



# Urbanization and architectural heritage preservation in Dar es Salaam

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## Abstract

Dar es Salaam, the business hub in Tanzania, has witnessed rapid urbanisation in recent years due to several factors. Partly, urbanisation has taken place in isolation of preserving the city's historic environment. The case study method was used in conducting this research in the central business district of Dar es Salaam, whereby information was gathered from government agencies, various stakeholders and local communities through interviews, observations, archives and online publications. This paper discusses integrating architectural heritage within contemporary urbanisation settings for more effective sustainability.

**Keywords:** Urban Heritage; Architectural Value; Conservation; Urbanization

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## 1. Introduction

During the last century, unprecedented development of the urban environment has strongly influenced urban transformation. Flashback to the past five decades, most governments in the developing world and most international agencies have focused on the problems of new settlements built through authorised and non-authorized (informal) processes (Steinberg, 1996). In addition, because of the rapid growth in the size of most cities in the developing world and the rapid transformation of their urban economies, the complete spatial pattern of land use and activities began to change (ibid.). Rapid urban expansion and densification (or, conversely, decline and abandonment), inappropriate modern interventions, gentrification, and changes in land uses are occurring worldwide, directly affecting the preservation of historic urban environments (Desçamps, 2011).

McDonald (2011) described the preservation of heritage as the critical issue facing decision-makers and conservation professionals in accommodating changes to heritage places and attempting to add new layers to the historic urban environment in ways that recognise, interpret, and sustain its heritage value. McDonald further argued that buildings, streetscapes, and urban areas evolve and change according to the needs of their inhabitants.

Cities portray the diversity of unique histories. The history of the city carries meanings and values (i.e., the heritage) worth protecting (Gülin et al., 2015). Integrated conservation does not prevent the introduction of modern architecture into sites that contain historic buildings, provided that the existing environment, proportions, sizes, forms, and scale are fully considered and traditional materials are used (Fabian, 2014).

Despite the presence of legal protection instruments for built heritage – such as the Antiquities Act No. 10, Cap 500 of 1964, the Cultural Heritage Policy of 2008, and Tanzania's commitment to the 1972 UNESCO Convention on the Protection of Cultural Heritage, the booming of high-rise buildings in historic urban in the city of Dar es Salam replacing heritage (historic) buildings (Badaru, 2015). Ombeni et al. (2021) argue that between 2005 and 2010, just a five-year period, at least 25 buildings were demolished, and 11 new structures were erected. Between 2010 and 2015, seven buildings were demolished, and at least 16 were built. Moon (2013) explained that the loss of heritage buildings in Dare es Salaam remains unabated.

Protection of the heritage in the central business district should not only focus on a few monuments and buildings; it should extend to the area's rich heritage (Ombeni et al., 2021). However, some efforts are being made to raise awareness and promote architectural heritage conservation, such as the establishment of the Dar es Salaam Center of Architectural Heritage (DARCH) in 2014; the demolition of historic buildings has become an ongoing practice that has led to the loss of the city's old charm and rich architectural taste, which for decades has contributed to its identity and landscape. Moreover, this process deprives the city of direct economic benefits associated with maintaining heritage resources, which can become tourist hotspots widely used in many countries to generate income (Janice, 2009).

Rypkema, D. (2002) described how decision-makers, such as property owners and investors, are influenced by the economic aspects of heritage buildings and also identified major measurable of the economic impacts of heritage conservation, such as jobs, household income, heritage tourism, property values, and small business incubation. Furthermore, it is recommended that investment done in one historic rehabilitation area can outgrowth lenders to become more interested in financing other projects, leading to a cycle that can result in improved property values and better availability of income. Heritage tourism impacts local communities'

economies by promoting socio-economic development, cultural preservation, and community authorisation. This form of tourism influences cultural assets to create economic opportunities while ensuring the sustainability of cultural and natural heritage (Timothy, 2011).

When society's economy grows through many sectors, including tourism, this could minimise the shattering of demolition of historic buildings and the force of rapid urbanisation. The forces and processes of rapid urbanisation in Dar es Salaam have instilled a desire for new constructions and developments to achieve the image of a modern city with high-rise contemporary commercial structures at the expense of historical buildings and monuments. On 20 February 2007, the Minister for Natural Resources and Tourism of the United Republic of Tanzania, Prof. Jumanne Maghembe, revoked the Antiquities Declaration of Conservation Areas notice No. 2006, allowing the demolition of historical buildings and monuments, stating: "As you are aware, we are transforming from a poor country into a middle-income nation, and this cannot be realised by keeping old buildings intact" (Liganga, 2014).

The present study explores how urbanisation processes influence the potential of architectural heritage embedded in historical buildings to sustain historical centres and improve the quality of urban life in Dar es Salaam. It further identifies how the influence of the urbanisation process can be balanced to limit the destruction and encourage the preservation of architectural heritage. It also recommends ways to achieve coherence between rapid urbanisation and architectural heritage in the growing cities of developing countries.

## 2. Conceptualization

This work analyses the morphological approach of the urbanisation process towards architectural preservation, which is also focused on the building and street levels. The meanings of concepts like restoration, preservation, and conservation were analysed to strengthen the study. The key variables are populations, economics, policies, and stakeholders. Preservation of architectural heritage is a dependent variable on the impact of the urbanisation process.

### 2.1. Conservation

The processes of looking after a place that retains its cultural significance involve maintenance and may, depending on the circumstances, also include preservation, restoration, reconstruction, and adaptation. It will be a combination of several of these (ICOMOS, 2013). Conservation is caring for and maintaining a place's natural and cultural significance (Alpin, 2002). The basic tenet of conservation is to prevent the destruction of cultural heritage and slow its deterioration; conservation, therefore, includes all activities that perpetuate the existence of heritage (Ljubo, 2001). The conservators' field of operation takes place very close to the object. It has exact boundaries, but conservation, in a broader sense, has less well-defined boundaries the further away from the physical object. "conservation" can encompass various measures, acts, and activities from the heritage preservation or protection field.

### 2.2. Preservation

Preservation of built heritage pertains to maintaining the structure of a built environment in its current state by slowing down its deterioration (ICOMOS, 2013; Alpin, 2002). Preservation is "the act or process of applying

measures necessary to sustain the existing form, integrity and materials of a historic property” (Douglas, 2006). Preservation can also be understood as maintaining the condition of a historically important building, even though some parts might be damaged, by slowing or reversing the processes of natural decay (Brooker, 2004; Scott, 2007). There are similarities between preservation and maintenance: preservation involves comprehensive actions, programs and plans, but both focus on maintaining the fabric and minimising damage to a particular structure.

### 2.3. Restoration

Restoration can be defined as returning the existing fabric of a place to its original state by removing additions, reassembling existing components, or returning the present structure of a building to its former condition without introducing new materials. It involves reinstating the structural and decorative elements of a historic building to their condition at a particular time or event (Douglas, 2006). It can also be seen as returning a building to its original state, using original materials and techniques (Brooker, 2004).

Reconstruction can also involve the creation of a copy based on the original. Replication is often used when we know precisely what the original looked like and what materials were used; it can be a valuable tool to replace parts that are missing or destroyed in such a way that recreates the building’s authentic harmony while preventing the destruction of the original. Replication is usually used for specific objects or art pieces and less often for assembled complex objects in buildings, monuments or artefacts.

### 2.4. Exploring urbanisation based on historic buildings

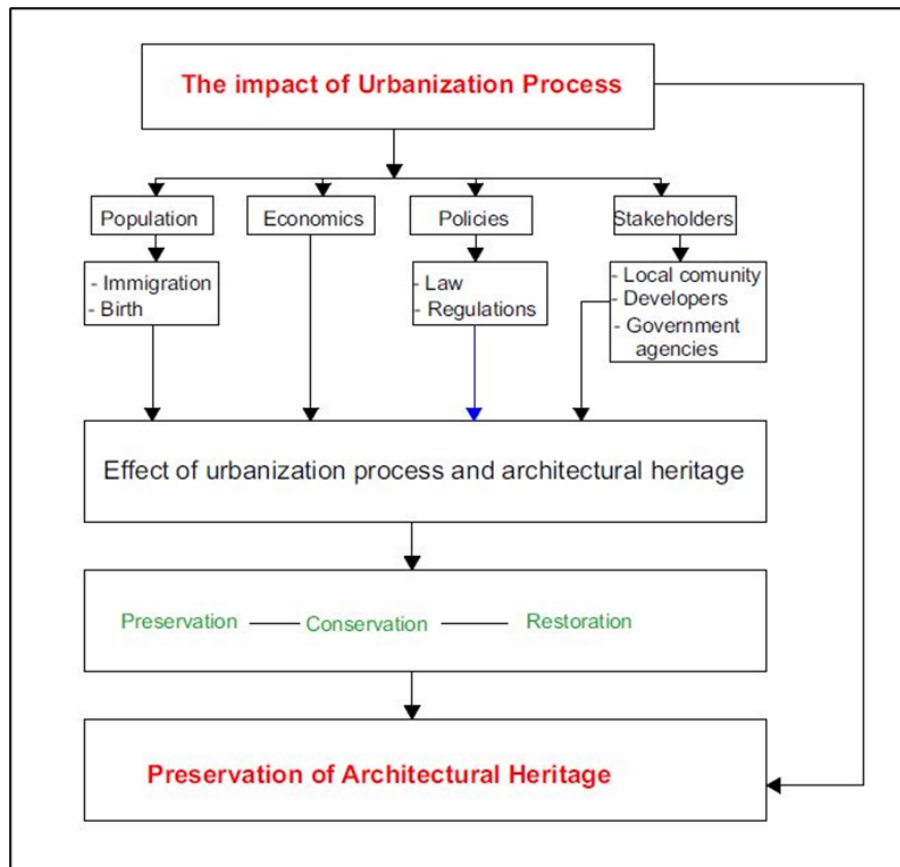
Most cities in developed countries, such as Dar es Salaam, are growing tremendously, but with no direction (Moon, 2013). These cities have undergone rapid and uncontrolled growth, leading to a dramatic transformation. The buildings of the past are being neglected under the forces of globalisation, which has led to serious errors by planners and decision-makers (Moon, 2013). Dar es Salaam has not escaped this trend, having witnessed the same intense transformation of its buildings and streetscapes.

### 2.5. Architectural heritage

Architectural heritage refers to buildings, structures, or artefacts of historical or cultural importance that are vital to the country’s heritage and require preservation. UNESCO’s 1972 World Heritage Convention indicates cultural heritage monuments, groups of buildings and sites, and outstanding universal value from the point of view of history, art or science. Brandi states that an object’s cultural heritage value is determined by its historical and aesthetic qualities. A historical building is a complex system of spaces, volumes, materials, surfaces, and construction techniques, as well as its actual and past functions and configurations, its state of degradation, and so on. Architectural heritage can be interpreted as a building or monument that has witnessed the cultures, actors, and events that occurred during the structure’s life (Brandi, 2005).

Growing awareness of the importance of preserving architectural heritage has significantly widened the scope of preservation activities from preserving only individual assets to considering whole areas and environments. This approach is now being developed in the context of policies and rules for sustainable

development. Moreover, there has been a shift in several places towards policies that recognise the need to safeguard architectural heritage (Pickard, 2002).



**Figure 1.** Conceptualisation abstract (Source: Author, 2023)

### 3. Methodology

The case study method was adopted, and Dar es Salaam City was chosen for various reasons. First, Dar es Salaam is the largest commercial and administrative centre in Tanzania; thus, it has a huge potential to represent a broad mixture of socio-economic groups, a secondly wide range of information-rich cases of existence of historical settlements with many significant Architectural backgrounds in line with the above, the streets that are most affected by urbanisation and demolition of the historic buildings compared to the rest of streets, namely Samora Avenue, Kivukoni Street, and Sokoine Drive were analysed. Emphasis was placed on the oldest historic building in the city, namely the old Boma building, to show how it has been transformed and how its floor plans, facade and uses have changed. The morphology of the streetscapes was also examined.

Primary data was retrieved from the following sources: Dar es Salaam City Council, Ilala Municipal Council, Tanzania Building Agency Ilala Office, the National Museum, and the National Housing Corporation (NHC), as well as generated through interviews with architects, town planners and the local community. In addition,

people's attitudes and ideas towards how this architectural heritage has been maintained, reserved and protected were sought.

A literature review was carried out of documents including acts, policies, laws, reports, journals, the Dar es Salaam Centers for Architectural Heritage (DARCH) library, Departments of Antiquities (DoA), master plans, satellite maps, statistical data, and other online information. Architectural heritage elements in the study area were observed, measured, sketched and photographed; maps were reconstructed using Google Maps and mapz.com.



**Figure 2.** Map of Dar es Salaam central business district showing three streets in which the study was conducted (Source: Author 2024, modified from mapz.com)

Legend:

- Streets where the study was done
- Access road
- Buildings

## 4. Results

### 4.1. The Old Boma building – selected case

The Old Boma building is the oldest in Dar es Salaam (see Figure 3d). It is located on Sokoine Drive, facing the harbour and adjacent to the City Hall. It was built in 1866 by Sultan Majid bin Said of Zanzibar. It demonstrates an integration of Arabic style with European aesthetics adopted during the German period of colonisation. Its



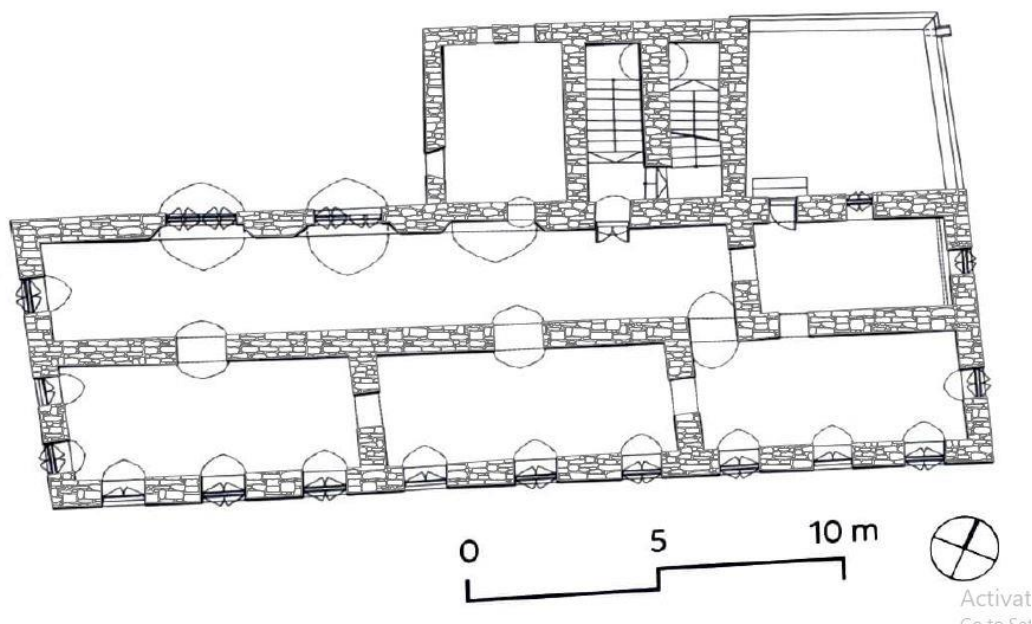
walls are constructed of coral fragments and mangrove beams; it has plain facades capped with a parapet and a more-or-less symmetrical room layout on each story of the building, with the entrance as the axis of symmetry. The cornices bear simple spouts to drain rainwater from the roof. Today, the building is dwarfed by the surrounding modern skyscrapers due to rapid urbanisation (see Figure 3e).

#### 4.1.1. Architectural spaces and changes over time

The Old Boma building originally had three large oval doorways on the landward side. These were later closed and replaced with large windows with straight lintels.

Substantial additions were made to the rear side of the building in the German period, including a stair tower providing access to every story of the building, all the way up to the attic (see Figure 3b). Small windows and battlements give the top of this section of the building a more fortified appearance.

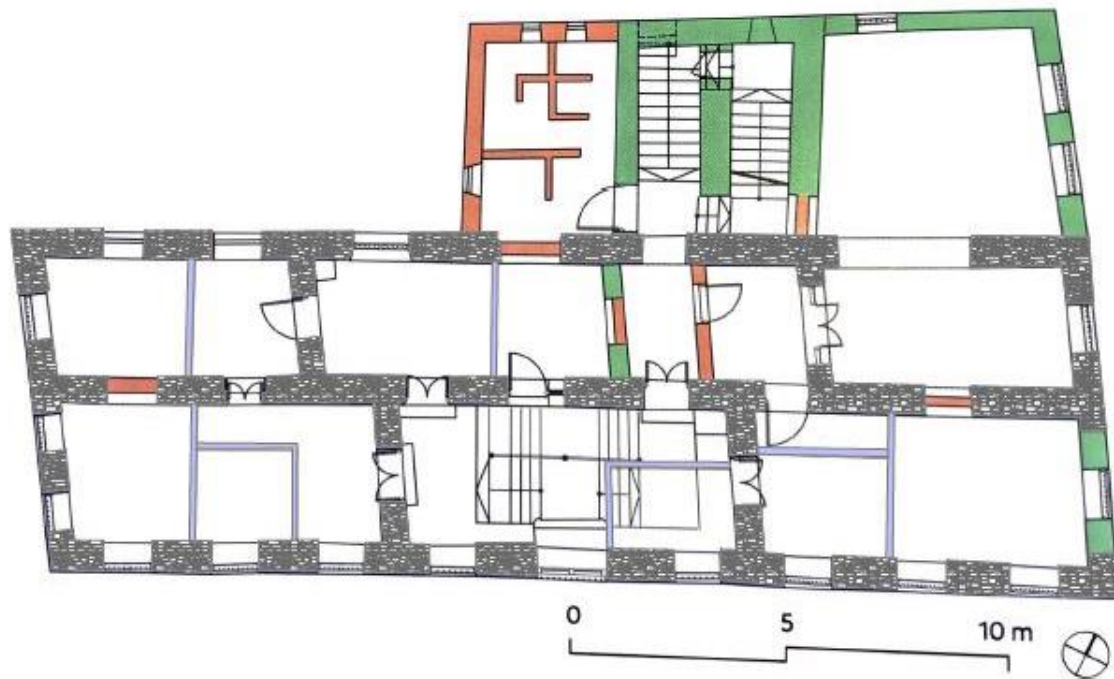
To enlarge the usable space, an extension was later added to the basement and ground floor east of the stair turret, and a roof terrace was added to the upper story. The attic was once again separated from the lower levels by a cornice to assimilate the main building. The interior walls originally had niches to connect the rooms visually, but these were subsequently filled in.



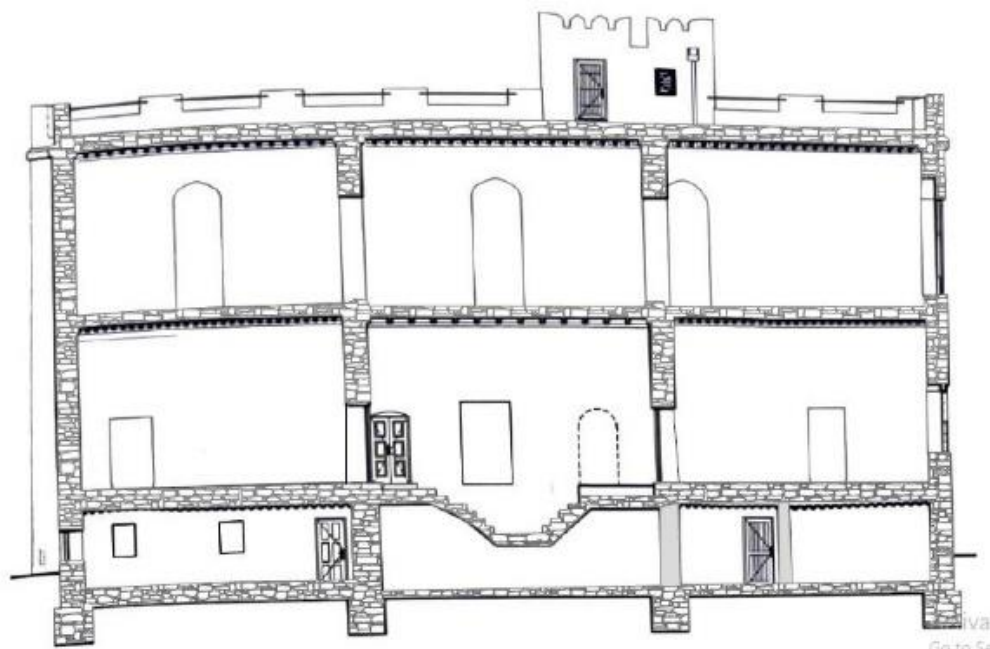
**Figure 3a.** Original floorplan of Old Boma during Sultan Majid's rule

Legend, shows plan of different construction phases

- Building phase I: 1866/67-1870
- Building phase II: 1867-1916
- Building phase III: 1919-1961
- Building phase IV: 1981 -2024

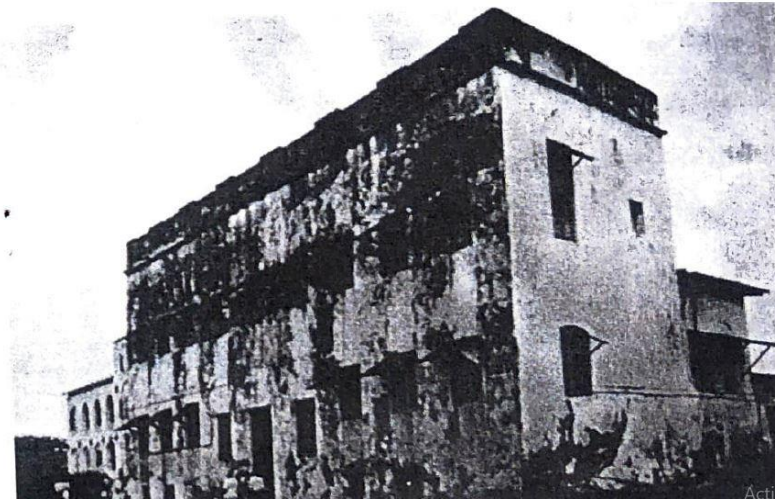


**Figure 3b.** Old Boma modifications to the building in different periods



**Figure 3c.** Old Boma cross-section of the building





**Figure 3d.** Old Boma original appearance in the 1860s



**Figure 3e.** Old Boma current appearance

#### 4.2. Preservation approach to the central business district

Tanzania's central business district represents a long history of diverse styles, from Arab rule to German and British colonialism. Most of the country's significant public buildings and monuments are found in this region. The diversity of its architectural style is also rooted in its traditions, which were shaped by both function and culture.

An interviewee from the Tanzania Building Agency explained that the agency has in the past been involved in efforts to restore and conserve some of the old buildings; however, he admitted that there has been no recent involvement in such activities.

It was noted that most of the constructions counted as heritage buildings are owned by the National Housing Corporations (NHC). It appears that the corporation has not made much effort to preserve the buildings, preferring instead to develop new structures. One NHC officer said, “The buildings were recommended to be demolished after their structural soundness seemed not to fit the surrounding environment; hence, it was the only way to preserve the environment.” In a public speech on Dar Heritage Day, the former director of the NHC said, “The only way these buildings can survive in the modern day is to generate income; otherwise, they will face big challenges.”

Most professional architects and engineers we interviewed showed less concern for preserving heritage in their design approach. They stated that their main concern was the client's demands and that they designed whatever the client requested, with very little concern for maintaining existing structures on the site. Of the eight architectural firms that had designed buildings or structures in the central business district, only two showed much consideration for heritage aspects.

### 4.3. Population

Dar es Salaam's population increases every year. Immigration from rural areas to the city seems unstoppable, primarily due to social and economic factors. Currently, the city has around 7.8 million inhabitants (URT Census, 2022), and by 2030, it is predicted to be among the megacities of Africa. To a large extent, rural-urban migration has caused Dar es Salaam's accelerated urbanisation. The city has been improving its land development policies to encourage stakeholder participation and partnership in meeting the basic needs of citizens and providing services and access to secure tenancy over the past three decades; the dramatic rise in new constructions in the city centre has led to an increased demand for basic services and housing. As the number of people increases in cities, so does the demand for land. The spatial needs of contemporary urban life have greatly affected the city's morphology and heritage. The desire for contemporary life has greatly transformed the historic fabric of Dar es Salaam city. A total of 21 buildings in the historic central business district – nine on Samora Avenue, eight on Sokoine Street and four on Kivukoni Street – have been demolished, neglected or altered from their original state to meet modern demands for their use. The city's architectural significance has thus been greatly affected by immigrants who do not understand its value, resulting in a loss of its identity and character.

**Table 1.** Dar es Salaam population growth rate (Source: UN World Population Prospects 2023)

| Year | Population of Dar es Salaam | Growth rate       |
|------|-----------------------------|-------------------|
| 2030 | 10,789,000                  | 4.61 % prediction |
| 2023 | 7,776,000                   | 5.01%             |
| 2020 | 6,702,000                   | 5.25%             |
| 2015 | 5,116,000                   | 5.75%             |
| 2010 | 3,870,000                   | 5.77%             |
| 2005 | 2,920,000                   | 5.74%             |
| 2000 | 2,272,000                   | 4.41 %            |

#### 4.4. Policies

The Urban Planning Act 2007 states that:

*No person shall execute, cause or permit to be executed any work for the demolition of the building or its alteration or extension unless, at least two months before the work is executed, a notice in writing of the proposed work has been given to the planning authority. The planning authority shall have the power to restrain any proposed demolition, alteration or extension of such building or area.*

The Antiquity Acts of 1964 and 1979 both state that:

*The Act has [a] mandate to preserve and protect sites and articles of archaeological, historical or natural interest and related matters. Further, the Act declaration of monuments and conservation states that: The Minister may by order in the Gazette, declare any place or structure of historical interest to be a monument for this Act.*

Some policies aim to protect historical buildings and sites without influencing the particular society, i.e., the society was not involved in preparing that policy; however, it belongs to that particular environment. The policies have been changed or modified occasionally: in the colonial era, the 1960s, the early 1980s, and the 2000s. These changes have achieved little except increase the number of contraventions to the rules over time. Some government and private institutions, such as the Department of Antiquities and the Dar es Salaam Centre for Architectural Heritage (DARCH), have put great effort into conducting seminars and workshops for protecting the historic environment, but with limited success.

The policies and regulations had not stopped the booming urbanisation of the city, which was incredibly rapid from the late 1990s to the early 2010s when many streets and buildings were transformed into modern styles. This may have occurred because some of these buildings and plots are privately owned, but several government-owned buildings have also been turned into modern constructions. The two vivid examples are the NHC house on Samora Avenue and the PSSSF Tower on Sokoine Drive.

In summary, the declaration of acts, policies, and regulations has had little impact on attempts to safeguard heritage sites in the central business district, maybe because some of these buildings/plots are privately owned or because the developer uses unlawful means to fulfil their needs.

#### 4.5. Stakeholders

Many stakeholders are directly or indirectly involved in architectural heritage preservation, including government agencies such as Municipal offices and the Division of Antiquities; professionals such as architects, engineers, and planners; developers; owners; everyday users and the public; and NGOs such as DARCH and the Architects Association of Tanzania (AAT).

Our research revealed that these stakeholders are not working in parallel, either in preserving architectural heritage sites or in developing the city; to the contrary, each stakeholder approaches the issue from different perspectives. This is due to a different working environment, misunderstanding of the issue, and different

priorities. One hundred twelve stakeholders were interviewed regarding their understanding of architectural heritage; only 54 understood the matter (Table 2).

Government agencies were the most informed regarding this issue because they got the resources and training on protecting the heritages, while the general public was the least knowledgeable about preserving heritage as this group is obtained from different backgrounds of skills. However, government officers seemed to be overloaded and, in some cases, displayed a degree of negligence towards tackling this issue. Developers were pretty much evenly split regarding knowledge of heritage preservation, but they were more concerned with obtaining a return on their investment.

The study also revealed that some owners were not well informed of legal issues, including the cultural, technical, and professional expertise required to preserve the heritage environments to which historical buildings belong; this has triggered them to take less care of adequately preserving the heritages. Furthermore, some were confused about the role of the various government agencies. However, some owners expressed their willingness to educate themselves about preservation to fully participate in conservation processes, including by providing financial contributions for renovations and maintenance of their buildings. These owners stated they were ready to obey the necessary regulations and policies. The Division of Antiquities and DARCH are the most informed organisations and are aware of their role and responsibilities in conserving and promoting architectural heritage, artefacts, and historically valuable items.

**Table 2.** The number of stakeholders interviewed vs the number who understood heritage matters

|   | <b>Stakeholder category</b>     | <b>Number of people interviewed</b> | <b>The number of people who comprehend heritage matters</b> |
|---|---------------------------------|-------------------------------------|---|
| 1 | Architects/Engineer and Planner | 35                                  | 20  |
| 2 | Municipality/ DoA               | 7                                   | 5   |
| 3 | Owners                          | 15                                  | 7   |
| 4 | Daily user                      | 25                                  | 8   |
| 5 | Developer                       | 5                                   | 3   |
| 6 | General Public                  | 20                                  | 7   |
| 7 | NGOs (AAT/DARCH)                | 5                                   | 4   |
|   | Total                           | 112                                 | 54  |

#### 4.6. Economics

Economic factors are among the most important in preserving architectural heritage. We observed that at least 21 buildings in these three streets had been demolished or neglected, leading the owner to become more interested in generating income by erecting new modern structures. Maintenance costs of heritage buildings

tend to be very high due to a lack of technical skills and personnel and difficulties obtaining old construction materials such as mangrove beams, limestone, and so on.

Furthermore, the demand for land is very high in the city centre, which has a high population density. This has encouraged most developers and owners to introduce tall buildings to maximise profit and meet the high demand for business space. Most developers – including government organisations – stated that economic factors were the most important decision-making drivers.

The Study proposes that, for heritage buildings and sites to survive the pressures of urbanisation, there must be a way to generate income from the buildings themselves; it is through the adaptive reuse of heritage buildings that the public can actively participate in the positive benefits of economic, while at the same time mitigating the negative impacts of cultural globalisation, for example, by using the buildings as galleries, museums or tourist attractions matters. Bakari et al. (2024), informs that cultural heritage tourism significantly contributes to job creation and economic growth in Tanzania, particularly in areas like Bagamoyo Historical Town.

The Goo-Moremi Community Development Trust has increased tourism activity in Botswana, creating business opportunities and supplementing local livelihoods with tourism-related enterprises (Dibotlhale and Moswete, 2024). Further, the city administration could develop a development fund for incentives to promote conservation and preservation efforts or government funding for low-interest loans to renovate historic buildings.

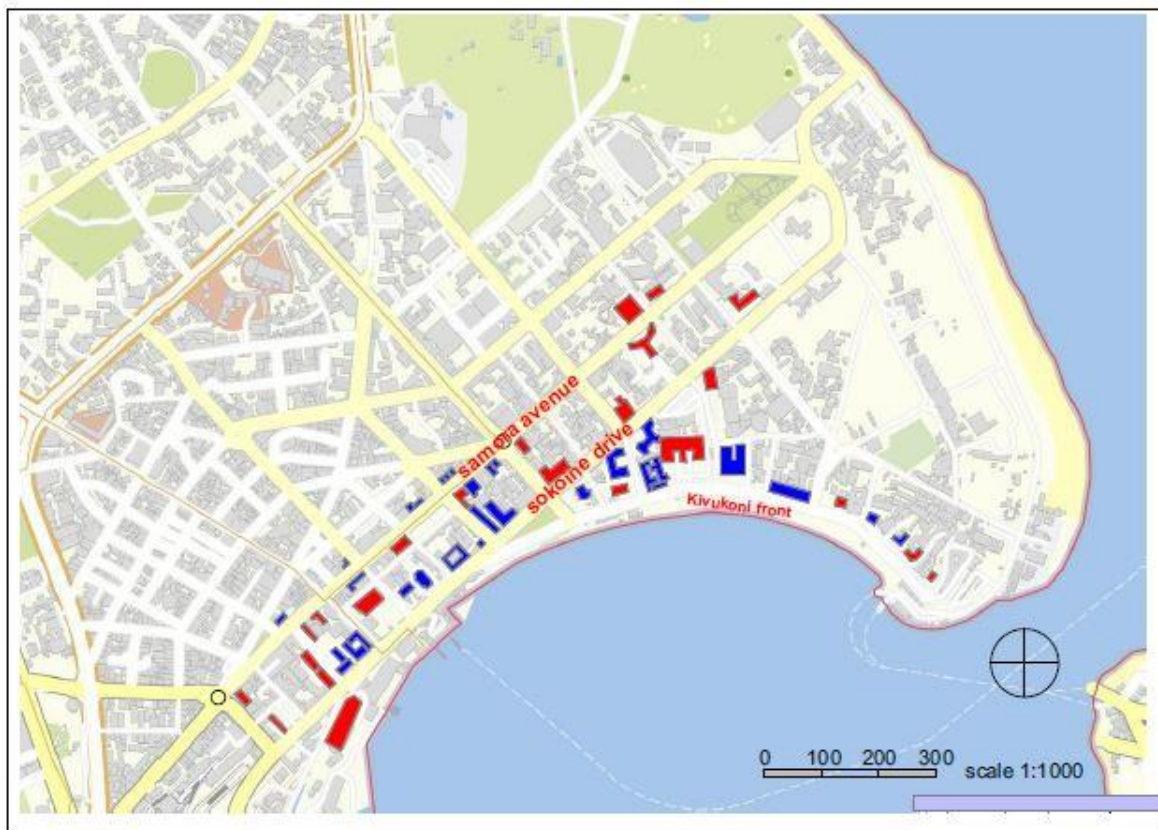
#### 4.7. Effects of rapid urbanisation processes and new structures

The alteration of the city's historic fabric started immediately after Tanzania gained independence in 1961, and the idea of modern development emerged. In the late 1980s, the construction of high-rise structures began to gain momentum and has continued to the present day. Economic benefits, social change, and immigration to urban areas drove this construction boom. Since then, approximately 21 buildings and three monuments have been demolished or changed from their original state in the three streets examined in this study.

In Dar es Salaam, rapid urbanisation has occurred in concurrence with population growth, leading to a high demand for space. This has driven rapid expansion, densification, inappropriate modern interventions, gentrification, and changes in use for both land and buildings. These changes have directly affected the preservation of historical urban environments and architectural heritage, undermining the extent to which people can recognise and appreciate their city. The boom in the construction of new high-rise buildings has affected the historic fabric of the city by changing the context and streetscapes in terms of proportion, size, and materials used.

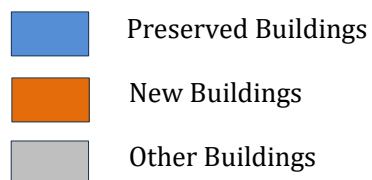
It was found that most of the preserved buildings along Kivukoni Street avoided being demolished, including the Court of Appeals building. Sokoine Drive contained many preserved buildings, although some new buildings – including the Public Social Security Fund (PSPF) tower, the Tanzania Port Authority (TPA) building, and the Rotana building – replaced historical buildings. Samora Avenue retains only five heritage buildings; the remaining nine have been demolished, including the Light Corner house, Blaschke house, and Quality Shops Ltd. currently, the street portrays a contemporary urban fabric.





**Figure 4.** Preserved buildings vs new buildings in three streets within the central business district

Legend:



**Table 3.** Number of preserved buildings, new buildings and demolished buildings in three streets within the central business district

| Street   | New buildings | Preserved buildings | Demolished buildings |
|----------|---------------|---------------------|----------------------|
| Samora   | 9             | 8                   | 9                    |
| Sokoine  | 8             | 11                  | 8                    |
| Kivukoni | 4             | 7                   | 4                    |



**Figure 5.** Modern streetscape of Samora Avenue within the Dar es Salaam central business district



**Figure 6.** The modern streetscape of Sokoine Drive within the Dar es Salaam central business district (source: author, 2024)



**Figure 7.** Kivukoni Street, a heritage building adjacent to a modern structure within the Dar es Salaam central business district (source: author, 2024)





**Figure 8.** Panoramic view of the central business district, early 1900s (source: DARCH library, 2024)



**Figure 9.** Panoramic view of the central business district in the 1930s (source: DARCH library, 2024)



**Figure 10.** Panoramic view of the central business district in the 1980s (source: DARCH library 2024)



**Figure 11.** Panoramic view of central business district the central business district in early 2024

Figures 8, 9, 10, and 11 show the city's panoramic view changes from the 1900s to early 2024.

## 5. Discussion

The present study examined how the transformation of Dar es Salaam's urban areas (modern and historic) has been managed and how the new constructions fit within the city's heritage area, to contribute to identifying and improving the historic urban landscape. It was found that variables such as population growth, government policies, stakeholders' goals, and urban economics have driven urbanisation, leading to increased modern structures and neglect of the city's architectural heritage.

As expected, the study found that Kivukoni Street was the best-preserved street, followed by Sokoine Drive, which still has many preserved buildings, albeit alongside new buildings such as the PSPF tower and the TPA building. Samora Avenue retains only four heritage buildings; the other eleven have been demolished, and today, the street presents a contemporary urban streetscape.

The study also identified architectural heritage needing to coexist with modern structures. Preservation and protection of urban identity should be planned across the whole area rather than based on individual buildings, as noted by Ombeni et al. (2021).

The study has shown that heritage sites need to generate income to survive the pressures of urbanisation. As proposed by Janice (2009), tourism can offer practical approaches for generating income while sustaining heritage sites, as in many countries.

International organisations such as UNESCO and ICOMOS have produced recommendations for conserving and preserving architectural heritage sites. However, if these recommendations are not contextualised, they can be difficult or impossible to implement in specific locations. In this regard, addressing and solving preservation challenges based on the local context is easier and more effective than adopting international approaches.

## 6. Conclusion

Based on the results of this study, we offer the following recommendations. All stakeholders need to understand the impact of rapid urbanization on architectural heritage since they all have a role to play. Each city should find the best conservation approach (model) that suits its socio-economic, political and geographical structure. Methods such as adaptive reuse of old buildings should be implemented to ensure the survival of individual buildings and streetscape survival. Systematic heritage planning should be implemented, and architectural elements that define the city's fabric – such as arches, domes, and facades – should be identified to understand what to preserve and what is not worth preserving. Representative samples should be selected for every aspect or feature of the architecture worth conserving. Since not all buildings can be preserved, those representing a specific historic period or event should be identified and listed, acting as representatives for buildings of that type.

Advanced Architectural conservation technologies, such as 3D Laser Scanning, could be adopted. This technology is used for the initial modelling of historic buildings and structures, allowing detailed documentation and investigating structural conditions. It provides comprehensive data that assists in planning restoration efforts. Laminated rubber bearings are recommended for the structural reinforcement of ancient buildings, offering improved seismic performance and more durability. Integrating different structural technologies, such as load-bearing masonry, reinforced concrete, and steel trusses, is crucial for conserving modern heritage buildings. This approach addresses the complexity of materials and structural components.

A comprehensive approach should be adopted to ensure the participation of all stakeholder groups – policymakers, experts, owners and daily users. One way to do this is to create forums that bring together all heritage stakeholders to discuss issues relating to the conservation of historic buildings. Involving architects and planners who can contribute to technical discussions on rehabilitating, restoring and refurbishing historic buildings is essential. When identifying contemporary buildings that may be worth conserving, adopting up-to-date practices that are suited to the context and its challenges is helpful. When new technological and planning approaches are needed, exchanging best practices with foreign experts is recommended. This also helps build connections between local and international experts.

Systematic documentation and record-keeping are essential. The relevant government authorities should prepare a universal database that is shared with all stakeholders and the public. Mass education, both formal and informal, should be prioritised to ensure that the public is aware of matters of heritage. Citizens should be encouraged to understand why they should value architectural heritage and heritage sites. Owners of heritage buildings should belong to an organisation that can speak on their behalf with a single voice while addressing issues concerning architectural heritage and how to preserve existing heritage environments and avoid future destruction.

## Abbreviations

|        |  |
|--------|--|
| AAT    | Architects Association of Tanzania             |
| DARCH  | Dar es Salaam Centre of Architectural Heritage |
| DoA    | Department of Antiquities                      |
| ICOMOS | International Council on Monuments and Sites   |



|        |  |
|--------|--|
| NHC    | National Housing Corporation                                     |
| NGO    | Non-Government Organization                                      |
| PSPF   | Public Social Pension Fund                                       |
| PSSSF  | Public Service Social Security Fund                              |
| TPA    | Tanzania Port Authority  |
| UN     | United Nations   |
| UNESCO | United Nations Educational, Scientific and Cultural Organization |
| URT    | United Republic of Tanzania                                      |

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