REPORT ON THE JOINT UNESCO-WORLD HERITAGE CENTRE/ICOMOS/ICCROM REACTIVE MONITORING MISSION TO STONE TOWN OF ZANZIBAR WORLD HERITAGE PROPERTY, TANZANIA

5 to 7 December 2019
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The 2019 joint UNESCO World Heritage Centre, ICOMOS, ICCROM Reactive Monitoring mission extends its heartfelt thanks to the Tanzanian Government for its invitation to the Stone Town of Zanzibar World Heritage property. The mission was tasked with an extensive Terms of Reference which was to be undertaken over a limited period of time. The assistance offered by various players in facilitating the mission was invaluable.

The mission was privileged to be accompanied by representatives of the Tanzanian National Commission for UNESCO, Prof. Hamisi Malebo, the Executive Secretary, Ms Caroline Joseph, the Legal Councillor of the Commission and Mr Erik Kajiru, Principal Programme Officer for Culture.

The mission was received by the Principle Secretary of the Ministry for Land, Housing, Water and Energy, Mr Ali Khalil Mirza, whose insights were invaluable to the mission.

The mission was facilitated by the Stone Town Conservation and Development Authority (STCDA). Our sincere thanks to Mrs. Mwanaidi S. Abdalla, the Chairperson of the Board of Directors of the STCDA, who availed a lot of her valuable time to the mission and also chaired many of the internal and stakeholder meetings. Our heartfelt thanks too to the Director General, Mr. Issa Makarani, who ensured that the mission was well-received by the STCDA, which remained very flexible to requests from the mission throughout the programme.

The STCDA ensures that the mission had ample opportunity to engage a host of stakeholders, from the Zanzibar Urban Municipal Council, national corporations, ministries, local heritage groups, and inhabitants of the property. Many of these the individuals serve on the Cross Cutting Technical Team, created by the State Party on request of the World Heritage Committee, chaired by Mrs. Mwanaidi S. Abdalla, the Chairperson of the Board of Directors the STCDA and assisted by Mr. Donatius Kamamba. Our thanks too to the Registrar of Lands, Dr Abdul-Nasser Hamed Hikmany, for engaging the mission on the topic of the legal creation of the Heritage Board, as required by the 2008 Management Plan. We were also happy for the perspectives offered by the Zanzibar National Chamber of Commerce, represented by Mr. Ahmed Saleh Mbarouk.

The team commissioned by the State Party to compose the new integrated Conservation and Heritage Management Plan (CHMP) was available for discussions throughout the mission period, many of its member having travelled far to be in Zanzibar for the period of the mission. Their insights helped the team understand many of the challenges faced in the conservation management of the property.

Civil society, especially the Zanzibar Stone Town Heritage Society (ZSHS), were instrumental in ensuring the success of the mission. Our thanks to the Society, its Chair and its members, for their engagement. Finally, we acknowledge and thank the civil society of the Stone Town of Zanzibar World Heritage property for their engagement, comments and concerns expressed, during their meeting with the 2019 Reactive Monitoring mission.
EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The 2019 joint UNESCO / ICOMOS / ICCROM Reactive Monitoring mission to the Stone Town of Zanzibar World Heritage property took place between 5–7 December 2019 on invitation of the State Party. The invitation was extended in response to a request made by the World Heritage Committee (Decision 42COM 7B.51), specifically tasking the mission to ‘assess the overall state of conservation of the property and in particular, progress with the formation of a Task Team’.

The mission Terms of Reference were further refined through a consultative process between the State Party, the World Heritage Centre and the Advisory Bodies.

The mission had the opportunity during its time in the Stone Town of Zanzibar World Heritage property to engage a range of institutions, organizations and stakeholders. The mission was also able to inspect the property and assess its state of conservation.

The state of conservation of the Stone Town of Zanzibar World Heritage property remains a point of great concern. While progress has been made in addressing the condition of a number of Grade I monuments, the property in general is in need of urgent attention. Where work is undertaken to buildings in the property, this is often done in inappropriate ways, indicating a continued weakness in the management of the property. Simultaneously, development projects could potentially further impact the Outstanding Universal Value (OUV) of the property negatively.

These were the conditions that led the World Heritage Committee in its Decision in 2018 express its concern that these weaknesses could warrant inclusion of the property on the List of World Heritage in Danger (Decision 42 COM 7B.51).

The mission observed the need for urgent re-enforcement of conservation guidelines to halt the continuing decay of the built fabric of the property. The physical decay of the buildings in the property and its buffer zone is worrying, in particular the fact that buildings are still collapsing in the property. Both of these are a threat to the authenticity and integrity of the property.

The mission also observed a great lack of application of building conservation controls in the application of materials and techniques used in building restorations and renovations. This, the mission was informed, was in part due to the expense or unavailability of traditional materials, which in turn was related to nature conservation legislation. Such inappropriate techniques, materials and elements are especially prevalent where private investment was made in the built fabric of the property.

Projects such as the Darajani Corridor Business Centre, which the World Heritage Committee has already concluded will have a negative impact on the OUV of the property (Decision 42COM 7B.51), continue to harbour a threat to the integrity and authenticity of the property. Other projects, such the Bwawani Hotel project have been halted as requested by the Committee, while plans remain active for the relocation of the Malindi Container Terminal. This project could have far-reaching repercussions for the property, both negative and beneficial, and therefore requires careful consideration by the Committee before any approval or implementation.

However, the State Party has since instigated a number of important initiatives which, if continued rigorously, hold promise to greatly improve the management of the property and ensure the maintenance of its integrity and authenticity. Most important is the creation of a Cross Cutting Task Team, as requested by the Committee (Decision 42 COM 7B.51), which will function until 2024 and will:

- Address the ‘Procedures to Adequately Control Development and Promote Conservation’,

- Implement the outstanding recommendations of the 2014 and 2016 missions,
- Guide the development of the new integrated Conservation Management Plan (CMP) and its coordination into all spatial local and regional plans.

The State Party has also initiated the development of the Stone Town Mobility Management Plan and the Zanzibar City Centre local Area Plan (Ng’ambo Local Area Plan\(^1\)) and the Michenzani Green Corridor Project (MGCP). A new integrated Conservation and Heritage Management Plan (CHMP) is in preparation, in close collaboration with civil society groupings, and this is a vital step towards improving the weak management system plaguing this property.

Several past, current and potential future projects on the building scale remain of concern. Many of the mitigation measures requested to reduce the negative impact of the Mambo Msiige re-use project on the OUV of the property still remain unaddressed. The Cross Cutting Task Team’s engagement with this problem is welcome. The restoration of the Beit al Ajaib / House of Wonders is urgent, but further engagement is required on the details of this project to safeguard the integrity and authenticity of this important attribute. The emergency work undertaken at the Tippu Tip House has likewise safeguarded this important attribute, but the State Party should consult with the World Heritage Centre on any future use of this building or any further restoration or adaptation before any implementation. Similar serious concerns are valid for the Grade I listed Koja Ismaili Charitable Musafarkhana.

The State Party should continue to engage the World Heritage Centre and the Advisory Bodies through the submission of details of development project proposals and changes to management systems for review before any irreversible decisions are made as provided for under Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention.

The mission was importantly tasked with assessing whether the property warrants consideration for inscription of the property on the List of World Heritage in Danger. Due to the progress made by the State Party in creating initiatives such as the Cross Cutting Task Team as well as their encouraging early successes, the mission recommends to the World Heritage Committee that:

**Recommendation 1 – Recommendation on the inclusion of the property on the List of World Heritage in Danger**

The Stone Town of Zanzibar World Heritage property should not be considered for inscription on the List of World Heritage in Danger at present, but inclusion of the property on the List of World Heritage in Danger should be reassessed by the Committee at its session in 2022.

**Recommendation 2 – Resourcing the Cross Cutting Task Team**

The Cross Cutting Task Team (CCTT) has a vital mandate in implementing past Committee Decisions and mission recommendations, improving the management and state of conservation of the property and steering development in the property. It is essential that the State Party provide the required financial, institutional and human resources to ensure that the Cross Cutting Task Team implement its action plan and deliver its mandate within its current mandated timeframe until 2024.

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\(^1\) The mission is aware that the Government of Zanzibar has officially approved this plan and changed its name to Zanzibar City Centre. To create a link with the previous reports, the mission has occasionally decided to use the previous name but in brackets.
Recommendation 3 – Mandate and operations of the Cross-Cutting Task Team
The State Party should give careful consideration to either extending the role of the CCTT beyond 2024 or subsuming it into the Heritage Board in the new Conservation and Heritage Management Plan (CHMP), under development at the moment. In its operations, the Heritage Board should further develop its action plan, to include a timeline for its entire mandate period; develop a budget required to implement its action plan; develop budgetary proposals for its member institutions to meet their obligations in terms of the Heritage Board’s mandate; and continue to provide its full support to the development of the CHMP as one of its most important mandated activities.

Recommendation 4 – Reporting the activities of the Cross Cutting Task Team
The mission recommends that the World Heritage Committee consider requesting the State Party to submit annual state of conservation reports for the entire period of the Cross Cutting Task Team’s current mandate (to the end of 2024) including detailed reporting on the activities and progress made in addressing its mandate.

Recommendation 5 – Strengthening the Stone Town Conservation and Development Authority (STCDA)
The mission recommends that the State Party provide adequate financial resources to the STCDA for it to fulfil its mandate and not use the STCDA as a mechanism for governmental revenue generation; and that the STCDA Board undertake or commission an investigation into the daily functioning and efficacy of the STCDA and respond with measures to strengthen these.

Recommendation 6 – Completing and implementing the new integrated Conservation and Heritage Management Plan for the property
The mission recommends that the State Party and its governmental agencies, and especially the CCTT, continue to provide full support to the team composing the draft Conservation and Heritage Management Plan (CHMP), and, as soon as its implementation has been recommended by the World Heritage Centre, engage the team composing the draft CHMP to prepare for the mechanisms, including financial means, required for its implementation, to align spatial and other planning legislation and tools where needed to the requirements of the CHMP, and to consider building a review and extension mechanism into the CHMP before the expiration of its planned five-year lifespan.

Recommendation 7 – Developing Strategic Development Plans as component of the implementation of the Conservation and Heritage Management Plan
The mission also recommends that the new Conservation and Heritage Management Plan include the provision in its action plan for the development of Strategic Development Plans for the property and its aquatic buffer zone, within the framework of the Zanzibar Town Master Plan (2015).

Recommendation 8 – Planned relocation of the existing Malindi Harbour Container Port and re-development of the area
The mission recommends that the State Party undertake surveys of all historic structures in the Malindi Harbour before its container terminal is relocated and add these to the database of historic buildings managed by the STCDA; develop a draft development vision and plan for
the whole of the Malindi Harbour precinct; rehabilitate the urban green spaces impacted by the recent growth of the terminal; assess this draft plan through a Heritage Impact Assessment process; and submit the drafts of both the development vision and plan and the HIA to the World Heritage Centre for review by the Advisory Bodies before taking any irreversible decisions.

Recommendation 9 – New Marubi harbour development in the buffer zone of the property

Because the marine components of the planned Marubi harbour development will be located in the buffer zone of the World Heritage property and these as well as port operations may have an impact on the OUV of the property, the mission recommends that the State Party, through the Zanzibar Ports Authority, commission a Heritage Impact Assessment to assess potential impacts on the OUV of the property, and ensure the intangible tradition of dhow construction currently located at Maharubi Bay is continued either in its current location or in an equally or more suitable location. This Heritage Impact Assessment should be submitted to the World Heritage Centre for review before the conclusions and recommendations thereof are adopted.

Recommendation 10 – Darajani Corridor Business Centre

As the World Heritage Committee has already concluded that the current project proposal would have an adverse effect on the property’s OUV and should therefore be halted, and as the proposed project cannot be accommodated within the framework provided by the Zanzibar City Centre/Ng’ambo Local Area Plan and the Michenzani Green Corridor Project plans, the mission recommends this project be re-conceived and redesigned and that the new project design, along with a statement on its integration into the Green Corridor and Ng’ambo Local Area plans, and an HIA, be submitted to the World Heritage Centre for review at as early a stage as possible and before any commitments are made.

Recommendation 11 – The implementation of the mitigation measures at the Mambo Msiige building

The mission recommends that the State Party urgently implement the mitigation measures requested by the World Heritage Committee and update the World Heritage Centre on progress made in addressing them, as the continued failure of the State Party to implement the mitigation measures indicates that the management failures, for which the 2014 Reactive Monitoring mission recommended that the property be included on the List of World Heritage in Danger, have still not adequately been addressed. The mission recommends that CCTT take on the task of working with the property owners in order to implement the list of mitigation measures proposed by the 2014 and 2016 Reactive Monitoring missions, the 2017 Advisory mission and this Reactive Monitoring mission (2019).

Recommendation 12 – Restoration and adaptation of the Beit al Ajaib / House of Wonders

The mission recommends that the State Party urgently implement the mitigation measures requested by the World Heritage Committee and update the World Heritage Centre on progress made in addressing them, as the continued failure of the State Party to implement the mitigation measures indicates that the management failures, for which the 2014 Reactive Monitoring mission recommended that the property be included on the List of World Heritage in Danger, have still not adequately been addressed. The mission recommends that CCTT take on the task of working with the property owners in order to implement the list of mitigation measures proposed by the 2014 and 2016 Reactive Monitoring missions, the 2017 Advisory mission and this Reactive Monitoring mission (2019).
Centre Advisory Mission and further ICOMOS Technical Review after the submission of the technical information and clarification of the already submitted material before undertaking any work with regard to the positioning of new installations, replacing authentic fabric and proceeding to restore the authentic material fabric of the building.

Recommendation 13 – The Tippu Tip House and the Koja Ismaili Charitable Musafarkhana

The mission recommends the State Party to develop a utilisation plan for the Tippu Tip House and the Koja Ismaili Charitable Musafarkhana that balances the significances of these buildings with their new uses, and submit this to the World Heritage Centre for review by the Advisory Bodies before any further non-essential emergency repair work is undertaken.

The mission further recommends that the State Party notify the World Heritage Centre of any further renovation/adaptation/conservation work to the building, in advance of any development rights being granted, and to withhold all fundraising or implementation until agreement on the future use of the building has been reached.

Recommendation 14 – Future Reactive Monitoring mission

The mission recommends that the World Heritage Committee request the State Party to invite a Reactive Monitoring mission to visit the property in 2022 to, at a minimum, assess progress with the:

- state of conservation of the property;
- implementation of the new Conservation and Heritage Management Plan and strengthening of the management system;
- functioning of the Cross Cutting Task Team;
- implementation of past Committee Decisions and Reactive Monitoring and Advisory mission recommendations, including the mitigation measures requested for the Mambo Msiige project;

and to assess whether the property warrants consideration for inscription on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines.
I. THE PROPERTY

Title of the property: Stone Town of Zanzibar World Heritage property
Date of inscription: 2000
Property WHC Reference: 173rev

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: 85 ha.
Location: S6 09 47 E39 11 21

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 D).

Statement of Outstanding Universal Value
The property was inscribed on the World Heritage List in 2000 at the 24th Session of the World Heritage Committee (Cairns, Australia); a Retrospective Statement of Outstanding Universal Value (SOUV) was agreed by the Committee at its 39th session in 2015, of which an extract is presented below:

Brief 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 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 verandas, 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 Livingston 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 Bannara 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 is also marked by being the site where slave-trading was finally terminated.

**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.

**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 nine reports on the State of Conservation (SOC) at its annual meetings from 2007 to 2018.

These examinations of the State of Conservation have concluded that the following factors currently affect the property:

- Management system/management plan
- Major visitor accommodation and associated infrastructure
- Development and environmental pressures, particularly in relation with Malindi port project (issue resolved)
- Natural disasters and lack of risk-preparedness
- Visitors/tourist pressures
- Housing pressure
- Lack of human and financial resources
- Lack of legal framework
- Commercial development (large shopping mall) particularly in relation to the Darajani Corridor project

Refer to Annex B for the 2018 State of Conservation report and World Heritage Committee Decision (42 COM 7B.51) and Annex C for a summary of the individual State of Conservation reports.

II. NATIONAL MANAGEMENT SYSTEM FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY

Heritage Legislation
The Ancient Monuments Preservation Decree, Cap 102, (1927) protects the individual monuments and sites in Zanzibar. The Town and Country Planning Act of 1955 also provides a mechanism 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. The Stone Town Conservation and Development Authority (STCDA) was established in 1985 with a management mandate for the historic Stone Town. The Stone Town was designated as a Conservation Area by the Stone Town Conservation and Development Authority Act 1994. This act organizes the planning and regulation within the World Heritage property. This plan adopts the National Monuments (26 in total) as Grade I buildings. Additionally, 233 buildings in the property have been protected as Grade II buildings.

The amended Stone Town Conservation and Development Authority Act (2010) reinforced the action of the STCDA and measures of management of the property. This 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.” The functions of the STCDA include: a) management planning; b) coordination of conservation and development plan; c) approval of projects; d) consultation and advisory role to stakeholders; e) care of public areas and buildings; f) taking legal actions; g) regulation rates and charges in the World Heritage Property; h) communication and awareness.

Boundaries of the Property and its buffer zone:
The World Heritage property boundary is the same as that established for the Conservation Area defined by the Stone Town Conservation and Development Authority Act (2010). The STCDA Act states that 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”.

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”. Finally, values, boundaries and features have been further protected by the Stone Town Conservation and Development Act of 1994, revised in 2010 (hereafter STCDA Act).

Institutional Framework
Conservation and Design Guidelines for the property were written in 1996. The management of the property is structured by the 2008 Management Plan. At the time of this mission, a new integrated Conservation and Heritage Management Plan (CHMP) was being developed.

The Urban Development Control Authority (UDCA) was established under the Legal Notice No. 12/1998. The UDCA was responsible for urban planning to supervise all development.

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2 Extract from the Stone Town Conservation and Development Authority Act of 2010,
3 The Stone Town Conservation and Development Authority Act of 2010, p.3.
control works. This legal notice of 1998 was repealed by another Legal Notice (GN 38) of 2015 to create a Development Control Unit (DCU) to do the same work: development control in the whole planning area.

The 1994 STCDA Act established the Stone Town Heritage Conservation and Development Authority (STCDA). The STCDA, together with the Zanzibar Municipal Council (ZMC, now the Zanzibar Urban Municipal Council or ZUMC), is 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 the 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 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 the Stone Town.

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

The 2008 Management Plan provided for the establishment of the Stakeholder Forum and a Heritage Board as essential partners of the STCDA in managing the property.
III. THE MISSION

The 2019 joint Reactive Monitoring mission was undertaken by representatives of the UNESCO World Heritage Centre, ICOMOS and ICCROM. See Annex E for the composition of the mission team. The mission was further joined by a delegation of the Tanzanian National Commission. The mission was undertaken over three days from 5 to 7 December 2019. See Annex F for the mission programme.

The mission was undertaken on the bases of a pre-defined agreed-to terms of reference:

TERMS OF REFERENCE

Joint World Heritage Centre - ICCROM - ICOMOS Reactive Monitoring Mission
Stone Town of Zanzibar (United Republic of Tanzania)

At its 42nd session, the World Heritage Committee requested the State Party of The United Republic of Tanzania to invite a reactive monitoring mission to the Stone Town of Zanzibar World Heritage property, to be conducted jointly by the World Heritage Centre, ICCROM and ICOMOS (Decision: 42 COM 7B.51). The objective of the mission is to “assess the overall state of conservation of the property and in particular, progress with the formation of a Task Team”.

In particular, the mission should assess the following:

1. The overall state of the building stock as a whole,
2. The status of the Beit al Ajaib (House of Wonders) rehabilitation project, with particular attention to a proposal to develop an appropriate Rehabilitation Plan to face complex challenges of its renovation and to facilitate comprehensive new uses of the building;
3. The status of other existing and potential projects in Zanzibar including, but not limited to, the Container Port, Tippu Tip House, Darajani Corridor and Bwawani Hotel projects, as well as urban quality issues such as traffic management;
4. The progress on the application of the mitigation measures for the Mambo Msiige development;
5. The progress with the development of appropriate methodological guidance and an effective monitoring system, and the increase of technical capacities and skills;
6. The progress with the formation of the cross-cutting Task Team and implementation of its mandate in particular to address the “Procedures to Adequately Control Development and Promote Conservation”;
7. The implementation of 2017 Advisory Mission Recommendations and the outstanding recommendations of the 2014 and 2016 missions, to guide the development of the new integrated Conservation Management Plan (CMP), incorporating the principles of the 2011 Recommendation on the Historic Urban Landscape;
8. The efficacy and resourcing of the Development Control Unit (DCU) and the strengthening of the Stone Town Conservation and Development Authority (STCDA);
9. The status of the newly adopted (2017) Ng'ambo Local Area Plan (Zanzibar City Centre Local Area Plan), in relation to Green Belt proposals (the WB funded Green Corridor Project) and Government Funded Darajani Corridor proposal;
10. The engagement of local communities in the overall protection and management processes of the property; in particular, their role in the preparation of the integrated Conservation Management Plan (CMP);
IV. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

This section outlines the mission’s overall assessment of the state of conservation of the property, which includes progress or failures in the improvement of the state of conservation of the property, followed by reporting to each specific item contained in the Terms of Reference for the mission.

1. Overall Assessment of State of Conservation of the property

Introduction

The state of conservation of the property has been a point of concern for the World Heritage Committee since 2007 (31 COM 7B.49). The 2017 Advisory mission concluded that the state of conservation of the built fabric of the property was perilous. During the mission, the Stone Town Conservation and Development Authority (STCDA) presented an inventorying project of the building stock in the property, categorising buildings as being in good, sound or poor condition. This inventory (Annex H) reports that in six of the nine districts, less than 50% of the building stock is in a good condition.

Discussion

Due to the very short timetable for the mission, the mission team did not have much planned time to inspect the property. However early-morning informal walks through the property highlighted the fact that the state of conservation of the property has not improved since the 2017 mission. The team members noted that building collapses continue, destroying important attributes of the OUV. This is of great concern given that, as far back as 2015, the World Heritage Committee noted its regret (Decision 39 COM 7B.45): “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.”

Where maintenance and upgrade work was being undertaken, this was generally not appropriate. Barazas (masonry seats, traditionally finished with a cementitious screed) have been covered in ceramic tile, lime-based masonry buildings were being repaired utilising Portland cement and painted with inappropriate paints and in inappropriate colours, box-rib roof sheeting is being employed instead of S-prolife corrugated sheeting, and more and more bright-blue PVC piping is being fixed to facades where rainwater and sanitary systems are installed or upgraded. The inappropriate use of Portland cement was noted by the mission in a restoration project currently being undertaken by the STCDA – the former British Embassy, a Grade I building.

All of the above trends in the exterior maintenance and upgrade are gradually eroding the OUV of the property and are detrimental to the integrity of the built fabric of the property. The mission did not have the opportunity to visit the interiors of buildings.

The significant adverse alterations to the built fabric of the property reflects the inadequate management of the property: something also already noted by the World Heritage Committee in 2015 (Decision 39 COM 7B.45) when it also 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.” It is
of great concern that the management of the property has not been able to bring about real positive change in the property to date, despite the existence of strong conservation tools such as the 2010 STCDA Act. This should be a cause for great concern for the State Party too.

The reasons for the lack of application of material and construction techniques that are appropriate for the built fabric of the property include:

1. The cost and availability of traditional materials, including mangrove poles (boriti) and craftsmen with suitable skills.
2. Poor knowledge of what constitutes the OUV of the property, and the lack of awareness of the long-term effects of the application of these inappropriate materials and methods.
3. A lack of both enforcement of guidelines and technical support from the site management (the STCDA). The STCDA itself in some instances does not follow its own guidelines.
4. A clear lack of management and leadership in the application of the legislative conservation tools available for the maintenance of the OUV of the property.

Other activities are also gradually eroding the OUV of the property, including the use of public open space for private means, such as vehicle parking. A notable example is the appropriation of beach areas by a hotel located in the property. This inappropriate development should be reversed as it has the potential to undermine the ‘material manifestation of cultural fusion and harmonization’ of which the property is an outstanding example, and the basis for the application of criterion (ii) to the property. Other associative intangible attributes of the property, such as traditional boat-building areas and its knowledge (Diko), are also under threat.

The liveability of the property – an important contributor to the maintenance of the OUV of the property – has not improved since the 2017 Advisory mission. The Zanzibar Urban Municipal Council (ZUMC) has, however, started to address the problem of solid waste management and is investigating ways in which to improve the sewerage system of the Stone Town, including addressing the current problem of sewage discharge directly into the ocean. These are positive steps towards improving the living environments and public health in the property. The State Party has procured funding and the ZUMC has appointed a consultant to design a new separated storm water and sewerage systems. This is a positive development, but the design will require careful consideration before implementation, which will require careful monitoring.

Climate change induced sea level rise is starting to manifest itself along the coastline of the property. This poses a long-term threat to the integrity of the property.

Recommendations

The state of conservation of the property remains dire, especially the state of conservation of the built fabric of the property. Setting out policies and actions to reverse the further deterioration of the tangible attributes of the OUV of the property should be the most important component of the new Conservation and Heritage Management Plan (CHMP). It is equally crucial to improve the day to day management of the property, which at the moment is not able to address the continuing decay and erosion of the built fabric of the property. The State Party is starting to address the most urgent public health issues at the property, for instance improving the garbage removal system, which is welcome.

The mission recommends that:

1. The design for the new separated storm water and sewerage systems be assessed through a full independent Heritage Impact Assessment (HIA) before being adopted by the Zanzibar Urban Municipal Council and that this HIA be submitted along with the
designs for the new system by the Zanzibar Urban Municipal Council to the World Heritage Centre for review by the Advisory Bodies.

2. The Board of the STCDA take steps to improve the day-to-day functioning of the STCDA as the legally mandated conservation and development management authority of the Stone Town of Zanzibar.

3. The STCDA enforce the 2008 Conservation guidelines until such a time as the new Conservation and Heritage Management Plan has been completed, reviewed and adopted.

4. The State Party support the development of mechanisms, including financial mechanisms, to support appropriate renovation of the built fabric of the property, working with the Zanzibar Housing Commission, the Waqf Commission and other social housing organisations, specifically keeping in mind the maintenance of the affordability of the property for its inhabitants.

5. The State Party develop mechanisms to ensure the availability and affordability of the materials required for the maintenance of the historic built fabric of the property, halt the use of blue PVC piping and sustain the use of material that is part of the integrity of the property, such as the use of locally made sheet metal gutters instead of the newly imported blue PVC.

6. To counter the continuing erosion of the built fabric of the property, the STCDA itself, or an appointed specialist contractor, should create and maintain a digital database of all the buildings of the Stone Town of Zanzibar World Heritage property, including information on their most important external and internal features, and inappropriate changes to buildings as well as a photo-record, and continue to update such a database, utilising it to monitor the continuous evolution of this living historic city.

7. The State Party counter and reverse the privatisation of public spaces, be this for parking or appropriate beach areas for private use by hotels or individuals.

2. The status of the Beit al Ajaib (House of Wonders) rehabilitation project, with particular attention to a proposal to develop an appropriate Rehabilitation Plan to face complex challenges of its renovation and to facilitate comprehensive new uses of the building

Introduction

The Beit al Ajaib (House of Wonders), an iconic structure and an important attribute of OUV, was constructed as a ceremonial palace for Sultan Sayyid Barghash in 1883. It has, since 2000, served as a museum but had to be closed to the public and its contents removed after a partial collapse of the southwestern corner of its veranda in November 2012.

Since then, the State Party has prepared a number of restoration/adaptive reuse proposals, which have been the subject of repeat Technical Reviews by ICOMOS in June 2016, September 2017 and August 2019, with a note of comments provided in March 2017. Each of these Technical Reviews were undertaken on new submissions by the State Party that did not relate to the foregoing submission and did not respond in content to the comments of the already undertaken Technical Reviews. The last Technical Review was in response to a State Party request for guidance on the principle strategy for the stabilisation and restoration of the building. The ICOMOS Technical Review recommended that “…the State Party submit for review full documentation of any project to be implemented to the Beit Al Ajaib / House of Wonders timeously before any decisions are made that cannot be reversed (contractual, statutory etc.) or any work is undertaken in the rehabilitation/restoration of the building.”

During 2017, after the 2017 joint UNESCO World Heritage Centre/ICOMOS Advisory mission, discussions between the State Party, the World Heritage Centre and the government of the Sultanate of Oman, who is funding the rehabilitation project, have been exploring the
possibility to have the World Heritage Centre engage an expert in museum collections and display to assist in developing the displays and technical requirements of the Beit al Ajaib as a museum. The successes of this informal agreement, referred to as the Tripartite Alliance, would have seen a UNESCO World Heritage Centre mission to the property specifically to develop this important aspect of the renovation project. This consultation is still ongoing and the mission to Oman took place in April 2019; however, the second mission to Zanzibar with the consultant was, at the time of this mission, still awaiting the official invitation of the Tanzanian Authorities.

Despite the request for further information before implementation, and the fact that the agreed-to mission has not yet taken place to assist in the design of the museum installations, the State Party had already at the time of the mission entered into a construction contract for the rehabilitation of the building. That work was already underway and included excavations in front of the main entrance of the building to house the temporary foundations of a construction crane.

During a tour of the Beit al Ajaib with the construction site manager, the mission was informed that initial work would focus on stabilisation and emergency repair work, including repair to the waterproofing on the roof of the building, following which further rehabilitation would take place.

Following the mission, the State Party submitted documentation outlining the renovation of the building to the World Heritage Centre in January 2020 for review by the Advisory Bodies. The detailed review of this documentation will be undertaken in a stand-alone Technical Review as it does not form part of the Terms of Reference of this mission.

Discussion

It is unfortunate that the State Party has continued with binding contractual agreements on the rehabilitation of the Beit al Ajaib before the technical details of the rehabilitation project were submitted and reviewed and the agreed-to advisory processes completed.

The Beit al Ajaib is arguably one of the most significant buildings in the Stone Town of Zanzibar World Heritage property and is crucial to the maintenance of the OUV of the property. It is positive that the State Party has entered into an agreement with a funder to financially support the rehabilitation of the building. The mission was informed that the building would again serve as museum after its rehabilitation.

The mission also had the opportunity to discuss the rehabilitation of the building with the contractor appointed to undertake initial stabilisation and emergency repair work. Based on a brief interaction, the mission formed a positive view of the contractor’s expertise. In order to accommodate the contractual obligations already entered into by the State Party, the funder and the contractor, the mission during discussions requested the submission of details for the most urgent work required to stabilise the building, in advance of formal reviews of submitted full details of the wider conservation project. Although the State Party has submitted full building specifications and a bill of quantities, the submission does not include architectural drawings that illustrate the planned interventions. Consequently, the potential impact on this important attribute (the Beit al Ajaib) cannot be gauged.

The mission supports in principle the general approach to the rehabilitation as described by the construction site manager but cannot comment on the details, as many remain unresolved, including how original elements will be restored, how the building will be used after the renovation and what technical installations will be needed for this use. Other issues to be resolved include, but are not limited to, the degree to which original joinery will be replaced, the placement of two new elevators (as described in the bill of quantities, Bill No. 09), new ablution facilities and other requirements for public buildings.
The information submitted after the mission does not include detailed drawings and only relates to renovation of the structure and specification for sanitary facilities etc. but does not indicate any further adaptation of the building for its continued use as museum (including location of sanitary space, kitchens, entrance facilities, location of elevator, etc.). Further information is required – also with regard to structural interventions to, for instance, the roof structure and conservation approaches.

Recommendations

The mission concludes that the rehabilitation of the Beit al Ajaib is urgent. Although the mission supports the immediate limited stabilisation of the structure, based on the information submitted, many questions remain to be resolved on the wider conservation/restoration project. The mission therefore recommends that the State Party:

1. Submit urgently to the World Heritage Centre for review by the Advisory Bodies, documents, including with drawings, outlining the renovation approach with regard to material and spatial authenticity of the building as well as architectural drawings for the project which indicate both restoration and new work (including structural work, the size and location of new facilities, infrastructure, installations, openings etc.)
2. Clarify which aspects of the already-submitted technical documentation the renovation will be based on.
3. Invite, with urgency, the UNESCO World Heritage Centre Advisory mission, as suggested in the proposed tripartite alliance, to assist in the development of the technical requirements for the museum to function properly, without negatively affecting the building, and of museum displays;
4. Await the outcomes of a further ICOMOS Technical Review after the submission of the technical information and clarification of the already submitted material, and of the UNESCO World Heritage Centre Advisory mission, before undertaking any work beyond immediate stabilisation with regard to the positioning of new installations, replacing authentic fabric and proceeding to restore the authentic material fabric of the building.

3. The status of other existing and potential projects in Zanzibar including, but not limited to, the Container Port, Tippu Tip House, Darajani Corridor and Bwawani Hotel projects, as well as urban quality issues such as traffic management

The relocation of the Zanzibar Container Port, restoration and/or adaptive reuse of the Grade I Tippu Tip House, the redevelopment of the Darajani Corridor with the proposed new commercial infrastructure and the Bwawani Hotel redevelopment project are all proposals of a large nature located within the boundaries of the property. All of the projects have been subject to past World Heritage Committee Decisions as they all affect attributes of the property and therefore have the potential to impact the OUV of the property.

3.1 The Container Port Project

Introduction

The Malindi Port is the main port of the island and is located within the boundaries of the Stone Town of Zanzibar World Heritage property. The port consists of a passenger terminal, container harbour and fishing harbour.
The World Heritage Committee has since 2007 recorded repeat decisions on the Malindi Port. In 2007 (31 COM 7B.49), the Committee declared the need for an impact assessment for an expansion of the container terminal. The port was, however, expanded without the requested impact assessment being undertaken and the Committee in 2008 recorded its concern about the negative impacts of the project, including the demolition of two historic warehouses to accommodate the expansion (32 COM 7B.54). The continued increase in passenger numbers has led to vehicular congestion at the port when ferries arrive and depart.

The World Heritage Committee in 2011 requested that technical specifications on planned projects relating to the reorganisation of the northern part of the port be submitted to the World Heritage Centre and the Advisory Bodies for review (35 COM 7B.45). The construction of a new Fish Landing facility in the northern section of the port was assessed through a Technical Review process, which resulted in an agreed-to design for the new facility. This facility is under construction at the moment and the mission visited the construction site.

The 2015 joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission reported that the State Party was planning to relocate the container terminal to outside of Stone Town, leading to the World Heritage Committee requesting in 2016 that the State Party “provide project proposals and details on the potential urban interventions for the Container Port” (40 COM 7.B21). This request was repeated in the 2018 World Heritage Committee Decision on the Stone Town of Zanzibar World Heritage property, which requested that the State Party “submit details for the Malindi Container Port and Tippu Tip House projects before any implementation is undertaken, development rights granted or fundraising started, in the light of their high potential impact on the OUV of the property”.

The mission was informed that the Zanzibar Ports Authority has advanced plans for the relocation of the container terminal to Maruhubi Area, ± 2.5 km from the property. The State Party has appointed a contractor and supervisor for the project and is negotiating a loan agreement with a funder for the project. The Zanzibar Ports Authority intends to retain the other port functions at Malindi, including the passenger terminal and fishing port, and hopes to develop an international cruise ship terminal in the place of the current container terminal.

Discussion

The relocation of the container terminal from the property can have both beneficial and negative impacts on the property and its inhabitants. It will lead to a reduction of heavy vehicular movement in the property, reducing both congestion and resultant air pollution. Since at least 2008, containers have been temporarily been stacked in the property on the opposite of Malawi Road from the Malindi Grounds where a portion of the Funguni Lagoon was filled in to create space for container stacking. Aerial photography from 2020 indicates that this has now spilled over to the Bwawani Hotel grounds.

The Malindi Container Port has outgrown its location. Its need for expansion, including the c. 2008 expansion and the ‘temporary’ storage of containers outside the port in the property has had a negative impact on the property. The relocation of the port will alleviate the pressure on space in the property.

At the same time, the port is an important economic driver for the property and the relocation of the container port will lead to an economic realignment of large and small businesses along Malawi Road. The redevelopment of the Container Port to accommodate international cruise ships while being potentially economically beneficial, will have visual, economic and potentially social consequences. Clarity is required as to the impacts of the relocation of the Container Port from the property, including how the area currently occupied by the Container Port and

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5 42 COM 7B.51
6 STCDA/RMM/2019/5 Zanzibar, 5 – 7 December 2019 MALINDI PORT PROJECT REPORT. See Annex. M
other residual areas of the Malindi Harbour will be redeveloped. The relocation will also free up those areas currently used for container stacking. In the case of the filled in section of the Funguni Lagoon, this was public open space before being appropriated for temporary storage.

Careful consideration needs to be taken to avoid negative impacts on the OUV of the property and to ensure that the maximum long-term benefit to the property and its people is realised.

The sea part of the buffer zone of the property includes the area under the authority of the ZPC. The coastline of the Maruhubi area falls within this ocean part of the buffer zone, which reaches north beyond Mtoni, around Chapwani Island to Beit el Ras.

This buffer zone area has recently seen development, notably land-reclamation at Mtoni and the development of a luxury yacht harbour as part of that development. The pending new container terminal development at Maruhubi Bay falls within the buffer zone of the property.

The Maruhubi Bay is a site for dhow construction and this traditional practice can be seen as intangible heritage that supports the OUV of the property, particularly the prosperity brought by sea trading activities. The relocation of the Container Port to Maruhubi may impact the boat-building activities there.

**Recommendations**

The mission supports the idea of relocating the container terminal from the property but cautions that careful consideration needs to be given to the social, economic and spatial consequences of the relocation.

The mission recommends that the State Party:

1. Investigate the impacts of cruise ship tourism at other historic urban World Heritage properties as informant in their own planning;
2. Undertake a survey of all historic structures in the Malindi Harbour before the container terminal relocation and add these to the database of historic buildings managed by the STCDA;
3. Through the agency of the Zanzibar Ports Authority, and in collaboration with the STCDA and consultation with the Zanzibar Stakeholders Forum, commission a qualified and experienced consultant team to develop a draft development vision and development plan for the whole of the Malindi Harbour precinct, including a phased development plan for the redevelopment of the Malindi Harbour. This development plan should ensure that the areas freed up by the relocation of the container terminal be put to the service of the people of Stone Town first and foremost and avoid it being developed only to satisfy tourism needs; assess this plan through an independent Heritage Impact Assessment process, and submit the drafts of both the development vision and plan and the HIA to the World Heritage Centre for review by the Advisory Bodies before taking any decisions that may be irreversible;
4. Commission a Heritage Impact Assessment to assess potential impacts on the OUV of the property, and ensure that the intangible heritage related to the tradition of dhow construction currently located at Maharubi Bay is continued either in its current location or in an equally or more suitable location. This Heritage Impact Assessment should be submitted to the World Heritage Centre for review before the conclusions and recommendations thereof are adopted.
5. Rehabilitate the area of green space opposite the Malindi Grounds and the grounds of the Bwawani Hotel to their former function of green space once the temporary storage of shipping containers has been stopped.
6. Ensure the intangible heritage related to the tradition of dhow construction currently located at Maharubi Bay is continued, either in its current location or in an equally or more suitable location.
3.2 Tippu Tip House

Introduction

The Tippu Tip house is a Grade I building located in the Stone Town of Zanzibar World Heritage property. The house is an important attribute of OUV as a fine example of a Zanzibar mansion and for its great significance, due to its historic association with the person of Tippu Tip: a notorious Zanzibar trader in enslaved people, amongst others. The building is therefore an important tacit reminder of the historic importance of Zanzibar as ‘one of the main slave-trading ports in East Africa’; the reason for the application of criterion (vi) to the property.

It has been in a poor state of conservation at least since 1996. As far back as 2008, a Reactive Monitoring mission reported that:

‘The Mission identified the House of the Slave trader Tippu Tip, the Cathedral and house of David Livingstone as representative of the aspect of slavery and subsequent anti-slavery activities in Stone Town, but there is too little done to further deepen this theme by way of research, exhibits, routes, documentation of oral history and the like, as well as a lack of awareness of the potential of integration of this aspect with international cultural tourism activity.’

A number of missions have previously reported on the poor state of conservation of the Tippu Tip House: The 2008 Reactive Monitoring mission reported that conservation works were to be undertaken on the building; in 2013 the Reactive Monitoring Mission reported that ‘conservation works are dragging on...’

The 2014 Reactive Monitoring mission reported that a long-term lease had been signed between State Party and a private developer and the house was being used as a temporary canteen for construction workers. That mission expressed its concern in that ‘The granting of a long-term commercial lease at the Tippu Tip house poses great potential danger to the integrity of the property should the effect of the lease will be similar to that at the Mambo Msiige complex. The Tippu Tip house had been earmarked for public cultural use, a project that was never executed due to lack of funds.’ That same mission recommended that ‘...the Tippu Tip House should remain in the public sphere and contain a cultural/educational function.’

The World Heritage Committee has also repeatedly requested the State Party keep it informed of any planned activities to the Tippu Tip House:

40 COM 7B.21

8. Further requests the State Party to provide project proposals and details on the potential urban interventions for the Container Port, for any commercial space on 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;

And, most recently: 42 COM 7B.51

5. Notes with concern that minimum mitigation measures for the Mambo Msiige project, identified by the 2016 mission as non-negotiable minimum, have not all been

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14 Ibid, p 33.
implemented, while the Tippu Tip House and the Palace Museum remain vulnerable unless urgent measures are taken;

8. Expresses its concern that major development projects have not been notified to the World Heritage Centre and reiterates its request to the State Party to submit details for the Malindi Container Port and Tippu Tip House projects before any implementation is undertaken, development rights granted or fundraising started, in the light of their high potential impact on the OUV of the property, and submit for review the World Monument Fund Report for the Palace Museum Restoration;

The State Party on 5 November 2019, a month before the Reactive Monitoring mission was due to visit the property, formally notified the World Heritage Centre of the lease agreement dating from 2013, and that emergency stabilisation and repair work had already been undertaken on the building (Annex I). This included structural and roof repairs, replacing rotten beams (boriti) and restoring a severely decayed balcony.

The mission visited the Tippu Tip House and can comment on the emergency stabilisation and repair work, in that it is thorough and well-executed. The State Party informed the mission that the costs of the repairs were carried by the lessee and that no further plans had been made for the reuse of the structure.

Discussion

It is disappointing that the State Party did not notify the World Heritage Centre of the repair work undertaken to the Tippu Tip House before implementation, as requested repeatedly by the World Heritage Committee. This indicates that the management of the property is not functioning as it should.

The significance of the Tippu Tip House and its contribution to the OUV of the property cannot be overstated. Its dire state of preservation preceding the recent limited conservation work threatened its continued existence. The mission therefore welcomes the immediate conservation work done, even though this was undertaken without notification to the World Heritage Centre, as the World Heritage Committee requested, which the mission strongly criticizes.

It remains unclear what the terms of the 2013 lease agreement of the Tippu Tip House are, what functions and changes to the building it allows, when this lease will expire, or what current plans for its future use are.

This mission reiterates the recommendations of previous missions that the Tippu Tip House should have a public cultural or educational use. This mission further recommends that any structural, spatial and architectural changes (subdivision of rooms, new internal walls, new openings in existing walls, etc.) to the building should only be considered to aid such an educational/cultural use, and only after agreement has been reached with the World Heritage Centre to any proposed changes to the building.

An adaption of this highly significant building in an inappropriate manner, for instance for new uses such as tourist accommodation, would negatively impact on the OUV of the property.

Recommendation

The mission remains highly concerned about both the future use of the Tippu Tip House and the State Party’s decisions to undertake work to the building without notification of the World Heritage Centre, thereby not conforming to the World Heritage Committee’s repeated requests.
The mission recommends that:

1. The State Party update the World Heritage Centre of the conservation consequences of the 2013 lease agreement, with specific reference to the potential uses of the Tippu Tip House and the expiry date, with potential for extensions of this date, of the lease agreement.
2. The STCDA, or appointed specialist consultants with appropriate built heritage expertise, develop a utilisation plan of the Tippu Tip House that balances the significance of the building with its new use, preferably as educational/cultural facility, and submit this to the World Heritage Centre for review by the Advisory Bodies before any further non-essential emergency repair work is undertaken.
3. Recalling Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention, the State Party should ensure it notifies the World Heritage Centre of any further renovation/adaptation/conservation work to the building in a timely manner and in advance of any development rights being granted, fundraising started or implementation undertaken, and to withhold all activities in such regard until agreement on the future use of the building has been reached with the World Heritage Centre.
4. Failure by the State Party to notify the World Heritage Centre of any plans with regard to the future use of the Tippu Tip House in a timely manner would, in the opinion of the mission, highlight management failure as a threat to the OUV of the property.

### 3.3 Darajani Corridor

**Introduction**

The Darajani Corridor commercial project (Darajani Corridor Business Centre) is a proposal to develop a shopping centre in the property at the intersection of Karume and Benjamin Mkapa roads, in the Stone Town of Zanzibar World Heritage property. The project proposal supposes the relocation of two schools, the re-use of the Darajani School as part of the commercial project and the demolition of the Vikokotoni School. The project has been reported to by previous Advisory and Reactive Monitoring missions to the property, which advised that the project could harm the OUV of the property.

The 2016 Mission report states that "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 2014 UNESCO/ICOMOS/ICCROM Reactive Monitoring mission went further:

"The public open space network is under threat, has been negatively impacted on by the Mambo Msiige project (the protected green space, encroachment onto the beach) and the proliferation of its use for parking. Additional proposals exist (the Darajani Corridor Project and the Yacht Club project) which, if executed, will further erode this valuable asset."

And "Of concern are the Darajani Corridor Development... proposals that if executed, will reduce the distinctiveness of the green spaces that create the boundary between the Stone Town and the Ng'ambo and thereby undermine the urban identity of the Property."

The 2017 Mission report concluded that:

"The Mission advises that the current Darajani Bazaar project be halted as it will a have an adverse effect on the OUV of the Stone Town of Zanzibar World Heritage property, and a new project, based on the prescripts of the / Zanzibar City Centre Ng'ambo Local Area Plan and

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The 2017 Advisory Mission recommended that, should the State Party wish to further develop this project proposal, a full Heritage Impact Assessment would be provided recommendations to review the design of the project. However, subsequent to the 2017 Advisory mission, the World Heritage Committee, at its 42nd session (Manama, 2018) requested the State Party to:

- Halt the current Darajani Bazaar project as it will have an adverse effect on the OUV of the property, and to develop a new project, based on the principles contained in the DoURP Ng’ambo Local Area Plan and the Green Belt proposals;

The State Party has since attempted to modify the project, based on the conclusions of a Heritage Impact Assessment. This HIA was submitted to the World Heritage Centre for review, but the Advisory Bodies requested additional information to be able to assess the project adequately. A meeting with representatives of the State Party, the World Heritage Centre, ICCROM and ICOMOS, held at the World Heritage Centre in Paris in September 2019, concluded that the issue would be addressed by the then upcoming December 2019 Reactive Monitoring mission.

**Discussion**

During the mission to the property it was established that:

1. The World Heritage Committee has already concluded that the project would have an adverse effect on the property’s OUV and should therefore be halted.
2. The project as proposed cannot be accommodated within the framework provided by the Zanzibar City Centre/Ng’ambo Local Area Plan and the Michenzani Green Corridor Project (MGCP) plans, both of which have been welcomed by the World Heritage Committee and officially approved by the Zanzibar Government.

The mission further discussed the shortcomings of the HIA with the State Party. One of the reasons for the mismatch between the project proposal and the officially approved and World Heritage Committee supported Zanzibar City Centre/Ng’ambo Local Area Plan and the Green Belt proposals was an apparent lack of communication and cooperation amongst local governmental agencies. The discussions concluded that due to this mismatch, in part because the Michenzani Green Corridor Project (MGCP) proposes the near-total pedestrianisation of Karume and Benjamin Mkapa roads, the Darajani Corridor Business Centre project as currently proposed cannot continue. The mission also has concerns about the scale and affordability of the proposal for the local community and traders, the clear dependence of the proposal on private motorised transport and the appropriateness of this commercial typology in the cultural context of its location.

**Recommendation**

The mission reiterates the conclusions of the 2017 Advisory and the 2016 and 2014 Reactive Monitoring missions that the location of the proposed development is highly sensitive and development here, if not very carefully planned and integrated into the urban fabric of the property and sensitivity of this reclaimed area, could have a high negative impact on the OUV of the property. The proposal was not well informed, in part due to a lack of communication and cooperation between different governmental entities.

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20 42 COM 7B.51
The mission therefore recommends that:

1. The Darajani Corridor Business Centre project proposal as presented to the mission and on which the HIA was conducted, be permanently abandoned.
2. A new proposal for the location be developed which builds on the already adopted Michenzani Green Corridor Project (MGCP) and Zanzibar City Centre/Ng’amo Local Area plans that clearly underline a new vision of the development of Zanzibar City Centre officially endorsed by the Government of Zanzibar.
3. The redesign of a new project for this area accommodate appropriately local small-scale traders as an essential driver of the local economy in an affordable manner and to support local Swahili cultural expression.
4. The State Party create a team composed of members from the STCDA, ZMC, DCU, DoURP, ZEMA, CHMP, ZUSP, etc., and the Michenzani Green Corridor Joint Technical team to facilitate the conception and redesign of the project.
5. The DCU re-assess the new project for this very sensitive location.
6. The State Party submit the draft new proposal, and a statement on its integration into the Green Corridor and Zanzibar City Centre/Ng’amo Local Area plans to the World Heritage Centre for review by the Advisory Bodies at as early a stage as possible and before any commitment is made.

3.4 Bwawani Hotel

Introduction

The 2017 joint UNESCO World Heritage Centre/ICOMOS Advisory mission reported on the Bwawani Hotel and Funguni Lagoon redevelopment project in detail. This redevelopment site is located within the property. At the time of that mission, the project proposed the total demolition and redevelopment of the entire area as hotel, resort, yacht club etc. The extant hotel had already been stripped back to its load-bearing structure by the time the 2017 mission visited the property.

The 2017 mission concluded that the then proposed project the proposed development “would have been highly inappropriate to the World Heritage property and would have had a detrimental impact on the OUV thereof”. That mission further advised that “…the redevelopment of the Bwawani Hotel complex should be based in an appropriate reuse of the existing structures”; concluding that because of the high negative and permanent cumulative impact of the proposed project, the State Party should “…halt any plans for the Bawai 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.”

In response, the World Heritage Committee in 2018 requested the State Party to:

a) Halt as a matter of urgency the extensive Bwawani Hotel Redevelopment Plan (including proposals for the sea front, Funguni Lagoon and Blue Mosque), in view of its highly negative and irreversible potential impact on OUV,
b) Clarify the current status of rights to development granted on the entire area and submit this, also as a matter of urgency, to the World Heritage Centre,
c) Protect the remains of the Bwawani Hotel, and its sea front and the Funguni Lagoon as public open spaces,

22 Ibid, p. 35.
d) Further develop appropriate plans for the Bwawani Hotel complex for submission to the World Heritage Centre for review, (42Com 7B.51)

Due to time limitations, the 2019 mission did not have the opportunity to visit the Bwawani Hotel site. The mission was, however, informed that the plans for the redevelopment have been halted and no current plans or perspectives exist for the Bwawani Hotel site.

Discussion

The 2017 mission has already highlighted the significance of the Bwawani Hotel and the damage that its partial demolition has done to the OUV of the property. A 2020 Google Maps aerial photograph indicates that the area in front of the entrance to the ruin of the main hotel building is now in use as shipping container storage site. As the mission was unable to visit the site of the Bwawani Hotel, it was unable to confirm if the built fabric of the hotel complex has been protected from the elements to avoid further decay as requested by the World Heritage Committee in 2018.

Recommendation

The mission recommends that:

1. The Bwawani Hotel site needs to be documented through high-quality labelled and geo-referenced photographs and measured drawings.
2. The remaining built fabric of the Bwawani Hotel urgently be protected against both further demolition and decay from natural processes such as weathering, and the documentation of the results be submitted to the World Heritage Centre.
3. The State Party and STCDA develop or commission consultants with established heritage credentials, to develop in the short term a redevelopment strategy for the Bwawani Hotel site which optimises the retention of historic fabric and rehabilitates these grounds for the hotel, and submit this to the World Heritage Centre for review by the Advisory Bodies before taking any decisions that may be irreversible;

3.5 Traffic Management plan

Introduction

Traffic management in the property has proven to be a historic challenge, with attempts to develop and implement a traffic plan dating from 2008. Unauthorised parking has in the past led to an erosion of the public green space structure of the property. The need for a mechanism to control vehicular traffic in the property has been addressed in various state of conservation reports, and in 2015 the World Heritage Committee requested the State Party "engage with urgency in the implementation of the approved Traffic Plan" (39 COM 7B.45).

The State Party has undertaken a traffic study and developed a traffic plan for the property. This was presented to the mission. The traffic plan, developed in collaboration between the Zanzibar Urban Municipal Council (ZUMC) and the STCDA, addresses vehicular and pedestrian circulation as well as parking problems. This plan relies on 'Smart' systems, including automatic number plate recognition through traffic cameras (Annex K).

The traffic plan is an interim measure as the State Party has commissioned the preparation of a Stone Town Mobility Management Plan (STMMP), funded through the World Bank-financed 'Zanzibar Urban Services Project' (ZUSP). The STMMP should be completed by mid-2020 (Annex N).

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Discussion

The State Party traffic plan focuses on reducing vehicular movement and limiting access in areas to residents only, improving public transport, and correcting the parking encroachment on the public open space structure of the property. A key aim is to also reduce congestion at the Malindi Passenger port. While the mission is in support of the proposed plans, it cautions that the engagement of local parties is key to the success of the implementation of the plan. The State Party should also ensure that the implementation of the plan does not reduce the liveability of the property for the inhabitants thereof, through, for instance, inflated parking pricing.

The danger exists that the new traffic infrastructure could have a negative visual impact on the property. Overhead gantries crossing over streets would be inappropriate in the property. Camouflaging traffic infrastructure by means of faux-historic design would likewise not be appropriate. Rather, the design of technical infrastructure should aim to be contemporary and neutral.

The traffic plan has not yet developed a suitable strategy to accommodate the ZUMC fire trucks in the property. The mission cautions that a fire-access strategy should be both effective and suited to the OUV of the property.

The development of the Stone Town Mobility Management Plan is very welcome as it has the potential to greatly improve the liveability and environmental quality of the property.

Recommendations

The mission supports both the traffic plan as presented to it as well as the development of the Stone Town Mobility Management Plan. The mission recommends that:

1. For the traffic plan to succeed, the plan needs to be embraced by the inhabitants of Stone Town. Stakeholder engagement and awareness raising should be undertaken before and during the implementation of the plan.
2. The new traffic control infrastructure be designed not to be visually intrusive and historicised but be of a minimal scale and with a contemporary aesthetic.
3. The fire access plan be further developed and submitted to the World Heritage Centre for review by the Advisory Bodies before taking any irreversible decisions regarding its implementation.
4. The Stone Town Mobility Management Plan, already under development at the time of the mission, once completed, be submitted to the World Heritage Centre to assess if the plan should be evaluated through a Heritage Impact Assessment.

3.6 Other potential projects:

The People’s Palace Museum

Background

Like the House of Wonders, the People’s Palace Museum (Beit al Shael) has been cause for concern for a number of years and the building’s restoration pending. The 2017 Advisory mission reported that a survey and conservation report for the Palace Museum building had been completed with assistance of the World Monument Fund, and recommended that this be submitted for advisory comment to the UNESCO World Heritage Centre with speed to avoid delays to the execution of the project.

That mission also cautioned that
“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”.

Discussion
The Palace Museum is a significant building and contributes greatly to the OUV of the property. The building is of high architectural and historical value, but, of late, structural weaknesses have led to walls needing to be temporarily propped up, as evidenced by the 2017 Advisory mission. This 2019 mission did not have time to visit the building or investigate its structural stability.

Recommendation
The current status of the Palace Museum restoration project is not known. However, seeing as its conservation is vital to the maintenance of the OUV of the property, and seeing that previous missions have advised that the State Party submit details of the restoration work for this building to the World Heritage Centre for review by the Advisory Bodies, the mission recommends that:

1. The CCTT in collaboration with the STCDA compile and submit to the World Heritage Centre with urgency, planning for and details of the conservation works to be undertaken at the Palace Museum.
2. The State Party engage the World Heritage Centre and Advisory Bodies as partners in the process of developing appropriate plans and methods for the restoration of this important building.

The Koja Ismaili Charitable Musafarkhana

Background
The Koja Ismaili Charitable Musafarkhana (also known as the Kiponda Caravanserai) is a Grade I listed building. It has been in a poor state of conservation for some time, being listed as ‘poor’ in the 1996 Management Plan for the property. The mission was informed that the building has been vacated although no concrete plans for its restoration and future use were formalised yet.

Discussion
The building was constructed in 1892 for use by the Ismaeli community, specifically as a place for immigrants from India to be temporarily based while settling in Zanzibar. As such, its continued conservation is important to the application of criterion (ii) to the property. It is therefore encouraging that the process towards its restoration and use has started. However, it is important that the community function of the building, which is part of its historic character, not be sacrificed in the process and that the built fabric is maintained, restored and adapted only where absolutely necessary. The choice of function for the future use of this building is important to ensure it regains its important role in the social and urban fabric of the Stone Town.

Recommendations

The mission recommends that the STCDA undertake, or commission a consultant with established credentials in working with historically significant buildings to conduct:

1. A detailed survey of the building captured in the form of detailed photographic documentation and measured drawings which, over and above showing the current state of the building, also show the changes that have been made to it over time.
2. A historic survey to establish a historic narrative for the building over time, including its more recent use.
3. A study to identify an appropriate use for the building that responds to its historical and architectural significance and repositions it as an important place in the social and urban fabric of the Stone Town and captures this in a utilisation plan.

The mission further recommends that:

4. The World Heritage Centre be kept informed of any plans and that the above recommended surveys and research, along with detailed design drawings for the restoration/conservation/renovation of the building, be submitted to the World Heritage Centre for review by the Advisory Bodies before taking any decisions regarding its implementation that may be irreversible.

4. The progress on the application of the mitigation measures for the Mambo Msiige development

Introduction

The Mambo Msiige Building is a Grade I listed monument located in the property. The insensitive adaptive reuse and large-scale extension of the building, despite continued dialogue between the State Party, the World Heritage Centre and the Advisory Bodies, as well as an HIA undertaken on the project, was the one of the main reasons for the 2014 joint UNESCO WHC/ICOMOS/ICCROM Reactive Monitoring mission recommending the property be included on the List of World Heritage in Danger, as it illustrated the break-down in the management systems in the property.

That mission proposed a set of mitigation measures to reduce the continued negative impact of the development on the OUV of the property. These were later reassessed by the 2016 Reactive Monitoring mission to form a list of minimum measures of absolute importance for mitigating the most serious impacts on the OUV. This list is reproduced from that mission report below:

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

- 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.\(^{25}\)

**Discussion**

The minimum of the above mitigation measures have been undertaken, notably painting over the imitation painted carved doors on the side of the building, the reinstallation of the bronze plaque on the trigonometry beacon as requested by the 2014 mission, as well as the removal of crenulations from the new hotel wing of the complex.

However much still needs to be done to reduce or at least in part compensate the long-term negative impact on the OUV that this unfortunate development brought.

The STCDA presented the mission with a matrix on the mitigation measures for the Mambo Msiige planned and undertaken. The mission notes that the CCTT has taken responsibility to ensure that the mitigation measures are undertaken. The matrix presented to the mission indicated that the requested complete Heritage Conservation Management Plan for the Mambo Msiige was to be completed by the end of 2019 as were the interpretative signages. However, the matrix (Annex K) does not include all mitigation measures set as minimum requirements by the 2016 Reactive Monitoring mission, and omits a number of important aspects recommended by the 2014 Reactive Monitoring mission.

The Zanzibar Environmental Management Authority (ZEMA) and Zanzibar Department of Environment issued an ‘Environmental Opinion’ on two of the outstanding mitigation measures on the Mambo Msiige project: (1) the removal of the enclosing walls and fences around the remains of the former protected public open space (a portion of which was used to construct the new wing to the Mambo Msiige on) and ensuring that this space becomes fully public again; and (2) the removal of the electricity generators from the park (Annex L). This document highlights the threat to the hotel building and the unprotected seafront of World Heritage property from climate-change induced sea level rise. The authors argue that UNESCO, in collaboration with the UNEP and the Government of Zanzibar, take the lead in addressing this problem – looking to the UNFCC Adaptation Fund or the Green Climate Fund.

The construction of the six-storey hotel annex to the Mambo Msiige appropriated an important protected public open space in the property. The 2014 and 2016 missions recommended the removal of spatial barriers to the remainder of the park (which is currently in use as a private garden by the Park Hyatt hotel in contradiction with the recommendations of the Heritage Impact Assessment and World Heritage Committee Decisions) to ensure that what remains of the former park is made public again and to re-establish the important link between Kelele Square and the sea front. This should be done while taking cognisance of the danger of rising sea levels. The mission noted that the narrow path that remained between the Tembo Hotel and the currently-enclosed public open space is often blocked by vehicles parked in it. The STCDA should ensure that, while the park is not open to the public, no vehicles be allowed to park in this path.

It also recommends that the generators remain where they are located as no other viable options exist for their relocation. However, the option to relocate the generators to the basement of the new six-storey annexe of the Mambo Msiige building built on the former protected public open space was not investigated. The mission recommends that this option

\(^{25}\) 2016 RMm, pp. 31–32.
be investigated and reported to in detail before finalising any conclusion that the location of
the generators in what remains of the protected public open space is the only viable option.

Recommendations

The mission is concerned that the State Party has over a period of six years only been able to
implement the minimum of the mitigation measures at the Mambo Msiige. The pace at which
these measures, some of which do not materially affect the building, have been implemented
is cause for great concern as it indicates that the management of the property either has not
historically seen the implementation of these measures as a priority, or does not enjoy the
authority to enforce them. It is hoped that the CCTT will take the required mitigation measures
seriously and ensure that they are implemented with haste.

The CCTT with the hotel manager assured the mission that the requested Conservation
Management Plan for the Mambo Msiige Hotel was in the process of completion at the time
of the mission.

The identification by the State Party of the threat of sea-level rise and storm surges to the
property is timely and important. It is an issue that requires longer-term planning, for which the
State Party should take the lead.

The mission recommends that:

1. The completed Conservation Management Plan that the CCTT indicated was being
developed by the owner of the building be submitted with urgency to the World
Heritage Centre for review by the Advisory Bodies.

2. The CCTT take on the task of carefully reassessing the list of mitigation measures
proposed by both the 2014 and 2016 Reactive Monitoring missions, the 2017 Advisory
mission and those made by this 2019 mission, and augment the mitigation measures
matrix. The CCTT should also include, importantly, reopening the public space
(enclosed ‘park’ to the northeast of the new building) to the public by demolishing the
fences on both the street and the beach sides, adding additional stairs/ramps and
making this area publicly accessible at all times and remodelling the retaining wall to
the beach side to allow for access between park and beach.

3. The State Party, in collaboration with its lessee, investigate the option of relocating the
power generators to the basement of the six-storey annexe to the Mambo Msiige
building and report in detail to the implications of these options, not only to the lessee
but also to the viability of the remainder of the protected public open space as use
space to the people of Zanzibar.

4. The State Party urgently implement the mitigation measures and update the World
Heritage Centre on progress made in addressing them. The continued failure of the
State Party to implement the minimum mitigation measures indicates that the
management failures, for which the 2014 Reactive Monitoring mission recommended
that the property be included on the List of World Heritage in Danger, have still not
adequately been addressed.

5. The State Party develop a strategic approach and design for sea defences, potentially
in collaboration with international partner agencies and with financial support from
beneficiary property and business owners, to protect the property from rising sea levels
and storm surges, and submit this to the World Heritage Centre for review.
5. The progress with the development of appropriate methodological guidance and an effective monitoring system, and the increase of technical capacities and skills

Introduction

Previous missions (2014 and 2016 Reactive Monitoring and 2017 Advisory missions) have reported to the lack of methodological guidance, effective monitoring and a lack of technical capacities and skills in the management and maintenance of the property. These are essential to maintain the integrity and authenticity of the property. Concerns about these aspects lead to the 2016 Reactive Monitoring mission recommending that the property be included on the List of World Heritage in Danger. One of the most urgent problems was that the Stone Town Conservation Master Plan (1996) and the Stone Town Management Plan (2008) were not being adequately implemented.

Discussion

The State Party has embarked on a process to reassess its conservation and management plans and systems. This is a very positive step, further supported by the now proper functioning of the Development Control Unit, the establishment of the CCTT and the Stakeholder Forum now functioning. However, the new Conservation and Heritage Management Plan (CHMP) will need to address the methodological guidance and an effective monitoring system and the increase of technical capacities and skills when it comes to the day-to-day functioning of the STCDA, which is the body mandated to maintain the OUV of the property. This will require political will and resources from the State Party. The CCTT has a responsibility, with the STCDA Board, to monitor and support the STCDA in its daily operations and ensure that the State Party provide adequate resources to ensure that the STCDA can adequately fulfil its mandate.

Recommendations

The mission recommendations on this specific term of reference are included in the discussion on the efficacy and resourcing of the Development Control Unit (DCU) and the strengthening of the Stone Town Conservation and Development Authority (STCDA), below.

6. The progress with the formation of the Cross-Cutting Task Team and implementation of its mandate in particular to address the “Procedures to Adequately Control Development and Promote Conservation”

Introduction

The 2017 joint UNESCO World Heritage Centre/ICOMOS Advisory mission proposed that, ‘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’ consisting of the various governmental actors in the property for a period of five years. The 2017 mission advised that the cross-cutting Task Team (CCTT) should be mandated to:

a) Ensuring the 2010 STCDA Act is implemented to its full extent.

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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.**

This recommendation was adopted by the World Heritage Committee at its 42nd session (Manama, 2018), specifically referencing as mandate for the CCTT:

1. **Address the ‘Procedures to Adequately Control Development and Promote Conservation’,**

2. **Implement the outstanding recommendations of the 2014 and 2016 missions,**

3. **Guide the development of the new integrated Conservation Management Plan (CMP) and its coordination into all spatial local and regional plans,**

The State Party has adopted these recommendations and requests (Annex G). The mission met with the CCTT, which is chaired by the Chair of the STCDA Board and includes representation of the Tanzanian UNESCO National Commission, the Zanzibar Municipal Council, the Zanzibar Ports Authority, Zanzibar Investment and Promotion Authority (ZIPA) and the Zanzibar Housing Commission, to name but a few. The CCTT was inaugurated by the Zanzibar Minister of Lands, Housing, Water and Energy in February 2019 and had, by the time of the mission, held five meetings. The CCTT has also adopted as Terms of Reference the 2018 World Heritage Committee Decision, and compiled a list of past Committee Decisions and has developed and started addressing past Committee Decisions and mission recommendations. The CCTT has developed and adopted an action plan for the outstanding issues to be resolved.

**Discussion**

The mission had the opportunity to meet with the members of the CCTT. This new structure has already brought benefit to the managing of the property in that it has notably improved communication between the various governmental institutions, notably the ZUMC and the

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27 Ibid, p. vii-vii
28 42 COM 7B.51
STCDA. The CCTT has taken the lead in discussions with the operator of the hotel in the historic Mambo Msiige building regarding the mitigation measures still to be undertaken there.

The establishment and good functioning of the CCTT is a very positive development and has already contributed to improving the management of the property. The CCTT has been established for a limited period of time and should aim to ensure that the management of the property functions properly before its mandate expires. The CCTT itself has identified areas in which legislation is not being fully implemented in the property and is working on filling these gaps.

One of the tasks of the CCTT is to coordinate the development of the Conservation and CHMP for the entire property and its buffer zone, as well as its integration into local and regional spatial plans. One of the main challenges for the CCTT is the need for financial resources to implement the action plan it has developed. This remains a vulnerability that is hampering the effectiveness of the CCTT.

The mission advises that the team composing the CHMP consider the benefit of an organisation like the CCTT in the managing structure it is developing for the property.

**Recommendations**

The mission concludes that the establishment of the CCTT has already benefitted the management of the property and recommends that a similar structure be devised for the property after the mandate of the CCTT expires in 2024, possibly through provisions in the CHMP, currently being drafted. The legislative processes underway to establish the Heritage Board should be accelerated to utilise this structure. However, the CCTT requires financial resources to implement its mandate.

The mission recommends that the CCTT:

1. Further develop its action plan, to include a timeline for its entire mandate period.
2. Develop a budget required to implement its action plan.
3. Develop budgetary proposals for its member institutions, for instance the Condominium Board, to meet their obligations in terms of the CCTT’s mandate.
4. Continue to provide its full support to the development of the Conservation and Heritage Management Plan as one of its most important mandated activities.

The mission also recommends that the State Party:

1. Provide the required financial, institutional and human resources to ensure that the CCTT can implement its action plan and deliver its mandate within its current mandated timeframes.
2. Implement a Heritage Board to create a transition with CCTT as a permanent governing body to coordinate development within the property.

7. The implementation of 2017 Advisory mission recommendations and the outstanding recommendations of the 2014 and 2016 missions, to guide the development of the new integrated Conservation Management Plan (CMP), incorporating the principles of the 2011 Recommendation on the Historic Urban Landscape

**Introduction**

The 2017 Advisory mission reported to the lack of progress in implementing mission recommendations endorsed by the World Heritage Committee. The World Heritage

29 2017 Am pp. 40-56
Committee at its 42nd session (Manama, 2018) requested that the Cross Cutting Task Team (CCTT) ensure the implementation of the outstanding recommendations of the 2014 and 2016 missions. 30

Discussion
The State Party has taken a number of steps to create structures that can address the recommendations of the 2014 and 2016 Reactive Monitoring missions and the 2017 Advisory mission. The most important action to date has been the establishment of the CCTT. While the CCTT is now functioning with a clearly defined mandate, the majority of the past Committee Decision requests and mission recommendations remain outstanding. As already stated, the CCTT requires the financial resources to be able to implement its action plan. The team appointed by the State Party to develop the new integrated Conservation Management Plan (CMP) have taken the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL) approach principles on board. The team includes a professional that specialises in the HUL approach. This team has also undertaken a review of past mission reports and World Heritage Committee Decisions, and have in their presentation to the mission, assured the mission that these form important informants to the new integrated Conservation and Heritage Management Plan (CHMP).

Recommendations
The mission recommendations on this term of reference are included in other TOR discussions.

8. The efficacy and resourcing of the Development Control Unit (DCU) and the strengthening of the Stone Town Conservation and Development Authority (STCDA)

Introduction
The Development Control Unit was established in 2015 as development control coordinator for the islands of Unguja, on which the Stone Town of Zanzibar World Heritage property is located, and Pemba.

The DCU only in 2018 received structural funding for its operations, but has since held regular meetings (44 in total by the time of the mission). The DCU has two committees: the Building Permit Committee and the Development Control Committee. The STCDA has representation on the DCU and comments on projects affecting heritage located outside the Stone Town of Zanzibar World Heritage property. The DCU's involvement in the property is triggered when new development or construction proposals are proposed within the property. Renovation or upgrade of existing buildings or infrastructure in the property is assessed by the STCDA.

The DCU has developed investment regulations in collaboration with the Zanzibar Investment and Promotion Authority (ZIPA), which were approved only after consultation with the STCDA.

The State Party has now initiated a process to create the legislative environment required to establish the Heritage Board as required by the 2008 Management Plan for the property. However, at the same time the 2008 Management Plan is due to be replaced by the new Conservation and Heritage Management Plan (CHMP).

The role of the Board was intended to be, amongst others, to:

30 42 COM 7B.51
- Monitor and implement the Management Plan.
- Advise government on issues relating to the OUV of the property.
- Monitor the implementation of plans, including spatial and territorial plans.
- To halt projects that may negatively affect the OUV of the property.
- Recommend demolition or removal of inappropriate structures.
- Stimulate stakeholder participation.
- Develop planning tools and mechanisms.

The Heritage Board had, by the time of the mission, not yet been established.

The STCDA remains the controlling authority in the property, as mandated by the 2010 STCDA Act. The financial position of the STCDA has not changed since the 2017 Advisory mission which reported that "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 [...] 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." The STCDA is currently mandated by the Zanzibar Government to generate revenue from its activities.

Discussion

The DCU has by now taken on the tasks for which it was established and is functioning. It has become an important agency in development control in Zanzibar. The mission cannot report that the position and functioning of the STCDA has improved much. Unfortunately, the STCDA does not yet receive the financial resources required to carry out its mandate in the preservation of the OUV of the property. This has led to practices where the STCDA takes on projects from third parties, which undermines, at the very least, the appearance of independence of this institution. This practice should be stopped immediately and great care should be taken to ensure the independence and parity of the STCDA in all cases (also when staff of the STCDA are engaged by outside parties). The STCDA is a well-staffed institution, but the organisationally requires further strengthening. It is incumbent on the STCDA board (and for the foreseeable future until 2024, the CCTT) to investigate the institutional weaknesses in the STCDA and address these.

The role of the Heritage Board stems from the 2008 Management Plan, which is soon to be superseded by the new Conservation and Heritage Management Plan (CHMP). Both the Heritage Board and the CHMP are in the process of being composed. It is essential that these two processes are harmonised now, before they are completed. The mission therefore suggests that the authors of these two important documents collaborate closely to ensure that the roles of the Heritage Board are well integrated in the new CHMP. The mission also envisages a scenario where the CCTT and its mandate are subsumed by the Heritage Board as positioned in the new CHMP, even before the end of the CCTT’s mandate in 2024.

Recommendations

The mission recommends that:

1. The DCU continue its activities as provided for in its legislative mandate.
2. The State Party provide adequate financial resources to the STCDA for it to fulfil its mandate and not activate the mandate of the STCDA as a mechanism for governmental revenue generation.
3. The STCDA and its staff halt activities and consultation for third parties for projects where the STCDA is the legally mandated agency for development control and

conservation. It is important that the STCDA Board carefully investigate and halt such activities where they occur.

4. The STCDA Board undertake or commission an investigation into the daily functioning and efficacy of the STCDA according to its legislative mandate and respond with measures to strengthen these.

5. The authors of the new legislation of the Heritage Board and the author team for the new Conservation and Heritage Management Plan work together closely to ensure the role of Heritage Board in the new Conservation and Heritage Management Plan.

9. The status of the newly adopted (2017) Ng’amo Local Area Plan (Zanzibar City Centre Local Area Plan), in relation to Green Belt proposals (the WB funded Green Corridor Project) and Government Funded Darajani Corridor proposal

Introduction
The Darajani Corridor proposal has already been discussed. The World Heritage Committee in 2018 in principle endorsed the Zanzibar City Centre/Ng’amo Local Area Plan and the Green Belt proposals (the Michenzani Green Corridor Project; MGCP). Both these plans have been officially approved by the Government of Zanzibar. The Michenzani Green Corridor Project (MGCP) proposal was, at the time of the mission, being further refined and assessed through a Heritage Impact Assessment.

Discussion
The Zanzibar City Centre/Ng’amo Local Area Plan and the Green Belt proposals have been developed to improve the urban quality of mainly the Ng’amo area, part of which lies within the buffer zone of the property, but also provides a framework for the eastern boundary areas of the property. The mission supports both these plans as both progressive and appropriate for the OUV of the property, knowing also that they are implementing the vision of the Zanzibar Master Plan (2015) influenced by HUL approach to create continuity between the property and its buffer zone which is now a new city centre of the Zanzibar town. The further development of detailed plans for the Green Belt framework is welcome. The mission was pleased to learn that the Michenzani Green Corridor Project (MGCP) was at the time of the mission being assessed through a Heritage Impact Assessment.

The mission advises that the detailed plan for the Green Belt at the intersections of Karume and Benjamin Mkapa Roads should be based on what is best for the urban environment and local population as this will sustain the OUV of the property, and not be steered by commercial ambitions for this area. It is unfortunate that a similar set of high-quality and OUV-appropriate visions has not yet been developed for the Stone Town of Zanzibar World Heritage property. The mission also cautions that the integration between the various plans, for instance the new traffic plan and the Green Belt plan, needs to be carefully coordinated.

Recommendations
The mission notes that the status of both the Zanzibar City Centre/Ng’amo Local Area Plan and the Michenzani Green Corridor Project (MGCP) projects is that they are being either further developed or will be implemented soon. The mission recommends that that the State Party and its agents:

1. Continue to develop and implement the Zanzibar City Centre/Ng’amo Local Area Plan and the Green Belt plan.
2. Initiate a process, preferably as an action provided for in the Conservation and Heritage Management Plan for the property, to develop similar plans for the remainder of the property and submit these for review to the World Heritage Centre.

3. Ensure the coordination between the various plans, possibly by mandating the Heritage Board (or ZUPS Steering Committee at this stage) to take a leading coordinating role and assist the STCDA in ensuring the coordination of plans that may impact the property directly.

10. The engagement of local communities in the overall protection and management processes of the property; in particular, their role in the preparation of the integrated Conservation Management Plan (CMP)

Introduction

The State Party had appointed a specialist team to develop a new integrated Conservation Management Plan, referred to by the State Party as a Conservation and Heritage Management Plan (CHMP). This plan is being developed through the World Bank funded Zanzibar Urban Services Project (ZUSP). A tender for the project was awarded to a consortium consisting of A.R.S. Progetti S.P.A. in association with Zanzibar Stone Town Heritage Society and Fondazione ACRA. The aim is to produce the CHMP based on the principles of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL) for the period 2020-2025.

The Zanzibar Stone Town Heritage Society (ZSTHS) and Fondazione ACRA have a long standing among the Stone Town community. The ZSTHS has recently taken the lead, in collaboration with the STCDA, to establish the Zanzibar Community Stakeholders Forum. The Forum (which is mandated in the 2008 Conservation Management Plan for the property) was legally registered as non-governmental organisation on 1 August 2019 and includes a wide range of stakeholder-representatives. The Forum, through the ZSTHS, has a direct voice in the development of the CHMP. Fondazione ACRA, through its long-standing engagement with civil society, provides an additional mechanism for engagement of local community with the CHMP development process. The Forum, however, requires financial and institutional support for its proper long-term functioning.

Discussion

The mission had the opportunity to meet the team appointed to draft the CHMP and, based on the engagements, confirms their professional expertise and commitment to the conservation of the OUV of the property and the quality of the work presented to the mission. This professional team has a mammoth task to complete.

The future maintenance of the OUV of the property is closely tied to the success of the CHMP. The full support of the CCTT, the STCDA, other State Party agencies and civil society is essential to the success of this project, which is to be completed by June 2020. The mission commends the Zanzibar Stone Town Heritage Society (ZSTHS) and Fondazione ACRA for the work they are doing in engaging local community, raising awareness and building capacity.

The mission advised that, where possible, draft documents could be submitted to the World Heritage Centre for review by the Advisory Bodies as partners in the process of finalising the CHMP, but that the final draft Conservation and Heritage Management Plan should be submitted to the World Heritage Centre for review by the Advisory Bodies before implementation.

One concern regarding the finalization of the draft CHMP is that no Strategic Development Plan exists for the property, although one exists for the territorial buffer zone (The Zanzibar
City Centre/Ng’ambo Local Area Plan). The mission recommends that this lacuna be addressed after the completion of the new Conservation and Heritage Management Plan. This document, which should take a long-term planning horizon, should be composed by a team lead by the ZUSP and in close collaboration between the ZUSP and the STCDA and DoURP following the Zanzibar Master Plan vision.

For the long-term sustainability of the Stakeholders Forum, mechanisms will need to be found for its financial support. The STCDA has offered institutional support to the Forum, which the mission welcomes, but this close association should be avoided in the longer term to ensure the independence of the Forum. The mission recommends that the team composing the CHMP provide a mechanism for the independence of the Stakeholders Forum and make provisions for the long-term sustainable functioning of the Stakeholders Forum in the Plan.

**Recommendations**

The mission endorses the work presented to it by the project team for the CHMP. It is of the utmost importance in order to address the problems faced in managing the property as well as to maintain the OUV of the property that the team composing the draft CHMP receive all the support and access to information required.

The mission recommends that the State Party and its governmental agencies:

1. Provide full support to the team composing the draft Conservation and Heritage Management Plan.
2. Continually engage the team composing the draft Conservation and Heritage Management Plan to strategically prepare for the mechanisms, including financial means, required to implement the Conservation and Heritage Management Plan as soon as its implementation has been recommended by the World Heritage Centre,
3. Continually engage the team composing the draft Conservation and Heritage Management Plan, if possible, to strategically prepare for mechanisms to align spatial and other planning legislation and tools where needed with the requirements of the Conservation and Heritage Management Plan as soon as its implementation has been recommended by the World Heritage Centre.
4. Consider building a review and extension mechanism into the Conservation and Heritage Management Plan before the expiration of its planned five-year lifespan.
5. Make provision in the new Conservation and Heritage Management Plan for the development of a Strategic Development Plan(s) for the property and include its aquatic buffer zone (the ocean area controlled by the Zanzibar Ports Authority).
6. Submit the draft Conservation and Heritage Management Plan to the World Heritage Centre for review by the Advisory Bodies.

11. Whether the property warrants consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines

**Introduction**

The World Heritage Committee in 2015 considered including Stone Town of Zanzibar on the List of World Heritage in Danger due to "the serious conservation condition of the property and the lack of effective management and adequate governance, which has allowed inappropriate development such as the completion of the Mambo Msige project, and other potential development projects, pose a serious and specific danger to the OUV of the property."32

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32 Draft Decision: 39 COM 7B.45
However after consultations with the State Party delegation, the Committee 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”... with a view in 2016 to “consider[ing] 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”.\(^\text{33}\)

In 2018, the World Heritage Committee expressed its concern “that the overall weaknesses highlighted by the 2017 Advisory mission reflect the previous concerns of the Committee and could warrant consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines”.\(^\text{34}\)

**Discussion**

The State Party has taken concrete steps to address some of the management system weaknesses. It has adopted the most important recommendation of the 2017 Advisory mission: the establishment of the Cross Cutting Task Team (CCTT) and initiated the process of drafting the new CHMP. The DCU is now functional, and the Stakeholder Forum is functioning. The State Party has taken action in creating the legislative environment required to establish the Heritage Board.

These very positive actions are starting to take effect. Added to this, the planning instruments already developed for the Ng’ambo area, the Green Corridors plan and the traffic plan for the property, which is in the process of being implemented, are all very positive developments.

The mission further entertains high expectations for the new CHMP. It is essential that the State Party and its agencies are prepared to implement this once completed and approved by the World Heritage Centre.

Yet, the state of conservation of the Stone Town of Zanzibar World Heritage property remains perilous. The state of conservation of the building stock has not improved since the 2014 and 2016 Reactive Monitoring missions, and where building renovations have taken place, these have often included inappropriate material choices, and inappropriate changes. As noted in this report, building collapses are still an annual occurrence.

Inappropriate tourism infrastructure developments also continue to pose a present danger (including the potential redevelopment of the Malindi Container Terminal, if poorly conceived, the Darajani Corridor Business Centre, the Bwawani Hotel, and the potential redevelopment of the Tippu Tip House). These remain a threat because of the continuing weakness of the management system. The STCDA requires further improvement and it is hoped that the CCTT and the STCDA Board will adopt the recommendations of this mission with urgency.

The mission concludes that the actions that the State Party has already initiated will very likely have an effect over time but currently they are not nearly sufficient to turn the tide of degradation of the property. The state of conservation of the property is not improving, and is not even stable, but rather continues to decline.

The mission therefore concludes that the long-standing concerns regarding the weaknesses in the planning and management systems still persist. The recent changes, although beneficial, are not sufficient to reverse the downward trend. Until that trend can be reversed, the state of conservation of the property remains highly vulnerable. Many attributes of OUV have been and are being eroded with the result that the property could warrant consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines.

\(^{33}\) 39 COM 7B.4
\(^{34}\) 42 COM 7B.51
Because of the recent positive developments in these areas as well as the envisaged benefit that current activities could have in the future, it can be concluded that inscribing the property on the List of World Heritage in Danger would not be appropriate at the present time, but it remains important that progress be monitored to see if measurable benefits might be delivered that could be seen to reverse the current downward trend in the short term (two years).

**Recommendations**

The mission recommends that:

1. The progress made to address some of the management system weaknesses, through in particular the establishment of the Cross Cutting Task Team (CCTT) and initiation of the development of new Conservation and Heritage Management Plan is welcomed.
2. The state of conservation of the property remains perilous and the recent changes, although beneficial, are not sufficient to reverse the downward trend, with the result that the state of conservation of the property remains highly vulnerable with many attributes of OUV being eroded;
3. The State Party urgently build on the measures that have been introduced with the aim to reverse the downward trend over a period of two years;
4. The State Party continue to engage the World Heritage Centre and the Advisory Bodies by submission of details of development project proposals and management systems for review before any irreversible decisions are made;
5. The State Party submit annual state of conservation reports for the entire period of the Cross Cutting Task Team’s current mandate (to the end of 2024);
6. The World Heritage Centre, supported by the Advisory Bodies, continue to closely monitor the state of conservation, development project proposal and management systems;
7. The State Party consider inviting a mission to the property in 2022 to:
   a. assess the state of conservation of the property and whether measures taken have had a marked impact on reversing the downward trend;
   b. assess progress made in and the effect of the implementation of the new Conservation and Heritage Management Plan and strengthening of the management system;
   c. assess progress made in the implementation of past Committee Decisions and Reactive Monitoring and Advisory mission recommendations, including the minimum mitigation measures requested for the Mambo Msiige project;
   d. assess whether the property warrants consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines.
The Stone Town of Zanzibar World Heritage property has been visited by three Reactive Monitoring missions (2014, 2017 and this 2019 mission) requested by the World Heritage Committee and two Advisory missions, requested by the State Party, over the last ten years.

The State Party in 2019 instituted the Cross Cutting Task Team, as recommended by the 2017 joint World Heritage Centre/ICOMOS Advisory mission to Stone Town of Zanzibar. The CCTT has already made progress in, firstly, creating an overview of past Committee Decisions and mission recommendations, and setting timelines for addressing these. Some progress had already been made in addressing the challenges faced in the maintenance of the OUV of the property.

The mission was pleased to note that the CCTT consists of a large number of directors from governmental institutions and non-governmental institutions, all of which carry responsibilities that could contribute to the maintenance of the OUV of the property, or may impact the OUV as well. The inclusion of the United Republic of Tanzania UNESCO National Commission and an external expert is equally commendable. The mission hopes that the CCTT can maintain the momentum that the mission observed during the discussion with the CCTT. The maintenance of the OUV of the Stone Town of Zanzibar World Heritage property depends on the perseverance and success of the CCTT. It is imperative that the CCTT engage with this challenge vigorously.

This momentum is critical as the state of conservation of the property remains dire, especially the state of conservation of its built fabric. While attention has been given to a number of Grade I buildings in the recent past, and plans are advanced for the restoration of the Beit al Ajaib, the general building stock and public open space network remain in a poor state and are continuously being further eroded.

This is why the 2014 Reactive Monitoring mission recommended that the Stone Town of Zanzibar World Heritage property be included on the List of World Heritage in Danger.

Seeing the progress already made by the CCTT and the promise of future progress to be made, as well as the willingness to engage with past Committee Decisions and Mission recommendations, this mission therefore recommends that:

- The Stone Town of Zanzibar World Heritage property not be considered for inscription on the List of World Heritage in Danger at present.
- The State Party submit annual state of conservation reports for the entire period of the Cross Cutting Task Team’s current mandate (to the end of 2024).
- The World Heritage Centre, supported by the Advisory Bodies, continue to closely monitor the state of conservation, development project proposal and management systems.

The mission also recommends that the State Party:

- Provide the required financial, institutional and human resources to ensure that the CCTT can implement its action plan and deliver its mandate within its current mandated timeframes.
- Give careful consideration to create a transition between the CCTT and Heritage Board within the new Conservation and Heritage Management Plan, under development at the moment.

35 The 2019 joint UNESCO / ICOMOS / ICCROM Reactive Monitoring mission conclusions and recommendations below, are presented structured according to specific topics and projects, and not according specifically to the Terms of Reference of the mission, as structuring these according to the latter would lead to duplication.
The mission recommends that the CCTT, in its operations:

- Further develop its action plan, to include a timeline for its entire mandate period.
- Develop a budget required to implement its action plan.
- Continue to provide its full support to the development of the Conservation and Heritage Management Plan as one of its most important mandated activities.

The **Development Control Unit** has been fully operational since 2018. It is an important institution in adjudicating construction and development projects on the islands of Unguga and Pemba. The DCU has an important role in safeguarding the OUV of the Stone Town of Zanzibar World Heritage property. The fact that members of the DCU serve on the CCTT is encouraging. The mandated position of the STCDA on the DCU should provide an early indication to the STCDA of projects that may affect the OUV of the property.

The operations of the **STCDA** would benefit greatly from increased funding to decrease its dependence on third funding streams. In general, the organization, functioning and effectiveness of the STCDA needs reappraisal.

The **Heritage Board** is not yet functioning and the State Party was, at the time of the mission, finalising the legislative environment for its functioning. However, seeing as the new CHMP Plan is also being composed at the same time, the mission suggests that some activities be aligned.

The mission recommends that:

- The DCU continue its activities as provided for in its legislative mandate.
- The State Party provide adequate financial resources to the STCDA for it to fulfil its mandate and not activate the mandate of the STCDA as a mechanism for governmental revenue generation.
- The STCDA and its staff quickly halt all activities and consultation for third parties for projects where the STCDA is the legally mandated agency for development control and conservation. It is important that the STCDA Board carefully investigate and halt such activities where they occur.
- The STCDA Board undertake or commission an investigation into the daily functioning of the STCDA according to its legislative mandate and efficacy and respond with measures to strengthen these.
- The authors of the new legislation of the Heritage Board and the author team for the new Conservation and Heritage Management Plan work together closely to ensure that the new Conservation and Heritage Management Plan align with the legislative environment for the Heritage Board.

Further, the State Party should continue to engage the World Heritage Centre and the Advisory Bodies by submission of details of development project proposals and management systems for review before any irreversible decisions are made.

Equally important to the future maintenance of the integrity and authenticity of the OUV of the property is the commissioning of the **CHMP** for the property. This mission concluded that the commissioning of this plan is an important moment in turning around the course the property has been on. However, until the new CHMP has been completed, reviewed and adopted, the current guidelines and management plan should remain in force. The STCDA should continue to implement the provisions of the existing management plan and conservation guidelines, and also increase the rigour with which this is done, especially with regard to infrastructural projects, such as the – very welcomed – project to upgrade the sewerage system.
The mission therefore recommends that:

- The STCDA enforce the 2008 Conservation guidelines until such a time as the new Conservation and Heritage Management Plan has been completed, reviewed and adopted.
- The State Party support the development of mechanisms, including financial mechanisms, to support appropriate renovation of the built fabric of the property, working with the Zanzibar Housing Commission, the Waqf Commission and other social housing organisations, specifically keeping in mind the maintenance of the affordability of the property for its inhabitants.
- The State Party develop mechanisms to ensure the availability and affordability of the materials required for the maintenance of the historic built fabric of the property.
- The State Party counter and reverse the privatisation of public spaces, be this for parking or appropriate beach areas for private use by hotels or individuals.
- The design for the new separated storm water and sewerage systems be assessed through a full Heritage Impact Assessment (HIA) before being adopted by the Zanzibar Urban Municipal Council and that this HIA be submitted along with the designs for the new Zanzibar Urban Municipal Council to the World Heritage Centre for review by the Advisory Bodies.

The mission was impressed by the integrated manner in which the process of researching and drafting the new integrated CHMP engages local communities. The role of the Zanzibar Stone Town Heritage Society appears to have greatly benefited the process. The Stakeholders Forum is active after a period of dormancy and has a direct voice in the development of the CHMP through the Zanzibar Stone Town Heritage Society.

The mission has high expectations for the CHMP, based on the information and discussions during the mission. It is essential that the plan be completed and be submitted to the World Heritage Centre for review by the Advisory Bodies as soon as possible. The team composing the new CHMP will need the full support of the CCTT and the STCDA and access to all relevant governmental institutions to complete their task to the required level of detail.

The mission recommends that the State Party and its governmental agencies:

- Provide full support to the team composing the draft Conservation and Heritage Management Plan.
- Continually engage the team composing the draft Conservation and Heritage Management Plan to strategically prepare for the mechanisms, including financial means, required to implement the Conservation and Heritage Management Plan as soon as its implementation has been recommended by the World Heritage Centre,
- Continually engage the team composing the draft Conservation and Heritage Management Plan to strategically prepare for mechanisms to align spatial and other planning legislation and tools where needed with the requirements of the Conservation and Heritage Management Plan as soon as its implementation has been recommended by the World Heritage Centre.
- Consider building a review and extension mechanism into the Conservation and Heritage Management Plan before the expiration of its planned five-year lifespan.
- Make provision in the new Conservation and Heritage Management Plan for the development of a Strategic Development Plan(s) for the property and include its aquatic buffer zone (the ocean area controlled by the Zanzibar Ports Authority).
- Submit the draft Conservation and Heritage Management Plan to the World Heritage Centre for review by the Advisory Bodies.

The mission further encourages civil society to continue to support fully the process and the team composing the draft CHMP and that the team drafting the CHMP carefully consider
including mechanisms to support the long-term sustainable independent functioning of the Stakeholders Forum in the Plan.

Over and above the above general recommendations, the mission investigated specific individual projects:

The Beit al Ajaib (House of Wonders) is arguably the most prominent building in the property. Its poor state of conservation has been a matter of concern for a substantial period. The rehabilitation of this building is urgent and the mission supports the immediate stabilisation of the structure; a process that was under way at the time of the mission. The many questions regarding the restoration and especially the adaptation of the building to serve again as a museum mean that further communication is essential.

The mission therefore recommends that the State Party:

- Submit urgently to the World Heritage Centre for review by the Advisory Bodies, documents outlining, including with drawings, the renovation approach with regard to material and spatial authenticity of the building as well as architectural drawings for the project which indicate new work (including structural work, the size and location of new facilities, infrastructure, installations, openings etc.)
- Clarify which aspects of the already-submitted technical documentation the renovation will be based on.
- Invite, with urgency, the UNESCO World Heritage Centre Advisory mission, as suggested in the proposed tripartite alliance, to assist in the development of the museum displays and the technical requirements for the museum to function properly, without negatively affecting the building,
- Await the outcomes of the UNESCO World Heritage Centre Advisory mission and of a further ICOMOS Technical Review after the submission of the technical information and clarification of the already submitted material before undertaking any work beyond immediate stabilisation with regard to the positioning of new installations, replacing authentic fabric and proceeding to restore the authentic material fabric of the building.

The following conclusions relate to future projects, currently at various stages of planning:

Similarly, the condition of the highly significant Grade I listed Tippu Tip House has been of concern for an extended period. While the emergency repair work undertaken by the STCDA is welcome, this work became urgent after many years of neglect, during which this neglect was repeatedly reported to by missions. Like previous missions (2015, 2017), this mission is highly concerned about the future use of the Tippu Tip House. Following on from these mission reports, the World Heritage Committee requested repeatedly that State Party submit details on any work to be undertaken to the World Heritage Centre for review by the Advisory Bodies before implementation. The State Party’s decisions to undertake work on the building without prior notification of the World Heritage Centre, thereby not conforming to the World Heritage Committee’s repeat requests, is concerning. The mission was unable to conclusively determine what the future use of this highly significant building will be.

The mission recommends:

- The State Party urgently inform the World Heritage Centre of the content of the 2013 lease agreement, with specific reference to the potential uses of the Tippu Tip House and the expiry date, with potential for extensions of this date, of the lease agreement.
- The State Party develop a utilisation plan of the Tippu Tip House that balances the significance of the building with its new use, preferably as an educational/cultural facility and submit this to the World Heritage Centre for review by the Advisory Bodies before any further non-essential emergency repair work is undertaken.
- Recalling Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention, the State Party should ensure it notifies the World Heritage Centre of any further renovation/adaptation/conservation work to the building, timeously and in advance before any development rights granted, fundraising started or implementation is undertaken and withhold all activities in such regard until agreement on the future use of the building has been reached with the World Heritage Centre.

The mission also concludes that:

- Failure by the State Party to timeously notify the World Heritage Centre of any plans with regard to the future use of the Tippu Tip House would, in the opinion of the mission, highlight management failure as threat to the OUV of the property.

As with the Tippu Tip house, the Grade I listed Koja Ismaili Charitable Musafarkhana has been in a poor state of conservation for an extended period of time. Because this building’s historical function was to support immigrants new to the city, this building too is an essential built attribute of the property, as it supports the application of criterion (ii) to the property: as ‘an outstanding material manifestation of cultural fusion and harmonization.’

The building’s future restoration and adaptive re-use is a sensitive operation in which the State Party should make use of the mechanisms provided for in the Operational Guidelines for assistance. The mission recommends that:

- A detailed survey of the building be undertaken and this captured in the form of detailed photographic documentation and measured drawings which, over and above showing the current state of the building, also show the changes that have been made to it over time.
- A historic survey be undertaken to establish a historic narrative for the building over time, including its more recent use.
- An appropriate use be identified for the building that responds to its historical and architectural significance and repositions it as an important place in the social and urban fabric of the Stone Town.
- The World Heritage Centre be kept informed of any plans and the above recommended surveys and research be submitted along with detailed design drawings for the renovation of the building to the World Heritage Centre for review by the Advisory Bodies before taking any decisions regarding its implementation that may be irreversible.

The Darajani Corridor has also been reported to in repeat mission reports (2014, 2016 and 2017). These all concluded that the location of the proposed development is of a highly sensitive nature, and a development here, if not very carefully planned and integrated into the urban fabric of the property, could have a highly negative impact on the OUV of the property. The proposal that the mission was presented with was not well informed, as it did not consider the Michenzani Green Corridor Project (MGCP) and Zanzibar City Centre/Ng’ambo Local Area plans, both of which have been adopted by the World Heritage Committee.

Seeing as:

- The World Heritage Committee has already concluded that the current proposed project would have an adverse effect on the property’s OUV and should therefore be halted.
- The project as proposed cannot be accommodated within the framework provided by the Zanzibar City Centre/Ng’ambo Local Area Plan and the Michenzani Green Corridor Project (MGCP) plans, both of which have been welcomed by the World Heritage Committee and approved by the Government of Zanzibar.
The mission recommends that:

- The Darajani Corridor Business Centre current project proposal as presented to the mission and on which the HIA was conducted, be permanently abandoned.
- A new proposal for the location be developed with builds on the already adopted Michenzani Green Corridor Project (MGCP) and Zanzibar City Centre/Ng’ambo Local Area plans.
- The State Party still consider maintaining the Vikokotoni School and improve the environmental conditions around the school.
- The redesign of the new project for this area accommodate appropriately local small-scale traders as an essential driver of the local economy in an affordable manner as an essential attribute of the local Swahili cultural expression.
- The DCU take a role at a very early stage in informing or coordinating the reassessment of a project in this very sensitive location.
- The State Party submit the new proposal, a statement on its integration into the Green Corridor and Ng’ambo Local Area plans to the World Heritage Centre for review at an as early a stage as possible.

Both the Zanzibar City Centre/Ng’ambo Local Area Plan and the Michenzani Green Corridor Project (MGCP) projects are under further detail development.

The mission recommends that that the State Party and its agents:

- Continue to develop and implement the Zanzibar City Centre/Ng’ambo Local Area Plan and the Green Belt plans.
- Initiate a process, preferably as an action provided for in the Conservation and Heritage Management Plan for the property, to develop similar plans for the remainder of the property and submit these for review to the World Heritage Centre.
- Ensure the coordination between the various plans, possibly by mandating the DCU to take a leading coordinating role and assist the STCDA in ensuring the coordination of plans that may impact the property directly.
- Submit the HIA for the Michenzani Green Corridor Project (MGCP) with the final adopted detailed plans to the World Heritage Centre for review.

The planned Relocation of the Malindi Harbour Container Port to Maharubi Bay is another large-scale potential project that will alter the daily life of the property. The relocation can have great benefit to the property, but careful consideration needs to be given to the social, economic and spatial consequences of the relocation. The mission recalls that the location of the new container harbour falls within the maritime buffer zone of the property and that, therefore, submission of the HIA of the project to the World Heritage Centre should be undertaken, conformant to Paragraph 172 of the Operational Guidelines. The re-use of the Malindi Container Port, which falls inside the boundaries of the property and is a visibly and geographically prominent place in the property, requires careful consideration. Any plans for the redevelopment of the Malindi Container Terminal including the idea presented to the mission to use it as Cruise Ship terminal, and areas appropriated for its operation, require careful consideration. Other impacts, such as on the traditional dhow construction at Maharubi Bay also need to be assessed.

The mission recommends that the State Party:

- Investigate the impacts of cruise ship tourism at other historic urban World Heritage properties as informant in their own planning;
- Undertake a survey of all historic structures in the Malindi Harbour before the container terminal relocation and these added to the database of historic buildings managed by the STCDA;
- Develop a draft development vision and plan for the whole of the Malindi Harbour precinct, including a phased development plan for the redevelopment of the Malindi Harbour. This development strategy should ensure that the areas freed up by the relocation of the container terminal be put to the service of the people of Stone Town first and foremost and avoid it being developed only to satisfy tourism needs; assess this plan through a Heritage Impact Assessment process, and submit the drafts of both the development vision and plan and the HIA to the World Heritage Centre for review by the Advisory Bodies before taking any decisions that may be irreversible;
- Commission a Heritage Impact Assessment for the Marubi harbour development to assess potential impacts on the OUV of the property, and ensure the intangible heritage related to the tradition of dhow construction currently located at Maharubi Bay, is continued either in its current location or in an equally or more suitable location. This Heritage Impact Assessment should be submitted to the World Heritage Centre for review before the conclusions and recommendations thereof are adopted.
- Rehabilitate the area of green space opposite the Malindi Grounds and the grounds of the Bwawani Hotel to their former function of green space once the temporary storage of shipping containers has been stopped.

Portions of the Bwawani Hotel grounds are in use as spill-over storage for the container port. The STCDA confirmed to the mission that no further plans exist for the site, including either the demolition of the residual built structures or their restoration or adaptive re-use. However, seeing the significance of the Bwanai Hotel, and recalling the World Heritage Committee Decision (42 COM 7B.51) requesting the State Party to ‘Protect the remains of the Bwawani Hotel, and its sea front and the Funguni Lagoon as public open spaces’, the mission recommends that:

- The Bwawani Hotel site needs to be documented through high-quality labelled and geo-referenced photographs and measured drawings.
- The remaining built fabric of the Bwawani Hotel urgently be protected against both further demolition and against decay from natural processes such as weathering and the documentation of the results be submitted to the World Heritage Centre.
- The State Party in the short term develop a redevelopment strategy for the Bwawani Hotel site which optimises the retention of historic fabric and rehabilitates that grounds for the hotel, and submit this to the World Heritage Centre or review by the Advisory Bodies before taking any decisions that may be irreversible.

An enduring challenge to the property has been the issue of traffic management, and the State Party’s actions to address this problem are encouraging.

The mission supports both the traffic plan as presented to it as well as the development of the Stone Town Mobility Management Plan. The success of both plans depends on the support from the inhabitants of the property. The mission recommends that:

- For the traffic plan to succeed, the plan needs to be embraced by the inhabitants of Stone Town. Stakeholder engagement and awareness raising should be undertaken before and during the implementation of the plan
- The new traffic control infrastructure be designed not to be visually intrusive and historicised, but be of a minimal scale and of contemporary aesthetic.
- The fire access plan be further developed and submitted to the to the World Heritage Centre for review by the Advisory Bodies before taking any irreversible decisions regarding its implementation.
- The Stone Town Mobility Management Plan, once completed, be submitted to the World Heritage Centre to assess if the plan should be evaluated through a Heritage Impact Assessment.

The **Mambo Msiige project** is a past project for which the World Heritage Committee in 2015 (Decision 39 COM 7B.45), requested the State Party to implement mitigation measures. Many of these remain unresolved. The State Party has, however, engaged the building lease owner on these matters, including drafting the requested Conservation Management Plan, and ensured the mission that progress will be expected soon. The mission recommends that:

- The completed Conservation Management Plan be submitted with urgency to the World Heritage Centre for review by the Advisory Bodies.
- The CCTT take on the task of carefully reassessing the list of mitigation measures proposed by both the 2014 and 2016 Reactive Monitoring missions, the 2017 Advisory mission and those made by this 2019 mission, and augment the mitigation measures matrix. The CCTT should also include, importantly, reopening the public space (enclosed ‘park’ to the northeast of the new building) to the public by demolishing the fences on both the street and the beach sides, adding additional stairs/ramps and making this area publicly accessible at all times and remodelling the retaining wall to the beach side to allow for access between park and beach.
- The State Party in collaboration with its lessee investigate the option of relocating the power generators to the basement of the six-storey annex to the Mambo Msiige building and report in detail to the implications of these option, not only to the lessee but also to the viability of the remainder of the protected public open space as use space to the people of Zanzibar.
- The State Party urgently implement the mitigation measures and update the World Heritage Centre on progress made in addressing them. The continued failure of the State Party to implement the minimum mitigation measures indicates that the management failures, for which the 2014 Reactive Monitoring mission recommended that the property be included on the List of World Heritage in Danger, have still not adequately been addressed.

During the mission visit to the Mambo Msiige, the effects of **climate-change induced sea level rise** was evident. The mission recommends that:

- The State Party develop a strategic approach and design for sea defences, potentially in collaboration with international partner agencies and with financial support from beneficiary property and business owners, to protect the property from rising sea levels and storm surges, and submit this to the World Heritage Centre for review.

The mission was importantly tasked with assessing whether the property warrants consideration for inscription of the property on the **List of World Heritage in Danger**. Due to the progress made by the State Party in creating initiatives such as the CCTT as well as their encouraging early successes, the mission recommends:

- The Stone Town of Zanzibar World Heritage property not be considered for inscription on the List of World Heritage in Danger at present,
- The State Party continue to engage the World Heritage Centre and the Advisory Bodies by submission of details of development project proposal and management systems for review before any irreversible decisions are made,
- The State Party submit annual state of conservation reports for the entire period of the Cross Cutting Task Team’s current mandate (to the end of 2024),
- The World Heritage Centre, supported by the Advisory Bodies, continue to closely monitor the state of conservation, development project proposal and management systems,

Finally, the mission recommends that the World Heritage Committee request the State Party invite a **Reactive Monitoring mission to visit the property in 2022** to, at minimum:

- assess the state of conservation of the property;
- assess progress made in and the effect of the implementation of the Conservation Management Plan and strengthening of the management system;
- assess the functioning of and progress made by the CCTT;
- assess progress made in the implementation of past Committee Decisions and Reactive Monitoring and Advisory mission recommendations, including the minimum mitigation measures requested for the Mambo Msiige project;
- assess whether the property warrants consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines.
VI. ANNEXES

A. Stone Town of Zanzibar World Heritage property. Retrospective Statement of Outstanding Universal Value

B. 2018 Examination of the State of Conservation by the World Heritage Committee and its Bureau and World Heritage Committee Decision (Decision 42 COM 7B.51)

C. Summary of the Examination of the State of Conservation (SOC) by the World Heritage Committee and its Bureau between 2006 and 2018

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K. Matrix – Mambo Msiige Mitigation Measure with Implementation Time Frame

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M. Malindi Port Project Report

N. List of Projects on-going/proposed within Stone Town World Heritage Property and its Buffer Zone under ZUSP & BIG-Z

O. Photographic record
Annex A. Stone Town of Zanzibar World Heritage property. Retrospective Statement of Outstanding Universal Value

Stone Town of Zanzibar, United Republic of Tanzania (173 rev)
Statement of Outstanding Universal Value (SOUV)
Date of Inscription: 2000
Criteria: ii, iii, vi
Date of preparation of draft SOUV: 2010 – 2014

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 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. The simple ground floor Swahili houses that compose much of the urban fabric of the Stone Town are dominated by “Baraza”, a small alter in front of the building, while the narrow façade Indian shops along “bazaar” streets are 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 Livingston 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 Bammara 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 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 Darjani 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 highly vulnerable to the inappropriate scale and design of new development in the property and its buffer zone.

**Management and protection necessary to sustain OUV (2010)**

Cultural property in the Zanzibar archipelago is protected under the “Ancient Monuments Act” of 1948. This legal framework protects individual monuments and sites listed within the Act. Responsibility for the monitoring and management of these monuments falls within the jurisdiction of the Department of Archives, Monuments and Museums. The Town and Country Planning act of 1955 also provides a clause to protect historically important houses, graveyards etc. 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. With this new legal framework, the Stone
Town Conservation and Development Authority (STCDA) was created and given a full
mandate to coordinate and supervise the Master Plan. 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, rapid 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 the STCDA is
anticipated begin to mitigate these pressures.

Overall 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.

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.¹

ANNEX B. 2018 Examination of the State of Conservation by the World Heritage Committee and its Bureau and World Heritage Committee Decision (Decision 42 COM 7B.51)

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

Year of inscription on the World Heritage List 2000

Criteria (ii)(iii)(vi)

Year(s) of inscription on the List of World Heritage in Danger N/A

Previous Committee Decisions see page http://whc.unesco.org/en/list/173/documents/

International Assistance
Requests approved: 1 (from 1998-1998)
Total amount approved: USD 15,000
For details, see page http://whc.unesco.org/en/list/173/assistance/

UNESCO Extra-budgetary Funds
Total amount provided to the property: 2009: USD 24,000 for the inventory of the public spaces in Zanzibar; 2011: USD 14,000 for capacity-building in managing digital inventory; 2013: 49,935 USD for participatory mapping of HUL (Netherlands Funds-in-Trust); 2010-2013; USD 400,000 for Zanzibar and two other African sites under the World Heritage Cities Programme (Flemish Funds-in-Trust)

Previous monitoring missions

Factors affecting the property identified in previous reports
- Management system/management plan
- Major visitor accommodation and associated infrastructure
- Development and environmental pressures, particularly in relation with Malindi port project (issue resolved)
- Natural disasters and lack of risk-preparedness
- Visitors/tourist pressures
- Housing pressure
- Lack of human and financial resources
- Lack of legal framework
- Commercial development (large shopping mall) particularly in relation to the Darajani Corridor project

Illustrative material see page http://whc.unesco.org/en/list/173/

Conservation issues presented to the World Heritage Committee in 2018

On 1 December 2017, the State Party submitted a state of conservation report, which responded to the previous Committee Decision. A joint World Heritage Centre/ICOMOS Advisory mission was invited to visit the property in October 2017 to consider the proposed Darajani Corridor Business Centre, restoration of the Chawl building, Beit-el-Ajaib (House of Wonders), the Majestic Cinema, the Bwawani Hotel complex, and the Palace Museum. Both reports are available at http://whc.unesco.org/en/list/173/documents/.
In response to the mission report, the State Party submitted a commentary in February 2018, containing:

- Progress in addressing ‘Specific Recommendations for Procedures to Adequately Control Development and Promote Conservation’ developed by the 2016 Reactive Monitoring mission; some progress regarding the mitigation measures at the Mambo Msiige;

- An analysis of the building stock shows that between 1990 and 2017, 39 buildings out of a total of 2,000 in Stone Town collapsed or were demolished, 55% through lack of maintenance and 26% through intentional destruction;

- Classification undertaken by the Stone Town Conservation and Development Authority (STCDA) in collaboration with the Zanzibar Housing Corporation (ZHC) of 300 urban buildings owned by ZHC in order to prioritize their conservation; out of 300 buildings, 27 are in poor/dilapidated condition and need immediate attention;

- The Mizingani Sea Wall project has been completed; progress is being made in addressing the restoration of a number of Grade I buildings, including Palace Museum and Chawl Building; the Tipu Tip House and the Caravanserai. Regarding, Beit el Ajaib (House of Wonders), the State Party is following UNESCO’s recommendations, and the rehabilitation project funded by the Sultanate of Oman is under preparation;

- The Development Control Unit (DCU) is operational. It has had its financial resources augmented, and is staffed with experts. The STCDA has been strengthened with more staff and training. A skills training restoration programme has been executed (funded by the European Union). A Conservation Management Plan is under development and will be implemented by 2019;

- Preliminary work has begun to relocate the container port outside Stone Town to Mpiga Duri.

**Analysis and Conclusions of the World Heritage Centre, ICOMOS and ICCROM**

Although the management of the property has been strengthened through the establishment of the Development Control Unit (DCU) with its supporting legal framework, the Advisory mission reported that the management system is not functioning adequately and that the Heritage Board is not operational. Ways of managing the large number of “players” involved in the management and conservation of the Stone Town have not been successfully addressed in the 17 years since the property was inscribed.

The Advisory mission came to a similar conclusion regarding the state of conservation of the property. Although the mission commended the Department of Urban and Rural Planning (DoURP) Ng’ombo Local Area Plan and Green Belt proposals, and the restoration of the Chawl Building, and supported the proposed Hifadhi Zanzibar Majestic Theatre, it noted that minimum mitigation measures for the Mambo Msiige project, identified by the 2016 mission as non-negotiable minimum, have not all been implemented, while the Tipu Tip House is highly vulnerable and the Palace Museum in danger of partial collapse unless urgent measures are taken. It should be noted that the State Party has followed the ICOMOS recommendations regarding Beit el Ajaib (House of Wonders) and that the World Heritage Centre should be kept informed of all developments regarding the rehabilitation project.

These few important individual buildings are the tip of the iceberg; the overall state of conservation of the general building stock remains equally vulnerable. The categorization of some 300 buildings owned by the ZHC is a welcome start, but an overall detailed inventory of the building stock that could allow monitoring of the distinctive urban fabric that characterizes the Stone Town and strategic conservation approaches are still lacking.

Also of concern to the Advisory mission was the lack of effective control of development proposals. The mission advised that the Bwawani project (for hotel, conference centre and yacht harbour), which involves land reclamation of the Funguni Creek Lagoon, and high-rise buildings, be halted in view of the highly negative and irreversible potential impact on the Outstanding Universal Value (OUV). Further, it recommended that the Darajani Business
Centre project be halted and a new project developed in line with the principles of the DoURP Ng’amo Local Area Plan and Green Belt proposals, and that no decision should be made on projects for the Malindi Container Terminal and Tippu Tip House that also have potentially impacts on the OUV without consultation with the World Heritage Centre and the Advisory Bodies. With regard to the now-completed Mizingani Sea Wall project, the final plans requested by the Committee in 2010, 2011 and again in 2016 have not been submitted for review. Moreover, many recommendations of the two previous missions remain unaddressed.

The overall weaknesses highlighted by the Advisory mission reflect the concerns expressed by the Committee in 2016 when it urged the State Party to define and implement corrective measures. It is recommended that the Committee express concern that the weaknesses identified then still persist.

In order to address these strategic weaknesses and the diverse and complex issues facing the property, there is a need for extraordinary measures to be taken supported at a high level in order to ameliorate a situation that is putting the property at risk. The mission recommended a high-level cross-cutting Task Team be established for a defined period that would have the authority to act and address all outstanding Committee decisions and mission recommendations for implementation. It is recommended that the Committee support this proposal in the light of the fact that the condition of the property could, as in 2015, warrant consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines.

Decision Adopted: 42 COM 7B.51

The World Heritage Committee,

1. Having examined Document WHC/18/42.COM/7B,
2. Recalling Decisions 35 COM 7B.45, 36 COM 7B.49, 38 COM 7B.55, 39 COM 7B.45 and 40 COM 7B.21, adopted at its 35th (UNESCO, 2011), 36th (Saint Petersburg, 2012), 38th (Doha, 2014), 39th (Bonn, 2015) and its 40th (Istanbul/UNESCO, 2016) sessions respectively,
3. Welcomes with satisfaction the development of the Department of Urban and Rural Planning (DoURP) Ng’amo Local Area Plan and Green Belt proposals, the successful restoration of the Chawl Building, and supports the proposed development of the Hifadhi Zanzibar Majestic Theatre;
4. Notes that the State Party has followed the ICOMOS recommendations regarding Beit el Ajaib (House of Wonders) and requests the State Party to keep the World Heritage Centre informed of all developments regarding the rehabilitation project;
5. Notes with concern that minimum mitigation measures for the Mambo Msiige project, identified by the 2016 mission as non-negotiable minimum, have not all been implemented, while the Tippu Tip House and the Palace Museum remain vulnerable unless urgent measures are taken;
6. Notes with great concern that the Advisory mission of October 2017 considered that none of the factors affecting the property, as listed in the state of conservation reports since 2014, has been addressed successfully and nearly all comments and recommendations made in the 2014 and 2016 mission reports still remain valid today, and moreover that the current Management System, including the 2010 Stone Town Conservation and Development Authority (STCDA) Act, is not being implemented fully, with resultant negative consequences for the property and its Outstanding Universal Value (OUV);
7. Also notes with satisfaction that the overall state of conservation of the general building stock remains vulnerable and that an overall detailed inventory of the building stock is
still lacking whilst welcoming the categorization of some 300 buildings owned by the Zanzibar Housing Corporation (ZHC) and the restoration skills training undertaken;

8. **Expresses its concern** that major development projects have not been notified to the World Heritage Centre and reiterates its request to the State Party to submit details for the Malindi Container Port and Tippu Tip House projects before any implementation is undertaken, development rights granted or fundraising started, in the light of their high potential impact on the OUV of the property, and submit for review the World Monument Fund Report for the Palace Museum Restoration;

9. **Also requests** the State Party to:
   a) Halt as a matter of urgency the extensive Bwawani Hotel Redevelopment Plan (including proposals for the sea front, Funguni Lagoon and Blue Mosque), in view of its highly negative and irreversible potential impact on OUV,
   b) Clarify the current status of rights to development granted on the entire area and submit this, also as a matter of urgency, to the World Heritage Centre,
   c) Protect the remains of the Bwawani Hotel, and its sea front and the Funguni Lagoon as public open spaces,
   d) Further develop appropriate plans for the Bwawani Hotel complex for submission to the World Heritage Centre for review,
   e) Halt the current Darajani Bazaar project as it will have an adverse effect on the OUV of the property, and to develop a new project, based on the principles contained in the DoURP Ng’ambo Local Area Plan and the Green Belt proposals;

10. **Also expresses its concern** at the failure to provide project proposals and final details for the Mizingani Sea Wall project as requested in 2010, 2011 and 2016;

11. **Further expresses its concern** that the overall weaknesses highlighted by the 2017 Advisory mission reflect the previous concerns of the Committee and could warrant consideration for inscription of the property on the List of World Heritage in Danger, under paragraphs 178 and 179 of the Operational Guidelines;

12. **Urges** the State Party to take the following actions to address these problems and, in light of their complexity and diversity and the range of stakeholders and actors involved, recommends that a cross-cutting Task Team be set up as recommended by the 2017 mission for a defined period of minimum five years with the mandate to:
   f) Address the ‘Procedures to Adequately Control Development and Promote Conservation’,
   g) Implement the outstanding recommendations of the 2014 and 2016 missions,
   h) Guide the development of the new integrated Conservation Management Plan (CMP) and its coordination into all spatial local and regional plans, and invites the State Party to submit the terms of reference of the CMP for review;

13. **Further requests** the State Party to invite a joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission to the property in 2019 to assess the overall state of conservation of the property and in particular, progress with the formation of a Task Team;

14. **Requests** furthermore the State Party to submit to the World Heritage Centre, by 1 December 2019, a report on the state of conservation of the property, and the implementation of the above, for examination by the World Heritage Committee at its 44th session in 2020; with a view to maintaining the OUV of the property.
ANNEX C. Summary of the Examination of the State of Conservation (SOC) by
the World Heritage Committee and its Bureau between 2006 and 2018

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 regard to the Mambo Msige 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 Bhamal 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.

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 regard to 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 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.

**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.

**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.

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 and review before any commitment is made for their implementation;
- Submit to the World Heritage Centre, by 1 February 2012, and 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 36th Session in 2012, 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 World Heritage List in Danger.

**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.

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 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 regard to implementation of a 3-5 year monitoring project of Port rehabilitation, for examination by the World Heritage Committee at its 34th session.

**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.
Annex D. Maps of the property and its buffer zones

Figure 1. Map A, showing in yellow the inscribed property, in green and brown the land part of the buffer zone.
Figure 2. Map B, showing in blue the sea part of the buffer zone.
Annex E. Composition of mission team

The 2019 joint UNESCO WHC, ICOMOS, ICCROM Reactive Monitoring Mission was undertaken by:

UNESCO World Heritage Centre
Mr Edmond Moukala
Chief: Africa Unit

ICOMOS
Mr. Nicholas Clarke

ICCROM
Mr. Joseph King
Annex F. Mission programme

STCDA/RMM/2019/2
Zanzibar, 5 – 7
December 2019

PROGRAMME FOR UNESCO/ICOMOS/ICCROM REACTIVE MONITORING
MISSION AT STONE TOWN OF ZANZIBAR 5TH TO 7TH DECEMBER 2019

<table>
<thead>
<tr>
<th>TIME</th>
<th>ACTIVITY</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td><strong>Day 1: Thursday 5th December 2019</strong></td>
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<tr>
<td>9:00 – 10:00</td>
<td>Courtesy call to Principal Secretary</td>
<td>Ministry of Land Housing Water and Energy</td>
<td>STCDA - DG</td>
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<tr>
<td>10:00 –12:00</td>
<td>Presentation STCDA STCDA Board of Directors</td>
<td>STCDA</td>
<td>STCDA - DG</td>
</tr>
<tr>
<td>12:00 – 13:00</td>
<td>Meeting with ZUMC</td>
<td>STCDA</td>
<td>STCDA</td>
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<tr>
<td>13:00 – 13:40</td>
<td>Meeting with Attorney General</td>
<td>AG Office</td>
<td>AG</td>
</tr>
<tr>
<td>13:40 – 14:30</td>
<td>LUNCH BREAK</td>
<td>STCDA</td>
<td>All</td>
</tr>
<tr>
<td>14:30 – 15:30</td>
<td>Meeting with ARS PROGGETI; Stone Town Conservation and Management Plan</td>
<td>STCDA</td>
<td>STCDA - DG</td>
</tr>
<tr>
<td>15:30 – 18:00</td>
<td>Visit Fish Landing and Market Facility at Malindi and House of Wonder</td>
<td>STONE TOWN</td>
<td>STCDA</td>
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<tr>
<td><strong>Day 2: Friday 6th December 2019</strong></td>
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<tr>
<td>8:30 – 9:30</td>
<td>Meeting with Professor Abungu / JIMI KATANA</td>
<td>STONE TOWN</td>
<td>STCDA - DG</td>
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<tr>
<td>9:30 – 10:30</td>
<td>Meeting with DCU</td>
<td>STONE TOWN</td>
<td>STCDA - DG</td>
</tr>
<tr>
<td>10:30 – 12:00</td>
<td>Meeting with CCTT</td>
<td>STCDA</td>
<td>STCDA - DG</td>
</tr>
<tr>
<td>12:00 – 12:30</td>
<td>LUNCH BREAK</td>
<td>STCDA</td>
<td>All</td>
</tr>
<tr>
<td>12:30 – 14:30</td>
<td>Meeting with the stakeholder forum and heritage board</td>
<td>STCDA</td>
<td>STCDA - DG</td>
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<tr>
<td>14:30 – 16:30</td>
<td>Meeting with ZPC, ZUMC, DRT, POLICE</td>
<td>STCDA - DG</td>
<td>STCDA - DG</td>
</tr>
<tr>
<td>16:30 – 18:00</td>
<td>Visit the Darajani Corridor, Green Corridor, Tippu Tip House and Mambo Msiige</td>
<td>STCDA</td>
<td>STCDA - DG</td>
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<tr>
<td><strong>Day 3: Saturday 7th December 2019</strong></td>
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<tr>
<td>9:30 – 12:30</td>
<td>5. Wrap up meeting</td>
<td>STCDA/CCTT</td>
<td>STCDA / CCTT</td>
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<tr>
<td>12:30</td>
<td>End of Mission - Departure to the Airport</td>
<td>STCDA</td>
<td>STCDA - DG/ RMM</td>
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</tbody>
</table>

**NOTE:**
STCDA – Stone town Conservation and Development Authority
DG – Director General
ZUMC – Zanzibar Urban Municipal Council
DCU – Development Control Unit
CCTT – Cross Cutting Task Team
ZPC – Zanzibar Port Corporation
DRL – Department of Roads and Licenses
1. Introduction

The Stone Town Conservation and Development Authority (STCDA) is an Autonomous Institution that manages the Stone Town of Zanzibar, a World Heritage site inscribed in 2000.

A series of pending issues that were requested by the World Heritage Committee meeting since 2014 has been a source of recommendations to the State Party to establish a Cross Cutting Task Team (CCTT), in a Decision 42COM 2018, which was proposed to work for five years from 2019.

The CCTT has a major role to make sure that, issues raised in the Decisions of the Committee and recommendations from the Reactive Monitoring Missions (RMM) are worked on. Therefore, the State Party under the Ministry of Land, Housing, Water and Energy established a Cross Cutting Task Team which has the following members:-

<table>
<thead>
<tr>
<th>S/N</th>
<th>NAME</th>
<th>INSTITUTION</th>
<th>DESIGNATION</th>
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<tbody>
<tr>
<td>1</td>
<td>Mrs. Mwanaidi S. Abdalla</td>
<td>STCDA Board of Director</td>
<td>Chairperson</td>
</tr>
<tr>
<td>2</td>
<td>Mr. Issa S. Makarani</td>
<td>Director General STCDA</td>
<td>Secretary</td>
</tr>
<tr>
<td>3</td>
<td>Said J. Ahmada</td>
<td>Director ZUMC</td>
<td>Member</td>
</tr>
<tr>
<td>4</td>
<td>Dr. Mohammed Juma</td>
<td>Director DoURP</td>
<td>Member</td>
</tr>
<tr>
<td>5</td>
<td>Mr. Salum K. Nassor</td>
<td>Executive Director ZIPA</td>
<td>Member</td>
</tr>
<tr>
<td>6</td>
<td>Mr. Salim K. Sururu</td>
<td>Director DMA</td>
<td>Member</td>
</tr>
<tr>
<td>7</td>
<td>Mr. Abdulla Talib Abdulla</td>
<td>Executive Secretary WAKF Commission.</td>
<td>Member</td>
</tr>
<tr>
<td>8</td>
<td>Mr. Donatius Kamamba</td>
<td>Former, WHC – Member</td>
<td>Member</td>
</tr>
<tr>
<td>9</td>
<td>Dr. Abdulla M. Juma</td>
<td>Executive Secretary ZTC</td>
<td>Member</td>
</tr>
<tr>
<td>10</td>
<td>Dr. Fabian Kigabye</td>
<td>Director of Antiquities URT</td>
<td>Member</td>
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</table>
The Cross Cutting Task Team was inaugurated on 11th February, 2019 by the Minister of Ministry of Lands, Housing, Water and Energy, Zanzibar. The CCTT has held five (5) meetings to date.

2. ToR for CCTT

The CCTT has been assigned to work on issues raised in the Decisions of the World Heritage Committee from 2014 to 2018. These issues include:

- Ensuring the 2010 Stone Town Conservation and Development Authority Act is implemented to its full extent;
- Implementation of the Principles of the 2011 UNESCO Historic Urban Landscapes approach;
- Review of the past Committee Decisions, developing and implementing an action plan to address the following:-
  - Implementation of Approved Traffic Plan (39COM, Germany 2015);
  - Engagement of UNESCO to solicit International assistance to the State Party to improve the management capacity and system of the property. (40 COM, Istanbul, 2016);
  - Continuation of the implementation of ICOMOS recommendations regarding Beit El Ajaib (House of Wonders) and keep the World Heritage
Centre informed of all developments regarding the rehabilitation project of the building (42 COM, Manama 2018);

- The development of a plan and Green Corridor proposal in Ng’amo local area by the Department of Urban and Rural Planning (DoURP), the successful restoration of Chawl building and support of the process development of the Hifadhi Zanzibar Majestic Theater. (42 COM, Manama 2018);

- Concern on minimum mitigation measures for the Mambo Msiige project, identified by the 2016 mission, have not all been implemented, while the Tippu Tip House and the Palace Museum remain vulnerable unless urgent measures are taken including Rehabilitation of Tippu Tip House and Palace Museum;

- Overall state of conservation of the general building stock remains vulnerable and that an overall detailed inventory of the building stock is still lacking whilst welcoming the categorization of some 300 buildings owned by the Zanzibar Housing Corporation (ZHC) and the restoration skills training undertaken (42 COM, 2018);

- Notification of major development projects to the World Heritage Centre by submitting details for the Malindi Container Port and Tippu Tip House projects before any implementation is undertaken;

- Halting of Bwawani Hotel Redevelopment Plan including proposals for the Sea Front, Funguni Lagoon and Blue Mosque;

- Provision of project proposals and final details for the Mizingani Sea Wall Project as requested in 2010 and 2016. (42 COM, 2018);

- Invitation of the joint World Heritage Centre/ICOMOS/ICCROM Reactive Monitoring mission to the property in 2019 (42 COM, Manama 2018);

  d. Review of past recommendations of Reactive Monitoring and Advisory missions and developing and implementing an action plan to address the following:

  i. Provision of institutional financial support systems for restoration processes;

  ii. Provisions of interpretive signage including visitors’ behavior guidelines;
- Implementation of all Procedures to Adequately Control Development And Promote Conservation developed by the 2016 joint UNESCO/ICOMOS/ICCROM Reactive Monitoring mission;
- Monitoring of the proper functioning of the DCU, Heritage Board and Stakeholders Forum and reporting to the President of Zanzibar (Minister of Land) and the Revolutionary Council and the United Republic of Tanzania's UNESCO National Commission;
- 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;
- Serving as a central point of communication between the various bodies of government with a presence in the World Heritage Property;
- Developing strategically the newly constituted Condominium Board's contribution to the conservation of the buildings of Stone Town of Zanzibar and the buffer zone.

3. Achievements

<table>
<thead>
<tr>
<th>S/N</th>
<th>TARGET</th>
<th>ACHIEVEMENT</th>
<th>REMARKS</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>A Green Corridor Proposal for Ng'ambo be presented to CCTT meeting for discussion and approval by 30th December 2019</td>
<td>The Green Corridor Project was presented and discussed during the CCTT meeting held on 2nd October 2019</td>
<td>The proposal should be submitted to the Cabinet for decision and direction (Annex 1).</td>
</tr>
<tr>
<td>2</td>
<td>The rehabilitation project of the Beit - El - Ajaib contract be signed by 30th December 2019</td>
<td>(i) The Contract for the rehabilitation of the Beit El Ajaib was signed on 11th October 2019</td>
<td>The rehabilitation project for Beit - El Ajaib has started.</td>
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<td></td>
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<td>(ii) Synopsis of rehabilitation of Beit-El-Ajaib</td>
<td>Documents are available</td>
</tr>
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<td>(iii) Formento Territorial of comprehensive regeneration of Beit-El-Ajaib</td>
<td>Documents are available</td>
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<td></td>
<td></td>
<td>(iii) Schedule of works</td>
<td>Documents are available</td>
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<td><strong>3</strong></td>
<td>CCTT agreement with Mambo Msiige Management on the implementation of the RMM recommendations be prepared, discussed and approved by both parties by 30th December 2019</td>
<td>An Agreement on the implementation of the RMM recommendations was prepared, presented to CCTT, discussed and approved by both parties on Wednesday at 20/4/2019</td>
<td>A copy of the Agreement document be has been submitted to the Ministry of Land Housing, Water and Energy for information and action on September, 2019. (Annex 6)</td>
</tr>
<tr>
<td><strong>4</strong></td>
<td>An updated conservation plan for the People’s Palace Museum be prepared and approved by 30th December 2019</td>
<td>The people’s Palace Museum Conservation Plan was prepared, presented to CCTT, discussed and approved in its 4th meeting held on Wednesday, 2nd October 2019</td>
<td>The Conservation Plan document for the People’s Palace Museum is in place (Annex 7)</td>
</tr>
<tr>
<td><strong>5</strong></td>
<td>The Darajani Corridor Project be presented to CCTT before 30 December 2019</td>
<td>The existed drawings that were prepared in 2017 were the ones that raised the HIA comments which needed to be reviewed.</td>
<td>Reviewed drawings based on HIA were submitted and presented to UNESCO World Heritage Center on November, 2019.</td>
</tr>
<tr>
<td><strong>6</strong></td>
<td>A conservation plan for Tipput Tip house be prepared by 30th December 2019.</td>
<td>The Tipput Tip Conservation Plan was prepared, presented to CCTT, discussed and approved.</td>
<td>A copy of the Tipput Tip House Conservation Plan be submitted to RMM. (Annex 9)</td>
</tr>
<tr>
<td><strong>7</strong></td>
<td>Effective implementation of STCDA Act, 2010 before 30th March 2020</td>
<td>Several meetings between STCDA and ZUMC were conducted and agreed to strengthen their collaboration.</td>
<td>After meeting with ZUMC and councilors which was chaired by honorable Mayor of Zanzibar Town, the Task Force Team which consist some members from STCDA and</td>
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<td>ZUMC has been created in order to work on the challenges.</td>
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<td>The Organization Structure has been submitted to the Ministry of LHWE for comments and later be submitted to Public Services Commission.</td>
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<td></td>
<td>A copy of Organization structure is attached (Annex 10)</td>
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<td></td>
<td>A copy of draft Action plan is attached. (Annex 11)</td>
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<td>Work on regulations is in progress.</td>
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<tr>
<td>8</td>
<td>An inventory of buildings in the Stone Town of Zanzibar be finalized by 30th December 2019</td>
<td>The inventory of building stock in the Stone Town was prepared, submitted to CCTT for comments and directives in its 4th meeting held on Wednesday 2nd October 2019</td>
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<td></td>
<td></td>
<td>The inventory work is in progress and will be submitted by 30th December, 2019.</td>
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<tr>
<td>9</td>
<td>Invitation letter to RMM before 30th December, 2019.</td>
<td>Done</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>A copy of Invitation letter (Annex 14)</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Description</td>
<td>Details</td>
<td>Comments</td>
</tr>
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<td>-----</td>
<td>------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>10</td>
<td>Traffic Plan be implemented before 30th December, 2019.</td>
<td>The preparation of the traffic plan document completed and submitted to the Cabinet.</td>
<td>Stakeholders are in discussion for implementation</td>
</tr>
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<td></td>
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<td></td>
<td>A copy of Traffic Plan attached (Annex 15)</td>
</tr>
<tr>
<td>11</td>
<td>Meeting with Condominium Board before 30th December 2019</td>
<td>Secretariat held the meeting with Condominium Board on September, 2019</td>
<td>Memorandum of Understanding should be developed for strengthening collaboration</td>
</tr>
<tr>
<td>12</td>
<td>Procedure to adequate control (updating)</td>
<td>Procedure to adequate control was prepared, presented to CCTT, discussed and approved in its 5th meeting.</td>
<td>A copy of Procedure to adequate control (Annex 17)</td>
</tr>
<tr>
<td>13</td>
<td>Ensure the effective functioning of:</td>
<td>CCTT met with DCU, Stakeholders forum and Heritage board on its 5th meeting.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. DCU</td>
<td>a. 44 Meetings held.</td>
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<tr>
<td></td>
<td>b. Stakeholders forum</td>
<td>b. 4 Meetings held.</td>
<td></td>
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<td></td>
<td>c. Heritage board</td>
<td>c. 3 Meetings held in preparation of guidelines</td>
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<tr>
<td>14</td>
<td>Conservation Master Plan (review)</td>
<td>The project started on 4th September, 2019.</td>
<td>(Annex 18)</td>
</tr>
<tr>
<td></td>
<td>SEA WALL</td>
<td>The drawings has been submitted to UNESCO</td>
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<td></td>
<td>BWAWANI HOTEL</td>
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</table>
ACTION PLAN FOR A CROSS CUTTING TEAM WITH REGARDS TO CONSERVATION CHALLENGES OF STONE TOWN OF ZANZIBAR A WORLD HERITAGE SITE

<table>
<thead>
<tr>
<th>No.</th>
<th>OBJECTIVES</th>
<th>ACTIVITIES</th>
<th>TIME TRAME</th>
<th>BUDGET</th>
<th>RESPONSIBLE INSTITUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The development (DoURP) of a plan and green belt proposal in ngambo local area by the Department of Urban and Rural Planning, the successful restoration of Chawl building and support of the process development of the Hifadhhi Zanzibar Majestic Theater.</td>
<td>i) Preparation of infrastructure drawings</td>
<td>Q1</td>
<td></td>
<td>DoURP, STCDA, Hifadhhi, Majestic Cinema Steering Committee.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) Rehabilitation of Chawl Building</td>
<td>Q2</td>
<td></td>
<td>STCDA</td>
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<tr>
<td></td>
<td></td>
<td>iii) Rehabilitation of Majestic Cinema</td>
<td>Q3</td>
<td></td>
<td>STCDA</td>
</tr>
<tr>
<td>2</td>
<td>Continue following the ICOMOS recommendations regarding Beit el Ajaib (House of Wonders) and keep the World Heritage Centre informed of all developments regarding the rehabilitation project of the building.</td>
<td>i) General Stabilization of the building, and supporting of all balcony with tower by using metal scaffolding completed</td>
<td>Q4</td>
<td></td>
<td>STCDA</td>
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<td>iii) Shifting and storage of the museum artifacts and objects from Beit El Ajaib supervised by the Department of Antiquities Experts.</td>
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<td></td>
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<td></td>
<td>STCDA</td>
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<tr>
<td>iv) Procurement of preliminary works for stabilization and the prequalification tendering process of the proposed contractors have been publicized internationally.</td>
<td></td>
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<td>v) Procurement of the contractors and Quantity Surveyor</td>
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<td></td>
<td>STCDA, DMA, SHIMOOK, MLHWN, MITH and MHC Oman.</td>
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<td></td>
<td>Concern on minimum mitigation measures for the Mambo Msiige project, identified by the 2016 mission, have not all been implemented, while the Tippu Tip House and the Palace Museum remain vulnerable unless urgent measures are taken.</td>
<td>Mambo Msiige: Mitigation measure</td>
<td>ZIPA, ZTC, STCDA, ZEMA, Park Hyatt Management</td>
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<tr>
<td>i.</td>
<td>Showcasing historical information of Mambo Msiige and its association with Kelele Square</td>
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<tr>
<td>ii.</td>
<td>Replacement of Plexiglasses balustrade to a latticed wooden material screen for the swimming pool.</td>
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<td>iii)</td>
<td>The Park should remain public.</td>
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<td>iv)</td>
<td>Find solution for reducing the</td>
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<td>Concrete stairs on the beach sides reconstructions of the timber jetty required by HIA</td>
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<td></td>
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<td>v) Replace the garage doors and service entrance with doors more in harmony with the building and environment</td>
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<td></td>
<td></td>
<td>vi Demolish the enclosing wall and fences, as well as the retaining wall along the beach bring the Public space/park back down to the level of the side walk.</td>
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<tr>
<td>4</td>
<td>Tippu Tip House and the Palace Museum</td>
<td>i) Preparation of conservation plan for Tipu tipu is on progress.</td>
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<td></td>
<td></td>
<td>STCDA, ZHC, Park Hyatt Management</td>
<td></td>
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<tr>
<td>5</td>
<td>Rehabilitation of Palace Museum</td>
<td>i) UNESCO proposed the previous conservation plan document to be reviewed.</td>
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<td></td>
<td></td>
<td>DMA, STCDA, World Bank, Oman, ZUSP.</td>
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<td></td>
<td>Advisory mission of October 2017 considered that none of the factors affecting the property, as listed in the state of conservation reports since 2014, has been addressed successfully and all comments and recommendations made in the 2014 and 2016 mission reports still remain valid today. Moreover, the current Management System, including the 2010 STCDA Act, is not being implemented fully, with resultant negative consequences for the property and its Outstanding Universal Value</td>
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<td>6</td>
<td>Establishment of Heritage Board</td>
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<td></td>
<td>STCDA Board of Directors</td>
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<td></td>
<td>Full implementation of STCDA Act.</td>
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<td>Establishment of Stakeholder’s Forum</td>
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<td>To move the container Port to outside the Stone Town, use the place as a passenger port, make it a recreational and leisure space.</td>
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<td>More generally, to maintain a balance between residents, localized and practiced tourism between services for residents (Housing, Services, Food Shop, School etc) and the recreational tourism activities.</td>
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<td>(Maintaining this balance will ensure the</td>
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</table>
| **7.** | Overall state of conservation of the general building stock remains vulnerable and that an overall detailed inventory of the building stock is still lacking whilst welcoming the categorization of some 300 buildings owned by the Zanzibar Housing Corporation (ZHC) and the restoration skills training undertaken. | To develop a proper system of management and improvement of all buildings stock of Stone Town structures by:  
   i) Preparing an inventory of Stone Town building Stock  
   ii) Laying out a specific strategy for the rehabilitation of the building stock. |
| **8.** | Notify major development projects to the World Heritage Centre and the State Party to submit details for the Malindi Container Port and Tippu Tip House projects before any implementation is undertaken or fundraising started, in the light of their high potential impact on the OUV of the property, and | At Malindi container Port, some of the issues have been considered. Such issues include:  
   - To stop the demolition of Malindi warehouses  
   - To prepare Economic and Cultural Impact Assessment for the relocation of goods |
| 9. | The State Party to:  
   a) Halt as a matter of urgency the extensive Bwawani Hotel Redevelopment Plan (including proposals for the sea front, Funguni Lagoon and Blue Mosque); in   | terminal from Malindi Port.   | STCDA, ZHC, MLHWE and Park Hyatt Management   | MITH, STCDA, AG Office, ZIPA, MFP. |
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<td>- To prepare a Strategic Plan on the use of the area reclaimed by the relocation of goods terminal.</td>
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<td>- To monitor closely the Tippu Tip Building rehabilitation in order to protect the outstanding universal value (adaptive reuse)</td>
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<td>It is imperative to ensure that the same fate suffered at Mambo Msiige does not happen at the Tippu Tip House.</td>
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</table>
view of its highly negative and irreversible potential impact on OUV.

a) Clarify the current status of rights to development granted on the entire area and submit this, also as a matter of urgency, to the World Heritage Centre.

b) Protect the remains of the Bwawani Hotel, and its sea front and the Funguni Lagoon as public open spaces.

c) Further develop appropriate plans for the Bwawani Hotel complex for submission to the World Heritage Centre for review.

on the sea-side, at the pools and the Blue Mosque.

- To clarify on the Project development.
- To prepare and present to UNESCO detailed land-use plan for the area.
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</table>
| d) Halt the current Darajani Bazaar project as it will have an adverse effect on the OUV of the property, and to develop a new project, based on the principles contained in the DoURP Ng’ambo Local Area Plan and the Green Belt proposals. | • To halt the Darajani Corridor Project as it may negatively impact the Outstanding Universal Value).  
• To develop a project in line with the Zanzibar City Centre Local Area Plan. |   |   |
<p>| 10. To provide project proposals and final details for the Mizingani Sea Wall project as requested in 2010, 2011 and 2016. | To Submit the detailed drawings to UNESCO |   |   |
| 11. Concern on the overall weaknesses highlighted by the 2017 Advisory mission reflect the previous concerns of the Committee and that could warrant consideration for inscription of the property on the List |   |   |   |</p>
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<tr>
<td><strong>12.</strong> To set up a Cross-cutting Task Team as recommended by the 2017 mission for a defined period of minimum five years with the mandate to: a) Address the 'Procedures to Adequately Control Development and Promote Conservation', b) Implement the outstanding recommendations of the 2014 and 2016 missions, c) Guide the development of the new integrated Conservation Management Plan (CMP) and its coordination into all spatial local and regional plans, and invites the State Party to submit the terms of reference of the CMP for review</td>
<td>To formulate a cross-cutting team involving experts and heads of Institutions dealing with conservation matters - To work on the UNESCO recommendations to the proposed time frame</td>
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<td><strong>13.</strong> To invite a joint World Heritage</td>
<td>To invite a joint WHC/ICOMOS/ICCROM</td>
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<tr>
<td>Centre/ICOMOS/ICROM Reactive Monitoring mission to the property in 2019 to assess the overall state of conservation of the property and in particular, progress with the formation of a Task Team.</td>
<td>as normal procedures Reactive Monitoring Mission</td>
<td></td>
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</table>

14. Submit to the World Heritage Centre a report on the state of conservation of the property, and the implementation for examination by the World Heritage Committee at its 44th session in 2020; with a view to maintaining the OUV of the property.

To prepare and submit to the World Heritage Centre a report on the state of conservation of the property, and the implementation for examination by the World Heritage Committee at its 44th session in 2020; with a view to maintaining the OUV of the property.

15. Implementation of the Traffic plan has began, however, peripheral parking area 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:

- Declaration of the plan
- Road marking and signs
- Building community awareness
- Stakeholder meetings
- Identify parking area
- Identifying entrance

STCSA, ZUMC, DoURP, ZPC, Police, MICT, RC.
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<td></td>
<td>Call upon international community to provide assistance to the State Party to improve the management capacity and system for the property.</td>
<td>and exit plans, along with congestion fees, to determine unnecessary vehicle traffic.</td>
<td>To request additional technical and financial assistance</td>
<td>STCDA, Natcom, CTT</td>
<td></td>
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<tr>
<td>16</td>
<td>Strategically developing the newly constituted condominium board's contribution to the conservation of the buildings of the Stone Town of Zanzibar and the buffer zone.</td>
<td>The newly constituted condominium board has already established and is in full swing of their daily activities.</td>
<td>Its office is within STCDA building</td>
<td>ZIC, STCDA, Condominium board, MLHWE</td>
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<td>17</td>
<td>Serving as central point of communication between the various bodies of Government with a presence in the World Heritage Property.</td>
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<td>18</td>
<td>HUL</td>
<td>To identify documentation of the heritage of Africa urban heritage</td>
<td>To foster and support</td>
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<td><strong>primary research and Africa urban landscape</strong></td>
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<td>To encourage Africa countries to consider the integration of the concept of urban landscape</td>
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<td>To develop and strengthen the integrated planning and decision-making process between national, regional and local authority.</td>
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<tr>
<td>Proposed that the supporting program and awareness arising and capacity building particularly at the local level should by facilitated by UNESCO World heritage Center, advisory bodies to the World Heritage Committee particular in the coming circle of regional periodic report exercise in Africa.</td>
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SUMMARY OF STONE TOWN BUILDING INVENTORY REPORT

The Stone Town Authority is conducting an inventory work in order to understand the building conditions for the whole town and to prepare a strategy for the conservation of the buildings in accordance to their conditions and to encourage the Revolutionary Government of Zanzibar, international assistance, NGO’s and building owners to restore and renovate the buildings based on the Stone Town Conservation Guidelines.

The Stone Town World Heritage Property is categorized into 9 zones as shown below:

<table>
<thead>
<tr>
<th>S/no</th>
<th>Name of Zones</th>
<th>Status</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Good</td>
<td>Sound</td>
</tr>
<tr>
<td>1</td>
<td>Sokomuhogo</td>
<td>78</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td></td>
<td>44.5%</td>
<td>40%</td>
</tr>
<tr>
<td>2</td>
<td>Shangani</td>
<td>76</td>
<td>54</td>
</tr>
<tr>
<td></td>
<td></td>
<td>48.7%</td>
<td>34.6%</td>
</tr>
<tr>
<td>3</td>
<td>Kajificheni</td>
<td>365</td>
<td>142</td>
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<td></td>
<td></td>
<td>64.3%</td>
<td>25%</td>
</tr>
<tr>
<td>4</td>
<td>Forodhani</td>
<td>120</td>
<td>87</td>
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<td></td>
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<td>50.8%</td>
<td>36.9%</td>
</tr>
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<td>5</td>
<td>Kiponda</td>
<td>98</td>
<td>93</td>
</tr>
<tr>
<td></td>
<td></td>
<td>39.4%</td>
<td>37.3%</td>
</tr>
<tr>
<td>6</td>
<td>Malindi</td>
<td>118</td>
<td>269</td>
</tr>
<tr>
<td></td>
<td></td>
<td>27</td>
<td>62%</td>
</tr>
<tr>
<td>7</td>
<td>Funguni</td>
<td>55</td>
<td>125</td>
</tr>
<tr>
<td></td>
<td></td>
<td>24.3%</td>
<td>55.3%</td>
</tr>
<tr>
<td></td>
<td>Location</td>
<td>Quantity</td>
<td>Physical</td>
</tr>
<tr>
<td>---</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>8</td>
<td>Mkunazini</td>
<td>78</td>
<td>111</td>
</tr>
<tr>
<td></td>
<td></td>
<td>39.0%</td>
<td>55.5%</td>
</tr>
<tr>
<td>9</td>
<td>Vuga</td>
<td>30</td>
<td>180</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13.6%</td>
<td>81.4%</td>
</tr>
<tr>
<td>10</td>
<td>Darajani</td>
<td>226</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>92.2%</td>
<td>-</td>
</tr>
</tbody>
</table>

The inventory work is expected to be completed on 30th December 2019
EMERGENCY WORK TAKEN TO RESCUE TIP TIPPU BUILDING AND PROTECT FROM COLLAPSING UNDER SUPERVISION OF STCDA

LEASE AGREEMENT

Tip Tippu building is a grade one building which is the property of the Revolutionary Government of Zanzibar, the lease was made on the 8th Day of July 2013 between the Revolutionary Government of Zanzibar (here referred to as the Government) of one part and A.S.B Holdings Limited P. O Box 4080 Zanzibar, (Hereinafter referred to as the Tenant on another part).

Among the areas expressly agreed were the following;

**Article two, number (vi) saying:**

'That, to preserve and maintain the said building according to the Stone Town Conservation and Development Authority Laws and Regulations’.

**Deterioration of the Tippu Tip Building (Grade one Building)**

Over the past few years the Tippu Tip building faced a serious continuous deterioration caused by various reasons; apart from other factors affecting this building was mainly accelerated during the rainy season. Considering the poor condition of Tippu Tip Building due to leaking of the entire roof, caused the serious damages to the walls and boriti slabs which endangered the life span of the building.

**Roof**

The corrugated metal roof sheets which existed over years were completely rotten, since was not aluminum material that can able to withstand salt moisture from nearby water front area.
PIC1: BEFORE REHABILITATION

PIC 2: AFTER REHAB

Walls
The existing walls with decayed plaster developed various vertical cracks accelerated by frequent rain which was discharging directly to the walls. The water infiltration to the external walls brought about worry on the possibility of this building to collapse.

PIC 3: BEFORE REHAB
PIC 4: AFTER REHAB

Slabs

During inspecting the mangrove poles on slabs, it was found that all of them were completely rotten. In addition, some of the slabs were already collapsed, giving a warning to the adjacent buildings and the pedestrians.
PIC 5: BEFORE REHAB

PIC 6: AFTER REHAB

Wooden Balcony
Balconies are notable architectural features in the Stone Town. The balcony was in very poor state supported by long poles and timber to prevent from collapsing. The main beams were already detached from the main wall and most of the timber work, such as timber deck and some other timber work were in deteriorating condition.

PIC 7: BEFORE REHAB
STCDA initiation to rescue the situation from collapsing is as follow:-

Before taking any action; the inventory of building was done by taking measurements for drawing the existing situation and recording all the architectural features of the building – the Outstanding Universal Value.

Three physical actions was proposed:-

i. Immediately replacing the existing roof without changing the design.

ii. Straightening the external walls starting with grouting and stitching method of filling the vertical cracks by using burnt roofing clay tiles, a normal practice carried in Stone Town over longer period now.

iii. Replacement of the mangrove poles about 80% and rebuilt the collapsed slabs. The mangrove poles are currently scarce in the market; we are looking for more poles somewhere to complete the work.
iv. The balcony is now 100% done. About 70% of the timber which was decayed is replaced and 30% reused. The examples of reused timber are the decorative vergeboard, screen and a balcony posts and wrought ironwork detail.

The above major works were the authentic which enforced to rescue the building from collapse.

The general internal works are untouched waiting the directives of the proposed conservation plan as directed by the draft decision. The Outstanding Universal Value of the building is still intact.

Prepared by STCDA, November 2019
MPANGO WA MATUMIZI YA VYOMBO VYA MOTO NDANI YA MJI MKONGWE WA ZANZIBAR

MATUMIZI YA VYOMBO VYA MOTO NDANI YA MJI MKONGWE

- Mpango wa matumizi ya vyombo vya moto ndani ya Mji Mkongwe umeanza karibuni miaka saba nyuma.
- Mafanikio yake yalikuwa ni ya muda mfupi tu, kwa kiasi kikubwa haikufanikiwa.
- Bado hali hii imebakia kama ni athari kubwa kwa eneo la Urithi wa kimataifa.
- Watalamu kutoka Kituo cha kamati ya Urithi wa Kimataifa (UNESCO) wameiomba Serikali (State Party) kuchukua hatua za haraka za kuhami hali hii.
- “9. Requests furthermore the State party to engage with urgency in the implementation of the approved traffic plan” [Decision: 39 COM 75, WHC-2015]
SABABU ZA KUTOKUFANIKIWA KWA MPANGO HUU

ENEO LA BANDARINI:
- Uingiaji na utokaji wa Magari makubwa na madogo Bandarini. (TWO WAY SYSTEM)
- Kutotumika kwa “one way system” ipasavyo.
- Matumizi na uegeshaji wa mikokoteni inayotumika na “Porters” (WALKWAY)
- Utaratibu wa ushushaji na upandaji wa Abiria / (_PICK HOURS_)
- Kutokuwa na utaratibu mmoja uliokuwa umekubalia na Taasisi zote zinazohusika na matumizi ya vyombo vya moto. (Bandarini, Manispaa & STCDA)
SABABU ZA KUTOKUFANI KIWA KWA MPANGO HUU

MAEGESHO NDANI YA MJI MKONGWE

1. Kutokufuatwa kwa Kanuni za “Circulation and Parking” (PART VI, CAP 85 (UNDER SECTION 37)) ndani ya Mji Mkongwe.
   - “41.(2): The Authority, in consultation with Traffic Police, Municipal Council and other relevant Ministries, will issue circulars detailing specific traffic regulations covering private and public transport, parking, access and any other measures that may be deemed necessary. The Map P3 will be modified and amended in accordance with such provisions.”
   - “57.(1): No storage or sale of building materials or any other goods shall be permitted in the streets and open spaces without prior written approval by the Authority…” (Tents)
   - “58.(1): The erection of signs and other forms of advertising is subject to approval by the Authority.”

Inaendelea

2. Hakuna mpangilio maalam wa uwekaji wa aina za magari katika maeneo husika (Teksi, Binafsi na za Serikali).

3. Hakuna taaluma ya kutosha kuhusu matumizi ya vyombo vya moto katika Mji Mkongwe ambao ni Urithi wa kimataifa. (*Ni sawa na sehemu nyengine*)
2. Hakuna mpangilio maalum wa uwekaji wa aina za magari katika maeneo husika (Teksi, Binafsi na za Serikali).

Uvamizi wa ‘Open Space’

---

NBC- SHANGANI
BATASHI-MKUNAZINI

MAADILI YA VIONGOZI – VUGA
MBELE YA JENGO LA CULTURE-VUGA
Inaendelea

POLISI USALAMA BARABARANI

- Usimamizi wa zoezi hili huanza vizuri mwazoni lakini siku zikienda mbele umakini unapotea kidogo kidogo hadi kufikiwa kutokufanikiwa. *(Muungiliano wa Taasisi)*

GARI ZA SERIKALI

- Baadhi ya Gari za Serikali huwa na kawaida ya kwenda kinyume na maamuzi yaliopitishwa. *(Wanakwenda Two Way System)*

Inaendelea

ONGEZEKO LA VYOMBO VYA MOTO


- Mamlaka ilifanya zoezi la kuhisabu vyombo vya usafirishaji barabarani zinazoingia Mji Mkongwe kwa idadi ya siku mbili *(24/07/19 & 25/07/19)* kwa malengo ya kupata takwimu iliyosahihi na imerekodi uingiaji wa vyombo 4261 na 4422 kwa siku.

- Kwa kutumia mbinu za kitakwimu, idadi hiyo kwa wastani ni vyombo 5215 kwa siku yoyote ya mwaka.
MADHUMUNI YA UTAYARISHAJI WA MPANGO ULIOPENDEKEZWA WA VYOMBO VYA MOTO NDANI YA MJI MKONGWE.

- Kupunguza idadi ya uingiaji na uegeshaji wa vyombo vya moto ndani ya Mji wa Urithi wa Kimataifa
- Kuwa na matumizi endelevu yatakayokwenda sambamba na Uhifadhi wa Mji Mkongwe pamoja na matumizi ya jamii na wageni (tourists).
- Kuhusisha mpango huu na mipango mengine ya matumizi ya vyombo vya moto kama vile “Stone Town Mobility Project” ambao upo chini ya mradi wa ZUSP. *(Utakaoanza Baadae)*
MPANGO UTAGAWIKA KATIKA SEHEMU TATU ZA UTEKELEZAJI

MADHUMUNI YA ZOEZI NI KUPUNGUZA WINGI WA MATUMUZI YA VYOMBO VYA MOTO NDANI YA MJI WA URITHI WA KIMATAIFA.

• AWAMU 1
  I. “One way system” kuanzia Malindi kuelekea Vuga.
  II. Maegesho yatakayokubaliaka tu ndio yatakayotumika (ZUMC, STCDA & RMM-2014).
  III. Kuweko na “entry points (ANPR)” ambazo uingiaji wake ni kwa malipo kama miji mengine Ulimwenguni.

• AWAMU 2
  I. Matumizi kwa wakaazi ndani ya Mji Mkongwe
  II. Matumizi ya vyombo vya maringi miwili na matatu na changamoto zitakazojitokeza.

• AWAMU 3
  I. Kuhusisha mpango huu na mpango wa “Mobility in Stone Town”

MPANGO ULIOPENDEKEZWA WA MATUMIZI HAYO

AWAMU 1:
1. Msongamano mkubwa hutokea eneol a bandarini (One Way System). Hivyo nija imependekeza itumike kutoka Malindi, Forodhani hadi Vuga. (Sababu kubwa ni chombo kikishapita hakutakuwa na msongamano ndani ya mji)
2. Barabara kutoka Malindi “round about” hadi “Banyan Tree” itawekwa alama sehemu tatu.
3. Usimamizi wa taratibu zote hizi utakuwa na mawasiliano, mashirikiano ya juu kabisa yatakayokubaliwa na taasisi husika na kuongozwa na sheria.
ANPR NI NINI?

- ANPR/LPR - Automatic Number Plate Recognition / License Plate Recognition
- Teknolojia hii hutumia kamera maalum ili kusoma nambari za usajili wa vyombo vya moto.

ANPR - NAMNA INAVYOFAVANYA KAZI

- Kamera maalum zitafunguwa katika eneo la kuwingilia na kutokea kwa vyombo vya moto.
- Kamera hizi zitasoma namba za usajili na kuwasiliana na mfumo wa ANPR.
- Kila namba itakayosomwa itahakikiwa na kuthibitishwa na ‘database’ iliyouganishwa na mfumo wa usajili wa vyombo vya moto wa Bodi ya Mapato Zanzibar (ZRB).
- Katika ukeleleza kwa mfumo huu, hakakukuwa na uwekaji wa kizuizi katika eneo la kuwingilia na kutokea.
- Malipo yote yatafanywa kwa mfumo wa kielektroniki.
Mahuiano ya Mfumo huu na Jamii

- Vyombo vyote vya moto vitalazimika kulipia gharama ya kuingia Mji Mkongwe.
- Malipo yanaweza kufanyika mwanzo kabla ya safari au baada ila si zaidi ya saa 5:59 za usiku wa siku hiyo.
- Kushindwa kulipia katika muda huo, muhusika atalazimika kulipia malipo pamoja na adhabu.
- Mfumo huu hautawaathiria baadhi ya watumiaji wakiwemo wakaazi na vyombo vya serikali.

Namna ya Ulipaji

1. Nambere ya chombo kunaawe na kamera
2. Pick ya nambere kusambuzika kwa ajili ya ushoogozit
3. Nambere ya chombo kunaawe kwa wakama wa mali kuzamaa
4. Tsurita za mohiliki wa chombo kupatikana kwenda maliwa wa usajili wa vyombo
5. Dereva kufanya maliwa kwa kibinie na katika nje la kutalieshi na kupata kuweza reata

-ZEBRA - ZANTIL - EZYPESA - ZAIB - PNB - Zanubur Revenue Board (ZRB)
Viguzo (Bollards)

- Viguzo vifupi vinavyowekwa kudhibiti uingiaji wa vyombo.
- Viguzo hivi vinawezwa kushushwa Kielektroniki ili kuruhusu uingiaji wa vyombo maalum wakati wa dharura.
Mahala Tulipojifunza Matumizi ya Mfumo Huu

- Tozo ilitozwa kwa vyombo vya moto katika njia zinazozunguka mji wa kihistoria wa Durham.
- Durham imeweza kupunguza msongamano kwa asilimia 90 kutoka vyombo 2000 hadi 200 kwa siku.

FAIDA ZA MFUMO HUU

- Utadhibiti uingiaji wa vyombo vya moto kwa asilimia 50 katika eneo la hifadhi na kupunguza athari zinazoweza kusababishwa na uingiaji huo.
- Utarahisisha uendaji wa vyombo vya moto (Traffic Flow) katika eneo la hifadhi
- Utaboresha usalama kwa watumiaji wa barabara.
- Utaongeza kipato kwa Serikali.
- Utaimarisha uwopo wa Thamani ya kipekee ya uhifadhi (OUV) wa Mji Mkongwe.
MAPENDEKEZO

A. Mkutano na viongozi wa wadawu wote wanaoshughulikia Bandari, Manispaa, Utalii, Mawasiliano na ujenzi na wadawu wote binafsi kwa kuelekeza kilichokusudia, na vipi watakavomu katika ukelelezaaji

Mfano;

i. Magari makubwa muda gani yatafanya kazi, njia ipi watatumia, na idadi ya magari yatakayohitajika kwa kipindi fulani hadi watakakamilisha huduma ndio mengine yaruhusiwe.

ii. Wapi magari hayo yatoke yakimaliza huduma na wapi hawaruhusiki kupita kwa kufuata sheria na taratibu.

iii. Imependekezwa eneo la bandarini mwendo uwe wa chini (approx. max 25 km/hr)

iv. Tozo ya wastani wa Tsh 3000/- italipwa kwa mzunguruko mmoja.

v. Adhabu ya ‘fine’ italipwa na atakae kwenda kinyume na taratibu, wastani ya 150,000/- Tsh.

NOTE: Ikionekana tozo imefanyakazi itabaki, ikiwa hakuna uboresho itazidishwa.

...MAPENDEKEZO

- Mpangilio wote wa magari mbalimbali kutoka Bwawani kupitia Darajani hadi Mnazimmoja, utafuata mpango huu mpya.
- Kwa matukio muhimu ya serekali na baadhini yatakayo tokea kwa jamii, ruhusa maalumu itaombwa kutoka Serikalini.
- Ukubwa na uzito wa magari, magari yatakayokubaliuka kuingia ndani ya Mji Mkongwe sizaidi ya tani mbili.
- Ruhusa ya matumizi ya vyombo vya moto usioendena na mpango huu kwa pale itakapohitajika itatolewa na tasisi moja tuu; Mamlaka ya Hifadhi na Uendelezaaji wa Mji Mkongwe.
- Matumizi ya ushushaji na upakiaji wa bidhaa, vifaa n.k., utapangiwa muda maalum na ruhusa maalum itatolewa na Mamlaka.
- Chombo kitakacho athiri eneo la urithi (jengo, mapambo, n.k.) itawajibika kulipa gharama zote na adhabu ya Tsh 300,000/-.
Mpango wa ‘Mobility’ Ndani ya Mji Mkongwe

- Mradi huu ni miongoni mwa miradi inayofadhiliwa kupitia Zanzibar Urban Services Project (ZUSP) chini ya Benki ya Dunia.
- Miongoni mwa miradi ya ‘Mobility’ kwa miji ya Zanzibar, Mji Mkongwe umekua na mradi maalumu utakaofanywa kutegemea na hali halisi ya mazingira ya Mji Mkongwe kama ni mji wa kihistoria lakini vilevile ni mji wa urithi wa kimataifa.
- Mradi huu unategemea kutiwa saini hivi karibuni na unategemea kuanza mnamo mwezi ……

MPANGO WA ‘MOBILITY’ NDANI YA MJI MKONGWE

- Mpango huu utatowa kipaumbele kwa maendeleo ya kiwango cha hali ya juu ya matumizi ya maeneo ya wazi, kwa vitendo vitavyongeza matumizi mazuri, usalama, na maisha bora.
- Itasaidia kupunguza athari zinazosababishwa na matuzimizi ya vyombo vya moto, miongoni mwa: utoaji wa hewa mbaya (Air Pollution), makelele (Noise), uchache wa maeneo ya kupita kwa miguu (Pedestrian Walkways), uwezekano wa ajali (Accident Risk), muonekano mbaya (Visual Intrusion) na athari za kiuchumi zinazosababishwa na matumizi mbaya ya vyombo vya moto.
- Madhumuni nikuimarisha mahitaji ya waakazi na bishara kwa mnasaba wa kuenda sambamba kwa mazoezi yaliyofanikiwa katika utawala wa miji ya kihistoria iliyofanikiwa.
...Inaendelea

- Utayarishaji wa utaratibu utaopelekea utawala mzuri wa matumizi ya vyombo vya moto ndani ya mji mkongwe nakuja na mwongozo wa vitendo utakaofuata ‘best practices’ kwa matumizi endelevu ya vyombo vya moto ndani ya mji na kulinda urithi wa kiutamaduni.
Change of Paradigm

Car is no longer the king and people come first, says Danish thinker, Jan Gehl - McConnell Foundation
PT passengers use 10 - 20 times less space!

60 people in 50 cars ...or........in 1 bus
## MATRIX – MAMBO MSIIGE MITIGATION MEASURE WITH IMPLEMENTATION TIME FRAME

<table>
<thead>
<tr>
<th>SN</th>
<th>MITIGATION MEASURES</th>
<th>PROGRESS</th>
<th>CCTT OPINION</th>
<th>REMARKS</th>
<th>TIME FRAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The State Party should prepare and implement in cooperation with the owner of the lease of the complex, a complete Heritage Conservation and Management Plan, developed by a qualified heritage professional for the Mambo Msiige Building for examination by the World Heritage Centre and Advisory Bodies.</td>
<td>This need to be prepared as previous CCTT meeting proposed</td>
<td>STCDA will provide technical expertise for the preparation of Heritage Conservation and Management Plan for Mambo Msiige Building, and the cost for the preparation should be incurred by the Park Hyatt Management.</td>
<td>Park Hyatt Management agreed. The cost estimate has been submitted but not yet implemented.</td>
<td>End of December, 2019.</td>
</tr>
<tr>
<td>2</td>
<td>Develop at own cost and install an extensive set of publicly accessible, high quality, visually designed</td>
<td>STCDA, DMA together with General Manager of the Park Hyatt</td>
<td></td>
<td>End of December, 2019.</td>
<td></td>
</tr>
<tr>
<td>SN</td>
<td>MITIGATION MEASURES</td>
<td>PROGRESS</td>
<td>CCTT OPINION</td>
<td>REMARKS</td>
<td>TIME FRAME</td>
</tr>
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<td>----------------------------------------------------------------------------------</td>
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<tr>
<td></td>
<td>interpretation panels in front of the old Mambo Msiige Building facing on to Kelele Square outlining in both Kiswahili and English:</td>
<td>Hotel agreed for implementation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>i. Information regarding the World Heritage Status of Stone Town of Zanzibar, including its boundaries and list of its Grade 1 Monuments with a map of their locations.</td>
<td></td>
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<tr>
<td></td>
<td>ii. The history of Kelele Square</td>
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<tr>
<td></td>
<td>iii. The history of the Mambo Msiige building and its associated structures and including important people and events</td>
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</tr>
<tr>
<td></td>
<td>iv. The history of the surveying of the East African coast and the role of the Mambo Msiige</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SN</td>
<td>MITIGATION MEASURES</td>
<td>PROGRESS</td>
<td>CCTT OPINION</td>
<td>REMARKS</td>
<td>TIME FRAME</td>
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<tr>
<td></td>
<td>and the beacon on the roof as part of this process.</td>
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<tr>
<td></td>
<td>v. Visual historical drawings and photographs</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td>vi. Explanation of the public significance of the Mambo Msiige building to the people of Zanzibar.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td><strong>THE NEW BUILDING:</strong> Plaster and paint.</td>
<td>Not yet done</td>
<td>Park Hyatt Management agreed to implement within a short period but still has not been done</td>
<td>On 20th November 2019</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Smooth over horizontal banding in the pilasters at the ground-floor façade facing onto Kelele Square. Paint to match the rest of the building.</td>
<td></td>
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<tr>
<td></td>
<td><strong>OPEN SPACES:</strong></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>EXTERIOR</td>
<td></td>
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<tr>
<td>4</td>
<td>Replace the garage doors and service entrance with doors more in harmony with</td>
<td>Not yet done</td>
<td>CCTT request the Park Hyatt Management to change the garage</td>
<td>End of December 2019</td>
<td></td>
</tr>
<tr>
<td>SN</td>
<td>MITIGATION MEASURES</td>
<td>PROGRESS</td>
<td>CCTT OPINION</td>
<td>REMARKS</td>
<td>TIME FRAME</td>
</tr>
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<td>----</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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<td>---------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>5</td>
<td>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.</td>
<td>Not yet done</td>
<td>door into timber.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
<td>CCTT request the Park Hyatt Management to install a latticed wooden screen for the swimming pool.</td>
<td></td>
<td>25&lt;sup&gt;th&lt;/sup&gt; November, 2019</td>
</tr>
</tbody>
</table>
Environmental opinion of the outstanding issues on Park Hyatt Zanzibar Hotel (Mambo Msiige Building) in light of UNESCO’s heritage requirements

1. Introduction

The Stone Town of Zanzibar is located on western edge of the Zanzibar Town. It covers total area of 96 hectares and a buffer zone area of 84.79 hectares, which make about 5.4 % of the total area of Zanzibar Town (according to 1982 boundary). In 2000, the Stone Town of Zanzibar was included in the World Heritage Sites of the United Nations Educational, Scientific and Cultural Organization (UNESCO). The Sites are established based on World Heritage Convention of 1972 with the aim of cataloging and preserving sites of outstanding importance, either cultural or natural, to the common heritage of humankind. World Heritage Sites are designated as having “an outstanding universal value” under the Convention Concerning the Protection of the World Cultural and Natural Heritage.

The World Heritage Committee has been established, among others, to examine reports of the state of conservation of inscribed properties under the UNESCO’s heritage programmes, and request States Parties to take action when properties are not being properly managed and abide to. The Committee also decides on the continued inscription or removal of properties that are on the List of World Heritage Sites in Danger based on the compliance and performance of the States.

In this regard, there are documented non-compliance concerns from the World Heritage Committee on the structure that is now known as the Park Hyatt Zanzibar Hotel. This is a Five Star Hotel located in the former Mambo Msiige Building along Shangani Road and adjacent to the Serena and Tembo Hotels in the Stone Town of Zanzibar. Within the list of those outstanding non-compliant issues for Park Hyatt, there are two environmental related issues whereby Zanzibar Environmental Management Authority (ZEMA) and Department of Environment, Zanzibar have been requested to provide professional opinion on those issues.

Therefore, this report prepared by Zanzibar Environmental Management Authority (ZEMA) and Department of Environment highlighting technical opinions to support decision making process.
2. The Outstanding Environmental related Issues

There are two environmental related outstanding issues provided by World Heritage Committee for Park Hyatt Zanzibar Hotel (former Mambo Msiege Building). The issues are as follows:

i. The compliance requirement to demolish all enclosing walls, fences and retaining walls to the beach and level the site with the level of the sidewalk on the sea front adjacent to the park perimeters; and instead to provide coral stone steps along the entire length of the sea-front of the park to the beach.

ii. The compliance requirement to remove electricity generators from the existing garden zone (these could potentially be housed under-ground) and extend the park up to building edge, while ensuring the entire area is to be fully accessible to the public in line with the commitments of the Environmental and Heritage Assessment reports of the Hotel Project.

3. Objective of the report

The main objective of the Report is to provide technical environmental opinion of the above mentioned issues so as to support decision making process that will enhance the conservation and minimizing environmental risk of Park Hyatt Zanzibar Hotel (Mambo Msiege building) and Zanzibar Stone Town in general.

4. Methodology used

The following methods were used for the purpose of preparation of this report:

i. **Formulation of Technical Team:** A Technical Team constituted of four (4) senior technical staff formed to carry out analysis of stated non-compliant issues and provide technical opinion on feasible solutions to the stated requirements. The team was constituted with the Director General, Zanzibar Environmental Management Authority, Director, Department of Environment, State Attorney of ZEMA, and Senior Environmental Impact Assessment Office of ZEMA.

ii. **Consultations with Stakeholders (Meetings and Interviews):** Consultation with key members of the Park Hyatt Hotel, Tembo, Serena Hotel, Institute of marine Science, Stone Town Conservation and Development Authority, selected fishermen and beach users were carried out in order to gather their views and perceptions on the issues. The inputs from these Stakeholders form part of the opinion of the report.

iii. **Review of Documents:** The team reviewed both secondary and primary information/data. Furthermore, the team reviewed policies, institutional and legal regulatory frameworks pertinent to environmental and heritage compliance in accordance with the ESIA procedures and implementation of the Environmental and Social Management Plan (ESMP). Some critical historical and archeological information was
obtained through literature, government reports and internet. Some of the reports consulted include; Environmental Impact Statement for the Proposed Zamani Palace Hotel At Stone Town, Zanzibar of 2012, Application for inclusion of Stone Town, Zanzibar on the World Heritage List, the Zanzibar Environmental Management Act, 2015, the Zanzibar Climate Change Strategy of 2014, the UNESCO and World Heritage Site websites; the Economics of Climate Change in Zanzibar of 2011.

iv. **Transect Walk:** The team undertook a transect walk along the coastal line of the project area and near marginal zones of the Hotel site and further to existing garden/park area and in the generator room. This exercise was carried out in order to identify the morphology and nature of the beach of the coastal line of the site.

5. **Key Observations**

   i. There is a slight deformation or bending of the sea wall along the beach side on the sea front. This is due to frequent impacts exacerbated by storm surges and unusual fluctuation levels of high-tides, which is caused by sea level rise.

   ii. Depression or subsidence of the some of the floor levels exposed to coastal dynamics, which is also caused by storm surge and high-tide levels due to sea level rise.

   iii. The generators are well placed in a closed building, well surrounded by good vegetations and trees. In this regard, visual Impact is well mitigated.

   iv. Well designed and protected garden located eastern part of the hotel, which adds value of the hotel.

   v. The coastline along the hotel is easily accessible by community and no restriction from hotel.

6. **Possible mitigation options for the issues**
6.1 **Demolish all enclosing walls, fences and retaining walls**

6.1.1 **Options outlined**

Three options with their respective advantage and disadvantages were highlighted as follows:

- **Option 1:** Demolish the seawall according to the directive from the Committee of World Heritage Site.
  
  - **Advantage:** Advantage of this option is that the Government will follow the directive from the World Heritage Committee and therefore the issue will be resolved and removed from the list of outstanding issues.
- **Disadvantage:** The climate risk associated with storm surge and sea level rise will be highly increased and therefore jeopardizing the building as an “outstanding universal value”. Without any positive concrete structure to protect sea level rise, the building will be in danger.

- **Option 2: Not to Demolish the Seawall:**
  - **Advantage:** In the short term this will protect the building from storm surges and high-tide levels, which is caused by sea level rise.
  - **Disadvantage:** This will not provide the long term solution for climate change risks associated with storm surge and high tide level due to sea level rise, which is expected to continue rising in the future. Currently, there is a slight shifting of the wall and depression of some of the coastal line, which is mainly caused by the impact of storm surge and high tide level.

- **Option 3: Design and construct proper sea wall along the coastline of the entire Stone Town area of Zanzibar**

  This option was provided by considering the fact that the climate of Zanzibar is changing, and recent decades have seen rising temperatures, increased rainfall variability, higher wind speeds and high-tide levels, and an increase in extreme events (climate variability). Without proper and adequate measures to protect the Stone Town of Zanzibar in term of storm surge and high tide levels, many building of the Town will be endangered and thus potentially harming the ‘outstanding universal value’ of the Town.

  - **Advantage:** Will provide long term solution for protecting the entire area of the Zanzibar Stone Town due to risk associated to climate change and hence increasing the value of the town.
  - **Disadvantage:** Would be very expensive, time consuming and more technical and studies needed.

6.1.2 Opinions of the Zanzibar Environmental Management Authority and Department of Environment

Based on the above-mentioned options and by considering the increasing global temperatures, the Zanzibar Environmental Management Authority and Department of Environment are of the view to have long term solution of protecting the Stone Town of Zanzibar from the risk associated with climate change impact in terms of storm surge and high tide level due to sea
level rise. In this regard, these two Institutions are highly recommending the following on the agenda:

1. There is no need to demolish the existing seawall, which is protecting Park Hyatt Hotel from storm surge and high tide level.

2. For short term measures, the hotel could request the Stone Town Development Control Authority to provide proper remedy measure for the existing problem of shifting of the wall.

3. For the long term measures, there is a need for UNESCO in collaboration with UNEP and Government of Zanzibar to prepare a concept paper and project proposal for safeguarding the Stone Town of Zanzibar due to the impact of Climate Change, and in particular the sea level rise, by constructing proper and accepted sea wall across the town. The fund for the project could be mobilized through Green Climate Fund (GCF) or Adaptation Fund (AF) of the United Nations Framework Convention on Climate Change (UNFCCC).

6.2 Remove generators from the park
6.2.1 Options outlined

The following are the options outlined for the issue:

* **Option 1: Remove the generators from the existing area**
The Directive from World Heritage Committee is to remove the generators from their existing location to other place within the project area.

  o **Advantage:** Advantage of this option is that the Government will follow the directive from the World Heritage Committee and therefore the issue will be cleared and removed from the list of outstanding issues.

  o **Disadvantage:** Currently, there is no proper place within the project area that could be properly used to install the two big generators. Significant impacts that could occur in terms of demolishing building for placement of generators.

* **Option 2: Put the generators on the ground**
The height of the generator is about 2 meters and a length of 3 meters; and width of 1.5m; therefore you need to dig a pit of nearly 12m³ for a single generator. For the existing situation of project site, it would be difficult to dig a pit of not more 2m without hitting on the seawater. Therefore, it would be a direct contact of generators with seawater and thus increasing the risk of rusting and leakage of the generator, which will lead to marine pollution.

  o **Advantage:** Remove the visual Impact and you could use the top land of the generator by improving the landscape of the area.
o Disadvantage: Maintenance cost and replacement of new generator is high and well as risk to marine pollution due to leakage of oil.

- **Option 3: The generators remain in the existing state of affairs (status quo)**
  
o **Advantage:** Maintenance cost is low, visual impact is mitigated through the existing trees and plants which also provide emissions mitigation. Leakage could be easily identified and handled and therefore, no risk to marine pollution.
  
o **Disadvantage:** Could potentially not be accepted by the World Heritage Committee.

6.2.2 Opinion of the Zanzibar Environmental Management Authority and Department of Environment

Based on the above-mentioned options, the Zanzibar Environmental Management Authority and Department of Environment are of the view that the generators remain in the existing state of affairs. The Hotel management needs to be asked to provide timely maintenance services of the generators, and not allow any fuel or oil leakage. Furthermore, the Hotel Management needs to continue provide and maintain the existing garden and trees cover located around the generators.

7. Conclusion

The Zanzibar Environmental Management Authority and Department of Environment Zanzibar analyzed the two environmental related issues for the benefit of heritage and environmental conservation practices. Therefore, it is our hope that the options recommended in this report would be implemented to enhance long term sustainable management and conservation of the Zanzibar Stone Town for the benefit of all.

Submitted by:

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<thead>
<tr>
<th>Sheha M. Juma</th>
<th>Farhat A. Mbarouk</th>
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<tbody>
<tr>
<td>Director General</td>
<td>Director</td>
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<td>Zanzibar Environmental Management Authority</td>
<td>Department of Environment</td>
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MALINDI PORT PROJECT REPORT

Following WHC/ICOMOS Reactive Monitoring Mission of February 2016 Zanzibar Ports Corporation has halted all development and expansion programs within the Port of Malind, process of demolition of Old Storage sheds in and around the port was cancelled as recommended by the WHC/ ICCOMOS mission in order to support Stone Town Conservation efforts and to reintegrate the Malindi Port with the historic Forodhani Waterfront.

As of present there is no project going on at the port except for construction of a small security wall to stop port intruders entering the port from Forodhani Beach.

Instead, the Government of Zanzibar has decided to construct a new port at Maruhubi Area outside of Heritage Site (Stone Town ) about 2.5km North of Malind Port whereas the existing Malindi Port would be retained to serve local passenger vessels ,dhow, schooners and international cruise ships.

Preparation for the new Maruhubi Port including relevant studies, Master Plan and preliminary designed are ready and the project will take off as soon as the loan Agreement is signed between the Government of United Republic of Tanzania and Exim Bank of China.

The Contractor and Supervisor for this project have procured and the project will be executed under Design and Build Contract. According to the Master Plan the project will be executed in two phases, Phase I is expected to begin soon after signing the Loan Agreement and phase II will be subject to success of phase1, the two phases will be constructed adjacent to each other.
Ministry of Finance and Planning, Revolutionary Government of Zanzibar and The World Bank

List of Projects on-going/proposed within Stone Town World Heritage Property and its Buffer Zone under ZUSP & BIG-Z

I. ZUSP (Zanzibar Urban Services Project)

Start Date: June 2011
End Date: 30 June 2020

List of On-going Projects

<table>
<thead>
<tr>
<th>S. No</th>
<th>Name of Project</th>
<th>Description</th>
<th>Status</th>
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<tbody>
<tr>
<td>1</td>
<td>Stone Town Conservation and Heritage Management Plan</td>
<td>An Integrated Conservation and Heritage Management Plan for Zanzibar Stone Town, a designated UNESCO World Heritage property (WHP) is being prepared based on review and update of the 1994 Zanzibar Stone Town Conservation Master Plan, the 2008 Heritage Management Plan and on international standards and the principles of the 2011 UNESCO Recommendation on the Historic Urban Landscape. Specific objectives of the assignment are: 1. Preserving and revitalizing the OUV of Stone Town 2. Providing technical and practical guidance for the management and conservation of heritage assets (including monuments, buildings, public space, and other important assets) in Stone Town and its surrounding areas for the next ten years; 3. Preparing guidelines and action plans to assist Stone Town in improving its climate resilience and mitigate risks related to climate change and natural disasters in the future.</td>
<td>On-going (Sept 2019 – June 2020)</td>
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2 | Safe and Sustainable Mobility Management Program for Stone Town | The overarching objective of Mobility Management Program Study is to revert the trends of gradual deterioration and increasing congestion in the City of Zanzibar through generation of a strategic program of investments and regulatory actions aimed at improving the livability and economic potential of the urban area through direct mobility and public space improvements. The approach includes:  
1. Putting the pedestrian front and center  
2. Prioritizing the development of high-quality public space through actions that increase livability, safety and citizen comfort  
3. Aligning with the concept of Environmental Areas which implies the upgrading of the original habitat of the city, defining neighborhoods with similar urban and social characteristics and creating internal circulation systems that protect the most vulnerable users while guaranteeing the economic functioning of the city and maintaining its historical heritage.  
4. Following an integrated development approach that covers beyond the city core and tourism attractors, and looks at residential and commercial zones within the geographic scope.  
5. Seeking to minimize the negative impacts associated with the hegemony of motorized traffic, among which is air pollution, noise, and loss of space for pedestrians, accident risks, visual intrusion, and economic loss due to inefficient mobility conditions. In particular, restrain the growing encroachment of motorcycles into narrow alleys and other pedestrian streets where they cause accident risks and detract from a people-oriented walking environment. In the same vain, anticipate and manage the use of electric-powered small vehicles etc.  
6. Establishing conditions for attractive public transport services to divert person-trips from motorcycles and cars.  
7. Aiming to improve the access needs of residents and businesses in a manner that is consistent with best practices in the management of historical centers. | On-going (Nov 2019 – May 2020) |

3 | Michenzani Green Corridor Plan | A green corridor in the Michenzani area of the Zanzibar Urban Municipal Council is being designed as an integral part of the Local Area Plan of the city | On-going (Dec 2017 – Feb 2020) |
The corridor development is envisioned as a best practice example of inclusive public space, ecological principles, cultural heritage, and revitalization of a strategic mixed-use corridor.

Proposals for improved mobility (encompassing all pedestrian, public and private transport), drainage and road improvements, pedestrian amenities (for inclusive and safe walkways), public open spaces, public markets area improvements, landscaping and tree planting, lighting, traffic flows, areas for public-private (building) development, public toilets, street furniture, options for upgrading the Michenzani development houses etc. have been included.

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<tr>
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<tr>
<td>4</td>
<td>Mizingani Seawall construction</td>
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<tr>
<td></td>
<td>Restoration of Seawall, rehabilitation of road along Mizingani, construction of walkways, and landscaping.</td>
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<td>Completed in August 2018.</td>
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II. BIG-Z (Boosting Inclusive Growth for Zanzibar)

Expected Start Date: July 2020

Expected finish date: June 2026

List of Proposed Projects

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<th>S. No</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Implementation of investments/activities that will be identified in the Stone Town Conservation and Heritage Management Plan</td>
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<tr>
<td>2</td>
<td>Implementation of investments/activities that will be identified in the Safe and Sustainable Mobility Management Program for Stone Town</td>
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<tr>
<td>3</td>
<td>Implementation of the Michenzani Green Corridor Plan</td>
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<tr>
<td>4</td>
<td>Rehabilitation of assets of heritage and Local economic development importance (e.g. Darajani Market and Palace Museum)</td>
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<tr>
<td>5</td>
<td>Technical Assistance on Building Regulatory Framework for Zanzibar</td>
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2019 JOINT UNESCO / ICOMOS / ICCROM REACTIVE MONITORING MISSION TO THE STONE TOWN OF ZANZIBAR WORLD HERITAGE PROPERTY

ANNEX O: PHOTO RECORD
STATE OF CONSERVATION OF THE PROPERTY: General overview.
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Containers stored in public spaces
SITE FOR THE PROPOSED DARAJANI CORRIDOR BUSINESS DEVELOPMENT: The Vikokotoni and Darajani Schools
THE MAMBO MSIIGE BUILDING
THE MAMBO MSIIGE BUILDING
BEIT AL AJAIB / HOUSE OF WONDERS, including excavation pit for crane footing
KOJA ISMAILI CARAVANSERAI
MEETINGS AND ENGAGEMENT