# TABLE OF CONTENTS

## 1 BACKGROUND TO THE MISSION

1.1 INTRODUCTION

1.2 INSCRIPTION HISTORY

1.3 INSCRIPTION CRITERIA AND STATEMENT OF OUTSTANDING UNIVERSAL VALUE

1.4 AUTHENTICITY ISSUES RAISED IN THE ICOMOS EVALUATION REPORT AT THE TIME OF THE INSCRIPTION

1.5 EXAMINATION OF THE STATE OF CONSERVATION BY THE WORLD HERITAGE COMMITTEE AND ITS BUREAU

1.6 JUSTIFICATION OF THE MISSION

## 2 NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY

2.1 HERITAGE LEGISLATION

2.2 INSTITUTIONAL FRAMEWORK

2.3 MANAGEMENT STRUCTURE

## 3 FINDINGS AND RECOMMENDATIONS IN RESPONSES TO THE TERMS OF REFERENCE

3.1 TERMS OF REFERENCE FOR THE MISSION

3.2 INSPECTION AND DOCUMENTATION OF PROPOSED AND CURRENT CONSTRUCTION PROJECTS


3.4 THE DARAJANI CORRIDOR BUSINESS CENTRE

3.5 THE CHAWL BUILDING RENOVATION

3.6 THE HOUSE OF WONDERS/BEIT AL AJAIB RESTORATION PROJECT

3.7 THE MAJESTIC CINEMA RENOVATION PROJECT

3.8 THE BWAWANI HOTEL PROJECT

3.9 THE PALACE MUSEUM RESTORATION

3.10 CONSULTATION WITH THE RELEVANT AUTHORITIES OF THE UNITED REPUBLIC OF TANZANIA

3.11 STAKEHOLDER ENGAGEMENT

3.12 PROGRESS TO DATE ON THE IMPLEMENTATION OF THE WORLD HERITAGE COMMITTEE DECISION 40 COM 7B.21

3.13 IMPLEMENTATION OF THE SPECIFIC RECOMMENDATIONS FOR PROCEDURES TO ADEQUATELY CONTROL DEVELOPMENT AND PROMOTE CONSERVATION

3.14 IMPLEMENTATION OF MITIGATION MEASURES AT THE MAMBO MSIIGE

3.15 ASSESSMENT OF THE OVERALL PROTECTION AND MANAGEMENT OF THE STONE TOWN OF ZANZIBAR WORLD HERITAGE PROPERTY AND ITS BUFFER ZONE.

## 4 ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

4.1 REVIEW OF THE MAINTENANCE OF CONDITIONS AND INTEGRITY OF THE ATTRIBUTES THAT CONTRIBUTE TO THE OUTSTANDING UNIVERSAL VALUE OF THE PROPERTY

4.2 REVIEW OF RECOMMENDATIONS OF PAST TWO REACTIVE MONITORING MISSIONS STILL TO BE ADDRESSED
5 CONCLUSION AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

5.2 MANAGEMENT SYSTEMS

5.3 ADDITIONAL TECHNICAL AND FINANCIAL ASSISTANCE

6 LIST OF ACRONYMS

7 ANNEXES

7.1 DECISION OF THE WORLD HERITAGE COMMITTEE

7.2 MAP OF THE WORLD HERITAGE PROPERTY AND ITS BUFFER ZONE

7.3 MISSION PROGRAMME

7.4 LIST OF WORKINGS DOCUMENTS AND DECISIONS RELATIVE TO THE STONE TOWN OF ZANZIBAR WORLD HERITAGE PROPERTY

7.5 COMPOSITION OF MISSION TEAM

7.6 SUMMARY OF THE EXAMINATION OF THE STATE OF CONSERVATION BY THE WORLD HERITAGE COMMITTEE AND ITS BUREAU

7.7 ‘UP DATED-SOC CORRECTIVE MEASURES- TIME FRAME FOR IMPLEMENTATION’ (STCDA DOCUMENT)

7.8 ‘ZANZIBAR URBAN SERVICES PROJECTS (ZUSP). ; (STCDA DOCUMENT)

7.9 ‘DRAFT CONCEPT NOTE “BA IN HERITAGE CONSERVATION” (ACRA ZSTHS, KIST DOCUMENT)

7.10 Photographic Record
ACKNOWLEDGEMENTS

The 2017 Joint UNESCO and ICOMOS Advisory mission team extend their thanks to the United Republic of Tanzania for the invitation to visit the Stone Town of Zanzibar World Heritage property. In particular, our thanks to both the Chair, Ms Mwanaidi Saleh Abdullah and Director, Mr Issa Makarani, of the Stone Town Conservation and Development Agency (STCDA) and the entire STCDA staff as well as the representatives of the United Republic of Tanzania’s UNESCO National Commission for UNESCO for facilitating the organisation of this mission. Our thanks to Dr. Moshi Kimizi and Mr Erick Kajiru for accompanying the mission.

Our heartfelt thanks to the STCDA for the warm welcome extended to our Mission team and for developing a comprehensive schedule that included meetings with relevant stakeholders and guided visits of the property. During these meetings and on-site visits, the Mission greatly benefited from the information and kind cooperation provided by the site manager Mr. Makarani and his staff. Dr Muhammad Juma of the Department of Urban and Rural Planning provided valuable additional insights.

Through the agency of the STCDA, well-attended individual meetings were held with the various institutional stakeholders, which included the Ministry for Infrastructure, Communication and Transportation’s Principle Secretary Mustafa Aboud Jumbe and the Deputy Principle Secretary, Mr Shomari Omar Shomari. The mission was further privileged to meet with the Minister of the Presidency, Haji Omar Kheri. Our thanks to these individuals and their ministries for taking the time to engage with the mission.

The team members of the mission extend their thanks to all other representatives of institutional organisations, including the Zanzibar Municipal Council, Zanzibar Ports Authority, Department of Education, Zanzibar Land Commission and Zanzibar Investment Promotions Agency.

The mission also had the pleasure of often being accompanied by Dr Mohammed Juma, Director of the Department of Urban and Rural Planning of the Ministry of Lands Housing Water and Energy. We wish to extend our heartfelt thanks for their time and candid discussion.

We wish to extend our sincere thanks to the inhabitants of the Stone Town of Zanzibar, especially the Stakeholders Forum, the Reclaim Women’s Space in World Heritage group, the Zanzibar Stone Town Heritage Society and the representative of ACRA, for their time, engagement and open dialogue during the stakeholder meetings and site visits.
EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The United Republic of Tanzania (hereafter the ‘State Party’) requested UNESCO’s World Heritage Centre (WHC), in a letter dated 14 August 2017, to send an Advisory mission to Stone Town of Zanzibar World Heritage property in order to monitor the progress and advise the State Party on several on-going projects, namely those involving: the Darajani Corridor Business Centre, the Chawl building, the House of Wonders (Beit-el-Ajaib), the Majestic Cinema, Bwawani Hotel complex, and Palace Museum.

The original request dealt only with the Darajani Corridor Business Centre project. After further discussions between the WHC and the State Party, it was decided to adopt a holistic approach to the various conservation activities in the property and therefore to extend to scope of the mission to include all of the above-mentioned components. The Terms of Reference for the mission were proposed by the State Party, and were agreed after comment from the UNESCO World Heritage Centre and the International Council on Monuments and Sites (ICOMOS). The Advisory mission was carried out from 01 to 03 October 2017. The mission was undertaken by one representative of the UNESCO World Heritage Centre and one representative of the ICOMOS World Heritage Unit.

The Mission was tasked with clear but extensive Terms of Reference, but with a very limited timeframe to address these. Much reliance had to be made on post-mission desktop review of material made available to the Mission. The Mission was able to visit the Darajani Corridor Business Centre, Chawl Building, House of Wonders, Majestic Cinema, Bwawani Hotel complex, and Palace Museum, the Mambo Msiige and the Tippu Tip House. The Mission Team was also provided with a written project description of the ‘Zanzibar Urban Services Project’ (ZUSP), including the Mizingani Sea Wall project, the public open space at the Banyani Tree, the Malindi Market and associated facilities.

The time allocated to the Mission – in total 2.5 days on the ground in Stone Town of Zanzibar – meant that not much attention could be spent on detailed matters. The Mission was therefore not able to address the requirements of the last reference term for the mission. However with the assistance of the hosts, the STCDA, the Mission was able to visit all the listed places.

The Mission successfully completed the site visit and undertook numerous informative meetings with stakeholders from Government and civic society, with thanks to the STCDA for their assistance in this matter. It observed that the state of conservation of the built fabric of Stone Town of Zanzibar remains perilous, 17 years after inscription on the World Heritage List. The construction of the Mizingani Sea Wall has strengthened the buffer between the property and the ocean along the sea front. The ReClaim Women’s Space and the ZSTHS have started to address the issues of Natural disasters and lack of risk-preparedness, but this is not yet systemically being addressed at strategic management level.

The effect of the legal framework addressed in 2010 with the 2010 STCDA Act remains limited. The management system has been addressed, in theory, in particular with the creation of the macro-scale DCU, the Stone Town Heritage Board and Stakeholders Forum (already reported upon in 2014). Yet this management structure has not been implemented in full – to the detriment of the property.
The lack of dedicated funding for conservation activities is further having a high negative impact on the property – on Grade I and on other buildings. The fact that external funding needs to be relied on time and time again to repair the most important elements of Zanzibar’s architectural heritage – such as the Palace Museum and the House of Wonders – or that external investors need to be sought to the potential detriment of the historic value of the buildings in question – as in the case of the Tippu Tip House – is indicative of a systemic weakness in providing adequate means to maintain the architectural heritage, and therefore the Outstanding Universal Value (OUV) of the property.

This Advisory mission finds that this challenge has not yet been adequately acknowledged by the custodians of the property, and consequently has not yet been addressed. The Mission was informed that a Condominium Board had been constituted for the larger Zanzibar City. What the role of this board could be in the future managing of the Stone Town of Zanzibar World Heritage property should be explored further.

None of the factors affecting the property, as listed in the current and recent past State of Conservation report have yet been addressed successfully. Nearly all of the comments and recommendations made in the 2014 and 2016 Reports of the joint UNESCO/ICOMOS/ICCROM Reactive Monitoring missions remain\(^1\) valid today. These include:

1. Most of the recommendations for mitigative measures to be carried out regarding the Mambo Msiige (2014/2016);
2. The institution of a general moratorium on development of public green spaces and other open spaces (2014);
3. Implementation of the 2008 Heritage Management Plan and the 2010 Stone Town Conservation and Development Act and ensuring awareness of these under all stakeholders (2014/2016);
4. Ensuring the good functioning of the Management System, including the Development Control Unit, Stakeholders Forum and Heritage Board (2014/2016);
5. Undertaking strategic planning for the reconfiguration and reuse of the Malindi Container Terminal once the Zanzibar Ports Corporation has removed their container operations from the harbour (2014);
6. Halting any major development projects until they have been reviewed in accordance with the provisions of Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention. This includes any planned renovation or adaptive re-use of the Tippu Tip House for which the State Party are requested to notify the World Heritage Centre of the content and provisions of the lease agreement signed for this building (2014). Consolidation of the Tippu Tip House (2016), noting that the same 2014 mission found that: “It is imperative to ensure that the same fate suffered at Mambo Msiige does not happen at the Tippu Tip House. Such an outcome would point to an inability by the State Party to control development, and would strongly

\(^1\) Even those from the 2006 Pound & McDermott Report in Preparation for the Periodic Review remain highly pertinent.
indicate a need for consideration of, at least, a listing on the World Heritage List in Danger."

7. Developing information for investors, stakeholders, residents, and tourists in various formats: “In particular, for potential investors, a booklet should be prepared and distributed at the moment that interest is expressed, to explain the values of the World Heritage property and the need to ensure that any eventual proposals do not negatively impact on OUV, including the undertaking of Heritage Impact Assessments, where applicable. Create an exhibition space and information centre on Stone Town, as well as information panels throughout the World Heritage property”. (2016)


In response to the Terms of Reference of the mission, the Mission advises:

1. The Mission commends the plan and advises the State Party to adopt and implement the Ng’ambo Local Area Plan and the Michenzani Square plan. The Mission finds that the proposed Green Corridor project holds potential to enhance the OUV of the property. The Mission therefore recommends the State Party to submit all these plans to UNESCO for review by the Advisory Bodies, and implement with urgency these plans, once agreement has been reached with the Advisory Bodies.

2. The Mission advises that the current Darajani Business Centre project be permanently halted and the Green Corridors Project be assessed and submitted for implementation.

3. Despite the fact that not all aspects of the Chawl Renovation had yet been fully agreed to by the Advisory Bodies and the renovation had already commenced, the renovation as witnessed on site was of a high standard. The ZSSF and STCDA are congratulated for their project.

   a. In order to safeguard the contribution that Chawl Building makes to the OUV of the property, the Mission advises that careful consideration be taken in the selection of fittings and finishes, as these will have a big influence on the character of the Chawl Building. The Chawl was never intended as a palace: it was a utilitarian building. This character should be maintained in the selection of finishing and fittings.

4. The Mission finds that the Hifadhi Zanzibar Majestic Theatre project as presented (albeit in broad terms) will support and safeguard the tangible and intangible values that make up the Outstanding Universal Value of the Stone Town of Zanzibar World Heritage property. The Mission, in its capacity as Advisory to the State Party, encourages funders and donor organisations to participate in the project to ensure its success.

5. The proposed Bwawani development, even though reported to be dormant at present, holds the potential to have a high negative and permanent cumulative impact on the OUV of the Stone Town of Zanzibar World Heritage property. The danger it poses to the
property cannot be understated. The project should be halted:
   a. As it is not clear to the Mission what the status quo of the Bwawani development is, the State Party is advised, with urgency, to halt any plans for the Bwawani Hotel and surrounding area, including the sea-front, Funguni Lagoon and Blue mosque, clarify what the current status of rights to development granted on the entire area of the Bwawani Hotel and Funguni Creek and Lagoon are, and submit this to the UNESCO World Heritage Centre under Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention, also with urgency.

6. As the Mission was not provided with the World Monument Fund Report for the Palace Museum Restoration, the Mission recommends this be submitted for advisory comment to the UNESCO World Heritage Centre with speed to avoid delays to the execution of the project.
   a. Should no action be undertaken in the very near future, a collapse could occur at the Palace Museum, thereby bringing its continued use as a museum, and the OUV of the property, into danger.

7. The Heritage Board is still not functioning and is therefore still ineffective. The Mission advises that the State Party should be aware that the Heritage Board should be able to function autonomously, even if funded by and housed at the DoURP. Care should be taken that the Heritage Board and Development Control Unit operate independently and that there can be no conflicts of interest between the various bodies and their host organisation.
   a. The management system of the World Heritage property is not functioning well. This is a historic problem that still requires addressing.

8. The Mission reports that limited progress has been made in implementing the World Heritage Committee Decision 40 COM 7B.21. It further advises the State Party that, due to the sensitivity of the Container Terminal and Tippu Tip House projects and their high potential impact on the OUV of the property, no decisions should be made with regards the Corridor Terminal or Tippu Tip House, nor rights granted on any of these properties by any government department or agency without consultation with UNESCO World Heritage Centre and the Advisory Bodies.

9. The State Party has not yet addressed many of the recommendations of the previous two Reactive Monitoring missions to the Stone Town of Zanzibar World Heritage property.
   a. The State Party is advised to reassess these recommendations, make an overview, followed by an action plan and task a dedicated group of people with the execution of these recommendations.

The challenges faced by the Stone Town of Zanzibar World Heritage property call for an integrated, broad based and focused response, coordinated at the highest possible level. These challenges, the state of conservation of the property and the “somewhat large number of
“players involved in the management and conservation of the Stone Town” are both historic problems that have not yet successfully been addressed in the 17 years the property has been on the UNESCO World Heritage List.

The Mission further found that:

1. The current Management System, including the 2010 STCDA Act, is not being implemented fully, with resultant negative consequences for the Stone Town of Zanzibar World Heritage property and its OUV. This also means that the position of the Stone Town Conservation and Development Agency (STCDA) is being eroded continuously.

2. Owing to the complexity of problems, the range of stakeholders and actors and the diversity of factors affecting the Stone Town of Zanzibar World Heritage property, the Mission has come to the conclusion that the time has come to implement a cross-cutting task team to steer the property back on course.

The Mission concludes that:

1. The State Party is advised by the Mission to set up a task team for a period of at least the next five years (to meet the original five-year deadline of the Procedures To Adequately Control Development And Promote Conservation) to implement the outstanding recommendations of the 2014 and 2016 joint Reactive Monitoring missions.

2. The Mission recommends that the President of Zanzibar and the Revolutionary Council institute this task team for a minimum period of five years.

3. This task team should ideally report directly to the President of Zanzibar and the Revolutionary Council and should include at the very least the director of the STCDA and director of the DoURP, the DCU, Heritage Board, ZMC, and meet regularly with the United Republic of Tanzania UNESCO Commission, Community Stakeholders Forum, ReClaim Women’s Space, Hifadhi Zanzibar and the ZSTHS.

4. Capable individuals should be selected for the task team. Care should be taken that no single person represents more than one body on this task team and that individuals are dedicated to the task team.

5. A clear mandate, directives and outcomes will need to be set for the task team, but should include:
   a. Ensuring the 2010 STCDA Act is implemented to its full extent.
   b. Implementation of the principles of the 2011 UNESCO Historic Urban Landscapes approach.
   c. Review of past Committee Decisions and developing and implementing an action plan to address these.
   d. Review of past recommendations of Reactive Monitoring and Advisory missions and developing and implementing an action plan to address these.
   e. Implementation of all of the Procedures To Adequately Control Development And Promote Conservation developed by the 2016 joint UNESCO/ICOMOS/ICCROM

---

Reactive Monitoring mission.

f. Monitoring of the proper functioning of the DCU, Heritage Board and Stakeholders Forum, and reporting to the President of Zanzibar and the Revolutionary Council and the United Republic of Tanzania’s UNESCO National Commission as to the functioning of said bodies in the steering of development in the World Heritage property.

g. Taking responsibility for the development of the new integrated Conservation Management Plan (CMP) and coordination of its integration into all spatial local and regional plans, or the modulation of the latter as needed to safeguard the OUV of the property and its setting. The terms of reference for such a CMP need to be carefully structured to include all scale levels down to detailed material use recommendations.

h. Serving as a central point of communication between the various bodies of government with a presence in the World Heritage property.

i. Strategically developing the newly constituted Condominium Board’s contribution to the conservation of the buildings of Stone Town of Zanzibar and the buffer zone.
1 BACKGROUND TO THE MISSION

1.1 Introduction

The United Republic of Tanzania (hereafter the ‘State Party’) requested an Advisory mission to Stone Town of Zanzibar World Heritage property in order to monitor progress and advise the State Party on several on-going projects namely those involving: the Darajani Corridor Business Centre, the Chawl building, the House of Wonders (Beit-el-Ajaib), the Majestic Cinema, Bwawani Hotel complex, and Palace Museum.

This request for a WHC/ICOMOS Advisory mission was made by the State Party in a letter to the World Heritage Centre dated 14 August 2017. Initially, the request dealt only with the Darajani Corridor Business Centre project. After further discussions between UNESCO and the State Party, it was decided to adopt a holistic approach to the various conservation activities in the property and therefore to extend the scope of the mission to include all of the above-mentioned components. The State Party sent an official invitation to the World Heritage Centre on 21 September 2017.

Terms of Reference for the Mission were proposed by the State Party, and agreed upon after comment from the UNESCO World Heritage Centre and ICOMOS. The Advisory mission was carried out from 01 to 03 October 2017. The mission was undertaken by one representative of each of the UNESCO World Heritage Centre and the International Council on Monuments and Sites (ICOMOS) World Heritage Unit. The mission was funded by the UNESCO World Heritage Centre on the request of the State Party.

The Mission was joined by representatives of the United Republic of Tanzania's UNESCO National Commission for the entire duration of the mission.

1.2 Inscription history

Date of inscription: 2000

Property information:

The Stone Town of Zanzibar is a fine example of the Swahili coastal trading towns of East Africa. It retains its urban fabric and townscape virtually intact and contains many fine buildings that reflect its particular culture, which has brought together and homogenized disparate elements of the cultures of Africa, the Arab region, India, and Europe over more than a millennium.

Property: 96 ha; Buffer zone: 84.79 ha.

Location: S6 09 47.016 E39 11 21.012

Property WHC Reference: 173rev

Map of the property: During the procedure of inscription, the State Party submitted the maps of the delimitation area and its restrictive buffer zone for the Stone Town of Zanzibar (Annex A2).
1.3 Inscription criteria and Statement of Outstanding Universal Value

1.3.1 Inscription criteria

The property was inscribed on the World Heritage List in 2000 at the 24th Session of the World Heritage Committee (Cairns, Australia) under the following criteria:

Criteria (ii): To exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design. The Stone Town of Zanzibar is an outstanding material manifestation of cultural fusion and harmonization.

Criteria (iii): To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared. For many centuries there was intense seaborne trading activity between Asia and Africa, and this is illustrated in an exceptional manner by the architecture and urban structure of the Stone Town.

Criteria (vi): To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. Zanzibar has great symbolic importance in the suppression of slavery, since it was one of the main slave-trading ports in East Africa and also the base from which its opponents such as David Livingstone conducted their campaign.

1.3.2 Retrospective Statement of OUV adopted by the World Heritage Committee in 2015

The Retrospective Statement of Outstanding Universal Value (SOUV) was adopted by the World Heritage Committee in Decision 39 COM 8E.Rev:

Stone Town of Zanzibar, United Republic of Tanzania (173 rev)

Statement of Outstanding Universal Value (SOUV\(^3\))

Date of Inscription: 2000
Criteria: ii, iii, vi
Date of adoption of SOUV: 2015

Synthesis

Located on a promontory jutting out from the western side of Unguja Island into the Indian Ocean, the Stone Town of Zanzibar is an outstanding example of a Swahili trading town. This type of town developed on the coast of East Africa, further expanded under Arab, Indian, and European influences, but retained its indigenous elements, to form an urban cultural unit unique to this region.

The Stone Town of Zanzibar retains its urban fabric and townscape virtually intact and contains many fine buildings that reflect its particular culture, which has brought together and homogenized

---

\(^3\) http://whc.unesco.org/en/list/173
disparate elements of the cultures of Africa, the Arab region, India, and Europe over more than a millennium.

The buildings of the Stone Town, executed principally in coralline ragstone and mangrove timber, set in a thick lime mortar and then plastered and lime-washed, reflect a complex fusion of Swahili, Indian, Arab and European influences in building traditions and town planning. The two storey houses with long narrow rooms disposed round an open courtyard, reached through a narrow corridor, are distinguished externally by elaborately carved double ‘Zanzibar’ doors, and some by wide vernadahs, and by richly decorated interiors. Together with, the simple ground floor Swahili houses and the narrow façade Indian shops along “bazaar” streets constructed around a commercial space “duka”.

The major buildings date from the 18th and 19th centuries and include monuments such as the Old Fort, built on the site of an earlier Portuguese church; the house of wonder, a large ceremonial palace built by Sultan Barghash; the Old Dispensary; St. Joseph’s Roman Catholic Cathedral; Christ Church Anglican Cathedral commemorating the work of David Livingstone in abolishing the slave trade and built on the site of the last slave market; the residence of the slave trader Tippu Tip; the Malindi Bamnara Mosque; the Jamat Khan built for the Ismaili sect; the Royal Cemetery; the Hamamni and other Persian baths. Together with the narrow, winding street pattern, large mansions facing the seafront and open spaces these buildings form an exceptional urban settlement reflecting the longstanding trading activity between the African and Asian seaboards. In particular the Stone Town’s importance is marked by it being the site where slave-trading was finally terminated.

**Criteria 1997/99**

**Criterion (ii)**

The Stone Town of Zanzibar is an outstanding material manifestation of cultural fusion and harmonization.

**Criterion (iii)**

For many centuries there was intense seaborne trading activity between Asia and Africa, and this is illustrated in an exceptional manner by the architecture and urban structure of the Stone Town.

**Criterion (vi)**

Zanzibar has great symbolic importance in the suppression of slavery, since it was one of the main slave-trading ports in East Africa and also the base from which its opponents such as David Livingstone conducted their campaign.

**Integrity (2010)**

The individual buildings in the Stone Town manifest, through their structure, construction materials and techniques, the interchange and influence of the different cultures around the Indian Ocean rim. The Outstanding Universal Value of the property resides in the character of the assemblage of blocks (cluster) and buildings, the layout of the Town including the relationship of buildings to the open spaces, streets, roads and gardens, the character of
the littoral edge viewed from the sea, and the nature of access to the sea from the land. These are all still intact but the buildings are vulnerable to deterioration and the visual aspect from the sea is vulnerable to inappropriate development. Work on the Malindi Port development project, including the loss of two historic warehouses, and erection of new, inappropriately scaled and designed port facilities without prior approval has created a precedent on how unintegrated development, and legitimate modern inspiration of Zanzibaris, if not well thought through and articulated, could be a threat to the integrity of the property.

The property boundary coincides with the boundary of the Urban Conservation Area including the port area to the north, bounded by beaches along the north-west and south-west, open areas to the east and older part of Darajani Street. The buffer zone covers the historic part of Ng’ambo that includes part of the modernist buildings of Michenzani and the main road of Mlandege.

**Authenticity (2010)**

The ensemble of the town largely preserves its historic urban fabric and landscape. The buildings, their uses, and the layout of the streets continue to express the interchange of human values around the Indian Ocean rim. The materials and the skills of construction used in the town are still widely used in the Zanzibar archipelago and the Swahili coastal zone. The local artisans are competent in both the traditional building techniques and the skills needed to produce quality construction materials, namely laterite-sand, lime and coral stone. Traditional materials and construction techniques are still being employed to a large extent, though there is growing competition from modern materials, designs, and techniques. The continuity of traditional uses of most of the buildings in the historic town as residential and commercial space maintains the town as an important administrative and economic centre of the archipelago. Yet, the authenticity of the Stone Town in its setting is vulnerable to the inappropriate scale and design of new development in the property and its buffer zone.

**Protection and management requirements (2010)**

Cultural property in the Zanzibar archipelago is protected under the “Ancient Monuments Act” of 1948. This legal framework protects individual monuments and sites Gazetted in the Official Gazette. Responsibility for the monitoring and management of these monuments falls within the jurisdiction of the Department of Museums and Antiquity. The Town and Country Planning act of 1955 also provides a clause to protect historically important houses. The Stone Town has been protected as a conservation area since 1985, under the Town and Country Planning Act of 1955. Finally, values, boundaries and features have been further protected by the Stone Town Conservation and Development Act of 1994 and the associated Master Plan which specifies actions and strategies to be taken to safeguard, conserve and develop the values of the Stone Town. Together with these legal frameworks, the Stone Town Conservation and Development Authority (STCDA) which was created in 1985 has a full mandate to coordinate and supervise the Master Plan of 1994. Many buildings of the Stone Town are also protected by other institutions such as the Department of Housing and Human Settlement and the Commission of Waqf. A Management Plan for the property was prepared by the STCDA in consultation with all stakeholders, in 2007, with the stated vision to: “protect and enhance the Stone Town cultural
heritage leading to it being well preserved as a sustainable human settlement supportive of its cultural diversity and maintaining its Outstanding Universal Values”.

The Stone Town is not only an historic living town but also a commercial and socio-cultural centre of the Zanzibar Archipelago. As such, the property is subject to the pressure of development, manifested through traffic problems, changes of land uses and the lack and high expense of accommodation inside the Stone Town. Tourist development since 1990 is an important factor in the development pressure on the town. However the absence of clear policies on heritage promotion, cultural tourism, and the lack of a strategy on how to accommodate tourism development, and on how to revitalize public spaces could result in random development that could threaten its Outstanding Universal Value.

The management system set out in the Management Plan (2007), produced by comprehensive consultative approach under the supervision of the STCDA aimed to mitigate these pressures. Nevertheless, an integrated and sustainable conservation and development approaches are urgently needed in order to develop practical sustainable management strategies to ensure that the overall coherence of the town and its highly distinctive town planning, architecture and traditional methods and materials of construction are sustained.

1.4 Authenticity issues raised in the ICOMOS evaluation report at the time of the inscription

At the time of the inscription (2000), ICOMOS affirmed that the authenticity of the historic ensemble was largely intact, preserving the historic urban fabric and townscape and many historic public and private buildings. Traditional materials and construction techniques were still being employed to a large extent, though there was growing competition from modern materials, designs, and techniques. At the same time ICOMOS expressed its concern… that the somewhat large number of “players” involved in the management and conservation of the Stone Town means that there are ambiguities and duplications of responsibility. As a result some developments that are incompatible with the historic quality of the Stone Town have occurred in recent years. It [ICOMOS] feels that these may increase under the increasing development pressure being exerted on Zanzibar at the present time.4

1.5 Examination of the State of Conservation by the World Heritage Committee and its Bureau

The World Heritage Committee has evaluated the Stone Town of Zanzibar World Heritage property through eight Reports on the State of Conservation (SOC) at its annual meetings from 2007 to 2016. These reports are summarised as an annex to this report as an illustration of the evolution of factors affecting Stone Town of Zanzibar World Heritage property. (Annex A4 contains a list of the reports, which can also be found on the web portal of the UNESCO World Heritage Centre: http://whc.unesco.org/en/list/173/documents/).

These State of Conservation Reports were informed, in part, by five missions to Stone Town of Zanzibar in 2008, 2013, 2014 and 2016, the latter two being Reactive Monitoring missions (May

---


Refer to Annex A6 for a summary of the individual State of Conservation reports.

1.6 Justification of the mission

The Advisory mission was requested by the United Republic of Tanzania. See the Terms of Reference for the mission in Section 3.1, below.

Also see:

   Annex A3: Mission Programme
   Annex A5: Composition of the mission team
2 NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY


2.1 Heritage Legislation

The Ancient Monuments Preservation Act (1948) protects the individual monuments and sites in Zanzibar; The Zanzibar Stone Town Conservation Plan (1994) organizes the planning and regulation within the World Heritage property. The Heritage Act (1994). A revision of this text, requested by the World Heritage Committee at its 32nd Session in 2008 (32 COM 7B.54) in order to gain greater autonomy and greater effectiveness in the long term conservation of the property’s Outstanding Universal Value, was undertaken since 2012 (thanks to a Swedish International Development Assistance (SIDA) initiative); The Stone Town Conservation and Development Authority Act (2010) reinforces the action of the STCDA and measures of management of the property as it was requested by the World Heritage Committee.

The Stone Town was designated as a Conservation Area by the Stone Town Conservation and Development Authority Act 1994. The Conservation Area equals the extents of the World Heritage property. The buffer zone is described in the nomination document for the Stone Town of Zanzibar World Heritage property. As indicated earlier, the total area of the inscribed World Heritage property is 96 hectares (and the buffer zone, 84.79 ha). It is located at latitude 6° 10’ S, longitude 39° 12’ E. The property is composed of “the area running along the sea including all the beaches to the west, southwest and north west of the creek road and Mnazi Mmoja Grounds; Jamhuri Gardens; a strip of 50 meters [wide] on both sides of the middle of the Darajani street; Malindi Grounds and the Funguni creek area”5.

The buffer zone is composed of “the area between the Creek and Michenzani Roads to the east [84.79 hectares] and all sea area [6,200 hectares] to the extent of the Port of Zanzibar according to Port Decree of 1959 which was also recognized by the Port Authority Act of 1997 […] deposited at the Department of Survey and Urban Planning”6

2.2 Institutional framework

The Stone Town Conservation and Development Authority (the authority in charge of the conservation area) was established in 1995. In line with the 2000 Decision – 24 COM X.C.1 - that requested the State Party to strengthen and clarify responsibilities among key stakeholders,
STCDA in the last 15 years, has been able to set itself as a key capable actor in the management of the Stone Town. STCDA was reinforced in its legal power by the 2010 Act.

2.2.1 Stone Town Conservation and Development Authority

In the 1994 Act, Stone Town Conservation and Development Authority (STCDA) was, together with Zanzibar Municipal Council (ZMC), the body responsible for protecting the property and its heritage. ZMC was the overarching local authority with governance responsibilities over the larger Zanzibar Town, of which Stone Town is part.

The 2010 Act states that “The Authority [i.e. STCDA] shall have exclusive jurisdiction in the administration of the conservation area and the functions as set out under Section 7 and powers set out under Part IV.”

STCDA functions are clearly described in The Stone Town Conservation and Development Authority Act of 2010. The functions mainly concern: a) management planning; b) coordination of conservation and development plan; c) approval of projects; d) consultation and advisory role to stakeholders; e) care of the public areas and buildings; f) taking legal actions; g) regulation rates and charges in the World Heritage Property; h) communication and awareness.

STCDA is the key actor that links other government departments and agencies, local authorities and other bodies with interests in or management responsibilities for Stone Town.

In addition to this, STCDA can undertake conservation works and advise owners on technical issues.

2.2.2 Stakeholders identified in the 2008 Zanzibar Heritage Management Plan:

The other main stakeholders identified in the 2008 Zanzibar Heritage Management Plan are the following:

- The Ministry of Lands, Settlement, Water and Energy

(Identified as the Ministry of Construction, Lands, Water and Energy in the 2008 Management and Conservation Plan)

The MLSWE “…is the one ministry in the government which exerts the most authority over Stone Town affairs, since it forms and oversees implementation of national policies for land, housing, construction and urban development, in addition to the key service sectors such as water and energy. Its remit also includes town and country planning. It has delegated the conservation and management of Stone Town to STCDA.”

- The Antiquities Division

This division is now located within the Ministry of Natural Resources and Tourism and “…is in charge of major monuments, museums, archives and archaeological sites. Important Stone Town landmarks such as the Old Fort, Beit el Ajaib and the People’s Palace are in their care.”

---

7 Extract from The Stone Town Conservation and Development Authority Act of 2010, p.5
- **Zanzibar Municipal Council (ZMC)**

ZMC is responsible over the larger Zanzibar Town (which encompasses the buffer zone): “It has all the normal functions of a municipal council, including public health and sanitation, building control, licensing of businesses and so on.” In the World Heritage property, it has to comply with The Stone Town Conservation and Development Authority Act of 2010 (although conflicting legislative allocations of roles exist with regard to roads and traffic management.)

- **Zanzibar Stone Town Heritage Society**

ZSTHS is described in the 2008 Management Plan as “an NGO formed in the early 2000s to give a voice to Stone Town residents and help the government and STCDA promote heritage conservation goals. Though relatively new, it has several programmes in the pipeline (mainly in restoration, international networking, communications and outreach) and, with encouragement, could contribute much to WHS protection.”

- **Shehas**

Shehas “are neighbourhood officials who represent the Regional Commissioner (equivalent to a Regional Governor) on the ground. The sheha’s office is the first point of contact for building permit applications, petty crime and dispute resolution. There is a good rapport between STCDA and the shehas, which facilitates the monitoring of buildings and the public realm in terms of use, alterations and threats to public safety.”

- **The State University**

This is the only educational institution listed in the 2008 Zanzibar Heritage Management Plan as playing a decisive role within the property.

- **Private owners.**

“Private persons and entities who own approximately half the building stock. They are largely locals, but the small number of overseas/international owners is gradually growing as a result of renewed interest in Zanzibar as a desirable place to invest and live in.”

- **The Wakf and Trust Commission**

The WTC manages “about 600 properties on behalf of beneficiaries; the commission is responsible for maintaining these buildings and the welfare of its occupants.”

- **The Government and Associated Corporations**

“Apart from the 500 buildings (or thereabouts) there are large areas under its [i.e. the Department of Housing and Settlements – DHS and Port corporation] control in the public...”

---

10 Ibid, p.43.
11 Ibid, pp. 43–44.
12 Ibid, p. 42.
13 Ibid, p. 42.
realm, e.g. public open spaces and the port. The buffer zone is also largely public land, and so is the anchorage.”

**Additional Stakeholders not identified in the 2008 Zanzibar Heritage Management Plan:**

- **The Zanzibar Ports Corporation (ZPC)**

  The Zanzibar Ports Corporation is a government parastatal that has the mandate to manage the seaports of Zanzibar on Unguja and Pemba Islands. This includes the Malindi Port, located within the boundaries of the Stone Town of Zanzibar World Heritage property, and one of the main economic drivers of the City.

  Local government is represented by three agencies, i.e. ZMC, STCDA and the Sheha administration, which bridges the gap between local and central governments.

- **The Zanzibar Investment Promotion Agency (ZIPA)**

  This body was created under the Investment Code of 2004 and has as its mission: “To be an efficient focal point for dynamic trade and investment promotion/facilitation by providing quality services through motivated professionals aimed at greater contribution to Zanzibar’s economic growth and social wellbeing.”

- **The Department of Fisheries Marine Resources**

  This Government Department has a key role in maintaining the living Swahili Culture of the property in its management and promoting the artisanal fishery industry in Stone Town of Zanzibar - in industry with a historically important economic and social role. It is, with the Ports Authority mentioned under 2.2.9, a crucial conservation partner in the management of the large littoral and marine Buffer Zone areas.

- **Reclaim Women’s Space in World Heritage**

  The Reclaim Women’s Space in World Heritage has as its aim to: “raise awareness and increase knowledge based skills, integrate gender aspects in conservation, narrations and entrepreneurship plans as well to create forum to deepen knowledge of women situation globally and locally both past and present.” It is supported by the Zanzibar Municipal Council and the STCDA.

- **The Stone Town Stakeholders’ Forum**

  A Stone Town Stakeholders’ Forum has been established. The 2008 Management Plan describes this Forum as the ‘Heritage Forum’ which should be “a small consultative group of high level representatives of residents, business world, government, civil society and

14 Ibid, p. 42.
international supporters. It will be responsible for giving policy guidance to STCDA and ensuring WHS ideals and the management programme are respected.'

2.3 Management structure

The management structure of the STCDA was modified in 2010 and is described in The Stone Town Conservation and Development Authority Act of 2010, Part II, Art. 8.

Below is a summary description of the management structure as enacted by this legislation:

The STCDA is under the direct authority of the Minister. It is headed by a Director General who is assisted by a “Board of Directors” (before Advisory body, under the 1994 act). The Board consists of the Director General; the Director of ZMC; the Director of Department of Archives, Museums and Antiquities; and 3 other members. The Board’s functions include: supervising the authority, advising the Minister and considering any legislative proposal.

The STCDA is largely autonomous and has extensive technical powers. The STCDA has its own professional and support staff, organised into several departments in charge of 1) finance and administration; 2) conservation and planning; 3) resources and coordination) and 4) archives. The STCDA, at the time of the mission, employed 65 members of staff.

The STCDA is guided in its management by the following documents:

- The “Heritage Management Plan” 2008, which further develops its management processes.
- The ‘Conservation and Design Guidelines for Zanzibar of Stone Town’

Concerning the resources for conservation and management, until 2010 STCDA had limited ability to raise revenue from the Stone Town assets. Today, the 2010 Act provides for this matter in Part IV, Art. 41 and 42.

The 2008 Heritage Management Plan provides for a management structure including:

1. A Heritage Trust Fund to mobilize and administer resources for Stone Town maintenance and rehabilitation (not yet established to date).

2. A Heritage Forum (described under 2.2 above).

3. A Conservation Centre to assist STCDA with the task of providing technical guidance to residents (not yet established to date).

---

4. Heritage Board (not yet established).

3 FINDINGS AND RECOMMENDATIONS IN RESPONSES TO THE TERMS OF REFERENCE

The findings and recommendations of the Advisory mission will be discussed below, based on the Terms of Reference of the mission.

3.1 Terms of Reference for the mission

2. Assess and review the proposed plans, EIA and HIA and related works for the Darajani Corridor Business Centre.
3. Assess and review the proposed restoration plans and related works for Chawl building and House of Wonders.
4. Hold consultations with the relevant authorities of the United Republic of Tanzania, including UNESCO National Commission, the Chairperson of the Board of STCDA, the representatives of the Department of Urban and Rural Planning (DoURP), the Stone Town Conservation and Development Authority (STCDA), Zanzibar Environment Management Authority, Zanzibar Urban Municipal Authority, ZIPA (Zanzibar Investment Promotion Authority). Meet with the Zanzibar ‘Development Control Unit’ and ‘Heritage Board’ to assess their operations and effect.
5. In addition, the mission should hold consultations with stakeholders, especially members of Stakeholder Forum, as relevant for each site. Specifically for Majestic Cinema, all stakeholders involved in the future rehabilitation will be consulted.
6. On the basis of site visits and discussions, review the progress to date on the implementation of the World Heritage Committee Decision 40 COM 7B.21, including strengthening of management structures and implementation of mitigation measures at the Mambo Msiige.
7. On the basis of site visits, assess the overall protection and management of the Stone Town of Zanzibar World Heritage property and its buffer zone.
8. On the basis of site visits and documentation received, assess the potential impacts of the projects and related works on the Outstanding Universal Value of the World Heritage property and provide a rehabilitation framework approach for the smooth and effective conservation of the Stone Town Major structures and buildings.
9. Based on the assessment of available information and discussions with the State Party representatives and stakeholders, prepare a report on the findings and recommendations of this Advisory mission in the format agreed between the WHC and ICOMOS no later than 4 weeks after the completion of the mission.
10. Discuss future projects related to the property, notably the Green Corridor, the Michenzani square, the ZURA project and the proposed development plan of the New Zanzibar City Centre.

Because of duplication in the terms of reference with regard to current and proposed projects in the Stone Town of Zanzibar World Heritage property, themes have been developed which answer the Terms of Reference in a crosscutting manner. These themes will be discussed below with mention of the terms of reference included in the discussion.
3.2 Inspection and Documentation of Proposed and Current Construction projects

Terms of Reference: 1, 2, 3, 5, 8 and 10.

- The Mission was able to visit the Darajani Corridor Business Centre, Chawl Building, House of Wonders, Majestic Cinema, Bwawani Hotel complex, and Palace Museum as part of the official programme.
- The Mambo Msiige and the Tippu Tip House were not included in the programme and time was made early in the morning to visit them.
- The Zanzibar Utilities Regulatory Authority (ZURA) project did not feature as a topic of investigation or discussion. The Mission Team was, however, provided with a summarised written project description of the ‘Zanzibar Urban Services Project (ZUSP), which includes the installation of street lighting, the Mizingani Sea Wall project, the upgrade of the public open space at the Banyani Tree, the major rehabilitation of the Palace Museum and the Malindi Market and associated facilities. The Mission was therefore not able to address the requirements of the last reference term for the mission (Annex A7).
- The time allocated to the Mission – in total 2.5 days on the ground in Stone Town of Zanzibar – meant that not much attention could be spent on detailed matters. However with the assistance of the hosts, the STCDA, the Mission was able to visit all the listed places.

3.3 The Green Corridor, the Michenzani square, the ZURA project and the proposed development plan of the New Zanzibar City Centre.

While the Mission had the opportunity to briefly inspect most of the places included in the Terms of Reference, it was not able to visit the sites of the Green Corridor, the Michenzani Square, or the proposed development plan of the New Zanzibar City Centre. However, following a request, the Advisory mission was provided with documentation by the Department of Urban and Rural Planning for self-study – this documentation informed the discussions below.

The Department of Urban and Rural Planning has been engaged over a period of time to develop integrated structure and development plans for the Zanzibar Island. These plans are reported to have been based on ‘the analysis, identification and establishment of the material and immaterial heritage values of the Plan Area’, based in the principles of the UNESCO Recommendation on the Historic Urban Landscape.19

The documentation provided to the mission was:

1. The DoURP Ng’ambo Local Area Plan
2. Plans for the Green Corridor
3. The Zanzibar Urban Services Project (ZUSP): Consultancy Service for Proposal Of Planning and Designing of Green Corridor in the Local Area Plan Of Zanzibar City

---

Centre. Scheme Design Report


Advisory comments based on the documents received

1. Green Corridors Project, including Michenzani Square (Mapinduzi Square)

The Green Corridors project was developed by African Architecture Matters for the Ministry of Finance, in collaboration with the DoURP. It should be read as part of the larger Ng’ambo Local Area Plan. The project proposes pedestrianizing the Michenzani Corridor as ‘Karume Boulevard’ adapting the plinths of the Michenzani Blocks by extending them towards the street to house commercial space, development of Mapinduzi Square (located outside the buffer zone), restoration of the Jamhuri Park and development of the Michenzani Corridor Darajani Corridor intersection, including a proposal for a new commercial building at the Darajani Corridor (see 3.2.2 below).

Advisory Comment

- The Mission did not have the opportunity to discuss the project or study it in detail.
- Despite this limitation, the Mission is impressed by the integrated manner and sensitivity of the proposal.
- It is clear to the Mission that the prescripts of the 1996 Conservation Plan and 2008 Management Plan have been incorporated in the proposal.
- The Mission commends the plan and advises the State Party to adopt and implement the Ng’ambo Local Area Plan and the Michenzani Square plan. The Mission finds that the proposed Green Corridor project holds potential to enhance the OUV of the property. The Mission therefore recommends the State Party to submit all these plans to UNESCO for review by the Advisory Bodies, and implement with urgency these plans, once agreement has been reached with the Advisory Bodies.

2. New Zanzibar City Centre

The DoRUP plans to develop a new city centre outside the buffer zone. Unfortunately, the Mission did not have opportunity to discuss the project during the limited time available. It is understood that it forms part of the larger scale integrated plan that the DoURP are developing for Zanzibar City.

Advisory Comment

- The Mission reserves comment on the project, apart from the general comment that the new Zanzibar City Centre plan should be seen as a welcome and positive development. It
will reduce development pressure on historic Stone Town and provide opportunity for functions which cannot be accommodated within the historic fabric of Stone Town.

- The Mission finds that the proposal holds potential to support the OUV of the property. The Mission therefore recommends the State Party to submit the plans to UNESCO for review by the Advisory Bodies, and implement with urgency these plans, once agreement has been reached with the Advisory Bodies. The Mission however would advise that the development remain low-rise (not higher than 6 storeys) to avoid impacting the visual setting of the property. Another condition for the development should be strict adherence by both public and private parties to development controls to avoid spill-over into the buffer zone.

3. The ZURA project

The Mission did not receive any information on the ZURA project and, due to time limitations, could not address it in meetings. The Mission therefore cannot make any advisory comments on the ZURA project.
Figure 2. Proposed nodes of activity from the Ng'ambo Local Area Plan, indicating the New City Centre to the far left (extension of Karume Boulevard). The World Heritage property is located on the left (Ng'ambo Local Area Plan, p. 50)
3.4 The Darajani Corridor Business Centre

The Darajani Corridor Business Centre proposal has a long history, having first being reported on by the 2014 joint Reactive Monitoring mission.

The State Party, in their 14 August 2017 letter of invitation for the Advisory mission, wrote “During the two UNESCO/ICOMOS missions had chance to know the preliminary concept at an early stage and visited the proposed site, since that time, the preparation was not yet completed for submission. UNESCO/ICOMOS advised the local experts to prepare the drawings in consideration of the conservation aspects as World Heritage Site in accordance to the directives of operational guidelines of the convention”.

The 2016 UNESCO/ICOMOS/ICCROM Reactive Monitoring mission report states, about the Darajani Project, that (p.33): “The Mission was informed that the project has now been abandoned, but the idea of a shopping mall is still being considered. The STDCA needs to be vigilant in this part of the town about potential future projects.”

The 2017 Advisory Mission was tasked to: Assess and review the proposed plans, EIA and HIA and related works for the Darajani Corridor Business Centre.

The Darajani Corridor Business Centre, also called the Darajani Shopping Bazaar proposes the development of a shopping building along Creek Road, opposite the Darajani Market Building. A design has been prepared. The Mission was provided with a PowerPoint presentation by Al-Hatmy Design and Engineering Consultancy.
The proposed development will be located on the site of two schools, the Darajani School and Vikokotoni School, and in what was identified as the Central Market Action Area in the 1996 Conservation Plan.

The proposed development, which falls within the World Heritage property, will see the relocation of the functions of the two schools from the area of Creek Road, the re-use of the Darajani School as part of the Bazaar and the demolition of the Vikokotoni School. The Vikokotoni School was also designed by the famous Zanzibari architect Ajit Singh. The proposal therefore requires that an area identified as ‘Cultural / institutional / public’ in the 1996 Conservation Plan (p. 123) be re-zoned as commercial. It must be noted that neither the Vikokotoni nor Darajani Schools are located in the Central Market Action Area as defined by the 1996 Conservation plan (p. 127).

The proposed development will take the form of a two- to three-storey conglomerate of faux-historical buildings, with a bazaar and office space. A parking basement as well as surface parking is proposed. A public park with play area will also be developed.
The proposal has attempted to retain some existing trees on the development site and is set back, following the line of the Darajani School façade. The architect has attempted to limit the impact of this large development by fragmenting the street-facing façade.

The environmental study conducted on the proposed project was provided in electronic format to the Mission (on request). The study undertaken for the Darajani Business Centre is titled *Environmental And Social Impact Assessment Report : Proposed Darajani Business Corridor Development Project – Stone Town.*

The document is not a Heritage Impact Assessment as noted in the Terms of Reference for the mission and no HIA has yet been undertaken of the proposed development as far the as Mission was able to determine. An HIA should comply with the 2011 ICOMOS Guidance on *Heritage Impact Assessments for Cultural World Heritage Properties*.

The heritage component of the document is only of a ‘scoping’ nature. Therefore, the assessors have not undertaken any historical research or assessed significance of the location or structures impacted by the proposed development. It is noted that the document highlights that, as regards the two schools, the “Zanzibar City Center Plan indicates that the structures are

---

within the subzone that should not be allowed for any new development activity and that restoration and renovation of these structures must follow the WHS guidelines.”21

The historic roles of both schools in the fostering of a Zanzibari identity has not been identified, nor has the architectural significance and contribution to the OUV of the property (including the living Swahili Culture) been taken into consideration. The fact that the Vikokotoni School was designed by architect Anjit Singh is in itself enough to advise that the demolition of the building should not be undertaken. Despite this, the study recommends that the “preservation of the existing schools (Darajani and Vikokotoni) is of critical social importance.”22

As regards the Environmental and Social Impact Study, the Mission welcomes the last quoted conclusion. It is clear from the above that the proposed Darajani Business Centre would have a large detrimental social impact. It is also clear that the heritage impact will be large, negative and permanent, although this has not yet been gauged in depth.

- **The mission advises that the current Darajani Business Centre project be permanently halted and the Green Corridors Project be assessed and submitted for implementation.**

The DoURP (Ministry of Land, Housing, Water and Energy) had proposed a different plan for the area as part of the Green Corridors Project (Date 22/04/2016), informed by the Ng’ambo Local Area Plan developed by the same department. These plans take the 1996 Conservation plan as base for proposed developments. These plans allow for the development of a commercial development called **Chawl 2020**, extended around the back of the CCM building and along the plinths of buildings in the Kurume Boulevard (Michenzani Corridor).

---

21 Ibid, p. 52.
Advisory comment

- The Environmental And Social Impact Assessment Report - Proposed Darajani Business Corridor Development Project – Stone Town states that the proposed project could “[…] have a negative effect on the Outstanding Universal Value (OUV) of the Darajani and Vikokotoni properties if these structures are not protected, preserved and maintained at all cost” and that “[…] in view of the highlighted heritage concerns, no construction activities should be initiated within the boundary limits of the World Heritage Site until agreement between the World Heritage Council and the Revolutionary Government of Zanzibar on conditions for approval is reached.” 23

- The historical significance of both Darajani and Vikokotoni Schools has not been investigated in the HIA. Indications are that the demolition of the Vikokotoni School and

---

adaptive re-use of the Darajani School will have high permanent negative impacts on the OUV of the World Heritage property.

- The demolition of one historic school and reuse as another for a commercial function should not be undertaken (even if the functions are relocated) as this will negatively affect the liveability (and therefore the OUV) of the property.
- No HIA has yet been undertaken and no proper historical research, and the community, including Stakeholders Forum, ZSTHS etc., have not had opportunity to comment. The impact of the proposed development on the OUV of the property has not been assessed. An HIA should comply with the 2011 ICOMOS Guidance on *Heritage Impact Assessments for Cultural World Heritage Properties*.
- The Darajani Bazaar is a 'stand-alone' project and is not well integrated into the urban fabric, or current development visions for the property.
- The aesthetics of the proposed development compete with the existing Grade I monuments (Market, Chawl) and other significant architectural and historic monuments in the area (CCM building, Michenzani Blocks).
- Any development that could negatively impact the OUV of the Stone Town of Zanzibar World Heritage property should be thoroughly assessed through an HIA in accordance with the Operational Guidelines. The ICOMOS Guidance on *Heritage Impact Assessments for Cultural World Heritage Properties* serve as a guideline as to how to conduct such an HIA. This should preferably also include mitigation measures.
- For a development of the scale of impact that the Darajani Business Centre would have, the Mission recommends that a Visual Impact Assessment also be conducted as standard practice.
- Should the State Party wish to further investigate the current Darajani Business Centre proposal, a full HIA should be conducted and submitted to the World Heritage Centre based on the ICOMOS Guidance on *Heritage Impact Assessments for Cultural World Heritage Properties*.

**The DoURP Ng’ambo Local Area Plan and Green Belt** plans have been evaluated by the Mission and found to be of a high, integrated quality. They incorporate the vision and intent of the 1996 Conservation Plan and in so doing, automatically are in line with the OUV of the property.

- **The Mission advises that the current Darajani Bazaar project be halted as it will have an adverse effect on the OUV of the Stone Town of Zanzibar World Heritage property, and that a new project, based on the prescriptions of the DoURP Ng’ambo Local Area Plan and Green Belt be developed.**

### 3.5 The Chawl Building Renovation

The Chawl Building is a Grade I Monument. It was constructed in the 1880s during the reign of Sultan Barghash to provide a sustainable source of income to maintain the then-new water
supply network for the town. The Chawl Building is being renovated by the Zanzibar Social Security Fund (ZSSF) to provide a steady source of income for its coffers, which in turn serve a public function. This new function resonates very well with the original intention of the building.

The Chawl Building renovation project was already well-underway at the time of the Mission’s visit. This surprised the Mission seeing as the Advisory Bodies had not yet cleared many aspects of the renovation. This is a cause for concern.

However:

The Mission found the work being undertaken to be of a high standard.

The renovation has also not implemented any aspects that the Advisory Bodies’ Technical Reviews had highlighted as problematic, or any aspects that had not yet been agreed upon.

Advisory Comment

During a site visit to the renovation project, the Mission discussed a number of technical aspects of the project:

Infill of top floor: new dividing walls

The renovation project for the Chawl Building proposes to utilize the roof space for living and office accommodation. What is now the top floor of the building was originally the roof, which was later covered over with a corrugated iron roof, internalizing the space. This vast space was over time parcelled into smaller areas with makeshift corrugated iron walls etc.

The problem faced in the re-use of this space is that new walls would add a load to the structure. The mission proposed that:

For the office area, a tenant is identified first before drywalling is installed.

For the infill walls, a dry-walling system be utilized, with provision that these be designed for fire safety and acoustic privacy. This may mean that walls between residential units may need to be constructed from masonry elements (blocks) which reach into the roof space to create fire-retardant walls.

Door and window ironmongery

The timber and design of the window sample presented to the Mission was suitable for the building and its heritage value. However, the current example for the window installation utilizes stainless steel ironmongery.

The Mission advises that bronze ironmongery would be preferable.

Flooring

Finding a suitable flooring system for the building has proven to be a challenge, especially seeing the new uses proposed. The original possibly had a lime-and sand floor which would
have required a lot of maintenance, later covered over by concrete screeds. The Mission was provided with a number of ceramic tiling options, none of which was deemed to be suitable for the building. The mission therefore proposed:

*Possible use of clay tile flooring (this is manufactured in Tanzania by, for instance, Earth Products) in high-traffic areas with cement or coloured screeds in all other areas. It also possible to combine clay tiles and cement screed, utilizing the clay tiles as borders or decorative elements to divide large surface areas.*

(This option was discussed with the STCDA at the Mizingani Sea Front Hotel where this system was employed. Clay tiles are not alien to Stone Town but occur in, among others, the Serena Hotel (former Telegraph Office). The Mission recommends a design for the flooring be composed and submitted for review.)

**Sanitary installations**

The mission was presented with a storyboard for the sanitary installations, all of which, except the wall tiling, were found to be appropriate for the building. Wall tiling should be kept as neutral as possible.

*The Mission proposes that square white glazed ceramic tiles be utilized, grouted with a dove-grey grout between tiles, selectively in public sanitary areas.*

**Fire installation**

Despite the fact that the Fire Plan had not yet been submitted for review to the Advisory Bodies at the time of the mission, a fire-fighting installation was in progress on site. The installation was surface mounted and not recessed into the walls of the building. The final responsibility for the fire installation design lies with the designer of the system.

*The Mission agrees with the methodology employed in the fire installation.*

**Lift installation**

The reduction of three lifts to two, in response to the Technical Reviews by the Advisory Bodies, was discussed on site. The concern from the Advisory Bodies of vibrations due to the lift operation was also discussed.

The Mission was informed that the lift installation would stand free of the structure of the Chawl Building and that vibration pads would absorb vibration caused by the lift motor.

*The Mission agrees with the methodology employed in the lift installation.*

**Cantilevered roofing over sidewalks**

A comment in the Advisory Body Technical Review requested that more thought be given to the regularizing of the cantilevered roof on the Darajani Creek side of the Chawl Building. During the site visit to the building, it became clear that the building historically faced the Stone Town
and that the openings and overhangs on the Darajani Creek side were later alterations and accretions.

The Mission agrees with the methodology employed in the proposal for the cantilevered roof on the Darajani Creek side.

Positioning of backup generators

The Mission was informed that a location for backup generators had been chosen some way off from the building where they could be screened. This location would serve to house other backup generators for other buildings in the area as well.

The Mission agrees with the methodology employed in the proposal for the location of the backup generators, but cautions that the visual impact needs careful consideration.

Climate Control of the building

Seeing as the Chawl Building is to be air-conditioned post-renovation, the Advisory mission advised the roof space be insulated with at least a 200mm rock-wool insulation blanket laid over the ceiling. This will reduce the energy requirements for air-conditioning, thereby reducing running costs and environmental impact.

Conclusion

Advisory comment

- The Chawl Building is a Grade I listed building and therefore integral to the OUV of the property.
- Despite the fact that not all aspects of the Chawl Renovation had yet been fully agreed to by the Advisory Bodies and the renovation had already commenced, the renovation as witnessed on site was of a high standard. The ZSSF and STCDA area are congratulated on their project.
- In order to safeguard the contribution that the Chawl Building makes to the OUV of the property, the Mission advises that careful consideration be taken in the selection of fittings and finishes, as these will have a big influence on the character of the Chawl Building. The Chawl was never intended as a palace: it was a utilitarian building. This character should be maintained in the selection of finishing and fittings.

3.6 The House of Wonders/Beit al Ajaib Restoration Project

The House of Wonders Restoration Project has been the subject of a number of Technical Reviews by the Advisory Bodies. The latest submission was welcomed by the Advisory Bodies, albeit with some concerns regarding the contracting of the project.
During the site visit, the Mission also met with the museum curator who expressed his concern that the restoration project had not taken into account the future installation of the museum. Currently no design for the museum exists.

At the time of the mission, the project had been delayed by a lack of funding.

Advisory Comment

- The Mission recommended that the exterior renovation be commenced as soon as possible and that, if required, the UNESCO Africa Desk could act as intermediary with the identified potential funder of the restoration project.
- UNESCO could potentially act as the implementation agent/project manager for the renovation project. The UNESCO Africa Desk can assist in this matter.
- The Mission recommended that the renovation of the interior of the building includes provision for future use of the building as museum, including electrical and data reticulation, visitor facilities etc.
- The Mission also advised that UNESCO could possibly assist the Zanzibar Department of Museums and Antiquities in the development of a concept and display design for the museum. The State Party could engage the UNESCO Africa Desk directly with a request for assistance in the development of the House of Wonders Museum. Such a project could also include the Palace Museum displays.
  - The Mission finds that, should the restoration be carried out in accordance with the hitherto agreed upon specifications, this will safeguard the OUV of the property. Ensuring that the interior restoration is integrated with the redesign of the museum and its display needs will further strengthen the OUV and the presentation of the OUV of Stone Town of Zanzibar to the visiting public.

3.7 The Majestic Cinema Renovation Project

The Mission met with the Majestic Cinema team and Stakeholders both on-site and during a presentation by the Hafadhi Zanzibar team at the Reclaim Women’s Space hall on 02 October 2017. The presentation was given by architect Berend van der Lans of African Architecture Matters on behalf of Hifadhi Zanzibar.

Hifadhi Zanzibar is a registered private company with shareholders. The company aims to ‘invest in historic property, restore and rent it out while maintaining it in an outstanding condition’. The profit ceiling of the shareholders is limited and all profit over the limit is to be reinvested in the renovation of heritage buildings in Stone Town. It is based on the ‘Stadsherstel Amsterdam’-model and receives support from the City of Amsterdam and Stadsherstel Amsterdam. Hifadhi Zanzibar has already purchased its first property, Kiponda plot no 742 and will start the renovation of that property soon in consultation with the STCDA.
The Majestic Theatre development is the first project that Hifadhi Zanzibar hope to execute. Hifadhi Zanzibar has been appointed as development agent for the Majestic Cinema complex, which is the property of the Revolutionary Government of Zanzibar.

The Majestic was constructed between 1954 and 1955 to the design of Zanzibar architect Dayaliji Pitamber, replacing a cinema, the Royal Cinema – later called the Majestic Cinema – first constructed to a design of John H Sinclair in the 1920s. This cinema was destroyed by fire in 1945.

While the Majestic Building is in a state of decay, it is still being utilized on an ad-hoc basis as a cinema. The front office space in the building is currently let out to the SUZA.

The development plans are to restore the Majestic Building as a multifunctional community cultural centre, including cinema space, office space, and a café-restaurant. Funding for the renovation project has been sought from the UNESCO Japanese Funds-in-Trust.

The plans for the Majestic Theatre are still in an early stage of development but a preliminary management model shows that the project will benefit a number of stakeholders and support extant events such as the Zanzibar International Film Festival (Figure 2).
Advisory Comment

- Hifadhi Zanzibar as a whole is a welcome endeavour which is worthy of support. The Mission congratulates the initiators of the Hifadhi project on their commitment to conservation in the Stone Town of Zanzibar World Heritage property.
- The Majestic Cinema is an important landmark, both physically and in terms of the cultural life of Stone Town of Zanzibar.
- The development proposal by Hifadhi Zanzibar will contribute dramatically to the conservation of the building and the cinema as a cultural institution, thereby supporting the OUV of the World Heritage property.
- The development project has been tailored to the characteristics of the existing Majestic Cinema Building.
- The Mission notes, however, that the restoration costs are higher than the funds available. The State Party has a role to play in finding additional funding for the project, especially through calls on the International Community.
- Support can also be sought from the international business community through, for instance, the donation of equipment (with an agreement about mentioning the source of...
the donation) for the cinema and other areas.
- The inclusion of local stakeholders from an early stage has benefited the proposed project.
- Care should be taken to ensure that the intended use of spaces in the project by local stakeholders, such as the Reclaim Women Space NGO, remains financially feasible for these organisations.
- The proposed redevelopment of the Majestic Cinema is a good example of how a Public Private Partnership can benefit the state of conservation of the World Heritage property. This is dependent on selection of the correct Private Partner for partnership, based on careful research of the potentials of a building/site and a development proposal based on the significance of the building/site in relation to the OUV of the Stone Town of Zanzibar World Heritage property.
- The Advisory mission noted the support of stakeholders for the project, albeit it with reservations regarding the parking requirements for the Cinema when in full use.
- The Mission proposes that a study be conducted to identify those architectural and structural elements which are essential to the character of the cinema and that the conservation and careful re-use of these be included in future communication on the project.
- The renovation of the Cinema complex will require special skills, especially with relation to the stabilisation and restoration of the reinforced concrete structure, particularly the balcony in the cinema. This will require specialist study before any intervention is planned. This could be linked to the specialist concrete restoration project required at the Palace Museum roof over the main stairway. The STCDA should act as coordinating party to this concrete research and restoration process.
- The Mission supports the project as it was presented, noting the financial and technical challenges. The Mission advises that the project be further developed and submitted for review to the Advisory Bodies. To this aim, some technical research and financial feasibility modelling will need to be conducted.
  - The Mission finds that the Hifadhi Zanzibar Majestic Theatre project as presented (albeit in broad terms) will support and safeguard the tangible and intangible values that make up the Outstanding Universal Value of the Stone Town of Zanzibar World Heritage property. The Mission, in its capacity as Advisory to the State Party, encourages funders and donor organisations to participate in the project to ensure its success.

3.8 The Bwawani Hotel Project

The Advisory mission had the opportunity to visit the Bwawani Hotel site. The Bwawani Hotel property is located in the World Heritage property and not in the buffer zone. The Bwawani complex and Funguni Recreation basin area is proposed as Historic Urban Landscape of Significance in the Ng’amo Local Area Plan. The main hotel building was
planned by Karume, the Conference Centre added in the 1970s and the swimming pool and club designed by famous architect, Karl-Heinz Nostvik.24

The ruined hotel therefore forms a highly significant part of the physical fabric of the World Heritage property. The buildings on the property have, over time, been stripped to the core.

The Mission was informed that a developer, the Quality Group Limited (QGL), had been identified by the Zanzibar Investment Promotions Authority (ZIPA) to develop the Bwawani Hotel and the adjacent Funguni Lagoon/swampland. From the document ‘Stone Town Village - Revised Masterplan. Stone Town Zanzibar’ by RSP Architects of Singapore for the Quality Group Limited, the timeline for the development is as follows:

- 21 June 2011: QGL submitted an initial development project for the Bwawani Hotel and adjacent land, including the wetlands area.
- April 2013: The ZIPA issued a request for a proposal (to QGL)
- 8 May 2013: The QGL submitted a proposal to develop the area under a so-called Build Own Operate model.
- 15 June 2013: ZIPA awarded the project to QGL
- 14 April 2014: Discussions with ZIPA brought about changes in development model and RSP was engaged to develop a revised master plan.

11 February 2015: The ZIPA informed QGL in a letter that the Zanzibar Revolutionary Government is of the opinion that the existing Bwawani Hotel structures should not be

demolished ‘for the time being’ and that a committee would be commissioned to investigate the options for development of the Bwawani Hotel buildings. However, the letter also stated that the government had decided to instruct the ZIPA to ‘facilitate the implementation of the project as proposed on the adjacent land at Bwawani area, and that, you can start and continue implementation of other components of the project.’

Figure 8. Masterplan for the development of the Bwawani Hotel area including high-rise ‘iconic building’, land reclamation, mall, convention center and re-modelling of the Blue Mosque, which will be land-locked due to the filling in of Funguni Lagoon. (RSP Architects)

25 Letter ZIPA/HT/2013/Q.1/43 from ZIPA to Quality Control Group Limited.
Figure 9. Original Bwawani development plan portions of which seem to now have de-facto approval by the ZIPA based on letter ZIPA/HT/2013/Q.1/43 ('Stone Town Village – Revised Master plan. Stone Town Zanzibar’ by RSP Architects).

Figure 10. Impression of the Bwawani development, as proposed in 2015 (‘Stone Town Village - Revised Masterplan. Stone Town Zanzibar’ by RSP Architects)
The Mission was informed by the STCDA that, based on the 2015 development proposal, it had advised that demolition of the Bwawani Hotel structures would be inappropriate to the OUV of Stone Town of Zanzibar World Heritage property. The STCDA indicated to the mission that it had informed the developer that it would only entertain upgrades that utilized the existing structures on the Bwawani Hotel property, upgrading them in the process. The Mission was informed that the STCDA is awaiting a new development proposal from the developer.

After having viewed the first project proposal, the Mission is in agreement with the STCDA that the proposed development would have been highly inappropriate to the World Heritage property and would have had a detrimental impact on the OUV thereof. However, the Mission is very much concerned that, based on the information available to it, the green light had been given for the development of the wetland (swamp) area and other development.

The 1994 Zanzibar Stone Town Conservation Plan identifies the area earmarked for the development (the area between the Bwawani Hotel and Malawi Road, including Blue Mosque) as Public Open Space in its Land Use Plan for the Conservation Area. According to the Conservation Plan, this is protected space. The granting of any development rights on the land is therefore in contradiction to the currently approved Conservation Plan. The approval by the ZIPA for this development is therefore not in line with the Conservation Plan or Management Plan for the property.

The 2008 Management Plan identifies the area as forming part of the Funguni Creek and Lagoon. It proposes that the area be kept open and upgraded as public open space.

The proposed development breaks with both these policy documents.

Advisory Comment

- The Mission supports the STCDA in its position that the development project proposal for the Bwawani Hotel was highly inappropriate regarding the location in the Stone Town of Zanzibar World Heritage property and would, if executed, have had a highly detrimental impact on the OUV of the property.
- The Mission supports the STCDA in its position that the re-development of the Bwawani Hotel complex should be based in an appropriate reuse of the existing structures.
- The Mission advises that if the concessions made regarding the Bwawani Hotel redevelopment project (in the Letter ZIPA/HT/2013/Q.1/43 from ZIPA to Quality Control Group Limited), are still current, these are of a highly concerning manner and should be withdrawn with urgency to avoid high permanent negative impacts on the OUV of the property, as it means that the land reclamation project, with yacht harbour and villa area, conference facility, and reclamation of the Funguni Creek lagoon, could soon be implemented. It further advises that the extant buildings of the Bwawani Hotel have significance in their association with both Karume and architects of international face and should be reviewed for formal protective grading.

---

- The Funguni Creek and Lagoon should remain as public open space, as provided for in the Conservation and Management plans for Stone Town of Zanzibar and the Ng’ambo Local Area Plan.
- Additionally, it is proposed that the provision of the DoURP Ng’ambo Local Area Plan be followed, including the restorative approach proposed by the Ng’ambo Local Area Plan.
- The role of the ZIPA in initiating development projects in the Stone Town of Zanzibar World Heritage property should be brought in line with the existing Conservation and Management plans for the property and all and any proposals for development in the World Heritage property or its buffer zone, or any development that may impact on the setting of the World Heritage Property, be agreed upon with the STCDA as site holder of the property before any commitments to a third party are made.
  - The proposed Bawani development, even though reported to be dormant at present, holds the potential to have a high negative and permanent cumulative impact on the OUV of the Stone Town of Zanzibar World Heritage property. The danger it poses to the property cannot be understated. The project should be halted.
  - As it is not clear to the Mission what the status quo of the development is, the State Party is advised to, with urgency, halt any plans for the Bawani Hotel and surrounding area, including the sea-front, Funguni Lagoon and Blue mosque, clarify what the current status of rights to development granted on the entire area of the Bwawani Hotel and Funguni Creek and Lagoon are, and submit this to the UNESCO World Heritage Centre under Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention also with urgency.

3.9 The Palace Museum Restoration

The Palace Museum is a Grade I monument located on the Mizingani Sea Front. The building is in need of urgent structural stabilization and restoration.

During the site inspection, the Mission was informed of structural weaknesses in the north-eastern wall. On close inspection this was found to be due to moisture, the source of which was a leaking toilet on the first floor. The Mission requested that the ablution facilities on the first floor be immediately closed off for use and all water be cut off to these facilities.

The State Party plans to extend the World Bank Loan-funded Mizingani Sea Front project to include the restoration of the Palace Museum.

Urgent aspects requiring attention are:

1. The aforementioned north-eastern wall.
2. The arched concrete roof over the main stairwell. This is showing worrying spalling and structural failure can be expected in future if attention is not given to the structure.
3. The collapsing southern corner (already propped up with temporary shoring).
4. The precast concrete gutters located behind the parapet walls around the roof. These leak at their joints, leading to structural instability in the walls.
The Zanzibar Urban Services Project (ZUSP) report submitted to the Mission indicated that a conservation plan has been prepared by the World Monuments Fund, but that the aspect of the leaking gutters still needed further attention.

**Advisory Comment**

- The Mission advised that the first floor toilet be immediately shut off for use and all water be shut off as well.
- The north-western wall requires urgent shoring to support it.
- The repair of the arched concrete roof over the main staircase requires specialist attention. It is recommended that a specialist in repair of historic concrete be identified to advise on the correct treatment of the rusting of the steel reinforcing and associated spalling of the concrete. The waterproofing of the outside of the roof will also require careful design.
- Advice on the repair of the concrete roof over the main stair could be linked to the required specialist advice on the Majestic Cinema Complex.
- Emergency temporary repair work should be undertaken regarding the concrete gutters, for instance the application of a flexible joint sealant such as *Sika SikaFlex® PRO-3*.
  - As the mission was not provided with the World Monument Fund Report for the Palace Museum Restoration, the Mission recommends this be submitted for advisory comment to the UNESCO World Heritage Centre with speed to avoid delays to the execution of the project.
  - Should no action be undertaken in the very near future, a collapse could occur at the Palace Museum, thereby bringing its continued use as museum and the OUV of the property into danger.

### 3.10 Consultation with the Relevant Authorities of the United Republic of Tanzania

**Terms of Reference:** 4

1. **Consultative meetings: Governmental Stakeholders**

The Mission Programme (Annex A3) shows that a number of meetings were held with the wide range of stakeholders involved. The Mission is very thankful for the opportunity to engage with these statutory bodies. However, the large range of issues at play and the great number of stakeholder bodies involved meant the meetings were only able to consider matters in a very limited way.

The large range of stakeholders met is also indicative that the concerns of ICOMOS at the time of inscription about the complexity of managing the property have come to fruition: “*that the somewhat large number of “players” involved in the management and conservation of the Stone Town means that there are ambiguities and duplications of responsibility. As a result some developments that are incompatible with the historic quality of the Stone Town*
have occurred in recent years. It [ICOMOS] feels that these may increase under the increasing development pressure being exerted on Zanzibar at the present time.”27

This problem, which still seems to be growing, has been highlighted by the recent Reactive Monitoring missions. The last joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission in 2016 developed an action plan in the form of a matrix titled Procedures to Adequately Control Development and Promote Conservation. The proposed tri-part management system of the Heritage Board, Stakeholder Forum and Development Control unit, is also still not entirely functional.

It was clear from the meetings with governmental stakeholders that:

- Not all stakeholders clearly understood the central role of the STCDA. This indicates that the 2010 STCDA Act is not being implemented fully;
- The OUV of the property is not commonly understood, and its protection therefore is not overtly set as a priority;
- Not all stakeholders were aware of the existence of the 1996 Conservation Plan or the 2008 Management Plan;
- Many initiatives exist that are uncoordinated due to the great number of statutory stakeholders, varying ambitions and divergent objectives;
- All stakeholders were aware of the positive economic contribution that the historic city of Stone Town makes to the country’s economy as a central pillar of Zanzibar’s tourism industry.

Advisory Comment

- The exclusive authority of the STCDA in the World Heritage property as per Section 5 (2) of the 2010 STCDA Act must be highlighted with all governmental stakeholders.
- The legal role of the STCDA must be supported and all bodies should respect the role of the STCDA to: ‘establish, plan, prepare, co-ordinate and control all matters related to the managing, conservation and development of the conservation area’ as per Section 7(b) of the 2010 STCDA Act.
- The STCDA should ensure its central position in all development proposals in the World Heritage property and buffer zone.
- The STCDA should urgently implement an awareness raising project to ensure all governmental stakeholders understand the full implications of the 2010 STCDA Act and all conservation and management plans.
- The State Party should ensure that the 2010 STCDA Act is implemented fully and adhered to by all government stakeholders.

2. The Zanzibar ‘Development Control Unit’ and ‘Heritage Board’

The Mission did not have opportunity to meet with either of these organisations individually. The Mission was informed that the Development Control Unit (DCU) was active and had found a home in the DoRUP.

The Heritage Board had not yet commenced functioning. (This is in contrast with the understanding conveyed by the State Party’s 2016 State of Conservation Report (15 March) which states that the Heritage Board had been established in March 2016. The reasons for this was that the financing and accommodation of the Board still had to be finalised but that the Board was likely to be housed at the DoRUP.

Advisory Comment:
- From the engagement, the Mission is not in a position to report on the operation and effect of the Development Control unit, although it was reported to the Mission that this was in fact functioning and had taken a central role in the approvals process for the Malindi Fish Landing project.
  - The Heritage Board is still not functioning and is therefore still ineffective. The Mission advises that the State Party should be aware that the Heritage Board should be able to function autonomously, even if funded by, and housed at the DoURP. Care should be taken that the Heritage Board and Development Control Unit operate independently and that there can be no conflicts of interest between the various bodies and their host organisation.
  - The management system of the World Heritage property is not functioning well. This is a historic problem that still requires addressing.

3.11 Stakeholder Engagement

Terms of Reference: 5

The Mission was very fortunate to be able to engage with public stakeholder groups at length. These include:

- The Zanzibar Stone Town Heritage Society (ZSTHS)
- ReClaim Women’s Space in World Heritage
- The Stone Town Stakeholder Forum

The Mission can report that the three stakeholder organisations are very active. Especially the ZSTHS has, with the aid of NGO ACRA, been very successful in training craftspeople in restoration practice in Stone Town through their EU-funded ‘Zanzibar Built Heritage Job Creation’ project. This grouping has identified the need for training of not only craftspeople

---

28 State Party Report Of The State Of Conservation Of Stone Town Of Zanzibar (United Republic Of Tanzania) C 173 Rev, Response To World Heritage Committee Decision 6 [No Page Number]
though short courses, but also the need to embed restoration practice and heritage evaluation in education and in vocational training. To this aim, they have engaged teachers at primary schools (training for teachers) and are developing a curriculum for a Bachelors in Heritage Conservation – but this still needs to find a home at either the State University of Zanzibar (SUZA) or the Karume Institute of Science and Technology (KIST) (Annex A9). They have been active in training tour guides, partnering with the Commission for Tourism and the Zanzibar Municipal Council.

The ZSTHS, also in partnership with ACRA, have been the driving force for conservation education in Stone Town of Zanzibar. Their collaboration is at risk due to funding constraints (ACRA with the ZSTHS are now applying for a continuation of their European Union Grant). The ReClaim Women’s Space group is also still very active in Stone Town of Zanzibar, especially with regard to the safeguarding of intangible aspects, human activities, addressing the impacts of natural calamities, and actualising heritage. They still have the use of the hall between the House of Wonders and the STCDA offices.

The Stakeholders Forum has been formally constituted, but reportedly still lacks appropriate accommodation and support for full functioning. The Stakeholders Forum expressed their frustration at a lack of inclusion in planning processes, and lack of general management systems and development control. They reported, in public meetings, continuous non-respect through new construction and restoration of the existing Conservation Plan and other legislation, and decried the lack of control in an environment with increasing commercial development pressure. A plan unknown to the Mission was mentioned: a proposal to toll the roads leading into Stone Town.

Advisory Comment:

- The ZSTHS has, with ACRA and in collaboration with the STCDA, run a very successful conservation - and awareness - training project between 2014 and 2017. The Mission commends the commitment of these organisations and their funders, the European Commission and Upendo Means Love NGO, Zanzibar.
- The Mission hopes that the funders of the 2014-2017 projects can continue to fund this worthy collaboration.
- Stakeholders, through the STCDA, could engage the UNESCO National Commission to assist in the meeting of their funding needs, potentially through project funding from outside sources.
- The Mission commends the work ACRA has been doing in training tour guides – an activity that is highly deserving of further external support.
- The private stakeholder groupings in Stone Town are an active and positive force for the maintenance of the OUV of Stone Town of Zanzibar. The Mission also advises closer communication between the Stakeholder Forum and the STCDA and other statutory organisation in Stone Town of Zanzibar. The Stakeholders Forum requires continuous funding and support.
3.12 Progress to date on the implementation of the World Heritage Committee Decision 40 COM 7B.21

Terms or Reference: 6.

- The State Party has made some progress with individual projects such as the House of Wonders/Beit al Ajaib restoration where the technical specification for the repatriation has been developed to a level appropriate to and supportive of the significance of the building - with the assistance of the Advisory Bodies (Refer to 3.2.4 above). Some small matters from the last Technical Review remain to be answered by the State Party.
- The Creek Road Chawl Building has also been reported upon and the renovation of that building is on track and being managed in an appropriate manner. The Mission has expressed its concern (See 3.2.3 above) that the project was implemented before final agreement on the specifications had been reached with the Advisory Bodies, although noted that aspects on which agreement was still outstanding had not been implemented.
- No action has been undertaken with regard to providing details on development plans for the Tippu Tip House. The Mission was not able to visit the house as part of the formal programme, but an informal early-morning visit showed that the house is in a dire state of conservation. Timber balconies have collapsed and walls have needed to be propped up to avoid their collapsing. The Mission was informed that the Tippu Tip House has been leased to the Kempinsky Group (lessee of the Mambo Msiige), which intends to develop it as residential units.
- The relocation of the Container Terminal is still envisaged. Discussions with the ZPC indicated that this will allow for the redevelopment of the port to accommodate cruise ships, and a new passenger terminal. It is not clear what the timelines on this proposed development will be.
- The Mizingani Sea Wall project has been completed.

Advisory comment

- From the above, it is clear that the State Party has made some progress in the implementation of some projects or building-specific decisions contained in Committee Decision 40 Com 7B.21, although in some instances the required communications have not been affected (yet).
- In other cases, no progress has been made, including the Tippu Tip House, Container Terminal and Mambo Msiige Corrective measures
- The more difficult systemic aspects are, however, more difficult to address. It has been reported above that the Development Control Unit is active and has been resourced from the DoURP.
- The STCDA counts 65 full-time staff (including the craft-persons employed to undertake repair work). The role and position of the STCDA in the governmental management structure of Stone Town of Zanzibar requires further strengthening. The STCDA at this
point in time does not seem to have full control of the decision making that may affect
the OUV of the property or its setting, despite the provisions made by the 2010 STCDA
Act.

- The Container Terminal and Tippu Tip House project hold considerable danger for
  negatively affecting the OUV of the Stone Town of Zanzibar World Heritage property.
  - The Mission reports that limited progress has been made in implementing
    the World Heritage Committee Decision 40 COM 7B.21. It further advises
    the State Party that due to the sensitivity of the Container Terminal and
    Tippu Tip House projects, and their high potential impact on the OUV of the
    property, no decisions should be made as regards the Corridor Terminal or
    Tippu Tip House, nor rights granted on any of these properties by any
government department or agency without consolation with UNESCO
World Heritage Centre and the Advisory Bodies.

3.13 Implementation of the Specific Recommendations for Procedures to Adequately
Control Development and Promote Conservation

Terms of Reference: 6.

Little progress has been made in the implementation of the Recommendations developed by the
2016 UNESCO/ICOMOS/ICCROM joint Reactive Monitoring mission. This 'matrix' provided
clear steps to be taken, with an intended timeline and a list of parties involved. One instance of
progress made is that the Community Stakeholders Forum has been provided with office space
(in the form of a room for their use in the ZSTHS building on the Mizingani seafront). The State
Party has also engaged the World Bank to fund the development of an integrated Conservation
Management Plan to replace the existing 1996 Conservation Plan and the 2008 Management
Plan. A shortlist of possible consultants to author the Conservation Management Plan under the
ZUSP has been compiled. No further information on this project was provided to the Mission. An
overview of progress made on the Recommendations provided by the STCDA to the Mission is
appended (Annex A8).

Advisory Comment

- From the information provided it is clear to the Mission that the implementation of the
  2016 Specific Recommendations for Procedures to Adequately Control Development and
  Promote Conservation is running behind schedule.
- The level of detail of investigation required by the 2016 Specific Recommendations for
  Procedures to Adequately Control Development and Promote Conservation needs to be
  raised if these actions are to be effective.
- Haste should be made to ensure the 2016 Specific Recommendations for Procedures to
  Adequately Control Development and Promote Conservation are implemented and that
  the five-year proposed timeline is met.
- The State Party is advised to:
  o Review the skills and manpower required for the implementation of the
2016 Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation;

- Urgently develop a reactive team to address the 2016 Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation;
- Develop a strict timeline for the implementation of the 2016 Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation.

3.14 Implementation of Mitigation Measures at the Mambo Msiige

**Terms of Reference: 6, 8.**

The Mission Programme did not include a visit to the Mambo Msiige. The building was, however, inspected from the outside early on the morning of 02 October.

- The Mission has found that no substantive progress has been made in the implementation of mitigative measures for the Mambo Msiige
- None of the mitigative measures proposed by the 2014 Joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission have thus far been implemented (noting that the informal visual inspection could only assess the exterior of the building from ground level).
- Of all the recommendations made by the 2016 Joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission, only the removal of the 'painted imitations of carved doors on the side of the new building' has been effected.
- According to the STCDA, the screen glazing around the pool area has been replaced with a tinted glass to screen it from the public view. This measure does not address any of the recommendations made by either of the two missions (removal of the swimming pool, or at the very least, screening with timber lattice panels).
- The Mission therefore reports that the State Party has yet to “finalize consultations with the current property management of the Mambo Msiige building to implement all feasible mitigation measures, as outlined in the 2014 and 2016 mission reports, to lessen negative impacts of the hotel on the Outstanding Universal Value (OUV) of the property, and to provide a proposal for this work, including a timeline for implementation, to the World Heritage Centre, for review by the Advisory Bodies (40 COM 7B.21).

The above is critical seeing as the implementation of these measures for as far as possible was requested by the World Heritage Committee in at least three Committee Meetings (38 COM, 39 COM and 40 COM). The Committee has also requested (39 COM and 40 COM) that the State Party develop a list of mitigatory measures for submission to the Advisory Bodies. This too has not yet been done.

**Advisory comment:**

- The STCDA should urgently engage the owner, and lessees and sub-lessees of
the Mambo Msiige project and develop a list of feasible mitigative measures for submission to the UNESCO World Heritage Centre as called for by the World Heritage Committee.

- It is common ground that the Mambo Msiige project has weakened the OUV of Stone Town of Zanzibar. Some of these negative impacts could be temporary if they are addressed. If not, they will become long-term and could have systemic consequences on the whole property.

3.15 Assessment of the overall protection and management of the Stone Town of Zanzibar World Heritage property and its buffer zone.

Terms of Reference: 7

1. The Stone Town of Zanzibar World Heritage property

Despite the few steps made in the right direction over the past years, the overall protection and management of the Stone Town of Zanzibar World Heritage property remains perilous. Owing to a lack of protection and management, the general state of conservation of the property is not improving and the chances of inappropriate development are increasing.

Figure 11. Construction site on the location of a historic graveyard opposite the High Court building – a protected area – discovered during an early morning walk. According to the builders' signpost a permit (155460(?)) had been issued for the construction

It is also the impression of the Mission that not enough funding is being made available from government coffers to fund the restoration and renovation of the buildings and spaces of Stone Town. It is worrying that the management system is not functioning correctly. As case in point, it was also noticed by the Mission, for instance, that a residential development is being carried out opposite the High Court House on the site of a historic graveyard indicated in the 1996 Conservation Plan.29 This is in contravention of both the Conservation Plan and Zanzibari

legislation. This is one instance that was noticed by the Mission. The Mission did not have the opportunity to visit the entire property.

- The example discussed above is indicative of a malfunctioning of the management system of the property. The Mission advises the State Party to intervene and stop this and any other developments that are in contravention of the Conservation plan.

2. Buffer Zone:

The mission did not have the opportunity to inspect the buffer zone so it cannot comment on the current state of management. It can comment on the documentation it received. The DoURP has developed comprehensive, well-informed, sensitive and appropriate development plans for the Ng’amo area (the Ng’amo Area Plan). This is a praiseworthy plan, which will strengthen the character of the Ng’amo and the buffer zone and benefit Stone Town. This includes the proposed Michenzani Corridor project and the associated proposal for the Darajani area.

Advisory comment:

- The Mission advises the State Party that the OUV of the property remains, at the very least, as threatened as it was at the time of the 2014 and 2016 Reactive Monitoring missions. The Mission finds this worrying as the first mission report recommended that the conditions to list Stone Town of Zanzibar on the List of World Heritage in Danger were then already met.
- The Mission recommends strongly that the integrated DoURP plans for the buffer zone and the property as a whole be submitted for review by the Advisory Bodies and, once agreement on the content has been reached, these plans be implemented as policy by all relevant sectors of government.
4 ASSSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

4.1 Review of the maintenance of conditions and integrity of the attributes that contribute to the Outstanding Universal Value of the Property

The state of conservation of the built fabric of Stone Town of Zanzibar remains perilous, 17 years after its inscription on the World Heritage List. It is worth recalling that:

“Stone Town of Zanzibar was inscribed under Criteria ii, iii and vi. Based on content of the current inscription, the first two criteria relate to the built environment and the cultural fusion that brought it into being. The latter relates to the history of the suppression of slave trade and especially with regards the persons who opposed this trade and used Stone Town of Zanzibar as their base. To maintain the attributes that contribute to its Outstanding Universal Value, the living Swahili culture, its built manifestation in the form of Stone Town of Zanzibar (buildings, urban form, open spaces and definition) as well as those places associated with the history and abolition of slavery (including key personages) need to be protected and conserved.”

The 2016 Reactive Monitoring Mission Report states that:

“Three major, recurring problems need to be faced: a lack of funding, or conversely the difficulty in managing the influence of investors; the lack of private sector artisans and restoration businesses; the lack of adherence to conservation and restoration guidelines, and the issue of materials (the disappearance of coral rag stone and mangrove poles following the protection of the mangroves).”

and that:

“The conservation status of the building stock and the means used to conserve it are at the same stage as they were in 2014. STDCA is occupying itself with the Grade 1 monuments […]”

It is also appropriate to recall the conclusions of the 2013 ICOMOS Advisory Mission that:

The values on the basis of which the property was inscribed are being eroded and/or lost largely due to the lack of effective enforcement of existing management tools and the implementation of projects.

The issues highlighted in that 2013 report were:

- A rapid increase of development pressure
- A lack of integrated management of the property
- A lack of political will to control negative impacts from inappropriate developments and to protect and preserve the attributes and cultural heritage values
- Ignoring or not applying requirements in statutory documents

32 ibid., p. 32
33 Also already replicated in the Report on the 2014 Reactive Monitoring Mission.
34 Report on the ICOMOS Advisory Mission to Stone Town of Zanzibar (United Republic of Tanzania) (C 173 Rev) From 30 September To 3 October 2013, p.40
- Inadequate processes of conservation and inadequate levels of protection from the side of the conservation authority
- Lack of funding
- Lack of capacity and conservation knowledge
- Lack of monitoring
- Lack of maintenance”

The Lack of capacity and conservation knowledge, has started to be addressed, especially though the efforts of the ZSTHF in collaboration with the NGO ACRA and the STCDA.

The 2016 World Heritage Centre State of Conservation (SOC) Report highlighted as Current Conservation Issues the following challenges relating to:
- Financial resources
- Housing
- Human resources
- Impacts of tourism / visitor / recreation
- Legal framework
- Major visitor accommodation and associated infrastructure
- Management systems/ management plan
- Other Threats:
  - Natural disasters and lack of risk-preparedness

The construction of the Mizingani Sea Wall has strengthened the buffer between the property and the ocean along the sea front. The ReClaim Women’s Space and the ZSTHS have on their own accord started to address the issues of Natural disasters and lack of risk-preparedness, but this is not yet systemically being addressed at strategic management level.

The legal framework was addressed in 2010 with the 2010 STCDA Act. However, its effect has remained limited. The management system has likewise been addressed in theory with the creation of the macro-scale DCU, informed in the case of Stone Town by the Heritage Board and Stakeholders Forum (already reported upon in 2014). Yet this management structure has not been implemented in full – to the detriment of the property.

The lack of dedicated funding for conservation activities is further having a high negative impact on the property – on Grade I and on other buildings. The fact that external funding needs to be relied on time and time again to repair the most important of Zanzibar’s architectural heritages – such as the Palace Museum and the House of Wonders – or that external investors need to be sought to the potential detriment of the historic value of the buildings in question – as in the case of the Tippu Tip House – is indicative of a systemic failure to provide adequate means to maintain the architectural heritage and therefore the OUV of the property. It can be noted that the 2014 restoration of the Grade I Bahmal Building for use by the ZMC was funded with a grant from the World Bank; the restoration of the Angelical Cathedral was funded by the European Union.

The 2016 State Party state of conservation report states that:
“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 […]35

This illustrates how dependent the STCDA is on external funding to fulfil one of its core tasks: the conservation of the architectural heritage of Stone Town. It is clear that after 17 years on the World Heritage List, no sustainable financial system (including ploughing back what the property earns the country) has yet been developed to ensure the continued integrity of the property.

As the 2016 mission found, the STCDA focuses its attention on Grade I buildings (a portion of which still remain in poor to very poor condition) and in the 2016 United Republic of Tanzania State of Conservation Report, reference to only Grade I and Grade II buildings is made – leaving the vast majority of buildings in the property out of the reporting and discussion. This is a huge oversight in the general conservation and construction practice in Stone Town. The 2014 Reactive Monitoring mission states that the state of conservation of the entire building stock of Stone Town of Zanzibar has been a continuous challenge since its inscription in 2000. This Advisory mission finds that this challenge has not yet been adequately acknowledged by the custodians of the property, and subsequently not yet been addressed. The Mission was informed that a Condominium Board had been constituted for the larger Zanzibar City. What the role of this board could be in the future managing of the Stone Town World Heritage property should be explored further.

The non-governmental ZSTHS, with NGO ACRA and in collaboration with STCDA, have now started addressing skills training. Training craftspeople is not enough – awareness and enforcement need to be improved. It was noticed that inappropriate construction and renovation was still being undertaken throughout the property.

The Public Open Space network also remains threatened, by development and parking. The impact of the Mambo Msiige project on the open space network has not been adequately addressed and the Mission observed that a portion of Kelele Square in front of the Mambo Msiige has now been appropriated as security-guarded parking (with glazed guard house) for use by the hotel.

None of the factors affecting the property have yet been addressed successfully. Nearly all of the comments and recommendations made in the 2014 and 2016 Reports of the joint UNESCO/ICOMOS/ICCROM Reactive Monitoring missions remain valid today.36

4.2 Review of the recommendations of the past two Reactive Monitoring missions still to be addressed

Previous missions have made a series of recommendations, many of which still require

---

36 Even those from the 2006 Pound & McDermott Report in Preparation for the Periodic Review remain highly pertinent.
addressing. These are summarized below:

**Relevant Recommendations from the 2014 Reactive Monitoring mission:**

The 2014 Reactive Monitoring mission recommended that the World Heritage Committee

- Request the State Party to urgently implement corrective measures, starting with a review of the recommendations regarding the proposed minimum requirements for mitigation at the Mambo Msiige project contained in the Report of the 2013 ICOMOS Reactive Monitoring Mission and this 2014 Report on the Joint UNESCO/ICOMOS/ICCROM Reactive Monitoring Mission and to respond with a proposal, which included timeframes for their execution, including the protection of the public nature of the remnant protected green space north of the new building, noting that the recommendations contained in the 2014 Report on the Joint UNESCO/ICOMOS/ICCROM Reactive Monitoring Mission are the baseline for minimum acceptable mitigation measures;
- Request the State Party to implement the 2008 Heritage Management Plan and the 2010 Stone Town Conservation and Development Act and ensure awareness of these under all stakeholders. [2017 Joint Advisory mission note: This should be seen as an interim measure until the proposed new Integrated Conservation Management Plan has been completed and can be implemented];
- Request the State Party to strengthen the skills and human resources of the Stone Town Conservation Development Authority;
- Request the State Party to place a general moratorium on development on public open spaces, protected Green Spaces and in protected vistas;
- Request the State Party to place a moratorium on any demolitions in the Malindi Port;
- Request the State Party to commission an impact assessment of the cultural and economic impact of the removal of the Container Terminal from Malindi Port, including the potential impact on the artisanal construction of Dhows;
- Request the State Party to undertake strategic planning for the reconfiguration and reuse of the Malindi Container Terminal once the Zanzibar Ports Corporation has removed their container operations from the harbour;
- Request the State Party to halt any major development projects until they have been reviewed according to the provisions of Paragraph 172 of the ‘Operational Guidelines for the Implementation of the World Heritage Convention’. This includes any planned renovation or adaptive re-use of the Tippu Tip House for which the State Party are requested to notify the World Heritage Centre of the content and provisions of the lease agreement signed for this building;
- Request the State Party to engage with urgency in implementing the approved Traffic
Plan;

- Call on the International Community to provide assistance to the State Party to improve the management capacity and systems for the Stone Town of Zanzibar World Heritage property;

Recommendations of the 2016 Reactive Monitoring mission

Regarding the Mambo Msiige:

Given that the Hotel has been open to the public since March 2015, any mitigation measures recommended by this mission team will unfortunately be quite marginal and not address the key issues of the HIA. At a minimum, however, the mission recommends that the following mitigation measures must be considered non-negotiable, and be carried out to avoid a renewed consideration for danger listing in the future.

a) Reopen the public space (enclosed ‘park’ to the northeast of the new building), as it is a major access point to and from the sea for residents; demolish the enclosing walls and fences on both the street and the beach sides as well as the retaining walls along the beach and bring the public space/park back down to the level of the sidewalk.

b) Find a solution for reducing the concrete stairs on the beach side (cf reconstruction of the timber jetty required by the HIA).

c) Remove the painted imitations of carved doors on the side of the new building. The carved doors of Zanzibar are a strong symbol of Swahili culture. Painted versions are not required when ‘the real thing’ is still available. In addition, the execution of the paintings, with a drain pipe coming out of the middle of one, are not adequate representations of this important Swahili building craft. It would be much more appropriate to install real carved doors where they are needed. [Note: this recommendation has been executed]

d) Replace the garage doors and service entrance with doors more in harmony with the building and environment. Again, the culture of doors in Zanzibar deserves better treatment than what has been used on this very visible street facade.

e) The HIA called for the swimming pool to be moved to an inner courtyard. This would still be the best solution! At a minimum, however, the hotel should install a latticed wooden screen for the swimming pool, replacing the current plexiglass, which exposes the swimmers to the public walking along the beach. This screen would still allow for a view out from the pool, but would help screen it from public view on the beach.

Development projects
- Particular attention should be paid to two major urban projects. 1) The Container Port will be moved out of Stone Town, and its current location will continue to serve as the passenger port, becoming a recreational and leisure space (cf: Master Plan). 2) More generally, it is important to maintain a balance between residents’ local lives and practices and tourism – between services for residents (housing, services, food shops, schools, etc.) and recreational and tourist activities. Maintaining this balance will ensure the preservation of the site as much as the physical dimension of the built urban environment.

- It is also important to carefully monitor the evolution of the Grade I-listed building Tippu Tip House, both in terms of how it is used (hotel vs. cultural space) and the quality of the restoration work. This is especially important as the Hyatt Hotel, which leases the Mambo Msiige building and was responsible for the negative conservation outcomes at that building, also owns the lease of the Tippu Tip House. It is imperative to ensure that the same fate suffered at Mambo Msiige does not happen at the Tippu Tip House. Such an outcome would point to an inability by the State Party to control development, and would strongly indicate a need for consideration of, at least, a listing on the World Heritage List in Danger. The building, at present, is in a highly deteriorated state of conservation, and one of its balconies collapsed just prior to this 2016 mission’s visit. Appropriate conservation work needs to be planned with urgency to reverse the dangerous state of the building.

Traffic Plan

- Implementation of the traffic plan has begun, with traffic now being regulated in Stone Town. However, peripheral parking areas and public transport to connect them to Stone Town still need to be implemented. Some ways of formalizing “exceptions” should also be made for economic and residential activities.

Management - Governance

- The legislative, regulatory and organizational framework is now coherent, with the existence of the Development Control Unit (DCU), which appears, at this early stage, to be functioning effectively. This unit is attached to the Department of Urban and Rural Planning, and should be connected with the Heritage Board and the Community Stakeholders Forum.

- The DCU must fully play its role as the facilitator of dialogue between decision-making institutions in Zanzibar, and for monitoring decisions on building permits. An important
A point to be considered is whether the STDCA should have veto power within the DCU regarding projects within the World Heritage property (Stone Town). The mission strongly believes that it should have this veto power in order to ensure the protection of the OUV of the World Heritage property.

- The Heritage Board, which should incorporate a wider range of institutional stakeholders than the DCU, has yet to be fully set up, and this is a priority action. The Heritage Board and Community Stakeholders’ Forum, which has been constituted, should be active, meet regularly, and play a role in both proposing and supporting actions for the preservation of Stone Town. The Stakeholders Forum, in particular should take on the role of communication of heritage values and the importance of conservation to residents and visitors. It should help develop education and awareness with regard to the OUV of the World Heritage property and issues related to its protection.

**Updating the Conservation Plan /Management Plan**

- The World Heritage property "conservation plan" and "heritage management plan" must be revised and updated into a single document. This is now urgent; it will serve as the "detailed plan" of the Master Plan for the Stone Town. Linking the management of Stone Town and the Master Plan will make it easier to integrate heritage preservation into city policies. [Advisory Mission note: Some progress has been made in this regards, and the project is reported to be underway]

- It is also important to listen to and rely on the Heritage Board and the Community Stakeholders Forum in this process, as they reflect and formulate the needs of local communities, businesses and investors; and can therefore take action to support the STDCA.

- Updating and integrating the Conservation and Management Plan must be done in connection with the Master Plan and should particularly focus on: [Advisory Mission note: Some progress has been made in this regards, and the project is reported to be underway]

- Training private sector craftspeople by using restoration projects in progress should be encouraged (construction sites that also serve as locations for training) and methodological guidelines should be published on appropriate conservation and restoration practices.

- Information for investors, stakeholders, residents, and tourists, should be developed in various formats. In particular, for potential investors, a booklet should be prepared and distributed at the moment that interest is expressed, to explain the values of the World
Heritage property and the need to ensure that any eventual proposals do not negatively impact on OUV, including the undertaking of Heritage Impact Assessments, where applicable. Create an exhibition space and information centre on Stone Town, as well as information panels throughout the World Heritage property.

- Heritage funding is needed to alleviate the critical shortage of financial resources. Projects such as the Hifadhi Zanzibar Company initiative should be maintained and expanded. Other possible solutions should also be explored (a tourism tax or a tax on building permits, for example).

- A system of regular, ongoing monitoring of conditions of the building stock is necessary to ensure that conditions of buildings do not continue to deteriorate. A survey of building conditions has been carried out and can serve as an important baseline for future monitoring, but this system must be integrated into the conservation and management plan.

**International expertise and mentoring**

- In order to ensure the effective updating and implementation of the conservation and management plan, regular support and mentoring by a designated team of experts should be offered to the STDCA over a period of three to five years, with the financial support from the international community or through the International Assistance mechanism. This team would not need to be located in Zanzibar, but would need to have ongoing contacts via email, Skype or other suitable means, with occasional missions to look at progress on the ground and have more in-depth discussions with stakeholders.

**Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation**

- During the mission, an meeting was held with STCDA staff, and a series of measures were discussed and agreed to which could be achieved in next 5 years in order to improve the overall management system and development control at the property.

[2017 Joint Advisory mission note: this table is included as a single recommendation from the 2016 Joint Reactive Monitoring mission. The State Party has taken some steps in addressing some of the items included in the table, but seeing as the table represents a multi-year work plan it is included in its entirety.]
### PROCEDURES TO ADEQUATELY CONTROL DEVELOPMENT AND PROMOTE CONSERVATION

<table>
<thead>
<tr>
<th>Measures</th>
<th>Action</th>
<th>Responsible Actors</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PLANNING MEASURES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe Management System Define Decision Making Structures</td>
<td>List all stakeholders and organizations that will be involved in the updating of the management plan</td>
<td>STCDA</td>
<td>By end 2016</td>
</tr>
</tbody>
</table>
| Update the Conservation Plan (Siravo 1994) and include it as a part of the management plan of the property | 1) Develop a project proposal and estimate the cost  
  
  2) Seek Financing (possible financial partners might include the Aga Khan Trust for Culture, the AWHF, UNESCO FIT or other UNESCO sources)  
  
  3) Update the plan and incorporate it in the management plan  
  
  4) Implement the plan | 1) STCDA & UNESCO can share proposals and advise  
  
  2) STCDA, UNESCO, AWHF, TZ Nat Com  
  
  3) STCDA with experts  
  
  4) STCDA | 1) By mid-2016  
  
  2) By end 2016  
  
  3) By end 2018  
  
  4) 2019 - 2029 |
| Update the Management Plan of 2008 including the incorporation of the conservation plan | 1) Define structure of the management plan and its annexes including subject matter such as conservation, tourism, disaster risk management, education/outreach/awareness, fundraising, and action plan  
  
  2) Estimate the cost and develop a project proposal | 1) STCDA | 1) By end 2016  
  
  2) By mid-2016  
  
  3) By end 2016  
  
  4) By end |
3) Seek Financing (possible financial partners might include the Aga Khan Trust for Culture, the AWHF, UNESCO FIT or other UNESCO sources)

4) Update the plan

5) Implement the plan

<table>
<thead>
<tr>
<th>STCDA &amp; UNESCO can share proposals and advise</th>
</tr>
</thead>
<tbody>
<tr>
<td>STCDA, UNESCO, AWHF, TZ Nat Com</td>
</tr>
<tr>
<td>STCDA with experts</td>
</tr>
<tr>
<td>STCDA</td>
</tr>
</tbody>
</table>

### STRUCTURAL ORGANISATIONAL

<table>
<thead>
<tr>
<th>DCU</th>
<th>1) STCDA active participation in meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2) Ensure that the STCDA has a decisive voice in relation to the OUV of the property</td>
</tr>
<tr>
<td></td>
<td>3) Creation of guideline document for developers</td>
</tr>
<tr>
<td></td>
<td>1) STCDA</td>
</tr>
<tr>
<td></td>
<td>2) DCU</td>
</tr>
</tbody>
</table>

| 1) Monthly meetings and ad hoc as needed |
| 2) By mid-2016                          |

<table>
<thead>
<tr>
<th>Community Stakeholders Forum</th>
<th>1) Develop TOR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2) Ensure Office space given to Community for Stakeholder Board</td>
</tr>
</tbody>
</table>

| 3-4 times a year |
| Heritage Board | 1) Constitute the Heritage Board to provide a forum for all the major institutional stakeholders  
2) Clearly define its relationship with the DCU and other crucial stakeholders  
3) Define its scope in relation to synergies and challenges of development projects  
4) Decide who convenes its meetings and under which legislation (i.e.: “sub-committee” under STCDA Act or under DCU?)  
5) Identify its membership (ZIPA, Govt, Port authority, etc.)  
6) Develop TOR for Heritage Board  
7) Define its Operating procedures  
8) Define its link to the other management structures  
9) Define its financial mechanism | STCDA DCU  
Revolutionary Government of Zanzibar  
State Party of Tanzania | Creation mid 2017  
Meet at least 3 times a year |
| ZMC-STCDA relations | 1) Ensure regular meetings  
2) Continue collaboration on Traffic | ZMC STCDA | Bimonthly meetings? |
Recommendation Concerning the World Heritage List in Danger

Unfortunately, being placed on the List of World Heritage in Danger is perceived by the State Party and the local community as a punishment; rather than as an opportunity to rally and receive international assistance and support. Although threats to the property still exist, the Mission does not recommend that the Stone Town of Zanzibar World Heritage property be placed on the List of World Heritage in Danger, given that there is no additional reason for doing so as compared to the conditions that led the mission team to recommend Danger Listing in 2014. While the State Party has begun to take positive steps, such as the creation of the DCU and the Stakeholders Forum, it has not yet established the Heritage Board and taken other necessary actions. As these measures are all relatively new, it is not yet possible to determine how stable these are and whether they will continue to function well into the future. For this reason, the mission recommends sending a joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission in 3 years (2019) in order to evaluate the progress made on improving management systems and implementing the recommendations of the Committee.

[END OF 2016 MISSION REPORT RECOMMENDATIONS]

Advisory Comment

- **The State Party has not yet addressed many of the recommendations of the previous two Reactive Monitoring missions to the Stone Town of Zanzibar World Heritage property.**
- **The State Party is advised to reassess these recommendations, make an overview followed by an action plan and task a dedicated group of people with the execution of these recommendations.**
5 CONCLUSION AND RECOMMENDATIONS

5.1 Summary of Findings

The Mission was tasked with clear but extensive Terms of Reference, but with a very limited timeframe to address these. Much reliance had to be made on post-mission desktop review of material made available to the Mission.

The Mission successfully completed the site visits and undertook numerous informative meetings with stakeholders from Government and civic society, with thanks to the STCDA for their assistance in this matter.

5.2 Management Systems

The challenges facing the Stone Town of Zanzibar World Heritage property call for an integrated, broad based and focused response. These challenges, the state of conservation of the property and the “somewhat large number of “players” involved in the management and conservation of the Stone Town”37 are both historic problems that have not yet successfully been addressed in the 17 years the property has been on the UNESCO World Heritage List. It is also evident that the 2010 STCDA Act is not yet being implemented to its full extent.

The Mission is of the opinion that, owing to the complexity of problems faced by the property, and seeing the wide range of actors and factors affecting the Stone Town of Zanzibar World Heritage property and its buffer zone, the time has come to establish a high-level cross-cutting task team to steer the property back on course. Because of the wide range of role-players in the Stone Town of Zanzibar World Heritage property at various levels, it is proposed that this task team be nested at the highest level of government.

6. The State Party is advised by the Mission to set up a task team for a period of at least the next five years (to meet the original five-year deadline of the Procedures To Adequately Control Development And Promote Conservation) to implement the outstanding recommendations of the 2014 and 2016 joint Reactive Monitoring missions.

7. The Mission recommends that the President of Zanzibar and the Revolutionary Council institute this task team for a minimum period of five years.

8. This task team should ideally report directly to the President of Zanzibar and the Revolutionary Council and should include at the very least the director of the STCDA and director of the DoURP, the DCU, Heritage Board, ZMC, and meet regularly with the United Republic of Tanzania UNESCO Commission, Community Stakeholders Forum, ReClaim Women’s Space, Hifadhi Zanzibar and the ZSTHS.

9. Capable individuals should be selected for the task team. Care should be taken that no single person represents more than one body on this task team and that individuals are dedicated to the task team.

10. A clear mandate, directives and outcomes will need to be set for the task team, but should include:
   a. Ensuring the 2010 STCDA Act is implemented to its full extent.
   b. Implementation of the principles of the 2011 UNESCO Historic Urban Landscapes approach.
   c. Review of past Committee Decisions and developing and implementing an action plan to address these.
   d. Review of past recommendations of Reactive Monitoring and Advisory missions and developing and implementing an action plan to address these.
   e. Implementation of all of the Procedures To Adequately Control Development And Promote Conservation developed by the 2016 joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission.
   f. Monitoring of the proper functioning of the DCU, Heritage Board and Stakeholders Forum and reporting to the President of Zanzibar and the Revolutionary Council and the United Republic of Tanzania’s UNESCO National Commission as to the functioning of said bodies in the steering of development in the World Heritage property.
   g. Taking responsibility for the development of the new integrated Conservation Management Plan (CMP) and coordination of its integration into all spatial local and regional plans, or the modulation of the latter, as needed to safeguard the OUV of the property and its setting. The terms of reference for such a CMP need to be carefully structured to include all scale levels down to detailed material use recommendations.
   h. Serving as a central point of communication between the various bodies of government with a presence in the World Heritage property.
   i. Strategically developing the newly constituted Condominium Board’s contribution to the conservation of the buildings of Stone Town of Zanzibar and the buffer zone.

5.3 Additional Technical and Financial Assistance

The assessment of the STCDA technical and financial capacity compelled the Mission Team to propose available assistance to help them in effectively managing the conservation of the Stone Town of Zanzibar.

5.3.1 UNESCO’s Assistance for the Rehabilitation of the Beit al Ajaib/House of Wonders

The Mission recommended UNESCO’s technical services in the rehabilitation of the House of Wonders in close consultation with the donor - Oman Authorities - and the Beneficiary country – the United Republic of Tanzania’s authorities. The STCDA will invite UNESCO to assist them in this rehabilitation work and in developing the concept and displays for the Beit-el-Ajaib/House of Wonders museum.
5.3.2 Establishment of a Vocational Educational School

The extent and magnitude of the conservation works that need to be carried out in Stone Town requires the establishment of an institutionalized vocational school specialized in conservation activities. Such a school will train Tanzanians on the necessary skills for the safeguarding of Stone Town. This educational initiative will provide capacity building for youth to be employed within the Stone Town. In close cooperation with the National Commission for UNESCO, the authorities may envisage to seek UNESCO collaboration in the establishment of such a school.

5.3.3 Capitalizing on the Income Generated through Tourism for the Safeguarding of the World Heritage Property

Since over 90% of income generated in Stone Town is from tourism activities (as reported to the Mission by the State Party), it is vital that the tourist revenues be injected into the sustainable conservation of the World Heritage property in order to ensure the viability of both the urban and architectural fabric. Under the UNESCO programme of tourism & development, opportunities could be explored to effectively implement sustainable tourism development activities.

5.3.4 Awareness Raising for the Public and Decision Makers

The mission has noted increased awareness among the communities on the need to safeguard the Stone Town of Zanzibar, however, the understanding of the role of each individual party still needs to be enhanced. For this reason, it is recommended that the State Party submit an International Assistance Request for awareness-raising on the conservation and promotion of the property, targeting both the public and the decision makers.
## LIST OF ACRONYMS

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCU</td>
<td>Development Control Unit</td>
</tr>
<tr>
<td>DoURP</td>
<td>Department of Urban and Rural Planning</td>
</tr>
<tr>
<td>EIA</td>
<td>Environmental Impact Assessment</td>
</tr>
<tr>
<td>HIA</td>
<td>Heritage Impact Assessment</td>
</tr>
<tr>
<td>MLHWE</td>
<td>Ministry of Land, Housing, Water and Energy</td>
</tr>
<tr>
<td>STCDA</td>
<td>Stone Town Conservation and Development Authority</td>
</tr>
<tr>
<td>ZIPA</td>
<td>Zanzibar Investment Promotion Agency</td>
</tr>
<tr>
<td>ZMC</td>
<td>Zanzibar Municipal Council</td>
</tr>
<tr>
<td>ZPC</td>
<td>Zanzibar Port Cooperation</td>
</tr>
<tr>
<td>ZSTHS</td>
<td>Zanzibar Stone Town Heritage Society</td>
</tr>
<tr>
<td>ZTC</td>
<td>Zanzibar Tourism Commission</td>
</tr>
</tbody>
</table>
7.1 Decision of the World Heritage Committee

Stone Town of Zanzibar (Tanzania, United Republic of) (C 173rev)

Draft Decision: 40 COM 7B.21

The World Heritage Committee,

1. Having examined Document WHC/16/40.COM/7B.Add,

2. Recalling Decision 39 COM 7B.45, adopted at its 39th session (Bonn, 2015),

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);

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 an effective monitoring system, and by increasing technical capacities and skills;

5. Also notes the results of the 2016 Reactive Monitoring mission to the property and urges the State Party to implement the agreed upon measures, in accordance with the proposed timelines, regarding the Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation;

6. Also requests the State Party to finalize consultations with the current property management of the Mambo Msiige building to implement all feasible mitigation measures, as outlined in the 2014 and 2016 mission reports, to lessen negative impacts of the hotel on the Outstanding Universal Value (OUV) of the property, and to provide a proposal for this work, including a timeline for implementation, to the World Heritage Centre, for review by the Advisory Bodies;

7. 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 the Darajani Corridor, for the proposed promenade along the Mizingani seawall, and for potential restoration interventions 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;

8. Requests furthermore the State Party to submit to the World Heritage Centre, by 1 February 2017, a progress report and, by 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 42nd session in 2018.
7.2 MAP OF THE WORLD HERITAGE PROPERTY AND ITS BUFFER ZONE

Figure 12. Map A showing in yellow the inscribed property, in green the green area that forms part of the conservation area and in brown the land part of the Buffer Zone.
(http://whc.unesco.org/en/list/173/documents/)
Figure 13. Map B, showing in blue the sea part of the buffer zone
(http://whc.unesco.org/en/list/173/documents/)
### Mission Programme

**Program for WHC/ICOMOS Advisory Mission Stone Town of Zanzibar**  
United Republic of Tanzania, 30 September – 3 October 2017

<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
</table>
| 30/09/17   | Afternoon  
Arrival of the guests from UNESCO/ICOMOS                                  |
| 01/10/17   | Morning  
**9:00 – 10:00 am**  
Meeting with DG of STCDA  
**Overview of all projects to be discussed**  
**10:00 – 10:45 am**  
Site visit Darajani Corridor, business centre project in the presence of the following institutions  
  1. Ministry of Presidents Office Regional Administration local Government and Special Departments  
  2. ZSSF  
  3. Cons Africa consultant  
  4. ZSTHS  
  5. STCDA Board  
  6. DoRUP  
  7. Stakeholders Forum  
  8. Technical Committee of Darajani Corridor  
  9. ZMC  
  10. Road Fund  
  11. STCDA  
  12. Media  
**11:00 – 12:45 am**  
Presentation of Darajani Corridor project  
**1:00 – 2:30 pm**  
Site visit Chawl Building  
**2:30 pm**  
Lunch  
**Afternoon**  
**3:30 – 4:30 pm**  
Meeting with Zanzibar Institutions  
  1. Zanzibar Ports Corporation  
  2. Zanzibar Municipal Council  
  3. Tourisms Commission  
  4. Ministry of Education  
  5. Ministry of Information, Tourism, Culture, and Sports  
  6. Department of Urban and Rural Planning  
  7. Zanzibar ‘Development Control Unit’  
**4:30 – 7:00 pm** |
Meeting with different stakeholders
1. Zanzibar Stone Town Heritage Society
2. Stakeholders forum
3. Reclaim
4. Shehas

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/10/17</td>
<td>9:00 – 10:45 am</td>
<td>Courtesy with Ministry of Infrastructure, Communication and Transportation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11:00 – 11:30 am Site visit Majestic Cinema</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11:30 - 12:00 am Site visit Bwawani Hotel complex</td>
</tr>
<tr>
<td></td>
<td>12:15 – 2:00 pm</td>
<td>Start-up meeting with stakeholders for the Majestic Cinema project</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Stakeholders:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. SUZA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Urban Municipal Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Sauti ya Busara</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. ZIFF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5. Hifadhi Zanzibar</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6. Stakeholders Forum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Re-claiming Women Space</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8. Jahazi literary and Jazz Festival</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9. Member of the Board of STCDA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10. STCDA</td>
</tr>
</tbody>
</table>

|            | Lunch                  |
|            | 2:30 – 4:00 pm         | Courtesy with Ministry of Presidents Office Regional Administration local Government and Special Departments |
|            | 4:15 – 5:30 pm         | House of Wonders (Beit-el-Ajaib) and Palace Museum                    |
|            | 5:30 – 7:00 pm         | Technical meeting on House of Wonders                                 |
|            |                        | 1. Ministry of Infrastructure, Communication and Transportation        |
|            |                        | 2. Ministry Information, Tourisms, Culture and Sports                 |
|            |                        | 3. Department of Museum                                               |
|            |                        | 4. Ministry of Finance and Planning                                   |
|            |                        | 5. Member of the Board of STCDA                                       |

<p>|            | 7:30 pm Dinner         |</p>
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/10/17</td>
<td>Morning</td>
<td>9:00 – 10:30 am &lt;br&gt;Wrap-up meeting with stakeholders</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. Zanzibar Ports Corporation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. ZIPA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Tourisms Commission</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Ministry of Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5. Ministry of Information, Tourisms, Culture, and Sports</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6. Ministry of Finance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Zanzibar Environmental Authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8. Zanzibar ‘Development Control Unit’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9. Department of Planning</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10. ZSSF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11. ZMC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12. ZCI</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13. PORALGSD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14. Board of STCDA</td>
</tr>
<tr>
<td></td>
<td>Afternoon</td>
<td>11:00 am – 12:30 pm &lt;br&gt;Debriefing with DG of STCDA, Board of STCDA, DoURP</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Departure</td>
</tr>
</tbody>
</table>

**ABBREVIATION**

- **STCDA**: Stone Town Conservation and Development Authority
- **DoURP**: Department of Urban and Rural Planning
- **ZSSF**: Zanzibar Social Security Fund
- **ZMC**: Zanzibar Municipal Council
- **ZCT**: Zanzibar Commission of Tourism
- **PORALGSD**: Presidents Office Regional Administration Local Government and Special Departments
- **SUZA**: State University of Zanzibar
- **ZIPA**: Zanzibar Investment Promotion Authority
- **ZIFF**: Zanzibar International Film Festival
- **ZSTHS**: Zanzibar Stone Town Heritage Society
7.4 List of workings documents and decisions relative to the Stone Town of Zanzibar World Heritage property

(Extracted from http://whc.unesco.org/en/list/173/documents/)

### Nomination 173rev (inscribed)

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>Nomination file 173rev</td>
</tr>
</tbody>
</table>

### Advisory Bodies Evaluations

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>Advisory Body Evaluation (ICOMOS)</td>
</tr>
</tbody>
</table>

### Maps

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>Map A, showing in yellow the inscribed property, in green and brown the land part of the buffer zone</td>
</tr>
<tr>
<td>1999</td>
<td>Map B, showing in blue the sea part of the buffer zone</td>
</tr>
</tbody>
</table>

### Decisions

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>40COM 7B.21 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173rev)</td>
</tr>
<tr>
<td>2015</td>
<td>39COM 7B.45 - Stone Town of Zanzibar (Tanzania, United Republic of) (C 173rev)</td>
</tr>
<tr>
<td>2015</td>
<td>39COM 8E - Adoption of Retrospective Statements of Outstanding Universal Value</td>
</tr>
<tr>
<td>2014</td>
<td>38COM 7B.55 - Stone Town of Zanzibar (Tanzania, United Republic of) (C 173rev)</td>
</tr>
<tr>
<td>2012</td>
<td>36COM 7B.49 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173rev)</td>
</tr>
<tr>
<td>2011</td>
<td>35COM 7B.45 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173rev)</td>
</tr>
<tr>
<td>2010</td>
<td>34COM 7B.54 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173rev)</td>
</tr>
<tr>
<td>2008</td>
<td>32COM 7B.54 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173 rev)</td>
</tr>
<tr>
<td>2007</td>
<td>31COM 7B.49 - Stone Town of Zanzibar (United Republic of Tanzania) (C 173 Rev)</td>
</tr>
<tr>
<td>2000</td>
<td>Report of the 24th Session of the Committee</td>
</tr>
<tr>
<td>2000</td>
<td>24COM XC.1 - The Stone Town of Zanzibar (United Republic of Tanzania)</td>
</tr>
<tr>
<td>1982</td>
<td>06COM VIII.22 - Nominations the World Heritage List: Old Stone Town of Zanzibar</td>
</tr>
</tbody>
</table>

### Mission reports

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
</tr>
<tr>
<td>2013</td>
<td>Report on the ICOMOS Advisory Mission to Stone Town of Zanzibar (United Republic of Tanzania), 30 September - 3 October 2013</td>
</tr>
<tr>
<td>2008</td>
<td>Report on the mission to Stone Town of Zanzibar (United Republic of Tanzania), 5-10 May 2008</td>
</tr>
</tbody>
</table>

**State of Conservation Reports by States Parties**

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>State of conservation report by the State Party / Rapport de l'Etat partie sur l'état de conservation</td>
</tr>
<tr>
<td>2015</td>
<td>Summary of the State of conservation report by the State Party / Résumé du Rapport de l'Etat partie sur l'état de conservation</td>
</tr>
<tr>
<td>2014</td>
<td>State of conservation report by the State Party / Rapport de l'Etat partie sur l'état de conservation</td>
</tr>
<tr>
<td>2014</td>
<td>Summary of the State of conservation report by the State Party / Résumé du Rapport de l'Etat partie sur l'état de conservation</td>
</tr>
</tbody>
</table>

**State of conservation reports**

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2015</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2014</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2012</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2011</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2010</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2008</td>
<td>State of conservation report</td>
</tr>
<tr>
<td>2007</td>
<td>State of conservation report</td>
</tr>
</tbody>
</table>
7.5 Composition of Mission Team

- Nicholas Clarke, ICOMOS
- Edward Moukala, UNESCO World Heritage Centre - Africa Desk

The mission was joined by:

- Dr Moshi Kimizi - Secretary General, UNESCO National Commission of the United Republic of Tanzania
- Erick Kajiru – Principle Officer, UNESCO National Commission of the United Republic of Tanzania
7.6 Summary of the Examination of the State of Conservation by the World Heritage Committee and its Bureau

7.6.1 SOC 2007

The first SOC report (World Heritage Committee Decision 31 COM 7B.49, 2007) evaluated the potential impact of the proposed European Commission-funded port development project on the State of Conservation of the property. The World Heritage Committee asked the different stakeholders for the information needed to evaluate the situation. The information gathered was considered insufficient. The World Heritage Committee requested the State Party to:

- Provide details of the proposed Malindi Stone Town Port development project;
- Collaborate with ICOMOS and the World Heritage Centre to organize an independent environmental and cultural impact assessment study prior to any consideration or approval of the proposed project;
- Invite a joint World Heritage Centre/ICOMOS reactive monitoring mission to assess the State of Conservation of the property and factors affecting its OUV;
- Provide a progress report on the implementation of the above recommendations for examination by the Committee at its 32nd session in 2008.

7.6.2 SOC 2008


The 2008 mission report provides detailed background on the rationale for the Port development project and on steps in project implementation since its initiation in 2004. From the mission’s observations, it can be seen that the evolution of the project brings several problems for the conservation and the management of the site. To summarize, two options were under consideration for the rehabilitation of the port: Option A (a suspended concrete slab and pile solution, similar to the existing, described as the most feasible option if a sizable percentage of piles could be re-used with the least obvious disadvantages/impacts), and Option B (a vertical wall and fill solution, less costly that A, but possibly having negative impacts on the marine environment). Option A was chosen by the government of Zanzibar but after this decision, the contractor’s study of the condition of the existing piles indicated all would have to be replaced and that the cost of this option would increase from 16 million dollars to 40 million dollars. Based on a Hydraulic Study and a Wave Movement and Water Level Study carried out by the European Commission (which suggested that environmental impacts of Option B would be incidental), the European Commission informed the State Party that it could only support proceeding with Option B. The Port Authority agreed with this proposal but made its acceptance of Option B conditional on a Baseline Survey of current sea conditions and impacts being conducted, followed by a

39 For a complete list of documents and decisions related to the Stone Town of Zanzibar World Heritage Property, refer to Annex A4.
comprehensive Environmental Impact Assessment (EIA), and an impact monitoring process after 5 years of use. From this point, poor communications among all projects partners have resulted in the project proceeding without any of the necessary or agreed approvals, surveys or environmental assessments being in place. Construction of the Port will be complete in November 2008 and at the time if the mission, with 66% of the work completed, only a very limited Baseline Survey had been performed. The mission uncovered unreported impacts related to the changeover from Option A to Option B, which have negative environmental and cultural impacts on the property. In conclusion, the mission report regretted that the Malindi Port rehabilitation project was not conceived in regard for the protection requirements of a World Heritage property and its outstanding universal value, nor executed in accordance with the requirements of the Operational Guidelines. Therefore, the mission report suggests that by immediately carrying out a thorough and independent study to ascertain any negative impacts caused by the completed Option B.

The World Heritage Committee requested the State Party to:

- Carry out an immediate and independent Environmental Impact Assessment on both the cultural and bio-physical resources, in full collaboration with the World Heritage Centre and ICOMOS, before November 2008;
- Ensure that the Environmental Impact Assessment includes a 3-5 year monitoring project in order to mitigate to the greatest extent negative impacts of work carried out and described in the mission report;
- Finalize the currently prepared integrated management plan with full participation of all the relevant stakeholders;
- Finalize the Review of the 1994 Heritage Act in order to gain greater autonomy and greater effectiveness in the long term conservation of the property’s Outstanding Universal Value;
- Develop, in consultation with the World Heritage Centre and the Advisory Bodies, a draft Statement of Outstanding Universal Value including the conditions of integrity and authenticity, for examination by the World Heritage Committee at its 33rd Session in 2009;
- Submit a report to the World Heritage Centre, by 1 February 2010, on the results of the Environmental Impact Assessment activities carried out, and progress made with regards to implementation of a 3-5 year monitoring project of Port rehabilitation, for examination by the World Heritage Committee at its 34th session

7.6.3 SOC 2010

The third SOC (World Heritage Committee Decision 34 COM 7B.54, 2010) examined the follow-up to the World Heritage Committee Decision 32 COM 7B.54 taken at the 32nd session of the World Heritage Committee in 2008.

The State Party report received on 1 April 2010 noted that there had been a recent positive progress in developing plans and legal frameworks for the management of the Stone Town of Zanzibar, especially thanks to a Swedish International Development Assistance (SIDA) initiative, which contributed to elaborating a Heritage Management Plan and financing the revision of the 1994 Heritage Act (as requested by the World Heritage Committee in Decision 32 COM 7B.54).

An inventory of the public spaces in Zanzibar was completed in January 2010 by the Centre for World Heritage Studies of the College of Design at Minnesota University, in coordination with the
Stone Town Conservation and Development Authority (STCDA) and the World Heritage Centre in the framework of the UNESCO Netherlands Funds-in-Trust. The World Heritage Centre and the Advisory Bodies note that the overall 2010 State Party report conclusions mirror those presented in 2008, with an emphasis on requesting financial and technical assistance for training, analysis and planning. They also note that as recommended in the 2008 joint UNESCO/ICOMOS Mission Report the work according the warehouses is urgent, and a commitment for their documentation is needed.

Despite the fact the World Heritage Committee requested the State Party to carry-out an independent Environmental Impact Assessment (31 COM 7B.49) and an Environmental Impact Assessment, which includes a 3-5 year monitoring project in order to assess potential negative impacts of the 2008 Malindi Port, the port project was completed without these studies. The State Party report then exposed the continuation of the restoration of the sea front wall, “Zanzibar Phase II Seafront”. The World Heritage Centre and the Advisory Bodies consider that the Report on the overall Seafront project has a substantial impact on the property and await the results of the Environmental and Social Impact Assessment for review by ICOMOS. They consider that further work to the foreshore and the seawall project should be halted until a full appraisal can be made of their impact on the property’s Outstanding Universal Value and of their appropriateness.

Arising from decisions of the 31st session, the World Heritage Committee requested that a draft Statement of Outstanding Universal Value, including the conditions of integrity and authenticity, be developed for examination in 2009. The State Party submitted a draft Statement of Outstanding Value following its report.

The World Heritage Committee requested the State Party to:

- Put into place as a matter of urgency a 3-5 year monitoring project for the port area as previously requested by the World Heritage Committee;
- Submit to the World Heritage Centre before 1 December 2010 the Environmental and Social Impact Assessment of the planned sea front project – Phase II (“Zanzibar Phase II Seafront”), which provides an assessment of the potential impact of this project on the Outstanding Universal Value of the property, for review by the Advisory Bodies, in line with Paragraph 172 of the Operational Guidelines, and to halt further work on the foreshore and sea wall until the review process is completed;
- Finalize and implement the Heritage Management Plan;
- Invite as soon as possible after 1 December 2010 a joint World Heritage Centre/ICOMOS reactive monitoring mission;
- Submit a report to the World Heritage Centre, by 1 February 2011 on the progress made on the above points for examination by the World Heritage Committee at its 35th Session in 2011.

### 7.6.4 SOC 2011

The fourth SOC (World Heritage Committee Decision 35 COM 7B.45, 2011) examined the report on the State of Conservation of the property submitted by the State Party on 1 February 2011 and
the conclusions of the ICOMOS reactive monitoring mission (requested by the World Heritage Committee at its 34th Session, Decision 34 COM 7B.54).

The State Party reported that works on the Malindi Port are finished. The 2011 mission stated that some environmental changes, like the increase in wave height, had been observed but these have yet to be monitored.

An Environmental and Social Impact Assessment on the planned Sea Front Project Phase II was submitted to the World Heritage Centre in July 2010 for review. The mission evaluated the proposal and noted that there is a need to harmonize future refurbishment projects at open spaces to ensure that visual harmony is maintained in consideration to the historic attributes of the property.

The State Party reported a new Act for the Stone Town Conservation and Development Authority (STCDA) was passed in July 2010. The mission noted that due to the recent approval of the new arrangements, it is difficult to ascertain at this point how efficiently they operate.

The State Party reported that work has continued on the implementation of the Heritage Management Plan. The mission noted a series of factors that currently affect the property and which need to be adequately monitored (tourist pressure, poverty, living conditions for local people, over-occupation of buildings, changes in land uses, traffic congestion and management of waste). As for new constructions, the mission expressed concern regarding a proposal by the Kempinsky Group to build a hotel using in part the Mambo Msiige historic building and the adjacent designated public space. As per letters dated 19 January 2011, and 8 March 2011, the World Heritage Centre alerted the State Party to the potential risk of Danger Listing as the proposed development could fall under conditions set out in Paragraphs 178 and 179 of the Operational Guidelines and requested the Government’s position in this regard.

The World Heritage Committee requested the State Party to:

- Mobilize as matter of urgency resources for the operation of the Stone Town Conservation and Development Authority (STCDA) and the sustained implementation of the Heritage Management Plan;
- Carry out/update a comprehensive condition assessment of the property and identify priority measures for intervention, including required resources for implementation;
- Establish an effective monitoring system to control and enforce sanctions on illegal construction and evaluate the adequacy of proposals for new construction and development, both at the inscribed property and within its buffer zone;
- Further develop the tourism development plan to effectively contribute to poverty alleviation and improvement of socio-economic conditions of the local population
- Continue the collaboration with the World Heritage Centre and ICOMOS to ensure that potential new developments and rehabilitation of the historic building Mambo Msiige and its associated public space do not impact on the Outstanding Universal Value of the property;
- Submit to the World Heritage Centre and the Advisory Bodies technical specifications on planned projects relating to the reorganization of the northern part of the port, the Seafront project part II interventions in the Beit-al-Ajaib/House of Wonders and at the Tippu Tip House, in accordance to Paragraph 172 of the Operational Guidelines, for consideration
7.6.5 SOC 2012

The fifth SOC (World Heritage Committee Decision 36 COM 7B.49, 2012) examined the State of Conservation report submitted on 1 February 2012 by the State Party requested by the World Heritage Committee at its 35th Session (Decision 35 COM 7B.45, 2011).

The report noted the challenges faced to secure the resources for the operation of the Stone Town Conservation and Development Authority (STCDA) and for the implementation of the Heritage Management Plan. With the new Act No.4/2010, additional funding can be obtained.

The State Party reported that a comprehensive condition assessment was undertaken concerning the State of Conservation of the property; 18 buildings were found to be in poor condition while 108 are deteriorated. Based on results obtained, proposals have been developed to address conditions and raise funds for emergency cases. However, the assessment or proposal for intervention was not submitted nor was the expected timeframe for when emergency projects are expected to be implemented; the dispositions about the evaluation of open spaces and the tourism plan were not transmitted too. Several major enhancements to enforce sanctions on illegal or unauthorized constructions and rules and regulations for the removal of street vendors were made.

Regarding the Mambo Msiige building, Heritage Impact and Environmental Impact assessments were carried out by independent consultants to assess the potential impact of the proposed project. The Heritage Impact Assessment (HIA) was submitted to the State Party at the end of January 2012. The State Party indicates that the results of the HIA will be provided to the World Heritage Centre before any design work starts. Meanwhile, it is reported that no development work is being undertaken on property. For the moment, the assessment of the impact of this project on the Outstanding Universal Value of the property can be evaluated by the World Heritage Centre and the Advisory Bodies without the HIA.

The WHC requested the State Party to:

- Complete and submit a comprehensive condition assessment of the property and identify priority measures for intervention, including required resources for implementation;
- Establish an effective monitoring system to control and enforce sanctions on illegal construction and evaluate the adequacy of proposals for new constructions and development, both at the inscribed property and within its buffer zone;
- Further develop the tourism development plan to effectively contribute to poverty alleviation and improvement of socio-economic conditions of the local population;
- Submit to the World Heritage Centre, by 1 February 2014, and updated report on the State of Conservation of the property and the implementation of the above, for the examination
by the World Heritage Committee at its 38th Session in 2014.

7.6.6 SOC 2014

The sixth SOC (World Heritage Committee Decision 38 COM 7B.55, 2014) examined the State of Conservation report submitted on 31 January 2014 by the State Party requested by the World Heritage Committee at its 36th Session (Decision 35 COM 7B.45, 2011) and the report of the ICOMOS Advisory Mission, which was carried out from 30 September to 3 October 2013.

Mambo Msiige project: Following the recommendations of the January 2012 Heritage Impact Assessment (HIA), discussions among the World Heritage Centre, the Advisory Bodies and the State Party were held in June 2012, after which a matrix and guidelines for a revised project design were agreed upon. The State Party indicates that revised drawings were submitted to the World Heritage Centre in November 2012. The World Heritage correspondence registry has no record that these drawings were received, however, and therefore no comments were made on the revised design. In June 2013, a second meeting was held among the World Heritage Centre, the Advisory Bodies and the State Party, which led to an Advisory Mission being undertaken to the property in October 2013. The Advisory Mission was presented with the revised drawings and found that the ongoing construction was not in compliance with the agreed matrix and guidelines. It recommended halting the building works immediately and recommended measures to mitigate what it saw as potentially permanent, very negative impacts on the OUV of the property. A third meeting among the World Heritage Centre, the Advisory Bodies and the State Party was held on 22 January 2014 and a fourth on 19 March 2014, after which the State Party submitted copies of the revised drawings to the World Heritage Centre on 20 March 2014.

There has been limited progress in conservation efforts given financial and technical constraints (with the exception of an inventory of open spaces to assist in planning for improvement of these areas).

A new Urban Development Control Authority had been created to improve permit mechanisms and to enhance control capabilities at the property and buffer zone.

A Heritage Management Plan is the main planning tool for the property. Conflicts do exist, however, between the Stone Town Authority and the Zanzibar Municipal Council, and insufficient human and financial resources have hindered the effective implementation of the plan. To address overlapping mandates, a Heritage Board has been established which will involve all stakeholders and streamline decision-making.

The Committee requested the State Party to:

- Note the fact the new six story hotel, at two stories above the agreed matrix and guidelines and encroaching onto the public beach and internal alterations at the Mambo Msiige building have a significant adverse impact on the urban form and silhouette of the property and a substantial adverse impact on its Outstanding Universal Value;
- Halt the ongoing work in the Mambo Msiige project, and urgently implement the mitigation measures recommended by the Advisory Mission, which include lowering the overall height of the new building stories; and if these are not then the property will meet the conditions for inscription on the List of World Heritage in Danger, in conformity with
Paragraphs 177 and 179 of the Operational Guidelines;
- Invite a joint World Heritage Centre/ICOMOS/ICCROM reactive monitoring mission to the property in 2014 to assess the implementation of mitigation measures and the state conservation of the property with the aim to assess whether the condition of the property meets the criteria for inscription on the List of World Heritage in Danger;
- Submit to the World Heritage Centre, by 1 February 2015, and 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 39th Session in 2015.

7.6.7 SOC 2015
The seventh SOC (World Heritage Committee Decision 39 COM 7B.45, 2015) examined the State of Conservation report submitted on 1 February 2015 by the State Party as requested by the World Heritage Committee at its 38th Session (38 COM 7B.55, 2018) and the report of the joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission which was carried out from 29 October to 3 November 2014.

The Conservation issues presented to the World Heritage Committee in 2015 included noting that the State Party, with regards the Mambo Msiige project, reiterated that it did not believe it had taken any actions to contravene the Heritage Impact Assessment (HIA) and agreed upon matrix. It was also noted that the State Party stated that the Mambo Msiige project remained under the four storey height limit (3 + ground floor) and only exceeded it through an allowed penthouse, also that that the new wing of the hotel did not go higher (in absolute height) than the Grade I Mambo Msiige building next door taking into account the pitched roofs that would have historically been on Mambo Msiige. Therefore the State Party had not halted construction works, as requested by the Committee. It was noted however that the State Party acknowledged that the new building had encroached on the public beach and committed itself to take remedial steps.

The State Party further acknowledged that it had a lack of adequate resources and effective management, not as serious however as indicated by previous missions, but that it would will take the necessary steps to strengthen management.

The findings of the 2014 mission were amongst others that the mission noted the extensive dialogue among the State Party, the Advisory Bodies and the World Heritage Centre over a number of years, including discussions leading to an agreed-upon matrix to be used as a guideline for intervention at the Mambo Msiige building site. Unfortunately, the mission confirmed that the new building, as constructed, was indeed six storeys in height (two storeys higher than the agreed limit), and significantly encroached on both the public beach and adjacent protected open space, and was being finished with inappropriate materials. Many interior finishings, both at Mambo Msiige and the new building, were considered by the mission to be inconsistent with traditional Swahili construction and the importance of Mambo Msiige as a Grade I building.
The mission also found that development pressures had increased unabated, and their management remains a serious challenge. Lack of communication and dialogue between the Stone Town Conservation and Development Authority (STCDA), as heritage manager, and other government agencies in Zanzibar, such as the Zanzibar Municipality and Zanzibar Investment Promotion Authority (ZIPA), has led to a number of projects being planned that could have a negative impact on the Outstanding Universal Value (OUV) of the property, including the proposed Darajani Corridor Project, the proposed Yacht Club Project, the Edible Oils Project, the Malindi Fish Landing Project, and the commercial lease of Tippu Tip House.

Concerns were also expressed about the state of conservation of the building stock, the use of inappropriate materials in restoration and renovation, and the fact that the open space network in the Stone Town is under considerable threat.

The mission noted that the Urban Development Control Authority, which brings together many government stakeholders under the auspices of the STDCA, as well as the Heritage Board and Stakeholders Forum, all of which are essential to ensuring the effective and sustainable management of the property, were not operational at the time of the mission.

The mission also noted that the 2008 Heritage Management Plan and the 2010 Stone Town Conservation and Development Act were not being implemented, nor was the agreed upon Traffic Plan, pointing to an overall continued lack of development control and effective management.

The World Heritage Committee:

- Deeply regretted that the State Party had not halted work on the Mambo Msiige project as requested in the abovementioned decisions, and had 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;
- Considered that the newly completed six storey hotel (two stories above the agreed matrix and guidelines and encroaching onto the public beach and protected open space) had had a significant adverse impact on the urban form and silhouette of the property and a substantial adverse impact on its Outstanding Universal Value (OUV), and noted that the State Party, itself, recognized in its 2015 state of conservation report, the negative impacts of the encroachment;
- Urged the State Party to work with the current property management to undertake all feasible mitigation measures, as outlined in the 2014 mission report, to lessen the negative impacts of the hotel on the OUV of the property, and to provide a proposal for this work, including a timeline for implementation for submission to the World Heritage Centre, for review by the Advisory Bodies;
- Noted that the State Party recognizes the lack of effective management procedures, as evidenced by the fact that the 2008 Heritage Management Plan and the 2010 Stone Town Conservation and Development Act have not yet been implemented, and requested the State Party to begin their implementation as soon as possible;
- Noted 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 the
Stakeholders Forum, and also requested the State Party to act with urgency to establish these organizations and ensure their effective implementation with appropriate guidance from the Advisory Bodies;
- Requested 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;
- Requested the State Party to engage with urgency in the implementation of the approved Traffic Plan;
- Called upon the international community to provide assistance to the State Party to improve the management capacity and systems for the property;
- Invited the State Party to request International Assistance from the World Heritage Fund to strengthen the management and conservation of the property;
- Re-iterated that the State Party has not complied with all the requests expressed by the Committee in Decision 38 COM 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;
- Considered that the serious conservation condition of the property and the lack of effective management and adequate governance has led to inappropriate development such as the completion of the Mambo Msiige project;
- Requested the State Party, in consultation with the World Heritage Centre and the Advisory Bodies, to develop a set of corrective measures, a timeframe for their implementation, for examination by the World Heritage Committee at its 40th session in 2016;
- Requested the State Party to invite a joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission to the property in 2015 to develop corrective measures and a timeframe 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;
- Finally requested the State Party to submit to the World Heritage Centre, by 1 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.

7.6.8 SOC 2016

The eighth SOC (World Heritage Committee Decision 40 COM 7B.21, 2016) examined the State of Conservation report submitted on 15 March, 2016 by the State Party as requested by the World Heritage Committee at its 38th Session (39 COM 7B.45, 2015) and the report of the
joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission which was carried out from 22 to 25 February 2016.

The Conservation Issues presented to the World Heritage Committee at its 2016 meeting focussed on the progress made to date:

With regards the Mambo Msiige building: the State Party reported that the owner of the lease has been informed about the mitigation measures as proposed by the 2014 mission to mitigate the impact to the Grade I building and that a meeting was expected in mid-May 2016 to agree upon an Action Plan and timeframe for their implementation;

That for the Management system: to address the efficacy of the current arrangements, the Development Control Unit (DCU), the Board of Directors for the Stone Town Conservation and Development Authority (STCDA), the Stakeholders Forum and the Heritage Board had been established to improve coordination and decision-making and facilitate the implementation of the STCDA 2010 Act. The State Party also reported that at the time the operational arrangements have proven effective in ensuring that development projects, such as the Fish Landing and Market facilities, were implemented in accordance with the Management Plan. The mission noted that these mechanisms were currently in place and that a Master Plan for the extended city of Zanzibar has been promulgated. This included urban regulations and would be further complemented with a detailed plan for different zones. The 2016 joint Reactive Monitoring Mission noted that particular attention would need to be placed on the buffer zone to avoid developments that could impact existing views and to ensure architectural quality and compliance with land use regulations. It also noted the urgency of updating the Conservation Plan for Stone Town to integrate it with the recently formulated Master Plan;

The Mission further noted that conservation and restoration work was being implemented at the Bharmal Building, the High Court Building, the Anglican Christ Church and the centre for slavery heritage building of St. Monica. As per the updated survey, 177 buildings of 2,628 were in very poor condition; the mission noted however that buildings demolished in the past 20 years had not been considered in this survey. The mission also highlighted several ongoing projects that would warrant review before implementation;

The Mission further noted that the approved plan is currently being implemented and that the State Party had actively sought assistance and support from international partners and some other potential means were discussed during the 2016 mission. The mission noted that private initiatives and international partnerships have provided support for the STDCA professionals. However, the state of conservation of the property remained a concern, and that recommendations need to be urgently implemented.

The World Heritage Committee:

- Acknowledged the actions taken by the State Party to implement its recommendations and urged 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);

- Noted the results from the condition survey of the property and requested 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 an effective monitoring system, and by increasing technical capacities and skills;

- Expressed concern at the shortcomings in the documentation submitted and the methodologies to be used for the proposed restoration of Beit-el-Ajaib (House of Wonders), highlighted by an Advisory Bodies technical review, also urged the State Party to halt all work on this building apart from urgent shoring, and to develop 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;

- Noted the results of the 2016 Reactive Monitoring mission to the property and further urged the State Party to implement the agreed upon measures, in accordance with the proposed timelines, regarding the Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation;

- Requested the State Party to finalize consultations with the current property management of the Mambo Msiige building to implement all feasible mitigation measures, as outlined in the 2014 and 2016 mission reports, to lessen negative impacts of the hotel on the Outstanding Universal Value (OUV) of the property, and to provide a proposal for this work, including a timeline for implementation, to the World Heritage Centre, for review by the Advisory Bodies;

- Requested the State Party to provide project proposals and details on the potential urban interventions for the Container Port, for any commercial space on the Darajani Corridor, for the proposed promenade along the Mizingani seawall, and for potential restoration interventions 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;

Requested furthermore the State Party to submit to the World Heritage Centre, by 1 February 2017, a progress report and, by 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 42nd session in 2018
7.7 ‘UP DATED-SOC Corrective Measures- time frame for implementation’ (STCDA Document)
UP DATED-SOC Corrective Measures- time frame for implementation

Measures to be achieved in 5 years

PROCEDURES TO ADEQUATELY CONTROL DEVELOPMENT AND PROMOTE CONSERVATION

Measures:

Describing Management system Decision Making Structures Defined.

Action;

List all stakeholders and organizations that will be involved in the updating of the management plan.

1. STCDA
2. Department of Urban and Rural Planning/ Land Commission (DoURP)
3. Zanzibar Municipal Council (ZMC)
4. Zanzibar Ports Corporation
5. Tourism Commission
6. Zanzibar Stone Town Heritage Society (ZSTHS)
7. Stakeholder Forum
8. Women Reclalm
9. Sheha
10. Housing Corporation

Measures;
Conservation Plan, Siravo 1994

**Action:**

1. Estimate the cost and develop project proposal (2016)
2. Seek of Financing (2016)

The exercise of the reviewing of Conservation Plan has reached on short listing of the appropriate Consultant who is going to do the proposed work under World Bank system through Zanzibar Urban Service Project (ZUSP), the proposed title/name of the document is Conservation and Management Plan.

**Measures:**

Define structures and various annexes of Management Plan:

**Action:**

1. Clarify and define structures and process of communication/exchange for management plan
2. Conservation

*proper management system established with Development Control Unit (DCU)* which is progressing well, which involve number of Stakeholders.

A Proper communication system with Tourism Commission and private tourism NGOs like ZATI is taking place.

Collaboration with ACRA an International NGO works in Zanzibar number of awareness programs, Educational training and seminars and Outreach were done to different levels from local community, students masons, carpenters, schools, colleges, NGOs, and others.

*Fund-raising it has not yet well started, but STCDA proposed various sources of income generating through, posters advertisements, and the use of open spaces, consultancy and others.*

**Measures:**
Management Plan 2008

Action;

This is incorporated in the proposed document of Conservation a management Plan.

STRUCTURAL ORGANISATIONAL

DCU;

1. STCDA is active participated in the DCU meetings
2. STCDA has to have veto on area of conservation which presently is moving smoothly.
3. On preparing the Conservation and management plan guidelines will be improved to suit with the present situation, presently is using the guideline document that existed.

Community Stakeholder Forum:

1. Community Stakeholder Forum established its TOR is in various process of preparing
2. Office already provided for them at ZSTHS
3. Various meetings are taking place
4. This was raised also by Stakeholders Forum, STCDA and DoURP planning to ensure communication of the voice Stakeholders in DCU.

Heritage Board:

1. Define the Heritage Board, after various move of defining it has been seen this Board to be placed at DoURP, which all preliminary work done.
2. It has been decided that DoURP will convene the meetings under their legislation.

ZMC-STCDA relations:

1. Regular meetings takes place
2. More collaboration needed
3. Planned this year to proceed attending the World Heritage Coordination conference.

LEGAL MEASURES

STCDA Act:
Continue enforcing.

DCU Act
Explore the possibility of giving the RIGHT OF VETO.
7.8 ‘Zanzibar Urban Services Projects (ZUSP). ; (STCDA Document)
ZANZIBAR URBAN SERVICES PROJECTS (ZUSP)

The Stone Town Conservation and Development Authority (STCDA) is beneficiary for the projects by the name of Zanzibar Urban Services Project (ZUSP), held by the Ministry of Finance and Planning, Zanzibar, which is funded the World Bank.

In first phase of the project that started 2006 to 2016, the STCDA has benefited by two components.

1. Construction of Mizingani sea wall and Promenade project
2. Installation of the Street light

CONSTRUCTION OF MIZINGANI SEA WALL AND PROMENADE PROJECT

Construction of Mizingani sea wall is under the AURECON SOUTH AFRICA from South Africa as Consultant and SEYANI BROTHERS AND CO. (T) LTD as Contractor.

The project involves the followings:-

- The construction of new wall of about 340 m from the end of Forodhani Park toward Zanzibar Port, 5m away from existing wall toward the sea
- Construction of new Mizingani road of about 6.0 m with some parking
- Construction of pedestrian walkway, sitting benches, garden and lamps.

The project started April, 2015 and was expected to finish October, 2016 but due the delays caused by number of reasons, the practical project handover/ completion has been done 28th September, 2017.

INSTALLATION OF STREET LIGHT

This project started June, 2016 to July, 2017, the first phase of this project consider the installation of the street light to some of the Zanzibar Municipal Council main roads and northern part streets and roads of the stone town, (shangani, Vuga, Kajificheni, Mkunazini and Sokomuhogo)

The consultant of this project was ELECTRIPLAN (T) LTD and the contractor was Central Electric International

The project involves installation the two sources of energy, direct electricity and solar energy through solar panels and inverters to the centralized located buildings like
Orphanage building at Forodhani, RC office building at Vuga, Ministry of Health office building at Vuga and former House of Representative building at Kikwajuni.

ADDITIONAL FINANCE

The additional finance of the ZUSP project which started 2017, the Stone Town benefited by the following projects.

1. Review of the Zanzibar Stone Town Master Plan
2. Improvement of the Banyany tree garden.
3. Improvement of the walkway from the Mercury restaurant to main gate of the Port
4. Major rehabilitation of the Palace Museum

IMPROVEMENT OF THE BANYANY TREE GARDEN AND IMPROVEMENT OF THE WALKWAY

This project was considered as an extension of Mizingani seawall promenade, thus, the consultant has developed the drawing, BOQ and specifications, since the idea is to request the contractor to produce her quotations and to addendums the existing contract to continue the project.

The first submitted quotation was very too higher, compared to the previous contract.

Now the negotiation is going on between Client (Ministry of Finance and Planning, Zanzibar, World Bank, Consultant and Contractor before deciding tendering the project.

MAJOR REHABILITATION OF THE PALACE MUSEUM

Palace Museum building as part of the Mizingani Sea Front environment is one among the monument building in Stone Town grading. But due to the untimely repair it is suffering from severe deterioration of its structural parts which courses degradation on its Outstanding Universal Value.

STCDA requested the Project Management Team (PMT) through Zanzibar Urban Services Project (ZUSP) to support the rehabilitation of the Palace Museum from the additional finance of the project.

The conservation plan of the building has been done by Pierre Blanchard from the support of World Monuments Fund.
From the World Bank Mission in early September, 2017, we have agreed the followings:-

- The World Bank will looking for individual consultant who is going to work together with STCDA to review the prepared conservation plan of the building, and prepares TOR for specification for preparation Bidding Document and BOQ for design and built contractor.
- The individual consultant will be on site before December, 2017
- The World Monument Report will be referred as an important tool of the project.
MALINDI MARKET AND MARKET FACILITIES

The project preparation started preparation since 2015, the approval from UNESCO and other authorities was obtained in the middle of 2016, the time where the consultant and the contractor was about to end.

The last meeting between all parties conducted in 7th September, 2017 after the consultant contractor resumed.

Due to the increment of the contraction cost, now the Government of Zanzibar has to increase the contribution to the project, then the project has to be as follows:-

1. The project has to be divided in two phases/lot
2. The first lot has to be done by Japanese fund
3. The first lot has to start first and will includes the construction of boat landing, main building of the market and its infrastructures and furniture
4. The lot two has be done by the Zanzibar Government contributions, which is going to includes the contraction of the repair of the existing market, contraction of the toilets and make the landscaping with walkway.
5. The lot two can be single source to the lot one contractor.
6. All lots has scheduled to started next budget year.
7.9 ‘Draft concept Note “BA in Heritage Conservation” (ACRA ZSTHS, KIST Document)
Draft Concept Note “BA in Heritage Conservation”

Context of the Intervention

In Stone Town the built cultural heritage is evidence of centuries of development of human skills: it is a cultural attraction of worldwide relevance on which it is based, together with the beauty of the beaches, the island’s tourism industry.

The cultural and economic richness of Stone Town is currently threatened by the progressive deterioration of historic buildings and the gradual disappearance of the knowledge and skills necessary for their preservation. The deteriorating state of the city is endangering the denomination of Stone Town as a World Heritage Site\(^1\), loss that would have a negative impact on tourism flow and, consequently, on the economy of the entire city.

Despite legislation and guidelines for interventions’ good practices, there is an increased number of wrongly done rehabilitation works which lead to the loss of part of the architectural patrimony. The number of restorers-conservators is inadequate and their practical, theoretical and methodological preparation is insufficient. The lack of skilled labour force and operators implies little understanding of the essential aspects to carry out a good sustainable conservation project. The progressive loss of knowledge and competences on material and traditional techniques gradually eroding the structures and architectural quality of the city’s historic buildings, reducing the attractiveness and development capacity of the tourism sector.

Those are recognized as common problems in all East African historical sites: the challenges for Sub-Saharan Africa to generate benefit from sustainable development of its important heritage assets is largely due to lack of expertise and available experience. In fact, currently a specific training on Heritage Conservation is not available in any education institution in East Africa.

Conservation is now recognized worldwide as an important component of sustainable development, particularly in cities undergoing rapid development. There is increasing demand and scope for research and practice in conservation as cities around the world recognize the need for more rigorous professional requirements based on international best-practice standards.

Synergies with ongoing activities

ACRA has been working in Zanzibar since 2005, with extensive programmes on Education, Sustainable Tourism and Water and Sanitation. Currently ACRA is implementing a development project “Zanzibar Built Heritage Job Creation” co-funded by European Union in Stone Town. The project is implemented in partnership with the local NGO Zanzibar Stone Town Heritage Society (ZSTHS), Karume Institute of Science and Technology (KIST) and in collaboration with Stone Town Conservation and Development Authority (STCDA). This intervention has started in January 2014 and will be concluded by June 2017.

\(^1\)Stone Town was inscribed in the List of World Heritage Sites of UNESCO in 2000.
The project aims to contribute to economic growth through the preservation and promotion of the Cultural Heritage in Zanzibar. This project is disseminating the understanding of preservation issues by using the remarkable traditional craft skills, it is fostering the knowledge of history and culture and it is promoting tourism sector awareness about Stone Town as a World Heritage Site.

Through the project, ACRA has acquired a deep knowledge of Conservation sector in Zanzibar, developing specific expertise and experiences. Moreover the different activities implemented jointly has allowed to develop a strong partnership between ACRA and KIST.

Among different activities, the project foreseen the development of a new curricula in Heritage Conservation in collaboration with KIST (see Annex 1). The training activities and courses at different levels that has been implemented during the project has been used as pilot-experiences for testing parts of a new curricula that will be embedded at KIST as part of its educational offer.

In the framework of the project, ACRA in collaboration with KIST has established a laboratory for the scientific analysis to support the condition assessment, evaluation of test areas, quality control of building materials, long term monitoring and maintenance. Natural scientific analysis methods in situ and in the laboratory will play a fundamental role in the BA in Heritage Conservation.

**Description of the action**

Through the present action KIST, with the support of ACRA will be able to implement the newly established Course in Heritage Conservation (BA) at the KIST.

The BA in Heritage Conservation aims at becoming the reference for Conservation in East Africa, attracting students from the entire region in order to contribute to bridge the existing gap in high-level technical expertise in the Conservation Sector.

The teaching of the course will be in English and the curriculum will be orientated on the E.C.C.O.² Professional guidelines (2002, 2004). These two aspects will allow the students to get a certificate that is international recognized, offering therefore a wider field of employment and the possibility for continuing the studies international on a Master Level (MA), as well as other postgraduate programs in complementary professional fields.

The course will be international accredited. A cooperation (MOA) with a minimum of one European University Course in Heritage Conservation will be established, in order to promote the exchange of students and teachers, international research and fieldwork projects. Collaboration agreements will be signed with Regional and International Organisations and Universities and Organizations that are involved in the Education in Heritage Conservation. Agreements will be signed for example with ICCROM, Centre for Heritage Development in Africa (CHDA), Nampula University (Mozambique), Dar Es Salaam University, etc... Further contacts will be established also with the École du Patrimoine Africain (EPA), Porto-Novo (Benin) a postgraduate university institution, specialized in the preservation and promotion of cultural and natural heritage.

The course will be addressed to students with a background in art history, art, material technician, engineering, architecture, chemistry, maintenance, laboratory technician. The selection will be made through a written and oral entrance test in English.

---

² European Confederation of Conservator-Restorers' Organisations
The 6 Semester (3 years) BA in Heritage Conservation programme provides core competences in heritage and culture, history and theory of conservation, art history, urban planning and the understanding of building structure and its fabric in terms of material science and construction techniques. A main focus will be on the condition assessment, the evaluation of the environmental impact and sources of the damages. The students will learn to develop conservation strategies in an interdisciplinary group. Other courses crucial to the practice of Heritage conservation, such as documentation and dissemination, and the importance of implementing preventive and maintenance measures are also part of the curriculum. Lectures in museology, archeology, Management and Health and Safety will complete the conservation field. Additionally laboratory work and field work projects will train the practical skills and will help to plan and carry out conservation treatments. Workshops and international exchange programmes are an integral part of the curriculum.

ACRA will support KIST in the implementation of the BA in Heritage Conservation, focusing in the following activities:

- Assessment of the capacity of the teachers and facilities
- Training for teachers
- Creation of additional teaching posts - setting the requirements for the postholder
- Designing the modules contents and pedagogic materials
- Establishing the requirements and procedures for the international accreditation
- Setting up of an national and international advisory (Culture/ Education/Technical) user group
- Setting requirement for national and international partner Universities - sharing the teaching capacity and resources
- Establishing collaborations with National and International Institutions and Universities
- Setting the requirements for the students entrance test
- Advertising and promoting the course within the Heritage Conservation community, national and internationally to attract visiting professors and recruit suitable student
ANNEX I: Draft Curriculum Structure of BA in Heritage Conservation

Learning Outcomes / Aim:
In preparation for independent professional practice, the learning outcomes of c-r education programmes must include all the necessary knowledge, skills and competences to allow the graduates to act, based on the E.C.C.O. Professional Guidelines (I) Definition of the Profession, in terms of the following activities listed there:

- strategic planning
- diagnostic examination
- assessment of condition
- the drawing up of conservation plans and treatment proposals
- preventive conservation
- conservation-restoration treatments and documentation of observations and any interventions
- develop programmes, projects and surveys in the field of conservation-restoration
- provide advice and technical assistance for the preservation of cultural heritage
- prepare technical reports on cultural heritage
- conduct research
- disseminate information gained from examination, treatment or research
- promote a deeper understanding of the field of conservation-restoration
- development in relation to research
- monitoring: the evaluation of the effectiveness of treatments (quality control)

The first two years the students will get an general overview. In the last year the students choose one specialization topic (carpentry, masonry, archaeology, museology or metal conservation)

Following teaching topics will be part of the curriculum:

1) Studies in materials, techniques and technology
2) Diagnostic, examination of the object and object collections
   A) Non-invasive examination
   B) Invasive examination
3) Assessment
   A) Condition assessment evaluation (diagnosis).
B) Risk assessment

4) Planning and decision making concerning non-interventive and interventive C-R measures

5) Application of case-related non-interventive C-R measures

Preventive conservation including

- Long term conservation strategies
- Collection care
- Risk management

6) Application of case-related Interventive C-R measures

Remedial conservation and restoration treatments including

- Testing of materials and methods
- Intervention

7) Documentation

8) Experience of professional practice

9) Dissemination
7.10 Photographic Record
Annex 10

Photographic record

Joint UNESCO/ICOMOS Advisory Mission

01–03 OCTOBER 2017

Index

Stone Town General 100
Darajani Corridor 101
Chawl Building 102
Bawani Hotel Complex 104
Majestic Cinema 104
Mambo Msiige 106
House of Wonders 108
Palace Museum 110
Tippu Tip House 112
Meetings and Site Inspections 113
The former British Consulate building – a Grade I monument.

Zanzibar Container Port and Passenger terminal.

The Malindi Mosque minaret.

Zanzibari carved door in Malindi area.

Street scene in Malindi area.

New construction at the Maru Maru Hotel, showing concrete structural frame with rag coral infill in contravention to existing guidelines.

Construction (repair or renovation?) utilizing a reinforced concrete structural frame with infill.

Cast-iron pillar postbox in Fordani Park in need of restoration.

New construction (repair or renovation) in Shangani showing inappropriate technologies being applied.

Street scene in Malindi area.

The Malindi Mosque minaret.

Zanzibari carved door in Malindi area.

Street scene in Malindi area.

The Malindi Mosque minaret.

New construction at the Maru Maru Hotel, showing concrete structural frame with rag coral infill in contravention to existing guidelines.
New construction at the Maru Maru Hotel.

New inappropriate construction in Vuga.

Construction on the site of a historic graveyard: Vuga.

Market area – Darajani.

Green space in use for parking – Creek Road.

Green open space with CCM building in background – Darajani.

Market area, Darajani with Vikokotoni School right.

Darajani School on Creek Road.

Vikokotoni School at Darajani on Creek Road.

Building ensemble north of the Darajani School.

View from the south side of the Vikokotoni School toward the buffer zone (Ng’ambo).

South elevation of the Vikokotoni School.
Hardwood timber lintels replacing rotten elements.

Interior top floor, Chawl Building.

New roof trusses and corrugated roof sheeting.

New stair and elevator well, Chawl Building.

(Creek Road elevation).

Interior: Chawl Building (inside a future stairwell).

Chawl Building: Interior of a future office.

Chawl Building: water sprinkler installation.

Interior of future office space: Chawl Building.

Window with bars – example installation as illustrative of intended windows.

Chawl Building: Interior of a future office.

Chawl Building: Interior of a future office.

Chawl Building: water sprinkler installation.

Interior of future office space: Chawl Building.

Window with bars – example installation as illustrative of intended windows.

Hardwood timber lintels replacing rotten elements.

Interior top floor, Chawl Building.

New roof trusses and corrugated roof sheeting.

New stair and elevator well, Chawl Building.
Shop: Chawl, Creek Road.

Rotten timber lintels, Chawl Building.

Extant timber lintels, Chawl Building.

New stair and lift well, with steel I-beam structural elements. (black), Chawl Building.

Wall and ceiling with new structural steel I-beam and sleeves for airco.

New electrical distribution box, Chawl Building.

Wall and ceiling with new structural steel I-beam and sleeves for airco.

Chawl Building, under renovation (Creek Road elevation).

Chawl Building, under renovation (Creek Road elevation).

Chawl Building, under renovation (Creek Road elevation).

Chawl Building, under renovation (Creek Road elevation).

Shop: Chawl, Creek Road.

Chawl, new ablutions (with lime being puddled under hessian sheeting).

Chawl top floor towards area where apartments are to be realized.
Bawani Hotel: Funguni creek-facing façade.

Bawani Hotel: Funguni creek-facing façade.

Bawani Hotel: Funguni creek-facing façade.

Bawani Hotel: ground floor interior.

Bawani Hotel: First floor corridor.

Bawani Hotel: Sea-facing façade.

Bawani Hotel: vacant structure.

Bawani Hotel: pergola.

Majestic theatre, street façade.

Majestic theatre, main façade.

Majestic theatre, theater interior with balcony.

Majestic theatre, view from balcony to proscenium.
Majestic theatre, main façade.

Majestic theatre, foyer.

Majestic theatre, back façade.

Majestic theatre, theatre chairs.

Majestic theatre, foyer clock.

Majestic theatre, foyer.

Majestic theatre, view from proscenium towards balcony.

Majestic theatre, first floor corridor.

Majestic theatre, main stair.

Majestic theatre, toilet cistern.

Majestic theatre, first floor corridor.

Majestic theatre, stair and movie poster.
Mambo Msiige – former protected green open space privatized.

Mambo Msiige – swimming bath with glazed screen.

Mambo Msiige – swimming bath with glazed screen.

Sea front of public open space between Mambo Msiige (Park Hyatt) and Tembo House.

Pathway to beach between former protected public open space and Tembo Hotel.

Mambo Msiige with location of trig-beacon at apex.

Mambo Msiige with location of missing bronze beacon trig-beacon.

Kelele square with guardhouse in public space in from of Park Hyatt

Mambo Msiige with location of trig-beacon at apex.

Mambo Msiige with location of missing bronze beacon trig-beacon.

Kelele square with guardhouse in public space in from of Park Hyatt

Mambo Msiige from Kelele Square.

Main entrance of Mambo Msiige with new steel grills.

Mambo Msiige – open space privatized.

Mambo Msiige from Kelele Square.

Main entrance of Mambo Msiige with new steel grills.

Mambo Msiige – open space privatized.

Mambo Msiige – former protected green open space privatized.

Mambo Msiige – former protected green open space privatized.

Pathway to beach between former protected public open space and Tembo Hotel.
108

The Beit al Ajaib (House of Wonders).

The Beit al Ajaib (House of Wonders) – exposed tram tracks used as structural elements.

The Beit al Ajaib (House of Wonders), concrete decay of first floor balcony soffit.

The Beit al Ajaib (House of Wonders), ground floor marble tiles and stairs.

The Beit al Ajaib (House of Wonders) shutter hinge detail.

The Beit al Ajaib (House of Wonders) column capital.

The Beit al Ajaib (House of Wonders) north façade.

The Beit al Ajaib (House of Wonders) remains of historic bridge.

The Beit al Ajaib (House of Wonders) ground floor verandah.

The Beit al Ajaib (House of Wonders) east (main) façade.

The Beit al Ajaib (House of Wonders) ground floor verandah.

The Beit al Ajaib (House of Wonders) column bases, hand rail and marble floor.
The Beit al Ajaib (House of Wonders), canon at main entrance.

The Beit al Ajaib (House of Wonders), atrium, looking up.

The Beit al Ajaib (House of Wonders), exhibits.

The Beit al Ajaib (House of Wonders), prow of traditional boat in atrium.

The Beit al Ajaib (House of Wonders), model ship.

The Beit al Ajaib (House of Wonders), marble tile floor.

The Beit al Ajaib (House of Wonders), main stair.

The Beit al Ajaib (House of Wonders), main stair.

The Beit al Ajaib (House of Wonders), secondary stair.

The Beit al Ajaib (House of Wonders), canon at main entrance.

The Beit al Ajaib (House of Wonders), provenance of canons at main entrance.

The Beit al Ajaib (House of Wonders), canon at main entrance.
Palace Museum, main façade.

Palace Museum, lamp.

Palace Museum, main façade.

Palace Museum, sea facing verandah.

Palace Museum, eastern store room with structurally instable walls.

Palace Museum, moisture in wall due to leaking toilet on first floor.

Palace Museum, steel reinforced ceiling but with moisture in wall due to leaking first floor toilet.

Palace Museum, main atrium.

Palace Museum, museum rooms.

Palace Museum, sea-facing first floor verandah.

Palace Museum, large western first floor hall.

Palace Museum, timber carving on western first floor balcony.
Palace Museum, external stair leading from large first floor hall.

Palace Museum, window on ground floor verandah.

Palace Museum, buildings located to the east.

Palace Museum, structural failure of southern wall.

Palace Museum, internal emergency stabilization of southern wall.

Palace Museum, emergency stabilization of southern wall.

Palace Museum, roof over atrium.

Palace Museum, concrete roof over atrium showing decay and leaking.

Palace Museum, concrete spalling exhibited in roof over atrium.

Palace Museum, exterior of roof over atrium.

Palace Museum, exterior of roof over atrium.

Palace Museum, bottom of leaking concrete gutters.

Palace Museum, exterior of roof over atrium.
Mizingani Sea Wall, commemorative plaque.

Mizingani Sea Wall, interpretative installation of construction history.

Mizingani Sea Wall front with newly planted palm trees.
Majestic Theatre inspection.

On-site discussions in the Beit al Ajaib (House of Wonders).

Mr I Makarani (STCDA) and Mr E Moukala (UNESCO) in discussion in Palace Museum.

Site visit: Darajani Corridor Project.

Site visit: Darajani Corridor Project.

Stakeholder meeting: Darajani Corridor with presentation by the architect.

Site visit: Chawl Building.

Meeting with Zanzibar Institutions.

Dr M Kimizi, Mr E Moukala and Mr I Makarani during institutions meeting.

Meeting with Zanzibar Institutions.

Stakeholder meeting on 2017 10 01 (ZSTHS, ACRA, Stakeholder Forum, ReClaim Womens Space).

Mr. M Bhaloo, chairperson of the ZSTHS.

Mr I Makarani (STCDA) and Mr E Moukala (UNESCO) in discussion in Palace Museum.

Stakeholder meeting: Darajani Corridor with presentation by the architect.