

Land Planning Authorities and Sustainable Tourism Development in Zanzibar



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Zanzibar's Profile

- Zanzibar consists of sister islands named Unguja and Pemba
- Has it's own executive, legislature and judiciary bodies
- GDP per capita is approx. \$600 (as in 2000)
- Covers a total land area of 2,460 sq. km
- Population is approx. 1,300,000
- Maintains political Union with Tanganyika (Mainland Tanzania) since 1964



Land Planning Authorities

- Town and Country Planning Decree 1955
- Planning Authorities appointed by Minister
- National Land Use Plan 1995
- Land Planning Authorities (LPA) have powers to permit development, revoke permission, regulating planning etc.



Functions of the LPAs

- i) Setting the land use framework
- ii) Encouraging good development
- iii) Protecting the natural and built heritage
- iv) Creating vibrant communities
- v) Developing sustainable places



Sustainable Tourism Development

- Sustainable Tourism Development (STDs) is all about:
 - Ecological protection, economic growth, ethical and social preservation.
- Tourism should benefit the local communities by creating new jobs and businesses, additional income etc.



Sustainable Tourism Development in Zanzibar

- Faced with land alienation, loss of fishing, sea pollution, loss of historical sites etc.
- Over exploitation of marine resources; 9 tons of shells exported in 2002, estimates of 3,400 shark teeth and 110 jaws sold to tourists per year (Gosling, 2004).
- Zanzibar Vision 2020; tourism industry to provide 50% employment opportunities.
- Presently serves 11,500 direct and 45,000 indirect employment (Commission of Tourism).

Sustainable Tourism cont...

- More than 35% of the working population who are above 14 years of age are engaged in tourism.
- Rapid increase of hotels in the coastal areas; by 2011 Zanzibar had 12,395 beds compared to 9,000 which were planned in by 2015.

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LPAs and STD

- Development planning
- Development control
- Enforcement



Critical Analysis

- i) The LPAs in setting the land use framework
- ii) The definition of sustainable development in sustainable tourism development
- iii) Priorities
- iv) Priorities reflected in planning
- v) Priorities reflected in STD
- vi) Practise of law in delivering sustainable tourism development

Kiwengwa Case Study

- Tourism Zone as per NLUP.
- White sand beaches, coral rag.
- Attracted by community managed Kiwengwa-Pongwe Forest Reserve (KPFR).
- Locals depends on fishing, coconut husk, farming, firewood cutting etc.
- Tourism industry; guidance, product supply, curio trade, tour operators etc.



Kiwengwa cont...

Pitfalls:

- Enforcement and implementation
- Poor planning control and development
- The public crisis
- Environmental degradation



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Recommendations

- Reform existing laws in ways which reflects the local communities.
- No more hotels in Kiwengwa and other coastal areas.
- Sustainable ecological should be the theme of tourism management.
- Reform land use laws in order to address inequities caused, in part by the imposition of colonial land policies on indigenous traditions.

Recommendations cont...

- Move bureaucratic-controlled to stakeholder-driven' environmental planning and management.
- Recognize the importance of not only rationalizing the use to which land is put, but even more importantly ensuring that land and resources are stewarded ecologically for future generations.

Ahsante Sana

Thank you