

Coastal Community and Land Resources, a Case Study Of Kiwengwa Coastal Village –Zanzibar Tanzania

Azzan Mohammed Azzan and Said Salmin Ufuzo (Tanzania)

Key words: Coastal Zone Management;

SUMMARY

COASTAL COMMUNITY AND LAND RESOURCES, A CASE STUDY OF KIWENGWA COASTAL VILLAGE –ZANZIBAR TANZANIA Key words: Coastal community negotiation tools, land governance; spatial planning Other key words: Zanzibar, Kiwengwa Authors: 1: Mr. Ufuzo, Said Salmin, Department of Lands and Registration –Zanzibar. (Tanzania, United Republic of) Email: ufuzo_us@hotmail.com 2: Mr. Azzan, Rashid Mohammed, Department of Surveys and Urban Planning – Zanzibar. (Tanzania, United Republic of) - Email: rashidazzan.07@gmail.com. Abstract In developing coastal communities many indigenous/ community have firm rules on land and inheritance, and have deeply ingrained cultural traditions. Every government faces the challenge of land differently, with its vast array of laws and with varying degree of political will. This complexity is further compounded in Small Islands Development States (SIDS) where coastal resources are based on natural environment, competed highly for by foreign money and tourists; but foreign developers are arriving and are often displacing settlements to marginalized areas. Up until the 1980s, Zanzibar had a monoculture economy based on cloves. Following a fall in world clove prices and a decline in local production, however, the government rushed to diversify the island's economy, making investments in several other sectors, including tourism. Beach tourism is the most prominent type of tourism in Zanzibar (of which most development is on Unguja Island), and new tourism developments are springing up rapidly. This paper draws from a study (Dumashie, Ufuzo and Azzan 2010), in which the authors analysed the problem of land sale and land conflicts in the coastal villages of Zanzibar Islands. This paper outlines the original study and provides an update on how matters have progressed since the workshop. The study project has focused upon addressing access to coastal resources for low-income groups by seeking to develop community tools to negotiate with tourist land developers. In a pro – poor context it achieves this by considering how to engage with communities and how such tools may work. The data collected are based on workshops done in the Kiwengwa village (pilot for islands), interviews with local community and local leaders. Kiwengwa is the first coastal areas for tourism development attracting many foreign investors. It is 25km from Stone town, with long white beach. It consists of small three villages Kiwengwa Kairo, KiumbaUrembo and Gulioni, with population of about 2,800 people. The Study looked at the existing problem facing local communities especially in coastal areas on negotiating land sale. Though tourism has increased the number of hotels and GDP but also has created social conflicts more land conflicts and social problem. Few families has benefited from land sale from investors. The middle men in land negotiations do

not benefit the real owners, land speculations, cheating during signing of land sale. Although some of the existing legal instruments are outdated but also not well-known to many local communities that lead of selling land without following proper procedures. The study demonstrates that in the past two decades, the existing procedures of land sale in Zanzibar is at best misleads the local communities. Land especially along the valuable beach sites are being sold to agents for speculation. Land conflicts and land speculation started to emerge among the societies, while the smart ones bought land at low price from pro poor communities and sale at high price. Most of the coast land in Kiwengwa is either sold to the investors or owned by middleman.