

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

- 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: 15th March, 2016

h) Signature on the behalf of the State Party:

STATE OF CONSERVATION IN THE

RESPONSE FROM STATE PARTY TO THE WORLD HERITAGE COMMITTEE

Decision 3

Deeply regrets that the State Party did not halt work on the Mambo Msiige project as requested in the above mentioned decisions, and allowed the developer to complete the project without taking into account the recommendations of the Heritage Impact Assessment (HIA) and the jointly agreed upon matrix and guidelines for a revised design;

Response:

The State Party had a lengthy discussion with the 2015 RMM on how best to mitigate the impact resulting from Mambo Msiige project. The professional advice from RMM, which was agreed by the State Party, has been communicated via letter reference STCDA/37/Vol. 1/2015/77 dated 11th March, 2016, informing the owner of Mambo Msiige on the desired corrective measures to be implemented. It is expected that the discussion will be held before mid of May, 2016. This discussion will involve the STCDA, Development Control Unit (DCU), Stone Town Board of Directors and representatives of the Stakeholders forum.

Decision 4

Considers that the newly completed six storey hotel (two storey above the agreed matrix and guidelines and encroaching into the public beach and protected open space) has a significant adverse impact on the urban form and silhouette of the property and substantial adverse impact on its outstanding universal value (OUV), and notes that the state party, its self, recognizes in its 2015 state of conservation report, the negative impact of the encroachment;

Response:

The State Party considers that the mitigation measures proposed under decision three above will substantially mitigate the impact on the Outstanding Universal Value of the property.

Decision 5

Urges the State Party to work with the current property management to undertake all visible mitigations measures, as outlined in the 2014 mission report, to lessen the negative impact of the hotel on the OUV of the property, and to provide the proposal for this work, including a time line for implementation for submission to the World Heritage Center for review by the Advisory Body

Response:

The State Party communicated to the owner of the lease via letter of the reference STCDA/37/Vol. 1/2015/77 dated 11th March, 2016 informing the owner that one of the agenda item to be tabled in expected meeting will be on the report of corrective measures as submitted with the RMM of 2014. This meeting, among the other things, will take stock of the measures implemented and those unimplemented from which then, a proposal for action plan, including a time line for implementation, will be agreed upon and a copy shared with World Heritage Center.

Decision 6

Also notes that the State Party recognizes the lack of effective management procedures, as evidenced by the fact that 2008 Heritage Management Plan and the 2010 Stone Town Conservation and Development Authority Act have not been implemented and request the state party to begin their implementation as soon as possible

Response:

The State Party recognizes the lack of effective management procedures. This recognition lead to the State Party to prepare a strategy to reverse the situation by:-

- Establishing the Development Control Unit (DCU), on 1st August, 2015
- Establishing the Board of Directors for STCDA, in 26th May,2015
- Establishing the Stakeholders Forum, in 21 February 2016

- Establishing and implementing traffic plan in stone town, on 8th February 2016
- Establishing of the Heritage Board, in March 2016, and has initiated a review of 2008 Heritage Management Plan so as to include, among other things, other stakeholders.

The above mentioned Institutions met the 2015 RMM in February, 2016

The establishment of the above governing bodies and decision making meetings at Ministerial level have and will continue to facilitate effectively the implementation of the STCDA 2010 Act.

Decision 7

Further notes that the State Party has taken steps to improve Governance of the property through the setting up of a Development Control Authority, the Heritage Board and Stakeholder Forum, and also request the State Party to act with urgency to establish this organization and ensure their effective implementation with the appropriate guidance from the Advisory Bodies

Response

As stated above, DCU was established since 1st August, 2015 by the Government Notice number 38 of 2015. DCU mandates carters for the all of Zanzibar, including Stone Town. Its formation comprises members from eight different institutions. However, in regards to approving permits of new buildings within Stone Town, it has issued permit for Fish landing and Market facilities after consultation with UNESCO World Heritage Center.

Stakeholders' forum has also been established and is now working. The RMM had an opportunity to meet with the forum members.

Following the discussion with RMM, it was decided to continue with the effort to establish Heritage Board. The Director of Urban Planning took the issue to DCU and saw the possibility to attach the administration of Heritage Board under the DCU. Following the discussion, all members of DCU accepted the proposal and advised by RMM to prepare and discussed in the DCU meeting which was held 11th March, 2016. The final draft of MoU will be distributed to the RMM for input.

Decision 8

Further request the State Party not to undertake any development projects until they have been reviewed according to the Management Plan, in collaboration with the proposed new management structures above – mentioned and guided by HIAs, in accordance with Paragraph 172 of the Operational Guidelines;

Response

Having the DCU in full swing, the approval of the Fish Landing and Market facilities is a practical evidence that any development project is undertaken according to the Management Plan, in collaboration with the proposed new management structures above –mentioned and guided by HIAs, in accordance with Paragraph 172 of the operational Guidelines;

Decision 9

Requests furthermore the state party to engage with urgency in the implementation of the approved traffic Plan

Response

The approved traffic plan is being implemented. The authorization was hierarchically processed from central Government to the level of stakeholders. It helps to decongest even the traffic which was caused by the Land Craft ships. Several stakeholders participated in its implementation. The STCDA evaluates the implementation in view of improving the exercise.

Decision 10

Calls upon the international community to provide assistance to the State Party to improve the management capacity and systems for the property;

Response

The STCDA prepared and submitted four proposals for funding. The application was based on the analysis made to identify deterioration and management capacity. One was submitted to UNESCO Paris (Traffic Plan) in October, 2015, and the second one to the American Embassy in Dar es Salaam submitted in January, 2016

(restoration and rehabilitation of Malindi Caravan Serai and Orphanage Building), Documentary of the Stone Town to Abu Dhabi University submitted on 23rd September, 2015 and the fourth one is Zanzibar build Heritage Job Creation Project that the STCDA working together with Italian NGO`s ACRA and Zanzibar Stone Town Heritage Society, the project started since February, 2014 and will end 31st January, 2017, the main areas of this project are; building capacity to the Stone Town Technicians (masons and carpenters), awareness to the students and Stone Town society and training for tour guide and tour operators for Stone Town as a World Heritage Site. Out of the four proposals sent for funding, it`s only Abu Dhabi University which has shown interest by informing the STCDA that it will send an expert for the activity. Documentary of STCDA by Abu Dhabi University may act as a prompt and attract more funding as it will show existing condition of the conservation of STCDA. However, STCDA has approached the Tanzania Investment Bank (TIB) and the discussions are in final stages.

Moreover, more effort is being made on other proposal particularly on the area of management capacity building and systems for the property.

Decision 11

Invites the State Party to request International Assistance from the World Heritage Fund to strengthen the management and conservation of the property

Response

During the Reactive Monitoring Mission (RMM) carried out from 21st February to 26th February, 2016, the State Party had very strong consultation with RMM team on the procedures applicable to World Heritage Fund (WHF) and African World Heritage Fund (AWHF) applications. In line with the applicable procedures, STCDA has taken steps of applying to the WHF and AWHF.

Decision 12

Also regrets that the State Party has not complied with all requests expressed by the committee in Decision 38COM 7B.55, in particular related to the lack of significant progress in implementing the conservation plan and in reversing the decay in most of the building stock, in spite of the recommendations of the

committee over several sessions since 2007, leading to the poor overall state of conservation of the property;

Response

The State Party agrees that the current Conservation Plan does not address the current challenges. The Stone Town Conservation Plan is outdated since it was prepared 1994 which is almost twenty two years now. The State Party believes that the document is not suitable to address the current conservation challenges.

Efforts are underway to update the document of the Zanzibar Conservation Plan that will cater for the current challenges that can allow both conservation and development of Stone Town as World Heritage Site.

Grade one Buildings

State Party in previous years has shown tremendous efforts on the issue of rehabilitations, restoration, and renovation for the grade one buildings (monuments). Under the grant from World Bank, the State Party managed to restore the historic grade one building of Bharmal Building which is located at Malindi. Recently, the completed work of restoration of Bhamal Building was handed over to the Zanzibar Municipal Council (ZMC) in November 2015 and ready for use. The High Court building of Zanzibar which is located at Vuga area was restored and completed in September 2010. This restoration work was financed by the Revolutionary Government of Zanzibar. Also major restoration works were carried out at Anglican Christ Church and the center for slavery heritage building of St. Monica located at Mkunazini intended to be completed in May, 2016. The restoration work was financed by European Union (EU) and the spire was financed by fundraising with the friends of Zanzibar Cathedral Church.

Aga Khan Mosque which is another grade one building located at Hurumzi, used to have regular maintenance work under STCDA directives. Aga Khan Society has a culture of regular maintenance that sustains the condition of this building to be always in good condition.

Grade two Buildings

Grade two buildings also have shown an improvement on rehabilitation, restoration and renovation with few buildings reconstructed. There are 233 grade two buildings in the Stone Town. A recent building survey of grade two buildings came up with the following results; 81 buildings are in good condition equivalent to 34.8%, 132 buildings are in sound condition equivalent to 56.6%, and 15 buildings are in poor conditions equivalent to 6.4% and only five buildings were reconstructed.

Decision 13

Also consider that the serious conservation condition of the property and the lack of effective management and adequate governance have led to in appropriate development such as the completion of the Mambo Msiige project

Response

The State Party wishes to acknowledge lack of effective management and some governance weaknesses. However, efforts have been started to improve effective management and governance for better and appropriate conservation and sustainable development.

Efforts have been taken by State Party on the following:-

- Establishment of the Development Control Unit (DCU) which is under the Department of Urban and Rural Planning (DoURP) and is already operational;
- Appointment of the Board of Directors of STCDA is in full swing and operational, and
- Establishment of the Stakeholders Forum, ready in practice under appointed chairperson from the local community who is the resident of Stone Town, STCDA already provided office with furniture.

Both Board of Directors and Stakeholders forum participated very well during the establishment and implementation of traffic plan within Stone Town by close communication between stakeholders. This has shown a sign of strong collaboration and acceptance of the exercise. Presently, Social Police supervise

some areas in Stone Town to control the traffic. The following are Stakeholders members from different institutions who participate in meetings:-

- Zanzibar Municipal Council
- Zanzibar Ports Corporation
- Commission for Tourism
- Ministry of Infrastructure and Communication
- Zanzibar Investment Promotion Agency
- Police and other NGO, s.

Decision 14

Request moreover the State Party, in consultation with the World Heritage Center and the Advisory Bodies, to develop a set of corrective measures, a time frame for their implementation, for examination by the World Heritage Committee at its 40th session in 2016.

Response

The State Party prepared, in collaboration with World Heritage Center and Advisory Board a set of corrective measures and time frame for implementation which will be tabled for extermination during the 40th Session of the World Heritage Committee.

Decision 15

Request in addition the State Party to invite a joint World Heritage Center/ICOMOS/ICCROM Reactive Monitoring Mission to the property in 2015 to develop a corrective measures and a time frame for their implementation to be presented to the World Heritage Committee at the next session in 2016 with a view to considering, in the case of confirmation of the ascertained or potential danger to Outstanding Universal Value, the possible inscription of the property on the List of World Heritage in Danger;

Response

State Party invited the Reactive Monitoring Mission in Zanzibar from 21st to 26th February 2016, on 26th January 2016. The invitation was confirmed by RMM and the team officially started work in collaboration with State Party local experts. The mission involved visiting the whole site with a number of prominent Government institutions, local communities, religious leaders and NGO s. This mission during its exercise on the property, State Party benefited a lot from the knowledge which was provided in various meetings with institutions, local communities, staff of STCDA who were continuously together for five days.

39COM Decisions have addressed a number of notes, requests and consideration to be well planed, implemented with the time frame. RMM had enough time to work together with the State Party local experts on formulating matrix that shows issues to be done, implementation mechanism and the appropriate time line.

This exercise was agreed by both parties and it will be ready after approved by State Party to be submitted to the next session 40COM of 2016.

Decision 16

Finally request the State Party to submit to the World Heritage Center, by 1st February, 2016 an updated report, including a 1 – page executive summary, on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 40th session in 2016.

Response

After communicating with the RMM it has been decided that instead of submitting the state of conservation on 1st February 2016, the dates changed to 15th March 2016. This is due to the changing of the dates of the RMM to be in Zanzibar.

SOC corrective measures-and timeframe for implementation

Measures to be achieved in next 5 years

PROCEDURES TO ADEQUATELY CONTROL DEVELOPMENT AND PROMOTE CONSERVATION			
Measures	Action	Responsible Actors	Timeframe
PLANNING MEASURES			
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
Conservation Plan Seravo 1994	<ol style="list-style-type: none"> 1) Estimate the cost and develop a project proposal 2) Seek Financing (seek Aga Khan support for this, AWHF, FIT, UNESCO) 3) Update the plan 4) Implement the plan 	<ol style="list-style-type: none"> 1) STCDA & UNESCO can share proposals and advise 2) STCDA, UNESCO, AWHF, TZ Nat Com 3) STCDA with experts 4) STCDA 	<ol style="list-style-type: none"> 1) By mid 2016 2) By end 2016 3) By end 2018 4) 2019 - 2029
Define structures and various annexes of Management plan	<ol style="list-style-type: none"> 1) Clarify and define structures and processes of communication/exchange for Mgmt plan 2) Conservation 3) Tourism 4) Disaster 5) Education/Outreach/Awareness raising 6) Fundraising 	1) STCDA	1) by end 2016

	7) Action Plan		
Management Plan 2008	<ol style="list-style-type: none"> 1) Estimate the cost and develop a project proposal 2) Seek Financing (seek Aga Khan support for this, AWHF, FIT, UNESCO) 3) Update the plan 4) Implement the plan 	<ol style="list-style-type: none"> 1) STCDA & UNESCO can share proposals and advise 2) STCDA, UNESCO, AWHF, TZ Nat Com 3) STCDA with experts 4) STCDA 	<ol style="list-style-type: none"> 1) By mid 2016 2) By end 2016 3) By end 2018 4) 2019 - 2029
STRUCTURAL ORGANISATIONAL			
DCU	<ol style="list-style-type: none"> 1) STCDA active participation in meetings 2) Introduce STCDA right of veto 3) Creation of guideline document for developers 	<ol style="list-style-type: none"> 1) STCDA 2) STCDA 3) DCU 	<ol style="list-style-type: none"> 1) Monthly meetings and ad hoc as needed 2) By mid 2016 3) By end 2016
Community Stakeholders Forum	<ol style="list-style-type: none"> 1) Develop TOR 2) Ensure Office space given to Community for Stakeholder Board 3) Ensure STCDA participation in at least 3-4 meetings a year 4) STCDA to ensure communication of voice of stakeholders in DCU and eventually the "Heritage Board" meetings (as a temporary measure until management plan updated) 		3-4 times a year
Heritage Board	<ol style="list-style-type: none"> 1) Define the Heritage Board (ie: advise and consult on synergies and challenges of development projects) 2) Decide who convenes its meetings and under which legislation (ie: "sub-committee" under STCDA Act or under DCU?) 3) Identify its membership (ZIPA, Govt, Port authority, etc) 4) Develop TOR for Heritage Board 	<p>STCDA</p> <p>DCU</p> <p>Revolutionary Government of</p>	<p>Creation mid 2017</p> <p>Meet at least 3 times a year</p>

	5) Define its Operating procedures 6) Define its link to the other management structures 7) Define its financial mechanism	Zanzibar State Party of Tanzania	
ZMC-STCDA relations	1) Ensure regular meetings 2) Continue collaboration on Traffic Plan and respect for permits 3) World Heritage Cities Coordination of mayor's participation	ZMC STCDA	By monthly meetings?
LEGAL Measures			
STCDA Act	Continue enforcing	STCDA Revolutionary Government of Zanzibar	ongoing
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 Revolutionary Government of Zanzibar State Party of Tanzania	End of 2016

Structure of Management plan should contain:

- Define the system of decision making; including the roles of various management structures and processes

- Management – conservation – tourism mgmt./visitor mgmt., disaster, education/awareness-raising, fundraising; (may need a separate plan for religious issues?)
- The mgmt. plan is a process of discussion and you need to communicate it with stakeholders
- You must include an Action Plan as an annex and define who is responsible for each action (tourist board, schools, etc)

GRADE I BUILDINGS

S/No.	Building Name	Good	Sound	Poor
1	Tippu Tipu			√
2	Mambo Msiige	√		
3	Roman Catholic Church		√	
4	British residence		√	
5	Old Fort		√	
6	Bharmal Building	√		
7	Bamnara			√
8	Caravan Serai			√
9	Astella Market		√	
10	Chawl Building			√
11	Beit el Ajaib			√
12	Anglican Church	√		
13	State House	√		
14	Kilosa Building		√	
15	Peopole's Palace		√	
16	Peace Memorial Museum	√		
17	High Court	√		
18	Tembo Hotel	√		
19	Agakhan Mosque	√		
20	Hindu Temple	√		
21	Ithnasheir Dispensary	√		

22	Royal Tombs	√		
23	Royal Baths		√	
24	Khoja Ismailia	√		
25	Cheritable Musafakar		√	
26	Minerat of Shia Mosque	√		

**GRADE TWO BUILDINGS IN STONE TOWN ZANZIBAR AND
ITS CONDITION**

ZONES	GOOD	SOUND	POOR	NEW CONS.	TOTAL	REMARKS
MALINDI	13	25	4	4	46	
KIPONDA	4	33	-		37	
FORODHANI	10	28	1		39	
MKUNAZINI	11	5	1		17	
KAJIFICHENI	10	17	2		29	
SOKOMUHOGO	9	11	2		22	
VUGA	7	8	1		16	
SHANGANI	14	5	3	1	23	1 RUIN
DARAJANI	3	-	1	1	4	NEW CONS. MSIKITI WA MCNHANGANI
TOTAL	<u>81</u>	<u>132</u>	<u>15</u>	<u>5</u>	<u>233</u>	

	<u>34.8%</u>	<u>56.6%</u>	<u>6.4%</u>	<u>2.1%</u>	<u>100%</u>	
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