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SITE NAME: **The Stone Town of Zanzibar**

DATE OF INSCRIPTION: 2nd December 2000

STATE PARTY: UNITED REPUBLIC OF TANZANIA

CRITERIA: C (ii)(iv)

DECISION OF THE WORLD HERITAGE COMMITTEE:

Criterion (ii): The Stone Town of Zanzibar is an outstanding material manifestation of cultural fusion and harmonization.

Criterion (ii): 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.

The Committee requested the State Party to report to the twenty-sixth session of the Committee on the progress made in clarifying the co-ordinating and supervisory role and strengthening of the Stone Town Conservation and Development Authority.

BRIEF DESCRIPTIONS

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.

1.b State, Province or Region: Zanzibar

1.d Exact location: 6° 10' S, 39° 12' E

**Application for the inclusion on the
World Heritage List**

**STONE TOWN, ZANZIBAR
UNITED REPUBLIC of TANZANIA**

Signed (on behalf of the State Party)

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World Heritage Centre
Documentation Unit

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1. Identification of The Property

a) Country

United Republic of Tanzania

b) State, Province or Region

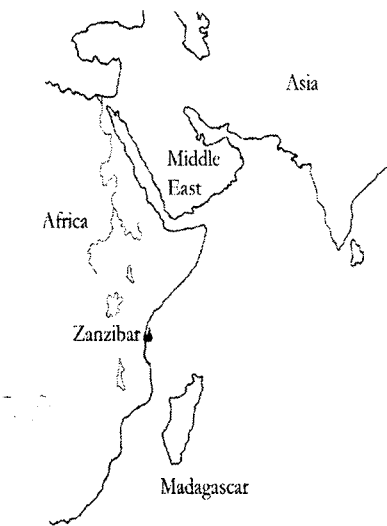
Zanzibar

c) Name of Property

The Stone Town of Zanzibar

d) Exact location of map and indication of geographical coordinates and area

Latitude 5° 22' E, Longitude 93° 18' N. The total area of the nominated area is 96 hectares. A buffer zone of 84.79 hectares is composed of:-



1) The green belt inside the conservation area (map B).

2) Neighborhoods 1 and 2 (map B) regulated by the Zanzibar Municipal and the commission for Lands and Environment so that the structures thereof should not exceed 3 storeys.

3) On the water front, there is the extension of approximately 6,200 hectares which is the extent of the Port according to the Ports Decree 1959 – (app. 1, map A) which was also recognized by the Ports Authority Act of 1997 – (app. 2). The waterfront is required by the decree to remain always navigable, thus protecting it from the construction of any structures like jetties and marinas. Further more, marine life is protected by the Environmental Management Act against any destruction or pollution. Current preparations to amend the Ancient Monuments Preservation Decree of 1927 include provision for the protection of marine archaeological sites like shipwrecks.



Zanzibar



Zanzibar Town



Stone Town

e) Maps

-
- A. Map showing harbour limits
 - B. Map showing the extent of the conservation area.

2. Justification for Inscription

a) Statement of significance

Zanzibar Stone Town is the last and best, as well as the largest preserved living town testifying the evolution of Swahili civilization, itself a product of many cultural streams and strong maritime economic transformation. The Swahili - according to Encyclopedia Britannic - are essentially a mixed people, the result of long crossing between the Negro's of the East African coast and the Arabs with an admixture of slave blood from nearly all the East African tribes.

The definition is, however, missing the substantial assimilation of European, Indian, and oriental bloods in the Swahili culture. Its language, the Swahili is currently spoken by almost half the African continent, prompting many politicians and linguists to seriously consider it as an official Pan-African lingua-franca. Its other manifestations: customs, architecture, music, rituals and dressing are currently not only predominant along the East African coast, but covers considerable portions of Central, East and Southern African hinterland.

This confluence of many different cultures and religions has created a unique urban environment of Stone Town characterized by its exotic architecture. While there has been an on going synthesis and indigenisation of the various cultures, distinct building types originating from Oman, India, East Africa and Europe can still be discerned.

Stone Town furthermore bears the memories of all slaves sold in Zanzibar as well as the memory of European explorers such as Vasco da Gama, Livingstone, Speke, Stanley, Burton and others. The Stone Town is therefore an outstanding tangible and intangible manifestation of this interaction through several millennia hence bears unique universal values.

b) Possible Comparative analysis

The Swahili civilization is to a large extent spread on the contours of the Zenj bar (Black Empire), an 8th - 10th century loose confederation of East African coastal city states. Just as the name

Zanzibar (contraction of the name Zanj - bar) finally became confined to the geographical and logistics Centre of that empire, (the present day Zanzibar), it is in Zanzibar that most of the physical cultural aspects of that civilization remain. Unlike the other city states, Zanzibar Stone Town is still a living town and is the seat of a government, visited by scholars routinely and frequently (secular and religious). Unfortunately, other similar former city states such as Mombasa, Kilwa, Lamu, and Bagamoyo have been reduced to ruins or dwindled in both population and significance to such an extent that the built cultural heritage is mainly ruins and/or isolate monuments.

The number of carved doors remaining, an important architectural feature in the Swahili towns helps to elaborate this further. Whereas Zanzibar for instance has over five hundred carved doors, Lamu has roughly two hundred and Mombasa about a hundred. Many of the lesser towns of the area boast a few decorative doors in the major buildings and mosques for instance at Mikindani, Kilwa Kivinje, Bagamoyo, Vanga, Takaungu, Faza, Siyu and other towns of the Lamu archipelago.

Elsewhere outside the region, similar slave strongholds may still be existing; yet they convey a far different example and have a different story to tell. The Gor'ee island, for instance, might have been a slave stronghold which exemplified both man's inhumanity on one hand, and man's courage in tracing their humanity back through slave-trade abolition on the other. This, however was more of an isolated slave station with no normal residential life, thus missing the important testimony of how the resident community was affected and influenced by the slave trade, how was city-planning regulated to contain this trade and how it was de-regulated to combat the trade. Fortunately, the Stone Town served as both a slave market and a residential town.

c) Authenticity/integrity

Speaking of authenticity in an African context, the close link between tangible and intangible must be considered as well as the link between the symbolic and functional character of the heritage. African or East African principles on authenticity have not yet been formulated. In the absence of these African and East African principles on authenticity we believe that the Stone Town meets the test on authenticity by the following reasons:

1) From its creation until 1964, the Stone Town has been currently maintained in the traditional way of the region, by its inhabitants as well as landlords.

The political upheavals following the 1964 Revolution forced many landlords and property owners to flee the country. As a result, the Stone Town was left as a ghost town only later to be inhabited by desperate rural migrants. Considered as a relic of colonialism, little attention and hence little disturbance was paid to the town, in favour of ambitious socialist-bloc-inspired housing schemes beyond the Stone Town. This had an enormous advantage to the authenticity of the Town, as the only major tempering came with the collapse of some of the buildings due to lack of maintenance.

2) The materials and skills used in Stone Town construction are still widely used in Zanzibar. Naturally, any mason in Zanzibar must be capable of building in both concrete blockwork and the traditional lime - laterite-sand masonry. In fact, a combination of both types of construction is not uncommon in most of contemporary structures. Thus both as a process and in terms of materials, the town is still strongly authentic. Due to heavy rains early failure of masonry flat roofs which originated from Arabia resulted in such roofs being covered by pitched corrugated iron roofs, sometimes badly hampering architectural features such as the crenellated parapets. This, however, is an authentic process, even if the covering is being currently done in very few cases.

As a matter of fact the pitched corrugated roofs which have been used as roofing for the last hundred years, has become a traditional material of the Stone Town.

d) Criteria under which inscription is proposed

Stone Town evolved through several millennia of maritime mercantile interaction, the surviving town is a physical reflection and testimony of this long-term inter-change of human values within the coastal region of East Africa; an authentic impression of the living Swahili culture. And is the only and best preserved example of its kind.

The lay-out technology and design of the Stone Town buildings, expertly blending imported and local ideas, materials and

techniques, makes the Stone Town an example of indigenous creativity of its own.

Its continuous use as a residential/commercial town is by itself a powerful media in the manifestation of memories of the slave trade and of explorers like Vasco da Gama, Stanley and others.

With this in mind, in our opinion the Stone Town meets the following criteria as per the operational guidelines: (iii), (iv) and (vi).

3. Description

a) Description of the Property

The Stone Town of Zanzibar forms a unique urban settlement due to a combination of geographical and historical circumstances.

The town of Zanzibar developed on Unguja island, the main island of Zanzibar archipelago whose strategic position, natural harbour, tropical climate, fertile soil, plentiful sweet water and ready supply of buildings materials offered all that was needed for urban development. The town grew at the western tip of a triangular peninsula projecting into the Zanzibar Channel, about halfway down the island's western coastline. The peninsula was separated from the main island by a creek to the east, and connected to it by a neck of land to the south. The maps on appendix 3 show the development of Zanzibar Town, from 1849.

The Stone town conservation area covers a total surface area of 125 hectares comprising the built-up portion of the Stone Town and the open areas along its eastern border plus the older part of Darajani Street. This comprises about 5% of the municipality's total area of 1600 hectares. The current population is estimated to be 16,000 about 8.2% of Zanzibar Town's population. The property in the stone town can be classified into:

- 1) 60% of the properties are mostly commercial and residential.
- 2) The rest are mainly religious building like churches, mosques and public structures like markets, offices, schools and hospitals.

In terms of ownership, the properties fall into three classes:-

- 1) 30% of the property comprising mainly residential structures but are also utilized for other purposes are owned by the Wakf and Trust Commission, which is a form of religious endowment.
- 2) About 30% is owned by the Government. These mainly include public structures and some residential and commercial structures.
- 3) The rest belong to the private population and institutions. These are mainly residential and commercial properties.

Typologically and functionally, the largest class of traditional structures of the Stone Town are the shop front buildings derived from Indian predecessors. These amount to 32% of the total building stock. A further of 25% of buildings are houses derived from Arab models. In addition there are two types of structures i.e. the "traditional unclassified", where the construction technique is traditional but the architectural origins are unclear and the "contemporary" which essentially covers all other buildings built over the past 30 years, many of which are residential buildings and do not conform to the traditional urban fabric of the Stone Town. Statistically these buildings include: Arab residences (426), Arab mosques (30), Indian shop fronts (546), Indian residences (108), Indian mosques/temples (8), Caravanserai (10) Jamats (10), Swahili houses (92), European residences (74), European public purpose (57), Traditional unclassified (82), Contemporary (256).

The many development phases of the town from a traditional fishing village at the Shangani Point to a royal residence at Forodhani and to a commercial metropolis along the bazaar street was mainly through ethnic relations. Arabs residences are mainly concentrated at Forodhani where the former palaces still stand. Behind them towards the former creek snake out shopping streets belonging to the Indians, the merchant class of the time as well as of today. As these were built on family basis, there was no space between one building and the next, until the buildings from the other direction could not align with those from the opposite, thus creating a no-mans land. Thus was the eminent creation of the labyrinth of narrow shopping streets.

Another unique feature in the Stone Town is the relationship between open and built up areas. There happens to be a special relationship between space and individual within the Zanzibar

Culture, that is reflected in the Stone Town fabric. The Swahili tend to domesticate open spaces, rather than expose them. Individually this is achieved by enclosing an open courtyard within a house. Communally, it is done by encompassing open spaces around buildings. This is demonstrated in the layout of the stone town so that to an outsider the impression is one of massive confined construction, while to the dwellers, there is ample of private or communal open spaces which strangers can experience only upon entering courtyard houses, or viewing them from roof tops of their temporary abodes. With the exception, of course, of Vuga which was the European part of the town.

Although it is the overall urban structure/fabric and townscape that gives the Stone Town of Zanzibar its unique character, there are many individual buildings of historical and architectural significance representing fine examples on the local architecture and buildings tradition. In addition, those buildings contain elements such as carved doors, elaborate balconies and intricate fretwork's which are distinctive features in themselves. These include:

- Monuments 24,
- Significant buildings (628),
- Carved doors (277),
- Balcony/teahouses (127),
- Fenestrations (90),
- Fascia boards (142),
- Facade features (142)
- Decorative plaster works (27),
- Doorways (14),
- Covered passages (13),
- Tile work (52),
- Timber staircases (30),
- Arches/niches (220),
- Other features such as barazas, pillars. (43).

Moreover, the Stone Town possess Streetscape elements including old tombs, stairways, fountains, trees and vistas as well as graveyards, parks and other green areas.

Many of the basic construction techniques used in the different types of buildings have been employed along the East African coast for many centuries. These essentially consisted of coral rag masonry set in a thick mortar, consisting of lime, earth and sand, and then covered with a lime plaster and lime wash. The typical

vernacular architecture of the old town, is of two story buildings constructed of massive walls of coral rubble, with long, narrow rooms around an open courtyard. The dimensions of buildings and individual rooms were determined by the length of the locally grown *boritis*, the mangrove poles capable of supporting the heavy stone ceilings, generally spanning 2.5 to 3 metres. It was only with the introduction of modern building materials and techniques that these centuries old portions and dimensions began to change.

The land use policies constitute the backbone of the newly approved conservation Plan. Eight zones of land and building use have been designated, including that of public open space, such as gardens recreation grounds and sea related activities. Religious activities and educational facilities are distributed throughout the town and therefore are not designated separately. For full documentation of the buildings, refer to app. 4.

b) History and Development

Swahili Civilization

Zanzibar, derived from the Perso-Arab word meaning the coast of the blacks, is the largest surviving Swahili town along the East African coast where two major cultural traditions come together and merge to form the Swahili civilization.

The Swahili coast is the eastern extremity of the African continent, and it provided the habitat in which the new civilization could develop, and the base of its population and language. The narrow coastal belt from southern Somalia in the north to northern Mozambique, the Comoros and northern Madagascar in the south, provided a favourable tropical environment for small communities at the harbour towns to sustain themselves by fishing, local agriculture and trade in which they were the middlemen between the ocean and the African interior. Into this belt over the past two millennia and more flowed a series of African population groups, the most notable being the Bantu-speaking people who contributed the Swahili language.

On the other hand, the East African coast is also the western edge of the Indian Ocean, and it was thus exposed to oceanic influences from across the ocean. For more than two thousand years Arabs, Persians, Indians and even Indonesians have been trading with the East African coast, interacting with the local people, intermarrying

with them, and evolving into a unique cultural amalgam that is the Swahili civilization. Their influence is perceptible not only in the mixed population of the coast but also in the language, architecture, religion, dress and food, and in the general cosmopolitan way of life.

Under the impact of these two cultural streams a series of harbour towns developed along the East African coast. The earliest documentary evidence of this economic and cultural interaction goes back to the *Periplus of the Erythraean Sea* a first century Greek commercial guide of the Indian Ocean, and Claudius Ptolemy, the famous Greek geographer of the second century of the Christian era. Meanwhile, archaeological research over the past few years has begun to yield evidence for the evolution of these market towns. The earliest of such towns has been excavated at Unguja Ukuu on Zanzibar island where late Roman and Sassanian-Islamic pottery from the fifth century have been found. Not far from here is the earliest surviving mosque at Kizimkazi which is dated to the early twelfth century by an exquisite Kufic inscription affiliated to the Siraf school of calligraphy in the Persian Gulf. These are merely two examples of tens of archaeological sites dating from the eighth to the fifteenth century on Zanzibar archipelago and all along the Swahili coast giving substance to the claim of an extensive and highly developed civilization that probably reached its apogee at Kilwa just before it was visited by Ibn Battuta in the fourteenth century.

The coming of the Portuguese from the end of the fifteenth century, destabilized the Swahili economy and civilization momentarily. Zanzibar was visited by Vasco da Gama on his return from India in 1499 when he wrote: we came close to a large island called Jamgiber which is peopled by Moors'. In 1503 a Portuguese commander Ruy Lourenco Ravasco may have bombarded Unguja Ukuu. Over the next two centuries they established a loose suzerainty over the Swahili coast, but it was peripheral to their preoccupation with the spice trade of India. They were forced to occupy the coast more effectively only when they were challenged firstly by the Turks, and later by their European rivals, forcing them to build Fort Jesus at Mombasa in 1593. At Zanzibar they built a church and some Portuguese merchant houses. In 1634 the Portuguese Chronicler Pedro Baneto de Rezende described the island as 'for the most part inhabited by Arabian Moors who have aMoorish king. There is also a church with a vicar of the order of St. Augustine to whom the king does all the possible favour'. A wall of the church was

incorporated by the Oman Arabs when they built the Old Fort early in the eighteenth century which can still be seen. Despite their two centuries of occupation, however, the Portuguese had a very limited impact on the Swahili culture, partly because the number of Portuguese actually on the coast was always minute. There are a few monuments and a scattering of Portuguese words in the Swahili language. Moreover their influence north of Mozambique ended when they were driven out of Fort Jesus at the end of the seventeenth century.

The Rise of Zanzibar

Although there are archaeological indications that the site of Zanzibar town was occupied as early as the tenth century, the present town is largely a product of the post-Portuguese rejuvenation of the Indian Ocean economy. The Oman Arabs stepped in very gradually during the eighteenth century when their main interest was in trade in food grains, mangrove poles, dried fish, ivory as well as slaves. The slave trade to the north was on a modest scale because the sparsely populated desert littoral of Arabia could not absorb a very large number of slaves except in the date plantations of Oman, pearl diving in the Persian Gulf, and in fishing and the dhows of the Indian Ocean; and there was limited demand for slaves in the densely populated India. During the last third of the eighteenth century the slave trade was given a major boost by the demand for slave labour for their sugar plantations in the French islands of Isle de France (Mauritius) and Reunion in the southwestern Indian Ocean and even in the Americas.

The dislocation of the southern slave trade by Anglo-French warfare at the end of the eighteenth and early nineteenth century forced the slave traders to divert the slaves to Zanzibar itself into a plantation economy which in the long run developed its own momentum far exceeding the former external slave trade. By the mid nineteenth century more than 20,000 slaves were being imported into Zanzibar of whom about half were absorbed by the clove plantations on the islands, a third re-exported to the coast of Kenya and Somalia where they produced sesame seeds and other commodities for export, and the rest transported to the north. The cloves plantation economy thus formed one of the foundations of the economy of Zanzibar and sustained a prosperous but unstable slave/land owning class, predominantly but not exclusively Oman Arab.

The second foundation of Zanzibar's economy rested on the expanding commerce of the Indian Ocean during the nineteenth century. Its dynamism was based on the rapidly growing demand for ivory in the industrializing countries of the West to manufacture billiard balls, piano keys, cutlery handles for the newly enriched bourgeoisie. While the clove economy fluctuated widely and ultimately stagnated with over-production, the ivory and slave trade grew exponentially throughout the century. This enriched the ruling dynasty and the merchant class in Zanzibar, Indian merchants both in Zanzibar and the coast, and Swahili, Arab and even Africans from the interior. These traders, like Tippu Tip- the notorious slave trader of that time, manned the ivory and slave caravans as far as northern Uganda, Zambia and eastern Congo. Some of these caravan traders ultimately retired to a more settled life, engaging in the clove plantations, and building their mansions in Zanzibar town.

The Evolution of the Zanzibar Town

The Town of Zanzibar encapsulates the long and varied history of the Swahili coast. Every Swahili town had a 'stone town', the locale of the more prosperous section of its citizens who built in stone and mangrove poles. But every stone town also had its counterpart in the mud huts inhabited by the commoners, the *ng'ambo* or 'other side', although the two parts were not always separated by a *cordon sanitaire* as they came to be during the colonial period. Even until the end of the nineteenth century the stone houses and mud huts were scattered all over the peninsula on which the Stone Town of Zanzibar is now located, although by that time a large suburb had already developed across the now filled creek where now the former creek road stands, presently known as Benjamin Mkapa road in Ng'ambo.

The Stone Town is an agglomeration of various architectural traditions from the East African coast and the world of the Indian Ocean. Four major traditions can be identified, but they are not always distinct for they have been homogenized in the process to create a new amalgam that is Zanzibar or more broadly Swahili.

Different populations have moved into the different quarters with their fluctuating fortunes, inheriting and modifying the houses to suit their needs, so that many of the houses betray a history of continuous change and integration. Moreover, the different quarters of the town were not segregated but bound together by an intricate network of intimate narrow lanes and a great series of

social nodes, such as mosques, coffee places and *barazas* i.e. meeting points that have created a cosmopolitan whole.

The earliest phase of the town, which was already the result of a long process of previous interaction and integration, may be called Swahili. It began to grow after the departure of the Portuguese when the indigenous ruler of Zanzibar, Mwinyi Mkuu Hasan, cleared the bush on the peninsula outward from his palace located on the site of the present House of Wonders. The town was settled by Swahili immigrants from other parts of the coast, such as the Lamu archipelago and Malindi, as well as immigrants from Hadhramaut in Arabia. They were associated with the Minaret Mosque, perhaps the earliest standing monument in the town, whose elliptical minaret shows close similarities with those on Pemba, the coast of Kenya and perhaps Hadhramaut. They perpetuated the Swahili building tradition and architecture that is now seen most fully developed in the Lamu archipelago. The Swahili house was designed as an introverted self-contained complex organised around an 'intimacy-gradient' from the semi-open entrance porch where guests were normally received, to the master bedroom at the back of the house with very elaborate stucco decoration and niches.

The distinct Swahili tradition was overwhelmed by the rapid growth and new immigration in the nineteenth century, so that only a handful of such houses now remain in such areas as Malindi and Mkunazini. Others were taken over and modified by newcomers. However, the tradition has survived in a modified form on a much larger scale in what is now known as the Swahili house. From the entrance porch, a corridor led to the open courtyard at the back of the house where many household chores were carried out. Originally built as mud and thatch huts, many of these however, were transformed into plastered stone masonry houses with corrugated iron sheet roofs, some of which can still be found on the peninsula but they are more widespread in Ng'ambo.

The Omanis from the early nineteenth century, initially as traders and later settling as plantation owners, introduced their architectural tradition of a massively built multistory square block of coral stones and mortar with a flat roof surmounted by a low crenellated wall. However, they had soon to adjust to the wet climate in Zanzibar by capping these houses with pitched roofs of corrugated iron sheets or tiles. These houses display elegant simplicity. The only remarkable external feature is the elaborately carved square wooden door which is rich in symbolism, with

patterns and motifs based on the lotus signifying power, the fish symbolizing fertility, incense representing wealth and the chain standing for security. Over the top is often an Arabic inscription, usually a passage from the Quran. The outer walls of Arab houses are punched by small windows to protect the privacy of the household. On the other hand the interior of the house was provided by wide balconies around the central courtyard where the womenfolk could perform their household chores protected from any external gaze. The spiral of intimacy was expressed from the stone benches on either side of the external door where casual interaction took place, to the formal reception area, servants' quarters and storage on the ground floor, and to the domestic quarters on the upper floors. In contrast to external plainness the interior of Oman houses were richly embellished with imported clocks, chandeliers and furniture.

The third component of Zanzibar's architectural tradition was provided by the Indians. Most of them initially came as traders of limited means, and settled in narrow shop-front houses along the bazaar streets. Their simple four-leaf Gujarat-style doors exposed the whole front of their houses to the customers, while the domestic quarters were at the back of the house. However, as they prospered they began to buy Oman houses to which they added external verandas to increase ventilation and light. By the 1860s they began to build large commodious houses reminiscent of the Gujarati *haveli* with elaborately carved verandas, intricate fascia boards and windows with coloured glass lintels. During the latter part of the century the more distinctive finely carved Indian-style doors with their semi-circular lintels became popular even with the Arabs. The apogee of Indian architectural influence was reached in the Old Dispensary building that was built in the 1890s as a hospital in honour of Queen Victoria's Golden Jubilee. However, it is more like a palace, with an enormous two-story balcony in which the fretwork and fascia boards run wild.

The final contribution to Zanzibar's architectural mix came with the British at the beginning of the twentieth century when Zanzibar was a British Protectorate. In line with their policy of indirect rule to make colonial rule palatable, the British tried to blend the new colonial architecture into the existing style of Zanzibar. Indeed they did more to orientalise the formerly subdued Zanzibari architecture by introducing 'Saracenic' or Moorish features borrowed from Istanbul and Morocco. A catalytic figure was John Sinclair, a young colonial officer who was trained as an architect and was inspired by Muslim architecture. He designed a number

of colonial public buildings, including the State House and the High Court with distinct Moorish arches, and the Peace Memorial Museum that was fashioned after the Aya Sophia Mosque. He thus left a permanent imprint on the architectural heritage of Zanzibar. Although it did not grow directly out of the local tradition, it has nevertheless become part of the Zanzibar tradition, and its arches have influenced many later public and private buildings.

Consistent with its cosmopolitan character, Zanzibar has always offered a very high degree of religious tolerance to all its citizens. The Stone Town is thus a gathering of world religions, with 48 mosques, four Hindu temples, a Zoroastrian and a Buddhist temple, and two Christian cathedrals. The Zanzibar skyline is not pierced by minarets and domes like Baghdad of old, for mosque architecture is fairly restrained not to divert the attention of the worshippers from their concentration on God. Nevertheless there are a couple of old minarets which are now becoming more common. Moreover, there is a greater degree of decoration around the *mihrab* (prayer niche). Some of the mosques, especially those belonging to immigrant communities, were more than mere places of worship but were also elaborate community centres, incorporating a *madressa* (Quran school), places for religious sermons and communal feasts, and even temporary accommodation for visitors.

Indian architectural influence is most pronounced in Hindu temples which were established as early as the 1870s, with their painted towers jutting above the surrounding houses behind the Palace. During the last quarter of the nineteenth century increasing European influence and missionary activities led to the building of the Anglican and Roman Catholic cathedrals. The former, inspired by David Livingstone who had instigated the formation of the Universities Mission to Central Africa, was built on the site of the last slave market. Indicative of religious tolerance, the land was donated by the Indian farmer of customs, and the Sultan gave the clock that was placed in the tower. Bishop Steere who supervised construction, deliberately combined Gothic and Arabic architectural features to blend it into the Zanzibar scene. The Roman Catholic cathedral, on the other hand, was designed in the Romanesque style, apparently by the architect of the cathedral in Marseilles. The Stone Town has thus lived up to its cosmopolitan character even in its religious architecture.

As the town grew gradually, the Arabic influence in the architecture was mostly associated with the appointment of various

governors from Oman. It acquired a facelift when Seyyid Said built up his Beit el Sahil Palace in 1835, then Beit el Hukum and Beit el Thani for his Persian wife Lady Sharhruzad Mirza at Forodhani. This period of rapid growth of the town is documented in the earliest reliable map of the town prepared in 1846 by Charles Guillain; showing established stone town surrounded by mud and thatch houses that covered most of peninsula and spread across the creek at Darajani, the narrowest crossing point. For chronological order of Omani Sultans in Zanzibar, see app. 5.

Modern urban development was accelerated during the reign of Sultan Barghash (1870 to 1888), who has been described as the Harun Rashid of the local ruling dynasty. He had been impressed by the splendour of the Indian Raj during his exile in 1860 and those of Europe during his visit there in 1875, and he tried to emulate them when he inherited the throne in 1870. Apart from a large number of palaces in the countryside he built the imposing House of Wonders in Zanzibar town on the sea front as a ceremonial palace which combines the massive features of an Arab house with the broad external verandahs of Indian houses, and the intricately carved Indian-style doors which formed a model for other doors of his Arab and Indian subjects. What probably impressed the people most about the House was the fact that it was supplied with electricity from steam generators which also lighted up the streets at a time when London was still lighted with gas lamps. His palaces were furnished with Persian baths, but he also built a public Persian bath in the middle of the Stone Town. His greatest legacy to his people was the provision of piped water to the town from a spring that saved them from the contaminated wells of the town. A huge water tank in the shape of a ship was built in front of the palace where citizens could fetch water free of charge.

Public Works

The first map of Zanzibar town was prepared in 1846 by Captain Guillain, a French naval captain which shows the Stone Town surrounded by belts of mud and thatch huts to the north and south on the peninsula itself, while similar habitations had begun to appear across the creek in Ng'ambo. By 1892 when the Survey of India was commissioned to carry out a detailed survey of the town and draw a new map, which has been preserved in the National Archives in Zanzibar, the town had grown enormously in all directions, south along the Mnazi Mmoja Road, north towards

Mtoni, and east in a wide sweep with the general expansion of Ng'ambo.

After Zanzibar became a British Protectorate in 1890 several measures were taken including the establishment of the Department of Public Works. A number of British engineers and architects particularly in the construction of representative buildings left their marks on the Stone Town. The Department introduced new concepts and town regulations pertaining to erection of buildings, use of open spaces and encroachments upon public streets were issued. Interestingly, all houses built from the end of the nineteenth century until 1964 portray the strict building regulations of the time. A wall for one story house, for instance, had to be two feet thick at the ground floor; two feet and three inches for two story houses. The foundation had to be six inches broader than the walls immediately above, and at least five feet deep.

The initiative to provide public buildings for various services started in 1896 with the construction of the old Indian Jail at the present site of Museum Annex at Mnazi Mmoja and the European Hospital. The Sanitary Department in 1900s opened public markets such as Estella and Seyyidieh for the sale of meat, fish and other fresh provisions, and later a slaughter house was built at Gulioni.

With the development of Dar es Salaam and Mombasa Ports in the late 19th Century and later on the Uganda railway, Zanzibar Town inevitably declined from the proud rank of the "City metropolis of East Africa." Nevertheless, it continued to develop under its new economic patterns.

From 1900, the British administration introduced the signs of modernity as in Western Europe and new government buildings were influenced by the European architecture and more particularly by Sinclair's designs - then Colonial Secretary. Among buildings designed by Sinclair are the Residency (State House) in 1901, the High Court of 1904, the Post Office in 1907, the Peace Memorial Museum of 1925 to mention but a few. Sinclair adopted classical detail as well as Islamic forms in Saracenic style. Though certainly, quite different from Zanzibar traditional building style, they blended well in the context of the Stone Town.

In order for the government to introduce proper town planning projects, it was necessary to acquire more land and establish control over it, hence the introduction of a Municipal body in 1910. The government adapted several measures to acquire land: the seizure of private land, development of new sites, donation from the Sultans, Wakf land as well as purchase and exchange of lands. As a result of this, several new locations such as Mji Mpya, Funguni and Maisara as well as a network of roads were developed across the town and beyond, forming almost the present boundaries of the Stone Town.

In 1923, Henry Vaughan Lancaster, a well known British architect and planner, produced the first planning studies for Zanzibar. He carried out a detailed physical survey of the town and recommended a series of improvements, which were published as *Zanzibar: A Study in Tropical Planning*. Following his recommendation the creek was eventually drained and entirely filled in 1950s and thus the Stone Town became directly connected with other parts of the town. During the 1940s, the Town Planning Board set out to ameliorate living conditions in the town in order to improve and beautify the township of Zanzibar. These projects were intended not only to bring "contentment and healthier standards of living but to render the country more attractive for tourist trade." This reference to the tourist trade is interesting as it draws attention for the first time to the prospects of tourism as a new economic sector for Zanzibar. After 1940 and increasingly in the 1950s western architectural forms and construction techniques became more apparent in the Stone Town, particularly in the small apartment blocks, residences, office buildings and certain cinemas built along the edges of the historic area, in Vuga, Malindi and near Creek Road. The impact of these models and materials on the historic fabric, however, was limited and did not alter substantively the overall appearance of the Stone Town.

Another urban plan was drawn up in 1958 by a team of British Planners which covered both the Stone Town and Ng'ambo. The plan sought to reduce the density of population in the Stone Town, which was at its highest during that time. It also proposed the control of development in the Stone Town through land use zoning and encouraged people to move to the outlying areas. At least more than 50% of the plan was implemented.

The 1964 Revolution, which overthrew the Arab ascendancy and gave the African majority a Socialist State brought significant social and economic changes in the Stone Town. Many of the

wealthiest merchants and craftsmen, Arab and Indian left the country abandoning their fine old houses and commercial buildings. The government subsequently confiscated the abandoned buildings and placed in them low-income residents from the Ng'ambo, immigrants from rural areas and Pemba. The dramatic increase in tenancy in Stone Town coincided with a decline in the physical condition of buildings and in economic life. The subsequent lack of maintenance and neglect of the Stone town buildings in the past is the main cause of their wide spread decay.

Due to Socialist inspired Urban development, construction in the Stone Town came to a virtual halt in late 1960s and early 1970s. Most building activities shifted to the expansion areas, where rural-urban migration was increasing the population at a rapid rate.

It was not until the 1980s that the cumulative impact of contemporary building ideas, forms and especially materials based on extraneous western models began to have a negative effect in the Stone Town resulting to a growing number of ill-proportioned structures out of harmony to the existing fabric.

From 1980 to 1982 a new land use plan for the entire town was drawn up by a team of town planners from the people's Republic of China. This Master plan was eventually approved by the Revolutionary Council in 1985 and to this day, constitutes the legal basis for urban planning in Zanzibar. The plan was not specifically concerned with the Stone Town, focusing primarily on the outside expansion areas. It recommended, however among other things that government functions be removed from the historic centre to a new administrative district and the vacated buildings be converted into tourist facilities. None of these recommendations were in fact carried out, and, although the Master plan called for the preservation of the historic area, no specific conservation measures of detailed rehabilitation schemes were implemented following its formal adoption.

The need for specific actions to preserve the traditional structures of the Stone Town, as unique heritage contrary to the remaining part of Zanzibar municipality, had been apparent from the early 1970s when several historic buildings and monuments began to show serious evidence of decay. Initially, government preservation efforts focused on the Stone Town's most important monuments: six historic structures were gazetted in 1979 and put under the care of the Ministry of Sports and Culture. Later on the government recognised the significance of this unique heritage and

decided to preserve the Stone Town as a whole. Consequently, the Stone Town Conservation and Development Authority was created in 1985 to co-ordinate all planning and building activities in the Stone Town.

List of the most important monuments in the Stone Town

Old Fort

It stands on a site occupied circa 1710 by a ruined Portuguese Church and residential quarters which had been converted by the Arabs into fort for the use of the town garrison. The fort was unsuccessfully attacked by Mazrui Arabs from Mombasa in 1754. The existing fort was in the form of an irregular quadrilateral with square gate ways and fine towers (of which only four remain) joined by crenellated walls. Until after the bombardment in 1896 the Fort was used as a gaol and also as the quarters of the Sultan's Baluchi bodyguards. Just behind it was the old fruit and vegetable market and the place of execution (by swords), the last public executions having taken place as recently as the reign of Seyyid Khalifa bin Said (Sultan, 1888-90). Until 1928 the fort was the depot of the Bububu Railway before it became a Lady club. The fort is a gazetted monument which has been renovated recently and converted into a Cultural Centre.

The House of Wonders

The house of wonders, which was named in Arabic the Beit al Ajaib was built by Sultan Barghash in 1883 from a design of British Marine Engineer for ceremonial purposes. The palace is unique in Zanzibar and the whole of East Africa in terms of its size and history. It was among the first buildings in East Africa to be installed with electricity and tap water. Dominating the sea-front, the building was used later as residence of two successive Sultans before it was bombarded by the British fleet in 1896 in what is known as the Shortest War in history. It was later on reconstructed and converted into a government seat. The building contains unique architectural elements, decorated verandah and other rooms are fitted with fretted cedar and teak paneling as well as a handsome examples of carved doors covered with gilded texts from the Quran. This un-gazetted building is in deteriorating condition and will be converted into the Museum of History and Swahili Culture.

Old Dispensary

It was built by a wealthy Ismaili businessmen Tharia topan in 1887 to mark the Queen Victoria's Golden Jubilee by a skilled Architect Virjee Patel from India. The design of the hospital was based on Anglo-Indian motifs. The projecting double balcony with its carved posts and tracery barge boards is the centre piece of this elaborate building. Although typical of Indian building, it is a symbol of the many different people, cultures and influences that contributed to the development of Zanzibar in the 19th century. This un-gazetted building has been well restored and converted into the Zanzibar Cultural Centre.

Roman Catholic Cathedral (St. Josephs')

Established themselves in Zanzibar since 1860, the Catholics built their Cathedral in 1896. It was designed in French Neo-Romanesque by M. Berangier, the Architect of Notre Dame de la Marseille. The plan is a massive dignified cruciform structure with basilica apse, octagonal dome, a nave pierced with circular clerestory lights and two high towers as campanile at the West end. It is a gazetted monument in good condition.

Anglican Cathedral (Christ Church)

Standing on the site of the last open slave market to be open in Zanzibar, it is a monument to commemorate the history of official abolition of slave trade in Sultans' dominions. The foundation stone was laid in the X-Mass day of 1873 and consecrated in 1903 named "Christ Church" after Canterbury Cathedral. Designed by C.F. Hayward the building follows a simple basilican plan and presents unusual combination of perpendicular Gothic and Islamic details - multiple arches and crenellations which were inspired by the buildings' context of Zanzibar. It is a gazetted monument in deteriorating condition.

Tippu Tip house

This is a fine example of the vernacular Arab town house which also demonstrates the changes of the built form common to the development of Zanzibar town. It has black and white marble steps and a fine carved door. The building has a specific historic significance as the former residence of the well known ivory and slave merchant - Tippu Tip. He was the most powerful of the slave traders at the time of Livingstone and Stanley. He operated almost unabated from the Congo to the Indian

Malindi Bamnara Mosque

Malindi Minaret Mosque is one of the few mosques in Zanzibar with a minaret. It is decorated with a double chevron pattern of the same kind as that to be seen at Zimbabwe. The mosque belongs to the Sunnis and was built about 1831 by Mohammed Abdul-Qadir el-Mansabi, an Arab whose remains are buried in front of the Mihrab; but the minaret itself is thought to be much older. It is a gazetted monument in deteriorating condition.

Jamat Khan

This religious building was built in 1907 used exclusively by the followers of Esmaili of His Highness Aga Khan. It is an imposing and beautiful architectural work. The great hall, the ceiling of which is supported by massive stone pillars with exquisite carved capitals and pillars of inlaid wood and elaborate carving fine coup d'oeil. The exterior of the building is strikingly like the old palace in Venice. It is an un-gazetted monument in deteriorating condition.

Royal Cemetery

Adjoining the Beit el Sahil Palace is the Royal Cemetery where there stands a half-finished tomb with delicately fluted columns. In this are buried the remains of Seyyid Said (Sultan, 1804-56), the founder of modern Zanzibar, and his sons Khaled, Barghash (Sultan, 1870-88) and Khalifa (Sultan, 1888-90) etc. The erection of the mausoleum was begun by Seyyid Majid (Sultan, 1856-70), but was stopped at the request of certain puritans of the Ibadhi sect (the Muslim sect to which the royal House belongs) who held that it was impious to cover a grave with a roof. The cemetery also contains the remains of other members of the Royal Family. It is a gazetted monument in deteriorating condition.

Persian baths

The Persian-style baths are quite a unique type of institution in Africa in terms of their functions, style, decorations and history. About eight baths were built on the island of Zanzibar during the 19th Century two of which are in the Stone Town. Among these Hamamni bath complex is the most elaborate, situated in the middle of the Stone Town. It is the largest and among the best preserved historic monuments of Zanzibar built for public use by Hadj Gulamhusein commissioned by Seyyid Barghash (1870-1888). It contains some unique architectural features unsurpassed in the local tradition. It is a gazetted monument in deteriorating condition.

Many Royal baths of Zanzibar are located outside the town centre forming part of the preserved historic monuments. Only one Royal bath building survives in the Stone Town and is located at Forodhani immediately behind the Beit el Sahil palace. It was built by Seyyid Said in 1830s (Sultan, 1804-56) for his wife, a member of the Persian Royal Family. It is a gazetted monument in deteriorating condition.

c) Form and date of most recent records of property

No old proper records that would fit as an inventory of the Stone Town exists, though several chronicles, accounts and notes of different travelers in the span of time exist. The most recent record of the Stone town was by a United Nations Centre For Human Settlements mission team in 1982. The report "Zanzibar Stone Town: A strategy for integrated development" was both a record of the current situation of the town and recommendations for the future management and conservation of the Stone Town. The most recent records of the Stone Town is the household survey conducted during the preparation of the conservation Master Plan between 1992 and 1994. The result is the comprehensive Master Plan showing not only the present condition of the town but also proposals for conservation. This is summarised and complemented in the Book "Zanzibar: A Plan for the Historic Stone Town" published in 1996 by Aga Khan Trust for Culture.

d) Present state of conservation

Of the 1709 buildings in Stone Town, about 75% are in deteriorating condition. Unlike the 20% in good condition, these in deteriorating conditions have no serious structural defects, but show unmistakable signs of deterioration. 90% of these in poor condition are or have been undergoing some repairs in the last five years, though the repairs are not enough for them to be included among those in good condition. Twenty structures are partially in ruins. When the Stone Town Conservation and Development Authority Act came into action in 1994, (which has power to control and monitor the Development of the conservation area) exterior modifications have been the main concern. This is mainly additional storeys or some horizontal extensions. Inappropriate finishes to historic buildings, which used to be the most common type of alterations has almost ceased. Whereas encroachment

upon public open spaces seems to be a more pressing development pressure at present.

Originally, the repairs were done through the programme of privatizing buildings in poor condition, a programme now suspended for evaluation. The buyers are bound by contract to repair their buildings in a manner and time set by Stone Town Conservation and Development Authority. The money raised was used by Stone Town Conservation Development Authority to restore more significant buildings. In addition to these restorations massive infrastructure rehabilitation schemes have been implemented, most of which are dependent on foreign assistance. The solid and liquid waste rehabilitation Project which is in its final phases led to restoration of all street paving. Electricity rehabilitation Project is expected to be completed in August 98 while urban water - supply rehabilitation scheme - currently stagnant due to administrative problems - may resume any time. Telephone lines rehabilitation is still an on-going discussion by the board of the Stone Town Conservation and Development Authority.

All these projects are coordinated by the Stone Town Conservation and Development Authority in accordance to the Conservation Master Plan.

With regards to investment, respective Ministries and their institutions are the designers and implementors of those programmes which fall within the national framework controlled by the Planning and Investment Ministry.

Issues of physical planning, environment and human settlements are all under the Ministry of Water, Construction, Energy, Lands and Environment. Stone Town Conservation, a heritage issue, is under the same Ministry partly because the town is comprised mainly of residential settlement and partly because architectural and physical planning institutions are all under the same Ministry.

Among major programmes of the ministry that are relevant to the Stone Town Conservation is the Zanzibar Municipality Land Use Plan of 1982 now under implementation. The Plan divides the Municipality into three main zones:

- 1) The Stone Town. The Land Use Plan advises the Stone Town to be conserved. Unfortunately the Land Use Plan does not go into any further details.

2) The Ng'ambo area. The part of town beyond the Creek road, which was divided into 19 neighbourhoods to be upgraded.

3) Twenty eight new neighbourhoods units.

Seven years after the implementation of the Master Plans , a specific conservation plan for the Stone Town was introduced, which is now in its implementation stage. Thus, in a way, the conservation plan is part and parcel of the Municipality Land use Plan of 1982.

The restoration of Stone Town is based on the fact that the Master Plan is not frozen in time, but part of an on going process in which programmes and actions are woven together to achieve the specified objectives.

Goals:

This is based on the following areas:

* New Legal and Institutional Framework. The Principal changes in the legal and institutional framework regulating planning in the historic area are the formal approval of the Conservation Plan and establishment of the Conservation Authority as a legal entity. The main difference between this new planning arrangement and the old planning instruments - particularly the Zanzibar Planning Scheme of 1959 is that only the Stone town would be subjected to this planning exercise, thus acknowledging the Stone Town's special character and the need to address its future preservation and development with specific planning measures.

Both the Conservation Plan and the Legislation have been passed with strong cooperation from the community. The Plan could not have passed without being sanctioned by the community who were given a three (3) months objection period. The plan itself was based on the reflections and aspirations of the community, gleaned through seminars and meetings with different community groups, along with individual interviews during the preliminary social surveys. Thus, the Plan is community - oriented right from its preparation phase.

* Enhancing Planning and Management. The Stone Town Conservation and development Authority's objectives as a single public institution over the entire historic area are, among others:

- Proper coordination between the various government agencies and external aid organisations.

- Ensure the continuity of effort and sustained commitment to plan and manage the complex historic area over the long term. To achieve the above objectives, the Authority is concentrated into the following areas of activities:

Means and Tools for the implementation.

• Planning and Project Preparation

Responsibility for the preparation of a plan for the historic area. The current one was jointly prepared with Aga Khan Trust for Culture from 1992 to 1994. The plan provides general policy and physical planning framework. Stone Town Conservation and Development Authority's detailed area plans shall be gradually worked out to include four action areas envisaged by the Plan.

On going and planned infrastructure improvements shall also be monitored and, at detailed planning level, Stone Town Conservation and Development Authority would contribute directly to the engineering and designing of open spaces and to the landscaping of public areas.

• Planning Approval and Supervision of Works

This is the key area in the implementation of the Plan. It is concerned with developing conservation and building standards, and exerting development controls over private building initiatives. Once approvals have been granted, construction will be carefully monitored and certificates of occupancy only issued upon satisfactory completion of all construction work.

• Information

This area deals with the understanding of the stone town values. The promotion of good public relations and an effective information and community development is of utmost importance for service. The information office will in the near future be responsible for the promotion and understanding of the aims of the conservation plan and helping residents benefit from advisory services. Public campaigns, education programmes for the media and schools are being conducted, along with meetings with local leaders and community members where common problems will be discussed. The information office will in the near future also be responsible for mobilising private resources and investment towards the rehabilitation and conservation of historic buildings.

• *Finance and accounts.*

Fund raising and managing funds is needed to support the staff of Stone Town Conservation and Development Authority as well as cover the authority's operational costs in the future. In the meantime, Stone Town Conservation and Development Authority's activities have been financed by:-

- 1) The sale of public properties, a practice now suspended.
- 2) Technical assistance and donor support.
- 3) Annual allocation from the government budget.

As these sources are both limited and not reliable, Stone Town Conservation and Development Authority's plans aim at new opportunities for financial independence, by exploiting its power to hold and dispose of property, and receive and spend money from sources other than the government. This is in accordance to the Stone Town Conservation and Development Authority Act of 1994.

Local Governments, however, are under another Ministry, that of State: Regional Administration and Special Departments. Being the central coordinating office for government organisations at local, district and regional levels, the; Zanzibar Municipal Council falls under it. Together with the Ministry of Water, Construction, Energy, Lands and Environment, the Ministry is currently operating the Sustainable Zanzibar Project under the auspices of UNDP. In Zanzibar, the emphasis of the Project is to harmonise the framework of the three institutions dealing directly with urban settlement planning: the Commission for Lands and Environment, the Zanzibar Municipal Council and the Stone Town Conservation and Development Authority. Currently the main focus is capacity building especially within the Zanzibar Municipal Council so that in future it may be self-dependent on its technical expertise, especially for planners, surveyors and architects which are now totally provided by the Ministry of Water, Construction, Energy, Lands and Environment through its relevant institutions.

Tourism aspect is the responsibility of the Ministry of Information, the Culture and Youths under its Commission for Tourism. The Commission is responsible for policies and programmes on tourism in Zanzibar which recognises the Stone Town as the main tourist spot in Zanzibar to be preserved and maintained. Thus the

implementation of the Conservation Plan is part and parcel of the Commission for Tourism policy. The tourist plan is under preparation where Stone Town Conservation and Development Authority is involved.

4. Management

a) Ownership

Gazatted monuments within the conservation area are under the jurisdiction of the Department of Archives, Monuments and Museums.

The whole Stone Town Conservation area is under the responsibility of Stone Town Conservation and Development Authority according to the act No. 3 of 1994. Other institutions are:-

- Government
- Port
- Municipal
- Wakf

- 1) **The Government**
Public buildings and some residential/commercial properties in Stone Town are owned by Government under the Ministry of Water, Construction, Energy, Lands and Environment.
- 2) **The Port**
This is Zanzibar's main harbour and is owned by the Zanzibar Ports Authority.
- 3) **Zanzibar Municipal Council**
This local authority owns various properties within the conservation area, particularly all designated open and public spaces, the Market, the sewerage and storm water drainage system.
- 4) **Wakf and Trust Commission**
Some of the buildings are under the custody of the Wakf and Trust Commission, an Islamic endowment. These are mainly mosques, commercial and private buildings and graveyards.

Addresses:**Government Institutions:**

Ministry of Water, Construction, Energy, Lands and Environment,
P. O. Box 238,
ZANZIBAR.
Mr. Khamis Hassan,
Director of Planning and Administration,
Telephone: 255 54 230330/1

Stone Town Conservation and Development Authority.
P. O. Box 4233
ZANZIBAR,
Mr Mwalim A Mwalim.
The acting Director General
Tel: 002 5554 230046/231408
Fax: 002 5554 230046

Zanzibar Municipal Council,
P. O. Box 1288,
ZANZIBAR,
Mr. Mussa Juma,
The Director,
Telephone: 255 54 231178/9

Archives, Monuments and Museums,
P. O. Box 116
ZANZIBAR.
Mr. Hamad Omar,
The Director,
Telephone: 255 54 230342

Wakf and Trust Commission,
P. O. Box 4092,
ZANZIBAR,
Mr. Yusuf Abdulrahman,
The Executive Secretary,
Telephone: 255 54 231400

Zanzibar Ports Authority,
P. O. Box 263
ZANZIBAR,
Mr. Mustafa Aboud Jumbe,
Director General,
Telephone: 255 54 232857/8

Body representing private Institution:

Zanzibar Municipal Council,
P. O. Box 1288,
ZANZIBAR,
Mr. Mussa Juma,
The Director,
Telephone: 255 54 231178/9

b) Legal status

The Protection of Cultural Property in Zanzibar is primarily covered by the Ancient Monuments Preservation Act which, however, is mainly aimed at isolated monuments and their sites. Under this Act of 1948, all gazetted monuments are regulated by the Department of Archives, Monuments and Museums. This Act, however, did not provide for the protection of cultural properties in forms of towns or historical areas. The Stone Town and surroundings are declared as a conservation area according to the 1994 Act. Under this act, the Stone Town Conservation and Development Authority, apart from the responsibility of conserving the Stone Town, has the legal provision of declaring any area or town as a conservation area when circumstances so require it.

As part of the Zanzibar Municipality, the general local Authority and Land tenure laws also apply to the Stone Town. Although, in case of legal conflicts, the Stone Town Conservation and Development Authority Law bears legal over-riding power.

According to these Acts, the Commission for Lands and Environment is the Planning Authority for all municipalities and townships, while the Local Authorities are the implementing agencies.

Declared conservation areas are not part of this system; it is the Stone Town Conservation and Development Authority that has the

legal power of declaring conservation areas. So far the Stone Town is the only declared conservation area. It is the Commission for Lands and Environment that issues the land-use titles in all cases.

c) Protective measures and means of Implementing them.

The Stone Town Conservation and Development Authority as coordinators is overall in charge of maintaining property in the historic area. However, its role is mainly supervisory. Each property holding institution has its own moral and financial responsibility to maintain the property according to all standing legislation. Thus Stone Town Conservation and Development Authority deals directly with the Waqf and Trust Commission when it comes to Waqf property, private individuals in cases of private buildings and the Ministry of Water, Construction Energy, Lands and Environment with government buildings. The same applies to the Zanzibar Municipal Council with its property like the market and the open spaces. It is envisaged that in future, government property in Stone Town will be under direct responsibility of Stone Town Conservation and Development Authority.

Both Waqf and Ministry of Water Construction, Energy, Lands and Environment have been officially handed the conservation Plan and the Stone Town Conservation and Development Authority 1994 act so that they know what to do before, during and after any construction activities to their properties. As both are government institutions, their cooperation with Stone Town Conservation and Development Authority is inevitable.

Thus the Stone Town Conservation and Development Authority's greatest emphasis in protecting the heritage is focused on the privately owned properties. This is done by zoning the historic area into several inspectorates, each under the responsibility of an inspector (who treats all properties equally, regardless of ownership status). The inspectors work in collaboration with the area legislators and administrative leaders. This tripartite arrangement is for all stages from application to implementation.

d) Agencies with Management Authority.

The Government of the United Republic of Tanzania deals with all international cooperation and foreign affairs.

Ministry of Education and Culture,
The Department of Antiquities,
P. O. Box 2280
DAR ES SALAAM
Chief Executive Officer,
Mr. D. M. Kamamba,
Ag. Director,
Telephone: 255 51 122840/116554

Within Zanzibar Government heritage preservation issues fall under many Ministries and Institutions, each dealing with specific aspects as hinted by their names.

Ministry of Water, Construction, Energy, Lands and Environment,
P. O. Box 238,
ZANZIBAR.
Mr. Khamis Hassan,
Director of Planning and Administration,
Telephone: 255 54 230330/1

Stone Town Conservation and Development Authority
P. O. Box 4233
ZANZIBAR,
Mr Mwalim. A Mwalim,
The Ag. Director General,
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 The Executive Secretary,
 Telephone: 255 54 231400

Department of Archives, Monuments and Museums,
 P. O. Box 116
 ZANZIBAR.
 Mr. Hamad Omar,
 The Director,
 Telephone: 255 54 30342

Zanzibar Ports Authority,
 P. O. Box 263
 ZANZIBAR,
 Mr. Mustafa Aboud Jumbe,
 Director General,
 Telephone: 255 54 232857/8

Commission For Lands and Environment,
 P. O. Box 811
 ZANZIBAR,
 Chief Executive Officer: Mr. Kassim Maalim,
 Executive Secretary,
 Telephone: 255 54 230269

The Commission for Lands and Environment is the custodian of all land in Zanzibar. They are responsible for holding, protecting, planning and issuing land, which in Zanzibar is Government Property. Although the Stone Town is almost totally built up, any subsequent plot through demolition, planning or otherwise is issued by the Commission for Lands and Environment, on recommendations of the Stone Town Conservation and Development Authority.

e) Level at which management is exercised

Zanzibar being almost a city state in size, the dividing line between the Municipality Government and the central Government is often faint. Thus although the Municipality is supposed to be a local government, it in many respects functions as part of the central government. The remaining agencies are all purely organs of the

central government and they therefore manage the property in the historic area at that level.

The Stone Town Conservation and Development Authority is given the implementation role for the conservation of the Stone Town instead of the Municipal Council. This is not because the former is a national institution while the latter is a local authority, but mainly because it is the coordinator among the many institutions involved in the development and conservation of Stone Town.

f) Agreed Plans related to property

- The Stone Town Conservation Plan.

This was prepared between 1992 and 1994. It became legally operational in 1994 following its official acceptance along with its instruments which use regulation's, Planning Authority and the enactment of the Stone Town Conservation and Development Authority act in mid - 1994. It is in implementation stage.

- The Zanzibar Municipality Land - Use Plan

This Master Plan, prepared jointly by the Commission for Lands and Environment and planning experts from the Republic of China, became operational in 1985. It zones the whole Zanzibar Municipality into several neighbourhoods, giving detailed planning of all new neighborhoods. As to the Stone Town, the Master Plan strongly advised that it should be conserved, without going to further detailing. Thus, to some extent, the Stone Town conservation Plan is part of the 1985 Zanzibar Master Plan.

- The Tourism Plan

The Sustainable Zanzibar Project has strongly advised on the need for a comprehensive Zanzibar Tourism Plan. Currently the Zanzibar Government under its Commission for Tourism is drafting the Plan which is due for completion in the near future. Stone Town Conservation and Development Authority is actively coordinating with the other relevant institutions in the exercise. Among others, the Plan will address itself with tourism infrastructure provision, facilities and amenities, communication and social/environmental protection.

g) Sources and Levels of Finance

Following the state of neglect and disrepair the Stone Town experienced exercised between 1964 and 1985 (when Stone Town Conservation and Development Authority was established), enormous amount of financing is needed in order to bring the Town back to its old state.

There exists mainly two sources of financing: Government for the Stone Town Conservation and Development Authority staff and different sponsors and investors.

Government contribution is mainly in supporting the operations of the Stone Town Conservation and Development Authority, with limited funding to conservation works. In the early years of Stone Town Conservation and Development Authority, other government financial contributions was through the selling of government property, with the income directly supporting rehabilitation works. This managed Stone Town Conservation and Development Authority to directly do the restoration, or otherwise in cooperation with foreign agencies like United Nations Development Programme in 1989 - 92.

Apart from that, the government pays salaries for all Stone Town Conservation and Development Authority's staff which stands at 3,684,000 T.shillings per month, along with annual operational budget of 87,932,000 T.shillings. (700 Shs. = 1 US \$).

Otherwise the Stone Town Conservation and Development Authority has to use its own building brigade to raise funds. This enables restoration of the buildings they have been contracted, and others buildings as well. The rehabilitation of the Sultans Palace into the Palace Museum is an off hand example. Foreign assistance is however, a significant source of financing conservation activities. This is mainly in the form of:-

1) Direct Financing:

Some beneficiaries of this support are the restoration of House 177 in Gizenga and UNESCO/Aga Khan Trust for Cultures restoration of the Customs House.

2) Technical Support:

Like the UNDP's Stone Town Conservation Project (1988-1992) and the Aga Khan Trust for Cultures support in the preparation and implementation of the Conservation Plan).

Such financing could be directly addressed to the Stone Town or through other agents relevant to the Stone Town management. Thus it was through the Municipal Council that the German Government is assisting in the rehabilitation of solid and liquid waste disposal for the Zanzibar Municipality, the first phase covering (almost) entirely the Stone Town.

h) Sources of Expertise and Training

The Stone Town Conservation and Development Authority, all government institutions and other relevant agencies depend solely on locally trained personnel. The personnel are trained by the government, and therefore are relatively easy to acquire. The only problem is raising funds from the government budget to upgrade trained personnel to higher level. Generally, the sources of expertise and training are:-

1) For technical expertise, Zanzibar depends mainly on Karume Technical College and Mikunguni Technical Secondary School.

2) Higher professional levels are offered mainly by the University College For Lands and Architectural studies in Dar es Salaam and the Dar es Salaam Technical College.

3) Further training and specialisation has to be offered outside Tanzania, mostly in Europe and North America.

4) Another important source of expertise is on-the-job instruction, especially for lower-cadre technicians and masons. This is mainly conducted by local experts but in some cases foreign experts are utilised.

Due to lack of funds, higher level of training is more difficult to achieve, hence resulting to the current lack of professional staff. This predicament reflects the current situation, for example, in Stone Town Conservation and Development Authority whose technical staff are:

- 1) 32 Artisans.
- 2) 12 Technicians.
- 3) 4 Architects.
- 4) 2 Civil Engineers.
- 5) 1 Land Valuer.
- 6) 1 Quantity Surveyor.
- 7) 1 Environmental Economist.

However, inter-departmental cooperation mutually serves to contain the lack of technical staff within Government institutions. Thus in other technical institutions there is a total of:

- 1) 5 planners
- 2) 1 Land valuer
- 3) 4 Architects
- 4) 6 Structural/Civil Engineers
- 5) 2 Environmental Engineers

These either form part of several committees in Stone Town Conservation and Development Authority or may be otherwise utilised whenever a need arises. The same applies to Stone Town Conservation and Development Authority Staff to other institutions.

This is also witnessed by the overall educational background of most of the staff at Stone Town Conservation and development Authority who are mainly in the architectural cadre (six) as they are directly trained at University of Dar es Salaam but only one Civil Engineer, One quantity surveyor, no planner, no building surveyor etc. The same is almost true for other relevant agencies with the exception of the Commission for Lands and Environment, whose FINNIDA assisted projects involved further training for the staff.

Luckily, some of this expertise can be filled through the cooperation of other government institutions in Zanzibar. There exists 5 planners, one land valuer, four architects and six civil/structural engineers in other government institutions who either form part of several technical committees in the Stone Town Conservation and Development Authority or may be utilised when required.

i) Property Management Plan and Statement of Objectives.

The Conservation of Stone Town historic area is a multi-sectoral initiative. As explained in (f) above, there are a number of sectors and agencies relevant to the conservation of the historic area. Each has its own objectives which are integrally coordinated by the Stone Town Conservation Development Authority. The Stone Town Conservation plan is the main Management planning see app. 6 for its regulations.

j) Staff levels.

Jointly and with the Commission for Lands and Environment, they have the following staff:

- 1) Three historians.
- 2) Three Conservation Architect.
- 3) Six Museum curators
- 4) Four Surveyors.
- 5) Five Planners.

The last two groups assist in the layout and surveying of plots and other designated areas whenever a need arises, which often occurs to planners following the resignation of the Stone Town Conservation and Development Authority Planner. His replacement is still on studies.

5. Factors Affecting the Property

a) Development Pressures.

Following the change of government policy in favour of the private sector, the Stone Town has turned from a decaying town regarded as a relic of colonialism, to a ready-made commercial space waiting for investors. This, coupled with the fact that the historic area is the most highly developed area in the Municipality in terms of facilities, amenities and infrastructure, has exerted enormous development pressures.

Most of these developers are commercial oriented, hence entertaining their desires of commercial gains more than the ethics and merits of conserving the town. Thus open spaces are strongly

targeted for construction, vertical expansion of the structures are the first options of the developers, regardless of authenticity or city-scape harmony. Building uses are turning more and more in favor of tourist oriented functions than residential. Every second application for rehabilitation is for a hotel or guest house. Subsequently the problems are well controlled as a result of Stone Town Conservation and development Authority Act of 1994.

b) Environmental Pressures

Many of the environmental pressures affecting the historic area are from natural causes, though sometimes complemented by human factors. Salinity is one of the main problems, especially for water-side buildings. Salty breezes disintegrate the plastered surfaces of the buildings.

This combines with the raising damp, encouraged by the lack of damp proofing mechanism in the traditional construction to make the lower floors of the buildings ever-damp. Salinity also effects metal elements present in form of street furniture (lamp-posts etc.), sea-walls and architectural or/and structural elements of the structures.

There is also a threat of ground movement, again especially along the sea-front. This is manifested in the warping of road and ground surfaces, sometimes ending in large depressions up to 2 metres deep. However, the increasing number of marine transport vehicles (long and short distance) to cater for tourism demand, is becoming a potential source of air and water pollution. Bio-deterioration is another source of environmental concern. It mainly effects architectural surfaces and artifacts. Throughout its history, the Stone Town has had to live with it: fungus growth, mossy walls and glossy surfaces. Routine maintenance including painting/white washing is by far the only combatant.

c) Natural Disasters and preparedness.

Geographical location and geological formation makes Zanzibar a safe place against many natural disasters. The last disaster was the 1875 hurricane that uprooted many coconut and clove trees, but no recorded casualty in terms of the built heritage in Stone Town. However, increased use of electricity in temporary commercial premises has of late been an increasing source of fire breakouts.

This is mainly through faulty electrical connections on make-shift stalls on the opposite bank of the creek road. Otherwise there is a comprehensive network of five hydrants throughout the Stone Town which, if properly maintained, safely guards the buildings against fire, despite the narrowness of the streets.

According to the towns and Township Decree, no temporary materials are allowed to be used in Stone Town buildings as a precaution against fire.

d) Visitors/Tourist Pressures.

The visitors of Stone Town may be equal to or even higher than the towns resident population of 16000 (by 1988 census Statistics). This exerts tremendous pressure to the town. Apart from development pressure as explained earlier, this tourist influx has put the existing infrastructure facilities under great pressure. Fortunately, this has been going along parallel with the rehabilitation of infrastructure under the assistance of foreign donors.

Solid and liquid waste disposal system had been so inefficient that it was almost non-existent. Sewerage disposal system functions by disposing the effluent to the sea at several points in Stone Town. Age, disrepair and the increase in number of hotels, guest houses and public functions led to pollution of the beaches. The same is true for solid-waste disposal system, especially with the increase of non-biodegradable waste, mostly plastics and metals. That is why the German financed solid and liquid waste Rehabilitation Project had its first phase cover the Stone Town. Thanks to the project the efficiency of the sewerage and storm water - drainage system has been tremendously improved.

Another aspect subjected to the tourism/visitor pressure is vehicular traffic. Despite the East Coast and other areas outside Zanzibar Town being good tourist attractions, majority of tourists stay in Stone Town and visit the other sites later or in between their Stone Town stay. The traffic regulation plan currently under gradual implementation is aimed to gradually ease this vehicular pressure.

The influx of tourists has also shifted the night-life of Zanzibar solely to Stone Town, thus propagating conflicts between

residential tranquillity and nocturnal enjoyment. This will be reflected in the tourism plan (as mentioned before) that will be out in the near future.

e) Number of Inhabitants within Property, Buffer Zone.

That the visitor is at least equal to the resident population has already been explained. Yet this resident population is of an interesting pattern.

However, this figure of 16000 inhabitants in the nominated area is only the official one. There is also an estimated population of 20,000 inhabitants to neighborhoods 1 and 2. If those were the actual resident population, the Stone Town would have been a much more comfortable area to live in. The current situation of water shortages, flooded sewers and power interruptions does not tie with a 16000 resident population. The actual reality recognised is that tenants have long chain of dependents who are believed to reside in one apartment. Those who migrate from the rural areas to do petty businesses in town cause further congestion.

78% of the men living in Stone Town work, more than half of them work within the Stone Town itself. The natural rate of growth is estimated at 0.9%, less than half the rate for the rest of the town. Those facts rightly suggest that the Stone Town is the most developed area of the whole of Zanzibar islands.

6. Monitoring

a) Key indicators for the State of Conservation.

1) Landmark Buildings.

Table 1 at app. 7 shows the state of repair of the 21 listed buildings in Stone Town, according to 1982 survey by Habitat (The Stone Town of Zanzibar: A strategy for integrated Development, pg.7-28). The same buildings are assessed by the 1994 survey during the Conservation Planning preparation, as shown in Table 2 at app. 7.

The most noticeable achievement is that the dilapidated landmark buildings of Table I have been rated as either poor (Old Fort) or deteriorating (Kilosa House). Which means that the two have

already been repaired but have started deteriorating due to lack of maintenance. Some, like the Old Dispensary and the Bharmal Building have been recently restored, so any deterioration is minor.

In summary, all listed buildings are in stable condition, since all are being publicly utilised, none are in dangerous condition.

2) Physical conditions in the Stone Town

This can be better understood through comparison of the 1982 map showing physical conditions of the buildings and the 1992 map. Although the current statistics are alarming (62.5% in deteriorating condition, 22% in poor condition and only 13.2% in good condition), they are much encouraging compared to the 1982 situation.

Several landmark buildings and lesser known but important structures have been rehabilitated in the last 10 years. The exercise of selling government houses to individuals had a successful achievement. Out of 312 houses sold in that manner, more than 250 were rehabilitated. In addition, some of the buildings that were in ruins or in very poor condition were substituted altogether with new constructions and rated in good condition in the 1992 survey.

3. Conservation of the infrastructure

Another indicator for the conservation is the infrastructure. As stated earlier, the solid and liquid waste rehabilitation system has highly improved both the service and the appearance of the Stone Town. The storm water aspect of the project necessitated the re-paving of the Stone Town, so that by now, only the heavy duty Stone Town lanes are in poor condition. 85% of the Stone Town is now paved. There is also an on-going power rehabilitation project concurrently with the telephone network improvement. The Stone Town is becoming more and more livable.

4. Conservation of Stone Town Buildings

Currently, 98% of all repairs, demolition, alterations and new constructions are officially approved by the Stone Town Conservation and Development Authority. More than 90% of the unauthorised developments are minor alterations like changing ceiling joists or hacking and re-plastering. Whereas all new constructions are officially approved, some of them (about 10%)

have their details altered without prior knowledge or consent of Stone Town Conservation and Development Authority.

In the monitoring process, the conservation area is zoned into five districts each with two inspectors from the Stone Town Conservation and Development Authority. These inspectors have to tour their zones daily so as to check any irregularities against the conservation Master Plan. They have the mandate of rectifying the situation on site, except when the issue in hand require the intervention of their superiors.

5) Zanzibar Doors

Zanzibar doors are given a special attention in their documentation and monitoring. There already exists thanks to German cooperation - a detailed map of all significant doors, which are themselves documented correspondingly through photographic inventory.

6) Decorative Fascia Board and other Features.

Another significant feature being documented is the decorative fascia boards. Otherwise all other features are commonly earmarked in the Conservation map in which all significant building features and vistas are indicated.

b) Administrative Arrangements for Monitoring Property.

Monitoring is done by the Stone Town Conservation and Development Authority. Currently, studies are under way to institute stereo-photogrammetric documentation of the property, to be financed by the Finnish government. As stated earlier, the Stone Town is zoned into several inspected areas. Among the duties of the inspectors is to monitor the situation and performance of the buildings under them. This is done by filling the forms whose samples are attached. This, however, is labour intensive and time consuming. A sample is shown in app. 8

c) Results of previous reporting exercises.

The key indicators described above will be relevant for future monitoring. It is therefore planned that these be closely monitored and reported.

7. Documentation

a) Slides

Photoslides, app. 9

b) Copies of site management plans and extracts of other plans relevant to the site.

Management plans- app. 10

- Land Use Plan for the Conservation area
- Conservation and Development Plan
- Proposed Circulation Plan
- Plan of Infrastructure Improvements

c) Bibliography

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APPENDICES

APPENDIX 1

CHAPTER 130**PORTS****ARRANGEMENT OF SECTIONS****PART I****PRELIMINARY**

1. Short title and extent.
2. Savings.
3. Interpretation.
4. Power to extend the Decree and alter limit of ports.

PART II**PORT OFFICIALS AND THEIR POWERS AND DUTIES**

5. British Resident may appoint Assistant Port Officers.
6. Powers of the Assistant Port Officer.
7. Power of Port Officer to give and enforce directions for certain purposes.
8. Power to cut warps and ropes.
9. Removal of obstruction within limits of ports.
10. Recovery of expenses of removal.
11. Fouling of moorings.
12. Raising or removal of wreck impeding navigation within limits of port.
13. Power to board vessels and enter buildings.
14. Indemnity of Government against act or default of port official or pilot.

PART III**PORT DUES, FEES AND OTHER CHARGES**

15. Port and light dues.
16. Fees for towage, piloting, etc.
17. Receipt for port charges.
18. Distraint and sale on refusal to pay port charges.
19. No port clearance to be granted until port charges are paid.

PART IV**PROVISION WITH REGARD TO PENALTIES**

20. Penalty for disobedience to Rules and orders. Offences to be cognisable.
21. Offences, how triable; and penalties, how recoverable.
22. Costs of conviction.
23. Ascertainment and recovery of expenses and damages payable under this Decree.
24. Cost of distress.
25. Magistrate to determine the amount to be levied in case of dispute.
26. Jurisdiction over offences beyond local limits of jurisdiction.
27. Decree not to confer additional jurisdiction.

PART V**MISCELLANEOUS PROVISIONS**

28. Exercise of powers of Port Officer by the assistants.
 29. Service of written notices of directions.
 30. Publication of orders of British Resident.
 31. Saving for Treaty rights.
 32. Power to make Rules.
-

[Subsidiary]

SCHEDULE

Ports	Limits
(1) Port of Zanzibar	Bounded on the north by an imaginary straight line drawn from the Bet-el-Ras northern light beacon to the northern extreme of Chapwani Island, and from thence by a straight line joining the northern extremes of Kibandiko Island and Changu Island; on the west by straight line drawn by the north - western extreme of Changu Island to the north-western extreme of Bawe Island, by the western coast of Bawe Island and by a straight line drawn from the south-western extreme of Bawe Island to the Mtwana light buoy; on the south by a straight line drawn from the Mtwana light buoy to Ras Mbweni. For the purposes of these boundary the position of the Mtwana light buoy is to be taken as 6°:13':39" south and 39°:10':34" east.

Under section 5

APPENDIX 2

THE REVOLUTIONARY GOVERNMENT OF ZANZIBAR



**AN ACT TO ESTABLISHED ZANZIBAR
PORTS CORPORATION AND PROVIDE
FOR OTHER MATTERS CONNECTED
THEREWITH AND INCIDENTAL THERETO.**

**ENACTED by the House of Representatives of Zanzibar
on 21st day of March, 1997**



"Board " means the Board of Directors of the Corporation established under Part II of this Act;

"charges" means all sums received or receivable, charged or chargeable for, or in respect of, any ship or harbour or the handling or warehousing of goods by the Corporation or for, or in respect of any other service performed or facilities provided by the Corporation;

"Corporation" is the corporation established under this Act;

"customs law" means any law in force within the United Republic imposing or relating to the collection of customs or excise duties or transfer tax;

"Department of Ports" means the Department of Ports and Maritime Transport of the Ministry of Communications and Transport;

"Director-General" means the Director-General appointed by the President under section 6;

"employee" means any person in the service of the Corporation;

"ferry" means any vessel plying within a harbour, or the approaches thereto, for the purpose of the carriage of passengers or goods;

"goods" includes luggage, animals (whether alive or dead) and all other movable property of any description;

"Government" means the Government of Zanzibar;

"harbours" means the harbours set out in the Second Schedule;

"harbour office" means any office in a harbour where rates and charges may be paid to the Corporation;

"master" in relation to a ship, means any person (other than a pilot) having charge of that ship;

"Minister" means the minister responsible for harbours;

"perishable goods" means goods liable to rapid deterioration and, in particular, means fish, fruits, vegetables, potatoes, plants, bread, meat, game, butter, eggs, milk, cheese, birds, poultry, small animals



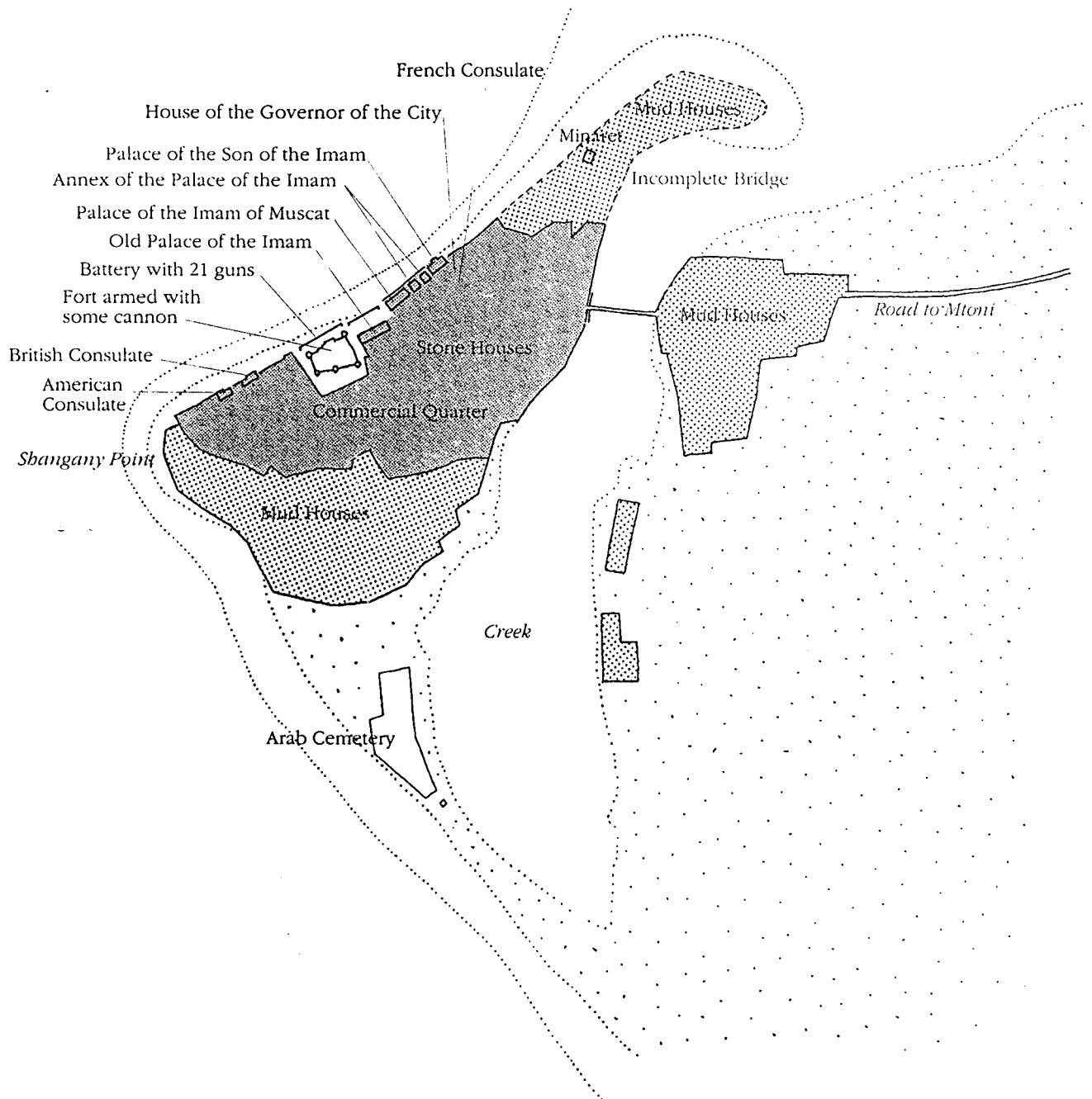
SECOND SCHEDULE

Chake Chake
Mkokotoni
Mkoani
Wete
Zanzibar

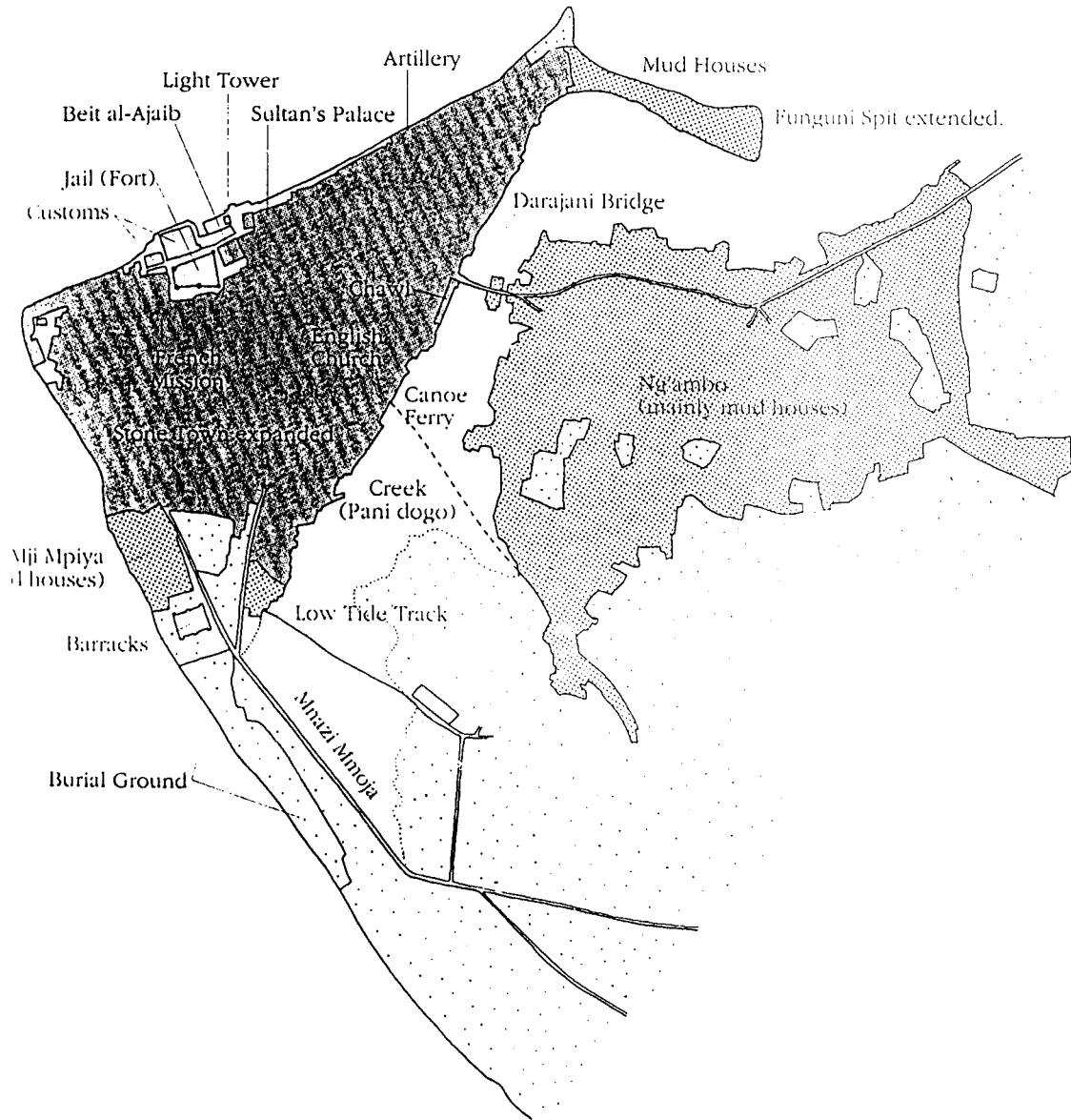
Passed on the House of Representatives on 21st day of March, 1997.

K. Chande
(Khamis Juma Chande)
CLERK OF THE HOUSE OF REPRESENTATIVES
OF ZANZIBAR.

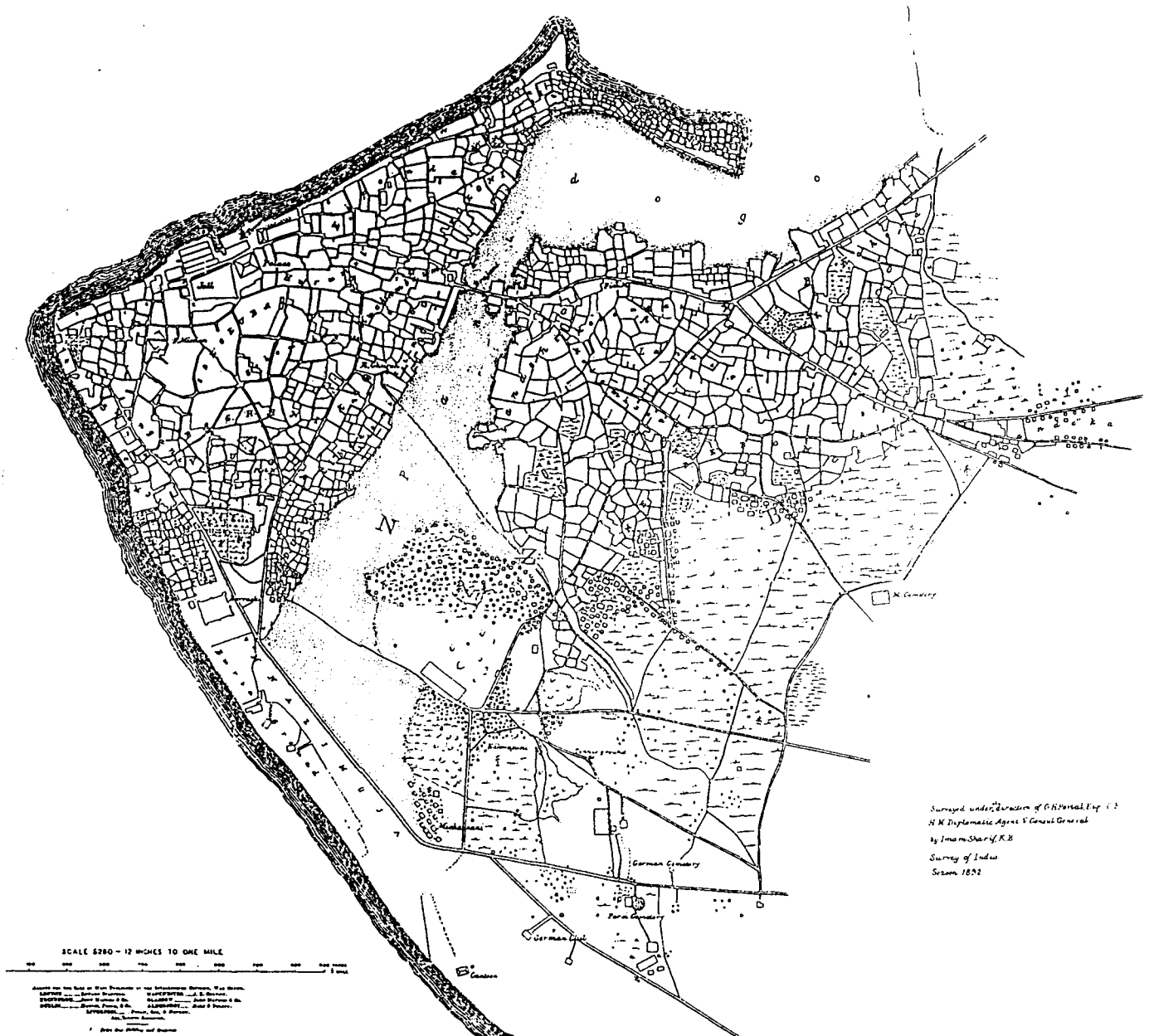
APPENDIX 3



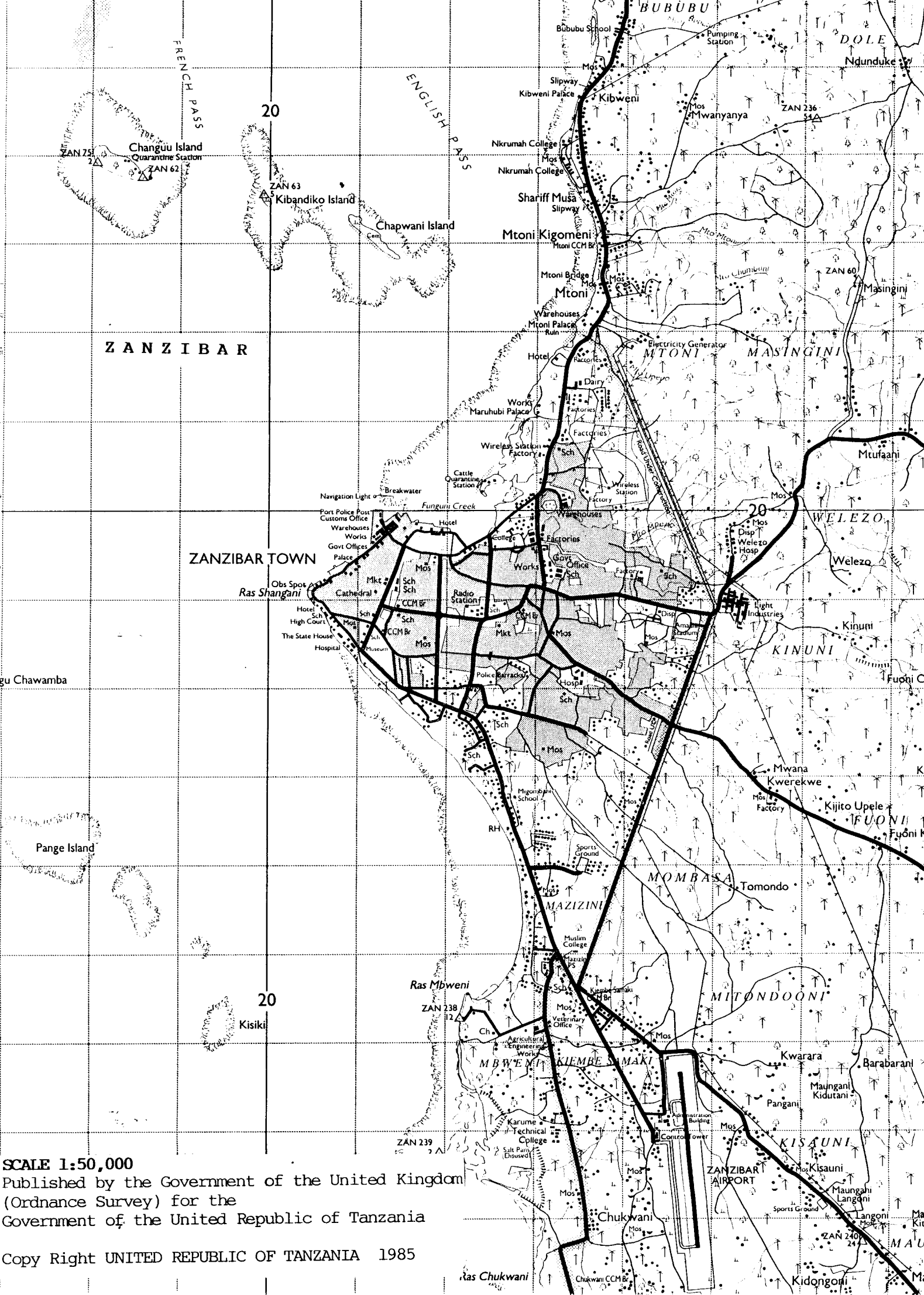
A sketch plan of Zanzibar based on Captain Charles Guillain's map of 1846. The first half of the nineteenth century was a period of rapid growth for Zanzibar. This map is the earliest detailed record of the town to survive. It shows an established stone town surrounded by mud and thatch houses, which covered most of the peninsula and spread across the creek at Darajani, the narrowest crossing point. The place names are translated from Guillain's original designations.



Sketch plan based on the 1892 survey map, illustrating the principal landmarks and the town's development. Since 1846, the stone buildings have spread to occupy most of the peninsula, while houses cover a much larger portion of land across the creek. To the north, the Darajani bridge was still the main route out of the town. A road along the neck of land called Mnazi Mmoja provides a new route out of town to the south. In addition, there was a canoe ferry service which crossed to the main island from Mkunazini, and a low tide track which traversed the creek at its southern end.



Map of Zanzibar drawn by the Survey of India in 1892 under the direction of Consul General Gerald Portal. The map is the first to accurately show the street pattern and indicate all the names of the different mitaa of the town. The names and locations of the mitaa can be compared with those listed by the explorer Burton in 1856, and the names still used today. Sbangani, Vuga, Mkunazini, Malindi and Sokomubogo are all roughly the same. Kiponda appears south of its present location, while Kidutani, Kibokoni, Kokoni, Muchambauma, Hurumzi and Sokokuba, which are marked on the 1892 survey, are no longer recognized wards today, though some remain in the names of individual streets. It is interesting that Kajificheni and Forodhani, which appear on present-day maps, do not figure in the 1892 survey, but are listed by Burton. (Courtesy of the Public Record Office. (UK.))



SCALE 1:50,000
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 (Ordnance Survey) for the
 Government of the United Republic of Tanzania
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APPENDIX 4

APPENDIX 5

THE SULTANS OF ZANZIBAR

1.	Seyyid Said	1804 - 1856
2.	Seyyid Majid	1856 - 1870
3.	Seyyid Bargash	1870 - 1888
4.	Seyyid Khalifa I.	1888 - 1890
5.	Seyyid Ali bin Said	1890 - 1893
6.	Seyyid Hamed bin Thuwaini	1893 - 1896
7.	Seyyid Hamoud bin Mohamed bin Said	1896 - 1902
8.	Seyyid Ali bin Hamoud	1902 - 1911
9.	Seyyid Sir Khalifa (II) bin Harub	1911 - 1960
10.	Seyyid Abdalla bin Khalifa	1960 - 1963
11.	Seyyid Jemshid bin Abdalla	1963 - 1964

APPENDIX 6

Planning Statement and Regulations

The Town and Country Planning Decree (Cap 85)

REGULATIONS (Under Section 37)

IN EXERCISE of the powers conferred upon me under Section 37 of the Town and Country Planning Decree, Cap 85, I, SALEM HASHIM RAJAB, Minister for Water, Construction, Energy, Lands and Environment, do hereby make the following Regulations:

PART I - Preliminary

1. *Title and Commencement*

These regulations may be cited as the Stone Town Planning Regulations 1994 and shall come into operation on the 1st July, 1994.

2. *Application*

These regulations shall apply to the area of jurisdiction known as the Zanzibar Stone Town Conservation Planning Area, as shown on the Stone Town Conservation Plan 1994 Maps P1-P4, and is the Town and Country Planning Decree, Cap 85, Section 3, Declaration Order, signed on 1st September 1993, by the Minister for Water, Construction, Energy, Lands and Environment.

3. *Maps*

These regulations shall be read in conjunction with the Plan Maps, P1 - Land use and Zoning, P2 - Conservation and Development Measures, P3 - Circulation and Parking, and P4 - Infrastructure Improvements.

4. *Interpretation*

In these regulations, unless the context otherwise requires:

Action area means an area designated as such on the Conservation and Development Map P2. This area shall be developed in accordance with a detailed planning scheme approved by the STCDA and other relevant authorities.

Addition means any structure added to an existing building either onto the roof or at any of its sides.

Adjacent building means any building that abuts along a full side of the building or vacant plot in question.

Architectural features means parts of a building, or elements attached to or built into, a building. Such features include carved doors, covered passages, decorative plasterwork, decorative tilework, entry porches, fascia boards, fenestration, niches and arches, balconies and teahouses, and timber staircases.

Balcony means a platform with railings projecting from the side of a building.

Baraza means a stone bench built into an interior or exterior wall.

Building line means a line defined by the frontages of existing plots and buildings.

Carved door means any wooden door and door frame carved in the traditional manner.

Commercial establishment means a place where business is transacted, such as wholesale and retail shops, offices, restaurants and cafes.

Conservation Plan, also referred to as "the Plan," means the Zanzibar Stone Town Conservation Plan, 1994 which comprises the planning statement and maps, and applies to the Zanzibar Stone Town Conservation Planning Area.

Dala-dala means a public transport vehicle operating within the area of Zanzibar Town.

Facade means the exterior wall of a building.

Garage means land or a building used for the purposes of repairing cars and other motor vehicles.

Godown means a building built or adapted and used for the storage, but not the sale, of goods.

Guest house means an accommodation for visitors which does not exceed a total of 10 beds.

Height of building means the height measured from the ground level to the top of the parapet on the flat roof or to the eaves of the roof whichever is the higher.

Hotel means an accommodation for visitors that exceeds 10 beds.

Listed buildings are those buildings protected under the terms of the

Conservation Plan. Grade I listed buildings are those of outstanding historical, architectural or cultural significance. Grade II listed buildings are those which make a significant architectural, historical or cultural contribution to the urban environment.

Mixed use refers to uses where commercial and other activities are combined.

MWCELE means the Ministry of Water, Construction, Energy, Lands and Environment.

New development describes change of land use, demolition of existing buildings, and the construction of temporary or permanent structures.

Open space describes all unbuilt-on land, excluding streets and other public highways and passages, and includes squares, parks, recreation grounds, graveyards and beaches.

Plot means a legally recognized parcel of developed or undeveloped land, the position and boundaries of which are delineated on a plan indicating plot subdivision and recognized as such by the Commission for Lands and Environment.

Private open space means open space kept for private use such as private gardens and private graveyards.

Protected architectural features means those architectural features protected as such under the provisions of this Plan.

Protected streetscape features are those streetscape features protected as such under the provisions of this Plan.

Public open space means open space for public use, such as recreation space, public gardens, public graveyards and land used for sea related activities.

Public use refers to educational, governmental, administrative, cultural and social uses.

Regulations means the regulations contained in this Conservation Plan and apply to land use, conservation and development, circulation and parking and environmental concerns within the Stone Town Conservation Planning Area.

Residence means a building or part thereof built, and used solely, for the purpose of habitation.

Shamba bus or lorry means a public transport vehicle operating between Zanzibar Town and other parts of the island.

Small workshop means a building or part thereof used for the purposes of making and repairing furniture and other handmade goods, employing a maximum of 10 people.

STCDA means the Stone Town Conservation and Development Authority, hereinafter referred to as "the Authority," and which is responsible for the enforcement of the Plan.

Street furniture includes items such as benches, rubbish collection and receptacles, bus shelters, bicycle racks, and other conveniences placed in public spaces.

Street paving, details and fitting includes all street paving materials, as well as elements such as kerbs, drains, manholes, manhole covers, bollards, pedestrian crossings, ramps and steps.

Streetscape features are both natural and constructed features which contribute to the character of the street and urban environment. This category includes features such as facades, fountains, gateways, external stairways, tombs, trees and vistas.

Upgrading area means an area designated as such on the Conservation and Development Map and subject to environmental and infrastructure improvements, to be approved by the Authority and other relevant authorities.

Warehouse has the same meaning as godown.

Zone means an area of land shown on the Land Use and Zoning Map P1 and within which land and buildings must be used in accordance with the provisions of these regulations.

PART II - Application of these Regulations

5. *The ambit of these Regulations*

(1) These Regulations shall be read together with the ancient Monuments Preservation Decree (Cap 102) and any other principal and Subsidiary legislation regulating planning and building in Zanzibar Stone Town.

(2) Where there is conflict between these Regulations and other regulations contained in other principal legislation, these Regulations shall prevail.

6. Compliance with these regulations

Any person who builds, alters, removes or demolishes a building, part of a building, an architectural or streetscape feature, or occupies any open space, or alters the use of a building or open space shall comply with the requirements of these regulations.

7. Planning and building applications

(1) No person shall occupy any open space, or alter the use of a building or open space without first making a planning application to the Authority for written permission.

(2) No person shall build, alter, remove or demolish a building, part of a building, an architectural feature or streetscape feature without first making a building application to the Authority for written permission. Any application for demolition shall be accompanied by new development proposals.

(3) Any planning and building application shall be accompanied by a set of drawings, description of works, including proposed method of drainage and water supply, and specification of materials to be used, such that the full scope and nature of the works can be understood by the Authority.

(4) The Authority may request additional information and structural calculations from the applicant before considering a particular planning or building application.

8. Granting of permits

(1) The Authority, within sixty days of receipt of all the necessary drawings, description of work, specification and any other information with which to consider a planning or building application, shall, in writing, either grant or refuse to grant permission to start work.

(2) The Authority may specify certain amendments to, or conditions for the proposed works in order for a planning or building permit to be granted. In certain cases, it may also specify additional works to ensure the structural stability or effective maintenance of the building.

(3) The planning and building permit is valid for twelve months, after which time it is no longer applicable. If building works do not commence within that period, a fresh application will have to be made as if it were a first application.

9. Refusal of permits

(1) If the Authority considers that the planning or building application fails to meet the requirements of these or any other existing regulations,

it shall, within sixty days of descriptions of work, specifications and any other building application, issue a written notice of rejection to the applicant accompanied by an explanation of the reasons for the rejection.

(2) The Authority may make recommendations for changes to the proposed work in order that the application may comply with these and other relevant regulations.

10. Procedure of appeal

An unsuccessful applicant may appeal, in the manner prescribed by the Authority, against the rejection of a planning or building application.

11. Public notice of intention to carry out works

(1) Any person intending to carry out any works as specified in paragraph 6 of these Regulations, shall post a notice of their intention to do so on the site, plot, or building so affected, stating the nature of the intended works and that the plans are available for inspection at the offices of the Authority.

(2) This notice shall be posted for the period during which the Authority is considering the said planning or building application.

12. Safety of operations

(1) Any person who carries out repairs, alterations, restoration, excavation and new building work, demolition work, or the erection of scaffolding or any other apparatus used for building operations shall ensure that the work is carried out in a structurally sound and safe manner. Public routes must be kept clear at all times.

(2) The Authority may give guidance on how to comply with these Regulations for the purposes of securing the safety of the building works and of the general public.

13. Inspection of building works

(1) The Authority may at any time during the execution of any works described in these regulations make an inspection thereof, without giving previous notice of its intention to do so.

(2) If, upon such an inspection, the Authority finds that the work is being carried out in contravention of these regulations, it may, by written notice and within a given period of time, require that the work be altered in such a way as to make it comply with the regulations.

14. Completion of building works

(1) Any person who executes any work as described in these Regulations

shall, within one month of completion of the work, give to the Authority notice in writing of the completion and shall give to the Authority all necessary facilities for the inspection of such work.

(2) If the Authority decides to inspect the work, it shall be done within twenty-one days of receipt of the completion notice.

(3) Upon inspection, the Authority may, in writing:

(a) give permission for the occupation and use of such building or works;

(b) refuse to give such permission if the works have been carried out in contravention of these and other applicable regulations. In this case, the Authority may specify, in writing, how the building or works may be altered in such a way as to comply with the regulations.

(4) No person shall occupy any such building or works until written permission by the Authority has been granted, or if the Authority fails to inspect such works within twenty-one days of receipt of the completion of works notice.

15. *Issuing of guidelines*

(1) Whenever deemed necessary, the Authority may issue guidelines and make additional and/or specific provisions with regard to conservation and development within the Conservation Planning Area.

(2) All guidelines issued under this regulation will be made public through the issuing of notices and other appropriate means.

16. *Offences*

Any person who wilfully or negligently fails to comply with, or contravenes, these regulations is guilty of an offence and shall be liable to the punishment as provided for under the Act No. 3 of 1994, the Stone Town Conservation and Development Authority Act, 1994.

PART III - Land Use and Zoning Regulations

17. *Use of land and building*

(1) No land or building situated in any zone shown on Map P1 contained in the plan, shall be put to any use other than a use approved by the Authority in accordance with the Plan. Table 1 in Part VIII provides a schedule of uses.

(2) The use of land or building other than those specified in the Plan will be at the discretion and approval of the Authority.

(3) If, when these Regulations come into force, any land or building is then being put to a use other than that prescribed for the zone in which it is situated, it may continue to be put to such use until further development of the land or building occurs, at which time the new development must conform to these zoning regulations.

18. *Shops, workshops, and trades*

Where shops, workshops and trades are permitted they shall be situated or carried on only in buildings especially constructed for such purpose or otherwise suitably adapted to the satisfaction of the Authority.

19. *Garages and warehouses*

(1) In general, garages and warehouses shall not be permitted within the Conservation Planning Area except in areas indicated on the maps as accessible to vehicles and subject to the discretion of the Authority.

(2) Any land or building used as a garage or warehouse when these Regulations come into force, will be permitted to remain as such until further development of the land or building occurs, at which time the new development will conform to these zoning regulations.

(3) Table 2 in Part VIII lists those garages or warehouses which currently contravene the provisions of these zoning regulations. These shall be changed as the Authority may direct.

20. *Zone 1 - Residential*

(1) The predominant use in this zone shall be residential. Educational, religious and cultural establishments, as well as private open spaces, are also permitted.

(2) A limited amount of commercial activity may be allowed on the ground floor, subject to a maximum floor area of 200 m².

(3) Subject to a review five years after these Regulations come into effect, no further hotels or guest houses than are presently in operation, or for which planning permission has already been granted, shall be allowed within this zone.

21. *Zone 2 - Mixed use*

The predominant use in this zone will be mixed residential and commercial. Land and building uses specified for Zone 1 will also be permitted, as well as small workshops.

22. *Zone 3 - Commercial*

The predominant use in this zone will be commercial, including small

workshops. Land and building uses specified for Zone 2 will also be permitted.

23. Zone 4 - Proposed business expansion zone

This zone is designated as an Action Area on the Conservation and Development Measures Map P2. The area is reserved for expansion of business activities and as such, permitted land and building use will be mainly commercial or mixed use. All future development in this zone will be subject to planning measures described in section 39 and Part VII, section E of these regulations.

24. Zone 5 - Cultural/institutional/public

The predominant land and building use in this zone will be for cultural, institutional and other public activities.

25. Zone 6 - Health

Permitted land and building uses in Zone 6 are those related to the provision of health services. No other land and building uses will be permitted.

26. Zone 7 - Port

This zone is for port facilities and related activities only.

27. Zone 8 - Public open space

(1) Land in this zone shall be kept open for public use. No other land uses will be permitted.

(2) Development of these areas, including the erection of temporary or permanent structures, will not be permitted except in order to improve the landscaping and infrastructure of these areas.

28. Conflicting land uses

No expansion of the conflicting land uses, as indicated on Map P1, shall be allowed. They may be continued until such time as a change of use can result in a use that conforms with the prescribed land use.

29. Illegally blocked streets

The Authority may at any time restore any illegally blocked streets to public use.

PART IV - Conservation Regulations

30. Repair and restoration notices

(1) The Authority may issue a written repair notice to the owner or user of any building, listed or non-listed, if the building or part thereof, including architectural and streetscape features, is in a ruinous condition or in urgent need of repair.

(2) The Authority may also issue written restoration notices to the owner or user of any building if any part of that building has been changed, purposely or by accident, without prior written approval from the Authority.

(3) Within a period stated in the notice, the owner or user of the particular building in question is compelled to comply with the repair or restoration notice. If the owner or user does not undertake the stated work within this period the Authority may, if necessary, undertake the work itself, with costs recoverable from the owner.

31. Repairs to existing buildings

All repair work to existing buildings including listed buildings, and architectural and streetscape features shall use the same, compatible, or similar materials and finishes as the original materials and finishes.

32. Listed buildings

(1) The Conservation Plan designates Grade I and Grade II listed buildings within the Conservation Planning Area. These are identified on the Conservation and Development Measures Map P2, and Table 4 in Part VIII lists the Grade I listed buildings.

(2) *Grade I:* No alterations or additions, either externally or internally, will be allowed to Grade I listed buildings, except in exceptional circumstances as authorised by the Authority. Any building work carried out on the building must involve preserving and/or renovating the original building fabric and its associated architectural features.

(3) *Grade II:*

(a) No alterations or additions to the structure or the external walls of Grade II listed buildings will be allowed, except in exceptional circumstances as authorised by the Authority. Any building work carried out on the structure or external walls must involve preserving and/or renovating the original design.

(b) Internal changes will be permitted, subject to the discretion of the Authority. Alterations shall be limited to necessary improvements of living and working spaces and shall be executed with special regard to the historical and architectural features of the buildings. These changes shall be compatible with, and sympathetic to the old building and should be of such a nature that, when removed, they will not affect the original building design.

33. Protected architectural features

(1) The architectural features identified on Map P2 are historically, architecturally or culturally significant and are protected as such. In any case, all architectural features over 50 years old shall be preserved.

(2) Changes to protected architectural features are not allowed except to preserve and/or restore the original design.

(3) All materials and finishes used on protected architectural features for renovation and restoration work shall be the same or compatible with the existing materials and finishes as may be specified by the Authority.

34. *Protected streetscape features*

(1) The streetscape features identified on the Map P2 are historically, architecturally or culturally significant and are protected as such.

(2) Changes to protected streetscape features are not allowed except to preserve and/or restore the original design.

(3) All materials and finishes used on protected streetscape features for renovation and restoration work shall be the same or compatible with the existing materials and finishes and may be specified by the Authority.

(4) Trees identified individually on the Map P2, as well as all trees within protected green space, upgrading areas and Action Areas are to be protected.

35. *Protected green space*

(1) The open spaces specified on Map P2 are culturally or historically important and make a significant contribution to the urban environment, and are protected as such.

(2) The use of any protected green space for the storage of building materials or any other goods is not permitted without the permission of the Authority.

PART V - Development Regulations

36. *New development, additions and alterations*

(1) The regulations set out in this Part are applicable to all new development, as well as to additions and alterations to existing buildings, within the Conservation Planning Area.

(2) In all cases, sites for new development shall be of appropriate size, location and siting, and subject to approval by the Authority. New development is not permitted in protected green space, streets and squares and any other public open space.

37. *Planning*

(1) Plot subdivision: A plot may only be subdivided with the Authority's approval.

(2) Building lines:

(a) Any new building or addition shall be sited so that walls and facades facing onto streets are in line with adjacent building lines. This applies to the ground floor and all storeys above. Balconies, canopies, roof overhangs and gutters may be built beyond the building lines to a maximum of one third the width of the street, or in any case not more than 1m. Barazas and steps may be built beyond the building line to a maximum of 0.4m and signboards may extend to a maximum of 0.5m.

(b) When a new development is replacing an existing or collapsed building, it should generally follow the existing building line. The Authority may recommend a new building line if in doing so the streetscape will be improved.

(c) All regulations regarding building lines also apply to garden walls, fences and any built-up boundary. Only durable materials shall be used for such constructions. Wire fences, barbed wire and corrugated iron sheeting are not permitted. No building may be built to extend beyond the plot boundary.

(3) Siting: The Authority may specify particular or additional requirements for the siting of new buildings, alterations and additions in response to the particular characteristics of a given "infill" site.

(4) Height: The height of any permanent addition to an existing building, or of any new building, may not exceed the maximum height of the adjacent buildings, and in any case, may not exceed three storeys. The Authority may limit the height of a building to protect a Grade I or Grade II listed building or a protected architectural or streetscape feature. Penthouses, teahouses and other such rooftop additions may be permitted subject to the discretion of the Authority.

(5) Scale and massing: New buildings, alterations and additions shall be compatible in scale and massing with the character of the Stone Town.

(6) Streets:

(a) No person shall build, set up or place against or in front of any building any structure or fixture which will in any way encroach upon or obstruct the safe and convenient passage of the public along any street, or project into or encroach upon any drain or open channel so as to interfere with the proper working of such drain or open channel.

(b) The Authority may give notice in writing to the owner or user of such an offending structure or fixture to remove it, or alter it to the Authority's satisfaction, within a period stated in the written notice.

38. Structure and finishes

- (1) Building materials: Standards and finishes of building materials must conform to the existing buildings in the Stone Town.
- (2) Details and fittings: Details and fittings for new buildings and additions shall be compatible, in appearance and proportion, with the traditional character of the Stone Town.
- (3) Colours: used on the outside of new buildings and additions must blend with the range of tones and colours found in the Stone Town.

39. Health and sanitation

- (1) Approval by the Authority: All health, sanitation and water supply provisions must be approved by the Authority.
- (2) Light and ventilation: The Authority will review all applications with respect to the proper siting of buildings to allow enough space for light and ventilation.
- (3) Drainage: Plans for new buildings and, if appropriate, additions must show that satisfactory provisions have been made for drainage. Roofs must be provided with sufficient gutters and down pipes to prevent rainwater from infiltrating any part of the building and to carry rainwater to the street drains. No rainwater shall be discharged directly into the street from a height above 20 cm.
- (4) Sanitation:
 - (a) Construction plans for new buildings and, where appropriate, additions and alterations shall show that satisfactory provision has been made for sanitation and waste water facilities.
 - (b) The Authority may require the owner or builder to do additional work to ensure satisfactory discharge of household waste water and sewage into the existing sewage network, including the reconstruction, if necessary, of the sewer pipe outside the new building or addition.

40. Action Areas

- (1) The Conservation and Development Map identifies four public areas as Action Areas. These are:
 - the Seafront,
 - the New Port Entrance,
 - the Creek Road and Market Area,
 - the Malindi Business District.

- (2) The development of these areas is subject to comprehensive planning

measures approved by the Authority and no development will be allowed in these areas until such plans have been approved. All future development within these areas will be subject to the planning framework detailed in the Action Area plans. These are outlined in Section E of Part VII.

PART VI - Circulation and Parking

41. Issuing of Circulars

- (1) This section is to be read in conjunction with Map P3.

(2) The Authority, in consultation with the 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.

42. Motorized traffic circulation

Only those streets indicated on Map P3 as motorized vehicular routes may be used for motorized traffic. Both two-way and one-way streets are identified as well as those open to motorized traffic for access only. All other areas within the Stone Town are closed to motorized traffic.

43. Weight limit

The maximum weight of any vehicle permitted within the Stone Town will be two tonnes. Signs will be located at the relevant road junctions indicating this restriction.

44. Traffic calming

To reduce the speed of motorized traffic and encourage safe driving in the Stone Town, the Authority, in coordination with the Traffic Police, may institute traffic calming devices such as signs, speed bumps and demarcation on the roads. These will be specified in special traffic circulars.

45. Motorcycles

(1) Motorcycles are classified as motorized vehicles and as such will be restricted to the streets indicated for motorized traffic. In addition, three other routes are accessible to motorcycles. These are indicated on Map P3.

(2) The riding of motorcycles anywhere else in the Stone Town will not be permitted.

46. Parking

The parking of motorcars, taxis, lorries, shamba buses, dala-dalas and

other motorized vehicles is only allowed in places specifically marked for such purposes on Map P3.

47. Godowns for motorcycle parking

Map P3 shows certain godowns that can be used as secure lockups for motorcycles. These are also listed in Table 3 in Part VIII. As and when appropriate, the Authority, in conjunction with the MWCELE, and other relevant bodies will issue notices indicating new godowns that can be used as secure lockups.

48. Bicycles

Bicycles are allowed on all streets in the Stone Town. Certain internal streets, however, are designated as one way only for bicycles. These are:

- (a) Mkunazini Street and Tharia Street - running north to south;
- (b) Khod Bazaar and Changa Bazaar - running east to west;
- (c) Sokomhogo Street - running south to north;
- (d) Cathedral Street - running north to south;
- (e) Gizenga Street - running east to west.

Clearly marked bicycle lanes will be provided on the main roads.

PART VII - Environmental Provisions

49. Infrastructure improvements

Whenever deemed necessary, the Authority, in consultation with the Municipal Council and other relevant authorities, may issue instructions on the implementation and details of infrastructure improvements. The Infrastructure Improvements Map P4 will be modified and amended in accordance with these measures.

50. Excavation work

All excavation work, except in the Creek Road area, shall be carried out manually to minimize the impact on the surrounding buildings. In any case, all excavation work will be subject to approval by the Authority.

51. New pipework

Where new pipes are laid, flexible joints between connections shall be used, particularly where they enter the buildings and penetrate existing walls.

52. Rubbish disposal

- (1) All streets shall be kept clean and clear of rubbish.
- (2) All rubbish shall be disposed of in appropriate containers and shall

be left in such places as approved of by the Municipal Council for collection.

53. Septic tanks

Individual septic tanks shall be emptied when necessary by the individual building owners or users.

54. Cables, wires and street lighting

Cables, wires and street lighting shall be mounted on the walls of buildings or hung between buildings in an organized, safe and sympathetic manner with regard to the preservation of the architectural environment. Their visual impact on the appearance of the buildings must be minimized. All fixtures and fittings, including free-standing lamp posts, must have the prior approval of the Authority.

55. Street paving, details and fittings

- (1) Street paving materials shall be in keeping with the existing historical and architectural character of the Stone Town. They, and other landscaping materials, and their detailing jointing shall be approved by the Authority.
- (2) Expansion joints must be provided at the junction between the new paving slabs and the base of the buildings to allow for differential movement.

(3) Any damage resulting from the excavation and digging of streets and street paving while installing services or infrastructure works will be repaired as new by the individual or authority responsible for carrying out the works.

56. Street furniture

Any new street furniture shall be designed and installed in keeping with the existing historical and architectural character of the Stone Town and must be approved by the Authority.

57. Storage

- (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. Approval for such storage will be dependent, among other considerations, on the applicant observing health and safety regulations and keeping the area generally clear for public passage and use.
- (2) The Authority may order the removal of building materials, goods, garbage or debris from collapsed buildings. These materials will be disposed of in a safe manner outside the designated Conservation Planning Area.

58. **Signs and advertisements**

(1) The erection of signs and other forms of advertising is subject to approval by the Authority.

(2) The use of large projecting signboards, signs made of plastic materials or illuminated signs, as well as any other form of advertising considered inappropriate in character, form or scale for the Stone Town will not be permitted.

PART VIII - Appendices

A. Table 1 - Showing permitted land and building uses in each zone

"P" means development which is permissible by the STCDA in accordance with the Conservation Plan and Maps.

"D" means development which is permissible subject to the discretion of the STCDA in accordance with the Conservation Plan and Maps.

"X" means development which is not permissible by the STCDA.

LAND OR BUILDING USE	ZONE							
	1	2	3	4	5	6	7	8
1. Residential buildings	P	P	D	X	D	X	X	X
2. Commercial/residential bldgs	D	P	P	D	D	X	X	X
3. Hotels & guesthouses	X	P	P	X	D	X	X	X
4. Social & recreation clubs	D	P	P	X	P	X	X	D
5. Educational buildings	P	P	P	X	P	X	X	X
6. Institutional buildings	D	P	P	D	P	X	X	X
7. Art galleries & museums	D	P	P	D	P	X	X	X
8. Religious buildings	P	P	P	X	P	X	X	X
9. Civic & community bldgs	P	P	D	D	P	X	X	X
10. Cinemas & places of entertainment	D	D	P	D	P	X	X	X
11. Restaurants & eating houses	D	P	P	D	P	X	X	X
12. Retail shops	D	P	P	P	D	X	X	X
13. Commercial offices	D	P	P	P	D	X	X	X
14. Hospitals & other health facilities	D	D	D	X	P	P	X	X
15. Small workshops	D	P	P	D	X	X	X	X
16. Small wkshops w/residential above	D	P	P	D	X	X	X	X
17. Warehouses & godowns	X	X	D	D	D	X	P	X
18. Minor storage for shops & offices	D	P	P	P	D	X	P	X
19. Garages	X	D	D	X	X	X	X	X
20. Outside small-scale vending	D	D	D	D	D	X	D	D

B. Table 2 - List of warehouses in the Stone Town recommended for residential or commercial change of use

PLOT NO.	LOCATION	PRESENT CONDITION	PRESENT USE	RECOMMENDED USE
903/904	Malindi North	Poor	Storage	Mixed-use infill plot
MN11D	Malindi North	Good	Storage of foodstuffs	Return to original intended use as nursery school
3101	Malindi North	Deteriorating	Storage of foodstuffs	Drastically reduce frequency of deliveries otherwise convert to residential or community use
MS1C/MS1E	Malindi South	Good	Warehouse	Retailing (part of Port Action Area)
MS1F	Malindi South	Poor	STCDA workshop and storage	Demolition (Part of Port Action Area)
1259A	Malindi South	Deteriorating	Wholesale cigarettes	Commercial or auction space
601	Malindi South	Deteriorating	Building contractors office	Commercial or mixed use
1247A	Malindi South	Poor	Storage	Commercial or auction space
620A	Malindi South	Deteriorating	Storage of heavy goods	Residential infill plot
542	Sokomuhogo	Deteriorating	Poultry keeping	Commercial or mixed use
2001A/2002	Kajificheni	Ruin	Vacant	Residential or mixed use
2006	Kajificheni	Ruin	Vacant	Residential or mixed use
1947A-1949	Kajificheni	Deteriorating	Storage of building materials	Workshop or mixed use
66	Shangani	Poor	Storage of chemicals	Residential infill
179	Forodhani	Deteriorating	Storage	Mixed use
751	Forodhani	Ruin	Vacant	Residential or mixed use

C. Table 3 - List of warehouses recommended for use as motorcycle storage

PLOT NO.	LOCATION	PRESENT USE
3102	Malindi North	Storage of foodstuffs by Bizanje
956 - 958	Malindi South	Storage of foodstuffs by Bizanje
3115/5A	Malindi South	Storage of spare parts for adjacent shop
142A	Forodhani	Storage of foodstuffs by Sukita
VN2H	Vuga North	Storage of building materials by MWCELE

D. Table 4 - List of Grade I listed buildings in the Stone Town

Note: "Gazetted" means the building has already been gazetted as a monument under Cap 102, the Ancient Monuments Preservation Decree. This is in addition to the Grade I listing of this Conservation Plan.

BUILDING	PRESENT CONDITION	GAZETTED	LOCATION
1. Kilosa House	Deteriorating	No	Shangani
2. Former British Consulate	Poor	No	Shangani
3. Mambo Msiige House	Poor	No	Shangani
4. Tippu Tip House	Deteriorating	No	Shangani
5. Tembo House	Deteriorating	No	Shangani
6. Beit al-Ajail	Deteriorating	No	Forodhani
7. Old Fort	Poor	Yes	Forodhani
8. People's Palace	Good	No	Forodhani
9. Royal Tombs	Deteriorating	Yes	Forodhani
10. Aga Khan Mosque	Good	No	Forodhani
11. Royal Baths	Deteriorating	No	Forodhani
12. Hindu Temple	Deteriorating	No	Forodhani
13. St. Joseph's Cathedral	Good	No	Sokomuhogo
14. High Court	Deteriorating	No	Vuga South
15. State House	Good	No	Vuga South
16. Mnazi Mmoja Hospital	Good	No	Vuga South
17. Peace Memorial	Deteriorating	No	Vuga South
18. Hamamni Baths	Deteriorating	Yes	Kajificheni
19. Minaret of the Shia Ithnasheri Mosque	Deteriorating	No	Kajificheni
20. Anglican Cathedral	Deteriorating	Yes	Mkunazini
21. Market Building	Deteriorating	No	Mkunazini

D. Table 4 - List of Grade I listed buildings in the Stone Town (continued)

22. Darajani Chawl	Poor	No	Kiponda
23. Khoja Ismaili Charitable Musafarkhana	Deteriorating	Yes	Kiponda
24. Old Dispensary	Deteriorating	No	Malindi South
25. Bharmal Building	Deteriorating	No	Malindi South
26. Malindi Mnara Mosque	Deteriorating	Yes	Malindi South

E. Action Area Briefs

Detailed planning proposals for the Action Areas are to include the following:

Seafront

1. Infrastructure upgrading along the seafront including a suggested minimum rehabilitation programme for the seawall, landing steps and piers.
2. Rationalization of vehicular traffic and the pedestrian promenade along the seafront, including suggestions for paving, street furniture and public lighting.
3. A facade improvement scheme for the monuments and historical buildings facing onto the seafront as well as suggestions on the re-use of some of the buildings presently vacant.
4. Re-landscaping of the square in front of the Sayyid Humoud Friday Mosque. This is to include measures regulating parking in the area and the accommodation of traditional boat building activities around the big tree.
5. Re-landscaping of Forodhani Park to serve both as a public park and an informal selling area in the evening. Improvements in and around the park are to include better drainage, new paving, street lighting, green areas, street furniture, garbage collection points, public water taps and public toilets.

Port Entrance

1. Rationalization and improvement of vehicular and pedestrian traffic as well as the provision of additional parking, drop-off points and unloading areas close to the new passenger terminal.
2. The provision of additional parking facilities in the public square behind the existing warehouses.
3. Relocation of the existing petrol station in order to ease traffic congestion and facilitate circulation.

4. Appropriate siting of the new passenger terminal and re-organization of the public areas surrounding it, including re-organization of the proposed passenger quay.
5. The appropriate reuse of the presently underused warehouses for duty-free retail shops.
6. Suggestions for the reuse of the Government owned historical building adjacent to the present petrol station.

Central Market

1. Re-landscaping of the entire area, including new paving and proper surface drainage, and rehabilitation and repair of the existing infrastructure. Suggestions of typical details for street furniture, such as fences, walls, benches as well as lighting and paving.
2. Improving pedestrian access and circulation within and through the market as well as expanding storage and selling areas and public facilities such as toilets and standpipes.
3. Recommendations on the appropriate restoration and rehabilitation of the Market Building, Darajani Chawl and Estella Market.
4. Re-organization of traffic and pedestrian circulation to ease congestion along Creek Road and around the market. This will include:

- the provision of paved pedestrian routes, bicycle lanes and traffic calming measures along Creek Road;
- the provision of improved and expanded parking facilities for private cars, taxis, *dala-dalas* and *shamba buses* as well as shelters and public toilets for passengers.

5. The removal of the containers along Creek Road in proximity to the schools and re-landscaping of the area into a park.

Malindi Action Area

1. Plans for the redevelopment of a new commercial/business district along the northwest side of Bwawani Road with provisions for public and private parking and commercial on- and off-loading.
2. The development of a generic building type that could be used for the new business area.
3. Consideration of other proposed plans for buildings and land in the area. These include proposals to:
 - convert the Motor Trade Building into a hyper-market;
 - redevelop the swamp area in front of the Bwawani Hotel in part as a religious centre and in part as an urban park.
4. Suggestions for the design of public pathways, open areas and potential infill sites in the Malindi North area behind the proposed business district.

Zanzibar,
1st July, 1994

SALUM HASHIM RAJAB
Minister for Water, Construction, Energy
Lands and Environment

APPENDIX 7

Table 1 - List of Landmark Buildings, 1982

LANDMARK BUILDINGS	PRESENT CONDITION	GAZETTED
1. The Old Fort	dilapidated	Yes
2. The House of Wonders	good	
3. The Persian Bath	sound	
4. The Peoples Palace	good	
5. The Market	sound	
6. The Aga Khan Mosque	good	
7. The Bharmal Building	sound	
8. The Kilosa Building	dilapidated	
9. The Mambo Msiige Building	sound	
10. The Tippu Tip House	sound	
11. The High Court Building	sound	
12. The Peace Memorial Museum	under repair	
13. The Livingstone House	sound	Yes
14. The Ithnasheri Dispensary	poor	
15. The Malindi Minaret Mosque	sound	Yes
17. The St. Joseph Church	goos	Yes
18. The Anglican Cathedral	sound	Yes
19. The Khoja Ismail Charitable Charavanseraille	sound	Yes
21. The State House	good	

Table 2 - List of Grade I listed buildings in the Stone Town, 1994

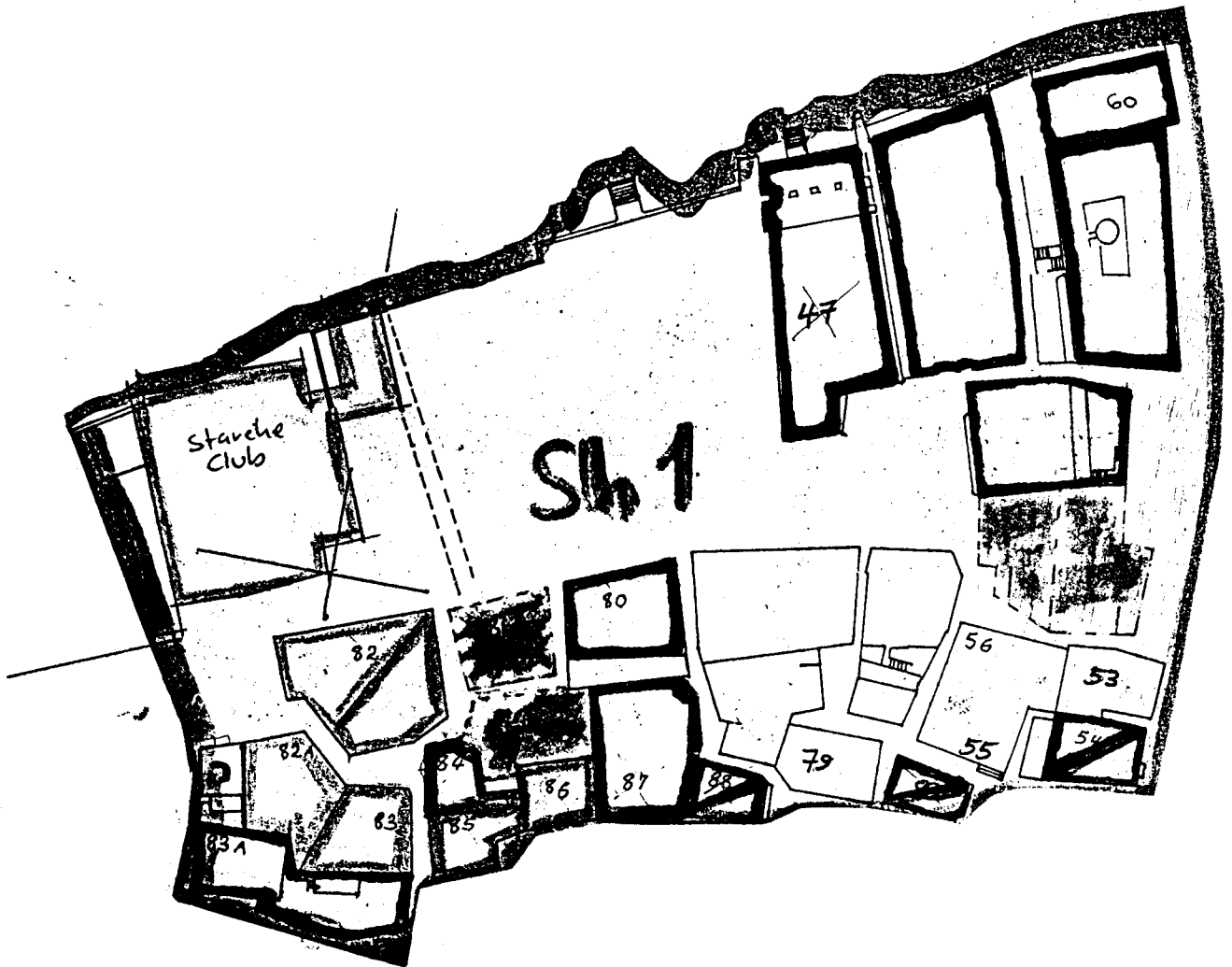
Note: "Gazetted" means the building has already been gazetted as a monument under Cap 102, the Ancient Monuments Preservation Decree. This is in addition to the Grade I listing of this Conservation Plan.

BUILDING	PRESENT CONDITION	GAZETTED	LOCATION
1. Kilosa House	Deteriorating	No	Shangani
2. Former British Consulate	Poor	No	Shangani
3. Mambo Msiige House	Poor	No	Shangani
4. Tippu Tip House	Deteriorating	No	Shangani
5. Tembo House	Deteriorating	No	Shangani
6. Beit al-Ajaib	Deteriorating	No	Forodhani
7. Old Fort	Poor	Yes	Forodhani
8. People's Palace	Good	No	Forodhani
9. Royal Tombs	Deteriorating	Yes	Forodhani
10. Aga Khan Mosque	Good	No	Forodhani
11. Royal Baths	Deteriorating	No	Forodhani
12. Hindu Temple	Deteriorating	No	Forodhani
13. St. Joseph's Cathedral	Good	No	Sokomuhogo
14. High Court	Deteriorating	No	Vuga South
15. State House	Good	No	Vuga South
16. Mnazi Mmoja Hospital	Good	No	Vuga South
17. Peace Memorial	Deteriorating	No	Vuga South
18. Hamamni baths	Deteriorating	Yes	Kajificheni
19. Minaret of the Shia Ithnasheri Mosque	Deteriorating	No	Kajificheni
20. Anglican Cathedral	Deteriorating	Yes	Mkunazini
21. Market Building	Deteriorating	No	Mkunazini

APPENDIX 8

Zanzibar Stone Town

Shangani Section Sh 1



- survey done
- no allowance to enter permission
- condition
- Storey
- No. of people
- Family

1) NAME OF BUILDING:

present:	original:
----------	-----------

2) ADDRESSES:

a) of owner:

original:
present: GOVERNMENT / MINISTRY OF HEALTH
heir:

b) of tenants:

1) ALI KUNDI ALI / MINISTRY OF HEALTH
2) MKUBWA MOHD MAKAME
3) EDVIN-DESILVER/
4) MAALIM IDRIS / A.M. BRITO
5)

3) LOCATION:

a) Description:

Street:	House No: 82A/83
Neighbourhood: SHANGANI (SH 1)	

b) Site plan:

	NORTH:
	SCALE:
	MAIN STREET:
	MAIN ENTRANCE: ▲ Mark like this
	NOTES:

TYPE: TRADITIONAL STONE HOUSE
HOUSE NO: 82A
PROJ. NO: SH 1
DATE:

INVENTORY OF BUILDINGS OF STONE TOWN ZANZIBAR	
RECORDED:	PHOTOGRAPHED:
GENERAL INFORMATION (Names, Addresses, Location.....)	
PAGE: 1	



1) TYPE OF BUILDINGS

TRADITIONAL STONE HOUSE

(Newer Type)

(Traditional Stone House, Stone House with Verandah, Shopfront Building, Local Type Building, Mosques, Other Religious Buildings, Others.....)

2) ORIGINAL AND PRESENT USE

original:

present: RESIDENCE AND STORES

(Retail or Wholesale Shop, Market Buildings, Workshops, Stores and Stables, Restaurant, Food Shop, Bars, Hotels, Lodges, Bakeries, Schools, Museum, Theatre, Family Dwellings, Business and Governmental Offices, Hospitals, Others.....)

3) PRESENT STATUS

INTACT AND IN USE

(Intact and in use, Intact and partially in use, Intact and vacant, Partially collapsed and in use, Partially collapsed and vacant, Ruin, Others.....)

4) DATE OF CONSTRUCTION AND BUILDER'S NAME

Name and address of builder:

Factual construction date:

Estimated construction date: 40 YEARS.

Source of information:

5) HISTORICAL SIGNIFICANCE

Significance:

Specify importance and event:

LOCAL AND REGIONAL IMPORTANCE

(Local importance, regional importance, political significant, cultural significant, military significant, social significant, economical significant, historical significant, others.....)

6) PRESENT OCCUPANCY

1) 6 2) 6 3) 24
(1) No. of households 2) Occupants of each household 3) Total occupancy

7) OWNERSHIP

Waqf

(Public, Private, Waqf, Others.....)

8) ACQUISITION

(In process, considered, happened, others.....)

9) ENVIRONMENTAL RELATIONSHIP

Group ATTACHED

(Row intermediate, Row end, Group attached, Group detached, Single detached, Single isolated, Others.....)

10) THREATS TO BUILDINGS

No KNOWN THREAT

(Deterioration from weather, Proposed demolition, Demolition in process, Materials cannibalised, Major alteration proposed, Major alteration in process, No known threat, Others.....)

TYPE:

HOUSE NO:

82A/83

PROJ. NO:

SH 1

DATE:

INVENTORY OF BUILDINGS OF STONE TOWN, ZANZIBAR

RECORDED: SHARIFA

PHOTOGRAPHED:

GENERAL BUILDING AND HOUSEHOLD INFORMATION

PAGE: 2



S.T.C.D.A.

1) CONDITION OF WALLS

Masonry: **INTACT, FAIR**
 (stonework exposed, not exposed, exposed but intact, fallen down, others....)
 Plaster: **FAIR**
 (Good, Fair, cracked, deteriorated, unknown, others....)

2) CONDITION OF FOUNDATION

FAIR
 (Good, Fair, Cracked, Settlement, Deteriorated, Dangerous, Unknown, Others....)

3) CONDITION OF ROOF & GUTTERS

Type of roofs: **IRON SHEETS FAIR**
 Type of gutters and downpipes: **IRON GUTTERS, FAIR**
 (Leakage, No leakage, minor leakage, rusted, partly or full deteriorated, attacked by plants, others....)

4) CONDITION OF CEILINGS

Type of ceilings: **CEILING BOARD -> CONCRETE SLABS FAIR**
 (Good, Fair, Bad, Collapsed, Deteriorated, Others....)

5) CONDITION OF DOORS & WINDOWS

Type of doors: **WOODEN DOORS FAIR**
 Type of windows: **WOODEN WINDOW FAIR**
 (Good, Fair, Bad, Cannibalised, Deteriorated, Others....)

6) CONDITION OF STAIRS

Type of stairs: **CONCRETE STAIR CASE FAIR**
 (Good, Fair, Bad, Collapsed, Cannibalised, Others....)

7) CONDITION OF WATERSUPPLY

Kind of supply: **PUBLIC FAIR**
 No of outlets: **C.F.L. - ONE**
 (Good, Fair, Bad, Rusted, Not functioning, Others....)

8) CONDITION OF SEWERAGE


Kind of toilets: **C.F.L. - BATH AND W.C.**
 No of toilets: **2st FL - 2, 2nd FL - 2 FAIR**
 Kind of pipes: **IRON PIPES**
 Kind of showers and No.: **1st FL - 2, 2nd FL - 2 FAIR**
 Kitchen sink: **2nd FL - 2**
 (Good, fair, Bad, Not functioning)

9) CONDITION OF ELECTRICITY

Kind of connection: **NORMAL / PUBLIC**
 Fuse boxes: **3 FAIR**
 No of sockets: **8 and 5 FAIR**
 Main switch and meter: **FAIR**
 No of light fittings: **FAIR**
 (Good, Fair, Bad, Disconnected..)

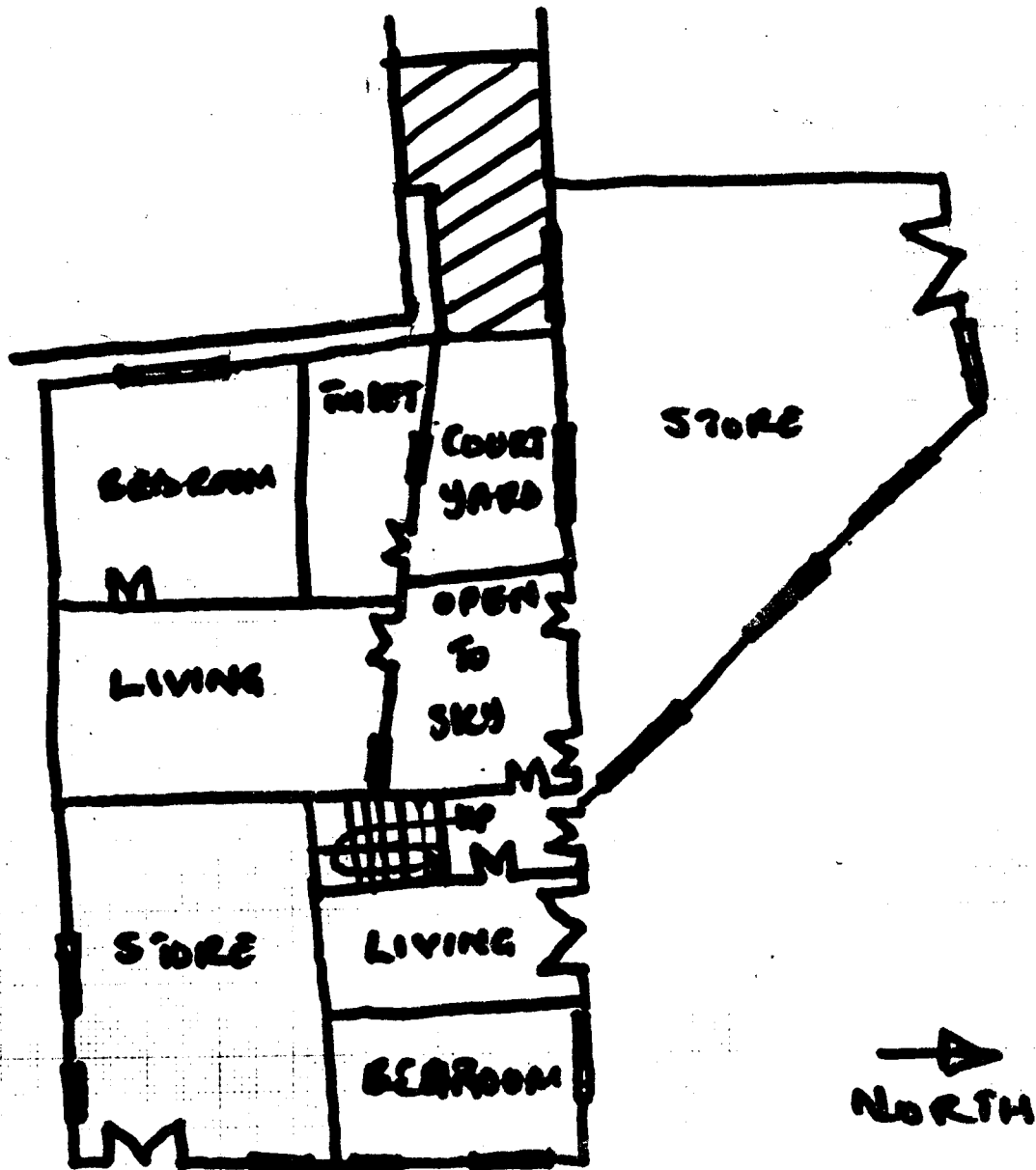
10) ADDITIONAL COMMENTS

IT'S IN GOOD CONDITION IN EVERY RESPECT.


TYPE:	INVENTORY OF BUILDINGS OF STONE TOWN, ZANZIBAR		
HOUSE NO: 82A/833			
PROJECT NO: SH 1	RECORDED: SHARIFA	PHOTOGRAPHED:	
DATE:	STRUCTURAL AND TECHNICAL CONDITIONS	PAGE: 3	S.T.C.D.A.

- 1) **SHOW ELEVATIONS AND GROUNDPLANS**
 (Include: Scale, Dimensions, Significant elements, Entrance, Stairs, Direction to North, Area of buildings, Others....)
- 2) **SHOW DECORATIVE DETAILS**
 (Include: Doors and Windows, Ballustrades, Fascias, Plasterings, Fret-work, Crenelations, Mark location, Others....)
- 3) **MAKE ADDITIONAL NOTES, COMMENTS**

GROUND floor.



Type of photo:	Type of film:	Film No.:	Reg. No.:
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TYPE: Traditional Stone house	INVENTORY OF BUILDINGS OF STONE TOWN, ZANZIBAR		 S.T.C.D.A.
HOUSE NO: 82A/83	RECORDED: SHARIQA	PHOTOGRAPHED:	
PROJECT NO: Sh 1	SKETCHES, PHOTOS AND NOTES		
DATE: 4/2/81	PAGE: 4		

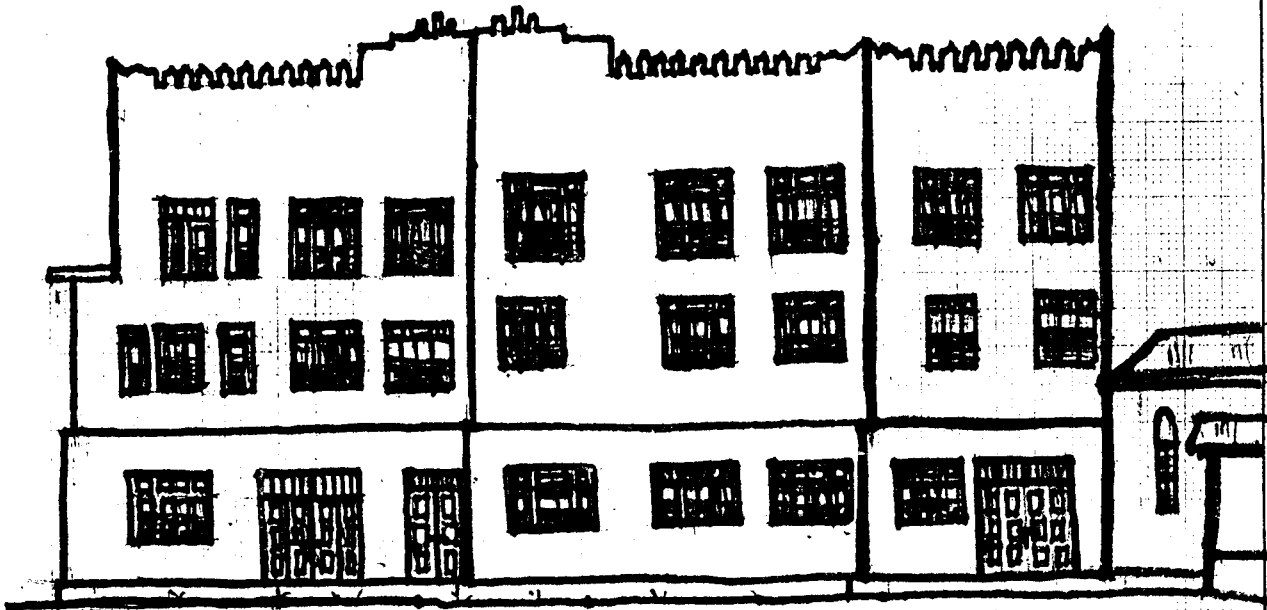
PAGE FOR PHOTOGRAPHS, SKETCHES AND NOTES
USE DIFFERENT SHEETS FOR DIFFERENT ITEMS AND OBJECTS:

1) SHOW ELEVATIONS AND GROUNDPLANS
 (Include: Scale, Dimensions, Significant elements, Entrance, Stairs, Direction to North, Area of buildings, Others....)

2) SHOW DECORATIVE DETAILS
 (Include: Doors and Windows, Balustrades, Fascias, Plasterings, Fret-work, Crenelations, Mark location, Others....)

3) MAKE ADDITIONAL NOTES, COMMENTS

NORTH VIEW



Type of photo:	Type of film:	Film No.:	Reg. No.:
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TYPE: <i>Trad. House</i>	INVENTORY OF BUILDINGS OF STONE TOWN, ZANZIBAR	
HOUSE NO.: <i>82 A/83</i>	RECORDED: <i>Sitara</i>	PHOTOGRAPHED:
PROJECT NO.: <i>SH1</i>	SKETCHES, PHOTOS AND NOTES	
DATE: <i>4/2/88</i>	PAGE: <i>4</i>	



S.T.C.D.A.

APPENDIX 9

Photographer: Javed Jafferji

1) Former Ishnashri Dispensary (before renovation)	Photographed - 1993	First published -1998
2) Former Ishnashri Dispensary into the Stone Town Cultural centre after renovation	Photographed - 1999	
3) Former Ishnashri Dispensary inner balcony	Photographed - 1998	First published- 1998
4) Roman Catholic Cathedral	Photographed - 1997	First Published- 1998
5) Anglican Cathedral	Photographed- 1997	
6) Inside an old Mosque	Photographed- 1999	
7) Malindi Bamnara Mosque	Photographed- 1996	First Published- 1997
8) Beit- al- Ajaib (House of Wonders)	Photographed- 1996	First Published- 1998
9) Beit- al Amaan Museum (House of Peace)	Photographed- 1996	First Published- 1998
10) Indian house with elaborate verandahs	Photographed- 1996	First Published- 1998
11) The Old Fort	Photographed- 1996	First Published- 1997
12) Hamamni (Persian) Baths	Photographed- 1997	First Published- 1998
13) Zanzibar Stone Town when it rains	Photographed- 1998	First Published- 1998
14) Zanzibar door (Oman style)	Photographed- 1997	First Published- 1998
15) Aerial shot before the restoration of the Extelecom building	Photographed- 1996	First published- 1996
16) Aerial shot after the extelecom building renovated to Serena Inn.	Photographed- 1997	First Published- 1998
17) Aerial view of sea front	Photographed- 1995	First Published- 1996
18) Aerial view of Stone Town	Photographed- 1997	

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Zanzibar

Place

18/May/99

date

Javed Jafferji

Signature, title or function of the person
duly authorized

Photographer: **Pierre Javelot**

- | | |
|---|--------------------|
| 1) Dhow passing in front former Sultan's Place- | Photographed -1997 |
| 2) Mambo Msiige building (next to Serena Inn)-
one of the oldest residences in the Stone Town | Photographed -1999 |
| 3) Tumekuja Secondary School- One of the 9
schools within the conservation area | Photographed -1999 |
| 4) Zanzibar Stone Town aerial view | Photographed -1997 |
| 5) Sea Front by night | Photographed -1997 |
| 6) Hindu Temple | Photographed -1997 |
| 7) Ishnashri Mosque | Photographed -1997 |
| 8) Night at Forodhani Park in front of House of
Wonders: the main social focus in the Stone Town | Photographed -1997 |
| 9) Zanzibar Stone Town roofs | Photographed -1999 |
| 10) A gate in Kijificheni: one of the many interesting
features in the Stone Town | Photographed -1996 |
| 11) Floating restaurant in Forodhani park | Photographed -1996 |
| 12) School children from one of the school windows | Photographed -1999 |
| 13) Zanzibar door of Tippu Tip house with girl | Photographed -1996 |
| 14) Inside of Beit - el- Ajaib | Photographed -1997 |
| 15) Shangani street by night | Photographed -1997 |
| 16) Stone Town street with women in traditional
Zanzibari outfit (Bui Bui) | Photographed -1997 |
| 17) Darajani informal market, across Creek road
from the Main Market | Photographed -1997 |
| 18) Zanzibar Stone Town street | Photographed -1999 |
| 19) Zanzibar Stone Town main market | Photographed -1999 |
| 20) Malindi Dhow port- in the Stone Town | Photographed -1997 |

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ZANZIBAR

Place

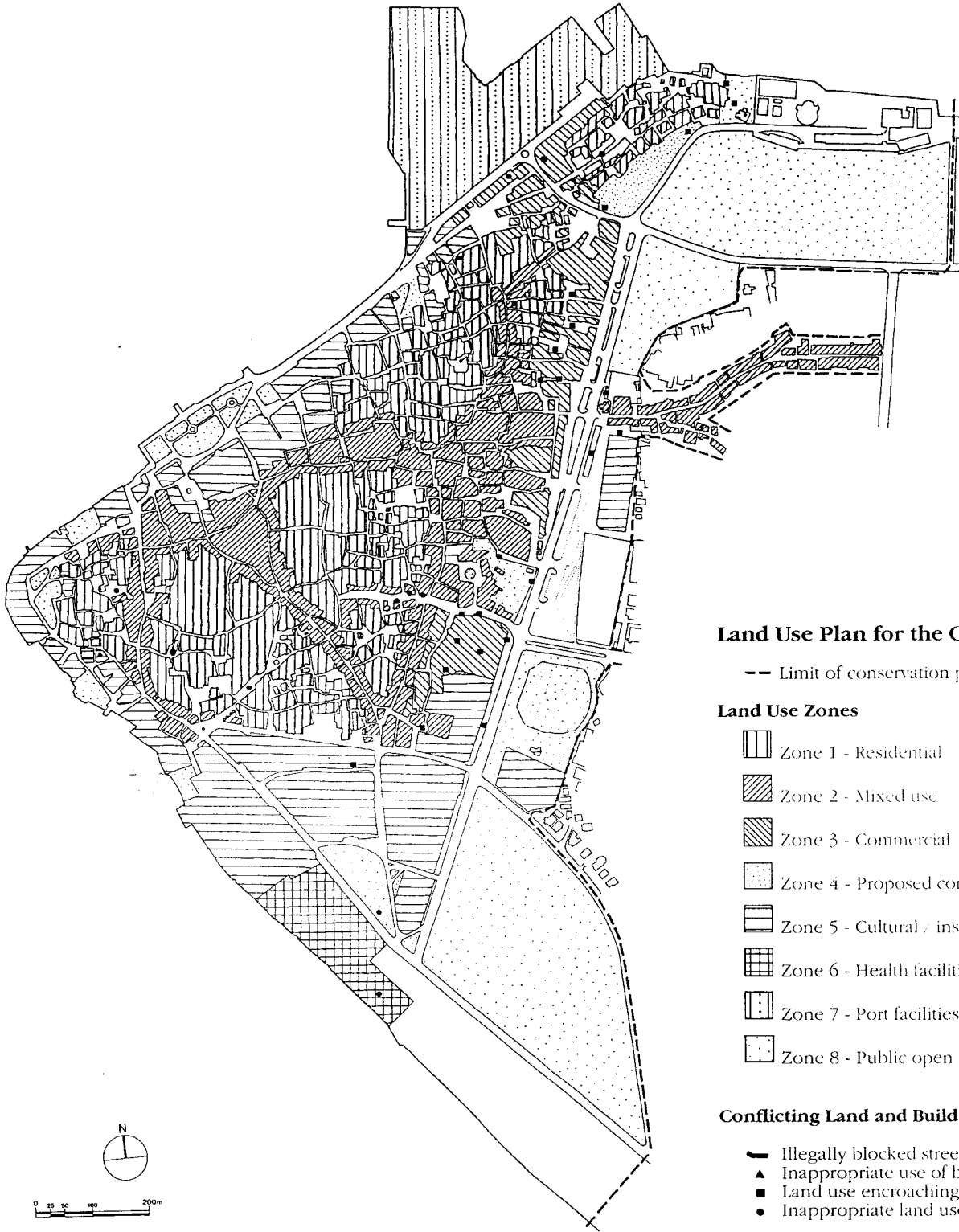
19/09/99

date

[Signature]

Signature, title or function of the person
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


APPENDIX 10







Land Use Plan for the Conservation Area

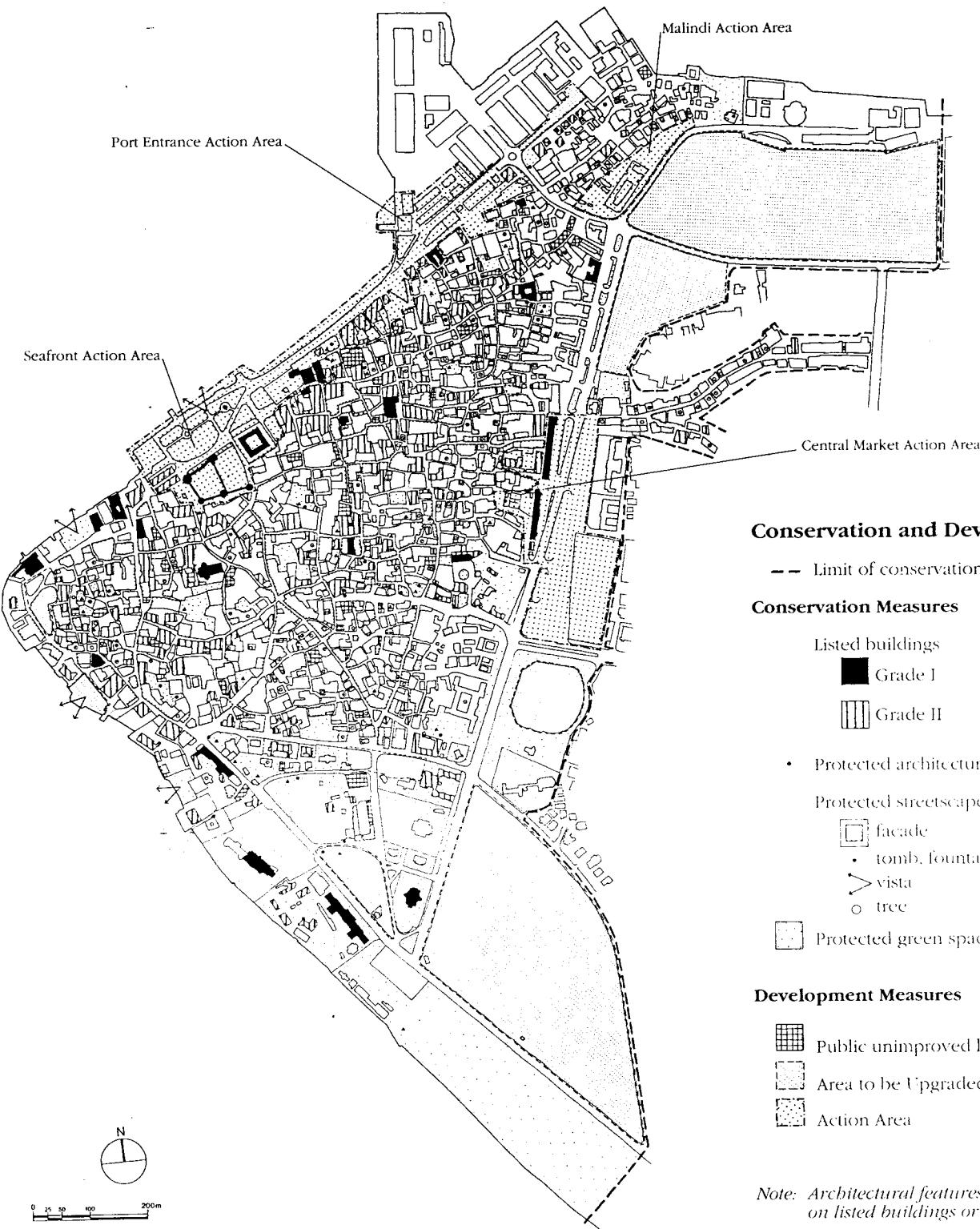
-- Limit of conservation planning area

Land Use Zones

-  Zone 1 - Residential
-  Zone 2 - Mixed use
-  Zone 3 - Commercial
-  Zone 4 - Proposed commercial expansion zone
-  Zone 5 - Cultural / institutional / public
-  Zone 6 - Health facilities
-  Zone 7 - Port facilities
-  Zone 8 - Public open space

Conflicting Land and Building Uses

-  Illegally blocked street
-  Inappropriate use of building
-  Land use encroaching upon public space
-  Inappropriate land use in this location



Conservation and Development Plan

-- Limit of conservation planning area

Conservation Measures

Listed buildings

■ Grade I

▨ Grade II

• Protected architectural feature

Protected streetscape feature

□ facade

• tomb, fountain, gate, etc.

∠ vista

○ tree

▨ Protected green space

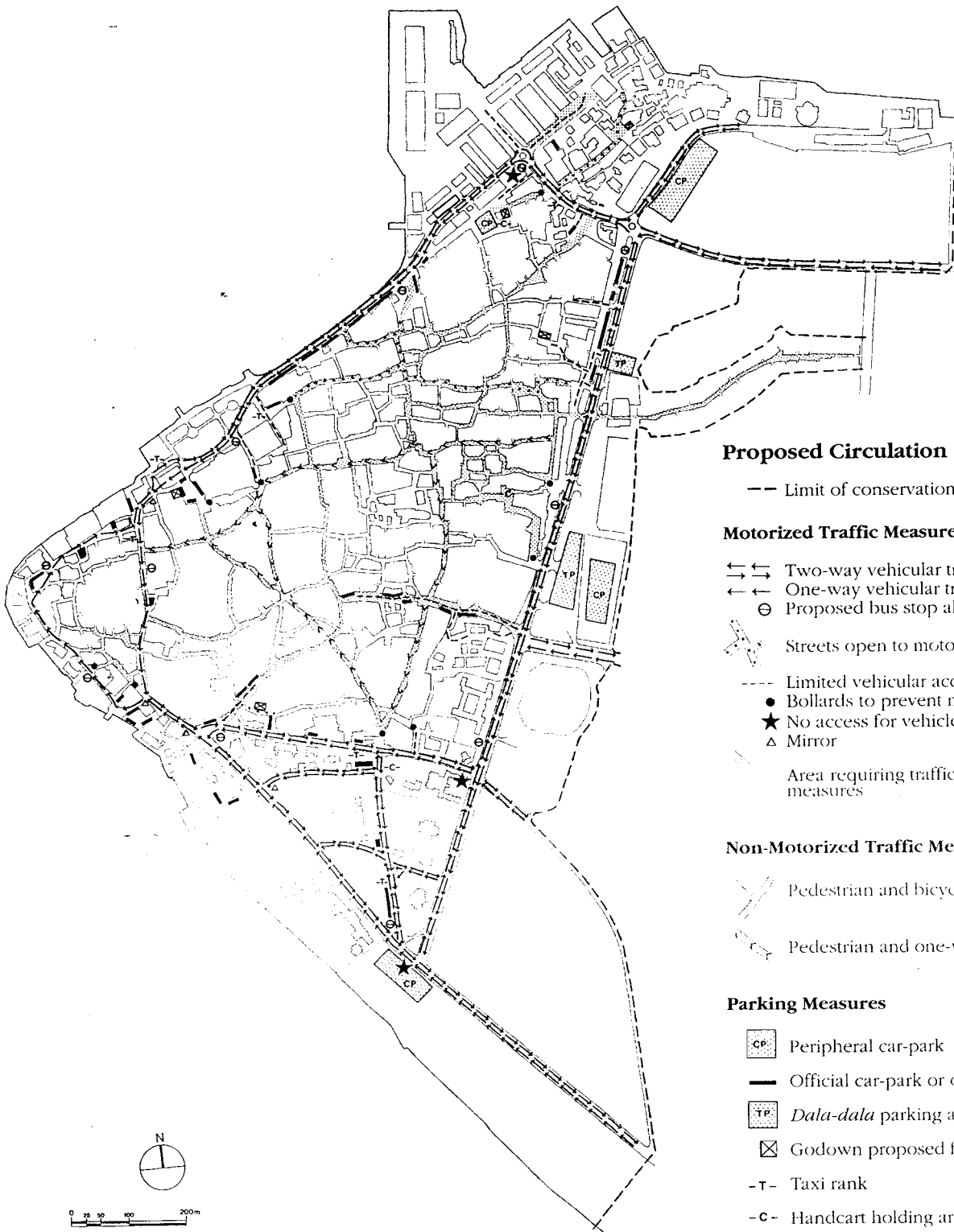
Development Measures

▨ Public unimproved land

▨ Area to be Upgraded

▨ Action Area

Note: Architectural features are not shown on listed buildings or protected facades.



Proposed Circulation Plan

-- Limit of conservation planning area

Motorized Traffic Measures

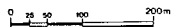
- ↔ Two-way vehicular traffic
- ← One-way vehicular traffic
- ⊙ Proposed bus stop along Stone Town loop
- ✈ Streets open to motorcycles only
- Limited vehicular access permitted
- Bollards to prevent motorized access
- ★ No access for vehicles over 2 tonnes
- △ Mirror
- ⊘ Area requiring traffic-calming measures

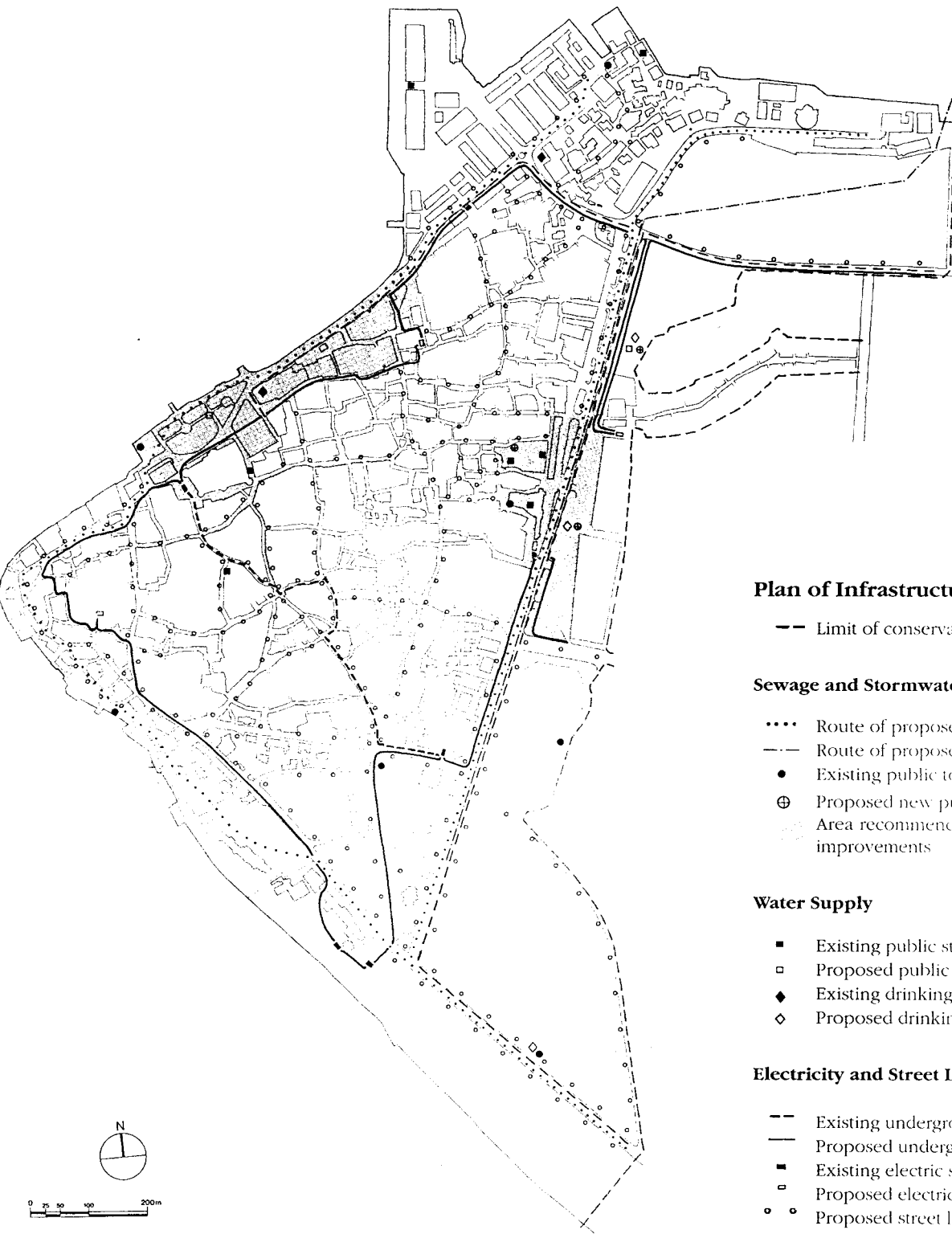
Non-Motorized Traffic Measures

- ⊘ Pedestrian and bicycle route
- ⊘ Pedestrian and one-way bicycle route

Parking Measures

- CP Peripheral car-park
- Official car-park or on- and off-street parking area
- TP *Dala-dala* parking and passenger loading area
- ⊗ Godown proposed for secure motorcycle parking
- T- Taxi rank
- C- Handcart holding area





Plan of Infrastructure Improvements

--- Limit of conservation planning area

Sewage and Stormwater Drainage Systems

- Route of proposed interceptor sewer
- Route of proposed stormwater pipe
- Existing public toilet to be rehabilitated
- ⊕ Proposed new public toilet
- Area recommended for general drainage improvements

Water Supply

- Existing public stand pipe
- Proposed public stand pipe
- ◆ Existing drinking fountain
- ◇ Proposed drinking fountain

Electricity and Street Lighting

- Existing underground electric cable
- Proposed underground electric cable
- Existing electric substation
- Proposed electric substation
- Proposed street lighting



MAPS

Birgitta Häberg.

Note to the Stone Town
Nomination file of Zauzibar.

See Maps A and B together
with ~~the~~ page 1.

Otherwise you cannot fully
follow what is nominated
and what is buffer zone.

~~MAP~~

MAP B : yellow = conservation area =
nominated area
green and brown: buffer zone

MAP A : Extent of Zauzibar
port is also Buffer zone.
The latter on page A to
avoid building of houses,
restaurants etc in the water.

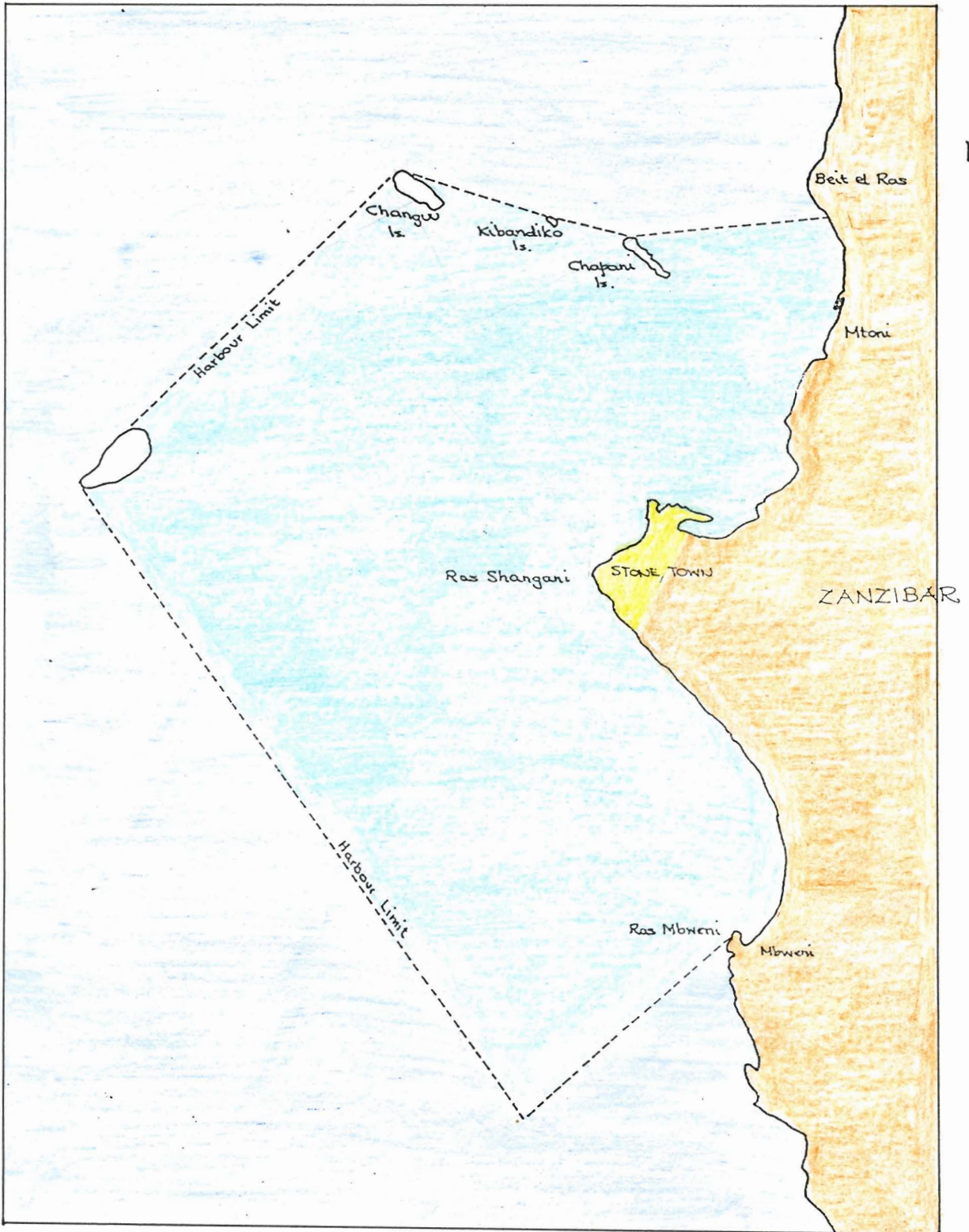
The diskette on the text is missing
but I take that out and
send it to you (a not infected one)





Kind regards

Birgitta Häberg

MAP A

MAP SHOWING HARBOUR LIMIT

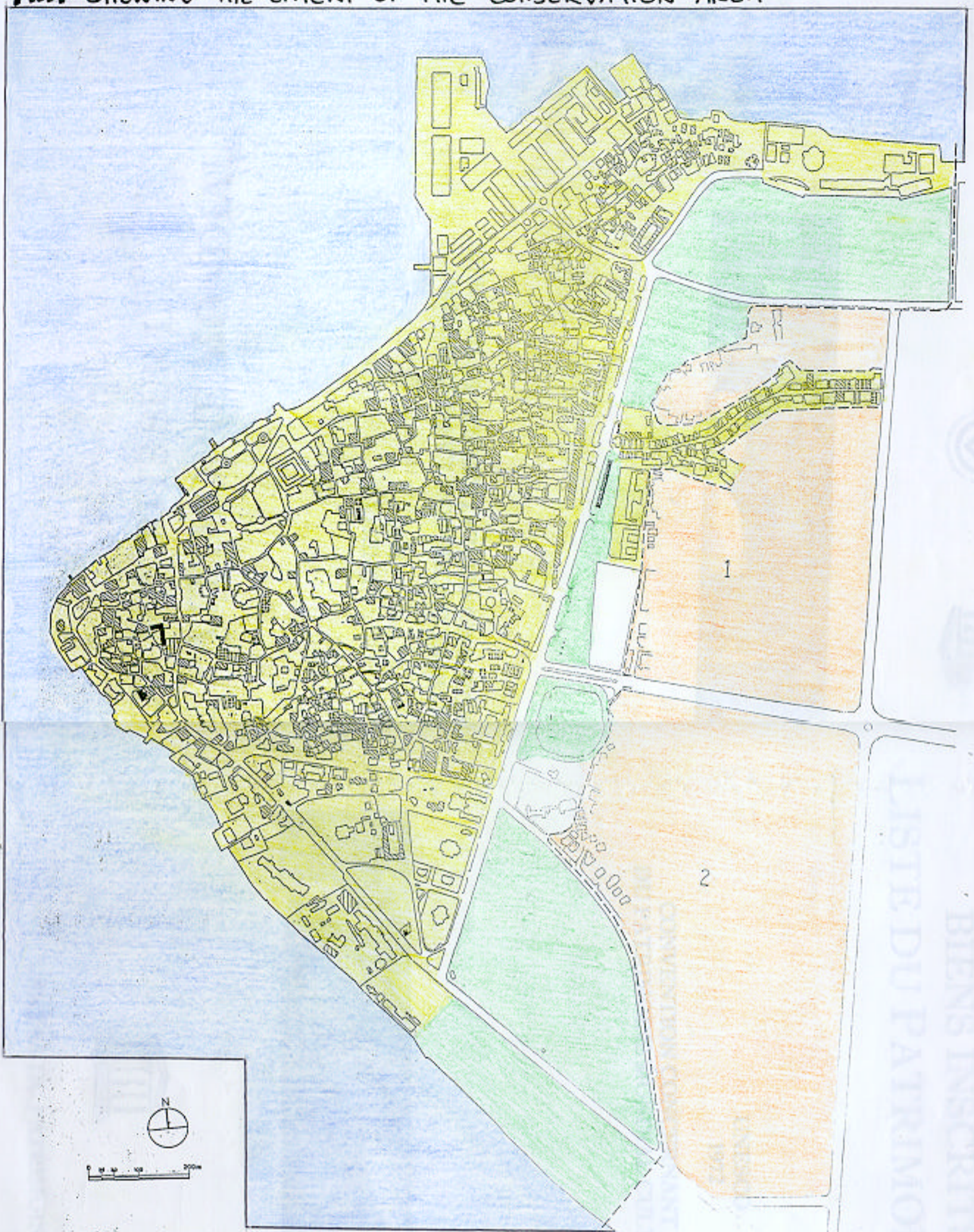


-  Extent of Zanzibar Port
-  Sea
-  Stone Town
-  Zanzibar Municipality

Scale 1:75,000

MAP B

MAP SHOWING THE EXTENT OF THE CONSERVATION AREA



SEA WATER



CONSERVATION AREA



GREEN BELT AREA



NEIGHBOURHOODS 1 & 2

BIENS INSCRITS SUR LA
LISTE DU PATRIMOINE MONDIAL

















Zanzibar (Tanzania)

No 173rev

Identification

<i>Nomination</i>	The Stone Town of Zanzibar
<i>Location</i>	Zanzibar
<i>State Party</i>	United Republic of Tanzania
<i>Date</i>	18 June 1999

Justification by State Party

The Stone Town evolved through several millennia of maritime mercantile interaction. The surviving town is a physical reflection of testimony to this long-term interchange of human values within the coastal region of East Africa. It gives an authentic impression of the living Swahili culture and it is the best preserved example of its kind.

The layout, technology, and design of the Stone Town buildings, expertly blending imported and local ideas, materials, and techniques, makes the Stone Town an example of indigenous creativity.

Its continuous use as a residential and commercial town is a powerful medium for manifesting the memories of the slave trade and of explorers such as Vasco de Gama and David Livingstone. **Criteria iii, iv, and v**

Category of property

In terms of the categories of cultural property set out in Article 1 of the 1972 World Heritage Convention, this is a *group of buildings*.

History and Description

History

Two major cultural traditions merge to form the Swahili civilization on the East African coast. A series of harbour towns developed under influences from the interior of Africa and from the lands across the Indian Ocean. There was a loose confederation of small coastal city states known as the *Zenj bar* (Black Empire) which operated in the 8th-10th centuries. The best preserved of these towns is Zanzibar, the name of which is derived from the Perso-Arabic word meaning "the coast of the blacks."

The earliest of these towns has been excavated at Unguja Ukuu on Zanzibar Island, where 5th century CE Roman and Sassanian-Islamic pottery has been found. Nearby is the

early 12th century mosque at Kizimkazi. These are among the many sites that have produced evidence of the existence in the 8th-15th centuries of an extensive and highly developed civilization that probably reached its apogee at Kilwa in the 14th century.

The Swahili economy was destabilized with the arrival of the Portuguese at the end of the 15th century. Following Vasco de Gama's visit in 1499 on his return from India, the Portuguese established a loose suzerainty over the Swahili coast as part of their trading activities. They were forced to settle it permanently when they were challenged by the Turks and later by rival European powers. A church and some merchants' houses were built at Zanzibar, where there had been a fishing village (Shangani) of simple wattle-and-daub houses thatched with palm leaves since the 10th century. They later added a massive fort on the sea front. However, Portuguese influence was limited, and came to an end at the end of the 17th century, when they were driven out of Fort Jesus at Mombasa.

The Portuguese trading role was gradually taken over by Omani Arabs, dealing in grain, dried fish, ivory, and slaves. The Omani ruler, Seyyid Said, made it the capital of his domain. There was a great increase in the number of buildings in stone, a technique ultimately deriving from the Shirazis of Persia via the great trading centre of Kilwa.

The slave trade did not assume large proportions until the later 18th century, when they were required in large numbers for the French sugar plantations in the islands of the Indian Ocean and the Caribbean. Dislocation of the slave trade as a result of wars between the English and the French in the early 19th century led to a substantial proportion of them being used in the clove plantations on Zanzibar Island.

The 19th century also saw a great expansion in trade in the Indian Ocean region. The ruling Islamic dynasty of Zanzibar and its merchants (Indian, Swahili, Arab, and Africans from the interior) became very rich and embellished the Stone Town with palaces and fine mansions. These were built in a variety of styles and traditions, which were amalgamated and homogenized into a characteristic Swahili architecture.

The earliest phase developed after the departure of the Portuguese, when the ruler, Mwinyi Mkuu Hasan, cleared the land on the peninsula beyond his palace. It was settled by Swahili immigrants from other parts of the coast and by Arabs from the Hadhramaut, who built residences in an indigenous style. The Minaret Mosque dates from this period.

In the 19th century this Swahili tradition was overwhelmed by new styles brought in by the floods of immigrants. It was at this time that the so-called "Swahili house" emerged, based on the earlier style but with imported details and techniques.

The Omanis introduced a completely different tradition, that of massively built multi-storey blocks built in mortared coral and with flat roofs. However, the wet climate of Zanzibar resulted in these roofs being quickly replaced by pitched roofs of corrugated iron or tiles. They were plain in appearance, the only striking external feature being the elaborately carved wooden doors. By contrast, the interiors were richly decorated and furnished.

The third architectural component came from India. The Indian traders began by buying Omani houses and adding

wide verandahs, but by the latter half of the 19th century they were constructing elaborately decorated houses reminiscent of the Gujarati *haveli*. However, the characteristic Indian house had a shop on the street frontage, with living quarters in the rear. As the owners became more affluent, they often added a second storey, the residential section being entirely on the upper floor and the lower confined to commercial activities.

Modern urban development may be deemed to have begun during the reign of Sultan Barghash (1870-88). He had been impressed by the towns of India during his exile there in 1860 and those of Europe in 1875, and he sought to emulate them. His most notable contribution to the architecture of the Stone Town was the House of Wonders, but his greatest legacy was the provision of piped water to the town.

The final phase of architectural development came with the arrival of the British in 1890, when Zanzibar became a British protectorate. They imported their colonial architecture but, under the influence of the architect John Sinclair, introduced a number of features derived from the Islamic architecture of Istanbul and Morocco. The British introduced strict building regulations and expanded the public services. Urban planning measures were promulgated from the 1920s onwards.

The last quarter of the 19th century saw increased European missionary activity, resulting in the construction of Anglican and Roman Catholic cathedrals, in the Gothic and Romanesque styles respectively. The Anglican cathedral was inspired by David Livingstone and built on the site of the last slave market, the slave trade having been brought to an end by the British.

The Arab ascendancy came to an end with the 1964 revolution and the creation of the United Republic of Tanzania. It led to many profound social and economic changes. Many of the wealthiest Arab and Indian merchants and craftsmen left the country, abandoning their fine houses and commercial buildings. Immigrants from rural areas and the neighbouring island of Pemba were settled by the government in these buildings, which deteriorated as a result of lack of maintenance. New construction in the Stone Town came to an end in the late 1960s and early 1970s, when development was concentrated in the expansion areas. In the 1980s building began again, introducing contemporary styles and materials that were out of harmony with the historic fabric. Only since the creation of the Stone Town Conservation and Development Authority in 1985 has any form of coordination of building been exercised.

Description

The Stone Town is located on a triangular promontory jutting out into the Indian Ocean about halfway down the western side of Unguja island, the main island of the Zanzibar archipelago. The Stone Town Conservation Area, which is nominated for inscription on the World Heritage List, consists of the built-up streets of the Stone Town and the open areas along its eastern border together with the older part of Darjani Street, covers 125ha .

Of the properties in the Stone Town 60% are commercial and residential and the remainder religious and public buildings (schools, markets, hospitals, etc). The largest class of traditional structures (32%) is that of shop-front buildings derived from Indian models. A further 25% are derived from Arab models. The remainder are either “traditional

unclassified,” where the construction technique is traditional but the architectural origins are unclear, and “contemporary,” built during the past thirty years and not conforming with the traditional fabric of the Stone Town.

The historical evolution of the Stone Town is illustrated by the street pattern. This is one of narrow winding streets resulting from unplanned building of houses and shops. There are few public open spaces, since many of the houses have their own enclosed spaces.

The principal construction material is coralline ragstone set in a thick lime mortar and then plastered and lime-washed. The vernacular architecture is preponderantly of two-storey buildings with long narrow rooms disposed round an open courtyard, reached through a narrow corridor. The dimensions of buildings and rooms are determined by the length of the locally grown *boritis*, the mangrove poles used to support the massive stone ceilings; these are generally 2.5-3m long.

The following are among the most important monuments in the Stone Town.

- The Old Fort

The plan of the original fort, built in the 18th century on the site of a Portuguese church, was an irregular quadrilateral with square gateways and towers (only four of which survive) linked by crenellated walls. It has recently been renovated and is now a cultural centre.

- The House of Wonders

The House of Wonders (*Beit al Ajaib*) was built by Sultan Barghash in 1883 for ceremonial use to the design of a British engineer. It is unique in East Africa for its size and dominates the sea-front. It contains many unique architectural features; the decorated verandah and other rooms are fitted with fretted cedar and teak panelling and the carved doors are covered with gilded texts from the Koran. It became a government office and it is now houses the Museum of History and Swahili Culture. Its present state of conservation is poor.

- The Old Dispensary

The design of this former hospital, built by a wealthy Ismaili business to commemorate the Golden Jubilee of the British Queen Victoria in 1887, is Anglo-Indian. The centre-piece of this elaborate structure is its projecting double balcony with carved uprights and tracery barge-boards. It has been restored and is now the Zanzibar Cultural Centre.

- St Joseph’s Roman Catholic Cathedral

The cathedral was built in 1896, in French Neo-Romanesque style, to the plans of the architect of Notre-Dame de Marseille. It is cruciform in plan with basilican apse, octagonal dome, nave pierced by clerestory lights, and two lofty towers at the west end.

- Christ Church Anglican Cathedral

The Anglican cathedral is in part a monument commemorating the abolition of the slave trade in the Sultan’s dominions. The foundation stone was laid in 1873 and it was consecrated in 1903, named after Canterbury Cathedral. It is basilican in plan with an unusual combination of Perpendicular Gothic and Islamic details.

- The Tippu Tip House

The residence of the notorious slave trader from which it takes its name, this is a fine example of the vernacular Arab town house. Its noteworthy features include the steps in black and white marble and the fine carved door.

- Malindi Bamnara Mosque

This Sunni mosque was built around 1831 by Mohammed Abdul-Qadir el-Mansabi, whose remains are buried in front of the *mihrab*. It is one of the few mosques in Zanzibar with a minaret, decorated with a double chevron pattern. The minaret is thought to be considerably older than the mosque itself.

- Jamat Khan

The central feature of this imposing architectural work, built in 1907 for the Ismaili sect, is its great hall. The ceiling is supported by massive stone pillars with exquisite carved capitals. It is in a poor state of conservation.

- The Royal Cemetery

In the royal cemetery adjoining the Beit el Sahil Palace there is a half-finished tomb with delicately fluted columns, begun by Seyyid Majid during his Sultanate (1856-70). Work was suspended following objections from the Ibadhi sect, to which the royal house belongs. It contains the tombs of a number of members of the royal house.

- The Persian Baths

There are two sets of Persian baths in the Stone Town. The most elaborate are the Hamamni baths, built during the Sultanate of Seyyid Barghash (1870-88).

Management and Protection

Legal status

The protection of cultural property in Zanzibar is covered by the Ancient Monuments Preservation Act, which dates from 1948, during the British Protectorate. However, this applies only to individual "gazetted" monuments and sites. The Stone Town and its surroundings were designated a Conservation Area by the Stone Town Conservation and Development Authority Act 1994. This was rendered possible by the powers given to the Minister of Local Government under the Town and Country Planning Act 1955 to appoint planning authorities for specific planning areas.

Since it forms part of the Zanzibar Municipality, the Stone Town is covered by the general local authority and land tenure legislation.

Management

The properties that make up this nomination of the Stone Town are owned by a variety of individuals and organizations, both public and private. A number of public buildings belong to the Ministry of Water, Construction, Energy, Lands and Museums. The port and its associated buildings are owned by the Zanzibar Ports Authority. The Zanzibar Municipal Council is the owner of all designated open and public spaces, the market, and the sewerage and drainage system. Some buildings, mainly mosques, cemeteries, and some commercial and private buildings are

in the custody of the Waqf and Trust Commission, an Islamic endowment.

The Stone Town Conservation Plan was formulated between 1992 and 1994 and became operational with the implementation of the 1994 Act. There is an overall Zanzibar Municipality Land Use Plan which came into effect in 1985. The whole Zanzibar Municipality is divided into zones, one of which is the Stone Town, for which conservation is strongly advocated, without going into detail. A comprehensive Zanzibar Tourism Plan is currently being prepared, which will take account of the special needs of the Stone Town among other tourist centres in Zanzibar.

The Stone Town Conservation and Development Authority (STCDA) has a coordinating and supervisory role in respect of the conservation and maintenance of all the properties. It deals directly with private owners, but the ministries and the Waqf and Trust Commission as government bodies are expected to carry out works in conformity with the conservation plan.

The historic area is divided into several zones, each with an inspector, who is charged with handling matters relating to all the properties, whether public or private, in that zone at every stage from project application to implementation.

So far as gazetted monuments are concerned, responsibility for monitoring is the responsibility of the Department of Archives, Monuments and Museums. Authorization of any interventions relating to land development and registration is the responsibility of the Commission for Lands and Environment, which acts on the recommendations of the STCDA.

Conservation and Authenticity

Conservation history

Following the 1964 revolution and the emigration of the owners of many of the most important historical buildings and monuments, little, if any, conservation took place. As a result many are in a poor state of conservation. The STCDA was established to correct this lamentable situation. A certain amount of restoration work has been possible since that time, funded from the sale of government-owned properties and a UNDP grant programme which operated between 1989 and 1992.

However, the STCDA is largely dependent upon its own fund-raising activities to further the work. There has been support from bodies such as the Aga Khan Trust for specific properties, but the funding is inadequate for the tasks in hand. It is also confronted with strong commercial development pressures, which are having an adverse impact on the open spaces and on the general historic urban fabric.

Authenticity

The authenticity of the historic ensemble is largely intact, preserving the historic urban fabric and townscape and many historic public and private buildings. Traditional materials and construction techniques are still being employed to a large extent, though there is growing competition from modern materials, designs, and techniques.

Evaluation

Action by ICOMOS

An ICOMOS expert mission visited the Stone Town in January 2000.

Qualities

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 under Arab, Indian, and European influences, but retained its indigenous elements, to form an urban cultural unit unique to this region.

Comparative analysis

A number of coastal towns developed from the *Zenj bar* and flourished as a result of the intensive trade that built up under Portuguese and Omani rule. Some of these have survived, either as modern ports or in ruins, such as Mombasa, Kilwa, Lamu, and Bagamoyo. However, none of these can be compared directly with Zanzibar, which has retained a higher proportion of its historic buildings than any of the others and still has an important administrative and economic function.

ICOMOS recommendations for future action

ICOMOS is concerned 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 feels that these may increase under the increasing development pressure being exerted on Zanzibar at the present time.

In theory the coordinating and supervisory role of the STCDA should prevent such abuses. However, its notional overriding powers have largely been neglected. It is essential that it should be recognized as the sole executing agency, with appropriate powers, financial support, and professional staffing. It is suggested that the Attorney General should convene a meeting of all the stakeholders in order to clarify this situation and establish effective lines of communication and executive responsibility.

It is not necessary, in the opinion of ICOMOS, for inscription of the Stone Town on the World Heritage List to await the completion of this action. It suggests, however, that in inscribing the property the World Heritage Committee should require the State Party to report on progress within one or two years.

ICOMOS further suggests that the Tanzanian authorities should be invited to study other comparable projects which have achieved success. It has in mind in particular the work of the Central Cultural Fund in Sri Lanka, which worked on two historic towns (Galle and Kandy) where similar situations to that in the Stone Town had developed in the post-colonial period.

Whilst ICOMOS recognizes the significance of the Stone Town as the best and most complete example of the Swahili coastal trading town, it feels that there are good reasons, in the light of the Global Strategy, for a comparative study to be carried out on all the towns of that group, including Lamu, Mombasa, Mogadishu, and Kilwa in particular.

Brief description

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, Arabia, India, and Europe over more than a millennium.

Recommendation

That this property be inscribed on the World Heritage List on the basis of *criteria ii, iii, and vi*:

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.

ICOMOS, September 2000

MAP SHOWING THE EXTENT OF THE CONSERVATION AREA



Plan indiquant la zone proposée pour inscription et la zone tampon /
Map showing nominated area and buffer zone

Zanzibar (Tanzanie)

No 173rev

Identification

Bien proposé La ville de pierre de Zanzibar

Lieu Zanzibar

État partie République Unie de Tanzanie

Date 18 juin 1999

Justification émanant de l'État partie

La ville de pierre de Zanzibar a évolué sur plusieurs millénaires d'interactions commerciales maritimes. Ce qu'il en reste représente le témoignage physique de ces durables échanges de valeurs humaines sur la côte de l'Afrique orientale. Elle est l'authentique illustration d'une culture swahilie vivante, et l'exemple le mieux préservé de son genre.

La disposition, la technologie et le style des édifices de la ville de pierre, en un savant mélange d'idées, de matériaux et de techniques importés et locaux, font de la ville de pierre le reflet de la créativité autochtone.

Son usage continu en tant que ville résidentielle et commerciale est un puissant rappel des souvenirs du « commerce du bois d'ébène » et des explorateurs comme Vasco de Gama et David Livingstone.

Critères iii, iv et v

Catégorie de bien

En termes de catégories de biens culturels, telles qu'elles sont définies à l'article premier de la Convention du Patrimoine mondial de 1972, il s'agit d'un *ensemble*.

Histoire et description

Histoire

Deux grandes traditions culturelles ont fusionné pour former la civilisation swahilie sur la côte orientale de l'Afrique. Une série de villes portuaires se développèrent sous des influences originaires de l'intérieur de l'Afrique et des terres situées de l'autre côté de l'Océan indien. Quelques petites villes États côtières étaient rassemblées sous l'égide d'une confédération peu structurée, connue sous le nom de *Zenj bar* (Empire noir), du VIIIe au Xe siècle. La mieux préservée de ces villes, c'est Zanzibar, nom qui tire sa racine du mot arabo-persan signifiant « la côte des Noirs ».

La plus ancienne de ces villes a fait l'objet de fouilles à Unguja Ukuu, sur l'île de Zanzibar, où des poteries romaines et sassanides du Ve siècle de l'ère chrétienne ont été découvertes en quantité. À proximité se trouve la mosquée de Kizimkazi, du XIIe siècle. Elle s'inscrit parmi les nombreux sites qui attestent de l'existence, entre le VIIIe et le XVe siècle, d'une vaste civilisation, hautement développée, qui connut probablement son apogée à Kilwa, au XIVe siècle.

L'arrivée des Portugais, à la fin du XVe siècle, déstabilisa l'économie swahilie. Après la visite de Vasco de Gama, de retour d'Inde, en 1499, les Portugais instaurèrent, dans le cadre de leurs activités commerciales, une suzeraineté peu structurée sur la côte swahilie. Toutefois, ils se virent forcer de la pérenniser quand les Turcs, puis, plus tard, les puissances européennes rivales, défièrent leur autorité. Une église et quelques maisons de marchands furent construites à Zanzibar, à l'endroit où se dressait depuis le Xe siècle un village de pêcheurs (Shangani), de simples maisons aux murs en clayonnage et torchis et aux toits de feuilles de palmier. Ils ajoutèrent ensuite un imposant fort sur le bord de mer. Toutefois, l'influence portugaise n'en resta pas moins limitée, et prit fin à la fin du XVIIe siècle, avec la chute de Fort Jésus, à Mombasa.

Progressivement, les Arabes omanais assumèrent le rôle commercial jusque-là dévolu aux Portugais, échangeant du grain, du poisson séché, de l'ivoire et des esclaves. Le souverain omanais, Seyyid Saïd, fit de Zanzibar la capitale de son domaine. Les édifices de pierre, technique empruntée aux Shirazi de Perse, via l'important centre d'échanges de Kilwa, connurent un essor énorme.

Ce n'est qu'à la fin du XVIIIe siècle que la traite des esclaves prit une grande envergure : il en fallait beaucoup pour les plantations de cannes à sucre françaises situées dans les îles de l'Océan indien et des Caraïbes. Au début du XIXe siècle, la dislocation de la traite des Noirs suite aux guerres entre Anglais et Français fit que beaucoup d'entre eux furent utilisés dans les plantations de girofliers de l'île de Zanzibar.

Le XIXe siècle fut également le théâtre d'une importante expansion du commerce dans la région de l'Océan indien. La dynastie islamique régnante de Zanzibar et ses marchands (Indiens, Swahili, Arabes et Africains de l'intérieur des terres) devinrent très riches et embellirent la ville de pierre de palais et de magnifiques demeures. De styles et de traditions variées, ces structures furent amalgamées et intégrées à une architecture swahilie caractéristique.

La première phase se développa après le départ des Portugais, lorsque le souverain Mwinyi Mkuu Hasan fit dégager les terres de la péninsule derrière son palais. Elle fut peuplée par des immigrants swahilis venus d'autres régions côtières et par des Arabes du Hadhramawt, qui construisirent des résidences de style indigène. C'est de cette époque que date la mosquée au minaret.

Au XIXe siècle, cette tradition swahilie se vit supplanter par de nouveaux styles, apportés par les vagues d'immigrants. On vit alors émerger la « demeure swahilie », toujours basée sur le style antérieur, mais faisant figurer des détails et des techniques d'importation.

Les Omanais introduisirent une tradition radicalement différente : des demeures massives, s'élevant sur plusieurs étages, faites de corail et de mortier, et dotées de toits plats. Cependant, Zanzibar jouit d'un climat humide, et ces toits furent donc rapidement remplacés par d'autres, en pente, faits de tôle ondulée ou de tuiles. Seul trait marquant de ces maisons, d'aspect sobre à l'extérieur, les portes de bois magnifiquement sculptées. À l'inverse, les intérieurs étaient richement décorés et meublés.

La troisième composante architecturale est originaire d'Inde. Les marchands indiens commencèrent par racheter des maisons omanaises et y ajoutèrent de grandes vérandas mais, dès la deuxième moitié du XIX^e siècle, ils construisirent leurs propres maisons, à la décoration élaborée, rappelant les *haveli* du Gujarati. Toutefois, la maison indienne typique possédait une échoppe donnant sur la rue, le lieu de vie à proprement parler se trouvant en arrière-boutique. Au fur et à mesure que les propriétaires prospéraient, ils ajoutaient souvent un étage, ce dernier devenant alors la partie résidentielle et les activités commerciales étant confinées au rez-de-chaussée.

C'est sous le règne du sultan Barghash (1870-1888) que l'on peut véritablement parler de premiers développements urbains modernes. Impressionné par les villes d'Inde lors de son séjour en exil en 1860, et par celles d'Europe en 1875, il chercha à les imiter. Sa contribution la plus notable à l'architecture de la ville de pierre : la maison des Merveilles, mais son plus grand legs fut l'installation de canalisations d'eau dans la ville.

L'arrivée des Britanniques en 1890, époque à laquelle Zanzibar devint un protectorat britannique, marqua la phase finale du développement architectural. Ils importèrent leur architecture coloniale mais, sous l'influence de l'architecte John Sinclair, introduisirent plusieurs particularités dérivées de l'architecture musulmane d'Istanbul et du Maroc. Les Britanniques mirent en œuvre des réglementations de construction strictes, et élargirent les services publics. Les premières mesures d'urbanisme furent promulguées dès les années 20.

Le dernier quart du XIX^e siècle fut le témoin d'un accroissement de l'activité missionnaire européenne, aboutissant à la construction des cathédrales anglicane et catholique romaine, respectivement de style gothique et roman. La cathédrale anglicane, inspirée par David Livingstone, fut érigée sur le site de l'ancien marché aux esclaves, les Britanniques ayant mis fin à la traite des Noirs.

La révolution de 1964 marqua la fin de l'influence arabe et l'avènement de la République unie de Tanzanie. Elle entraîna nombre de profonds changements sociaux et économiques. Beaucoup des marchands et artisans arabes et indiens les plus riches quittèrent le pays, laissant derrière eux leurs demeures et leurs boutiques. Le gouvernement y installa les immigrants des zones rurales et de l'île voisine de Pemba, et les bâtiments se dégradèrent du fait du manque de maintenance. La nouvelle vague de construction dans la ville de pierre prit fin à la fin des années 60 et au début des années 70, le développement se concentrant dans les zones en expansion. Dans les années 80, la construction reprit, avec des styles et des matériaux contemporains en discordance avec le tissu historique. Ce n'est que depuis la création de l'Autorité de conservation et de développement de la ville de

pierre, en 1985, qu'une certaine coordination de la construction a été mise en place.

Description

La ville de pierre se dresse sur un promontoire triangulaire, dans l'Océan indien, à mi-chemin environ de la côte occidentale de l'île d'Unguja, principale île de l'archipel de Zanzibar. La zone de conservation de la ville de pierre, proposée pour inscription sur la Liste du patrimoine mondial, comprend les rues bâties de la ville de pierre et les espaces découverts qui en bordent le côté est, ainsi que la partie la plus ancienne de Darjani Street, et couvre 125 hectares.

Dans la ville de pierre, 60 % des propriétés sont des édifices commerciaux et résidentiels, le reste des bâtiments religieux et publics (écoles, marchés, hôpitaux, etc.). Les édifices comportant une échoppe en façade, sur le modèle indien, constituent la plus grande partie des structures traditionnelles (32 %). Ving-cinq pour cent sont d'influence arabe. Pour le reste, il s'agit soit d'édifices « traditionnels non classifiés », où la technique de construction est traditionnelle mais les origines architecturales douteuses, soit d'édifices « contemporains », construits sur les 30 dernières années et non conformes au tissu traditionnel de la ville de pierre.

Le tracé des rues de cette ville illustre son évolution historique. Étroites et sinueuses, elles résultent de la construction aléatoire des maisons et des boutiques. Les espaces ouverts publics sont rares, beaucoup de maisons disposant de leur propre espace clôt.

Le principal matériau de construction est une maçonnerie à base de blocs extraits du massif de corail, liée à l'aide d'un épais mortier de chaux, puis enduite de plâtre et de chaux. L'architecture vernaculaire consiste principalement en bâtiments sur deux étages, avec de longues pièces étroites disposées autour d'une cour ouverte, auxquelles on accède via un étroit couloir. Les dimensions des bâtiments et des pièces sont fonction de la longueur des *boritis* locaux, les piliers en bois de mangrove supportant les massifs plafonds de pierre. Ceux-ci font généralement entre 2,5 et 3 mètres de long.

Voici quelques-uns des plus importants monuments de la ville de pierre.

- L'ancien fort

Le plan du fort original, construit au XVIII^e siècle sur le site d'une église portugaise, était un quadrilatère irrégulier, doté de portes et de tours carrées (dont quatre seulement subsistent), reliées par des murs crénelés. Il a récemment été rénové et abrite aujourd'hui un centre culturel.

- La maison des Merveilles

La maison des Merveilles (*Beit al Ajaib*), à usage cérémoniel, a été construite par le sultan Barghash en 1883 sur la base des plans d'un ingénieur britannique. De par sa taille, elle n'a pas son pareil en Afrique de l'Est, et surplombe le bord de mer. Elle comporte beaucoup de traits architecturaux uniques ; ainsi, la véranda et les autres pièces présentent des panneaux en cèdre et en tek chantournés, et les portes sculptées sont couvertes de textes dorés issus du Coran. Elle est devenue un bâtiment gouvernemental, et

abrite maintenant le musée de l'Histoire et de la Culture swahilie. Elle est actuellement dans un état de conservation médiocre.

- L'ancien dispensaire

Cet ancien hôpital, construit par un riche négociant Ismaïlien pour commémorer le jubilé d'Or de la reine d'Angleterre Victoria en 1887, est de style anglo-indien. La pièce maîtresse de cette structure élaborée est son double balcon en projection, avec ses montants sculptés et ses planches de rive à remplage. Il a été restauré, et c'est maintenant le centre culturel de Zanzibar.

- Cathédrale catholique romaine de Saint-Joseph

Construite en 1896, cette cathédrale, de style néo-roman français, est l'œuvre de l'architecte à qui l'on doit Notre-Dame de Marseille. De plan cruciforme, elle présente une abside basilicale, une coupole octogonale, une nef percée de claires-voies, et deux hautes tours à l'extrémité occidentale.

- Cathédrale anglicane

La cathédrale anglicane est en partie un monument commémorant l'abolition de l'esclavage dans le sultanat. La pierre angulaire fut posée en 1873 et l'édifice fut consacré en 1903, et baptisé d'après la cathédrale de Canterbury. Elle présente un plan basilical, avec une combinaison inhabituelle de détails gothiques perpendiculaires et islamiques.

- La maison Tippu Tip

Résidence du négrier notoire dont elle tire son nom, cette maison est un bel exemple de l'architecture arabe vernaculaire. Elle compte, parmi ses traits les plus remarquables, des escaliers en marbre noir et blanc et une magnifique porte sculptée.

- La mosquée de Malindi Bamnara

Cette mosquée sunnite fut construite aux alentours de 1831 par Mohammed Abdul-Qadir el-Mansabi, dont la dépouille est enterrée devant le *mihrab*. C'est l'une des rares mosquées de Zanzibar dotées d'un minaret, décoré d'un motif à doubles chevrons. Il est probable que le minaret soit considérablement plus ancien que la mosquée elle-même.

- Jamat Khan

La principale caractéristique de cet imposant ouvrage architectural, érigé en 1907 pour la secte des Ismaïliens est son immense hall. D'énormes colonnes de pierre, aux chapiteaux magnifiquement sculptés, soutiennent le plafond. Il est dans un état de conservation médiocre.

- Le cimetière royal

Le cimetière royal adjacent au palais Beit el Sahil abrite un tombeau inachevé, aux colonnes délicatement cannelées, commencé par Seyyid Majid à l'époque de son sultanat (1856-1870). Les travaux furent suspendus suite à des objections de la secte Ibadhi, à qui appartient la demeure royale. Il abrite les tombes de plusieurs membres de la demeure royale.

- Les Bains perses

La ville de pierre compte deux Bains perses. Les plus élaborés sont sans conteste les bains Hamamni, construits sous le sultanat de Seyyid Barghash (1870-1888).

Gestion et protection

Statut juridique

La protection des biens culturels de Zanzibar est assurée par la loi sur la préservation des monuments anciens, promulguée en 1948, à l'époque du protectorat britannique. Toutefois, elle ne s'applique qu'aux monuments et sites individuels classés. La ville de pierre et ses environs ont été nommés zone de conservation par la loi de 1994 de l'Autorité de conservation et de développement de la ville de pierre. Cela a été rendu possible par les pouvoirs accordés au ministre du gouvernement local aux termes de la loi de 1955 sur l'urbanisme et le ruralisme, lui permettant de nommer des autorités d'urbanisme pour certaines zones spécifiques.

Puisqu'elle fait partie de la municipalité de Zanzibar, la ville de pierre est couverte par les autorités locales et la législation générale d'occupation des sols.

Gestion

Les biens qui composent la proposition d'inscription de la ville de pierre appartiennent à divers individus et organismes, tant publics que privés. Plusieurs bâtiments publics appartiennent au ministère de l'Eau, de la Construction, de l'Énergie, des Sols et des Musées. Le port et ses bâtiments annexes appartiennent aux autorités portuaires de Zanzibar. Le conseil municipal de Zanzibar est propriétaire de tous les espaces ouverts et publics classés, du marché, et du système d'égouts et de drainage. Certains bâtiments, principalement des mosquées, des cimetières et quelques édifices commerciaux et privés, sont sous la responsabilité de la Commission *Waqf and Trust*, à fonds islamique.

Le plan de conservation de la ville de pierre a été élaboré entre 1992 et 1994 ; il est devenu opérationnel avec la mise en œuvre de la loi de 1994. Un plan général d'occupation des sols de la municipalité de Zanzibar est entré en vigueur en 1985. Toute la municipalité de Zanzibar est divisée en zones, dont l'une est la ville de pierre, pour lesquelles la conservation est fortement recommandée, sans plus de détails. Un plan général pour le tourisme à Zanzibar est en cours de préparation ; il prendra en compte les besoins particuliers de la ville de pierre, entre autres centres touristiques de Zanzibar.

L'autorité de conservation et de développement de la ville de pierre (STCDA) joue un rôle de coordination et de supervision eu égard à la conservation et à la maintenance de l'ensemble des biens. Elle traite directement avec les propriétaires privés, mais les ministères et la Commission *Waqf and Trust*, en tant qu'instances gouvernementales, sont censés réaliser les travaux conformément au plan de conservation.

La zone historique est elle-même divisée en plusieurs zones, chacune dotée d'un inspecteur chargé de tous les biens dans sa zone, qu'ils soient publics ou privés, et ce à tous les stades jusqu'à la mise en œuvre du projet.

En ce qui concerne les monuments classés, la responsabilité de leur supervision incombe au département des Archives, des Monuments et des Musées. L'autorisation de toutes les interventions relatives au développement des sols et à l'enregistrement est du ressort de la commission des Sols et de l'Environnement, qui agit sur les recommandations de la STCDA.

Conservation et authenticité

Historique de la conservation

Suite à la révolution de 1964 et à l'émigration des propriétaires de beaucoup des édifices et monuments historiques, les travaux de conservation ont été rares, voire inexistantes. En conséquence, beaucoup de ces structures sont dans un état de conservation médiocre. La STCDA a été fondée pour remédier à cette lamentable situation. Certains travaux de restauration ont pu être menés à bien depuis cette époque, financés par la vente de biens appartenant à l'État et par un programme de subvention du PNUD entre 1989 et 1992.

Toutefois, la STCDA, dans une grande mesure, ne peut compter que sur ses propres activités pour lever les fonds nécessaires à la poursuite des travaux. Certains organismes, comme la Fondation de l'Aga Khan, ont apporté leur soutien pour des biens particuliers, mais le financement est largement insuffisant pour les tâches à accomplir. Elle doit également affronter de fortes pressions de développement commercial, qui ont un impact néfaste sur les espaces ouverts et le tissu urbain historique en général.

Authenticité

L'authenticité de l'ensemble historique est dans une grande mesure intacte, préservant le tissu et le paysage urbain historique, ainsi que bon nombre des bâtiments historiques, publics ou privés. Les matériaux et les techniques de construction traditionnels sont toujours largement employés, bien qu'ils doivent faire face à la concurrence grandissante des matériaux, des conceptions et des techniques modernes.

Évaluation

Action de l'ICOMOS

Une mission d'expertise de l'ICOMOS a visité la ville de pierre en janvier 2000.

Caractéristiques

La ville de pierre, à Zanzibar, est un exemple exceptionnel de ville marchande swahilie. Ce type d'agglomération s'est développé sur la côte Est de l'Afrique sous les influences arabes, indiennes et européennes, sans pour autant abandonner ses éléments indigènes, formant ainsi une unité culturelle urbaine que l'on ne trouve que dans cette région.

Analyse comparative

Plusieurs villes côtières sont nées du *Zenj bar* et ont prospéré grâce au commerce intensif qui se développa sous la férule des Portugais et des Omanais. Certaines d'entre elles ont survécu, soit sous la forme de ports modernes soit sous celles de ruines : tel est le cas pour Mombasa, Kilwa, Lamu et Bagamoyo. Cependant, aucune n'est directement comparable à Zanzibar, qui a conservé plus de ses bâtiments historiques qu'aucune autre, et qui assume toujours aujourd'hui d'importantes fonctions administratives et économiques.

Recommandations de l'ICOMOS pour des actions futures

L'ICOMOS est préoccupé par le nombre important d'« acteurs » impliqués dans la gestion et la conservation de la ville de pierre, qui pourrait occasionner des ambiguïtés et des doublons dans l'affectation des responsabilités. C'est à cela que l'on doit ainsi certains récents développements, incompatibles avec la qualité historique de la ville de pierre. L'ICOMOS juge en outre que cette situation risque d'empirer, au vu des pressions de développement grandissantes actuellement exercées sur Zanzibar.

En théorie, le rôle de coordinateur et de superviseur de la STCDA devrait empêcher de tels abus. Cependant, ses prérogatives théoriques ont largement été négligées. Il est fondamental qu'elle soit reconnue comme la seule agence exécutive, et dotée des pouvoirs, du soutien financier et du personnel compétent qui sont nécessaires. Il est suggéré que le procureur général réunisse tous les acteurs concernés pour clarifier cette situation et définir des lignes de communication efficaces, ainsi que la responsabilité exécutive.

Toutefois, l'ICOMOS n'est pas d'avis qu'il convienne d'attendre que ces mesures soient prises pour inscrire la ville de pierre sur la Liste du patrimoine mondial. Il suggère toutefois que le Comité du patrimoine mondial, en inscrivant le bien, devrait exiger de l'État partie de lui soumettre un rapport sur les progrès d'ici un ou deux ans.

L'ICOMOS suggère en outre que les autorités tanzaniennes soient invitées à étudier les projets comparables qui ont été menés avec succès. Il a tout particulièrement à l'esprit le travail du Fonds Culturel Central au Sri Lanka, qui a œuvré sur deux villes historiques (Galle et Kandy), où des situations analogues à celle de la ville de pierre avaient vu le jour à l'époque post-coloniale.

Si l'ICOMOS ne met pas en doute l'importance de la ville de pierre en tant qu'exemple le plus achevé et le plus complet des villes marchandes côtières swahilies, il estime néanmoins qu'il serait tout à fait justifié, à la lumière de la stratégie globale, de mener une étude comparative sur toutes les villes de ce groupe, et en particulier sur Lamu, Mombasa, Mogadiscio et Kilwa.

Breve description

La ville de pierre, à Zanzibar, est un magnifique exemple des villes marchandes côtières swahilies d'Afrique de l'Est. Elle a conservé un tissu et un paysage urbain quasiment intacts, et beaucoup de bâtiments superbes qui reflètent sa culture particulière, fusion d'éléments disparates des cultures

africaines, arabes, indiennes et européennes sur plus d'un millénaire.

Recommandation

Que ce bien soit inscrit sur la Liste du patrimoine mondial sur la base des *critères ii, iii et vi* :

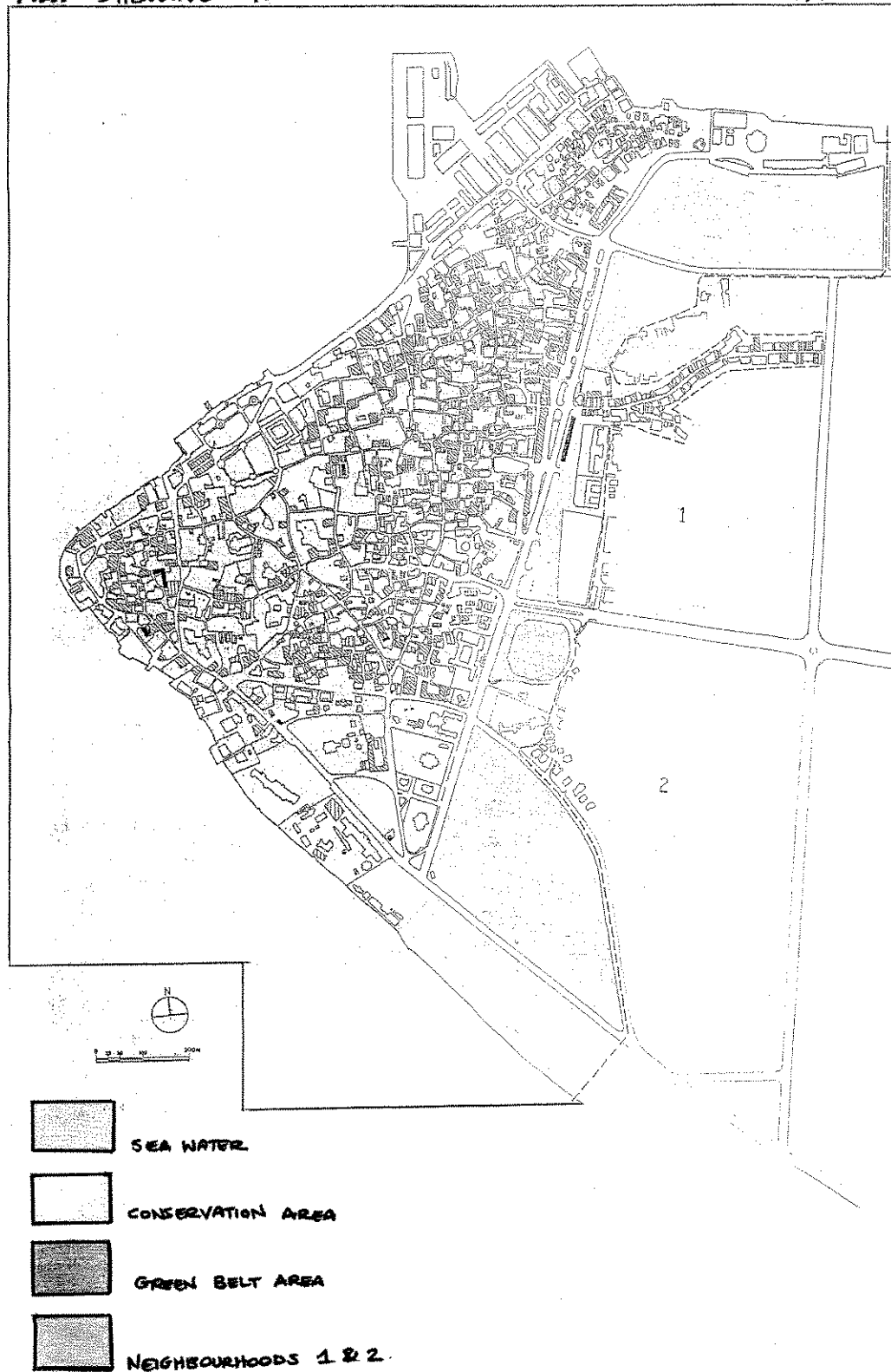
Critère ii La ville de pierre, à Zanzibar, est une exceptionnelle manifestation matérielle de fusion et d'harmonisation culturelle.

Critère iii Pendant plusieurs siècles, une intense activité commerciale maritime a relié l'Asie et l'Afrique, ce qu'illustrent de façon exceptionnelle l'architecture et la structure urbaine de la ville de pierre.

Critère vi Zanzibar est d'une grande importance symbolique dans le cadre de l'abolition de l'esclavage : en effet, c'était l'un des principaux ports d'Afrique de l'Est pour la traite des Noirs, et également la base de ses opposants, tel David Livingstone, qui y ont mené leur campagne.

ICOMOS, septembre 2000

MAP SHOWING THE EXTENT OF THE CONSERVATION AREA



Plan indiquant la zone proposée pour inscription et la zone tampon /
Map showing nominated area and buffer zone