

Geo-spatial Analysis of the Nexus between Population Growth, Environmental Transformation and Local People's Livelihoods in Coastal Areas: The Case Study of Kigamboni Municipality, Tanzania

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Author's contribution

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

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ABSTRACT

The world is facing an unprecedented population increase in coastal areas. This situation is mainly the result of human migration. The population increase has multiplier effects on the environment and development. In Kigamboni Municipality, land-use changes have been witnessed and new expansions, including agricultural, commercial, industrial and urban-related expansions, happen every day. Thus, this study investigates the impact of population growth on the environment and the local people's livelihoods in Kigamboni. Land-use/land-cover (LULC) changes were quantified using satellite images. In addition, a total of 156 respondents were randomly selected from four sub-wards in the municipality. Primary data were collected using a structured questionnaire, in-depth interviews, observations and focus group discussions (FGDs). Remote sensing techniques were used to map the spatial and temporal variation of the area between 1995 and 2021 by using a Supervised Classification method in Random Forest Classifier model in R software to generate land-cover types. Seven major LULC categories were identified. The results show that the area under cultivation and the built-up area increased by 40% and 4%, respectively, and that bushlands, forests and grasslands had a declining trend of 34%, 6% and 13%, respectively. The population increase has both positive and negative effects on the local people's livelihoods, including access to

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social services, improvement of infrastructure, the availability of markets, the increase in waste, pollution and the increase of the cost of land. The study recommends the formulation of appropriate policies on land-use planning in relation to population dynamics.

Keywords: Population growth; land-use/land-cover changes; environmental transformations; livelihoods; Geographical Information Systems.

1. INTRODUCTION

The world is witnessing heterogeneous population growth with much concentration in coastal areas. Most coastal residents have been influenced by the availability of vast resources and livelihood opportunities in the areas. The areas are an interface between land and sea, and they are appropriate for recreational use, marine trade and transport [1,2]. At present, about half of the world's population live within 200 kilometres of a coastline. In 2000 the estimated coastal population was 638 million people, this number will increase between 58% and 71% in 2050 [3,4]. In African countries, the coastal population was estimated to be 54 million people in 2000; this number will reach 137 to 172 million in 2050 and 130 to 265 million in 2100 [4]. Most of megacities in the world are located in coastal areas. However, the coastal population growth and urbanisation trends are not similar in all parts of the world, and they vary significantly between countries and regions [5,6].

Population growth in coastal areas is the result of human migration and a natural population increase. The increase in the number of people in a certain area increases the demand for environmental resources. The interaction between population growth and the environment has regularly been sighted differently since time immemorial. Thomas Malthus published 'Essay on the Principle of Population' in 1798. This was a step towards obtaining a scientific understanding of the relationship between population and resources. His pessimistic view on population and resources has been criticised by various scholars, who advocate technological development as a solution to many setbacks caused by population growth in ensuring environmental sustainability and food security. The present study focuses on the perception that population growth in coastal areas has a dual impact on people's livelihoods and the environment. Livelihood options in such areas may lead to certain transformations, including land-cover/land-use changes and climate variations [2]. Changes in land use are, certainly,

the most serious concern, as they transform the livelihoods of the local people, who used to rely on farming activities. The development and exploitation of coastal resources has increased in recent decades, and coasts are undergoing incredible socio-economic and environmental changes. This is likely to be the case in future as well [2,7,8].

In African countries, demographic factors play a considerable role in environmental degradation; the reason behind this situation is the local people's overdependence on resources as a source of livelihoods. Over 70% of the population in Africa derive their livelihoods from the land on which various activities are undertaken, including subsistence farming, fuel wood extraction and hunting. The nature of the economy, particularly the growing poverty levels, is among the reasons for the high rates of land degradation on the African continent [9]. Population growth and development are significant drivers of change in coastal areas; they exert high pressure on coastal land by increasing the demand for land for both agriculture and settlement purposes. Agriculture reduces biodiversity by replacing natural ecosystem with crops, and urbanisation causes habitat loss [10]. Among the most important pressures are habitat conversion, land-cover changes, pollutant loads and the introduction of invasive species [11,7].

The East African region, despite its diverse political, economic and ecological conditions, has a similar kind of environment and a common but varying dependence on the coast and its resources [1]. The region is endowed with some of the world's richest ecosystems with significant environmental diversity. The Eastern African coastal zone is extremely populated due to its growing industrial infrastructure. Tanzania is located on the East African coast. It borders the Indian Ocean and smears between Kenya to the north and Mozambique to the south. The country has a total area of 945,087 km², which includes the islands of Mafia, Pemba and Zanzibar [12]. Water covers 59,050 km² of the area, and the coastline is 1,424 km long. A large number of the

coastal dwellers in Tanzania depend on coastal resources for their livelihoods.

Mainland Tanzania has over 800 km of coastline, characterised by a mixture of sandy beaches, rocky outcrops, extensive coral reefs and dense mangrove stands, especially around the river deltas [13]. The coastal resources are of vital importance to the country as they provide various opportunities, thus encouraging the concentration of people and development activities on the coast [1]. In Tanzania, over 20% of the population lives in its five coastal administrative regions, which encompass about 15% of the country's land area [14]. The areas are subjected to increasing pressure from a variety of activities such as fishing, coastal aquaculture, salt-making, waste disposal and the indiscriminate cutting of mangroves and coastal forests for fuel and timber. These activities affect the coastal environment.

The coastal area of Mainland Tanzania includes the coastal regions of Tanga, Coast, Dar es Salaam, Lindi and Mtwara with a population of 11,549,190 [15]. The area is a uniquely productive and yet a fragile piece of the environment. The area is important to the wellbeing of the local communities and the national economy [14,1]. The people living in the coastal, rural areas depend largely on smallholder farming and artisanal fishing for their livelihoods. Many other activities, including lime and salt production and livestock husbandry, are undertaken. At national level, the coastal zone is important for agriculture, natural gas extraction, tourism, fisheries, transport and trade and residential development [1]. The coastal resources are currently under pressure, principally because of the population increase as it has led to competition over resources. The competition is coupled with the desire to increase income and has frequently led to destructive practices [9]. Over the years, the steady of population increase in the five coastal regions of Mainland Tanzania has kept changing.

The impact of human pressure on the coastal environment and resources is apparent in many Tanzanian coastal regions. The increased demand for food and fuel has led to the use of destructive methods to exploit the resources. Overdependence on the coastal resources for socio-economic development can lead to

coastal environmental changes. Previous studies on population growth and environmental changes, conducted in the coastal areas of Mainland Tanzania, mainly focused on coastal environmental management practices, land-use planning and coastal water management [9,1,16,17]. Very little has been done to determine the nexus between population growth, environmental transformation and local people's livelihoods. Therefore, there is a need of ascertaining a synthesized study that investigates the nexus between such parameters. Specifically the study focused on examining the impact of population growth on the environment and people's livelihoods.

2. MATERIALS AND METHODS

2.1 The Study Area

This study was conducted in Kigamboni Municipality, Dar es Salaam Region, one of the Tanzania Mainland coastal town which experiences high population growth. It is one of the fastest-growing cities in Africa as it has been reported that in 2002, the region had 2.4 million people. The number increased to 4.36 million people in 2012 and to 5.7 million people in 2017. The figure was expected to rise to seven million people in 2021; thus, Dar es Salaam would account for about 10% of the total population in Mainland Tanzania [18,19]. Kigamboni Municipality is one of the five municipalities in Dar es Salaam City. It borders the Indian Ocean in the east and Mkuranga District in the south. In the north Kigamboni borders the Indian Ocean and Temeke Municipality. The selection of this council was based on its size as it is one of the largest municipalities in Dar es Salaam City with an area of 577.86 km², which is equivalent to 57,786.8 hectares of land [20]. The district has witnessed high population growth over the years. In 2012, there were 162,932 in Kigamboni. In 2018, the projected population was 225,938 people at a 5.4% annual growth rate (Table 1). As of 2019, Kigamboni Municipality had 238,591 people [20]. The municipality has experienced different urbanisation progression over time. Prior to 2015, Temeke Municipality administered Kigamboni. Population growth in the study area has resulted in urban sprawl, which has, consequently, changed land use, from agricultural to urban use. The local people's livelihoods have also been transformed.

Table 1. Population Growth of Kigamboni Municipal Council

Ward	2012 Population Census					2018				
	Male	Female	Total	Land Areas (Sq kms)	Population Density	Male	Female	Total	Land Areas (Sq kms)	Population Density
Kigamboni	15,262	15,234	30,496	24.4	1,249.8	21,164	21,125	42,289	24.4	1,733.16
Vijibweni	14,221	14,789	29,010	20.0	1,450.5	19,720	20,508	20,228	20.0	2,011.40
Kibada	4,241	4,244	8,585	5.0	1,717	5,881	6,024	11,905	5.0	2,381.0
Kisarawe II	4,233	4,073	8,206	65.0	127.8	5,870	5,648	11,518	65.0	177.20
Somangila	9,734	9,549	19,283	104.0	185.4	13,498	13,242	26,740	104.0	257.12
Kimbiji	3,425	2,986	6,411	6.0	1,068.5	4,749	4,141	8,890	6.0	1,481.67
Pembamnazi	4,904	4,768	9,672	11.0	879.3	6,800	6,612	13,412	11.0	1,219.27
Mjimwema	13,740	14,049	27,789	139.9	198.6	10,053	19,482	38,535	139.9	275.45
Tungi	11,439	11,941	23,380	221.0	105.8	15,862	16,559	32,421	221.0	146.70
Total	81,199	81,733	162,932	596.3	273.2	112,597	113,341	225,938	596	379.09

Source: URT, 2019

2.2 Sample and Sampling Procedures

In order for a sample to be representative to the entire population, it is recommended that, at least 20%-30% of the population must be selected, depending on the size of the population concerned [21]. Kigamboni has nine wards; thus, two wards, which represented 22% of all the wards, were selected. These were Mjimwema and Kisarawe II. The Ward Executive Officers (WEOs) provided the total number of sub-wards in their areas and a representative sample was selected. The selected sub-wards had a total of 1560 households. Having these households in the study area, at least 10 per cent of them were manageable and representative for this study as suggested by other scholars [22,23]. Therefore, 156 households representing 10% of the total households were sampled in the selected sub-wards, as Table 2 shows.

2.3 Data Collection Methods

2.3.1 Primary and secondary data

Both primary and secondary data were collected to achieve the research objectives. Primary data were collected using a survey and participatory rural appraisal (PRA) methods. The specific survey techniques were a household questionnaire and in-depth interviews. The participatory rural appraisal (PRA) methods were direct observation and FGDs. Primary data were on the dynamics of population growth, the household activities undertaken and their implications for the coastal environment and the local people's livelihoods. Secondary data were collected by reading documents such as journals, textbooks, newspapers, census reports, and library and web-based materials on the research topic. Different research tools were used, namely a semi-structured questionnaire, a checklist of

questions for the key informants, a checklist for making observations and a checklist of themes for the FGDs.

2.3.2 Spatial data

This study analysed Landsat images of 1995 and 2021, the two images were from the TM sensor (1995), and the third was from Landsat 8 -2021. Landsat TM consists of seven spectral bands with a spatial resolution of 30 metres for optical bands (Bands 1 to 5 and 7) and a thermal infrared band (Band 6) with a spatial resolution of 120 metres. Landsat 8 consists of eleven bands from Operational Land Imager (OLI) and Thermal Infrared Sensor (TIRS). Nine OLI spectral bands with a spatial resolution of 30 metres for Bands 1 to 7 and Thermal Infrared Sensor (TIRS) Bands 10 and 11 (100m resolution). The optical bands were used to classify the land cover in the study area (Table 3).

Prior to the image classification, Landsat images were preprocessed. This was done following the suggestion given by other authors [24]. Then, using an Rs Random Forest (RF) Classifier, land cover types were classified. A supervised categorization method was used to classify the images whereas seven LULC categories were identified; agriculture with scattered settlements, bare soil (sand, exposed soil and areas without vegetation cover), a built-up area (covered buildings and roads, and other impermeable kinds of surface), bushlands, forests (natural forests, woodland and mangrove forests), grassland and water bodies (rivers, wetlands and the ocean). Land-cover changes were detected using ArcGIS10 software. The two classified land-cover layers of 1995 and 2021 were used. A matrix of land-cover changes was generated using a spatial analysis tool. Geometry was used to calculate the size of the areas (in hectares) of each type of land cover in the matrix.

Table 2. Sample size

Ward	Total Number of Sub-wards	Sub-wards Sampled	Name of Sub-wards Selected	Number of Households	Number of Households Selected (10%)
Kisarawe II	11	03	Kigogo	462	46
			Mkamba	267	27
			Ngoma	149	15
			Mapinduzi		
Mjimwema	04	01	Maweni	682	68
Total				1560	156

Table 3. Attributes of the Satellite Imagery Analysed

Sensor	Path	Row	Date of Acquisition
Landsat 5 (TM)	166	65	25 June 1995
Landsat 8 (OLI)	166	65	July–October 2021

3. RESULTS AND DISCUSSION

3.1 Socio-demographic Attributes towards Land Use Changes

The main attributes of land use changes were analysed from responses given by the household respondents. These were branded to include; human migration from rural areas and internal migration from other municipal districts within Dar es Salaam city. Population growth in the study area led to the magnification of various activities including expansion of agricultural land and establishment of infrastructures such as roads, residential houses and industries. The choice of land use is frequently influenced by household size, age, gender, education level, employment status, attitudes, values, and personal traits of household members [25,26]. These elements are important in demographic studies because several communities' interactions depend on demographic factors [27,28]. As indicated in Table 4, majority of the respondents (49.4%) had primary education and therefore they are unlikely to be employed in the formal sectors hence depend on land and its resources to meet their needs. In this practice, they have modified land in different ways and intensities. Various studies report that an increase in the level of education of the household lessens the likelihood of causing environmental deprivation. If the community is exposed to knowledge, various economic practices will be environmentally friendly. Moreover, education tends to improve the economic status of the society thus reducing overdependence on land resources [26]. Also, age has been described as one among the attribute patterning land use change as various activities performed on the environment depend on the working age. In the present study, the majority of respondents were aged between 15 and 55. This signifies that most of the respondents were in the working group. The International Labour Organisation says that the minimum working age should be not less than 15 years [29].

Additionally, the majority of respondents were females (56%) as they were readily available at their homes or in the nearby areas, doing petty trade or urban farming. Moreover, it is argued in

demographic studies that most of urban dwellers have a rural background. In the present study, about 61% of the respondents were migrants from rural areas (Table 4). This corroborates the general perception. With rapid population growth in coastal areas, sprawling has been inevitable. This is borne out by the size of households as it is argued that the bigger the household size, the more the land needed for undertaking daily activities which, in turn, can result in environmental transformations. In the study area the majority of households had a large number of members, averaging between three and seven people in a single household. The size of households differed between the sub-wards studied. This situation was the result of their location advantages and the activities done. In an urban setting, this is a large household size, given the limited carrying capacity of the urban environment. Many other studies have observed that population growth in an urban setting can lead to environmental degradation, due to the increased demand for land resources [30,31].

3.2 Impact of Population Growth on the Environment

Kigamboni Municipality has experienced a high population increase in recent years. In 2012, the population density was 273 people/km²; the density increased to 379 people/km² in 2018 [20]. This increase has led to environmental transformations as residents need land for various purposes, including infrastructure, house construction and agriculture. All these have a negative impact on the environment. Analyses of the Landsat images depicted certain changes in land use and land cover as a result of population growth. The land used for agriculture and scattered settlements changed significantly from 7265 (13%) hectares in 1995 to 22,553 (40%) hectares in 2021, which is an annual increase of 588 hectares. The number of built-up areas increased from 301 (1%) in 1995 to 2,458 (4%) in 2021 as shown in Tables 5 and 6. The increase in the number of LULC units, in particular agricultural and settlement areas, has been expounded by various authors [32,33]. Studies conducted in Islamabad, Pakistan, showed an increase of the size of agricultural land between 1992 and 2012, from 11.49% to 32.23% [34].

However, some of the urban studies found that the increase in population could decrease the size of agricultural land [35]. This variation is mainly due to differences in the nature and location of an area. Besides, in 1995, about 54% of the total area (30531 ha) were covered by bushlands, but it had decreased to 34%

(19,400 ha) by 2021. Simultaneously, forests varied from 8251 ha (13%) in 1995 to 3,579 ha (6%) in 2021 as Table 5 shows. The decrease of bushlands and forests is the result of the encroachment on these LULC types by people who rely on agriculture for their livelihoods.

Table 4. Respondents' Socio-demographic Characteristics

Variable		Response in Percentage Points (%)				
		Kigogo n=46	Mkamba n=27	Ngoma Mapinduzi n=15	Maweni n=68	Total N=156
Age	15–24 years	24	22.2	13.3	17.6	19.9
	25–40 years	21.7	26	26.7	23.5	23.7
	41–55 years	41.3	40.7	46.6	50	45.5
	56–70 years	13	7.4	6.7	6	8.3
	70+ years	0	3.7	6.7	2.9	2.6
Sex	Male	41.3	55.6	46.7	41.2	44
	Female	58.7	44.4	53.3	58.8	56
Education level	No formal education	6.5	7.5	0-0	8.8	7
	Primary education	43.5	48.1	53.4	53	49.4
	Secondary education	34.8	33.3	33.3	25	30.1
	Tertiary education	15.2	11.1	13.3	13.2	13.5
Origin	Native	37	40.7	40	39.7	39
	Migrant	63	59.3	60	60.3	61
Household size	1–3 people	10.8	14.8	13.3	13.2	13
	3–5 people	58.7	51.8	60	51.5	54.4
	5–7 people	24	26	26.6	26.5	25.6
	More than 7 people	6.5	7.4	0-0	8.8	7

Table 5. Kigamboni Land-use/Land-cover Changes between 1995 and 2021

Type of Land Use/Land Cover	Land Cover				Annual Change
	1995		2021		1995-2021
	Ha	%	Ha	%	Ha
Agriculture with scattered settlements	7265	13	22,553	40	588.0
Bare soil	385	1	202	0	-7.0
Built-up area	301	1	2,458	4	83.0
Bushland	30531	54	19,400	34	-428.1
Forests	8251	14	3,579	6	-179.7
Grassland	9028	16	7,559	13	-56.5
Water	1212.4	2	1,222	2	0.4
Total	56,974	100	56,974	100	

Source: Analysis of Landsat Images of 1995 and 2021

Table 6. Kigamboni District Land Cover Change Matrix

Year 2021	Year: 1995							Total in year 2021	Gross gain [Total - unchanged]
	ASS	Bare Soil	Built-up area	Bushland	Forest	Grassland	Water		
ASS	3,982	83	67	12,064	2,318	4,039	1	22553	18571
Bare Soil	26	99	3	38	7	12	18	202	103
Built-up area	581	137	154	1,008	155	373	50	2458	2305
Bushland	1,366	16	52	12,253	3,022	2,689	3	19400	7148
Forest	139	3	4	1,043	2,167	219	4	3579	1412
Grassland	1,168	11	22	4,115	557	1,686	0	7559	5873
Water	2	36	1	10	25	11	1,137	1222	85
Total in year 1995	7265	385	301	30531	8251	9028	1212	56974	
Gross loss	3282	286	148	18278	6084	7342	75		35496

Note: ASS-Agriculture with scattered settlements

The LULC map representation of the results is given in Fig. 1. The map depicts that; in 1995 most parts of Kigamboni District were covered by bushlands, except for the wards of Tungi and Vijibweni. Some parts of the district such as the wards of Pemba Mnazi and Kimbiji had been sparsely built. This shows that, by 1995, the area was sparsely populated for various reasons, including low accessibility of the area because of the existence of poor infrastructure (in particular transport networks) in the area by then. By 2021, most parts of Kigamboni Municipality had been built; thus the bushlands, forests and grasslands have kept declining in size. These findings corroborate those of other researchers, who note that, by 2030, most parts of the Tanzanian coastal areas would have lost about 7624km² of land due to erosion and submergence.

Analysis of the overall change in land use/land cover shows that agriculture with scattered settlements and built-up areas have increased

(gained) while other land use/land cover types have decreased or disappeared, as shown in Table 7. Unlike the residents of the other municipalities in Dar es Salaam City, those of Kigamboni, apart from engaging in other livelihood activities, are engaged in agricultural activities because there is abundant land in the municipality. Various urban studies and theories observe that urban farming is part of the urban fabric owing to its importance in terms of the provision of food [36,37]. In the 18th century, Alfred Marshall and William Stanley developed Political Economy theory which, among other things, sees agriculture as a source of income. However, despite its value, agriculture leads to environmental deterioration in coastal areas, if it is not well planned. Thus, modernist theorists such as Talcott Parsons developed Modernisation theory in 1930 to discourage the practice of agriculture in urban areas, arguing that doing agricultural activities means ruralising the urban setting. This argument is based on the impact of farming on the environment.

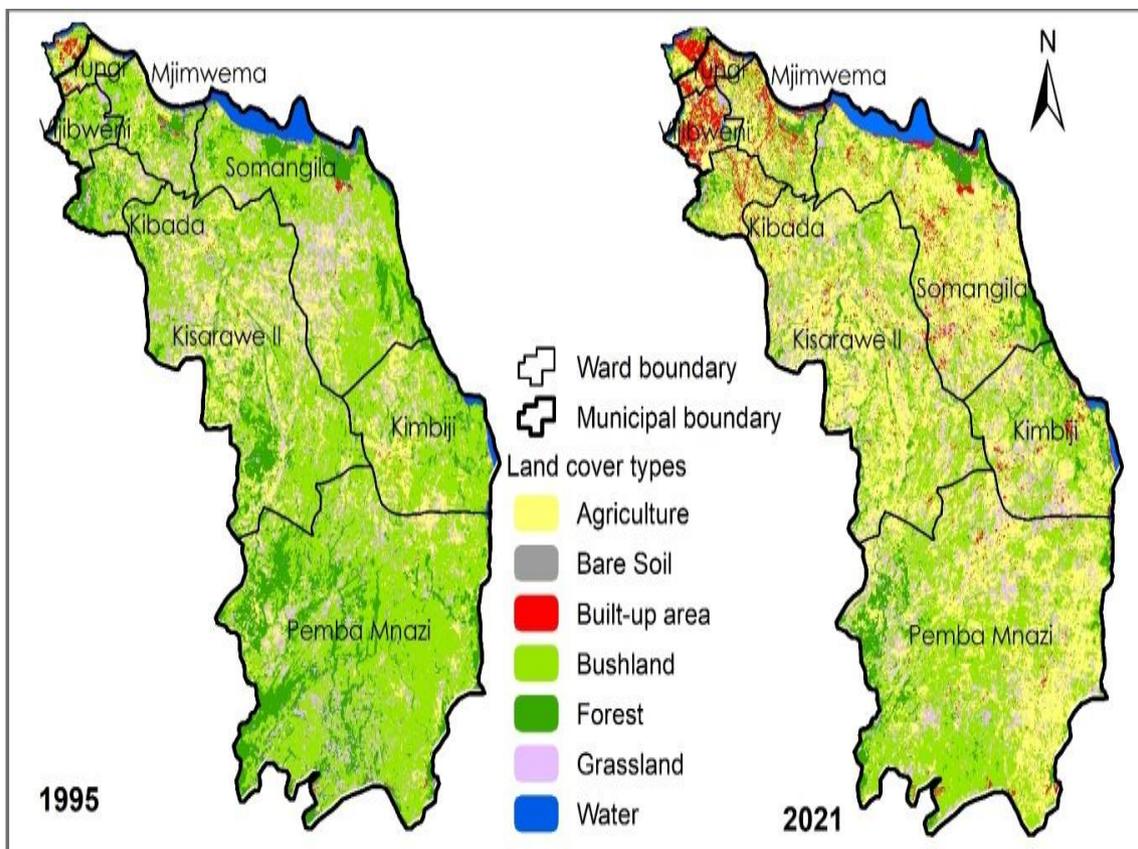


Fig. 1. Land Cover Types in Kigamboni between 1995 and 2021

Table 7. Budget of the overall change for land use/cover classes (in Ha), 1995-2021

Land Cover	Budget of the overall change for land use/cover classes (in Ha), 1995–2021		
	Gain	Loss	Net change (gain - loss)
Agriculture with scattered settlements	18571	3282	15288
Bare soil	103	286	-182
Built-up area	2305	148	2157
Bushland	7148	18278	-11131
Forests	1412	6084	-4673
Grassland	5873	7342	-1469
Water	85	75	10

Source: Analysis of Landsat Images of 1995 and 2021

In comparison with the other municipalities in Dar es Salaam (Ubungo, Temeke, Kinondoni and Ilala) in a period of 30 years, Kigamboni Municipality had low population. Many parts of Kigamboni District were unoccupied, as Fig. 2 shows. Various factors are attributed to the diversities, including the accessibility of the area, personal interests and the nature of the activities done by the residents. For many years, Kigamboni had remained underdeveloped because the ferry was the only means of transport to the area [38]. The opening of Nyerere Bridge in 2016 increased mobility; hence the population increase in Kigamboni. Transport networks play a significant role in urban development as they make it easy

for both people and goods to move from one place to another [39,40]. In most African cities, the majority of residents engage in business activities; thus, they are interested in areas with high population and transport networks. Those who engage in farming activities in urban areas are migrants who search for sources of livelihood prior to their familiarisation with urban life [41]. The increase of population in Kigamboni Municipality in recent years means that land-use planning is necessary. It is clear that most of cities in sub-Saharan Africa are growing without appropriate urban planning; this situation has increased environmental problems and informal settlements [5,42].

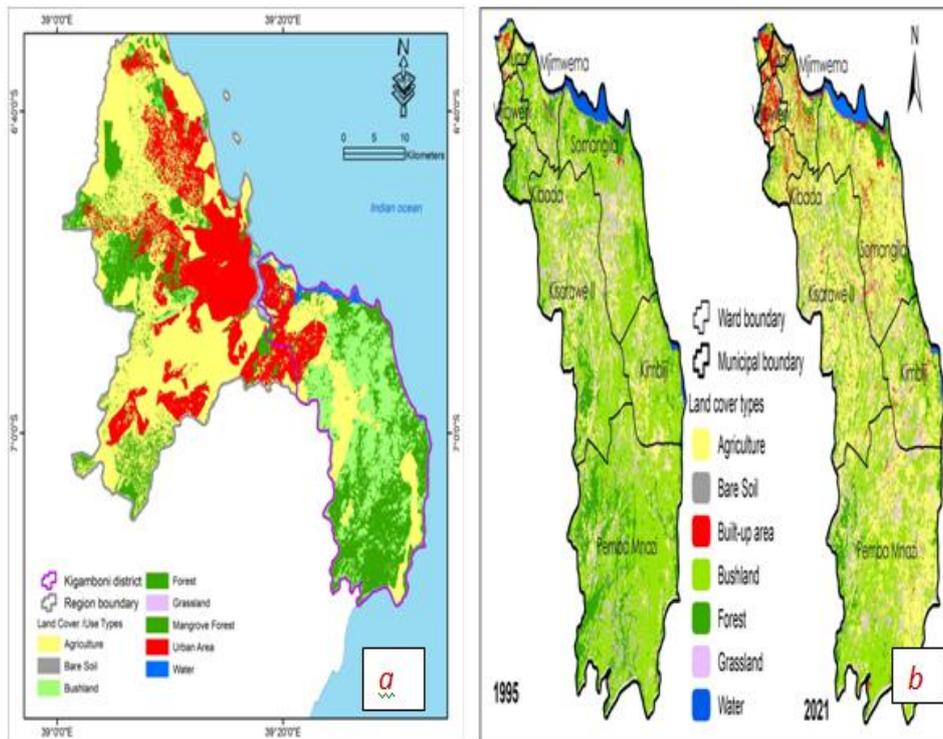


Fig. 2. Built-up Areas in Dar es Salaam in 2000 (a), Kigamboni District in 1995 and 2021 (b)

Table 8. The Impact of Population Growth on People's Livelihoods

Variable	Response (%)				
	Kigogo n=46	Mkamba n=27	Ngoma Mapinduzi n=15	Maweni n=68	Total N=156
Impact of population growth on livelihoods					
Positive and negative impact	67	59	53	62	62
Negative impact	11	15	27	13	14
Positive impact	22	26	20	25	24
Positive impact of population growth					
Access to social services	31	38	32	41	36
Improvement of infrastructure	24	22	21	16	21
Availability of markets	28	21	29	21	24
Availability of non-farm opportunities	17	19	18	22	19
Negative impact of population growth					
Increase of waste	35	31	31	28	31
Land-use changes	13	15	10	13	13
Increase of pollution	23	26	17	10	18
Increase of the cost of land	29	28	42	49	38

3.3 The Impact of Population Growth on Local People's Livelihoods

Despite the environmental impact of population growth, such increase can affect local people's livelihoods, either positively or negatively. In this regard, this study examined peoples' perception on the impact of population growth on their livelihoods. The majority of respondents (62%) talked about both positive and negative effects of that growth. The positive effects are access to social services, improvement of infrastructure, and the availability of markets and of non-farm opportunities as shown in Table 8. The respondents suggested that, with the current population growth, various services have been improved such as transport, electricity, the water supply, health facilities and education centres, namely schools and colleges. Non-farm income generating activities were reported to have increased in number as well. Some of the respondents considered the population increase to have negative effects: an increase of waste, pollution and a high cost of land. The cost of land has increased in recent years because more people from different parts of the city move to Kigamboni in search of residential, industrial and agricultural land. The literature has shown a similar situation in relation to other cities [43-45].

4. CONCLUSION

This paper has shown that the population of Kigamboni Municipality has been growing. This

situation has a considerable effect on the environment and local people's livelihoods. Analysis of the Landsat images shows that agricultural land and built-up land are increasing, while bushlands, forests and grasslands are decreasing in size and/or number. This has been associated with the population growth, which had increased the demand for land. On the other side, the growth in question is said to have positive and negative effects on people's livelihoods, including access to social services, improvement of infrastructure, the availability of markets, an increase of waste, pollution and an increase of the cost of land. This state of affairs calls for the development of appropriate policies on land use, as the population in Kigamboni is growing at an alarming rate. The policies can help to reduce the challenges associated with the rapid population growth and make Kigamboni a desirable place for residence and economic development.

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COMPETING INTERESTS

Author has declared that no competing interests exist.

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