

**Report of the State of Conservation of Stone Town of Zanzibar (United Republic of Tanzania) C 173**

- a) State Party: United Republic of Tanzania
- b) Name of the World Heritage Property: Stone Town of Zanzibar (C 173 Rev)
- c) Geographical Coordinates to the nearest second: S6° 09' 47'' E39° 11' 21''
- d) Date of Inscription on the World Heritage List: Year 2000
- e) Organization (s) responsible for the preparation for the report:
- f) Organization Name: Zanzibar Stone Town Conservation and Development Authority (STCDA)

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- g) Date of submission of Report: 1 December, 2017
  - h) Signature on the behalf of the State Party:
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3. *Acknowledges the actions taken by the State Party to implement its recommendations and urges the State Party to secure the necessary resources for the full operation of the newly created management arrangements, including the Development Control Unit (DCU) and the strengthening of the Stone Town Conservation and Development Authority (STCDA);*

#### Response

State Party appreciates the acknowledgement made by the WH-Centre on the implementation of the previous recommendations particularly for the establishment of the DCU and for strengthening of the STCDA. DCU has been enabled with both human and financial resources. In terms of human resources, DCU is composed of necessary experts including Conservation Architects, Urban and Rural Planners, Civil and Structural Engineers, Lawyers, Quantity Surveyors, Land Valuers, Business Planners and Environmentalists. Also in strengthening STCDA, experts in the fields of architecture and engineering have been employed. Furthermore, in terms of financial resources, the government has amended legal Notice No. 38 of 2015 Development Control Regulation where all building permit fees are paid to DCU which operates within three Municipal Councils in which the Stone Town World Heritage Property is part of. The funds are used for capacity building for members of DCU and implementation of the functions of DCU as per approved annual plan.

There has been an increase in terms of annual budget from 2015 to 2017, from Tsh. 360,046,850.00 to Tsh. 503,500,000.00 (28.5%) respectively. Also the funds which are paid to DCU partly are used in STCDA for environmental activities.

4. *Notes the results from the condition survey of the property and requests the State Party to continue its efforts on addressing the state of the building stock by implementing conservation and restoration projects, by developing appropriate methodological guidance and the effective monitoring system, by increasing technical capacities and skills.*

#### Response

The State Party has classified the buildings into grades. This classification has helped not only in prioritization of conservation and restoration of buildings whenever needed but also provides a basic data in approaching and discussing with interested partners, donors and others who may be interested in conservation.

In 2016 a joint exercise between the Zanzibar Housing Corporation (ZHC) and STCDA reviewed the list of all poor and dilapidated buildings in all categories were analyzed to

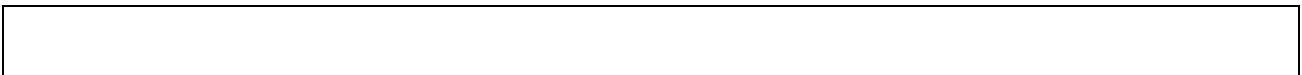
start immediate restoration. Out of 300 buildings owned by Zanzibar Housing Corporation in Stone Town, 27 are in poor/dilapidated condition and therefore need immediate attention.

Despite financial constraints, the STCDA in collaboration with stakeholders has accomplished restoration of the following grade one buildings; Bharmal Building (Zanzibar Municipal Council building), Hamamni Baths and Anglican Christ Church with its compound (St Monica's Hostel). Also the following buildings are in the process of restoration; Beit El Ajaib (House of Wonders), Palace Museums, Chawl Building and Majestic Cinema which are financed by Sultanate of Oman, World Bank, Zanzibar Social Security Fund and Government of Japan respectively. Furthermore, the initiatives are underway to secure funds for restoration of the following buildings: Tip Tippu owned by ZHC, Caravanserai owned by the Wakf and Trust Commission.

In 1997 a Conservation and Design Guideline for Zanzibar Stone Town was developed and approved. This document provides a methodological guidance for conservation and restoration works. Furthermore, there is specific methodological guidance that is developed as part and parcel of the restoration of project document which are shared between the State Party and Advisory Bodies before approval.

In order to ensure the conservation and restoration works are taking place in accordance with the above mentioned manual guidelines, the State Party through STCDA trained Six staffs in the field of HIA, two in Management and monitoring, in communication and teaching skill, in conservation and science and in Stone Conservation, One Documentation and Management course, International course of Architectural Records, Inventories and Information System for conservation and recognized all skilled artisans by awarding certificates to local community experts who are used in restoration works.

STCDA in collaboration with international NGO's Fondazione ACRA and local Zanzibar Stone Town Heritage Society (ZSTHS) has implemented EU funded project "Zanzibar Built heritage job creation" which enhanced skills and competences of workers, specialized in tourism operations and unskilled youths in conservation and restoration of the traditional building techniques.



CONSERVATION STATUS OF THE BUILDING STOCK IN THE STONE TOWN

CONDITION	2014	2016	2017	REMARKS
GRADE 1 - POOR	10	5	5	<p>Chawl building is under major restoration</p> <p>Beit Al Ajaib and Palace Museum are in ongoing restoration process</p> <p>Funds for restoration of Tip Tippu and Caravanserai buildings are being sought by owners.</p>
GRADE 11-POOR	76	15	15	4 under restoration and efforts to seek for fund for 11 buildings has started
TOTAL & PARTIAL COLLAPSED/DEMOLISHED FROM 1990'S - 2017	-	-	39 out of 2000	<ul style="list-style-type: none"> <li>• 3 % - Fire hazard</li> <li>• 26 % - Intentional</li> <li>• 3% - Vandalism</li> <li>• 55% - Irregular maintenance due to lack of fund</li> <li>• 13% - Inappropriate</li> </ul>

				<p style="text-align: center;">maintenance due inadequate skills</p>
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5. Expressing concern at the shortcomings in documentation submitted and the methodologies to be used for the proposed restoration of Beit el Ajaib (House of Wonders), highlighted the Advisory bodies technical review, also urges the State Party to halt all the work on this building apart from urgent shoring, and to developed detailed documentation as indicated in the technical review, including archival research, and submit this revised documentation to the World Heritage Centre for further review by the Advisory Bodies before any work on the proposed project commences;

Response

The State Party has been very keen to follow the expert opinion as provided by the WH-Centre. The State party had shared the first documentation with ICOMOS for their review. ICOMOS technical reviews were received by the State Party on 21<sup>st</sup> June 2016, one of them being to halt all works at the site which was adhered. Further to this, the State Party prepared documentation as indicated by ICOMOS technical team. On 25<sup>th</sup> November 2016 and 08<sup>th</sup> December 2016 the State Party made a resubmission of documents to UNESCO/ICOMOS for comments. Currently, the document known as “the restoration of Beit-el-Ajaib - A synopsis of condition and proposed interventions (Nov. 2016) has been approved.

Response

The UNESCO/ICOMOS Advisory Mission to Zanzibar from 30<sup>th</sup> Sept to 3<sup>rd</sup>, October 2017 observed the real conservation situation of Beit El Ajaib building, the urgency of the rehabilitation of the building and the close follow up by the Sultanate of Oman delegation to Zanzibar to rehabilitate the building. Hence this led to a strong discussion on the Conservation and restoration of the Beit El Ajaib. In this discussion it was agreed to hold tripartite meetings at WH Centre, Paris France on 13<sup>th</sup> and 16<sup>th</sup> November 2017. These meetings resulted to a recommendation on a tripartite management of the implementation of the project as per approved project documents.

6. Also notes the results of the 2016 Reactive Monitoring Mission, to the property and further urges the State Party to implement upon agreed measures, in accordance with the proposed

*timelines, regarding the Specific Recommendations for procedures to Adequately Control Development and Promote Conservation;*

## Response

State Party took initiative again apart from financial constraints that faces, it has taken measures on Adequately Control Development and Promote Conservation.

The Matrix here under will demonstrate and explain the State Party's **measures and timeframe for implementation.**

PROCEDURES TO ADEQUATELY CONTROL DEVELOPMENT AND PROMOTE CONSERVATION				
Measures	Action	Responsible Actors	Timeframe	Achievement
<b>PLANNING MEASURES</b>				
Describing Management System Decision Making Structures Defined	List all stakeholders and organizations that will be involved in the updating of the mgmt. plan.	STCDA	By end 2016	List of Organization that will collaborated with STCDA in Management Plan DoURP, ZMC,ZPC, ZTC, ZIPA, ZSTHS, Stakeholder's forum, Woman Reclaim, Sheha, ZHC, Heritage Board
Conservation Plan, Siravo	1) Estimate the cost and develop a project proposal 2) Seek Financing (seek Aga Khan	1) STCDA & UNESCO can share	1) By mid 2016 2) By end 2016 3) By end	1. Cost estimate 1.5 to 1.8 US Million dollars for project

1994	<p>support for this, AWHF, FIT, UNESCO)</p> <p>3) Update the plan</p> <p>4) Implement the plan</p>	<p>proposals and advise</p> <p>2) STCDA, UNESCO, AWHF, TZ Nat Com</p> <p>3) STCDA with experts</p> <p>4) STCDA</p>	<p>2018</p> <p>4) 2019 - 2029</p>	<p>proposal.</p> <p>2. World Bank through ZUSP financed the review of Conservation Plan to a new proposed title of Conservation Management Plan. Short listed bidders are ready and the report submitted to World Bank.</p> <p>3. Management Plan will be updated after final selection of prospective bidders by 2018</p> <p>4. The Conservation and Management plan will be implemented by 2019</p>
Define structures and various annexes of Management plan	<p>1) Clarify and define structures and processes of communication/exchange for Mgmt plan</p> <p>2) Conservation</p> <p>3) Tourism</p> <p>4) Disaster</p> <p>5) Education/Outreach/Awareness raising</p> <p>6) Fundraising</p> <p>7) Action Plan</p>	1) STCDA	1) by end 2016	Definition of structures and development of various annexes shall be part and parcel of Conservation and Management Plan which is to be developed by consultant.

Management Plan 2008	<ol style="list-style-type: none"> <li>1) Estimate the cost and develop a project proposal</li> <li>2) Seek Financing (seek Aga Khan support for this, AWHF, FIT, UNESCO)</li> <li>3) Update the plan</li> <li>4) Implement the plan</li> </ol>	<ol style="list-style-type: none"> <li>1) STCDA &amp; UNESCO can share proposals and advise</li> <li>2) STCDA, UNESCO, AWHF, TZ Nat Com</li> <li>3) STCDA with experts</li> <li>4) STCDA</li> </ol>	<ol style="list-style-type: none"> <li>1) By mid 2016</li> <li>2) By end 2016</li> <li>3) By end 2018</li> <li>4) 2019 - 2029</li> </ol>	<ol style="list-style-type: none"> <li>1. Project proposal developed in 2016 and submitted to interested funders</li> <li>2. World Bank through ZUSP financed the review of Management Plan to a new proposed title of Conservation and Management Plan. Short listed bidders are ready and the report submitted to World Bank.</li> <li>3. Management Plan will be updated after final selection of prospective bidders by 2018</li> <li>4. The Conservation and Management Plan will be implemented by 2019</li> </ol>
<b>STRUCTURAL ORGANISATIONAL</b>				
DCU	<ol style="list-style-type: none"> <li>1) STCDA active participation in meetings</li> <li>2) Introduce STCDA right of veto power</li> <li>3) Creation of guideline</li> </ol>	<ol style="list-style-type: none"> <li>1) STCDA</li> <li>2) STCDA</li> <li>3) DCU</li> </ol>	<ol style="list-style-type: none"> <li>1) Monthly meetings and ad hoc as needed</li> </ol>	<ol style="list-style-type: none"> <li>1. STCDA has proved to be active in</li> </ol>



	document for developers		<ul style="list-style-type: none"> <li>2) By mid 2016</li> <li>3) By end 2016</li> </ul>	<p>DCU's meetings, eg. Issuing of permit for Fish Landing Market and others.</p> <p>2. The proposed guideline to be developed will provide the veto power to STCDA on conservation and development within Stone Town.</p>
Community Stakeholders Forum (CSF)	<ul style="list-style-type: none"> <li>1) Develop TOR</li> <li>2) Ensure Office space given to Community for Stakeholder Board</li> <li>3) Ensure STCDA participation in at least 3-4 meetings a year</li> <li>4) STCDA to ensure communication of voice of stakeholders in DCU and eventually the "Heritage Board" meetings (as a</li> </ul>		3-4 times a year	<ul style="list-style-type: none"> <li>1. ToR developed</li> <li>2. The office has been provided.</li> <li>3. STCDA participates in all</li> </ul>

	temporary measure until management plan updated)			meetings of Stakeholders.  4. At the moment members of the DCU and the Heritage board include representatives of stakeholders.
Heritage Board	<ol style="list-style-type: none"> <li>1) Define the Heritage Board (ie: advise and consult on synergies and challenges of development projects)</li> <li>2) Decide who convenes its meetings and under which legislation (ie: "sub-committee" under STCDA Act or under DCU?)</li> <li>3) Identify its membership (ZIPA, Govt, Port authority, etc)</li> <li>4) Develop TOR for Heritage Board</li> <li>5) Define its Operating procedures</li> <li>6) Define its link to the other management structures</li> <li>7) Define its financial mechanism</li> </ol>	<p>STCDA</p> <p>DCU</p> <p>Revolutionary Government of Zanzibar</p> <p>State Party of Tanzania</p>	<p>Creation mid 2017</p> <p>Meet at least 3 times a year</p>	<ol style="list-style-type: none"> <li>1. It has been agreed Heritage Board to be under DoURP with legislation.</li> <li>2. Draft Regulation of Heritage Board is already prepared and clarifies on the issue of convening</li> </ol>

				<p>meetings.</p> <p>3. Members of Heritage Board are defined in the DCU regulation.</p> <p>4. TOR is in place.</p> <p>5. Operating procedure is defined in the Heritage Board regulation.</p> <p>6. The Heritage Board meetings involve twenty different directors from government institutions chaired by Regional Commissioner of Urban</p>
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				West.  7. Heritage Board according to DCU regulation is funded by DCU.
ZMC-STCDA relations	<ol style="list-style-type: none"> <li>1) Ensure regular meetings.</li> <li>2) Continue collaboration on Traffic Plan and respect for permits.</li> <li>3) World Heritage Cities Coordination of mayor's participation.</li> </ol>	ZMC STCDA	By monthly meetings?	<p>1.1 Presently, meetings between STCDA and ZMC are held as needs arise.</p> <p>1.2 ZMC Director by ex-official to the STCDA Board of Directors.</p> <p>1.3 Moreover the Conservation and Management plan will formalize this</p>

				<p>meeting.</p> <p>2. A new proposed Traffic Plan in Stone Town is underway through a World Bank project, (ZUSP), this plan will provide methodologies for effective collaboration between ZMZ and STCDA.</p> <p>3. State party will continue to support the participation of Mayors in the World Heritage Cities meetings. However</p>
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				the state party argues that World Heritage center to strengthen the participation of Mayor's in these meetings.
<b>LEGAL Measures</b>				
STCDA Act	Continue enforcing	STCDA  Revolutionary Government of Zanzibar.	ongoing	State Party has taken this seriously on enforcing and supporting accordingly, including the current review of STCDA Act.
DCU Act	Explore the possibility of giving STCDA the right of veto projects, which may have a negative impact on the OUV of the World Heritage property.	STCDA  DCU	End of 2016	State Party through STCDA is strongly working on the

		Revolutiona ry Governmen t of Zanzibar  State Party of Tanzania		right of veto power in Conservati on area and that all projects will follow investment guidelines as developed by STCDA.
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7. *Also requests the State Party to finalize the consultations with the current property management of Mambo Msiige building to implement all feasible mitigation measures, as outlined in the 2014 and 2016 mission reports, to lessen the negative impacts of the hotel in the Outstanding Universal Value (OUV) of the property, and to provide a proposal for this work, including a time line for implementation, to the world Heritage Centre, for the review by the Advisory Bodies;*

Response:

State Party made consultations with current management of the Mambo Msiige building, and delivered information of the last reactive monitoring mission. They agreed and made the rectification of the following highlighted areas:

TIME FRAME FOR MAMBO MSIIGE PROJECT CORRECTIVE MEASURE			
Action	Responsible Actors	Timeframe	Remarks
Removal of fake doors paints on the wall surface side facing road from	STCDA and Park Hyyat Management	2016	All fake door paints are completely removed from the wall surface.

Serena hotel to Forodhani.			
Improved open space on side of the hotel to be free to the public.	Land Commission ,STCDA and Park Hyyat Management		It was agreed that the open space on the side of the hotel shall be opened during a day and closed during night for security reason.
Display the history of the Mambo Msiige around the courtyard area.	STCDA, Department of Museum and Antiquities and Park Hyyat Management		Various meetings took place involving STCDA, DMA and Park Hyyat Management on the establishment of Display the history of the Mambo Msiige.  The text for display of the history of Mambo Msiige has been prepared and will be displayed after approval.
Replacement of glass balustrade on swimming pool area to compatible material and that will provide privacy.	STCDA and Park Hyyat Management		Dark screen to prevent from seeing through to the beach has been provided.
Place back the survey datum plate, on its original place on the top of Mambo Msiige Building.	STCDA and Park Hyyat Management		Survey datum plate has been fixed to its original bollard.
Make a ramp on	STCDA and Park Hyyat		Ramp was provided on steps.



steps dropping to the beach.	Management		
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*8. Further requests the State Party to provide project proposals and details on the potential urban interventions for the container port, for any commercial space on Darajani Corridor, for the proposed promenade along the Mizingani seawall, and the potential restoration and use plans for the Tippu Tip House, and the Creek Road Chawl Building, to the World Heritage Centre for review by the Advisory Bodies before any permits are granted for implementation.*

Response:

The State Party has planned to shift the container port to Mpiga Duri (outside the Stone Town area) and the project proposal is in place and the preliminary works are at various stages of implementation at Mpiga Duri. The vacated container port will be used as passenger terminal.

Regarding the Commercial space of Darajani Business Centre, State Party had prepared detailed drawings based on decision made in Istanbul when WH Committee met at its 40<sup>th</sup> Session. Advisory mission of 30<sup>th</sup> September to 3<sup>rd</sup> October 2017 have seen the site and the drawings were submitted to ICOMOS for reviewing.

Also the State Party ensures UNESCO-WH Centre that, the Mizingani proposed seawall promenade work is already completed and has been inaugurated ready for use by the public.

Regarding the potential restoration and use plans for Tippu Tip House, no work has started so far. This is due to the lack of conservation plan that has not yet been submitted to UNESCO/ICOMOS. Presently the building balcony is temporarily supported by timber shoring.

Regarding the Chawl Building at Creek Road; the State Party submitted to UNESCO proposed documents for the restoration of the building on 5<sup>th</sup> August 2016. The State Party received ICOMOS comments on the same.

The State Party acknowledges receiving of the comments and has worked on them and resubmitted for approval. In addition drawings and other necessary documents were submitted. Furthermore the Advisory Mission on 30<sup>th</sup> September to 3<sup>rd</sup> October 2017 visited the site for verification and requested more information. The State Party adhered

to the Advisory mission requirement that culminated in the approval of the restoration of the Chawl building.

*9. Requests furthermore the state Party to submit to the World heritage Centre, by 1 February 2017, a progress report and by and 1 December 2017, an updated report on the state of Conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 42<sup>nd</sup> session in 2018.*

#### ACRONYMS AND ABBREVIATIONS:

- STCDA Stone Town Conservation and Development Authority
- ZMC Zanzibar Municipal Council
- DoURP Department of Urban and Rural Planning
- ZPC Zanzibar Port Corporation
- ZTC Zanzibar Tourist Corporation
- ZIPA Zanzibar Investment Promotion Authority
- ZSTHS Zanzibar Stone Town Heritage Society
- DMA Department of Museum and Antiquities
- ZHC Zanzibar Housing Corporation
- ZATI Zanzibar Association of Tourism and Investment
- DCU Development Control Unit.
- ZUSP Zanzibar Urban Service Project

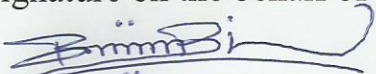
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- h) Signature on the behalf of the State Party:

  
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