

ZANZIBAR

Crafting the sustainable future

Muhammad Juma
GICC-2018
South Korea



Departement of Urban and Rural Planning -DoURP

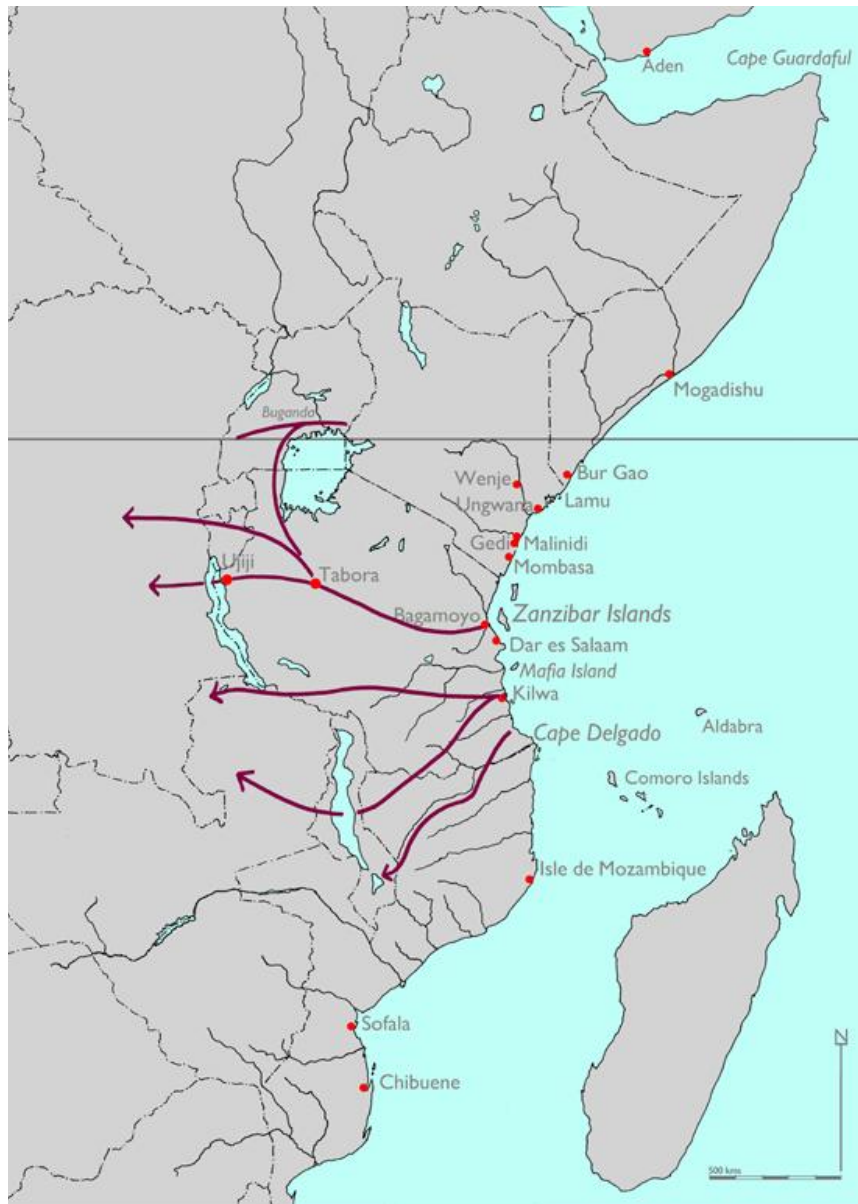
Topics

I. Context

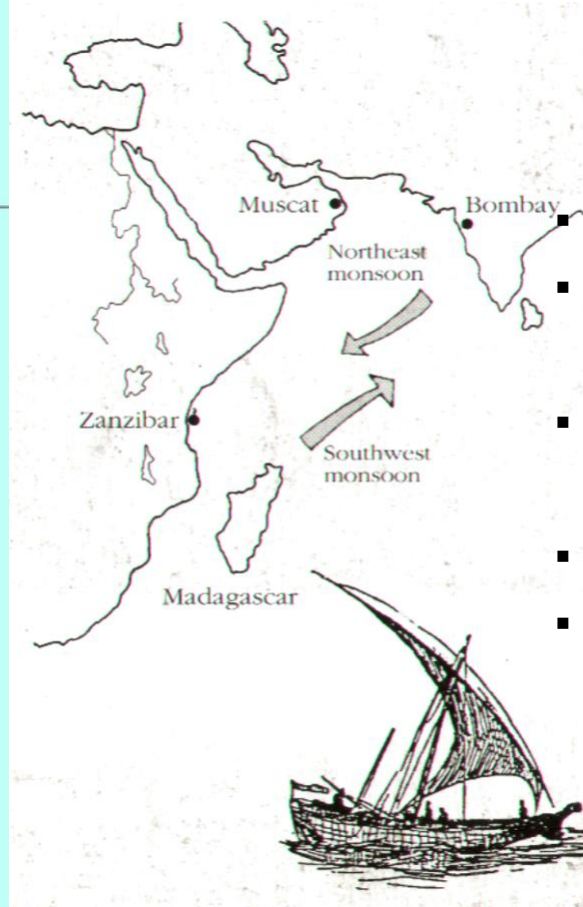
II. Opportunities

III. Needs

I. Context



East Africa Region



Monsoon winds/ Dhow in Indian Ocean

- **1499** : Vasco Da Gama to India
- **1834** : Sayyid Said from Muscat to Zanzibar
- **1890** : Zanzibar become British Protectorate
- **1964** : Zanzibar Revolution
- **2011**: Department of Urban and Rural Planning

Important historic dates

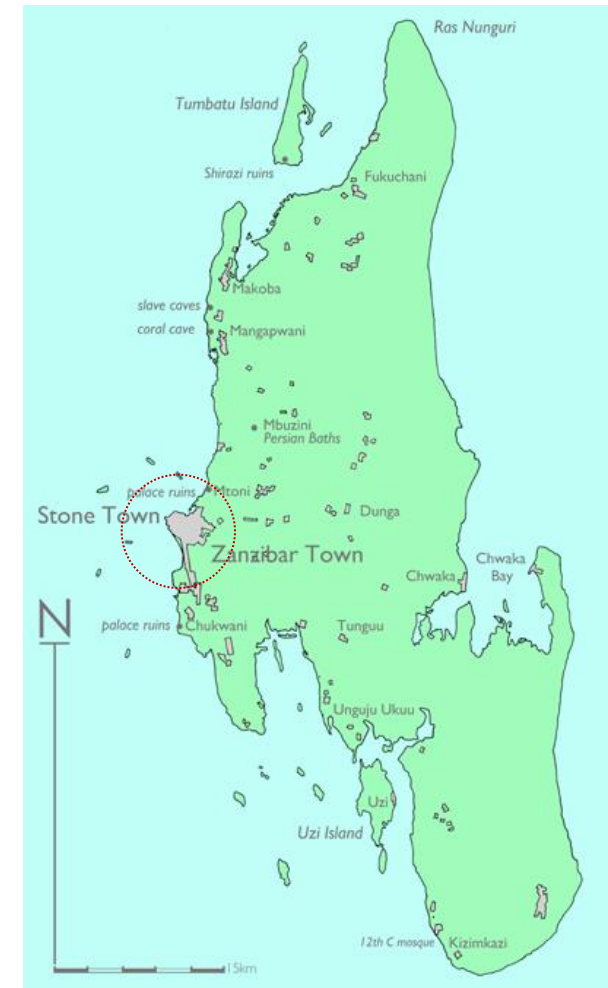
I. Context



Zanzibar Archipelago

- Area 2654km²
 - Inhabitants 1.5M (2015)
 - Density 610 persons/km²
-
- Tanzania
 - Area 945 203 km²
 - Inhabitants 45 Million
 - Density 49 persons/km²

Facts & Figure of Zanzibar



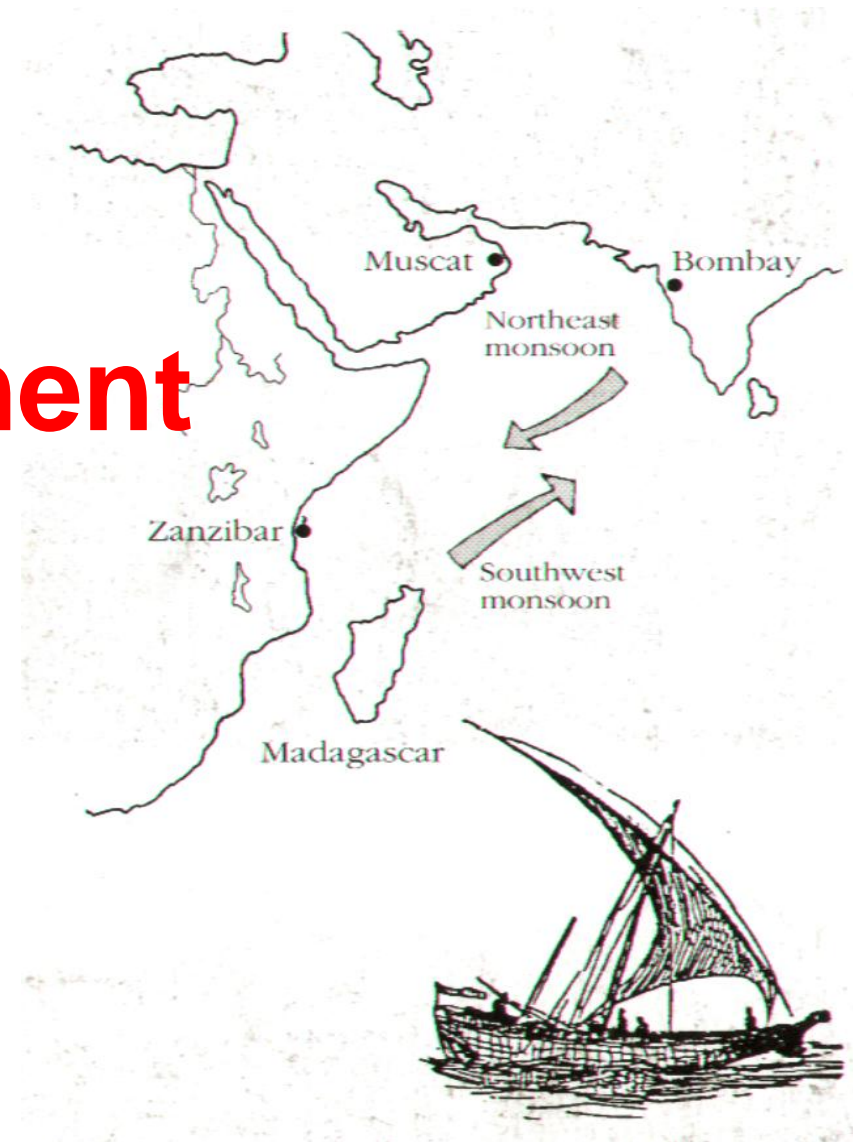
Unguja/Zanzibar Island

I. Context

	TREND OF ZANZIBAR POPULATION								
	1948	1957	1967	1978	1988	2002	2012	2015	2037
	2654 km ²								
Total Population	264 200	295 600	354 815	476 111	640 685	984 625	1 303 569	1500 000	2 000 000
% of urban population	19.95	24.36	28.6	32.6	31.8	39.6	43	45	51
Density	111	124	149	201	260	400	530	610	813

Business Environment

- Urbanisation
- Culture
- Safety

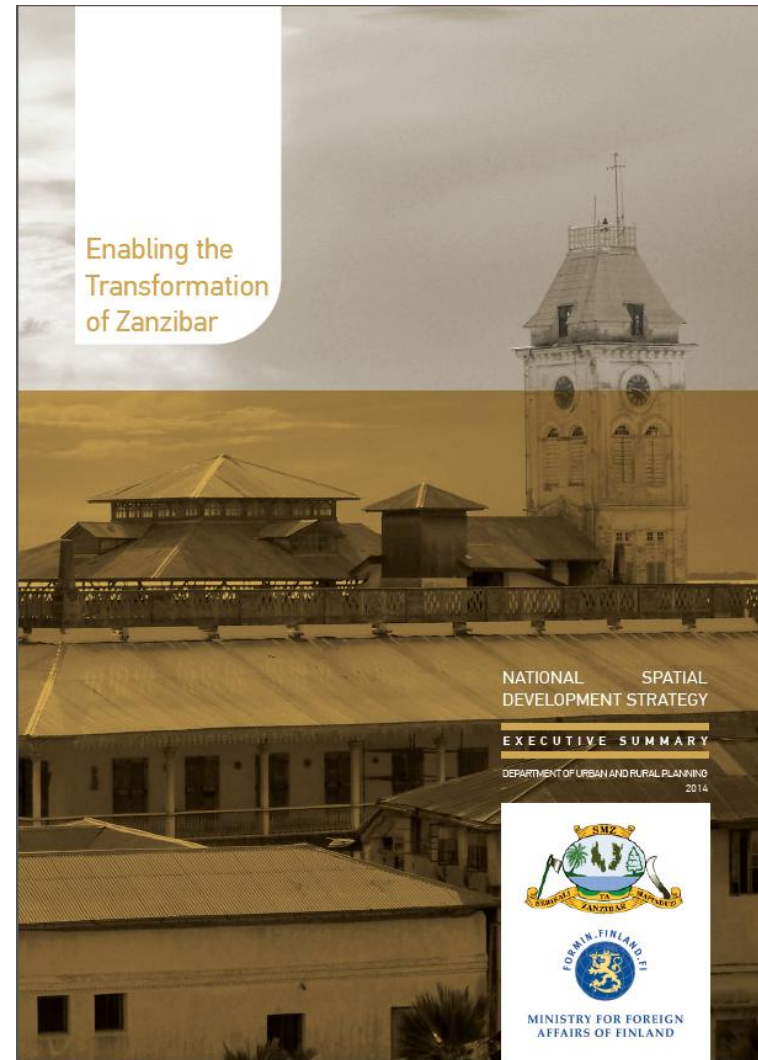


Spatial Framework of Zanzibar

Enabling the Transformation of Zanzibar

National Spatial development Strategy -NSDS

NSDS-Zanzibar



DoURP

GOALS

ii. Opportunities

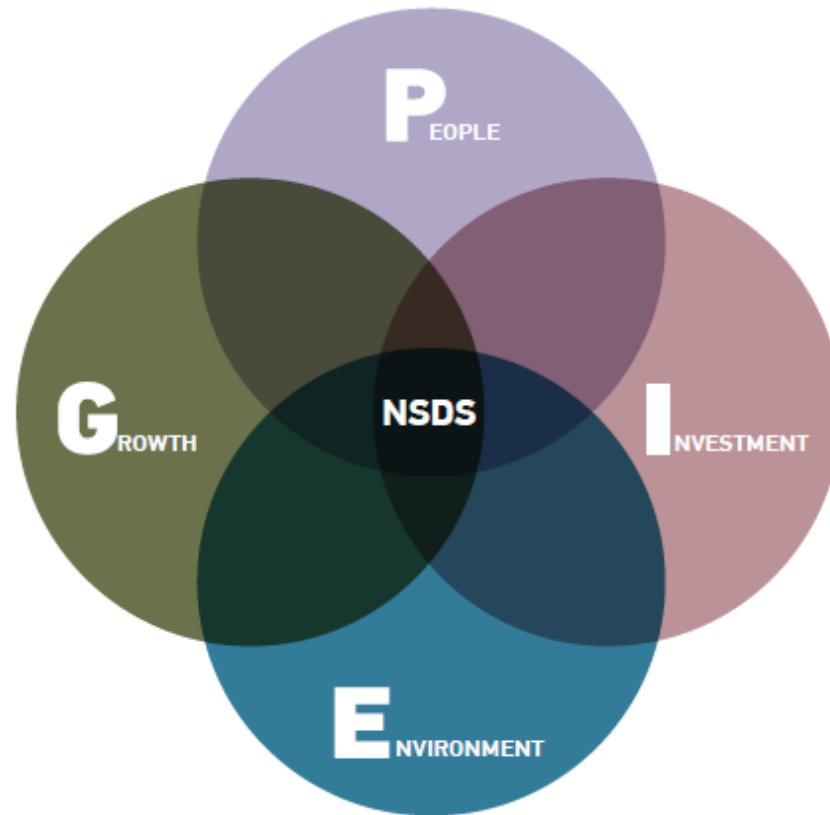


Figure 2: The aims of the National Spatial Development Strategy

DoURP

14

National Spatial Development Strategy Aims

The aims of the new National Spatial Development Strategy represent a shift from previous national land use planning concepts: it is anchored in the contemporary principles of sustainable urban development and consequently contains some considerable shifts in planning approach. Best practice from developed island states shows that compact, mixed use, mixed density urban growth and a liveable, lively environment can exist together harmoniously. Such mindset changes rely on the 3Ps – People, Private and Public sectors – for implementation where the public sector acts as a catalyst for change.

National Spatial Development Strategy adheres to the Vision of 2020:

Zanzibar becoming Middle Income County by 2020

The mission to be accomplished by the National Spatial Development Strategy is to:

Enable transformation to achieve sustainable development that supports efficient and integrated use of land whilst promoting the cultural and natural values

The NSDS sees to fulfil its mission through four Aims (Figure 2):

GROWTH:
To sustain growth in urban, rural and coastal settlements.

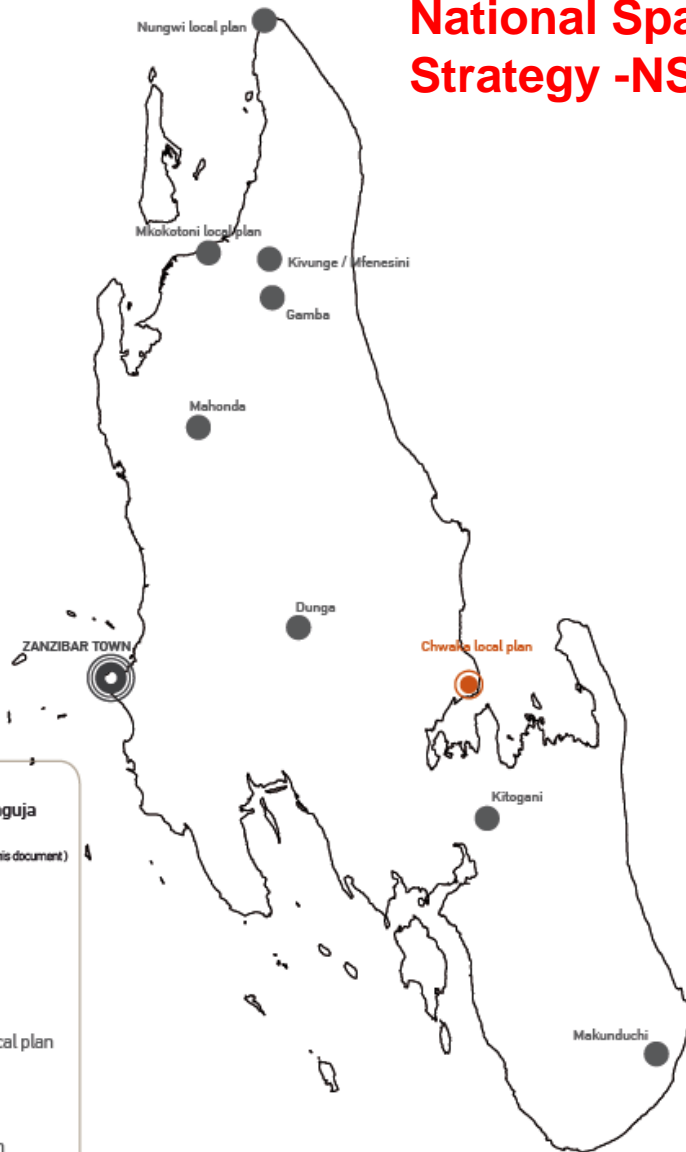
INVESTMENT:
To promote integrated investments in housing, agriculture, trade, industry, tourism and infrastructure.

ENVIRONMENT:
To optimize the natural and cultural resources of Zanzibar.

PEOPLE:
To do it together in cohesion.

National Spatial development Strategy -NSDS

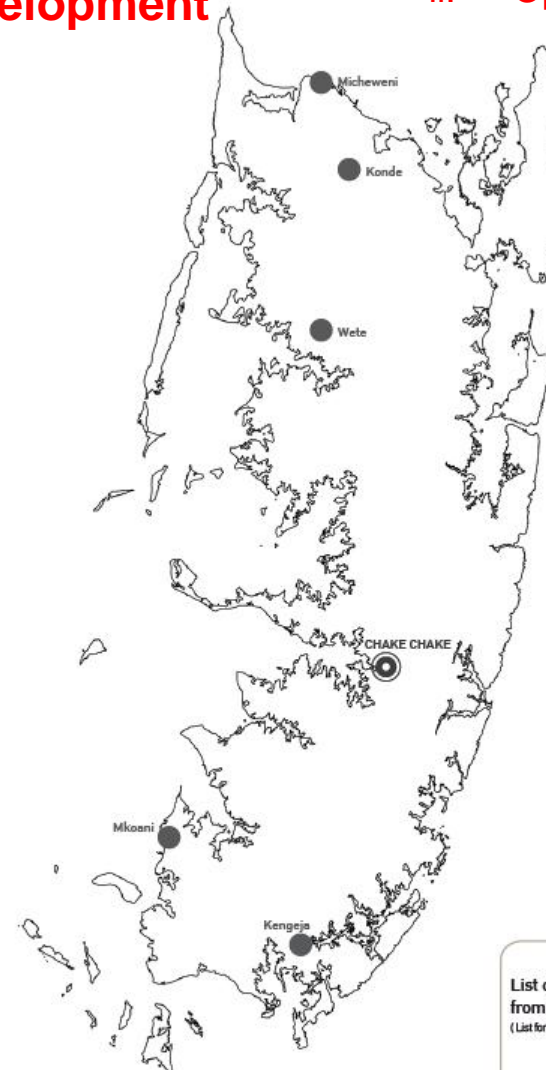
ii. Opportunities



List of local plans for Unguja
from North to South:
(List for Pemba available at the end of this document)

- Nungwi local plan
- Mkokotoni local plan
- Gamba local plan
- Mahonda local plan
- Kivunge/Mfenesini local plan
- Dunga local plan
- Chwaka local plan
- Kitogani local plan
- Makunduchi local plan

● = Local plans to follow



List of local plans for Pemba
from North to South:
(List for Unguja available at the top of this document)

- Micheweni
- Konde
- Wete
- Mkoani
- Kengeja

● = Local plans to follow

Implementation of NSDS

2 Master Plans

i. Zanzibar City

ii. Chake- Chake

14 Regional Towns

i. Nugwi

ii. Mkokotoni

iii. Chwaka

iv. Kivunge-Mfenesini

v. Gamba

vi. Mahonda

vii. Dunga

viii. Kitogani

ix. Makunduchi

x. Konde

xi. Micheweni

xii. Wete

xiii. Kengeja

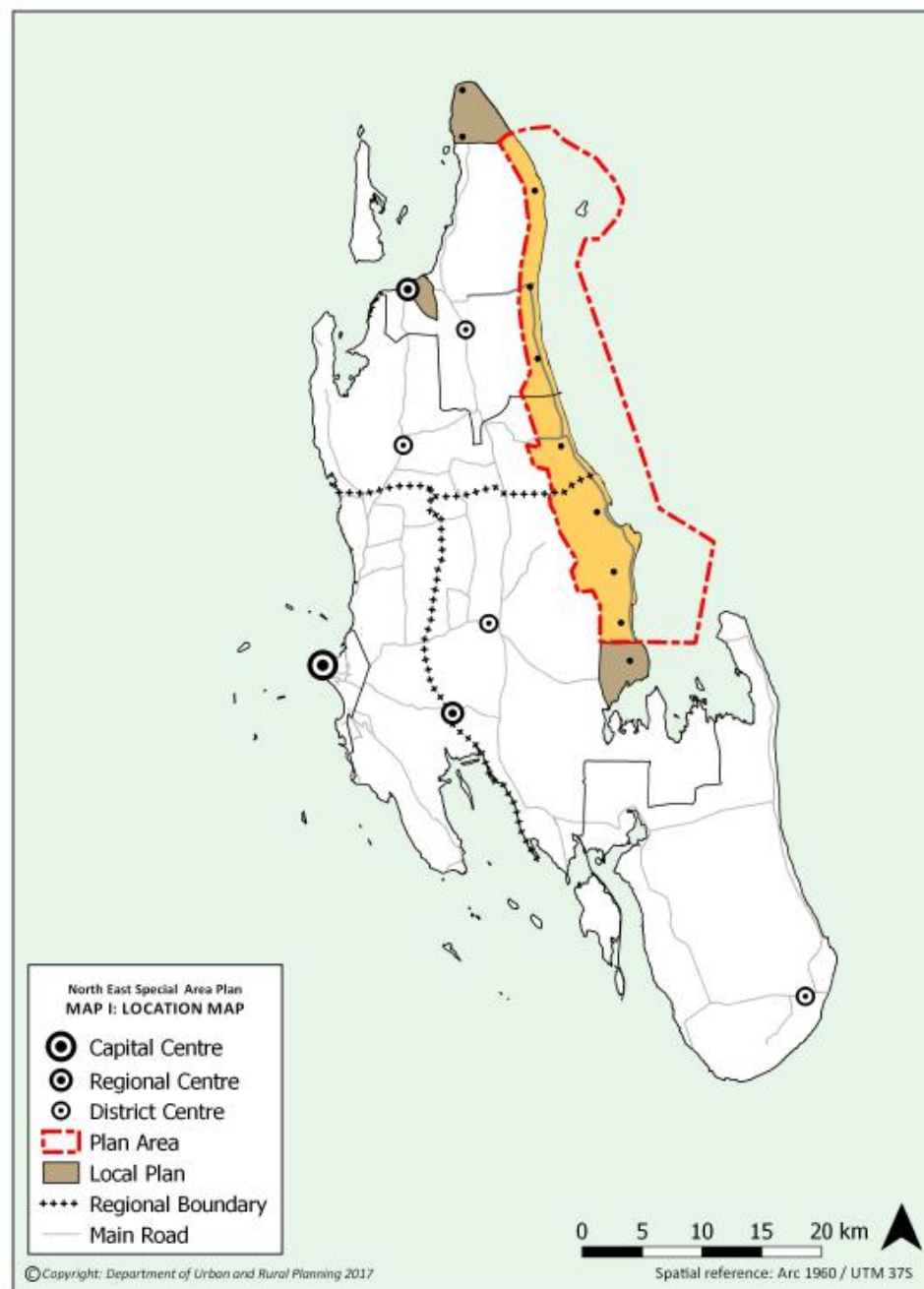
xiv. Mkoani

5 Special Plan

i. City Centre

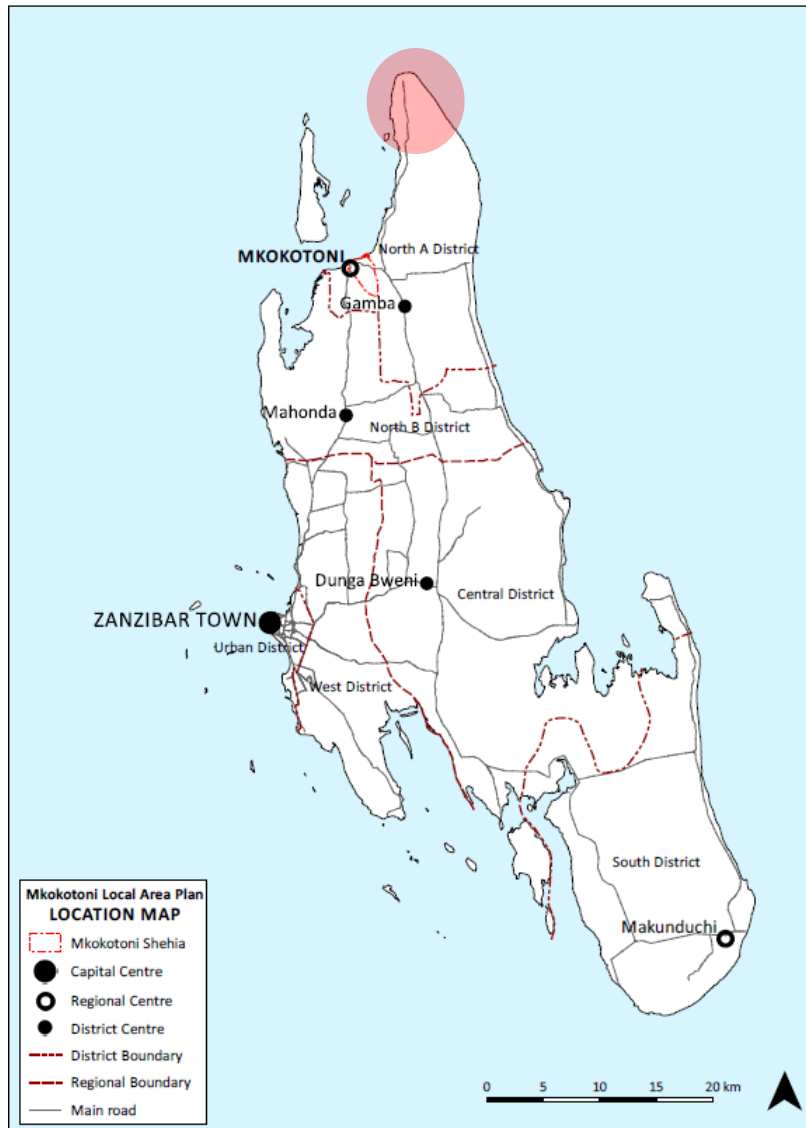
ii. NESAP

ii. Opportunities

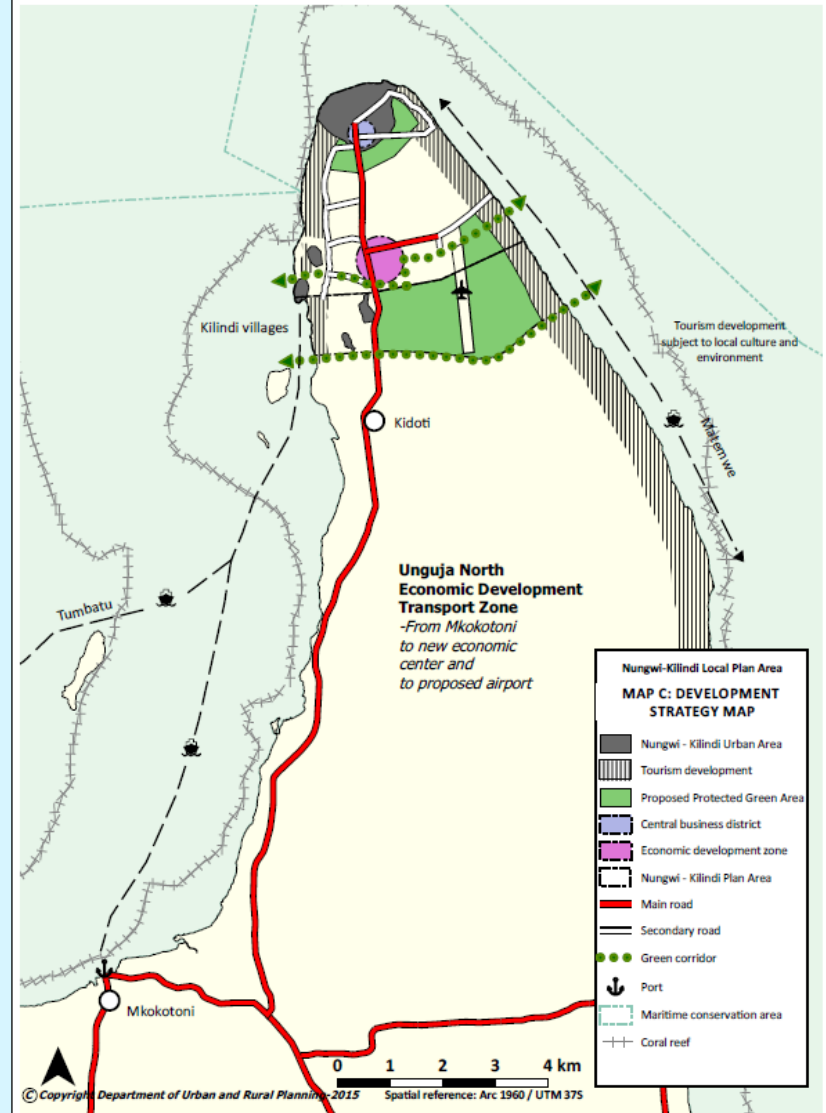


DoURP

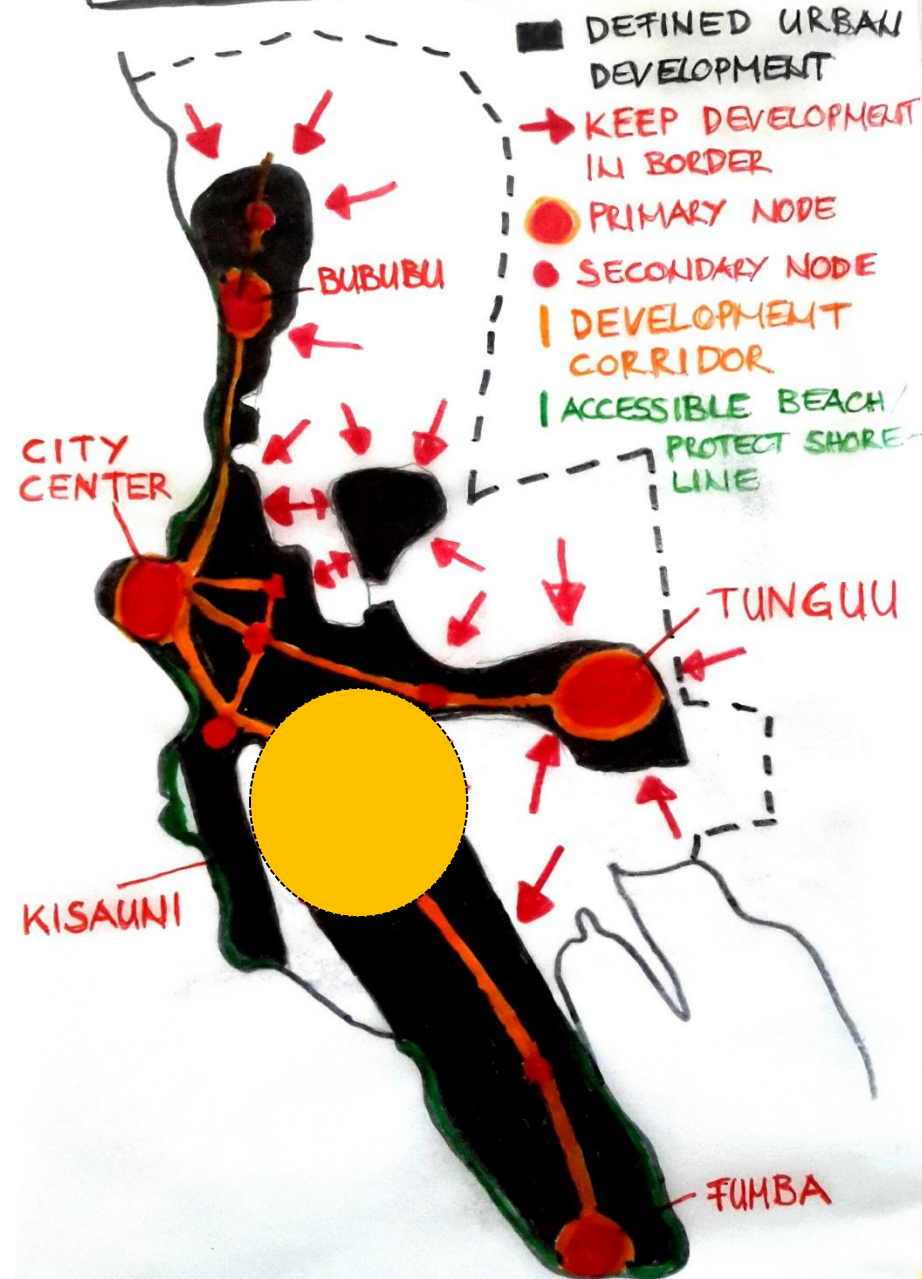
Urban and Rural linkage



ii. Opportunities



ZANPLAN STRATEGY | ZANZIBAR CITY



conceptualisation

ii. Opportunities

ii. Opportunities



Revolutionary Government Of Zanzibar,
Presidents Office Finance, Economy and
Development Planning

Technical Assistance for the Preparation of a
Diagrammatic Indicative Structure Plan for
Zanzibar Municipality and Its Immediate
Periphery and Urban Development Policy for
Zanzibar Town

Draft Structure Plan Report

November 2014



Shapira & Hellerman Planners
ROM Transportation Engineering Ltd.

This report takes into account the particular
instructions and requirements of our client.
It is not intended for and should not be relied
upon by any third party and no responsibility is
underaken to any third party.

Zanzibar Metropolitan City Structure

Current

Population : 593 678

All area 230Km²

Built-up 98km²

Proposal

Population : 1,500,000

All area: 300km²

Built up 140km²

New added area 42km²

II. Urban context

1. Stone Town

Historic Area and UNESCO World Heritage Site

- Area 98 Ha
- Population 12 000 inhabitants

2. City Centre

A new CBD of Zanzibar Municipality

- Area 284 Ha
- Population 35 000 inhabitants

3. Inner city

Part of Zanzibar Municipal and Residential Area

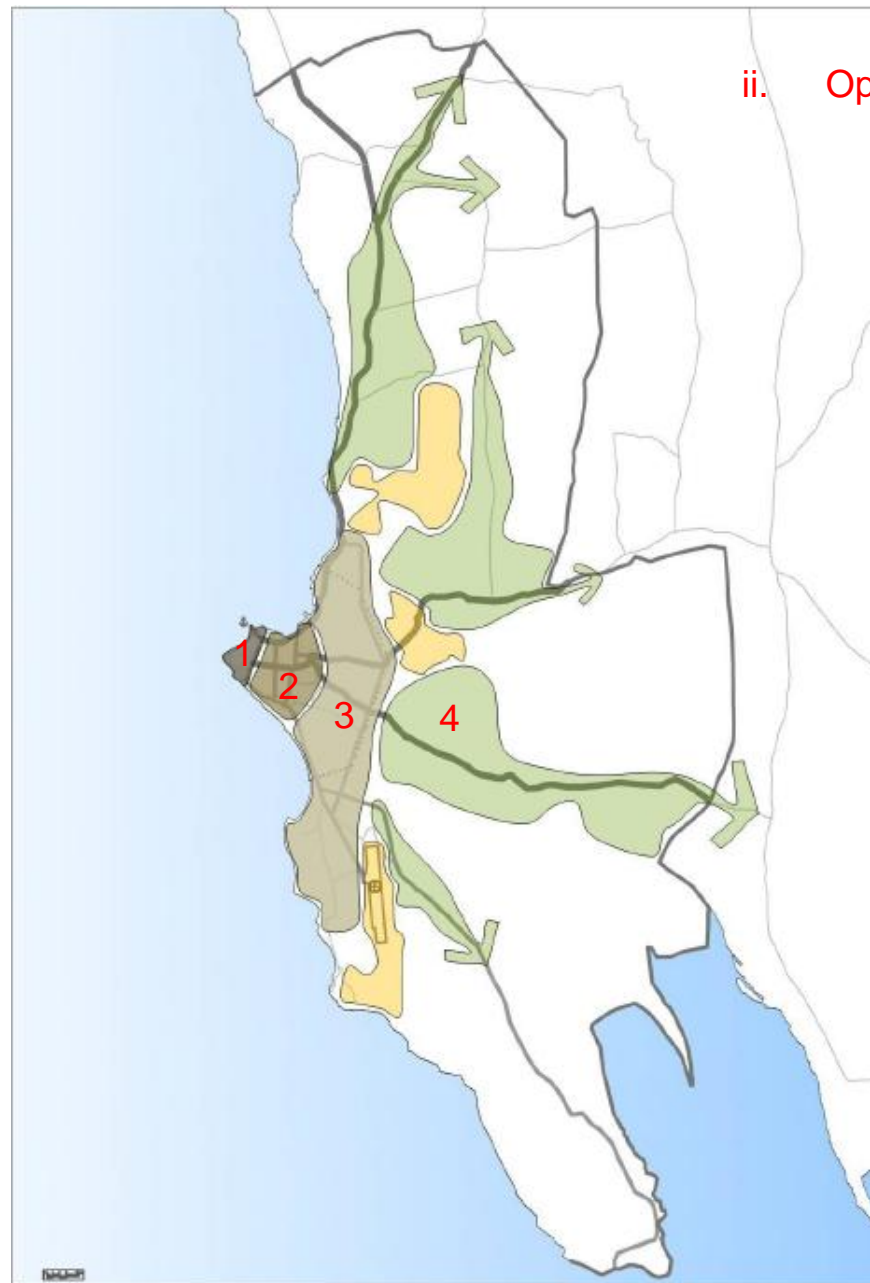
- Area 722 Ha
- Population 142 000 inhabitants

4. Periphery

New developed Area, part of District Councils

- Area 13 646 Ha
- Population 346 000 inhabitants

ii. Opportunities

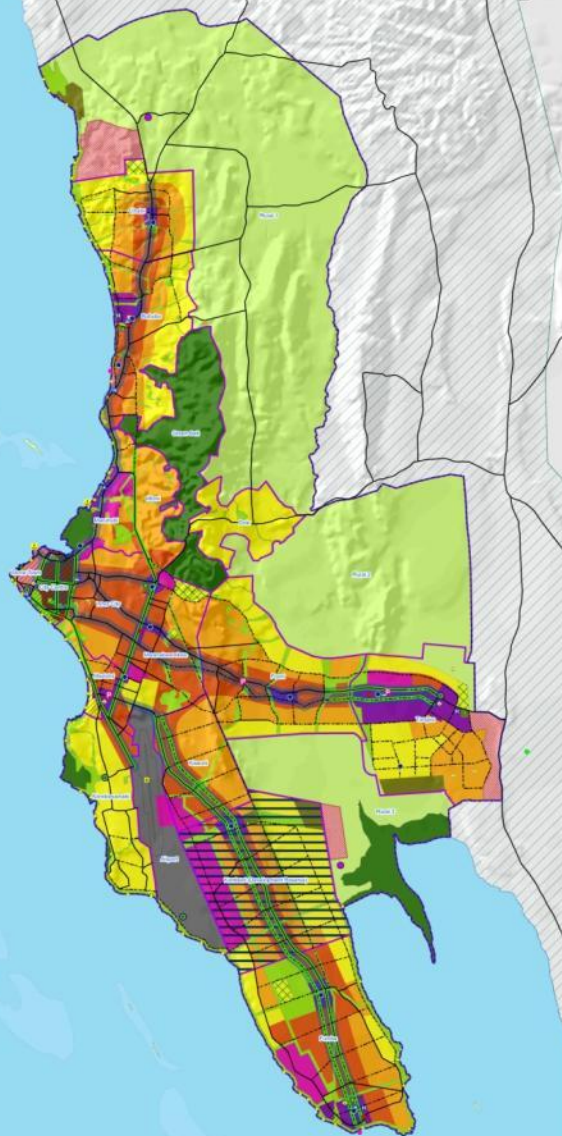




ZANZIBAR METROPOLITAN CITY STRUCTURE

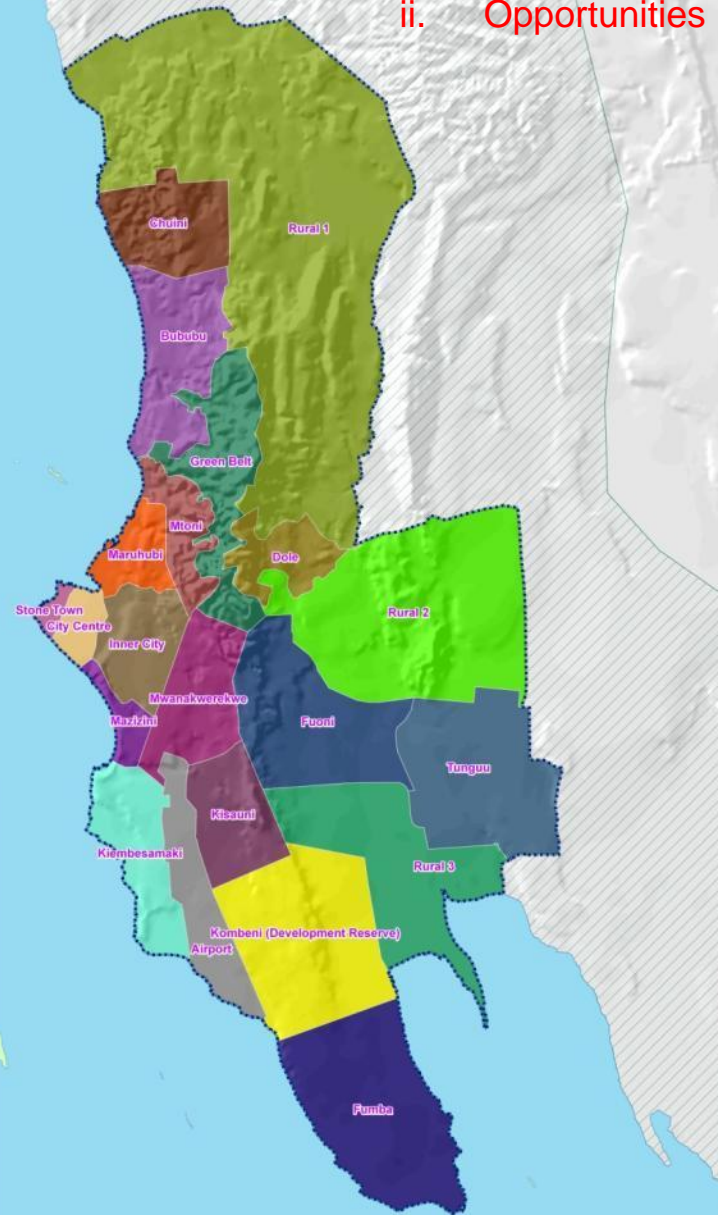


- Airport
- Seaport
- Marina
- Public Transport Terminus
- Park & Ride
- Emergency Services Facility
- Hospital
- Market
- National Institution
- Academic Institution
- Stadium
- Proposed Solid Waste Site
- Sewage Treatment Site Area
- Beach
- Historic Site
- Hotel
- Museum
- Park
- Sports Facilities
- Existing Main Road
- Proposed Main Road
- Boulevard
- Activity Corridor
- Planning Zone
- Development Reserve
- Tourism Development Area
- Mixed Activity Zone
- City Centre
- Stone Town
- Residential Zone High Density
- Residential Zone Moderate Density
- Residential Zone Low Density
- Military
- Industrial Area
- Airport
- Forest/Mangrove
- Open Space System
- Sport
- Cemetery
- Rural
- Rural Buffer Zone
- Planning Area



ii. Opportunities

- Stone Town
- City Centre
- Inner City
- Bububu
- Tunguu
- Fumba
- Maruhubi
- Chuini
- Dole
- Fuoni
- Kiembesamaki
- Mtoni
- Kisauni
- Kombeni (Development Reserve)
- Mazizini
- Mwanakwerekwe
- Airport
- Rural 1
- Rural 2
- Rural 3
- Green Belt
- Rural Buffer Zone
- Planning Area



SHP- ROM

ZanPlan

1:50,000

30/11/2014

Zan Plan Proposed Land Use

0 5 Km



SHP- ROM

ZanPlan

1:50,000

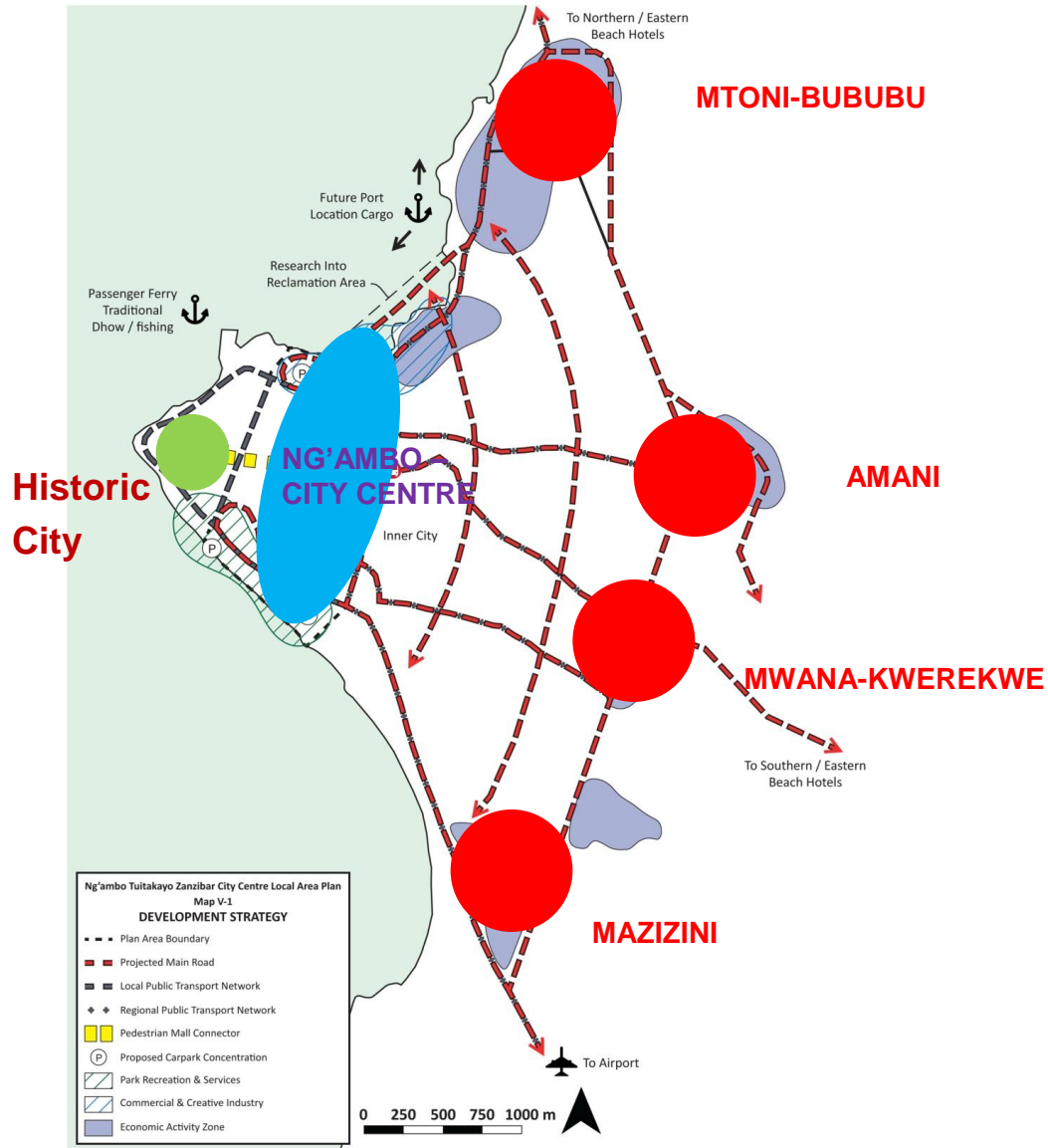
30/11/2014

Zan Plan Planning Zones

0 5 Km



AREAS OF INVESTEMENT



iii. Needs

INVESTMENT AREAS

1.Nodes (Kisauni, Fuoni, Mazizini, Mwanakwerekwe, Amani, Mtoni, Chuini)

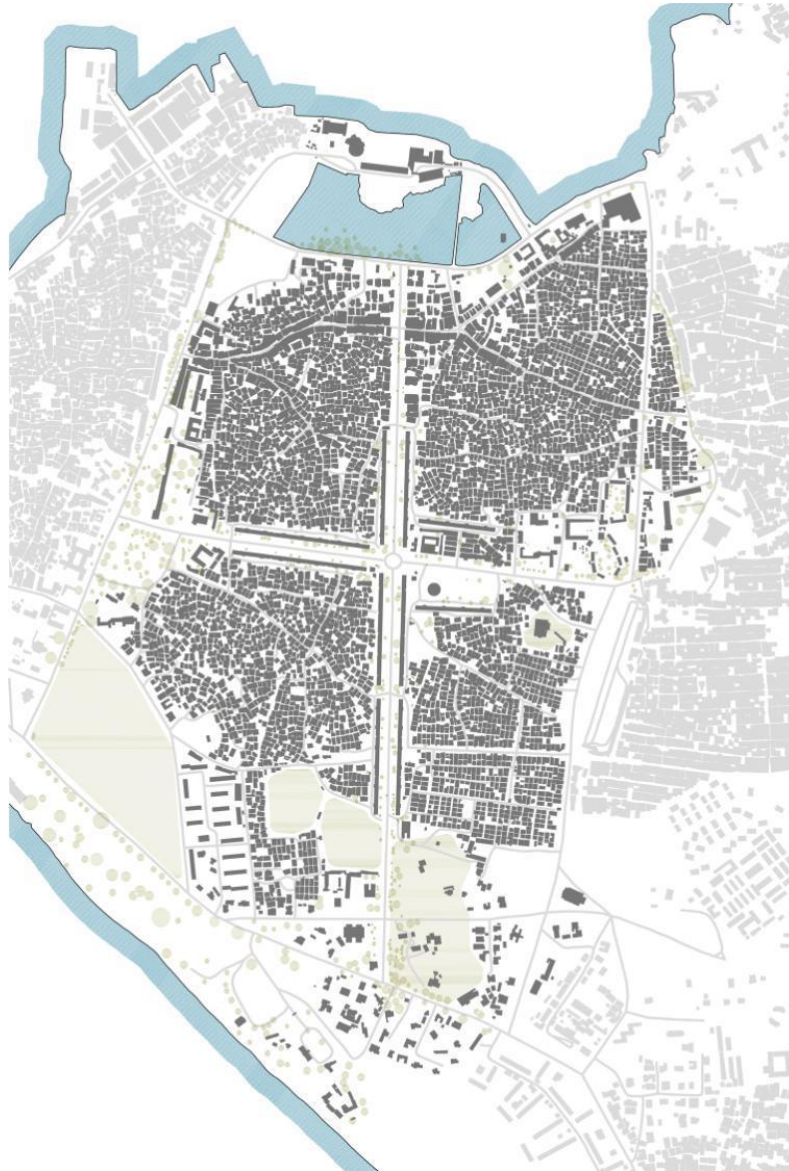
2.Historic Centre

3.City Centre

iii. Needs

NG'AMABO

- Area 238 Ha
- Population 57,304 inhabitants
- Workers 32,000
- House 6,706 buildings



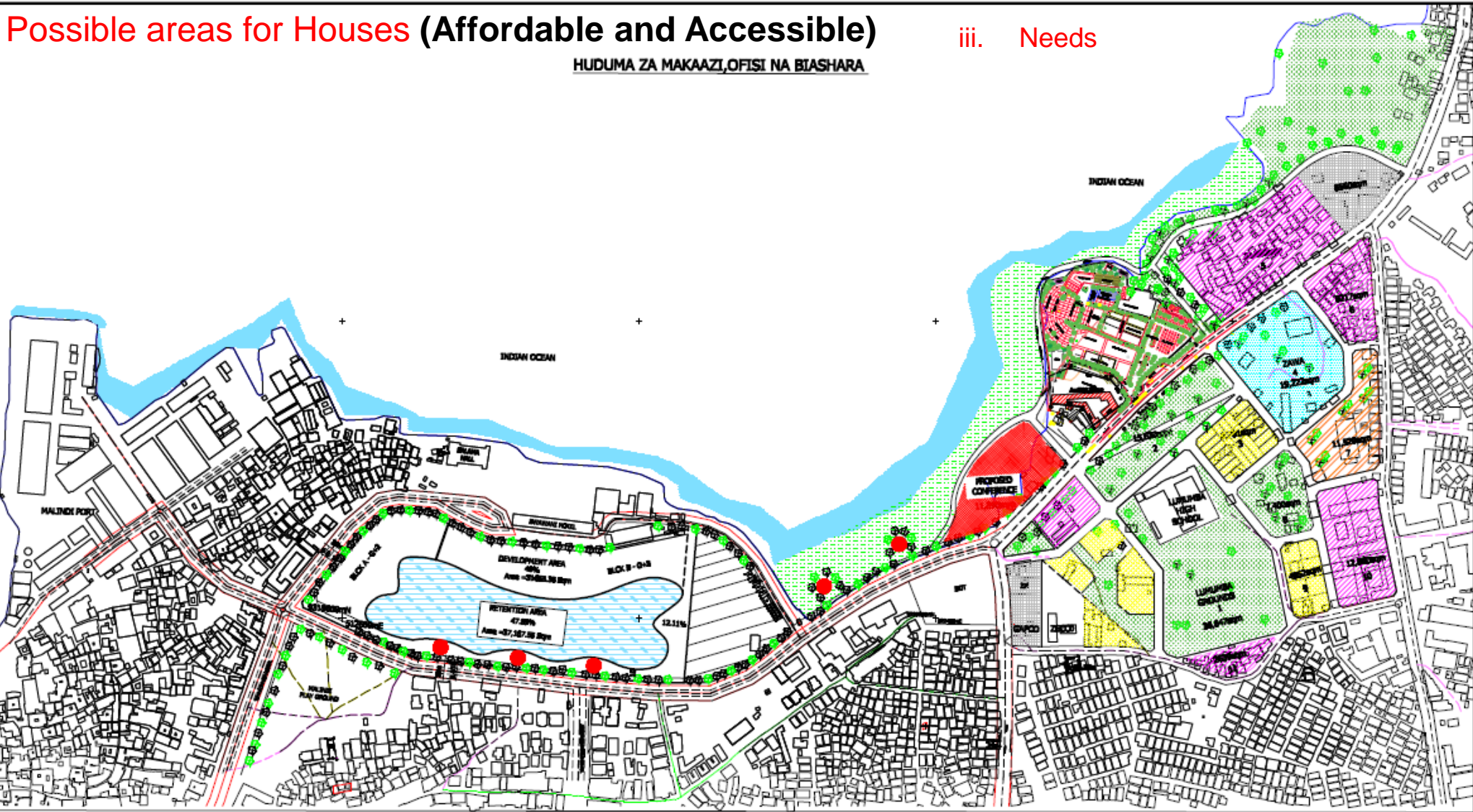
NEEDS

HOUSING (INFRASTRUCTURE)



Possible areas for Houses (Affordable and Accessible)

HUDUMA ZA MAKAAZI, OFISI NA BIASHARA

iii. Needs



PROPOSED IMPROVEMENT PLAN FOR BWAWANI SAATENI CORRIDOR

PREPARED BY : MUCHI J. A	DRAWN BY : MUCHI J. A	CHECKED BY : H/UPL	 N	DESIGN STANDARDS	KEY : 1. COMMERCIAL/RESIDENTIAL/OFFICE BLOCK. 2. RESIDENTIAL BLOCK. 3. ZAWA. 4. EXHIBITION CENTER. 5. LUMUMBA HIGH SCHOOL. 6. OPENSACE/ URBAN LANDSCAPE 7. MANGROVES	
SCALE : 1:4000	DATE : 24.07.2017	PG.NO. /2017				
APPROVED BY : DIRECTOR OF URBAN AND RURAL PLANNING						

iii. Needs



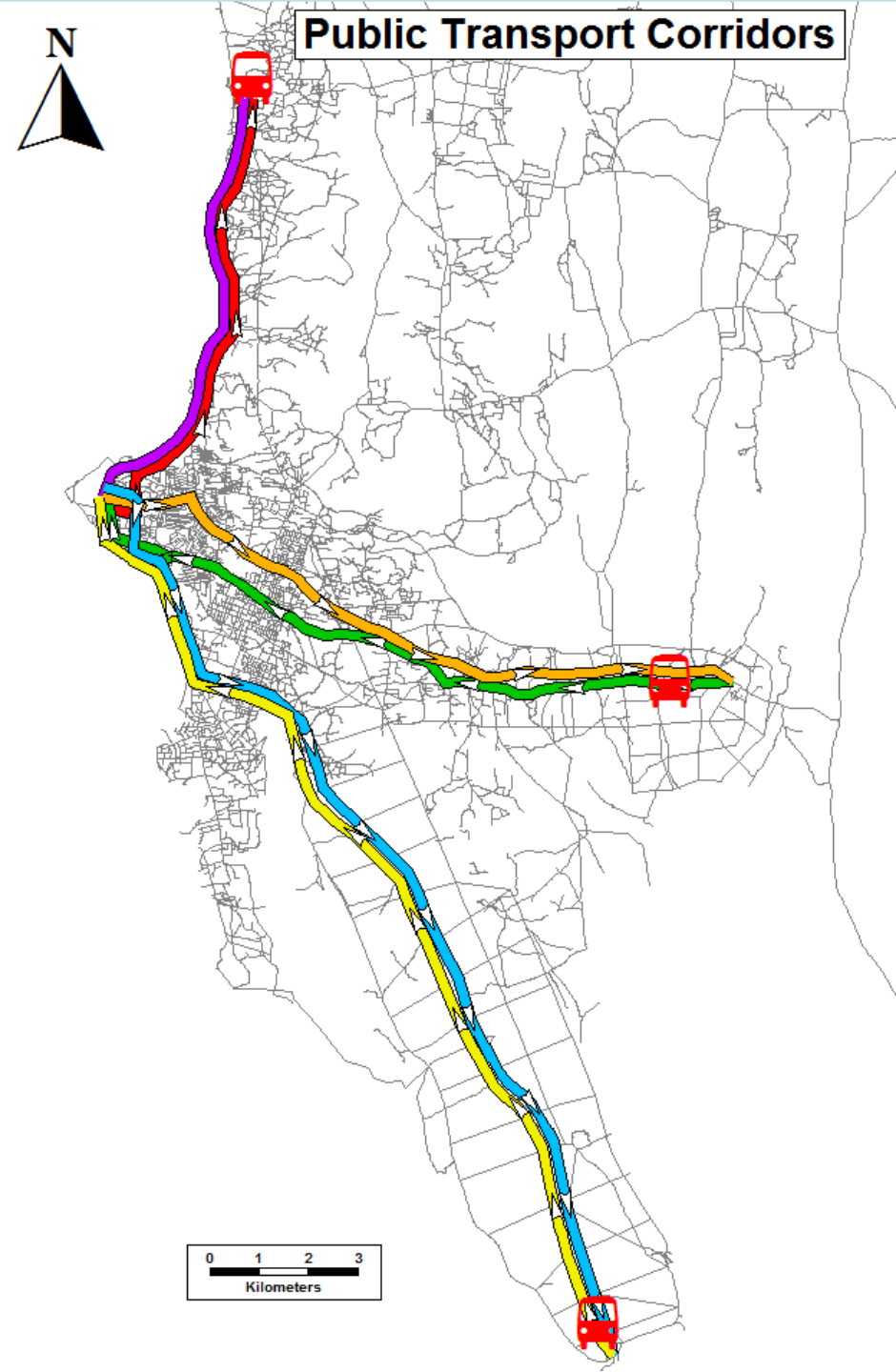
iii. Needs

NEEDS

PUBLIC TRANSPORT (4 Central stations)

- a. Bububu,
- b. Tunguu
- c. Fumba
- d. Kljangwani

DoURP



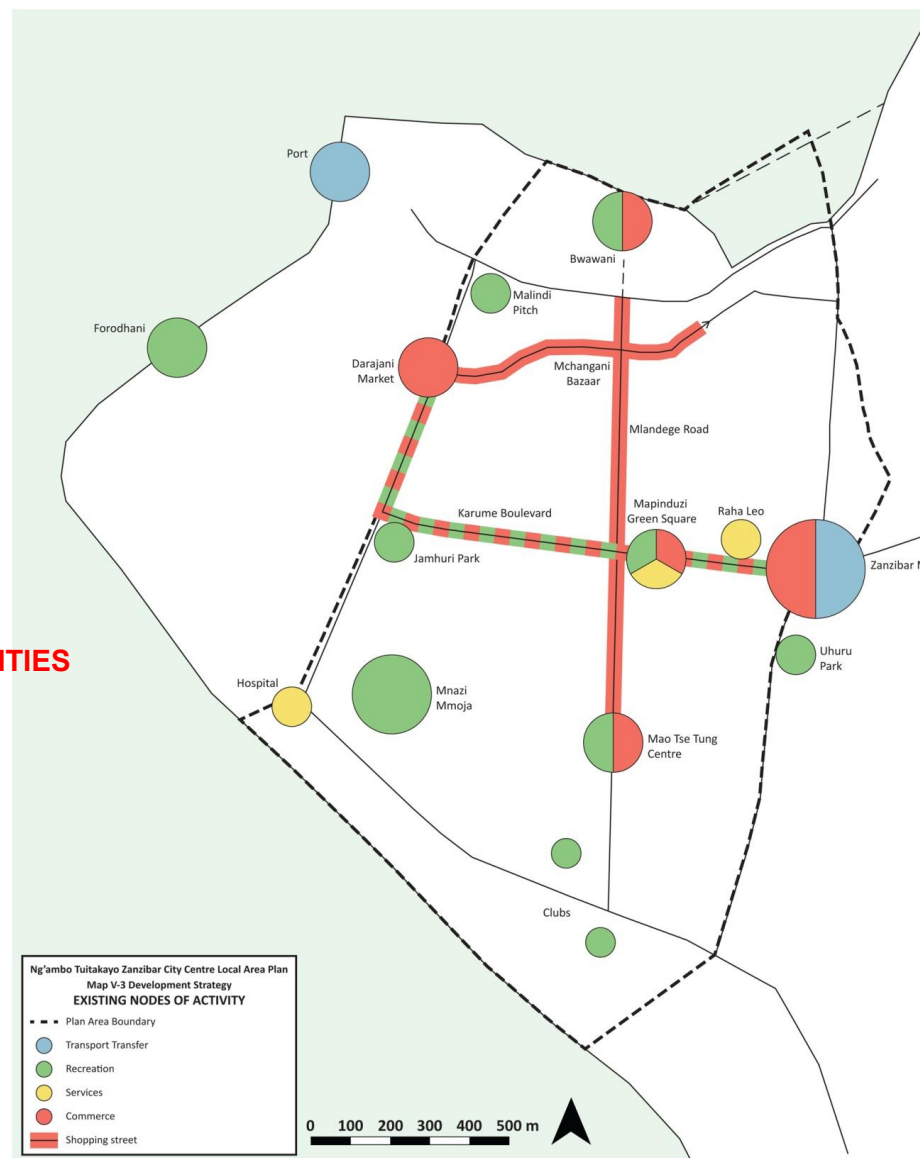
iii. Needs



iii. Needs

NG'AMABO PLAN: NODES OF ACTIVITIES

- Area 238 Ha
- Population: 57,304 ~~100,000~~
- Workers 32,000 ~~100,000~~
- House/Service 180Ha ~~200 Ha~~
- Leasure/Green 32 Ha ~~40 Ha~~



NEEDS

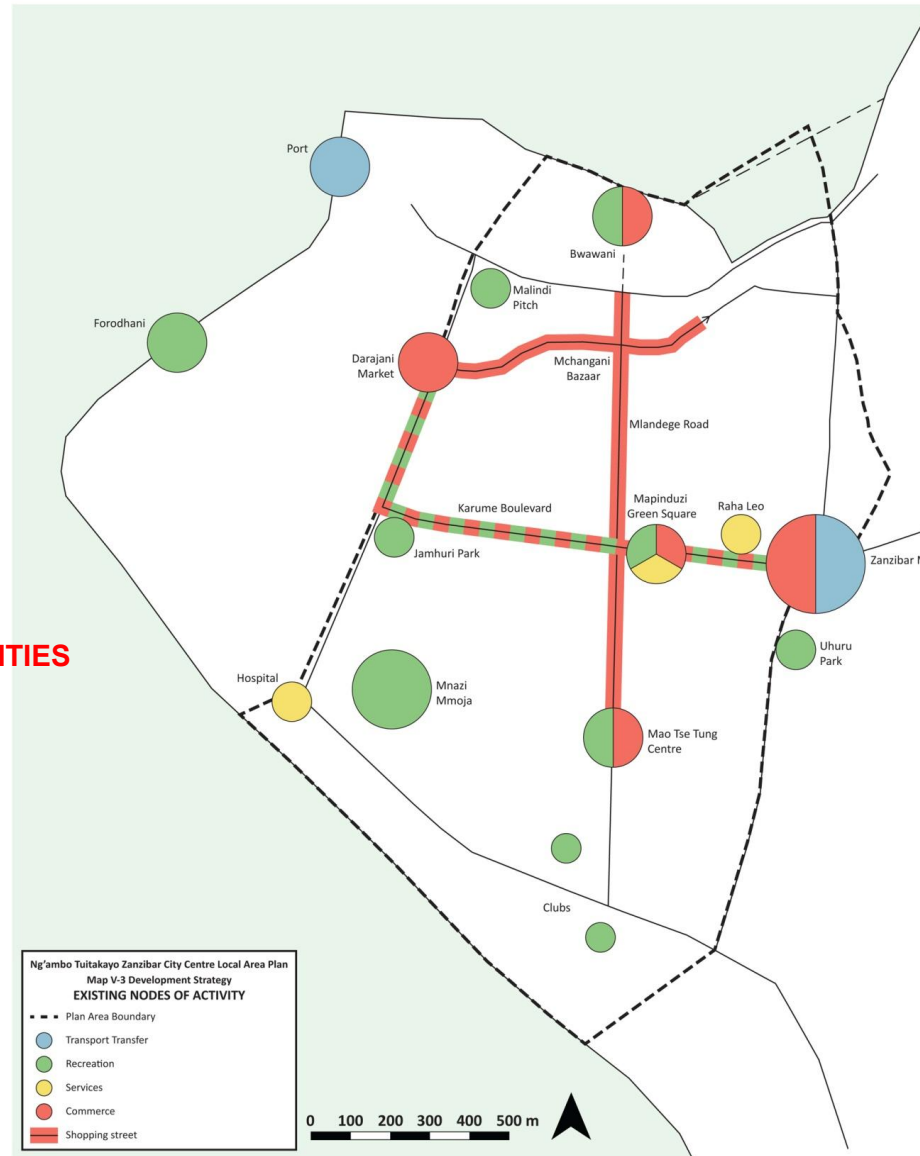
OFFICES



iii. Needs

NG'AMABO PLAN: NODES OF ACTIVITIES

- Area 238 Ha
- Population: 57,304 ~~100,000~~
- Workers 32,000 ~~100,000~~
- House/Service 180Ha ~~200 Ha~~
- Leasure/Green 32 Ha ~~40 Ha~~

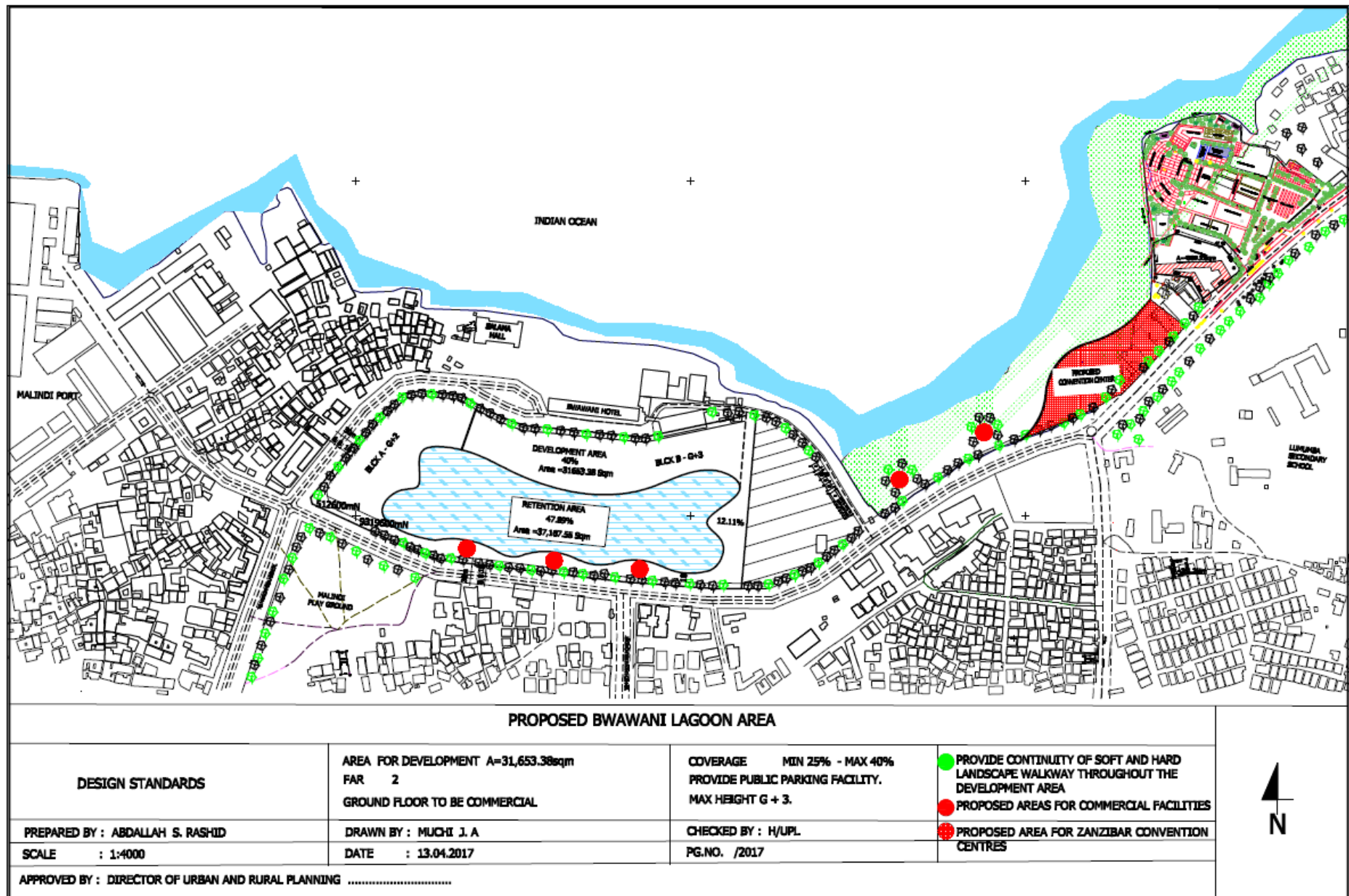


NEEDS

PUBLIC AREAS

Future development of Bwawani-Kinazini Area

iii. Needs



Future development of Bwawani-Kinazini Area



ASANTENI

