

Contents:

- INTRODUCTION
- Growth Trend
 - Emergence of the Zanzibar Stone town
 - Spatial Growth of the Stone Town and its Impacts
- Evolution of the Spatial Planning and its Impacts
 - The First Master Plan of 1923
 - The Town Scheme of 1958
 - The Zanzibar Town Master Plan of 1982
 - The National Land Use Plan 1995
 - The Tourism Zoning Plan 1996
- Spatial Planning Mechanisms and Legal Framework
 - The Urban and Country Planning Decree 1955
 - The Joint Building Authority (J.B.A)
 - Department of Surveys and Urban Planning
 - Urban Development Control Authority (UDCA)
- Conclusion and Recommendations

1 November 2006 TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006 1

EVOLUTION OF SPATIAL PLANNING IN ZANZIBAR AND ITS INFLUENCE (0175)

Introduction:

Zanzibar Islands have been occupied early centuries

In 10-15th centuries main human settlements in Zanzibar were found in Kizimkazi and Unguja-Ukuu (South Unguja), Dunga (Central Unguja), and Tumbatu Island (North Unguja). In Pemba main human settlements were found in Mtambwe-Mkuu (North) Mkamandume (centre).

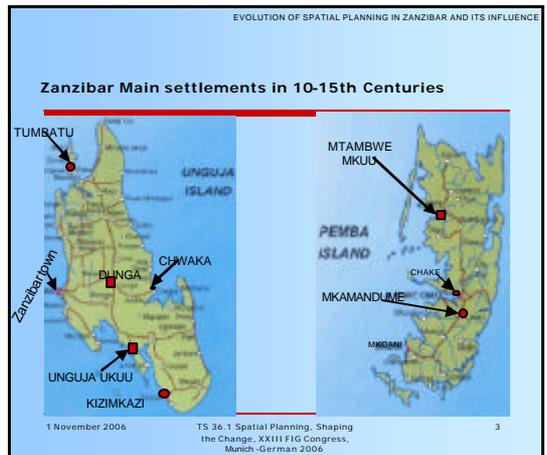
Mtambwe-Mkuu in Pemba, Unguja-Ukuu and Dunga in Unguja were Administrative Settlements of Zanzibar

Zanzibar town came into existence before 15th century.

In 17th century the town was only occupied by few fishermen's huts on the sandy point known as Shangani and a ruined building which had been used as a church and residential quarters by the Portuguese.

The only importance of the town was a resident for fishermen.

1 November 2006 TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006 2



Growth Trend:

Emergence of the Zanzibar Stone town:

People from Zanzibar in-land, fishermen from East Africa coast, Comoro and other parts of the world happened to land and established their habitation in Zanzibar town.

Spatial Growth of the Town & its Impacts

In early of 18th cent. establishment of the Zanzibar port.

The port and its conveniences within a short distance of many mainland towns, and country in the vicinity of the new town was infinitely richer and more fertile than the arid coral in the old towns of Unguja-Ukuu and Kizimkazi attracted foreign traders from Arabia and India to approach the town. Hence a new residential area was established in which others new comers from Tanganyika coast settled

1 November 2006 TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006 4

EVOLUTION OF SPATIAL PLANNING IN ZANZIBAR AND ITS INFLUENCE

Growth Trend:

In 1710 and during the ruling of Oman, the fishing village (Shangani) had blossomed forth into a large native town, through which were dotted the stone-built houses of the wealthier Arabs and Indians merchants. By 1799 the town was developed with few houses and huts straw mat which are neat.

In 1811 more stone buildings were constructed by Arabs and merchants however the town was spread-out with plaited coconut – leaves huts.

The Zanzibar town was somehow unique due to its characteristics of cleanliness and most offensive. The town was a maze of tortuous and narrow streets.

1 November 2006 TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006 5

Growth Trend:

Urban Issues raised include:

- > **High population density** over the small developed area
- > **Poor circulations and improper accessibility** due to lack of open spaces and access roads
- > **Poor environmental aesthetic** due to un-organised structures
- > **Poor hygienic condition** due to haphazard disposal of solid and liquid wastes and also resulted the spread of the tropical disease such as malaria and tuberculosis.



Typical Pit latrine on the sea shore

Interventions:

By 1832 the Zanzibar town as the Capital of Oman Government. The outlined measures include:

1 November 2006

TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006

6

Growth Trend:

- > **Ant-mosquito** (eradication of all nearer permanent breeding places nearby the occupied town and rendering flight of mosquito from plantations to town),
- > **Building regulations** (to ensure new development on the other side of the town is provided with sufficient open spaces to secure light and air as well as circulation within and surrounding the premises).
- > **Disposal of the sewage waste and proper storm-water drains** as well as collection of solid waste.

Outcomes:

Emerging of Ng'ambo residential areas beside the Creek road (opposite of the Stone-town).

The city was populated with about 12,000 inhabitants in 1832. It was dominated with poor dwellings temporary structures regarded less planning guidelines

1 November 2006

TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006

7

Growth Trend:



The former Creek road separates Stone Town Area on the Western side and Ng'ambo Area on the other side

British Protectorate in 1890s:

In 1892 Zanzibar was declared as a free port.

The building regulations were established.

Areas of concern included controlling of permanent residential development in Ng'ambo areas (old un-planned that emerged since 1840's) as a measure for future planned developments.

1 November 2006

TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006

8

Evolution of the Spatial Planning and its Impacts:



A Study in Tropical Town Planning-1923, H.V.Lancaster

The 1st Master Plan for Zanzibar town.

Planning Issues include:

- > **Haphazard town growth**
- > **Lack of Public utilities**
- > **Poor circulation**

The Objective was to solve problems of sanitation and open spaces in the stone town and control of un-planned development in Ng'ambo area

The town populated with about 35,000 inhabitants (30% in Stone town and about 70% in Ng'ambo area)

9

Evolution of the Spatial Planning and its Impacts:

Other Interventions

The Town Scheme-1958, Geoffrey Mill

The scheme was prepared to address the transportation issue in the Stone town. The plan was prepared in basis of the 1955-Town and Country Planning Decree guidelines. Its result include development of semi-planned settlements in Ng'ambo areas.

The Town Master Plan-1968, German Democratic Republic

Is the 1st spatial plan after the Revolutionary of Zanzibar in 1964.

The main issue was the unplanned expansion of the Ng'ambo area with less and poor public utilities and accessibility.

The priority area of the plan was to improve the Ng'ambo settlements with accessibility and provision of public utilities (at communal levels eg. Stand-water tapes, street lights & storm water drainage and sewerage)

The plan output include housing schemes of Kilimani and Kikwajuni.

The Housing policy 1964, RGZ lead to implementation of Development Housing Scheme over the whole Islands Urban and Rural

1 November 2006

TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006

10

Evolution of the Spatial Planning and its Impacts:

The Zanzibar Town Master Plan 1982, (team of expertise from China)

The planning issues included:

- > Living in sub-standard areas (by 68% of urban dwellers)
- > Increasing of squatter settlements
- > Deterioration of the sanitation in flooding areas
- > Sea/coast pollution due to city sewage discharging.
- > Dilapidation of the stone-town structures due to lack of maintenance

The plan intervention:

> Urban development guidelines: physical planning reflects with economic situation that considers future developments; full utilisation of existing facilities; use of high-yield agricultural land to the minimum as possible; and respect of the custom and habit of the Zanzibar people.

> Establishment of town boundaries and possible extensions (for controlling purpose).

> Establishment of new organised urban land use for different uses (such as Town centre, Stone-town, Industrial and Residential areas (existing and proposed), Public open spaces and seafront, Public utilities, and other uses.

1 November 2006

TS 36.1 Spatial Planning, Shaping the Change, XXIII FIG Congress, Munich-German 2006

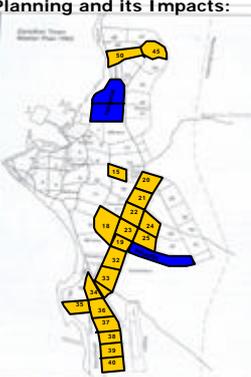
11

Evolution of the Spatial Planning and its Impacts:

The Zanzibar Town Master Plan 1982

The plan was somehow successful implemented though it was expected to be reviewed in 1986 but it could not be done due to economic constrain.

The preset planned development in Zanzibar town is the result of this plan whereby neighbourhoods 22- (Mwanakwerekwe), 23 – (Mombasa), 18-(Mpndae), 34-(Mazizini), 40-(Chukwani), 50-(Mtoni) and (Bububu/Kidichi) were developed



1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

12

Evolution of the Spatial Planning and its Impacts:

The Zanzibar Town Master Plan 1982 *Cont.*

Shortfalls of this plan include

- Un-integrated land use plan and public utilities like water supply, electricity, storm water drainages, solid waste collection points, access roads, etc.
- Low capacity of institution responsible for the implementation, that it could not provide adequate parcels to fulfil the actual demand.

Outcomes of the plan include:

- **Change of land use** to residential due to high demand of residential plots for instance open spaces and playing grounds, etc
- Abandon of **development regulations and guidelines** that resulted to poor structures and organisation of spaces.
- Emergence of **new informal residential settlements** close to the planned neighbourhoods and encroachment of public lands.
- The existed informal settlements could not be improved due to the economic situation notwithstanding increasing of new housing demand and constantly expansion of urban area in all directions while the existing public utilities and services continue to deteriorate and drop its efficiency.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

13

Evolution of the Spatial Planning and its Impacts:

The National Land Use Plan of 1995:

This is the plan and policy document for organising and coordinating land-use development of the whole Zanzibar.

The plan aimed at integrating physical, environmental and economic planning for effective and sustainable land-use development.

The main areas dealt with this plan include growth of economy, balance development of socio-political/administration at all levels and localising of land-use planning and management to the local bodies.

Main Issues of the Plan

- Unbalanced settlement systems and un-even distribution of economic activities, social services and recreation activities that Zanzibar Town is highly provided than other areas.
- Uncontrolled settlement developments; persistent growth of unplanned settlements, uneconomic land-use, intrusion of settlements in good agricultural land, land degradation and pollution risk

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

14

Evolution of the Spatial Planning and its Impacts:

Main issues of the Plan: *Cont*

- Low capacity to manage urban development (i.e. planning capacity, managing development and development control, provision and coordinating the provision of public utilities and social services into the implementation of physical plans).

Plan intervention:

The plan proposed measures to reduce urban pressure caused by rural-urban migration by proposing planned village settlements and promoting of regional growth as service centres, trading and service centres at District levels as well as rural trading and service centres in various areas.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

15

Evolution of the Spatial Planning and its Impacts:

The Tourism Zoning Plan 1996:

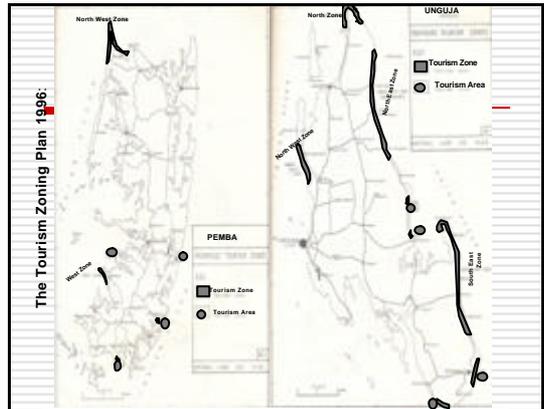
Is a plan and strategy document. It is the product of the National Land Use Plan aiming at distributing the national economy evenly with respect of preventing distraction of natural environment and resources at large.

The plan objective was to contribute to the implementation of Economic Reform Policy of Zanzibar.

The plan zoned potential areas for tourism development, which are also less potential for agricultural development and enhancing employment opportunities for the residents of the areas.

19 areas (of 400 hectares) in Unguja and 6 areas (of 83 hectares) in Pemba were proposed for tourism development.

This strategy might effectively reduce the rural-urban migration rate which does also means will control the urban population and other consequences that may influence.



1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

16

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

17

The Tourism Zoning Plan 1996:

Outcomes:

Employment opportunities.

The planned areas could be turned to economic zones while some of the areas before were just marginalised due to its nature (ie coral-rag areas).

Attractive site for economic activities: as a result of growing of tourism industry and Provision of Public Utilities, the areas started to accommodate new residents.

New informal settlements: The new comers acquire land informally and utilise other resources. Haphazard construction of temporary coconut palm leaves huts with poor sanitation, circulation and accessibility emerged.

All these informal developments are emerging near by hotel developments which mean the areas now accommodate more people than was planned.

Economy and health condition of the natives remain poor due to employment opportunities being taken by outsiders and cost of living raised up.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

18

The Proposition Paper on the Upgrading of Ng'ambo Areas in the Zanzibar Municipality - 1998 by ZSP:

Is the Plan by the International Sustainable City Program through Zanzibar Sustainable Program attempting to reduce Zanzibar Municipality problems.

Issues outlined by this plan included

- *high population density in urban area* (Size of household in Ng'ambo area reached 6.7 in 1998 while average of the Nation was 6.2);
- *Insufficient and inefficient public services* (eg. missing central drainage system and the existing storm water drains were not functioning properly, in adequate clean and safe water supply, improper collection and disposal of solid wastes, etc
- *environmental issues* such as haphazard housing construction, land degradation due to illegal sand and soil mining, water contamination due to encroachment of catchment's areas, and flooding in various places of the city.

The main objective of this plan was to improve the health situation of Ng'ambo area through improving infrastructure services.

Implementation strategy set to involve the community at all levels as possible in decision making, planning, and government assisted implementation

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

19

SPATIAL PLANNING MECHANISM AND LEGAL FRAMEWORK

The Town and Country Planning Decree (Cap.85, 1955)

The only existing statute on land use planning is the Town and Country Planning Decree of 1955 (cap. 85).

Technically it is quite old and outdated but still valid and is applied in practice.

The present planning procedures have its roots from this Decree that has been made during the colonial time. No amendments have been done yet.

It has been utilised since 1958 when The Town Scheme was prepared. The Decree has been derived from the planning issues raised in the primal growth of the Zanzibar town so could be able to tackle all most all planning issues.

The primary target of the Decree was to guide development of towns and small towns of Zanzibar.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

20

SPATIAL PLANNING MECHANISM & LEGAL FRAMEWORK

Establishment of Joint Building Authority (J.B.A)

J.B.A was established in 1955 to control spatial development in towns and small towns under the Town & Country Planning Decree of 1955 Cap. 85.

JBA functioned as a Planning Authority to prepare planning schemes, issue building permits and monitor land use developments in the town.

Under Cap 85, it was given detail schedules for exercising power of implementing its daily activities in bearing responsibilities of:

- preparation of planning **schemes**.
- development control.
- preparation of details land use plan for different uses.
- laying down procedures to acquire planning consent.
- laying down procedures of controlling pollutions, flood areas, and other uses not suitable for building development

The Authority was set under the Municipal/Town Councils and was formed with technical experts and few selected local leaders. Each town had its own JBA team for execution of daily activities.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

21

SPATIAL PLANNING MECHANISM & LEGAL FRAMEWORK

Joint Building Authority (J.B.A)

In 1969, the Town and Municipal Councils were abolished and the functions of the Planning Authorities and the JBA were automatically dissolved.

The local governments were reinstalled in 1986 and during that time Local authorities are the controllers of spatial developments in the their respective localities.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

22

SPATIAL PLANNING MECHANISM & LEGAL FRAMEWORK

Department of Surveys and Urban Planning:

The Department in collaboration with the Department of Lands and Registration are the central government institutions bear the responsibility of planning and allocating land for various purposes under the same planning legislation (Cap 85 of Town and Country Planning Decree).

The departments have the role of preparing land use plans (National and Regional, Improvement plans, blocks and details, urban and rural Unguja and Pemba).

The question of development control, which is very essential in planned spatial development, is done by the local authorities in their jurisdictions but for the case of Zanzibar Municipality this role is also done by the Department of Lands and Survey and The Stone Town Conservation and Development Authority (in the Stone town boundaries).

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich-German 2006

23

SPATIAL PLANNING MECHANISM & LEGAL FRAMEWORK**Urban Development Control Authority (UDCA):**

The Authority has been formed to approve building drawings, issue building permits and monitor the spatial development in the Zanzibar Municipality.

The Authority composed of member from institution dealing with urban development management such as Construction, Drains/Sewers, Health, Lands and Surveys and Urban Planning.

This committee operates under the Zanzibar Municipal Council (as chair) and its mandatory power is applicable within the urban area which also includes part of the West District

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich -German 2006

24

SPATIAL PLANNING MECHANISM & LEGAL FRAMEWORK**N.B.**

The urban development mechanisms are somehow have overlapping mandatory in development management and control. Fore instant, Within the Urban area of Zanzibar we can found Development Authorities of Zanzibar Municipal Council (ie responsible for Municipality jurisdiction), Stone town Conservation and Development Authority (responsible for Stone Town Jurisdiction), the Western District Authority (responsible for West District jurisdiction) and above all, the Department of Survey and Urban Planning and Department of Land and Registration are the responsible for the whole Urban and country sides; since that they are acting as planning board and land development controller for the whole country. The overlapping of responsibilities provides a loophole for un-authorized developments to take place and encroachment of public lands such as open spaces. Apart from these bodies there are sectoral organisations who also in their capacity issue building permits.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich -German 2006

25

CONCLUSION AND RECOMMENDATION:**Conclusion:**

Zanzibar existing spatial planning has its roots from early stages of the Stone town developments.

The improved standards of living from formal spatial planning means also creation of new development interests, which in one side is caused by the attractions provided within the planned areas that people who could not be accommodated in it wish for.

People (often urban poor) who have an opportunity of being accommodated within planned/improved areas may let their rights of living is such areas to others (high income) and squat to new (adjacent) areas. This is due to the fact that, the planned settlements are worth areas and its development have to be bound with planning regulations, standards and guidelines, some thing that they can difficulty afford.

Zanzibar Spatial planning principal legislation is badly outdated and its impacts are highly affect the urban development management though some regulations have been made to enhance planning procedures to take place.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich -German 2006

26

CONCLUSION AND RECOMMENDATION:**Recommendations:**

Physical planning is a natural phenomenal - every human may organise physical features to enhance easiness of her/his life BUT Spatial planning is a pathway essential to compromise between individual interests that every one may have fulfil his/her desire of life

Up-dated Planning Policy and Legislations is essential to shape the feasible spatial planning.

The appropriate legislations should be made by local experts through stakeholders' participation.

Urban development agencies (including Academic & Financial institutions), should technically and financially support local bodies and urban poor to develop planning areas.

Development without management is chaos - Build capacity of the urban devolvement management institutions to ensure suitable and sustainable development control.

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich -German 2006

27

CONCLUSION AND RECOMMENDATION:

Thanks

1 November 2006

TS 36.1 Spatial Planning, Shaping
the Change, XXIII FIG Congress,
Munich -German 2006

28