and land administration in Tanzania. All the land is under public ownership, the President of the URT being the custodian on behalf of the citizens. Two types of rights to use land are recognised: government granted right of occupancy for 33 and 99 year lease periods to the holders of urban land, and deemed rights of occupancy for land occupied under the customary land tenure system. These are currently being registered and holders of land rights are issued with certificates of customary right of occupancy so that they may use the registered land as collateral for a loan. The Urban Planning Act and Land Use Planning Act are the principal legislation for urban and regional planning in Tanzania. These recently adopted pieces of legislation have replaced the Town and Country Planning Ordinance Cap. 378 of 1956. The Urban Planning Act and Land Use Planning Act are based on the Land Policy and Human Settlements Development Policy endorsed by the government in 1995 and 2000 respectively. Both policies are inspired by democratic principles and contemporary thought in planning which advocate involvement of stakeholders and consensus building planning processes. According to the legislation, the minister responsible for urban and regional planning is the Minister for Lands, Housing and Human Settlements Development.

The Director of Physical Planning is the chief technical advisor to the minister on matters of physical planning and the approving authority for all urban and rural plans prepared by local authorities in Tanzania mainland. The Division of Physical Planning, one of the four technical divisions of the Ministry, is currently organised into five sections: a) Physical master planning; b) Urban physical planning; c) Rural physical planning; d) Settlement regularisation; e) Physical development control. The division undertakes planning activities in collaboration with other technical divisions of the Ministry, namely the Housing Division, the Land Administration Division and the Surveys and Mapping Division. Until 1998, the division was represented in all the administrative regions by regional town planning offices. However, as part of the decentralisation and civil service reform process, the planning offices were abolished so that planning functions hitherto executed by the regional offices were assigned to local government authorities and regional secretariats which are supposed to coordinate and oversee overall regional development. Rural planning functions are also carried out in collaboration with the National Land Use Planning Commission, which serves also as advisory body to the Ministry of Lands, Housing and Human Settlements Development.

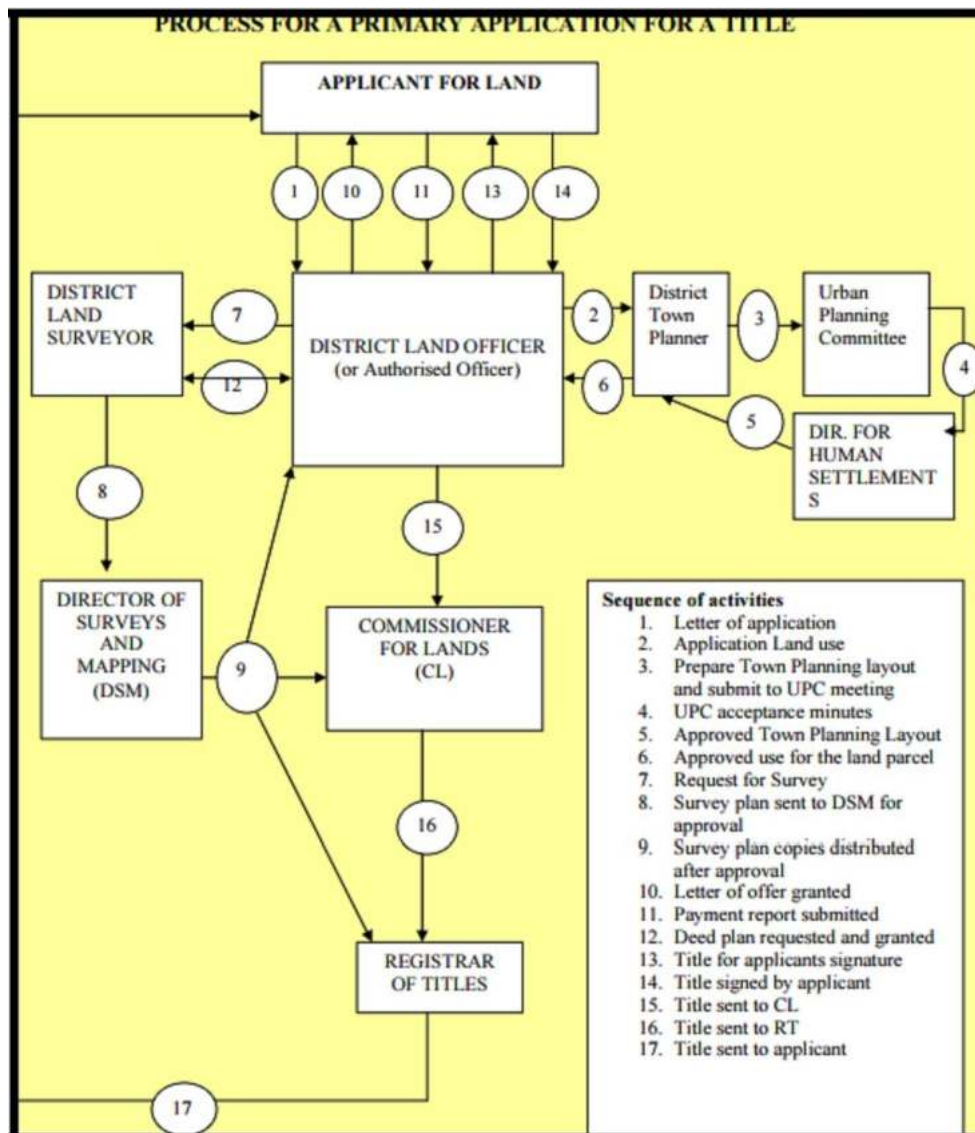


Figure 1: Process for Application for a Title.

### 2.2.1 Preparation of Town Planning Drawings in Tanzania

Town Planning Drawings are prepared by respective Local council and approved by the Ministry of Lands. The Ministry of Lands Housing and Human Settlements Development participate in the designing and preparation of layouts only when a particular council seeks assistance. The following procedures are followed by Local councils in the preparation of layouts. Detailed planning scheme (or detailed land use plan) as stated in Urban Planning Act, 2007, is the guiding scheme of urban development in Tanzania. The following are formal procedures for Preparing the Town Planning Drawings in Tanzania.

- a) Identify the area and declare it to be ripe for urban development in the government gazette.
- b) Inform residents within the declared area about the intension (Public awareness).
- c) Evaluate properties within the declared areas and pay compensation
- d) Designing of Town planning drawings which show different land uses within the area and present them to Urban Planning Committee (UPC) of the respective Local authority for approval. The UPC consists of public elected ward representatives (Ward Councillors). Each ward Councillor must be at least one development committee; these can be finance committee,

security committee, Urban Planning Committee etc. The Urban Planning Committee approves Urban Planning Drawings.

- e) Submitting the drawings to the Minister of Lands and Human Settlements Development for approval. (normally approval is done by the Director on behalf of the Minister)
- f) After the approval copies are sent back to the Local authority for implementation.

### *2.2.2 Preparation process of Redevelopment/urban renewal*

With assistance of Ministry of Lands, the urban councils (Local Authorities) are preparatory authorities responsible for preparing Urban regeneration Plans. The following is a summary of the procedures followed by Local councils in the preparation of urban renewal/redevelopment Plans.

#### *a) Establishment of redevelopment area boundary.*

This is carried out by the respective planning authority (urban council), defining the boundary and preparing a map of the area. Approval of the proposed boundaries is by the Full Council of the respective Town/Municipal or City.

*b) Submission of the approved proposal to the Director of Human Settlements.* This involves publishing of proposals in the Government gazette as an area for preparation of a Redevelopment scheme. Section 34 of the Land Acquisition Act (1967) Cap 118s empowers the Minister for Lands to declare a scheme of redevelopment. Where the Minister declares any area to be a redevelopment area, he must cause the area to be defined on a map and he must cause copies of the map to be exhibited at the offices of the local government authority within whose jurisdiction the redevelopment area or any part thereof is situated. Subject to such declaration he may advise the President where necessary to acquire land, for the areas requiring redevelopment in urban areas. In the case of redevelopment, all interests in or over land within the redevelopment area, once acquired, become extinguished.

Upon such declaration of re-development schemes, residents of the area whose buildings were of acceptable quality will be deemed to have a valid right in the area. Other residents will have to apply for rights of occupancy as developers under the new terms and conditions. In that case, the law has empowered the Minister to grant to every development owner within the redevelopment area, a right of occupancy over the land on which an acceptable building is situated. The development owner is further deemed to hold a right of occupancy over such land on such terms as the Minister may by order prescribe until the time the grant is made.

Moreover, according to section 8(3) of the Urban Planning Act (2007) Cap 355, the process for the declaration of the planning area requires (a) a favorable response at a public hearing or in the area, conducted by the planning authority; (b) a resolution by planning authority recommending the declaration of planning area; and (c) a positive recommendation by the Regional secretariat of the respective region.

#### *c) Preparation of base maps and collection of socio-economic data for planning purposes.*

After the declaration of the planning area, the relevant planning authorities may prepare general and detailed schemes of development. The schemes must adhere to legally established procedures.

*d) Presentation of a first draft report showing the existing situation of buildings, land uses and infrastructure to the Urban Planning Committee (UPC) for comments and recommendation on how they would like their central area to be redeveloped..*

*e) Presentation of the proposed Redevelopment plan to the Full council for approval.*

The full council consists of Ward representatives (Neighborhood). These are elected representatives by their respective neighborhoods.

f) *Presentation of the proposed Redevelopment plan to the Minister for Lands and Human Settlement Development for authorization.*

g) *Distribution of copies of the authorized plan to the respective council and other stakeholders for implementation.*



Figure 2 : procedures for preparation of urban renewal/redevelopment plans

Source; Authors

### 2.3 Discussions

Tanzania planning system, the separation of control mechanism and acts of planning actors are mostly independent from each other. This separation and independence provokes individual actions to take place in planning control mechanisms. In other words each actor begins to introduce their own way of urbanism on the basis of proposals. This cause individual interest based urban each citizen tries to implement their own way on the land. However, with respect to that condition, individual interests cause pressures on plan decisions and on local governments. The findings of this research manifest the problems caused due to the gaps in planning system, as a source of ethical problems in Tanzania. In order to eliminate this problem, the planning system should be changed in a way to give priority to public interest and to formulate comprehensive planning implementations.

Plan amendments are extensively used tool by the municipalities for directing the urban development in Tanzania. According to in-depth interviews it is observed that some of the municipalities based these amendments upon the obsolescence of the existing plan, and the others to the insufficiency and bad-quality of recently prepared plans. The implementations in Dar es salaam Municipalities are a good example for this situation.

### 2.3.1 Corruption and Conflict of Interest

Tanzania is urbanising at 4.77% annual rate of change. Unethical behaviour by politicians, technocrats and physical planners in the country threatens cohesive urban development and poses challenges to the future of Tanzania's urban spaces. The country has recently seen an explosion in development and settlements as citizens have lost confidence in the official town planning system. Corruption and allocation of land through political dictates has watered down the planning profession's integrity. Unethical behavior has added costs to national development and has gone a step further to hurt the poor who cannot afford the high costs associated with acts and practices of corruption, bribery, influence peddling, fraud and extortion by physical planners and their connivers.

Some physical planners are engaged in abuse of office, abuse of privileged information, favoritism, and in conflicts of interests. For example, an official in local government who prepare agendas for Full Council or Urban Planning Committee may be offered a benefit to make an applicant request for change of use or amendments Plan get favors without site verifications or Drawings verifications by the Municipal or Town Planning Authority. Corrupt planners might also advise planning committees to approve a development proposal that shouldn't have been approved if critically concealed. Likewise, a planner or a member of his family or a friend may apply for a plot advertised by the Municipality or Township, which is to be offered on a first-come, first-serve basis before anyone else, by using inside information.

Urban planners are usually hired by developers, private property owners, private planning firms and local/regional governments to assist in the large-scale planning of communal and commercial developments, as well as public facilities and transportation systems. Urban planners in the public role often assist the public and serve as technical advisors in the complex web of the community's political environment. Local public officials who work in a municipality or Town Council many times misuse or abuse their power for dishonest or unlawful gain. The improper use of influence, power, or other means for private gain is called corruption. The study revealed that local government Urban Planners works under pressure of ward councillors (madiwani). However, there exist ethical dilemmas, For instance the interference to Urban Planner by Politicians during Initiation of Planning Process or during the Planning Process. The Politician may influence Prioritization of the zoning for public services such as Open spaces, Cemetery, schools, roads etc.

it is common to see recommendation for allocation of cemetery to other  
*a Politian* ~interviewed Planner

Due to lack of Proper Management Plan for Compensation and lack of finance for Compensation, loops have been created for unethical officials to impose unethical behaviors during the Planning Process. The loops have been created for unethical planners to disclose the Planning Process to the Public. Unethical Planners disclose information and give favors to those who

These favors includes, zoning their lands to safe sides , means their areas services such as roads, cemetery, open spaces etc.

There two type of Town Planning Drawings we use to Prepare, these are Plans wh *Projects and Plans which are individual initiatives, resident needing the Titles of his Plots, The first Option is more implementable, what we Normally do is zoning services such as Open spaces, Nursery school , religious sites. These are more implementable compared to those Plans initiated by Individual Client* - interviewed local Government Planner

Moreover, Local Government Urban Planners Sometimes Prepare layouts due to demand of the public clients .When a Land owner needs tittle deeds for his area, he goes to the Public C him/her the condition which require his/her land to be planned if it is not planned, or if the area has a Plan, the survey needs to follow the Town Planning Drawings. The urban Planner Prepare the layouts for the interest of the client . It is rare to see an Urban Planner zone the client open spaces. This leaves the Town or city lacking Public services such as Open spaces as well as Cemeteries. These Plans prepared in this way, lacks public support and their implementation is difficult due to the fact that they are not participatory at the same tme the government has no budget for compensation and survey the rest of the layout Plan. Local governments may be more susceptible to corruption because interactions between private individuals and officials happen at greater levels of intimacy and with more frequency at more decentralized levels.

Town Planning Drawing Process in Tanzania, especially those initiated by indivi Planners tempted, they end up doing injustice to the community. It is automaticall area cannot be zoned for Open space, thus other areas occupied by neighbours are zoned for such uses! When the time comes for a another Client of the same area needing survey of their area, they have to request for amendments of the Town Planning Drawing, these process also creates loops for corruption from the Urban Planners at Local Level up to National Level in ensuring favours for such amendments.

Unfortunately, it is not a rare occurrence that illegal construction has changed the intended land use; instead of punishing such developers and imposing measures to restore the space to the original state, the authorities would rather amend the plans and and zone the area to new land uses.

The study shows that Urban planners faces pressure from Politicians. The Politicians have high influence in Professional Practice. One of the interviewed Planner from the Regional Administrative Secretary (RAS) argued that , the pressure and Challenges is from the Local Government ( Town Council,Municipal Council). The Politicians puts pressures to them to sign the Draiwings regardless of professional mistakes.

The Planner from the District Council can tell you that these *Town Planning Draw* certain big Politician, so it is argent, needs quick approval to the Ministry of Lands, we end up signing because of fear of job loss or being transferred ~ Town Planner from RA

Urban Planners at regional and local level claims that since enactment of the Urban Planning Act,and Urban Planner Registration Act, 2007, up to now 2015, there is no any Professional Guideline for the smooth enforcement of the Acts Number 7 and Number 8 of 2007.This puts Urban Planners in Professional Dilemma.

In addition to this, the citizen lack knowledge in Planning Process. This creates loops from unethical professionals in taking advantages. One of the interviewed residents claimed t process for preparation of the town planning drawings. What did was paying the Urban Planner some amount and Planner facilitated in preparation of the Plan. However he was not aware on the planning process. These awkward moments creates loops for unethical decisions. The study shows that 52% of those who were interviewed were satisfied with activities of the Registration Board. The rest who

were not satisfied were asked the reasons of dissatisfaction, the main answers were doubts on accountability of the board. They claimed that the main activities so far were registering Planners, but they claimed on double standards during registration process. The interviewed unregistered Planners who are practicing claimed that they are not aware of any regulations governing registration process, no guidelines for registration process as well as criteria s for registration d. Unregistered Planners claims on bureaucracy created by those who are registered, especially on signing the Drawings. The study shows that there are registered Planners who just signs the Drawings without even checking on the qualities as long as they get something from those who are not registered. This is the same as those Planners who are in Public Offices creates bureaucratic process to Private Planners when official approval is needed. This creates ethical dilemmas among Planners themselves and integrity of the professionalism.

## 2 Conclusions

Tanzania has made some attempts at formulating legislation on planning, but the laws passed have not been adequately enforced. Planning authorities and institutions have suffered neglect in Tanzania. This has occasioned a massive brain drain from the planning sector to other fields, because the sector lacks government support. Town planning has never been as fully recognized as central to delivering economic success, environmental protection and social justice as it is today. Though the government has contributed in setting up the institutional frameworks, since the actual implementations of plans is often dictated by the politicians rather than qualified urban planners. As a result, Urban Planners Practice the Profession unethical. Corruption and allocation of land through political dictates has watered down the planning profession s integrity. Unethical behavior has added costs to development and has gone a step further to hurt the poor who cannot afford the high costs associated with acts and practices of corruption, bribery, influence peddling, fraud and extortion by physical planners and their connivers.

The decentralized system is also beset with other socio-political dynamics that affect planning. Some local government politician s patronage and influence works variously to create negligence, impunity and general counterproductive behaviors. The politician is only motivated by the desire to win or retain power which is a matter of vote. There is no chance for any [planning] proposal succeeding if our political leaders think it has the potential to affect their electoral fortunes. It is an open secret that the success or failure of any development management effort depends to a very large extent on how adequately the responsible agencies and department are equipped with the right number and quality of personnel and logistics to rise up to the challenge. There is also the need to ensure maximum cooperation and collaboration between all department and agencies whose work and activities impact directly on the physical development. There is lack of political will in addressing urban developmental issues. On the other hand planning registration board which could advice the ministry and the government on urban land issues are quiet. Lack of transparency and accountability in the planning practice allow for misuse and abuse of the planning system to serve the interests of the more powerful and influential groups, including those entrusted with the powers of planning. The outcomes of a non-inclusive, non-transparent and insensitive planning include: insecurity of land tenure rights and subsequently investments in land; poverty; informal land subdivision and building; unplanned spatial growth and endless conflicts in land development. These are detrimental to the residents and erode their trust and confidence in the government.

## 3 References

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