

**LAND GOVERNANCE FOR
SMALL ISLAND DEVELOPPING
STATES**

CASE STUDY: ZANZIBAR

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Feb. 2012

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DISCLAIMER

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ABSTRACT

Small Islands Developing States (SIDS) have mostly delicate coastal environment which claim special circumstances that complicate their adoption of coastal administrative systems. Many natural and human related economic activities cause changes in the physical environment and pressure on the land. The excessive amount of investment than the ability is the indication of the pressure subjected to these small islands states. This is because of the limited options of types and scale of the economy they can adopt.

To control the situation, good governance should call for improvements that touch virtually all aspects of the public sectors. This is from institutions that set the rules of the game for economic and political interaction, to decision-making structures that determine priorities among public problems and allocate resources to respond to them. And also to organizations that manage administrative systems and deliver goods and services to citizens

This study will use the aspects of land governance, to research the community impacts on government's adaption of tourism development industry as means of economic development sustainability of Zanzibar as among small island development states. The adoption that raised many claims towards poverty reduction for local people and the country in general. On looking onto the concepts and role of government in poverty alleviation, this research will make use of tourism planning policies and strategies in place, simultaneously observing the spatial changes occurred in the tourism areas to see how these issues matches and/or mismatches. This will be done by integrating those development changes with other data such as household surveys and interviews on studying and observing the society's perceptions on the investments and its processes. Finally the study will determine if there is any risk that can be identified and projected on a map, so that professionals on land administration and land governance can take appropriate action to stabilize or modify any issues that appeared to imbalances the process. However, good governance is deeply problematic as a guide to development especially in Small Island Developing States, due to their nature, politics and pressure towards economic success.

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LIST OF ACRONYMS

COLE	Commission of Lands and Environment
FIG	Federation International de Geometres
FINNIDA	Finnish International Development Agency
GDP	Gross Domestic Product
MACEMP	Marine and Coral Environmental Management Project
MWCEL	Ministry of Water, Construction, Energy and Land
NLUP	National Land Use Plan
SIDS	Small Island Developing State
SMOLE	Sustainable Management of land and Environment
TAs	Tourism Areas
TDZ	Tourism development Zone
UN	United Nation
ZIPA	Zanzibar Investment Promotion Authority

CHAPTER 1

1. INTRODUCTION

1.1. General Overview

Small Islands Developing States (SIDS), have mostly a delicate coastal environment. Many drivers of human economic activities cause changes in the physical environment and pressure on the land. Urbanization of coastal areas alters coastal landscapes and may have negative side effects on coastal waters. Population growth causes and especially growth of a tourist sector in coastal areas also increases conflicts on access to resources (Hadley, 2009). Most of these islands face special disadvantages associated with their sizes, remoteness and their exposure to natural disasters. These factors are so limiting the economy of these vulnerable states to compete with the force outside their control (Lino, 1995).

Land, sea and people are three elements of coastal zones that need to be adaptive to dynamic processes that occur in SIDS. This is vital when there are vulnerable groups in such societies. These process that imbalance the access and use of coastal land and marine resources, and can cause dramatic effects on especially the poor communities (FIG, 2008).

SIDS may also be vulnerable to natural hazards. Their dependence on the coastal-marine resources and limit of land space requires that, national and international communities apply principles of good land governance. Spatial planning for development and conservation is a balanced way is requirement for SIDS (Davide Neale, 2006).

Coastal zones contain diverse productive ecosystems on which the human population greatly relies. Valuable resources such as fish and minerals are considered to be common property and are in high demand by coastal dwellers for subsistence and economic development. 90% of the world's fish harvest comes from within national exclusive economic zones, most of which are within the sight of shore. Research indicates that; 25% of global productivity is coming from the coasts regions, although the coastal margins equate to only 8% of the total world's surface area (Brown, Tompkins, & Adger, 2002).

Two-thirds of the world's cities occur on the coastal areas (Crooks & Turner, 1999), in which the land use is leading to the problems with far reaching effects. Human practices in these zones are generally continuing to degrade the productive and decorative ecosystems by overharvesting and overusing the resources.

These impacts have changed the lives and livelihoods of the coastal communities because of sensitive system of nature-human interactions (Ralmonds, 2010). The number of dwellings increases, but also industries, infrastructures and other investment take place on the coastal areas. The number of services and resources provides powerful economic arguments for coastal protection (Ralmonds, 2010). Sustainability of coastal areas is undetermined, and new problems may come due to climate change. It is important for governments and the societies in SIDS to have a long-term perspective in coastal governance.

All the complex elements have to be integrated in decision making in coastal areas (Rodriguez, Montoya, Sanchez, & Carreno, 2009) e.g. spatial planning, protection, safety etc. GIS can support the integration of the issues concerned.

It is important from land administrative perspective to issue of tenure security, conflicts resolution and right of access for the communities. Also focus on rapid urbanization in Small Islands Developing States (SIDS) combined with increasing activities in coastal tourism which places unprecedented pressure on land ownership rights and security (FIG Congress, 2010). This is mostly experienced in vulnerable coastal communities, urban and peri-urban informal settlements. Many of these are governed by customary tenure and are outside the formal land tenure systems. The majority of the people in such communities do not have formal title to land, neither have there been adjudication on the properties they occupy. (FIG Congress, 2010).

Economic development and increase of coastal tourism have led to uncontrolled land use changes and increased the values in active land markets. This also generates conflicts between families, friends and neighbours, and threatens the community's ability to safeguard the traditional communal coastal living and customary tenure that are embedded in the social fabric of nations. The issue of access to public coastal lands in locations near to the tourist sites is also to be addressed.

1.2. Research Problem

The promotion of tourism development in Zanzibar is seen as a way to strengthen the economy. Spatial planning is applied to guide the tourism developments along the coast. But criticism has also arisen as locals asking whether investors in tourism will really improve their living standards or just take away their wealth and means for sustainable livelihood (land and access to marine resources). And it is clear that the scale of operation in tourism development in other states cannot be compared to SDIS, Zanzibar as among them.

The tension between the policies on the one hand and the development reality on the ground in sites along the coast from a land administrative perspective is the problem of this study.

1.3. Research Objective

This study will be looking to traditional coastal communities in Zanzibar as SDIS where spatial planning has designated for tourist development. The change processes in land tenure and use will be studied and the impact they have on the communities be analysed. This will be compared with the planning policies and the way in which transitions were to be implemented.

Especially aspects of tenure and tenure change, transactions in land and the way in which communal areas are gradually transformed in "statutory" areas will be investigated.

The main objective of this research is to describe and analyse the changes that occur in coastal traditional communities due to land transactions for tourist development.

If these developments have a negative impact on communities one may call these a risk that may still occur in areas where these developments have not been taking place. Appropriate action from a land governance perspective may then be required. The study will try to indicate where this risk can still be expected.

1.4. Research Questions

Several questions below are assumed to fit the study on helping to find the solution for the investigation of this research

1. What is special on SIDI
2. What are the characteristics of coasts and traditional coastal communities?
3. How have policies and spatial planning influenced land tenure in these communities?
4. How can land tenure and use changes be detected on images and through fieldwork
5. Are tourism development processes flows as foreseen by the policies?
6. Is additional land governance action required to prevent negative side effects for local communities (risks?)

1.5. Research method

The research will collect literature on coastal development in SIDS with a focus on tourist development as driver for change. Land administrative themes will be analysed in particular.

Zanzibar will serve as case study for the research. A land use planning and tourism development policy can clearly be found in Zanzibar. The policy documents will be analysed on their spatial planning aspects and on the way the policy was supposed to become reality. Special attention will be given to the protection of local traditional communities in the development areas.

Field survey will be held in selected sites where tourism developments have entered communities. Household surveys and map analysis will give insight in the way land transfers and land use changes have occurred.

At the end the information as found in the selected sites will be compared with the policy statements. At the same time compare the matching and divergence of developments against planning. Where appropriate this may lead to recommendations for land governance interventions to prevent negative side effects and imbalanced development in social environmental sensitive areas.

1.6. Conceptual Schema

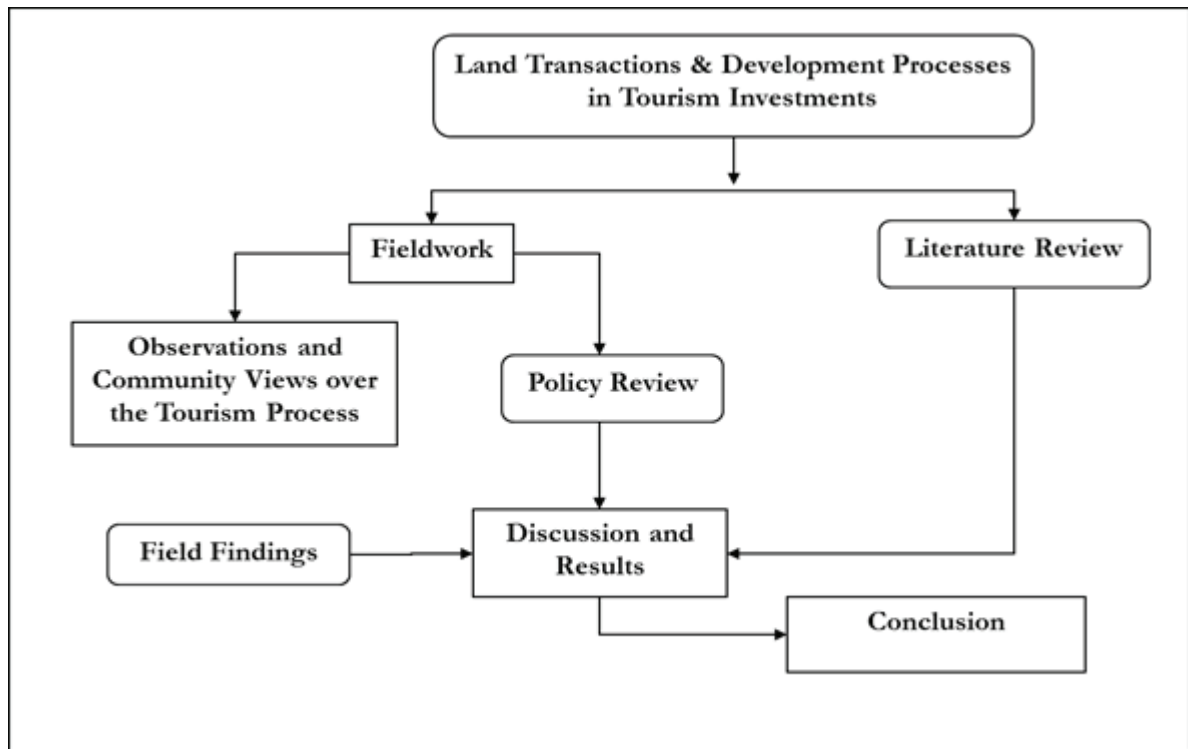


Figure 1-1: Conceptual Framework for the Research Study

1.7. Thesis outline

Thesis outlines

- Chapter 1 provides the introduction, problems statement, objective and method. It aims at giving a general introduction to the study.
- Chapter 2 contains a review of literature leading to some particular characteristics of land governance in (tourist) development areas. It aims at reviewing literature on those characteristics related to land governance involved in tourism development processes
- Chapter 3 gives some general backgrounds on Zanzibar, its land tenure regimes and spatial planning. This will give overview of the study area
- Chapter 4 gives a detailed description of the land policies and land use planning policy for tourism development.
- Chapter 5 provides the maps of planned tourist development areas and the detailed information on the 5 selected sites from maps and household surveys tourist development information.
- Chapter 6 combines the policy information with the findings and characteristics of the selected sites in the tourist development areas. It will analyse the match or mismatch in terms of the developments on the ground with the policy intentions
- Chapter 7 this contain conclusions on the matter and the needs for additional land governance action can be drawn from there.

CHAPTER 2

2. LITERATURE REVIEW

2.1. Land Administration and Land Governance

The outcome of land governance environment has been the measure of effectiveness of the state apparatus and distribution of social-economic power as an impact of land administration on specific context. As it is claimed that, enhancement of land tenure security through land security land markets leading to efficiency to improve credits due to formalization of land rights and increasing land rental activities involved in land registration as introduced in the literature(Deininger & Feder, 2009).

The discussion is about good governance in land administration theme in relation to land governance. The focus is on economic strategies on Small Island Developing States which are using their lands of different types of tenure security for that purposes. In most cases customary tenure seemingly as a victim of the mounting pressure coming from different actors and institutions from internal and external, to the customary groups. This was reviled during the seminar on the case of small island states in the Pacific Islands. Access to land, and marine resources in coastal areas has been in expressed also in Sidney Agenda for Action (FIG Congress, 2010) aimed at addressing the issue of access to these resources in SIDS to ensure appropriate social and economic development of resources in the immediate future. The theme also explored institutional impediments to land and resource access in SIDS including gender issues. Lack of clearly on defined real property rights were challenged for its causes to disputes and resultant instability for SIDS.

Although the main view was on scarcity of land and demand in urban and rural developments that pressures good land governance on population and urbanization drivers, but looked at the challenges facing the Islands as they look to optimise the economic developments of the community widely whilst maintaining safeguards and traditions of customary tenure that are embedded in that society.

On summing up on the role of property in fostering the good governance, robust economies and strong societies, The McLaughlin and Palmer have shown weaknesses of many governances and commercial organizations in developing counties, the trend to formally recognize property rights of only the rich and politically influential, whilst poor people in the informal sectors are excluded from the benefits enjoyed by those described as formal sectors of the society. The theme shows also the trend of high pricing for the formalization of informal properties that those societies are facing. In providing example of the benefits and disadvantages respectively for respective societies; the society of the formal, enjoying on the transactions with very low cost, while with informal, awarded small loans at a very limited time with high risk to lose their properties. In conclusion, the theme expressed the challenges for the administrative community internationally to develop innovative cost effective ways to formalize property rights rapidly in massive scale to reach self-sustaining growth(McLaughlin & Palmer, 1996).

The general definition of land administration involves several aspects as referred to the United Nation (UN 1996).

“Land administration is the process of determining, recording, and dissemination of information about ownership, value and use of land, when implementing land management policy”

This study will look into the last aspect of this definition ‘*Implementing Land Management*’ associating with the real process on the ground involves in tourism investment implementation in the study area. This study will be reviewing literature on the elements regarding tourism investment process to see the impact and weight they have from different scholars on that profession, so that these elements can be associated with success or failure to management of land. The failure to decisions which is cannot be easily undone in this regards will be regarded later as a *risk*.

The revision will be basically look into various author’s texts on the matters related to the processes involved in tourism developments related to land governance as on the bullets below, for later analysis and risk identification: -

- Land acquisition; which involves compensation and land agencies development process and the associate
- Development process which involve speculation and rights such as access and resources
- Benefit of tourism investment to the society
- Also the aspect of registration of land even though it is not involve in this study but to see what could be its impact had it been involved.

2.2. Coastal and marine tourism developments

Coastal and marine tourism have shown potential to transformation of the society and natural environment, very fast and permanent as it is experienced in Mediterranean, Caribbean and Pacific Islands. Construction of hotels and infrastructures alter the environment and community displacements. There is every reason for the professionals to select most appropriate strategies to implement, to make sure of sustainable tourism development, whilst ensuring the full implication of natural ecosystems developments are articulated and economic situation of the society is improved through tourism planning (Miller & Auyong, 1991). The authors demanded scientific results research on selection of strategies as they reminding the suggestion of World Tourism Organization of the UN on the tourism stimulation of the world scene.

Michael, Hall has expressed his awareness on emerging of research body in recent years, powered by this fastest growing industry of marine and coastal tourism which carry the economic and environmental significance. He shows his concerns over the physical impacts of tourism and other related dimension of sustainable development due to the activities involved. Developments such as transportations, recreations, marine parks etc. are activities widely used by the governments and agencies as significant resources which can be developed through tourism. He, however, indicated the negative effects of harmful impacts on physical marine environments particularly when failing to plan and manage tourism developments.(C.Michael, 2001)

P, Wong raised the issue of small Island tourism development as it happens, these islands provide ideal combination of beaches, clear water, reefs and dramatic landforms. He warned of the dangers facing these islands for their size and the nature of their environmental beauty and wonderful species of being transformed to a large scale tourism development. They are more vulnerable since they are small, barely

above sea level, their limited resources can be severely damaged by tourism impacts which can easily reach critical level with consequences of coastal zone management.(P.P, 1998)

2.3. Tourism Investment Processes

2.3.1. Acquisition of lands

Land has been in the focus of policy debates among scholars, politicians, policy makers, and urban managers. This is because, it is a peculiar good on one side, and an increasing scarcity in land due to fast population growth and rapid urbanization in another side (Chengri, 2007). This is so particular in case of developing countries, where land is considered not only essential to life support for farmers and local people, but it is also important assets that can be a principal source of wealth. Kelly described development-induced displacement as the forcing of communities and individuals out of their homes, often also their homelands, for the purposes of economic development. In her explanation said; “The current Indian legal framework assumes the displaced person to be a ‘willing-seller’ of his land by granting only monetary compensation”. She further added;

“This does not take into account firstly, that this is not a case of a sale of land but displacement, and having ignored this, such an arrangement does not address the short term and long term effects of compulsory acquisition of land.” She finally point out the importance of distributing wealth within the society in acquisition of land instead of just maintaining ‘skyrocketing annual growth in GDP’ (Dhru, 2010).

Land acquisition is the primary means used by governments to meet increasing land demand driven by rapid economic and urban growth in China. Since development is prohibited on non-state-owned land, land acquisition in which landownership is converted from collective communes to the state shall take place prior to any land construction(Chengri, 2007). In Ghana, the compulsory Land Acquisition Power has been used since Colonial times, for state to acquire land aimed at public and social amenities correcting economic and social inefficiencies in private market operations subject to the payment of just compensation(Larbi, Antwi, & Olomolaiye, 2004) The situation in Zanzibar has little difference to that of China situation where the government decide to leave free negotiation between investors and land occupiers for compensation on behalf of government [Table4-1; Government Official], so that, the land will go back to government after collapse of the lease. It is concluded that land acquisition has resulted in increasing social tension and injustice that may impose a long-term threat to stability and sustainable development(Chengri, 2007).

However, many developing countries are characterized by serious deficiencies in governance on exercise of legitimate power to appropriate properties or to assist in the unfair acquisition of land by elites. This may abuse or undermining the security of property rights in a number of respects, which is a precondition for the functioning of advanced societies

2.3.2. Agencies

The real state agencies make more money from the transactions and development activities than property rentals. This situation clearly illustrates the confusion that exists between two professionals; that of property sales associated with land rents, and that of tourism hospitality industry(Duboeuf, 2006). The exercise is very real in observing those brokers in Zanzibar enjoy the life from what they make in this

business and leave compensated party to use what they have got for very short time to realize that they have lost their assets (COLE., CNR., & UDSM., 1996).

2.4. Development Process

2.4.1. Compensation

As explained by Chan, China has unique compensation principles characteristics, giving the example of negotiable based compensation method that seems to fit the ideology of social countries. Under their laws only board principles are laid down for the provinces, autonomous regions and municipals responsible to implement the compensation process. Depending on which property is acquired for compensation, for example arable land; the compensation payment is based on 6 to 10 times its average production value in past three years before compensation. The standards for compensation are to be determined by respective administrative board. However, the laws are designed in favour of those authorities and not benefiting the dispossessed local people, he claimed(Chan, 2003). The Compulsory Land Acquisition Powers in Ghana provides a dominant interest over access, management and control of the land. This has resulted in negative socio-economic consequences including poverty, land scarcity and growing tension in state-community relationship(Larbi et al., 2004).

In Zanzibar the leased is granted for land acquired for investment, presumably after the owner is paid compensation. The government realized the compensation which is paid on land acquired for investment is insignificant to compare with market price or project invested. The government decided to leave free negotiation between investors and land occupiers for compensation. However, this may be soundlessly decided and not policy statements, and thus, only few smart people who are aware of the values, transaction and policies concerning the lands are making good benefit from it.

2.4.2. Speculation

The tendency is to view land speculation as a disquieting but apparently necessary phenomenon. Viewed dispassionately, speculation appears to fill the ownership gap between the original non-urban agricultural or other low-intensity land use, and the eventual urban (or suburban) high-intensity use.(Lindeman, 1976)

Current property taxing practice in the vicinity of most urbanizing fringes encourages this. Low-intensity uses provide stable but low incomes to land; as urbanization approaches, property taxes go up and soon the low-intensity user is caught in a squeeze. As taxes rises income is reduce, at the same time the rising value of the land offers the opportunity to sell out and to buy more land further out. However, since the land is not yet ready for development, a buyer must be willing to hold it until it is. Enter, then, the speculator(Lindeman, 1976). But

Thomas Duboeuf on his write up, was explaining the activities of tourism in mountainous areas that are threatening by increasing of property values, which are pushed by tourism phenomenon itself, and that acquisition and speculation which goes against sustainable tourism development(Duboeuf, 2006). Although the theme was much focus speculation and long-time sustainability of the mountainous tourisms due to natural features, which however could be the effect in many coastal areas as well. But here the focus is on people acquiring the land for small compensation in a condition of development and preserve its natural appearance to certain amount, but instead; destruction of environment to pretend developments in a speculation, for future selling at a good price. This was realized by The Zanzibar

Government as it was on described in its policy document. It is speaks about the transfer of land being the one of the crucial issues in Zanzibar, as some landholders and investors practice land speculation. The tendency which interferes with planning and fair access to land, particularly to the poor Zanzibaris, which cause the government to lose revenues and interferes with the land use planning system(MWCL, 2009).

The government is aware of cheating, that, those who pretend to invest in the tourism industry; after paying compensation they either sell it to investors or to another person for higher prices. This causes the original owners to miss the real compensation. In addition to that people with interest on land are not consulted on land to be invested; hence they are not benefited from project invested

2.5. Impact of the Tourism Investment Process

2.5.1. Conflicts and Access to Public Areas/Resources

An increase of uncontrolled urbanisation and developments in the coastal zones can lead to conflict among the society and imbalances the economic development, livelihood of local communities, and protection of the natural environment.

The increase of investments in coastal areas, especially tourism has resulted in increasing land use pressures for housing, social services and hotel development. This situation has resulted in land disputes on; land ownership, boundaries between owned/occupied lands, right of occupancy between individuals or community, common ownership between family members and multiple sales of the same land. Invading public land and change of use, closure and diversion of public easement land is a common practice(Environment, 2009b).

Such conflicts may occur in a more extreme form where the natural livelihood of the indigenous population and their access to the coastal resources is taken over by economic interests. These include tourism and leisure development that will not necessarily benefit the low-income people and the local community. In this extreme form indigenous people are displaced from their original spaces and places and may need to relocate in informal settlements with limited basic services, unacceptable environmental conditions and few or no work opportunities(FIG, 2008)

2.5.2. Earning Generation

The economy of coastal countries become highly dependent on revenues generated from coastal tourism and recreation activities. Over the past few decades many of the coastal countries have shifted from traditional marine-time activities, such as fishing and boating, to more service-oriented and tourism oriented and tourism-dependent economy. The proximity to the coast plays a major role in promoting tourism, which in turn , promotes higher employment in countries within the coastal zones(Klein, Osleeb, & Viola, 2004). This has also being the facts in case of Zanzibar as addressed by MACEMP the status of Zanzibar coastal resources(Environment, 2009b); “the contribution of tourism sector to GDP rose from 5.1% in 1995 to 5.5% in 1999. This sector employs about 45,000 people in both direct and indirect employment and is likely to surpass agriculture as Zanzibar’s leading revenue earner by the year 2015. Currently, the tourism contributes 35% to the GDP”.

But the arguments will remain here that, many individuals are benefiting from tourism development as the major experience shows the villagers were compensated for their coconut farms for tourism investments, only to realize that they have lost an important source of renewable materials to continue their way of life;

resources for building thatch, making twine fibre, producing cooking oil and harvesting coconuts for the amount that does not fill the gap of expenses.

2.6. Registration

Land registration is known to have exclusive mandate to documentation pertaining to a set of property interests. It invariably embraces rights associated with ownership, charges and liens, although the mixed filling and reactions in different perception views the registries as complex or seen as being captive to their professional client by not protecting the public especially in many developing countries where the trend to formally recognize property rights of only rich and politically influentially and leave the poor out. (McLaughlin & Palmer, 1996). However the role of property and property rights (land in this case) in fostering good governance and better economy is brought to awareness by many states.

Further expectation on registration is on changing the cost of acquiring land by increasing the security of individual land-use rights and enhancing the ability of individuals to lodge appeals against violation of such rights. It is evidence that positive tenure security effects land registration in situations where overall conditions are favourable for land registration to help activate land markets. And for the state, is to ensure property rights security, and realize the benefit from it. (Deininger & Feder, 2009)

The Zanzibar case is acquisition of land for tourism investment in the locations where land is communally held. These are public lands that are mostly developed and maintained in coral rag areas where land-use was regulated by clan leaders. The common use of such lands included burials, landing sites, animal issue of simple registration had been arranged ahead of tourism investment process for every zone so as to easily identify the real owners of every land. This could ease the situation of over flow of cases concerning land especially on tourism investments. And also create awareness in both sides of transaction on the restriction, rights and obligations attached to the lands.

Deininger and Feder concluded that, formalization of land rights should not be viewed as a panacea and that intervention should be decided only after a careful diagnosis of the policy, social, and governance environments. If intervention is justified, the performance of land administration systems needs to be benchmarked in terms of coverage, cost-effectiveness, and quality of service provision (Deininger & Feder, 2009)

grazing, cultural activities and shifting cultivations (Environment, 2009b). It would have been better if the

CHAPTER 3

3. BACKGROUND IN STUDY AREA

This chapter explain the general background of the case study area in terms of land and land administration, population and culture and resources, planning and policies, economy and its developments strategies

3.1. Zanzibar as a Case Study Area

As a part United Republic of Tanzania, Zanzibar, is an autonomous state that has separate legislature, judiciary and executive, which gives the status of being Small Islands Developing State (SIDS). Zanzibar comprises the main islands of Unguja and Pemba, surrounded by further fifty or so smaller islands forming 2654sqkm of total space. Its archipelago lies immediately South of the Equator, between latitudes 4.5° to 7.0° South and longitudes 39° to 40° East just off the coast of east Africa, Figure3-1 below.

It's colourful and long history from the times of Portuguese to the Sultan of Oman as the centre for controlling trade routes of slaves, ivory, gold and valuable spices between the Arabian Peninsula and Eastern Africa to the present day make its own importance in world books of history.

Coastlines generally consist of coral fringing reefs especially on the eastern part and lagoons, with shoreline sands bound together by palm trees. Mangrove swamps are found in the inlets and bays. In the warm shallow waters, extensive sea grass beds and coral reefs conceal an astounding diversity of marine life which make ideal place for tourism destination.

Zanzibar is a fragile paradise. The seas are clean and clear and filled with myriad of marine life, whilst her hills and valleys are covered with a fertile mix of forest, plantation and farmland. Groundwater is fresh and readily available and the climate is ideally suited for agriculture.



Figure 3-1: Location Map of Zanzibar (Environment, 2009b)

But like so many things of beauty, the environment of Zanzibar is a delicate eco-system and one that needs to be kept under constant supervision from destructive influence of social, economic and environmental drivers. The rapid increases of unorganized settlements, habitat destruction especial coral reefs, coastal erosion and land degradation on increasing coastal activities largely tourism, and pollution

especially solid waste and running waste water posing a major risk to these environmentally vulnerable islands

3.2. Land

Land is a vital tool for any development; people are competing among themselves for the ownership of land resources to capitalize their wealth in monetary value but also land banking. Land property and housing rights are generally cross-cultural and asserted within every socio-economic and political system, but the practice regarding their regulation and protection may take many forms. In Zanzibar land is largely used for agricultural purposes, residential purposes, tourism investments, preserved and protected areas and other social and commercial activities.

3.3. Land Administration and Governance Perspective of Zanzibar

Historically, landholding system of Zanzibar is based on three main tenure systems namely; public lands, communal lands and private owned lands. With the intention to make sure that all the land is put into productive use in a sustainable manner(Environent, 2009b), it indicates that there will be more developments on the lands as currently experienced the expansion of tourism, urban settlements and other investments. Undoubtedly, investment needs statutory rights to be able officially to invest. And this is causing mounting pressure for those who own their lands in traditional customary rights in communal lands. The increase in development in communal lands by non-communal investors and cases reported to the tribunal gives the impression that, some people are displaced, pushed away or lose their rights on ownerships and use of the resources. This could lead people to poverty traps.

On the other hand, increasing investments especially the tourism industry has raised the number of population because of migration in the coastal areas. These people go to those areas seeking for job opportunities and business, together with increase in number of tourists in the areas oversize the accommodation and facilities available. This has raised a lot of conflicts between local and rivals and has also contributed to crime, damages and degradation of land and culture. This also left the population more vulnerable against human, natural and environmental disasters.

The situation is also worse in sub-urban areas where un-organized urbanization is taking place at high speed without service. The large number of immigrant from rural areas, urban areas and outside Zanzibar are moving in to the suitable agricultural lands without proper planning or necessary urban services, which creates a lot of fear on reducing food production, environmental degradation, low quality of life and threats of poverty.

The concern is also on overuse of natural resource such as overfishing and overharvesting of mangroves and other trees for construction and fuel. Also sand and stone mining for construction has posed a major risk to the land in terms of environmental degradation.

These issues show the negative aspects of developments determined as a risk which raise a lot of concerns and claims on the role of land administration, and the future of Zanzibar as a small island developing state. The challenge remains with land professionals who have a major role to play in developing land policy, improving land tenure security, resolving conflicts over land and mapping vulnerability(FIG Congress, 2010).

3.3.1. Land Tenure System

Officially all land in Zanzibar belongs to the Government but people can hold the land in different forms according to the land tenure system. Landholding in Zanzibar is based on three main tenure systems which are; -

1. Public lands which includes lands for open spaces, parks and sport pitches, forestry, coral-rag etc. Government owned some of public lands for agriculture and livestock activities, provision of social services, infrastructures, forestry, monuments and historical sites.
2. Communal lands are public lands that were mostly developed along the coral rag ecosystem.
3. Private land is the one which is used for agriculture practices, settlements, inheritance etc. Although all lands belongs to the Government but people can hold the land in different form. According to the land tenure system through Wakf, borrowed, land lease, inherited, purchase, gift etc.

Possession of the title deed is an issue among the respondent as very few have revealed possession of the title deeds.

3.3.2. Land Acquisition

From the experience in Zanzibar, land is acquired through different means. The great number of people own lands through inheritance, buying (unofficial), government grants, borrowing, leasing, etc. The Government grant land is provided by the Minister responsible for Lands. Only this kind of land could be allocated, relocated, leased and revoked its occupation rights to private individuals. The majority of the Zanzibaris are holding lands through inheritance as it dominate the number of those who bought the land.

The Decree No 5 of 1965 was used by the government to distribute land parcel among the landless in the rural areas. This Decree was later amended in 1969 to facilitate the distribution of land in the urban areas. The allocation of three acre plots was mainly carried out between 1965 and 1976 and good numbers of peasant and farmers have benefited from the allocation of three acre plots. It has been generally observed that the three acre plot, as part and parcel of land holding system on the Isles has successfully provided the poor the access to land. But utilization of such parcels of land for raising the poor's income and food and hence the national economy is not very much successful.(Environment, 2009b)

3.4. Zanzibar Population

The Zanzibar population is now estimated to be over one million people (984,625; Tanzania Population Census, 2002). The average population density for Zanzibar is 400 people per square km (2,500 square metre per person) making it the most populated country in Africa south of Sahara. The 3.1% growth rate in population suggests an increasing pressure on land, natural resources, and services in general. Number of immigrant especially from Tanzania Mainland is frequently rising while accommodation (utilities, social services and food) still stays the same quantity. Demands of people's needs for foods and homes become higher, while the ability for the Government to accommodate and control becomes weaker. The Table7-1 in the INDEX I show population increase in different years.

3.5. Zanzibar Economy

Zanzibar's major economic sectors include Agriculture, Trade and Industries, and Tourism. Historically, trade has been second to Agriculture but many years of isolation and the socialist policies adopted after the 1964 revolution completely undermined its potential in Zanzibar economy.

3.5.1. Agriculture

Agriculture is the mainstay of the economy largely due to the clove industry, which is the main foreign currency earner for the Indian Ocean islands of Zanzibar and Pemba. Other major cash crops are coconuts, chillies, and recently seaweed. In recent years seaweed farming in Zanzibar is an alternative source of income that increases socioeconomic status of coastal communities. The sector has come up as supplement to fishing, livestock and agriculture activities especially for women around the coastal areas. It has been found to be another growing alternative activity that helps to improve the social wellbeing of coastal communities. Seaweed farming provides development opportunities to isolated poor communities, even in the most remote rural areas. There are also other crops such as black pepper, cinnamon and vanilla but due at the moment they are not produced in quantities that could warrant export to outer world. Different kind of fruits growing in the hot climate such as mangoes, bananas are also growing. These fruits have larger internal market and influencing the local export market especially in Middle East.

3.5.1.1. Distribution of Three Acre Plots for Agriculture

The Decree No 5 of 1965 was used by the government to distribute land parcel among the landless in the rural areas. This Decree was later amended in 1969 to facilitate the distribution of land in the urban areas. The allocation of three acre plots was mainly carried out between 1965 and 1976. Sources vary about the total number of grantees and the quantity of distributed land. Generally, the grantees included:

Old government workers (retired or about to retire)

- Former farm tenants.
- Big families who had six or more children.
- And those who apply for it.

The grantees were also given a land certificate and they were neither required to pay rents nor taxes. The conditions attached in the land certificate determined how to use a parcel. These conditions are:-

- (i) Grants should be occupied by the grantee and maintained in good and proper condition
- (ii) Grants should be cultivated with crops directed by an authorized officer
- (iii) Grantee should not do, cause, permit or suffer upon the land granted anything which may affect the occupiers of adjoining land
- (iv) Grantee should not commit or permit any waste that would spoil the land
- (v) Grantee should not assign, subdivide, sublet, mortgage, charge or part with the possession of the land granted

Grantee should let an authorized officer enter upon the land granted for the purpose of ascertaining whether the covenants are being complied with and the grantee will comply with any lawful direction given by any authorized officer.

It has been generally observed that the three acre plot, as part and parcel of land holding system on the Isles, has successfully provided land access to the poor. (MACEMP, 2009)

3.5.2. Fishing

Fishing has also been the dominating social economical activities in the local market and part of the culture for people living in the coastal zones, which uses the sea-food as an important supplement of animal protein to a majority of the people. It contributes largely to the national economy of the country both in terms of income and employment. In general, the fisheries sector in Zanzibar remains artisanal, which is characterized by non-selective fishing and the use of traditional gears and equipment. Fishing is mostly concentrated in the inshore waters using small boats. Lack of modern equipment and fishing technology are cited to be among factors that limit the utilization of the offshore marine resources(Environment, 2009b).

3.5.3. Natural Resources

Among the natural resources are the protected reserves forests available in Unguja and Pemba Islands. Apart from protected, other forests are subjected to a lot of pressure; shifting cultivation, firewood collection, harvesting of building materials, charcoal and lime making and other uncontrolled businesses have largely depleted the once flourishing natural forests. Most of these deforestation activities are widespread in the fertile, deep soil areas on the western side of Unguja and Pemba islands, a factor that explains why remnants of true forests in Zanzibar are all found on the coral rag zone or on areas left behind during the establishment of coconut and clove plantations.

Surrounded by the Indian Ocean, Zanzibar archipelago possesses rich marine resources that have been poorly exploited compared to neighbouring coastline on the mainland of East Africa. Its marine habitat consisting of coral reefs, sea grass beds, mangroves and sandy beaches harbours a diversity of vertebrate and invertebrate species. About quarter population of Zanzibar depend on fishing and related activities for their livelihood but mostly using traditional fishing gears.

Mangrove forests located on various places on Zanzibar's coastline provide a means for livelihood for a large number of people. Direct harvesting for building materials and collection of firewood from the adjacent coastal thickets are common but according to forest protection laws in Zanzibar, such activities are mostly illegal since all the mangrove forests were declared forest reserves by the colonial administration.

Groundwater availability in Zanzibar is very good, due to a very high amount of recharge and availability of very good underground storage. Rainfall is abundant; the islands receive an annual average of several million m³ of rainfall, although a relative large percentage is lost to evaporation and run-off. Groundwater reserves are the main sources used to serve as urban water suppliers for Zanzibar. These include boreholes, natural springs and caves. It is also needed for rural water supplier where shallow water are mostly used where the supply is not reaching, but even in urban areas during the power or supply failures. Agricultural activates are also a big users of ground water for irrigation although running rain water is also mostly used for local farmers.(UNHABITAT, 2008)

3.5.4. Tourism

The tourism industry continues to be one of the key foreign exchange earnings in Zanzibar, resulting from the joint efforts by the Government and the private sectors in promoting the industry and marketing the

country. In Zanzibar, the average growth of tourism is almost at the order of 10 % per annum, for the last 10 years. According to ZIPA, since the introduction of the Investment Protection Act in 1986 and its revisions in 2004, actively promoted and supported the development of tourism. The tourism development in Zanzibar has been very fast than expected or planned. This is due to the availability of series of local and foreign investment incentives. One of the results of these incentives is a substantial increase in the number of hotels and tourism activities in Zanzibar over the last decade.

3.5.4.1. Tourism Areas and Zoning

On its strategies to modify the falling economy, the Government of Zanzibar decided to use its coastal zone for investment in tourism industries. Specific areas were selected and dedicated for those strategies. The locations were coded in terms of zones in both islands of Unguja and Pemba where those zones will be declared nationally as Tourism Development Zones. But also in each zone some specific areas were located for specific kind of developments, which will be managed through prescribed procedures, guidelines and restrictions. These areas for specific development identified as Tourism Areas (TA). The whole issue of planning and policy for tourism is explained on National Land Use Planning (NLUP)

3.6. Planning Aspect

3.6.1. Planning and History in General

The history of planning in Zanzibar goes back to 1923 (Lancaster) period. This plan covered only Zanzibar Town. This plan got stuck later because of obstructions made by some private land owners who wanted to maintain their farmlands.

There was another plan came in 1958 which was Town and County Planning. This plan came with planning law cap85 for Town which covered Zanzibar Town for Unguja Island, and Chake-Chake, Wete and Mkoani for Pemba Island. Also the Township plan came with laws; cap79 and cap80 for Mkokotoni and Makunduchi Unguja. These plans were used until 1968.

In 1968 another Master Plan designed by Germans (the German Master Plan) but the plan failed because of political reasons by the late President who came with his own ideas.

It took almost 15 years until another Master plan was created in early 80s. The Zanzibar Town Master Plan, commonly known as Chinese Master Plan, which covered everything in land use; commercial areas, industrial, residential area, infrastructure and services. This plan was used for extension of Zanzibar town and location of economic zone until late 90s where a most of areas covered by proposal of this master plan were invaded by people to make the Master Plan impracticable.

Finnish government also came later to help preparing Settlement Structure Plan and Tourism Zoning in 1993, and National Land Use plan for settlements, infrastructure and services, tourism development

3.6.2. Recent Planning

National Land Use Planning (NLUP) is the most important tool that the government of Zanzibar has created in order to provide the best economical use of land. Due the fact that the population of Zanzibar is rapidly growing for the last three decades, the interests in use of land became a source of uncontrolled expansion of urban settlement onto good agricultural land, growth minor settlements without guidance, conflicts between farming and forest reserves, intensification of agriculture into fragile coral zone and lack

of plan for coastal development or tourism zone has all resulted into many conflicts among many implementing authorities/organizations. Since land is the base of Zanzibar economy dominated by agriculture with interests of other economic activities, then Planning was placed to ensure that the land and its resources can be organized, controlled and utilized in the most beneficial and sustainable way. The objective of NLUP is to create a harmonised and balanced land use development by integrating on going activities of land use development and planning, land management, infrastructure development and other sectorial planning.(COLE_ZILEM, 1995) (NLUP_S02)

CHAPTER 4

4. POLICY REGARDING TOURISM INVESTMENT IMPLEMENTATION STRATEGIES

4.1. The National Land Policy (Submitted Draft 2009)

The national policy of Zanzibar concerning tenure security corresponds with the vision 2020 with its strategy is to eradicate poverty in by year 2020. Its mission is to utilize land administration for proper and sustainable use of land with the objective of promoting effective utilization of lands resources for sustainable economy and welfare for the people of Zanzibar. In specific objective are describing the particular consideration of this policy as quoted below;

“2.3.2 Specific objectives

- (i) Ensure that all Zanzibaris particularly the poor, women, and different groups in the community have the opportunity to access occupy and use the land.
- (ii) Ensure that land is put to its highest and best sustainable use compatible to the goals of social and economic development.
- (iii) Promote proper land information management system.
- (iv) Streamline land administration guiding principles for transparency and democratic administration of land.
- (v) Ensure that existing rights in land especially in informal sector and small holders are recognized and secured.”

This policy is aiming at achieving the Millennium Development Goals developed by United Nation General Assembly.

4.1.1. Tourism Development Policy

Zanzibar’s economy suffering during 80s had a huge impact on welcoming of tourism investment as a best way of utilizing its lands for recovering its economy. The Zanzibar investment Act 1986 was enacted for Economy Recovery Programme with high prioritization of tourism industry (1987). The coming of this programme, strong interest was shown from foreigners and Zanzibaris to invest in this sector.

The tourism industry grew in Zanzibar due to the natural endowments of the Islands based on the history and natural attractions such as resources, beaches, marine environments, historical heritages, cultures etc.

Since this industry made a great contribution to the national economy growth and development, then it became the important part of the National Economy. This has later resulted to the Tourism Policy of 2004 which consider the Zanzibar’s environmental, cultural and landscape qualities as greatest resources for future economic development and quality of life of its people. For this reason land policy has put much consideration on different protection areas particularly those with the International, National and Local status.

At the beginning, tourism development initiatives were scattered across both Islands, but particularly Unguja which shown the significant interests of the location for the investors, because for that the government realized how difficult will be to manage and control the development and business on the tourism industry in general from the experience of the 72 widely separated hotel site approved during that time.

From those shortcomings that the government experienced, then, the whole idea of preparing the framework and guidelines not only for tourism but all issues concerning land use planning came on track.

Due to that idea, the National Land Use Planning (NLUP) was prepared with the general objective of creating harmonized and balanced land use development by integrating on going activities of land use development and planning, land management, environment management, infrastructure development and other sectoral plans.

Concerning sector of tourism and coastal management NLUP appraisal (analysis of potentials and issues) came with the following spectral objectives relating to coastal management, settlements and tourism developments as Fable 4-11 shows below.(ZILEM. & FINNIDA., 1993)

Sector	Objectives/Tasks	Parameters/Issues
Settlement, Housing and Community Services	To link the proposed settlement pattern and services in a manner that bears complementary to other uses (economic zones)	Balance distribution of settlements in relation to services, economic activities and land resources potentials.
Tourism	To promote tourism while ensuring a balance between tourism activities and environment protection	Sustainable management of coastal tourism zones, designation of hotel sites, day visitation activities, infrastructure, etc. Zoning and effecting control of fragile coastal areas with a view to protecting the environment and promoting tourism simultaneously. Minimizing land use conflicts
Coastal and Marine Zones	To promote better management of coastal and marine resources in order to ensure sustainable use and environmental protection.	Regulating fishing activities in compliance with marine environmental protection. Use of off-shore isles to be regulated with emphasis on marine ecosystem protection and conservation. Regulating land based activities that impair our resources.

Table 4-1: spectral objectives relating to coastal management, settlements and tourism developments

In realizing the impacts, contributions and the role that the tourism industry will play, NLUP came up with potential requirements.

4.1.2. Projection of Tourism Development and requirements 1993 -2015

This is the statistics that indicate the consistence growth of tourism requirement and projection, so that the planning and management of the whole issue will base on that. The projection of tourism land requirements are summarized in the table4-12 below(ZILEM. & FINNIDA., 1993)

Year	1993	2000	2005	2010	2015
Parameter					
Foreign tourist arrivals	64,284	263,000	335,400	428,000	550,000
Growth of arrival(% p.a)		19	4	5	5
Bed nights(mil)		1.3	2.3	3.5	3.8
Average length of stay	2 - 3	5	7	7	7
Required Beds	1,500	6,000	9,000	12,000	15,000
Average occupancy rate(%)	40	60	70	70	70
Density of Accommodation(bed/H	20	30	30	30	30
Land Area Required for Hotels(Ha)	100	200	300	400	500
Employment per bed	1.5	1.3	1.2	1	1
Projectioed Direct	2,250	7,800	10,800	12,000	15,000

Table 4-2: Projection of Tourism Development and requirements 1993 -2015

4.1.3. Tourism Land Policies

NLUP had earmarked gaps that are due to tourism developments.

The speculation of land left the number of surveyed plots located for tourism developments without actual developments. Low quality budgets, properties and facilities which needs to have international standards. Inadequate facilities and infrastructure, lack of coordination, planning standards and technical guideline.

Existing land use conflicts among various users and little involvement of local communities particularly in tourism zones regarding to planning and implementation of local development plans(ZILEM. & FINNIDA., 1993)

On those gaps the planning came up with several policies: -

Policy1; Development of tourism should follow the requirements of Tourism Zoning Plan, with specific reference to number of developments and beds in each area and the phased development of different areas.

Policy2; Regulating development of tourist accommodation (hotel, resorts, quest houses etc.) to achieve the optimum and economical use of land; provision of services and protection of the environment.

Policy3; For inland areas, tourism development to be in harmonious mix and compatible with existing land uses; and areas of historical interest, cultural and spice attractions.

Policy4; To secure participation of local communities in tourism areas planning and development with appropriate links between tourism and socio-cultural environment.

The NLUP was enforced together with the Tourism Zoning Plan (Main Report) which in detail describe the following sections of the NLUP: -

1.1 Tourism Development Zones(TDZs); the area influenced by tourism development including beach and marine environment seaward, and inland area which can go up to a kilometre depending on the nature of the planning area. It includes the entire length of the coastal strip and nearby villages. This is to recognize the fact that most developments are likely to be sited with access to beach areas; however, some is certain to take place in some bluff of rocks areas as well.

This plan proposed four areas to be declared as tourism development zones (zone 1 to Zone 4) for Unguja as shown in Figure 0-1 on map in INDEX II.

1.2 Tourism Area (TAs) for Unguja; Refers to Figure 0-2 on INDEX II which gives more detailed local plan for each tourism zone, land designated for hotel construction accompanying services, village expansion, other village activities and other residential developments for Zanzibar domestic tourism and recreation etc., with the aim of facilitating international standard tourism facilities whilst taking into consideration sustainability and future needs for local communities and desire to enjoy their natural wealthy.

Summary of the report concerning the TAs is available on the Table 0-2 and Table 0-3 in INDEX II

2.1 Implementation Strategies; this include the institutions and their role in implementing coordinating the whole issue of tourism development. This includes for example COLE(Commission for Land and Environment); all land matters including planning, surveying and leasing, and coordinating the services and infrastructure

Ministry of Transport; improvement of road maintenances and improvements

ZIPA (Zanzibar Investment Promotion Agency); Approval of investments

Commission of Tourism; responsible for tourism development strategies

Region/District/Shehia; coordinating and controlling spontaneous developments in the tourist area collaboration with COLE

With these strategies, the declaration of the tourism zones as planning areas under the Act concerned has to be made by COLE in collaboration with Attorney General's Office

2.2 Phasing the development of the Zone; This describing the which zones are to be developed in what time, priorities by designated tourist areas and follow-up studies

2.3 Tourism Investments Outside Priority Zones; Knowing there has been and will be proposal of tourism developments outside the priority tourism zones, the recommendation for the following activities to be taken to assume control of the leasing situation in Nungwi and Mnemba areas:

- a. Cancel lease agreements for all projects outside the priority tourism zones that have not demonstrated any activity for 30 months. These are considered not serious investor and that there is Act which give government right to foreclose on these operations.
- b. Direct other approved projects with valid leases outside the priority tourism zones to other suggested alternative locations for their operation.

- c. Ensure the illegal selling of land to speculators by the local land owners is not happening. A high cooperation of Shehas, the Registrar General's Office, COLE and Regional Commission's Offices are needed in this task.

3.1 General Conditions and Guidelines; the specific condition of use to be given to the investors are described on each area form (TAs), in addition to those general condition that should always followed. These including surveys, conservation and preservation, constructions and environmental protection. (ZILEM & FINNIDA, 1993b). These are:-

- a. The plot boundary beacons to be placed minimum of 30m on the sand beach and 10m of rocky area from high tides watermarks
- b. Preserving the vegetation between the plot boundaries and high-water marks. And that the existing vegetation should be left intact as much as possible. However, thickets clearing is allowed
- c. The coconut trees should not cut down unless replacing the old/died ones or permission is granted from relevant government institution.
- d. Giving the 5 Ha as a maximum plot size with 200m beach from with a minimum of 150 beds and minimum plot of 3000 m² of 100m maximum beach from. The density of accommodation should not be less than 30beds per hectare that does not exceed 1.7 metres per bed the length of shoreline.
- e. To allow public access between the plots; that, no construction should be allowed within 10m between two plots.
- f. Public easement; this is the villager/locals rights to use earth roads, rights of air, rights of lights, sandy beach must be unimpededly preserved. That, developments should not be made to obstruct these easement rights.
- g.etc

4.1.4. Land Acquisition and Compensation

In 2003 the Government of Zanzibar declared a comprehensive Zanzibar Investment Policy, which emphasized the role of the land sector on investment. Among other things the policy emphasised the following.

- (i) To orient land policy, institutional and legislation framework to facilitate the smooth flow of investments and provide benefits in Zanzibar.
- (ii) To ease the acquisition of land rights for investors to facilitate business development at reasonable costs.
- (iii) To select suitable locations for investments and acceptable standards to facilitate land use planning for investments

Land acquisition for investment and compensation are mentioned in land policy of Zanzibar as described below;

“The land which is acquired for investment in which the Government is leased for a period less than 49 years, after the owner is paid compensation

Experience shows that compensation which is paid on land acquired for investment is insignificant to compare with market price or project invested. Most of the time, after the investors pay compensation, they either sell it to investors, or to another person for higher prices. This causes the original owners to miss the real compensation. In addition to that people with interest on land are not consulted on land to be invested; hence they are not benefited from project invested. The policy emphasises on: -

- (i) The Government to ensure full, fair and prompt compensation is paid for lands acquired for investments and emphasis shall be put to ensure that actual land owners are benefited from the established projects for the whole investment period.
- (ii) Land acquisition procedures for investment purpose shall involve communities that have public rights and interests on land to be acquired and that their basic rights and interest shall continue to be obtained for the whole investment period and its principles shall be open and available to the community”(MWCL, 2009)

4.2. Noted down Points

The NLUP especial Tourism Zoning Plan has in detail covered the whole tourism investment process, describing spatially, logically, timely and projections that the process should go take into consideration the community interaction and their rights and benefits, and preservation, preventions an sustainability of the environment as a whole aiming at the whole investment time for better life and better economy. And thus, the Plan has covered on:

1. The designation of areas potential for tourism development and the time for its development (phasing).
2. Providing framework for the regulatory mechanisms such as better control of land allocation and development.
3. Establishing the general and specific guidelines and standards for all the tourist areas.
4. Helping to identify properties and coordination of government expenditure. It provide framework for coordinating spending in infrastructures such as water, electricity, road and other essential public services in various defined tourist areas.
5. Setting the framework for detailed physical planning level.

The National Land Policy has also emphasised on the involvement of community on their rights and interests, awareness and transparency on the principles and procedure on land acquisitions.

CHAPTER 5

5. SITE PREPARATION AND DESCRIPTION

This chapter will briefly explain field operations, site selection and data collection methods. Change detection process and their results, and the detail description of each site involved in the research. The site description involves general description for the related issues, and for specific issues each site is described on its own. The site detail description will be on background, development plan, land acquisition and actors, development process, and the current situation of the sites.

5.1. Data Collection

The fieldwork data collection was carried out in Zanzibar, Tanzania, in Unguja Island. The fieldwork was conducted in five selected sites in two of three regions of the island where land use change is taking place following tourism investment activities.

. The main objective of the fieldwork is to collect information that will be analysed to help reach this study's objectives. The field involves collection of maps of different years and images, primary data such as household surveys, discussions and interviews concerning the land use changes, use planning, and their impacts on the community. Also the collection of secondary data such as documents, text regarding the policies and records related to the subject.

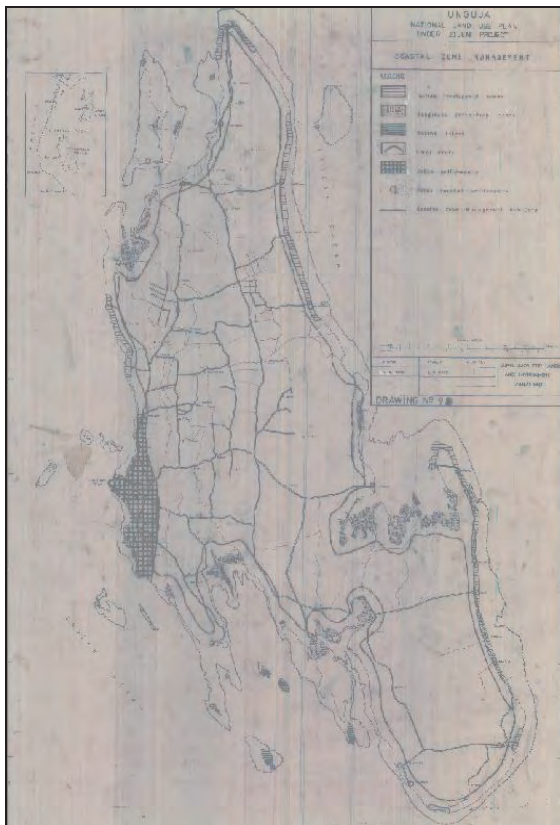


Figure 5-1: Land Use Plan Map for Development (1995)

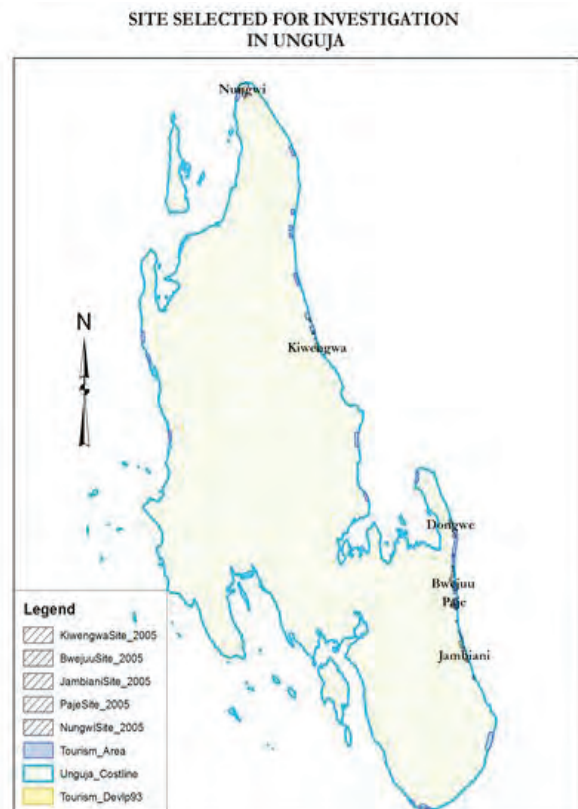


Figure 5-2: Map Shows Five Selected Field Work Sites

5.1.1. Site Selection and Preparation

Sites selection was done after discussion with the experienced officials in consideration with research requirement and objectives set. After careful determination of the requirements, the sites of Nungwi, Kiwengwa, Bwejuu, Paje and Jambiani Kibigija; all in Unguja Island were selected as the best sites to serve the research purpose. Using the map of Unguja the locations of those sites were identified and later plotted as they are shown in the map on Figure 4-5 above.

The preparations also included administrative issues for fieldwork such as permission, and organizing the transport. This includes also the kind of questions and discussions which will be used in the survey operation. The survey involved several villages along north to south eastern coast of Unguja where effect of tourism development process has been taking place.

5.1.2. Household interviews and Discussion Objectives

The whole idea of household surveys, interviews with those local leaders and discussion with officials is to capture reasonable information from both sides on how the tourism investment is proceeding technically and logically and how these operations and results are affecting the community and their impact on tourism investment. This will help answering several questions as explained in Table 5-2. Discussion and interviews will also help to understand the operation in reality, and together these will help research analysis later to see any effects on those changes that are happening in specific location to be determined as risks.

The questions asked for households, interviews and discussions and results are all available in the discussion and interviews in INDEX III in this document

Question	Information Obtained	Help to answer objective question	Remarks
1 & 2	Personal information	To understand the locality of interviewees	The household aim at interviewing local residence
3 - 6	Wealthy and Safety Status of society	To help answering question 3 and 4	To know living condition of the locals
7 - 8	Impact and views of the society on the tourism investment process	To help answering question 3 and 4	Determine the filling and indication of those fillings from locals in relation to tourism investment

Table 5-1: The Structured Household Questions in Relation to Research Questions

5.2. Change and Use Detection

The method used to detect changes is to compare the maps and images of different dates for the same area. In this case topographical maps of 1985 and 2009 covering the area to detect the overall changes in general in one side, but also using Google images of different dates to monitor the changes gradually as development processes continuing. This was possible since the land cover types and proposed land use from land use planning map were known. Using this method it was possible to identify the amount and nature of the changes. The error could be in few meters since the accuracy depending on the judgement of

the person who identified the changes for this exercise. This process was done by application of ArcGIS tool.

5.2.1. Changes from topographical maps

During the visit in the Department of Survey and Mapping five sets of topographical maps were collected; two for each selected site of investigation (old maps of year 1982 and the new topo maps of year 2005). The collection is for later detection of land cover changes of pre-determined classes according to identified features and locations from the maps. The old maps were scanned and georeferenced by the Survey Department, from original hardcopy available, at a scale of 1: 10 000, whilst, the new maps available digitally in pdf. format in the Zanzibar base map templates, which will be used for reproduction of base map. The aim of using these maps is to identify how much and to what extent the changed has occurred in that period between. The main classes of interest for change detection on topo maps for this study are;

1. Settlements.
2. Vegetation and
3. Roads.

5.2.2. Land Use Plan for Development (Tourism Development Zone – Map1 and Tourism Area - Map3) and Cadastral Map

Tourism development zone as it is defined; for the purpose of land use planning, it will include the beach, as well as the marine environment seaward and the inland area affected by tourism developments. Area affected will vary depending on the nature of the development planned, but certainly extends at least one km inland and include the entire length of coastal strips. For Unguja, the plan proposed four areas to be declared as a tourism development zones.

And for **Tourism Areas;** the plan will set out for each tourism zone; land designated for hotel construction, accompanying services, village expansion, other village activities, residential development for Zanzibar, domestic tourism and recreation and so on.

These two maps were originated from manually proposed land use onto a 1: 100 000 map of Unguja, and then later scanned and georeferenced to the national system.

The cadastral map; this is digital cad file containing cadastral surveyed tourism investment plots along the tourism zones. The file does not have all the plots yet, but still the programme of computerizing the old manual files is continuing

With these three maps overlaid together to identify the tourism zones and tourism areas and the locations where surveying has been done, it is then possible with the images of different years (i.e. 2004-2010) for **Google images** to monitor the changes like constructions and cutting of trees. It was possible to obtain images with projected coordinates and also delineate some polygons in identified areas to determine their areas

Finally with the use of these maps it was possible to determine locations (polygons) and extensions (sizes) and some attributes, and make use of Google images to determine how fast those changes are occurring and if the developments for example; are extending beyond its restricted area and so on. With the use of

ArcGIS tool it was possible to delineate the locations and determine their size and prepare the required maps.

The spatial analysis results for change detection using ArcGIS and Excel give the following results below Table 5-2 and Figure 5-3

Observation Site	Area coverage	Settlement Area	Area for Tourism investments	Area Cut for speculation	Plots Surveyed
Nungwi	397	96	30	65	91
Bwejuu	447	77	125	65	33
Paje	186	64	20	29	30
Jambiani Kibigija	167	75		40	17
Kiwengwa	271	45	25	51	218

Table 5-2: Analysed Change Detection Results

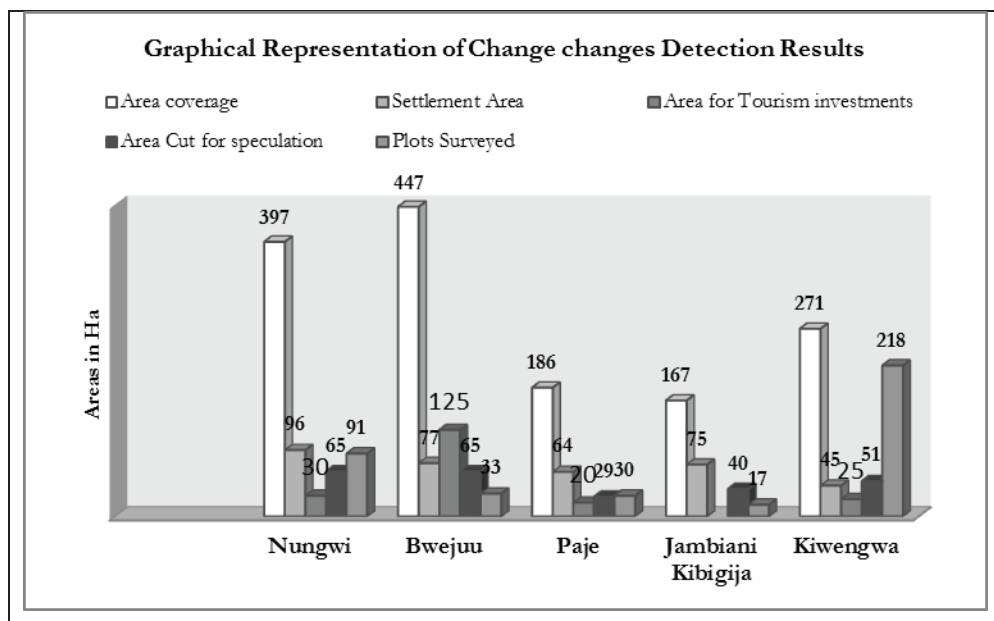


Figure 5-3: the Graphical Results of Analysed Change Detection for Field Site

5.3. Description for Change in Each Site

In general, traditionally people living in coastal areas are never have on a single source of livelihood income generation. They infact use the resources from the sea on fishing from men who take the small boats for traditional fishing, to women and kids who are doing fishing working in very shallow water to catch octopus, crabs, shells etc, and seaweed farming; as their routine work for their food and sources of income. They also use lands for agricultural and animal husbandry and other handworks activities from the resources available in those areas e.g. making ropes and roofing mats made from coconut products etc.

The traditional subsistence activities are now very much challenged by the coming of formal and informal activities of tourism industry.

Bellow is the discription of each site selected for investigation. The description includes the beckground, proposed developments and the current status, describing the locals reputation and site observations, ect.

The Table 0-3 in .INDEX II attached briefing all the proposed zones and tourism areas for Unguja Island

5.3.1. Site Background

Bwejuu

Bwejuu Site as seen in Figure 5-4 below is located at South-West of Unguja Island. The site of about 447 Ha total area with continuous stretch of sandy beach of about 8.4km which also have a fish landing sites(ZILEM & FINNIDA, 1993b). It comprise a large space of low tide area of about 1 km which make ideal place for octopus, crab and shell fishing but also seaweed farming especially for women and teenagers. The settlement in 90s covered only 15.85 Ha of the total area that covered only 0.5 km inland to the existing main road.

The area had small local market and few shops with shallow wells for water, tap water and electricity. Health services, primary to intermediate secondary school and other small scale recreational and religious facilities also available.

In those years the total population was about 2294 inhabitants predicted to reach 3122 people in year 2015(ZILEM & FINNIDA, 1993a).

The main activities are traditional fishing, coral rag farming, seaweed farming, coconut plantation and expanding tourism activities.

The land holding is basically communal, where family own the trees in the same land, although elements of private lands and statutory ownership are increasing with increase in tourism activities.

Nungwi

Nungwi site Figure 5-5 below is in North District at the extreme north of Unguja Island. It consists of coral line lands reaching very close to the beach in most of the shoreline. Except for original settlement which is sandy and flat, the land raises quite rapidly to 20m above sea level, the natural bushes covering most remaining part of the land(ZILEM & FINNIDA, 1993b). It has coastline of more than 4 km where settlement covered only 42 Ha during early 90s.

The settlement had a dispensary, primary and intermediate secondary school, and religious and low scale recreation facilities. There were few shops and small local market and the use of shallow wells for drinking water

The population recorded in year 1993 was 4585 people while the prediction to year 2015 will be 7440 people.

The main activities are traditional fishing, coral rag and seaweed farming and reserved zone for tourism(ZILEM & FINNIDA, 1993a).

Kiwengwa

Kiwengwa Figure 5-6, is in North B district located west side of Unguja in a combined coral and sandy flat land between the rocky bluffs. The flat land is covered by coconut with fine beach and the opening (door) between existing reef that makes the area suitable for fishing lodge and landing site. The site has approximately 272.78 Ha with 5.1 km beach front and very small scattered villages forming only total area

of 2.0 Ha during 80s. The site had a primary school and shallow wells for water services(ZILEM & FINNIDA, 1993b).

The main activities were local fishing and cultivation. Kiwengwa had a population of 458 people during the 80s and it is projected to have 1000 people in 2015.

Paje Site

The Site (Figure 5-7 below), is in South District, slightly undulated at its southern part but remaining area mostly sandy and flat. It is connected to Bwejuu site, its shoreline stretches to about 4.5 km southwards with an area of about 186 Ha. The beach is slightly eroded which creates an alarming situation on the beach erosion. The settlement in 80s covered only 15.8 Ha of land with primary and intermediate school, local markets and small shops. The area had shallow wells for water services and small religious facilities.

The population during 80s was 1,089 with expectation to reach 2500 people in 2015

The main activities are traditional fishing, coral rag farming, seaweed farming, and coconut plantation, rope making from coconut products and expanding tourism activities.

Jambiani Kibigija

Jambiani Kibigija site (Figure5-8 bellow) is also in South District 45 km from Zanzibar Town is among two Shehis of Jambiani (Jambiani Kibigija at north and Jambiani Kikadini at south). The shoreline stretches down 5.2 km approximately from Paje Site to Jambiani Kikadini site, covering 167.45 Ha of communal land. The site is slightly undulated and rocky as from its north, while sandy and slightly flat towards beach which is covered by coconut trees. And more coral and rocky covered by bushes in its inland on its southern part. The area is subjected to sea erosion threats since it faces the wide open door between coral reefs on its front sea, with pressure of Indian Ocean currents, but also makes it ideal for fishing and landing site.

The settlement area during 80s covered 43 Ha spread along the tarmac main road, which had primary and secondary school shared with Jambiani Kikadini, small markets and small business areas, tap water and shallow wells, and small scale recreation and religious services.

During 80s the population covering the whole of Jambiani was 1651 with the expectation to reach 2460 in 2015.

The main activities are traditional fishing, coral and seaweeds farming, rope making and small activities on tourism

5.3.2. Development Plan

Bwejuu; Bwejuu was among the chosen ideal location for tourism development plan TA 13 and TA 14 in the map; Figure 0-2 INDEX II. The sites stretch to 2km shoreline, forming the area of 125 Ha which involve also several fish landing sites. The area was proposed as prime tourism areas, with completed tourism village facilities existed to have 1840 beds for combination of high class resorts and village type hotel(ZILEM. & FINNIDA., 1993) .

The later proposed developments for the community in this site were also focusing on improving community services and utilities, and commercialize fruit and spices farming.

Nungwi; The site was planned to have centre for large scale fishing centre to improve community services and develop fruit and spices farming, and the most important thing to upgrade the slowly developing tourism activities. The area of 30 hectare observed to have beautiful beach of 1.4 km (TA 4 on the map Figure 0-2 INDEX II) ideal place for large scale development (high class). Six large scale development hotels were proposed with 900 beds and location for sea tour and marine diving. The constructions in sandy portion were restricted to 50m from the high watermark and 10m on coral rocks.

Kiwengwa; In Kiwengwa two sites were located for tourism developments: -

- TA9 on the map (Figure 0-2 INDEX II) with shoreline of 1.3km planned for village-type hotel, with possibility of large-scale hotel development which will have a capacity of 760 beds.
- TA 10 the short shoreline area of about 250m which directly faces the door at sea viewed reef. The area planned to have one high class village-type development with the capacity of 150beds

The area restricted to construct only on the coral rock at the site with corals, and that of sandy beach the construction should be 30m from high-water mark. The special consideration on the site was shifting the road 200m to the west of the original position and supply of water and electricity.

Paje; The development plan was proposed in a way mostly to suit the tourism developments. The southern side at TA15 in Figure 0-2 INDEX II; where the land is slightly undulated, but mostly sandy and flat, stretches to 1.4 km shoreline and 200m inland was located for that purpose. Apparently the hotel construction has already started on those locations. The usable distance of 1.0 km was located for hotel construction for the capacity of 580 beds of four sized hotel.

The construction of hotels was restricted to 30 m from high watermark

In that plan special consideration was given to reserve small forest opposite to the hotel site, and propose shifting of the existing road 100m to the west in the southern part of the site, and recommend arrangement for electricity and water.

Jambiani Kibigija; This site was among the part of road and electricity development project, planned along the east-coast by the government, since it connects the next tourism destination of TA18 and TA19 as on the Figure 0-2 INDEX II; map of tourism development area, where the new road is to be shifted to the west 200 to 350m along, from the existing main road.

At the time of these development plan according to Tourism Development Plan Main Report this site was not among the tourism development areas, it could be later revised report proposed the site, which, however no officer mentioned any revision of this planning when I visited the office. But also the site was included not according to NLUP, but to take advantage of its services available to accommodate tourism development.

The explanation, advertisements, publications give the full impression that the government has also allocated this site for tourism development area (TA), but the tourism activities and operating hotels existing on the site confirms the tourism investments in that area.

It was not clear the type, size and location of tourism development was planned for this site

5.3.3. Land Acquisition and Actors for Tourism Development

Basically land for tourism is acquired in different way but officially through compensation (ZIPA and Lease Officials Table 0-5 INDEX III). As it was the indication from discussion compensation process is

used by investors to free the lands so that land can be surveyed for leasing and approved for investment. At the beginning of tourism in late 80s until middle of 90s the compensation per tree was based on the government rates (range between 300 to 500 TSH approx. 1 to 2.5 €) where the government involvements in land acquisition or adoption of those rates were slowly removed until middle of 90s when silently left free negotiation between investors and land occupiers/tree owners. For now, the compensation has gone up to about 100 000s (approx... 45€) depending on the negotiation. However, most of the areas set for tourism areas have already been occupied and even exceeded. Although that is the decision now, but the observation shows the decision came late where much people have already suffered. And it is still few people such as brokers who are really benefiting from that instead of poor locals who provide the lands. There are indications that several officers and influential people are involved in these transactions as they were mentioned during the interview. The rise of compensation make those people compensated earlier to feel the compensation was not reasonable or cheated.

Below are some observations and household surveys response in the selected sites.

Bwejuu; The house hold survey in that site shows most people who provided land for tourism have been compensated even if they have claims of unfair compensation. There is very much difference in compensation due to recent land value rise within short period. The survey shows, among 22 households; 13 people involved personally or family on transaction of land for tourism where 7 of them claimed for unreasonable compensation and 3 claimed their lands have been taken without compensation.

According to discussion in this survey some investors are also using the opportunity to acquire land so as to get ownership and permission for investment only to generate speculation for later resell and pretend to transfer the property to another project

The grabbing of land has appeared in my survey to translate “*limechukulwa tu sikulipwa*” (taken without payment), there was no much explanation on this, but it came from different reasons including; extension of hotel boundaries, cheating of boundaries during surveying process, or conflicts between families or neighbours. Some complains and conflicts have been reported although for this site it was not possible to acquire any documented case.

Nungwi; This is among the first location for tourism activities in mid 80s the central government was involved in acquiring lands for big investors, but for some reasons which this study was not able to find out the government was not able to find the workable investors during the time. And it happen that when investors show the interest in the area people were stopped from cultivating or moved from those without compensation or very little as explained earlier. The locals would later return if they don't see any development activities.

During interviews in this site among 22 households, 12 people claim to have involved personally or family on transaction of land for tourism where 5 claim for unreasonable compensation and 4 have not been compensated.

While these had happened, at least 12 cases of conflicts have been reported in the land tribunal processes

Kiwengwa; since there were few people living in this site, little land was occupied by the locals, the rest was thick bushes and coral land in this site. More people from outside the areas rush in to involve themselves in connections and agencies on land transaction processes. Some who were claiming

ownership were not true owners but use the advantage to quickly cultivate the areas so that they can have something to show to get compensated.

As the site background shows, much of the lands were natural green and not much in use, and thus land acquisition was more easier compare to the other sites. However later, more cases rose up. At least 15 registered cases were mention to belong to this site.

As the survey shows in 19 households 7 people claim involvements on land provision 1 uncertified claim and the remaining 6 are either satisfied or do their own investments. Table 5-5 below shows the actors involved in the site

Paje; the observations shows the involvement of local villagers in transactions as brokers has raised a lot of conflicts among the family members and neighbours, same land can be sold to different people, or one/few members of family can sell the land without concern of the others who have share on the plot; these were among the issues raised in this site. During the survey 10 households were interviewed; 6 of interviewee have provided land for tourism investment, 5 of them claim unreasonable compensation. However the source was not able to provide any conflict or complain cases registered in this site.

Jambiani Kibiga; In this site 1 person claimed that his land was taken without compensation, 9 interviewee claimed of unfair compensation, 2 had an agreement with investors, 1 sold his land and 1 invest on his own, among 14 who provided lands for investment. The total number of household survey done in this site was nineteen (19).

The Table 5-3 below shows the extracted part of the household survey concerning livelihood and involvement on the land acquisition transactions and its impacts for those sites. The complete household survey results are attached in this document as INDEX IV.

Site Selected	No. of household	Provide lands for tourism	Unsatisfied with compensation	Tourism Employment	Status of the House				Threatened	I manage little to pay for basic services	Settlement is not Safe	Area for Tourism investments	Tourism cause more damage then benefits	all basic services available
					Low	Fair	Fairly Good	Good						
Nungwi	22	12	13	2	9	7	5	1	17	17	20	30	15	5
Bwejuu	22	13	10	0	7	13	2	0	16	18	19	125	16	10
Paje	10	6	4	0	2	4	4	0	8	3	6	20	9	5
Jambiani Kibigija	19	14	10	2	7	8	4	0	14	13	9		11	7
Kiwengwa	19	7	1	4	6	6	6	1	10	10	12	25	8	6
Total	92	52	38	8	31	38	21	2	65	61	66	25	59	33

Table 5-3: Household and Observation Results for Selected Sites

5.3.4. Actors

In land acquisition formal and informal involvement of people and procedures were all applied in both sites. Free negotiations and unconditional approach to the land holder/occupier would allow investors or brokers to go for land acquisition so long as the final agreements documents have been approved through mentioned actors as specified on the Table 5-4 below. These involves two transaction parties, Shehas

and/or local government officials of the District concerned or any lawyer backed by judicial system, or the land department as the central government agent.

Local people are unofficially involved as brokers from various places in the region, so long as they find information about the land and investors. Table5-1 below identify the official and unofficial actors in acquisition process

OFFICIAL PROCEDURE		UNOFFICIAL PROCEDURE	
Central Gov. Officials	ZIPA Land/Planning Commission for Tourism	Agents	Local people (brokers) Some Official privately involved
Southern District and/or Attorneys	Sheha and/or Local Gov. Officials/Lawyer	Southern District and/or Attorneys	Sheha and/or Local Gov. Officials/Lawyer
Transaction Parties	Investor and Occupier/Tree Owners	Transaction Parties	Investor and/or Argents Occupier/Tree Owners

Table 5-4: Actors Involved in Land Acquisition Bwejuu

5.3.5. Development Process

Bwejuu; after the land has been acquired it is immediately surveyed so as to process the lease and approval for investment. In this area development process takes some time to fully operate an investment. The land stays for at least three years before starting development. Cutting trees and construction of walls and temporary structures/store are common technique to guard the lands, but also pretending to develop. Since conditions for investment also indicates the time for developments, then speculation is used to pretend abiding by the conditions for investments. But observation in this site shows that project takes couple of years before the real developments begin. According to observation in Google earth images about 65.2 Ha has been stayed cut since 2007 without development. The cadastral plots shows more than 91 plots were surveyed on those areas more than 4 years ago.

Nungwi; after land has been secured by surveying and leased in this site, it takes sometime before being developed. These delays also related to speculations for land to be resold after land value has risen, or waiting for services such as roads water and electricity to be brought nearby to skip the cost of those services, for those who want to do investments.

Once the land is acquired and surveyed its value rises immediately, but then, to hold it on for a while. Cutting of the area and construction of store/guardhouse and walls are also used techniques for speculations for those who want to resell the lands. The current observation shows approx. 65.05 Ha of bushes in the tourism zone areas has been cleared since 2006 without any developments.

Kiwengwa; A lot of developments are already seen in this site, whilst some area are still under way, however it took some time for these development to reach this stage. More sites are undergoing preparation for hotel investments. The cut areas of more than 51.06 Ha and wall constructions clearly observed along, with at least 218 plots from 600m² to more than 50000 m² sized as the evidence of boundary surveys inside the tourism site. These site is expecting to suffer more as the process of clearance of its thick bushes (part of reserved area), as the government decided to extent the boundary survey of

neighbourhood of about 400 plots of different sizes (from 0.04 to more than 10 Ha) inland outside the tourism zones. But also this means the government in this site was able to easily capture the land for that operation, it could be also possible those people engaged in land acquisition business.

Paje; development process is slowly going. The acquired lands are held for some times after the land have been surveyed, waiting for reasonable buyer for a very good price. All-over the tourism areas the techniques of transfer land have been frequently used when someone sells the land to another person, as selling is illegal according to the law. Observation shows the area of more than 28.53 Ha has been cut and more 14 Ha in total has been wall constructed without further developments before 2007. The construction of new road as part of development plan has encouraged more local to develop more small scale investments such as guesthouses and expanded their business within the residential areas without following restrictions.

Jambiani Kibigija; this site follows the same trend as the other sites in approval and provision of leases. According to observations many sites have been occupied and cleared to show that the development is going on the sites. Preparing simple access to main roads, wall and store construction is also common practice for speculation. About 39.7 Ha of vegetation (trees and bushes) has been cut since 2007 and little/no signs of development observed, but the evidence from cadastral map on that area show about 17 plots have been surveyed around that time.

5.3.6. Current Status

Bwejuu; in this site on Figure 5-4 below; several investments have currently been developed and operating already, but also there are areas which are either held for development processing or speculation. More than that, the tourism investments is extending out of the original proposed site as observed on the increased cadastral surveys along the sites. The development of tourism site especially the construction of new road is also effecting the settlement where currently rapid extension of the settlement along the main road has now extended into the settlement to about 77.02 Ha without proper planning, basic services or development control. The population has grown to 4402 people; 1280 people more than projected on year 2015, with much of the land use to be cultivated land are now used for tourism.

Nungwi; Several areas have developed, resort hotels area also seen in the areas which some of them are not following the restrictions and guidelines for developments and permit stipulations are rarely enforced as shortly mentioned in the development plan the most clearly seen example is the wall and even other structures less than 50m as they were restricted by the guidelines.

Construction of the guesthouse and villas which are low-scale tourism mostly by the local developers which are not bound to those restrictions from development plan, they get permission from Commission for Tourism after discussion on district level with no condition placed onto it. The only control for these developments is zoning which however is not adhered to (COLE. et al., 1996).

In this process on this site Figure 5-5 below, there is also rapid expansion of unmonitored settlement to 127.81 Ha which is cornered by the hotel developments in both ends along the shoreline, and now extending southwards away from the sea, with a huge number of immigrants coming for hotel and gest work opportunity, but with the same or less resources and services, water continue to be a big problem in the site. This has increased the rise of population to 9564, 2124 people more than that projected in year 2015. The newcomers in this site have better life compared to the residences that seem to lose the way.

They remain with few lands for cultivation and share the little resources they have and struggle with expensive life they face.

Kiwengwa; the construction of new road has also increased the speed of developments for high and low class investments. Different classes of hotels (high, medium, and low) are operating, but also increasing in number of guest houses and local restaurants and bars on which many immigrants use to get their services, from foods to drugs and other uncultured activities that residence of that area would not like to see; are also developing.

Settlement in this site (Figure 5-6 below) has rapidly increased to reach 44.51 Ha, but also electricity services and water in some areas are also available, but large part of local residence cannot afford the high price of it. The population has risen very much in this site to reach 2,472 people. According to projection census of year 2010; 1,472 people more acceded than that projected for year 2015.

The expanding scattered villages are much mixed with the tourism investments and the immigrants who are there for tourism investments and other business related to tourism have raised much tension and conflicts to the residence of that area.

Paje; in Figure 5-7, is at the middle between Bwejuu and Jambiani sites, development of tourism area seem to connect those areas along the extensive shoreline. Many hotels are operating although some are still under construction. It is the equal trend that developments in many site starting from the beach up to the newly constructed main road, but in this site local developers are taking these development to the west opposite side of the road, and it could be against the guidelines of the proposed development plan since roads are shifted from the sea to give room to development in the seaside. Investments especially Medium and small scale and other activities related to tourism are much mixed to residential areas which raised a lot of tension and claims between residences and investors/operators.

The settlement extension has been block at the north and southern along the shoreline of the village because of tourism in both sides, and that cause rapid expansion heading to the west across the main road. In this new extension better houses are more visible then the original settlement, but poor development plan and uncontrolled settlements is what experienced in this area. The settlement has expanded to more than 64.29 Ha in the cultivation areas, with the population grows to 2,427 people according prediction census of year 2010, only less by 73 people to reach amount predicted in year 2015. Services such as water, electricity are available in the area although is not affordable to many locals, business areas and activities have gradually increased very near along the main road which does not give much space for future road expansions.

Jambiani Kibigija; Currently some hotel investments, guest houses and restaurants are working in this site, some are very much mixed with residential area which makes residence of that area complain of noise and cultural degradation on that area. Some of these investments connect their wall fences for 100s of meters without reserving the access for locals to get to the beach for their fishing or farming and other activities. Currently they walk several kilometres away from the village to be able to land their new boats to the sea.

Basic services such as water and electricity and other social services are available in the area, but to use electricity for many local residences is not affordable due to its high cost to connecting charges and units. The settlements are still extending to its north and south along the shore since those sides are not completely blocked like other sites; the settlement according to 2009 topographic map has covered 75 Ha

for Jambiani Kibigija only. Land value has raised so much to the extent of changing the traditional ways, for family land to be used freely for those who need it. Most people are now becoming self-owners of their lands even though the land is not titled. While individuals feel the need to protect their lands, the population has also raised to 2,761 people (projection year 2010); 301 more than development planning estimation of year 2015. The Table 5-3 above shows the results of field observation and household surveys relating to the site. Figure 5-8 below shows the site if Jambiani.

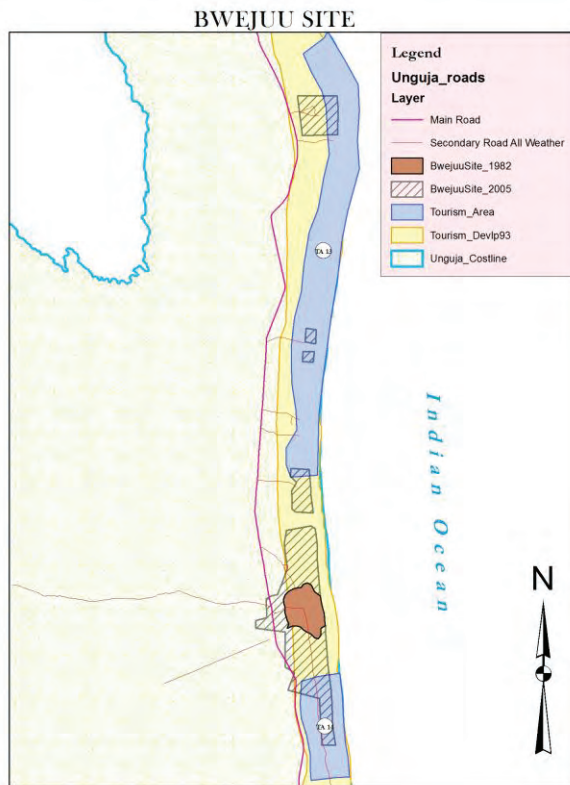


Figure 5-4: Bwejuu Site as Tourism Development Area

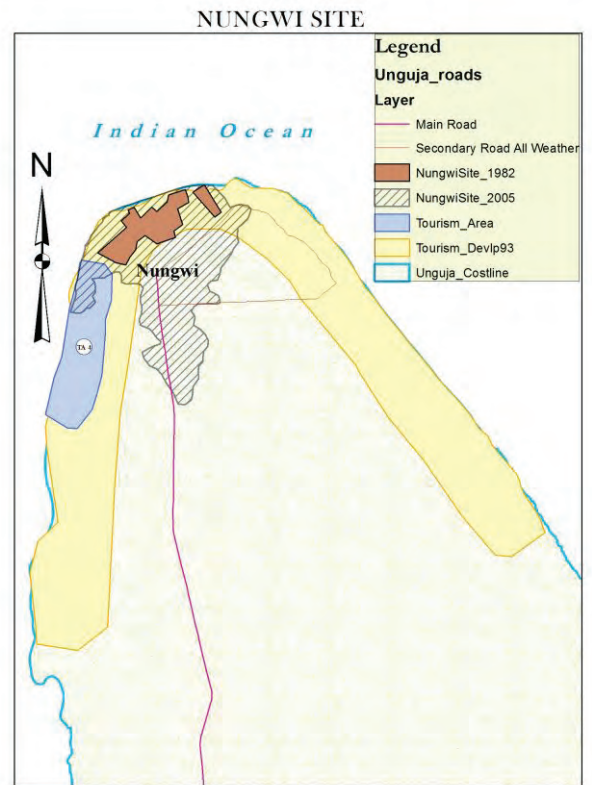


Figure 5-5: Nungwi Site as Tourism Development Area

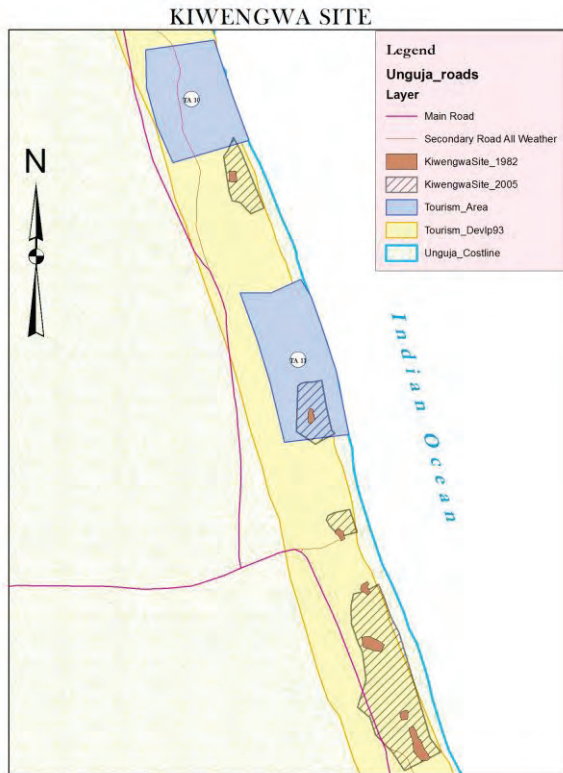


Figure 5-6: Kiwengwa Site as Tourism Development Area

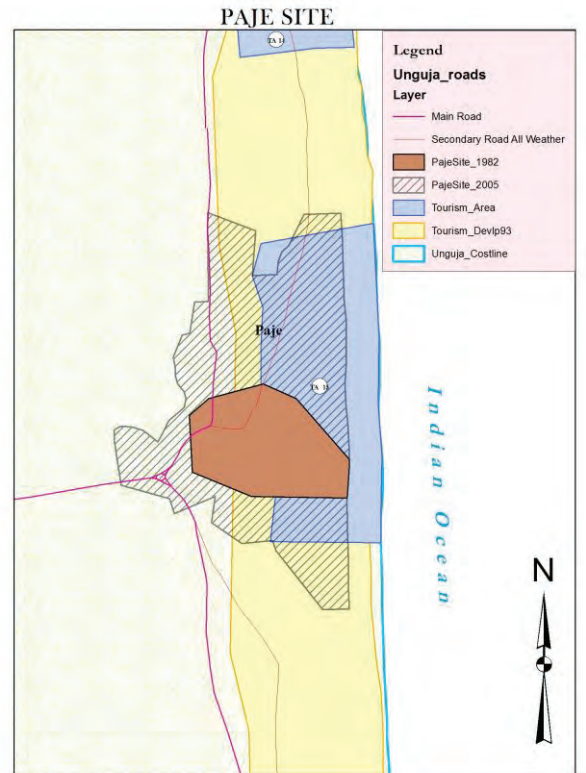


Figure 5-7: Paje Site as Tourism Development Area

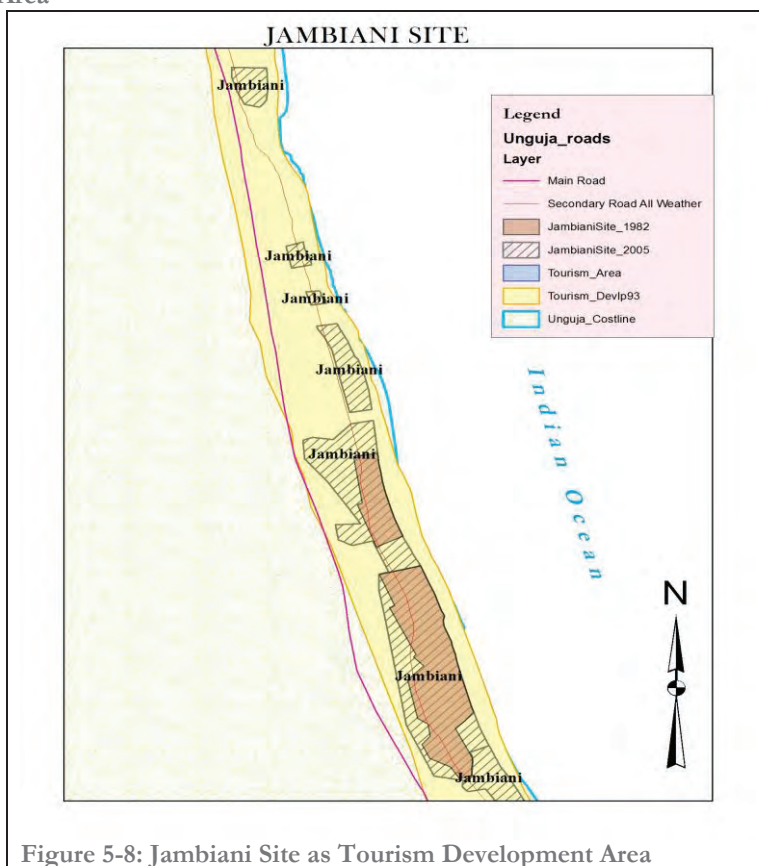


Figure 5-8: Jambiani Site as Tourism Development Area

CHAPTER 6

6. DESCUSSION AND RESULTS

6.1. Descussion

This chapter will focus on the match and mismatch between what the policies says on one side, and the underground changes discovered, observations and the impacts on the other side. The discussion is aimed at giving a clear picture on how the development process is carried out and show the end results

6.1.1. Tourism Development Management

6.1.1.1. Tourism Development Control Conditions and Guidelines

In every zone set for tourism developments, there are planned areas TAs for developments with certain conditions to be followed [Tourism policies 1 &2, TDZs and TAs Chp4.].

Developments have been carried out within restricted areas; walls are constructed along the shoreline with the excuse of preventing erosion but the same investors use those walls as an excuse to construct buildings very near to high water mark in sandy beaches without taking any measures against them.

Figure 6-1: Nungwi Site (Right); wall along the beach line with constructions less than 10m from high watermarks(Google)

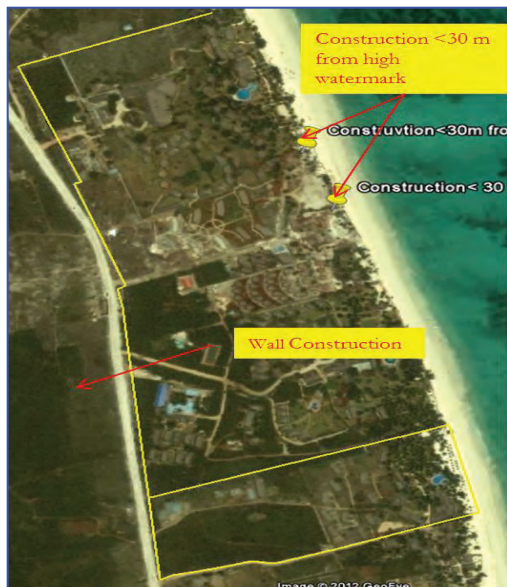


Figure 6-2: Kiwengwa Site (Left); Constructions being developed less than 10m from high watermarks, Two sites of more than 400m seafronts each, connecting wall faces (no public access)(Google)

Moreover the conditions and guidelines (ch.5- 3.1) have clearly restricted the plots size to maximum of 5 Ha with maximum shoreline of 200m and to leave the space for public access between the plots. The demonstration in the plots beside (Figure 6-2) is completely opposite; here two plots of connected boundaries to about 1 km with each plot covering more than 400m of beachfront and each plot has a size of more than 12 Ha. This in normal to many sites tourism development sites.

So far, it is clear that the guidelines have been neglected and that can be observed on the projection of tourism development and requirements 1993 -2015 statistics, which indicates the consistence growth of tourism requirement and projection. The planning and management of the whole issue is summarized in the Table 4-2.

Investment figures from ZIPA indicated that by March, 2008 out of 259 approved projects, 131 of them were tourism related investments. In addition to this number, by March 2009, the Zanzibar Commission of Tourism preferentially approved 618 small and medium scale tourism projects for local people which makes number of 291 accommodation units supplying 11,044 beds and 5,623 rooms of which 60% are of international standard. This amount of beds is more than the projected capacity of 6,000 beds for the whole Zanzibar by the year 2010 and 9,000 beds by the year 2015(Environment, 2009b).

While these are numbers from the ZIPA and Commission of Tourism, another figure from the lease section of Land Department shows the hotels existing are 601, approved but not constructed are 103, lease under process are 112 projects. According to this office the total number of projects including suspended and transferred and those still in process are 1153.

Considering what have been said earlier on exceeding the projected capacity of investments; If, by year 2009 the number has already exceeded and there are perhaps 200 more projects to come then this seems to be good business within a short time; however, there should be good answers on the strategies, standard, limits and restrictions that have been taken into account to allow that excess. Those answers are not part of this study; perhaps it may be good for future study.

Overthrowing the earlier strategies where residents have already claimed on the increasing pressure on the resources, land scarcity and growing conflicts, these number raises more tension and worries among the community. It is evident that the earlier strategies(tourism development policy) that claims a balance between tourism activities and regulating land based activities, that impair our resources is very far from the truth.

“Policy1; Development of tourism should follow the requirements of Tourism Zoning Plan, with specific reference to number of developments and beds in each area and the phased development of different areas.”

This increase of bed capacity is very high and may cause high pressure on the natural resources, tourist attractions as well as building materials. The rapid growth rate in tourism industry has raised a number of issues amongst the island population with regards to the ability of the society to handle such large number of hotel development and the increasing international tourist arrivals on the islands. All of these issues have to be viewed in tandem with the environment and welfare of host communities(Environment, 2009b).

6.1.2. Poverty Threat

The concern of Zanzibar’s national land policy for tenure security which corresponds to vision 2020 with the strategy to eradicate poverty by year 2020 is in doubt as we consider the real practice on the ground in the case of tourism development process as basic part of Zanzibar’s economy.

So far, monetary compensation is the only means that the land owner is given to sacrifice his welfare for economic future of the country. Such money that serve him/her for his daily spending for a short period before regretting the loss of his wealth as seen in a simple calculation below.

It was clear that, when the National Land Policy mentioned the “owner” [Chp5 -5.2.5 land acquisition and compensation], mean to recognize those people to be the owners. However, when the case of land acquisition comes in these people described as “land occupiers” and “tree owner”, those words that do not appear in that section.

By identifying those people as occupiers and tree owners, is to build an environment that these people are only favoured to get payments for those cultivations and nothing else. And the amount of 500 TSH (approx. 0.2 €) per tree initially, even 10 000TSH (approx. 4.0 €) in this time seem to be unreasonable

6.1.2.1. Unreasonable Compensation

In Simple calculation for example; for 100 coconut trees the owner could be offered 920,000 THS. (400€)

As the source from Statistics Summary:

Annual income 598,243 which makes approx... 1,640 per day

Annual spending 2,009,140 which makes Daily spending 5500 approx.... (observations)

Here is the evidence of the great needs of having their lands for cultivations for food and free woods for fuel to compensate the above amount. By giving the compensation of 920,000 for his/her land is very good money in one moment. But without the plantation or another alternatives; this money is nothing in one year

- And that is why **unreasonable compensation**, it really does not help

Speaking of free negotiations does not have much ground; it is not mentioned in the policy. And in fact the concept of tree-owner is the compensation for plantation, if there are no cultivations at the time when the land is to be acquired then; there is nothing to be compensated. However, very few have taken a stand against this kind of compensation; instead, they negotiate with the contact to have their lands back after termination of the contract, with the developments that the investor has made. But these were very remote cases, and small plots i.e. the plots used by investors for private accommodation.

People are not satisfied with the compensation they are given, but what is brought to their minds is to make them feel, the land that they were using is belong to the government, and now government wants it for economic development. In that case there is no way they can challenge the decision to hold the land. And this issue leads to 50% of those who provide land for tourism in this household survey who claimed for unreasonable compensation.

The arguments that, “people are claiming because of these high increased rates. At the time they sold their properties compensation was very low but they were satisfied, but later when they see their neighbours selling ten times or more the amount paid to them for the same items, they claim to have been cheated. And those issues create a lot of claims and cases, they even dis-agree with their own agreements they had” previously. These arguments could be true, but there is still 8% claiming they were not paid at all.

In any way, the evidence is clear; local people remain in the same living standard or worse after few moment of spending the compensation, while the land is no longer theirs anymore. The local villagers get more frustrated when they see the lands that they were compensated for about few hundred thousands, now is sold to another person for hundreds of millions.

The price for electricity brought by the government in many areas of tourism development is unaffordable by local, and that the lands used to provide more than 98% of households with wood as source energy for cooking are not accessible anymore.

Apart from initial objectives of raising the state's economy, tourism industry is also aimed at benefiting the community, indirect; by helping them to bring the services and resources near to them, and direct; by providing them employment. Other benefit is to allow the locals to continue to enjoy their natural resources from the lands that the investors acquired from them, as a strategy to ensure the locals get direct benefits from the projects situated in their local areas (Policy 4).

Now, the fact is very different from what the policy planned. Among 92 household surveys in 5 sites; 52 of them sees more damage than benefits, that is 56.5%, while, 27.1% feel the benefits but with the some damages and 1.1% neither feels the damage nor benefits, only 7.6% feels the benefit of tourism developments. In case of employments for those 5 sites, only 8 households are employed to the tourism hotels, which is 8.7% of the total survey. As it is mentioned tourism as a labour-intensive industry. According to the Commission for Tourism (2008), it is estimated that tourism currently employs about 10,000 direct jobs and about 30,000 to 45,000 indirect jobs. However, the local people especially local villagers have been complaining that hotels have shown a preference of outsiders than villagers when offering employment to hotels and other related industries. When they get employed, the types of jobs offered to them are mainly menial and they have no chance of progressing to better paying jobs within the industry. Table 5-3 above

It could be right to call the issue as abuse of information, and it is the fact when villagers claim that they had been misled or cheated. At the same time, failure of investors to comply with agreements means that the local people are no longer accepting tourism as a means of rescue. They insist that tourism has increased poverty and brought in many socioeconomic problems, including land appropriation.

6.1.3. Conflicts

“Existing and potential land use conflicts among various uses and environmental hazards caused by uncontrolled tourism activities”. This statement as summarized by NLUP in tourism land use policy is indicating the determination of the policy to take much care its preparation. The issue of conflict on land ownerships and use has already being experienced in the early stages of tourism investments. And that could be the reason for introducing policy 3 and 4, for investors to harmonize themselves with nature of the locations, including preserve the historical and traditional sites and culture within the area. This is also aimed at welcoming the locals to participate in the process.

The situation is like adding fuel to a burning fire; the increase of investments in coastal areas, especially tourism has resulted in increasing land use pressures for housing, social services and hotel development. And it has resulted in land disputes on land ownership, boundaries between owned/occupied lands, right of occupancy between individuals or community, common ownership between family members, and multiple sales of the same land. Invading public land and change of use, closure and diversion of public easement land is increasingly become common practice.

Tourism development in the coastal areas is a major challenge to the seaweed industry which in recent years takes part in national export production. This is happening in the areas that both; community which have interest on their cultivation and investors with their interest in the recreation site for tourists. Several

community members in different coastal villages have been chased out from their working areas due to the presence of tourism oriented activities. In some areas, communities are willing to leave the areas with condition of compensation but others prefer to stay rather than to move to other areas.

The conflicts between tourism operators and traditional villagers have been reportedly rising as the activities increased inside the residential areas. The issues of crime, use of drugs, and prostitution involving teenagers and blamed to increase the spread of HIV/AIDS are all involved in the cultural degradation (Environment, 2009b). Depending on location and specific situation; sometime the conflicts are so critical and sensitive and involve central government officials to resolve the issues (COLE. et al., 1996). With increase of uncontrolled tourism activities it is feared that the worse is yet to come.

In general the situation is not getting better, in some areas like Nungwi site, it is a bit critical to the extent that, the households feel provoked when approached to be interviewed regarding the impact tourism development on them

Concerning the conflicts on land dispute, the number of cases has been filed in the land tribunal regarding the conflicts. This office started few years ago, but there have already received hundreds of land conflict cases. When the land tribunal officer discussed the situation of land dispute cases filed in that court, he said on translation;

“Areas that I feel they are close to the beach, although I will not be 100% accurate about it. I took parts of Nungwi and Kiwengwa, which are top in tourism. I have got 12 cases (North A District) of Nungwi and 15 Kiwengwa (North B District). I do not have data like these in the Pemba side; however, the process is under way to put them in the database system of the Courts.

So far, all registered cases in Unguja and Pemba are 1382. Only 294 cases of those have been decided, while 1088 cases are still remaining”.

Conflicts in using natural resources among other things become hot issue of concern. Traditionally, villagers have had near-exclusive rights of use of most of the coastal natural resources. The increased number of tourists, who are using the same resources, has also resulted on raising the conflicts. The challenge come from the villagers who want to continue using the beach, sea and other resources for socio-economic activities, and the tourists who require them for leisure and recreational purposes. These activities are often incompatible and cannot easily coexist on the same area. The resource conflicts also rose in the use of freshwater, and scramble for construction materials and marine products.

6.1.4. Speculation

The tourism land use policy has realized speculation of land in areas earmarked for tourism development particularly in Unguja Island. As a result, a large number of plots have been allocated with little actual development being undertaken. Also the national land policy realized the issue of speculation as it is mentioned it in the section of land transfer, the tendency that interferes with planning and fair access to land particularly to poor citizens, practiced by some landholders and investors. Again the policy described the issue of failure for land based revenue sector to perform well is also much contributed by land speculation and informal land transfer and unofficial land utilization. The reform of the policy was praised, intended to improve and lay down proper procedure on land lease, discourage land speculation, enhance revenue collection and making serviced land more accessible.

The situation on the ground shows the opposite of the policy intention. Although the word speculation is not always bad; as it is sometime used to find a market for good value, but the situation of Zanzibar is different.

As it started the whole issue of tourism investment was a national strategy to recover Zanzibar from its suffering economy during 80s. The Zanzibar investment Act 1986 was enacted for Economy Recovery Programme with high prioritization of tourism industry (1987). This was followed by preparation NLUP with the general objective of creating harmonized and balanced land use development by integrating on going activities of land us development and planning, land management, environment management, infrastructure development and other sectoral plans. The NLUP prepared the zones, tourism areas (TAs), strategies, phasing and conditions and guidelines for the whole process. With these strategies, the declaration of the tourism zones as planning areas under the Act concerned was made by COLE in collaboration with Attorney General's Office. Even though the government recognise the existing of the communal land with the ownerships of those who are holding them, but the terms used the way to acquire lands like;

“Zanzibar declared that all land belongs to the Public. Private people were given land through an official letter, right of occupancy and lease”(Government, March 2009). However these official letters are given in statutory lands, where the land has been official surveyed and registered.

All those people do not have any of those documents, but also the pressure from influenced personnel and officials with their own interest made some of those people to take whatever they get in compensation of their trees, instead of losing everything for nothing. But because most of those people who go for land acquisition are speculators who abuse the information. In using the information for their own benefit, next day after acquiring the land cheaply the same land is sold for very high price to another person. This action makes the original owner to feel cheated and even say his land has been grabbed. But also some people are forced to take the compensation with the threat that they do not have documents and that land has been declared as tourism area and the land cannot stay undeveloped. Some people refuse to take compensation but the land is taken as shown in the household survey by those who claimed grabbed land. And those who claimed such cases it take a lot of time and money to follow its proceedings.

This situation has affected some community who see others benefit highly on behalf of their sacrifices and feel the whole issue of tourism investment as a fiction, but the life struggle is real.

6.1.5. Settlement Expansion

There has been a rapid increase in land allocation and development along the coasts. This has resulted in changes in coastal quality and high demand of land. The demand of land and other social problems have been associated with increasing activities of tourism sector. The issues of unplanned settlements, land invasion, increase in crime, cultural degradation, are seems to be growing in all tourism development areas.

The settlements growth has been fuelled by population increases on these zones caused by both locals and increasing immigrants who come into those areas looking for job opportunities in tourism investments. The demanded for land has increased to the extent that it has become difficult for some families to find places to bury the dead. The land that was used for agriculture or reserved for their hunting, collection for fire wood or feeding their animals are now rapidly changing to residential areas or hotel investments. The

growing settlement does not have proper plan, no structure. The access and services and future upgrading are not guaranteed either.

6.2. Results and Locations

6.2.1. Risks

Land acquisition for tourism development seemingly does not address the short term and long term effects on the societies within the regions. By considering the operation as free negotiation to local's land for only monetary compensation, it is in fact not a case of sale of land but displacement. This has resulted in a rapidly growing of unsafe and un-serviced settlements in agricultural areas, with limited/no accessibility and improper social services, which contribute not only to poor quality of life to the societies but also increasing in poverty.

Food security is at risk, since most of the lands which were mostly used for agricultural products for individual households and domestic trading, are now used for extension of settlements (inlands) and tourism development (alongside coastal line). The proposal of improving the agriculture and farming on those villages involved in tourism investments, were nowhere to be seen. These, have raised a lot of concern on the good governance of lands in practice on management particularly; one sided development (only related to tourism and not societies), managing the guidelines, restriction and control on change and use of the land resource.

There is also concern on the overuse of natural resource such as overfishing and overharvesting of mangroves and other trees for construction and energy for cooking, sand and stone mining for construction, all are among major coming risks.

Increased demand for housing and recreational facilities needed, and opportunities that the coast provides are high, but also land and environmental degradation by climate changes and the human economic and social impacts are in alerting situation(Hadley, 2009).

On these issues which show the negative aspects of developments here determined as risks, raise a lot of claims on the role of land administration, and the future of Zanzibar as a small island developing state. The challenge remains with land professionals who have major role to play in developing land policy, improving land tenure security, resolving conflicts over land and mapping vulnerability(FIG Congress, 2010).

These risks from a Governance perspective require appropriate actions to make those policies really work particularly planning and zoning, and take more action to fill the gaps that may ensure appropriate registration and protection of ownership and access rights to land and resources.

6.2.2. Risk Identification and Classification

According to this research the risks were grouped to express the current and foreseen damages that the community living in those tourism areas are facing. These risks are all associated with undergoing tourism developments, the trend that seem to continue not only in the tourism areas, but also outside the zones

Poverty Risks: The areas used for daily living (fishing and farming) are occupied or restricted by tourism activities, very low opportunities to work on tourism investments and very few who can afford paying their basic services.

Displacement Risks: Local communities were not prepared for adopting tourism investments, land acquisition was done by only offering a little money without consideration of their future especially on the lands that they were holding or using. By the coming of this tourism investment they find themselves with no choice instead of moving to unspecified and unprepared locations to start a new life

Poor Serviced Settlements: Apart from the increasing immigrants' local residents are extending or starting the settlements on their own, without any services, no planning with no future alternative for upgrading the settlements.

Land Scarcity and Conflicts: tourism Investments have occupied a lot of lands more than that proposed in in the planning but also some people involved in unofficial business in land transactions. This has raised a lot of conflicts but also for local people who want land for housing become impossible get a land near the area they used to live. The only possibility is to invade somewhere else illegally. These actions are all contributing to conflicts and increasing need of lands.

Below in the Table 6-1; the summary of risks classified with their indicators as found to be appropriate in this research for the study areas.

6.2.2.1. Table of Risks

Risk	Indicators	Possible areas and time
Poverty	The high number of locals that cannot afford paying the basic needs	66% cannot afford some or all the basic need. The basic need are Water, electricity, health care and Education
	High number of unemployed by tourism industry compare their agricultural land changed to hotel investment	49% of the households working only traditional fishing and farming. This people complaining of scarcity of land for farming and difficulties facing traditional fishing
Displacement	Area covered by tourism activities increased more than the proposed areas	200 ha. Were proposed for tourism development area. In edition of number of existing operating hotels; 250 Ha. Has been either surveyed or cut for tourism investments
	Increasing number of beds	11,044 beds reported in 2009 which exceeds 9000 beds project for the year 2015 (Environment, 2009a)
Poor Serviced Settlement	Number of basic services missing in the villages	Among 92 households surveys conducted 61(66%) claims to miss some basic services. The basic services here are; Water, Electricity, Health Centres, Schools, Commercial Areas and Open Areas
Land Scarcity and conflicts	Number cases reported; the quick survey for only two sites shows 12 cases in Nungwi and 15 Kiwengwa site.	So far, all registered cases in land tribunal are 1382. Only 294 cases have been decided (judgment), while 1088 cases remains at large. The experience shows many cases are not reported or solved 'underground'

Table 6-1; Identified Risks and their Indicators

6.2.3. Risks Locations

The map prepared to show the possible risk location regarding the risks as explained above. The map will show the areas which are currently suffering but the situation is continuing to grow. But it will also show the possible areas to suffer on those risks.

The map will show these risks in quality according to compilation of those risks. The near the risks to the settlements (determined as high risks), the urgent the solution required to solve, and the opposite of it needs prevention measures to avoid high risks. The legend of the map will show

Legend	Description
Immediate Respond Risks	This kind of risks in the settlements area where tourism development processes have direct affects to the residents; needs immediate action to solve the situation
Short Term Strategy Risks	These risks affecting the issue of planning and management and have impacts on the society
Strategic Reviewed Risks	Involves the above risks but in the areas with little/no tourism development yet

Table 6-2; Table of Legend for Risk Map

**THE POSSIBLE RISK AREAS IN UNGUJA
RELATED TO TOURISM DEVELOPMENT PROCESSES**

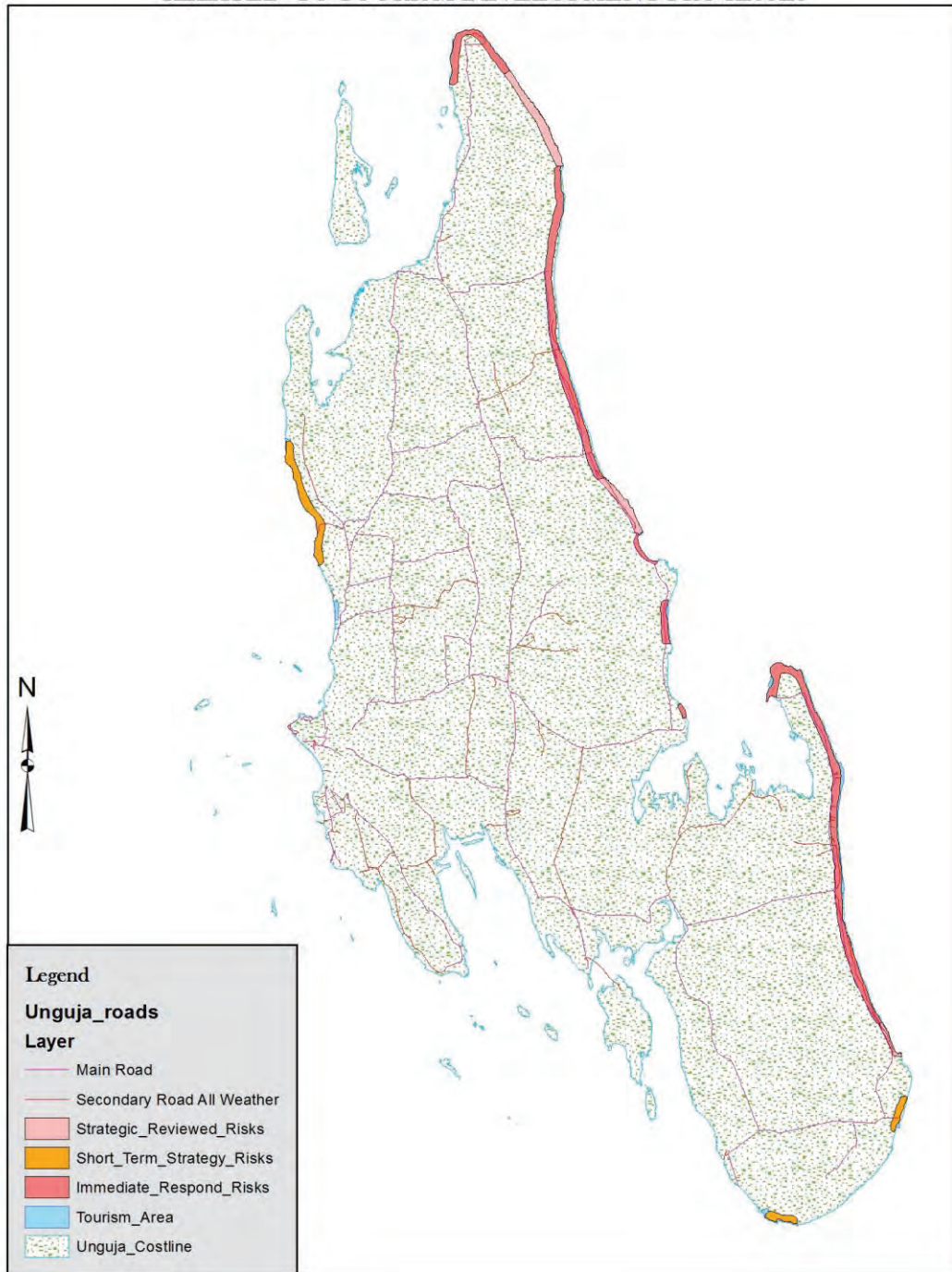


Figure 6-1: Map of Unguja Showing Kinds of Possible Risks and Locations

CHAPTER 7

7. CONCLUSION AND RECOMMENDATIONS

7.1. Short Tour

The assumption for the research questions to fit the study on helping to find the solution for the investigation of this research could be realized in several chapters on this document

- The question to *'what special about SDIS?'*

As one world all the states more or less tries to achieve the same goals of living and developments, but differ on strategies, policy and alike. The SDIS, also trying to achieve the economic objectives as the other states, but the special disadvantages are that, they are small to handle large scale developments, limitation on planning their economic strategies and objectives, and their vulnerability to natural and human derived disasters. Their beauty is so welcoming, but can easily get destroyed if they are not well managed. Read more on chapter 1.1 and chapter 2

- The question2 to *'What are the characteristics of coasts and traditional coastal communities?'*

Land, sea and people are three elements of coastal zones which contain diverse productive and delicate ecosystems on which the human population greatly relies. Two-thirds of the world's cities occur on the coastal areas depending where by 90% of economic developments is drawn from those areas. These areas subjected to a lot of changes driven by natural and human economical activities which put these areas to a lot of pressure. More information is available in chapter 1.1, chapter2.2 and chapter 3.1

- The question3 to *'How have policies and spatial planning influenced land tenure in these communities?'*

The decision by the government to provide the best economical use of its lands where certain areas were dedicated to tourism investments as tourism development zones has influential power to those areas. The planning and policy as described in NLUP among other things realized the kind of land tenure existing in those areas. However, the inefficient security given to that kind of tenure has privileged the spatial planning and policy to locate these communal areas for the purpose, to easy the acquisition during negotiations see more on chapter 2.3 & 2.4,chapter 3.3 and chapter 5.3

- Question 4; *'How can land tenure and use changes be detected on images and through fieldwork?'*

The fieldwork conducted involved household surveys and discussions as a primary data and collection of documents and policies as secondary data. Among the questions which was asked to households is to whether; they own the lands, how they got it, and what way they are holding the lands. The large present indicated communal way of holding lands which was just the approval of policy description as mentioned in chapter 3.3.

The changes were identified by relating maps of 1982 and 2005 and images Google images of different years largely from 2005 to 2010. Those differences help to identify the overall changes like enlargement of settlements but also monitor some tourism developments on the described sites. More information is available in chapter 5.2

- As for question 5; *'Does tourism development processes flows as foreseen by the policies?'*

It is evidence in many aspects that the development processes do not follow the requirements guidelines and restrictions as foreseen by the policy. More time is taken for development requires, more lands have been used than proposed, and developments goes further than the restricted areas. Moreover, the local community suffered a lot, the opposite of what supposed to be. More details are on chapter 6.1

- (Q6)The probable locations for the risks as asked *'how can we possible classify and locate negative side effects (risks) supressing the local communities?'*

There are several elements that show the local communities are suffering because of processes involved in tourism investments, little compensations, restriction on access to resources, unavailability and unaffordability of basic services and scarcity and conflicts are among the negative side effects. From this research point of view this bundle of side effects were classified into; i) Poverty ii), Displacement iii), Poor Serviced Settlements iv) & Land Scarcity and Conflicts

With possible locations inside the tourism development zone, but also outside the zones as the trends of surveys and site clearance indicates. More explanation is on chapter 6.1

- And lastly question 6 if; *Is additional land governance action required to prevent these negative side effects (risks)*

More commitments and convincing power is required so as to gain more ground on actions, application and assistance on those issues related to land governance and land administration to minimize the exercise like the one experienced in Zanzibar. Read more on chapter 3.6 and chapter 7.2

7.2. Conclusion

The issue of planning policy particularly in tourism development in Zanzibar as among SIDS is well described in NLUP. The NLUP shows wide and detail description spatially and logistically the whole tourism investment process apart from the gaps that possibly could be in as well which not the issue here is. But observation, and reviews on the history of planning, **section; 3.6.1** of this research, shows the habit of every coming political administration to disregard the professional work done before in order to serve their short term requirements, economically and politically.

It Appears that the current situation on the whole process of tourism violets the planning policy on following the procedures, guideline and restriction. The issues of Development, Compensation and Displacement are the examples of how laws has to be consistent with socio-economic and political circumstances, and appears to have failed in doing so As it appears, there is a strong need to put legal thought into issues concerning the land acquirers as well as to thoroughly investigate issues regarding removing the imbalance from the system.

The excessive amount of tourism investment than the amount planned is an indication of economic pressure subjected to these small islands developing states, because of limited options of types and scale of

the economy. Many of these states engaged in tourism investments which seem to be favourable means of economy to them. In this case, they enlarge the scale of investment to try to earn as much as they can within short time. And it happens that among the challenges that faces these states is on the administrators and politicians to disregard the planning policy and their professionals, also pay little attention to their local community's welfare and sustainability of their resources.

This could be the case to many small island developing states as indicated by the (FIG Congress, 2010) that;

“Specifically, the seminar on Small Island Developing States aims to contribute to building the capacity for land professionals and their national organisations and institutions to face the challenges of meeting the MDGs. FIG is committed to support this process of resilience and sustainable development, especially through partnerships with the UN agencies and strategic alliances with the Pacific Islands Land Professionals Association (PILPA) and other organisations such as CASLE, SSSI and NZIS”.

It is possible to have a good planning policy on the document but finally come up with discouraged implementation and negative results. These have caused many countries especially Small Island Developing States' societies economically suffering, apart from their states claims of annual growth GDPs.

7.3. Recommendations

Within this study, it is clear that the main source of problem is not the issue of planning policy, but the main weakness is its implementations and monitoring. For that;

In one way, to help these SIDS's professionals, institution and their national organization to deal with the challenges they face could be small part of the solution.

Another major part of dilemma that these professional supposed to work on, is on the conservation, social welfare and economic growth. These, need sustainable decisions among the users, with the backup of timely assessments of social-economic implications of coastal resource use. The needs that require strong support from international organizations not only to professionals and institutions, but also the states administrative societies.

All these issues should be well addressed on enjoying the diverse resources for economic development which involved stimulation of the world scene on this heritage, by emphasizing good land governance; in relation to access and use of coastal-marine resources, tenure security. And sustainability; related to uses, natural disasters and climate changes

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Index I

POPULATION TABLE

Table B.1.1 Total Population by Region and District, 1978, 1988, 2002, 2006 - 2010								
Area	1978	1988	2002	2006	2007	2008	2009	2010
Zanzibar	476111	640685	981754	1111361	1155065	1193383	1176000	1211000
Unguja	270807	375873	620957	731322	713635	733186	616550	773234
Pemba	205304	264802	360797	380039	441430	460197	479831	511576
Kaskazini								
Unguja	77017	96989	136639	155250	160463	165873	171522	177417
Kaskazini 'A'	48124	59990	84147	93325	96189	99186	102279	105522
Kaskazini 'B'	28893	36999	52492	61925	64274	66687	69243	71895
Kusini Unguja	51749	70313	94244	103191	105456	107811	110183	112612
Kati	29797	45252	62391	67879	69438	71035	72628	74252
Kusini	21952	25061	31853	35312	36018	36776	37555	38360
Mjini								
Magharibi	142041	208571	390074	435992	447716	459502	334845	483205
Magharibi	31535	50945	184204	196912	199983	202959	205748	208403
Mjini	110506	157626	205870	239080	247733	256543	129097	274802
Kaskazini								
Pemba	106290	137189	185326	216174	224951	234142	243759	253999
Wete	58923	76125	102060	118394	123023	127923	133030	138418
Micheweni	47367	61064	83266	97780	101928	106219	110729	115581
Kusini Pemba	99014	127623	175471	185218	211672	226055	236072	257577
Chake Chake	47208	60051	82998	87793	100071	109926	115231	126647
Mkoani	51806	67572	92473	97425	111601	116129	120841	130930
Source: 1978, 1988 & 2002 Population Census, NBS								
Note: 2006 – 2010 Population Projection								

Table 0-1: Total Population by Region and District, 1978, 1988, 2002, 2006 - 2010

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PROPOSED TOURISM ZONES

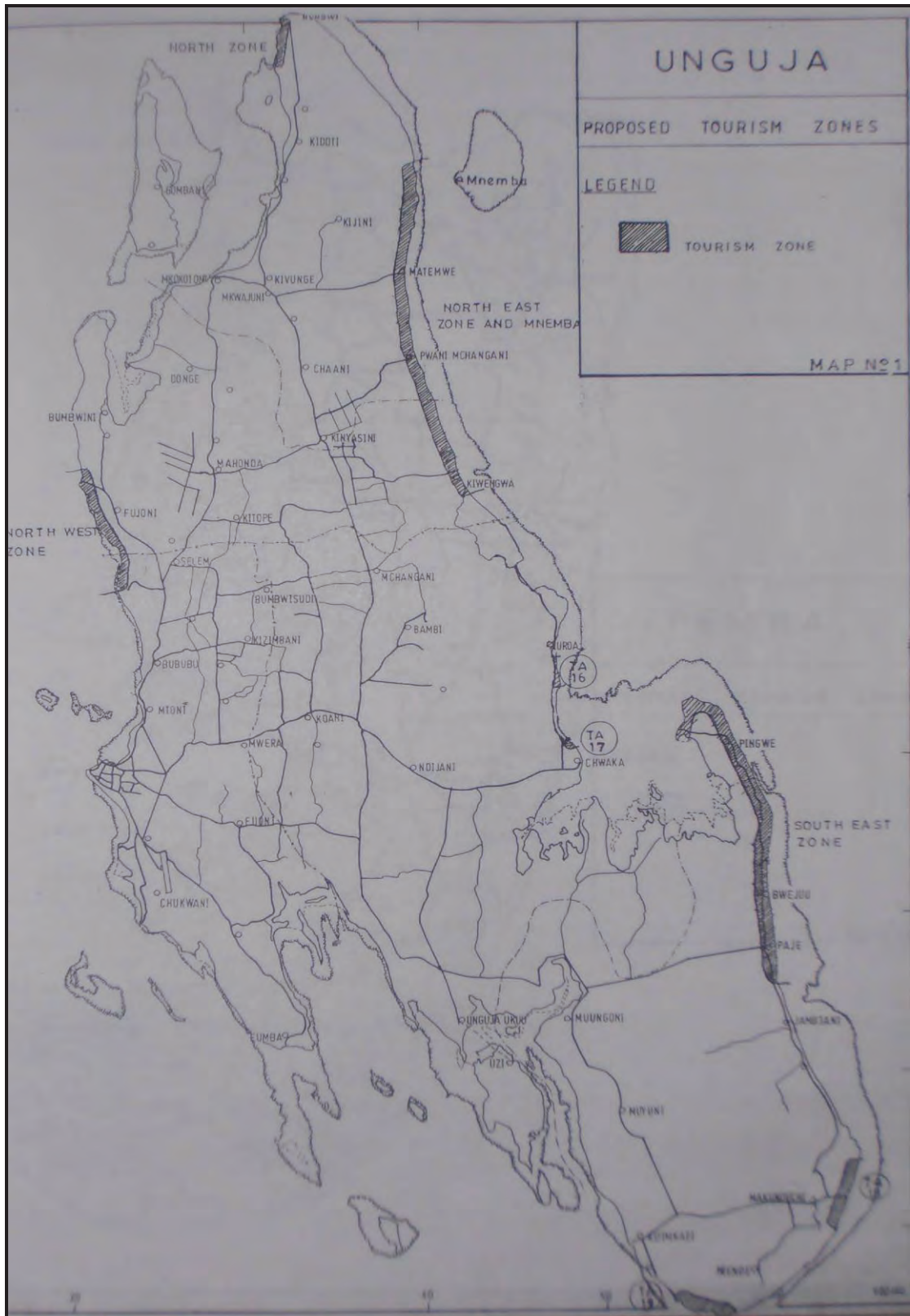


Figure 0-1: Unguja Proposed Tourism Zones

PROPOSED TOURISM AREAS

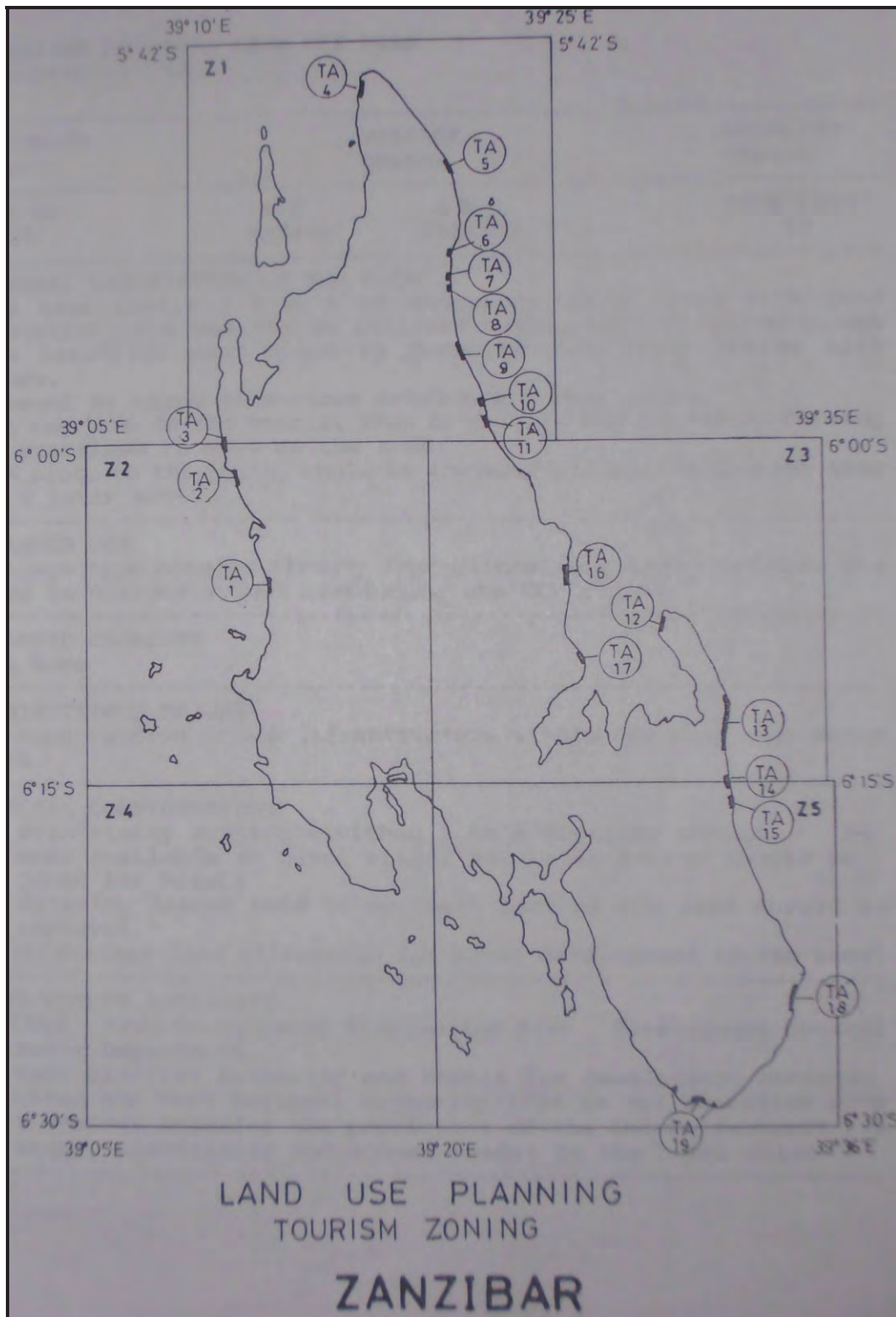


Figure 0-2: Unguja Proposed Tourism Development Areas

PLANNED USES FOR TOURISM DEVELOPMENT AREAS IN UNGUJA

TABLE 5.2: PLANNED USES FOR TOURISM DEVELOPMENT AREAS-YEAR - 2015:
UNGUJA ISLAND

DEVELOPMENT ZONE		EXISTING USE AND AREA	PLANNED USE (OR DEVELOPMENT)
ZONE	TOURISM AREAS		
ZONE 1: North-West Corridor	TA 1 CHUINI	Existing farming land, elevated land, coral rocks, 17 hectares, 1.2 km shoreline	Planned for village type hotel development, planned capacity 500 beds
	TA 2 NYANJALE	Partly farming, sandy beach and a quarrying site, 30 hectares, 2.8 km shoreline	. High quality medium sized Hotels . Planned capacity 600 beds - Relocation of quarrying site.
	TA 3 MANGAPWANI	- Prime land with a fairly set beach - 75 hectares, 2 km shoreline.	. Planned for high class tourist hotels, . Planned capacity 200 beds.
ZONE 2 North Corridor: Kendwa - Nungwi	TA 4 NUNGWI	. Located in coralline zone, natural setting of vegetation and beach. . 30 hectares, 1.5 km shoreline.	. Earmarked for medium to large scale, high class, hotel development . 900 beds capacity.
ZONE 3 North-East Coast and Mnemba Island	TA 5 MUYUNI	. Rocky land, scattered bushes and gorges, corals and the beach . 15 hectares, 1.3 km shoreline Beach erosion noted.	. Planned for village type development, Fishing and diving lodge . 160 beds capacity
	TA 6 MATEMWE TA 7 PWANI MCHANGANI TA 8 TA9 TA 10 + 11 KIWENGWA	. A Combined coral and sandy flatland, 3 distinct sand sections each separated by rocky bluffs 85 hectares.	Planned for village type development, medium size and high class hotels . Total bed capacity 2360

Table 0-2: Summary of Tourism Development Areas in Unguja_Zone 1 -3

PLANNED USES FOR TOURISM DEVELOPMENT AREAS IN UNGUJA

DEVELOPMENT ZONE		EXISTING USE AND AREA	PLANNED USE (OR DEVELOPMENT)
ZONE	TOURISM AREAS		
ZONE 4: SOUTH-EAST CORRIDOR	TA 12 MICHAMVI	. Situated in coral and shallow soil areas, and a stretch of beach zone . 28 hectares, 2 km shoreline	. Planned for high class, medium and large scale hotel development . Planned capacity 820 beds.
	TA 13, 14 WEJUU	Located on a continuous stretch of sandy beach, shoreline length 2 km, fish landing sites. Area 125 hectares	Prime area for tourist facilities, some completed village type facilities exist . Planned capacity 1840 beds for combination of high class resorts and village type hotels.
	TA 15 PAJE	. Situated in an area of beach with a stretch inland . Area 20 hectares, 1.4 km shoreline.	. Some hotel construction ongoing. . Planned capacity 580 beds.
	TA 16 UROA	. Located on a stretch of beach, fish landing site and settlement . Area 15 ha., 1.3 km shoreline	Two facilities already in operation. . Planned for medium size hotels . Capacity 200 beds.
	TA 17 CHWAKA	. Situated within an old settlement, coral formations with sandy stretch . Area 5.5 hectares, beach front erosion noted	. Existing 1 village type hotel development . Planned capacity 100 beds
	TA 18 MAKUNDUCHI	. A beach stretch of 2.4 km, located within Makunduchi settlement . Area 20 hectares	- Earmarked for large scale development, - High quality hotels . Planned capacity 600 beds
	OTHERS	TA 19 KIZIMKAZI	. Area composed within bay-like formation with 3 interspaced beaches, . Area 12 hectares.

Source: Tourism Zoning, IPU, 1993.

Table 0-3; Summary of Tourism Development Areas in Unguja_Zone4 and Others

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QUESTIONS ASKED TO HOUSEHOLDS

1. **Shehia** Name.....
Locality.....

2. Name

3. **Activities for income;**

a. Job :-
Fishing Farming Tourism Government Business None
Others Specify

b. Employment Type:
Personnel Employed

c. For how long you have been to that job?
<2 <5 <10 >10

d. Have you ever had to change your job:
Yes No

e. Reasons for changing jobs,
Hobby Compulsory Income privileges none

4. **Ownership**

f. For how long you live in this area?
<5 <10 <25 >25

a. Do you own the land you are living?
Yes No

b. If you own it, how did you get it?
I bought it given to me Inherit
Other way

c. How do you hold the land?
I have tittle Communal Private

5. **Community services**

d. What community services available?
Water Electricity Market Health Education Open areas

e. How do you afford costs of such services?
Affordable Afford some Afford little Not Affordable

f. Does these services easily available when needed?
Yes No

6. **The security situation**

a. What a sense of security and cooperation in the area you live;
Safe Fairly Safe Unsafe

b. Had there happened any event endangering the safety your these area (fire, theft, flood,)

Yes No

c. How do you deal with such problems when it happened?

Individually solved Communally Solved

Others

Specify

.....

7. Challenges

a. What entertains you to live in these areas?

Easy/availability services I like living here Obligation

Others

b. These are tourism developing areas; because of that, do you feel any relief to reduce the severity of life?

Yes No

c. Does a tourism investment development in these area threatens you in possession of property or access to rights and resources such as fishing and beaches and other public services in the area?

Yes No

d. What should be done to improve the situation?

Government should take responsibility Government should listen to the people

Investors should work with community

Others

e. Is there any of your family lands used for tourism activities?

Yes No

f. If yes, what process brought it for such activities?

Compensation sold Taken by force/cheated I use myself

If compensated, how fare was it

Reasonable Compensation Unreasonable Compensation

QUESTIONS ASKED TO THE COMMUNITY LEADER (SHEHAS)

a. To what extent people are increasing /decreasing in this area: -

Highly increased slightly increase slightly decreased highly decreased

b. Reasons for increase / decrease: -

Accommodation availability Job Availability Easy services Accessible Other

Specify.....

c. If there are visitors, where are they coming from?

Inside Zanzibar Outside Zanzibar Urban Rural

d. How do these immigrants get their accommodation (living areas)?

e. Are there any procedures for people to get a job especially on tourism industry?

f. What benefits of tourism investments

g. What do you think are the damages arising from tourism?

h. How is collaboration of community among themselves and towards tourism investment?

DISCUSSIONS WITH THE OFFICIALS

Topic of Discussion	Officials' Responses
Effectiveness of land use planning implementation and control	<p>Officer from ZIPA (Zanzibar Investment Promotion Authority)</p> <p>..... In tourism development area culture degradation is worse, but also resources used by the locals as a Zanzibaris, now in coming of tourism and many immigrants from Mainland and other neighbouring country who shares the local people the same services. This has caused a shortage and raising the costs of important needs. Example of this is woods for and charcoal for cooking is now an issue, most of the coastal areas which used to be forest and bushes have been cut for preparation of hotels constructions, and people suffer to woods for charcoal and cooking, at the same time shares the little they have with the rivals</p> <p>There is also a claim of malnutrition in Zanzibar these days because all the things like vegetables fruits and fish are now sold to hotels for tourism and they not serve themselves, but price is so high that most local people cannot afford it.</p> <p>Medical services and treatments has also to be shared with rivals also, in this case where some service which subsidized by government to provide free or low cost by Zanzibaris are also enjoyed by immigrants who are mostly come to work for investments in hotels.</p> <p>Generally the tourism has disturbed their living process since the government did not have a good plan for it.</p>
Where and how do the Government acquire the land for tourism investments? How transaction process are done and who is responsible to ensure the right parties are involved in transaction	<p>Land Lease Officer (Land Registration Department)</p> <p>During 80s where Zanzibar economy fell, the fell of Cash crop international market on cloves, coconut. The government decide to make convincing environment for investing in tourism industry (Starting investment act, issuing policy, tourism zoning and land use)</p> <p>The government located all the virgin beaches for investments in tourism, incorporated in land use planning of 1993.</p> <p>The zone of 1 km corridor interior was located, about six location;4 in Unguja and 2 in Pemba were chosen for that purpose, in the sense that government is the main owner of the land. Since there are locals that are holding those lands (referred as Occupiers who hold the land, and tree owners those who only cultivate on the lands), and the Government has no Land Banking, than, the government aimed at compensating them to leave the areas.</p> <p>The compensation is supposed to be done by the government.</p> <p>But because the government didn't have money to free the lands then the government decided to leave free negotiation between investors and land occupiers for compensation.</p> <p>There are land stipulators who move to all the places after meeting with investors to look for these lands. These people after seeing the reasonable land move in to negotiate with the occupiers on behalves of investors.</p> <p>In reality the transaction is done secretly even department of lands is not aware of it.</p>

	<p>The investor can come up and tell that he/she want to invest in a particular land. The department only make sure that the investor has legally own the land from the real owner of the land, and paid all the compensation, and fulfil all the agreement between the sides.</p> <p>There is no selling of lands, all the land belong to government. In Zanzibar land is provided in two ways</p> <ol style="list-style-type: none"> 1. Either Right of Occupancy (Offer) or 2. Lease <p>But what is needed is compensate the occupier or tree owners because of the disturbances so that he/she can move to other places.</p>
Are there right registered personnel who connect the buyer and occupier so that there will be neither trick nor cheats?	<p>There... I don't know but I think themselves they go to lawyers or advocates of each side and finalize the transactions process.</p> <p>The former policy that "the land has no value" and from that the government provide very little compensation (the rate of government)(for example 300/ TSh for coconut) and up to now there is conflicts in Nungwi (Renco, Nungwi INN, etc), people have been compensated for vegetation only(beans).</p> <p>In Matwemwe people compensated for onions and beans only, so the price for coconut was raised from 300--- 3000 to 10 000TSh. But still the government realise that this doesn't help because occupier can hardly get 1000,000 Tsh.(400€) and that is why the government decide to leave the negotiation to the parties responsible.</p>
How many projects in total so far has been lease?	<p>Existing hotels(operating) are 604, approved but not constructed are(encrace) are 103, lease under process 112</p> <p>The total number of the projects including the cancelled, transferred and those under process are 1153</p>
What is the situation of planning in Zanzibar and if they reached their objectives	<p>Spatial Planning Officer</p> <p>The history of planning in Zanzibar goes back to 1923 (Lancaster) period. This plan covered only Zanzibar Town, but then because of some private land owners made obstruction for this law to work.</p> <p>There was another plan came in 1958 which was Town and County Planning, this came with planning law cap85 for Town which covered Zanzibar Town for Unguja Island and Chake-Chake, wete and Mkoani for Pemba Island, and Township planning with laws cap79 and cap80 for Mkokotoni and Makunduchi Unguja. These plans were used until 1968.</p> <p>In 1968 another Master Plan designed by Germans (the German Master Plan) but the plan failed after 1964 Revolution, because of political reasons by the late President who came with his own ideas.</p> <p>It took almost 15 years until another Master plan created this time was Zanzibar Town Master Plan commonly known as Chinese Master Plan. This covered everything in land use; commercial areas, industrial, residential area, infrastructure and services, this was used a lot to extend Zanzibar town until late 90s where a lot of areas that were covered by this master plan were invaded by people then it became impossible to use.</p>

	Finnish government also helped us on preparing Settlement Structure Plan and Tourism Zoning in 1993, and National Land Use plan for settlements, infrastructure and services, tourism development
What is the situation in your court on registered conflicts concerning land issues in tourism areas	Land Tribunal Officer Areas that I feel they are close to the beach, although I will not be 100% accurate about it. I took parts of Nungwi and Kiwengwa, which are top in tourism. I've had 12 cases (North A District) of Nungwi and 15 Kiwengwa (North B District). I do not have data like these in the Pemba side; however, the process is under way to put them in the database system of the Courts. So far, all registered cases in Unguja and Pemba are 1382. Only 294 cases of those have been provided with decision (judgment), while 1088 cases are still remaining.

Table 0-4: Table of Matrix for Interviews and Discussion with the Officials

INTERVIEW WITH COMMUNITY LEADERS (SHEHAS)

SHEHIA QUESTION	Nungwi	Kiwengwa	Bwejuu	Paje	Jambiani Kibigija
To what extent people are increasing /decreasing in this area	People are increased so much, especially outside Zanzibar	People are very much increased	There is little increment of immigrants	To some extent people are increasing in this areas	In here people are increased
Reasons for increase / decrease	Because of our life style, kindness. Mostly they come for tourism entertaining jobs	Tourism job availability and lands for accommodation	I can say all of them they come for tourism job entertainment	Tourism mostly entertaining people to come to this areas	Immigrants get hotel employments
If there are visitors, where are they coming from?	Visitors coming from all places inside and outside Zanzibar	Apart from Zanzibaris, many of the immigrants are from Mainland and little from other countries	Many are from Mainland and little from other places here in Zanzibar	They come from various places inside and outside Zanzibar	Many immigrants especially outside Zanzibar(Uganda, Kenya to study and get the job here) there is also Zanzibaris

					coming, but not local villagers
Are there any procedures for people to get a job especially on tourism industry?	Hotel managements employ the immigrant without our concern	Hotels employ immigrants without our concern to avoid the employee to be near their homes	Immigrants are employed direct by investment managements. And about accommodation they rent the house or rooms from local people	Investors find their own employees, they don't consider us to fit for their jobs even for those which do not need much knowledge	They employ their own (with knowledge), local villagers are not competitive enough
what benefits of tourism investments	Immigrants and individual fishermen are the most benefits not local poor villagers	Some local people get their own business from tourism activities. They help on providing water in the villages	Individual especially fishing are still benefitting but other issues (tours) are done by hotel themselves	Some hotels contributes to social services; education, water and cleaning	Fishing and diving side the young people are benefitting, also local guiders also benefits
What do you think are the damages arising from tourism?	Almost all the jobs for tourism investments are taken by immigrants	The main problem is cultural degradation locals involved in drinking and bad habits	For now I don't seem much disadvantages, it can be degradation of culture (drinking of alcohol)	Many of these tourists and local people very much involves in drugs, and this village is most involved in that	I don't see much, may be fish become expensive and unavailable, most of it goes to tourist hotels
How is collaboration of community among themselves and towards tourism investment?	Collaboration is within local community not the investor	Generally our villages depend on tourism activities	Collaboration between investors and locals is not good. But some contributes if we ask for their contribution	We have collaboration with the tourism investors, if any problem happen some are willing to help	Collaboration there is no problem, it may happen to individuals
To what extent people are increasing	People are increased so much,	People are very much increased	There is little increment of immigrants	To some extent people are increasing in	In here people are increased but local

/decreasing in this area	especially outside Zanzibar			this areas	villager are not studying this tourism professionals
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Table 0-5: Table of Matrix on the Questions and Response by the Local Leaders

SUMMARY OF THE SITES INTERVIEWS AND DISCUSSIONS DURING FIELDWORK

Date	District	Shehia	Locality	Changes Observed	Number of People	Purpose
03/10/2011	Urban	Survey Office	Forodhani	General Change overview	1	Discussion
04/10/2011	Urban	Spatial Planning Office	Forodhani	Changes concerning spatial Planning	1	Discussion
04/10/2011	Urban	Planning Office	Forodhani	Changes concerning spatial Planning	1	Discussion
06/10/2011	Urban	Land Lease office	Forodhani	Transferring and land Leasing	1	Discussion
07/10/2011	Urban	Regional Planning Office	Forodhani	Changes Concerning developments	1	Discussion
08/10/2011	Urban	Mpendae	Kaburi Kikombe	Settlement approaching Water source	20	House hold survey
09/10/2011	West	Fuoni	Kibonde Mzungu	Unplanned urban extension eating agricultural land	18	House hold survey
10/10/2011	North A	Nungwi	Nungwi	Tourism Development effects	22	House hold survey
11/10/2011	North B	Kiwengwa	Kiwengwa	Tourism Development effects	19	House hold survey
12/10/2011	South	Jambiani Kibigija	Kibigija Kibigija	Tourism and erosion effects	19	House hold survey
12/10/2011	South	Paje	Paje	Tourism Development effects	10	House hold survey
13/10/2011	Urban	Tourism Investment Office	Maruhubi	Effectiveness of development planning	1	Discussion
15/10/2011	South	Bwejuu	Bwejuu	Tourism Development effects	22	House hold survey
16/10/2011	West	Pangawe	Pangawe	Unplanned urban extension eating agricultural land	20	House hold survey
	Urban	Sebleni	Sebleni	Land degradation and low quality urban life	10	House hold survey

Table 0-6: Summary of the sites and interviews and discussions

THE COMPLETE HOUSEHOLD SURVEY RESULTS

OBJECTID	Household_ID	ObjectID_1	Shehia	Locality	Living_Time	Own_Land	Ownership	Employment	Area_Safety	Land_for_Tourism	Transfer_Process	Feel_Threaten	Tourism_Benefits	Managing_Communityservices	House_Status	PublicService_All_available	Missing_PublicServices_1
1	1	17	Nlungwi	Klungani	<5	-1	Communal	Government employee	Fairly Safe	-1	Non-Responsible compensation	-1	More damage than benefit	1 manage	Good	No	Water, Open Areas
2	2	17	Nlungwi	Barada Kuu	<25	-1	Communal	Business	Fairly Safe	-1		0	Benefit	1 manage some	Fairly good	No	water
3	3	17	Nlungwi	Hamburu	<10	-1	Private	Others	Fairly Safe	0		0	Damage	1 manage some	Fair	No	Water
4	4	17	Nlungwi	Mgagadu	<25	-1	Private	Farming, Fishing	Unsafe	-1	Grabbed	-1	Damage	1 manage some	Fair	Yes	
5	5	17	Nlungwi	Mgagadu	<10	0	Communal	Business	Fairly Safe	-1	Grabbed	-1	More damage than benefit	1 manage little	Low	No	Water
6	6	17	Nlungwi	Mgagadu	<25	-1	Communal	Government employee	Fairly Safe	-1	Grabbed	-1	Damage	1 manage some	Fair	Yes	
7	7	17	Nlungwi	Mgagadu	<10	0	Communal	Farming, Others	Unsafe	-1	Grabbed	-1	Damage	1 manage some	Low	Yes	Electricity
8	8	17	Nlungwi	Barada Kuu	<25	-1	Communal	Business	Fairly Safe	0		-1	Damage	1 manage	Fair	No	water
9	9	17	Nlungwi	Kikwajuni Nlungwi	<25	0	Communal	Non employed	Safe	-1	Non-Responsible compensation	-1	More damage than benefit	1 cannot manage	Low	No	Water
10	10	17	Nlungwi	Kendwa Mchanganani	>25	-1	Communal	Farming	Unsafe	-1	Non-Responsible compensation	-1	Damage	1 manage little	Low	No	Water, Open areas
11	11	17	Nlungwi	Mgagadu	<25	-1	Private		Unsafe	0		-1	More damage than benefit	1 manage some	Fair	Yes	
12	12	17	Nlungwi	Mgagadu	<25	-1	Communal	Farming, Fishing	Unsafe	0		-1	More benefit than damage	1 manage some	Fair	No	Electricity
13	13	17	Nlungwi	Mgagadu	<25	-1	Communal	Fishing	Unsafe	-1		-1	Damage	1 manage little	Low	Yes	
14	14	17	Nlungwi	Kikwajuni Nlungwi	>25	-1	Others	Government employce	Unsafe	0		0	More damage than benefit	1 manage	Fairly good	No	Water

OBJECTID	Household_ID	ObjectID_1	Shehia	Locality	Living_Time	Own_Land	Ownership	Employment	Area_Safety	Land_for_Tourism	Transfer_Process	Feel_Threaten	Tourism_Benefits	Managing_Communityservices	House_Status	PublicService_All_available	Missing_PublicServices_1
15	15	17	Nungwi	Baobabo	<25	-1	Private	Business	Safe	0		0	Benefit	I manage little	Low	No	Water, Electricity,
16	16	17	Nungwi	Tutani	<25	-1	Private	Business	Unsafe	0		-1	More benefit than damage	I manage	Fairly good	No	Water, Electricity, Open Areas
17	17	17	Nungwi	Mgagadu	<25	-1	Private	Fishing, Tourism activities	Fairly Safe	0		-1	More benefit than damage	I manage	Fairly good	No	Water
18	18	17	Nungwi	Mgagadu	>25	-1	Communal	Farming	Unsafe	-1	Reasonable compensation	-1	More damage than benefit	I manage some	Fair	No	Water, Electricity
19	19	17	Nungwi	Mgagadu	>25	-1	Communal	Tourism activities	Fairly Safe	0		-1	Damage	I manage little	Low	No	Water, Electricity,
20	20	17	Nungwi	Sitaki	>25	-1	Communal	Farming	Fairly Safe	-1	Non-Reasonable compensation	-1	Benefit	I manage little	Low	No	Water, Electricity,
21	21	17	Nungwi	Sitaki	>25	-1	Communal	Farming	Fairly Safe	-1	Non-Reasonable compensation	-1	Damage	I cannot manage	Low	No	Water, Electricity,
22	22	17	Nungwi	Kikwajuni Nungwi	>25	-1	Communal	Farming	Unsafe	0		0	Benefit	I manage some	Fairly good	No	Water
23	23	29	Kiwengwa	Kunba Urembo	>25	-1	Communal	Business, Government employce	Fairly Safe	0		-1	More benefit than damage	I manage	Good	Yes	
24	24	29	Kiwengwa	Kiwengwa	>25	-1	Communal	Fishing, Tourism activities	Safe	-1	My own	-1	More benefit than damage	I manage	Fairly good	Yes	
25	25	29	Kiwengwa	Kiwengwa	>25	-1	Communal	Business, Fishing	Fairly Safe	-1	Agreements	-1	More benefit than damage	I manage	Fairly good	Yes	
26	26	29	Kiwengwa	Kiwengwa	>25	-1	Communal	Business		0		0	Damage	I manage some	Fair	Yes	
27	27	26	Kiwengwa	Cairo	<10	-1	Communal	Business	Safe	-1	My own	0	Benefit	I manage little	Fairly good	No	water, Health Centre, School, Market
28	28	26	Kiwengwa	Cairo	>25	0	Communal	Fishing, Tourism activities	Safe	0		0	More benefit than damage	I manage some	Fair	No	Water

OBJECTID	Household_ID	ObjectID_1	Shehia	Locality	Living_Time	Own_Land	Ownership	Employment	Area_Safety	Land_for_Tourism	Transfer_Process	Feel_Threaten	Tourism_Benefits	Managing_Communityservices	House_Status	PublicService_All_available	Missing_PublicServices_1
29	29	26	Kiwengwa	Cairo	>25	-1	Communal	Fishing, Others	Fairly Safe	-1	Sold	0	More damage than benefit	I manage little	Low	No	water, Health Centre, School, Market
30	30	29	Kiwengwa	Kumba Urembo	>25	-1	Communal	Tourism activities	Safe	-1	Reasonable compensation	-1	More benefit than damage	I manage good	Fairly good	Yes	
31	31	28	Kiwengwa	Kiwengwa Gulioni	<25	-1	Communal	Business, Fishing, Government employce	Unsafe	0		0	More damage than benefit	I manage good	Fairly good	No	Commercial Area, Open Area
32	32	28	Kiwengwa	Kiwengwa Gulioni	>25	-1	Communal	Farming, Fishing	Unsafe	-1	Non-Resonable compensation	-1	Benefit	I manage Fair	Fair	No	Commercial Area, Open Area
33	33	26	Kiwengwa	Cairo	>25	-1	Communal	Farming	Safe	0		0	More benefit than damage	I manage some	Low	No	Water
34	34	26	Kiwengwa	Cairo	<25	-1	Communal	Fishing	Fairly Safe	0		0	More damage than benefit	I manage Fair	Fair	No	Water
35	35	29	Kiwengwa	Kumba Urembo	>25	-1	Communal	Fishing	Fairly Safe	0		0	More damage than benefit	I manage little	Low	No	Commercial Area
36	36	29	Kiwengwa	Kiwengwa	>25	-1	Communal	Fishing	Safe	0		0	More benefit than damage	I manage some	Fair	No	electricity, Commercial Area
37	37	29	Kiwengwa	Kiwengwa	>25	-1	Communal	Fishing	Fairly Safe	-1	Agreements	-1	More benefit than damage	I manage Fairly good	Fairly good	Yes	
38	38	26	Kiwengwa	Cairo	>25	-1	Communal	Fishing	Fairly Safe	0		-1	More damage than benefit	I cannot manage	Low	No	Water, Commercial Area
39	39	26	Kiwengwa	Cairo	>25	-1	Communal	Farming	Fairly Safe	0		-1	More damage than benefit	I manage Fair	Fair	No	Water, Health Centre, School, Commercial Area

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40	40	26	Kiwengwa	Cairo	>25	-1	Communal	Fishing	Fairly Safe	0		-1	More damage than benefit	I manage little	Low	No	Water, Health Centre, School, Commercial Area
41	41	29	Kiwengwa	Kumba Urembo	>25	-1	Communal	Tourism activities	Fairly Safe	0		-1	More benefit than damage	I cannot manage	Low	No	Commercial area
42	42	7	Bwejuu	Kiwandani	>25	-1	Communal	Fishing, Government employee	Fairly Safe	-1	Grabbed	-1	More damage than benefit	I manage some	Fair	Yes	
43	43	7	Bwejuu	Bwejuu Kilimani	>25	-1	Communal	Fishing	Fairly Safe	-1		-1	More damage than benefit	I manage some	Fair	Yes	
44	44	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Business	Unsafe	0		-1	More damage than benefit	I manage	Fair	Yes	
45	45	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Others	Safe	-1	Sold	-1	Damage	I manage some	Fairly good	Yes	Commercial
46	46	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Government employce	Unsafe	-1	Non-Resonable compensaton	-1	More damage than benefit	I manage some	Fair	Yes	
47	47	7	Bwejuu	Bwejuu Skuli	<10	-1	Communal	Farming	Unsafe	-1	Grabbed	-1	More damage than benefit	I manage little	Low	Yes	
48	48	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Farming, Fishing	Safe	-1	Non-Resonable compensaton	-1	More damage than benefit	I manage some	Fair	Yes	
49	49	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Others	Fairly Safe	-1	Grabbed	-1	More damage than benefit	I manage some	Fair	Yes	
50	50	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Farming	Fairly Safe	-1	Non-Resonable compensaton	0	More benefit than damage	I manage some	Low	Yes	
51	51	7	Bwejuu	Bwejuu Skuli	>25	-1	Communal	Farming, Government employce	Fairly Safe	0		-1	More damage than benefit	I manage some	Fairly good	Yes	
52	52	7	Bwejuu	Bwejuu Kilabu	>25	-1	Communal	Farming, Fishing	Unsafe	0		-1	More damage than benefit	I manage some	Fair	No	Commercial Area
53	53	7	Bwejuu	Kwa Abedi	<25	-1	Communal	Retired	Fairly Safe	0		-1	Damage	I manage little	Low	No	Commercial Area
54	54	7	Bwejuu	Bwejuu Kinazini	<10	0	Communal	Farming	Fairly Safe	0		0	More benefit than damage	I manage some	Fair	No	Commercial Area
55	55	7	Bwejuu	Bwejuu Makaburuni	>25	-1	Communal	Business, Others	Safe	-1	Non-Resonable compensaton	-1	More damage than benefit	I manage little	Low	No	Commercial Area

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56	56	7	Bwejuu	Kwa Abedi	<25	-1	Communal	Government employee	Fairly Safe	-1	Non-Resonable compensati on	-1	Demage	I manage	Fair	No	Commercial Area
57	57	7	Bwejuu	Bwejuu Mjimpya	<25	-1	Communal	Fishing	Fairly Safe	0		0	No benefit no damage"	I cannot manage	Low	No	Water, Health Centre, Commercial Area, Open Area
58	58	7	Bwejuu	Bwejuu Kilimani	>25	0	Communal	Others	Fairly Safe	-1	Non-Resonable compensati on	-1	More damage than benefit	I manage	Fair	No	Commercial Area
59	59	7	Bwejuu	Bwejuu Mkunguni	>25	0	Communal	Farming	Fairly Safe	0		0	More benefit than damage	I cannot manage	Low	No	Commercial Area
60	60	7	Bwejuu	Bwejuu Klalabu	>25	-1	Communal	Farming	Fairly Safe	0		-1	More benefit than damage	I manage little	Low	No	Commercial Area
61	61	7	Bwejuu	Bwejuu Baghani	>25	-1	Communal	Farmings, Others	Fairly Safe	-1	Non-Resonable compensati on	-1	More damage than benefit	I manage some	Fair	No	Commercial Area
62	62	7	Bwejuu	Bwejuu Baghani	>25	-1	Communal	Others	Fairly Safe	-1	Sold	0	More damage than benefit	I manage some	Fair	No	Commercial Area
63	63	7	Bwejuu	Bwejuu Kusini	>25	-1	Communal	Farming	Fairly Safe	0		0	More benefit than damage	I manage	Fair	No	Commercial Area
64	64	8	Paje	Paje Kinazini	<25	-1	Communal	Business, Farmings, Government employee	Safe	0		0	More damage than benefit	I manage some	Fairly good	Yes	
65	65	8	Paje	Paje Kinazini	>25	-1	Communal	Government employee	Safe	0		0	More damage than benefit	I manage	Fairly good	Yes	
66	66	8	Paje	Paje Kinazini	>25	-1	Communal	Farming	Safe	-1	Non-Resonable compensati on	-1	More damage than benefit	I manage	Fair	Yes	

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67	67	8	Paje	Paje Kinazini	<25	-1	Communal	Farming	Safe	-1	Non-Resonable compensati on	-1	Damage	I cannot manage	Low	Yes	Water, Electricity
68	68	8	Paje	Paje Kinazini	>25	-1	Communal	Others, Retired	Fairly Safe	0		-1	More damage than benefit	I manage	Fairly good	Yes	
69	69	8	Paje	Kiwandani	>25	-1	Communal	Farming	Fairly Safe	-1	Non-Resonable compensati on	-1	More damage than benefit	I manage some	Low	No	Commercial Aca
70	70	8	Paje	Kiwandani	<25	-1	Communal	Farming	Fairly Safe	0		-1	More damage than benefit	I manage	Fair	No	Commercial Aca
71	71	8	Paje	Bondeni	>25	-1	Communal	Farming, Government employee	Fairly Safe	-1	Sold	-1	More benefit than damage	I manage	Fairly good	No	Commercial Aca
72	72	8	Paje	Bondeni	<25	-1	Communal	Farming	Fairly Safe	-1		-1	More damage than benefit	I manage	Fair	No	Commercial Aca
73	73	8	Paje	Paje Kinazini	<25	-1	Communal	Business	Fairly Safe	-1	Non-Resonable compensati on	-1	More damage than benefit	I manage	Fair	No	Commercial Aca
74	74	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farming, Government employee	Fairly Safe	-1	Non-Resonable compensati on	0	More damage than benefit	I manage	Fair	Yes	
75	75	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Business, Fishing	Fairly Safe	0		-1	More damage than benefit	I manage some	Fair	Yes	
76	76	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Business, Farming, Fishing	Safe	0		-1	More damage than benefit	I manage little	Low	Yes	
77	77	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Fishing, Tourism activities	Safe	-1	Non-Resonable compensati on	0	More damage than benefit	I manage little	Low	Yes	

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78	78	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farmings Fishing	Safe	-1	Non-Resonable compensation	-1	Damage	I manage little	Low	Yes	
79	79	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farmings Fishing	Fairly Safe	0		0	More benefit than damage	I manage some	Fairly good	Yes	
80	80	13	Jambiani Kibigya	Kibigya	<5	0	Communal	Farmings Others	Safe	-1	Agreements	-1	Benefit	I manage some	Fairly good	Yes	
81	81	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Fishing	Fairly Safe	-1	Agreements	-1	More benefit than damage	I manage	Fairly good	No	Commercial Area
82	82	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farming	Fairly Safe	-1	Non-Resonable compensation	-1	More damage than benefit	I manage	Fair	No	Commercial Area
83	83	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Fishing	Safe	-1	Non-Resonable compensation	-1	More benefit than damage	I manage	Fair	No	Commercial Area
84	84	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farming	Fairly Safe	0		-1	More damage than benefit	I manage some	Fair	No	Commercial Area
85	85	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farming	Fairly Safe	0		-1	More benefit than damage	I manage	Fair	No	Commercial Area
86	86	13	Jambiani Kibigya	Kibigya	<10	-1	Communal	Farming	Fairly Safe	-1	Non-Resonable compensation	-1	More damage than benefit	I manage some	Low	No	Commercial Area
87	87	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Farmings Fishing	Safe	-1	Non-Resonable compensation	-1	More damage than benefit	I manage some	Low	No	Commercial Area
88	88	13	Jambiani Kibigya	Kibigya	>25	-1	Communal	Others	Safe	-1	Non-Resonable compensation	-1	More damage than benefit	I manage	Fair	No	Commercial Area

89	89	13	Jambiani Kibigja	Kibigja	>25	-1	Communal	Tourism activities	Safe	-1	My own	0	More benefit than damage	I manage some	Fairly good	No	Commercial Area
90	90	13	Jambiani Kibigja	Kibigja	<25	-1	Communal	Farming, Fishing	Safe	-1	Reasonable compensation	0	More benefit than damage	I manage some	Fair	No	Commercial Area
91	91	13	Jambiani Kibigja	Kibigja	<25	-1	Communal	Farming, Fishing	Fairly Safe	-1	Sold	-1	More benefit than damage	I manage some	Low	No	Commercial Area
92	92	13	Jambiani Kibigja		>25	-1	Communal	Business, Farming	Safe	-1	Grabbed	-1	More damage than benefit	I manage little	Low	No	Commercial Area