

Planning Statement and Regulations

The Town and Country Planning Decree (Cap 85)

REGULATIONS

(Under Section 37)

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

PART I - Preliminary

1. *Title and Commencement*

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

2. *Application*

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

3. *Maps*

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

4. *Interpretation*

In these regulations, unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

Facade means the exterior wall of a building.

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

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

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

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

Hotel means an accommodation for visitors that exceeds 10 beds.

Listed buildings are those buildings protected under the terms of the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Warehouse has the same meaning as godown.

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

PART II - Application of these Regulations

5. The ambit of these Regulations

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

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

6. Compliance with these regulations

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

7. Planning and building applications

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

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

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

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

8. Granting of permits

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

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

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

9. Refusal of permits

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

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

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

10. Procedure of appeal

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

11. Public notice of intention to carry out works

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

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

12. Safety of operations

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

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

13. Inspection of building works

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

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

14. Completion of building works

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

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

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

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

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

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

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

15. **Issuing of guidelines**

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

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

16. **Offences**

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

PART III - Land Use and Zoning Regulations

17. **Use of land and building**

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

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

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

18. **Shops, workshops, and trades**

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

19. **Garages and warehouses**

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

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

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

20. **Zone 1 - Residential**

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

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

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

21. **Zone 2 - Mixed use**

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

22. **Zone 3 - Commercial**

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

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

23. **Zone 4 - Proposed business expansion zone**

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

24. **Zone 5 - Cultural/institutional/public**

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

25. **Zone 6 - Health**

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

26. **Zone 7 - Port**

This zone is for port facilities and related activities only.

27. **Zone 8 - Public open space**

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

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

28. **Conflicting land uses**

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

29. **Illegally blocked streets**

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

PART IV - Conservation Regulations

30. **Repair and restoration notices**

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

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

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

31. **Repairs to existing buildings**

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

32. **Listed buildings**

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

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

(3) *Grade II:*

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

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

33. **Protected architectural features**

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

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

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

34. Protected streetscape features

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

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

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

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

35. Protected green space

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

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

PART V - Development Regulations

36. New development, additions and alterations

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

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

37. Planning

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

(2) Building lines:

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

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

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

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

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

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

(6) Streets:

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

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

38. Structure and finishes

(1) Building materials: Standards and finishes of building materials must conform to the existing buildings in the Stone Town.

(2) Details and fittings: Details and fittings for new buildings and additions shall be compatible, in appearance and proportion, with the traditional character of the Stone Town.

(3) Colours: used on the outside of new buildings and additions must blend with the range of tones and colours found in the Stone Town.

39. Health and sanitation

(1) Approval by the Authority: All health, sanitation and water supply provisions must be approved by the Authority.

(2) Light and ventilation: The Authority will review all applications with respect to the proper siting of buildings to allow enough space for light and ventilation.

(3) Drainage: Plans for new buildings and, if appropriate, additions must show that satisfactory provisions have been made for drainage. Roofs must be provided with sufficient gutters and down pipes to prevent rainwater from infiltrating any part of the building and to carry rainwater to the street drains. No rainwater shall be discharged directly into the street from a height above 20 cm.

(4) Sanitation:

(a) Construction plans for new buildings and, where appropriate, additions and alterations shall show that satisfactory provision has been made for sanitation and waste water facilities.

(b) The Authority may require the owner or builder to do additional work to ensure satisfactory discharge of household waste water and sewage into the existing sewage network, including the reconstruction, if necessary, of the sewer pipe outside the new building or addition.

40. Action Areas

(1) The Conservation and Development Map identifies four public areas as Action Areas. These are:

- the Seafront,
- the New Port Entrance,
- the Creek Road and Market Area,
- the Malindi Business District.

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

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

PART VI - Circulation and Parking**41. Issuing of Circulars**

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

(2) The Authority, in consultation with the Traffic Police, Municipal Council and other relevant Ministries, will issue circulars detailing specific traffic regulations covering private and public transport, parking, access and any other measures that may be deemed necessary. The Map P3 will be modified and amended in accordance with such provisions.

42. Motorized traffic circulation

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

43. Weight limit

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

44. Traffic calming

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

45. Motorcycles

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

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

46. Parking

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

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

47. Godowns for motorcycle parking

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

48. Bicycles

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

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

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

PART VII - Environmental Provisions

49. Infrastructure improvements

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

50. Excavation work

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

51. New pipework

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

52. Rubbish disposal

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

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

53. Septic tanks

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

54. Cables, wires and street lighting

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

55. Street paving, details and fittings

(1) Street paving materials shall be in keeping with the existing historical and architectural character of the Stone Town. They, and other landscaping materials, and their detailing jointing shall be approved by the Authority.

(2) Expansion joints must be provided at the junction between the new paving slabs and the base of the buildings to allow for differential movement.

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

56. Street furniture

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

57. Storage

(1) No storage or sale of building materials or any other goods shall be permitted in the streets and open spaces without prior written approval by the Authority. Approval for such storage will be dependent, among other considerations, on the applicant observing health and safety regulations and keeping the area generally clear for public passage and use.

(2) The Authority may order the removal of building materials, goods, garbage or debris from collapsed buildings. These materials will be disposed of in a safe manner outside the designated Conservation Planning Area.

58. **Signs and advertisements**

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

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

PART VIII - Appendices

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

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

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

“X” means development which is not permissible by the STCDA.

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

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

PLOT NO.	LOCATION	PRESENT CONDITION	PRESENT USE	RECOMMENDED USE
903/904	Malindi North	Poor	Storage	Mixed-use infill plot
MN1D	Malindi North	Good	Storage of foodstuffs	Return to original intended use as nursery school
3101	Malindi North	Deteriorating	Storage of foodstuffs	Drastically reduce frequency of deliveries otherwise convert to residential or community use
MS1C/MS1E	Malindi South	Good	Warehouse	Retailing (part of Port Action Area)
MS1F	Malindi South	Poor	STCDA workshop and storage	Demolition (Part of Port Action Area)
1259A	Malindi South	Deteriorating	Wholesale cigarettes	Commercial or auction space
601	Malindi South	Deteriorating	Building contractors office	Commercial or mixed use
1247A	Malindi South	Poor	Storage	Commercial or auction space
620A	Malindi South	Deteriorating	Storage of heavy goods	Residential infill plot
542	Sokomuhogo	Deteriorating	Poultry keeping	Commercial or mixed use
2001A/2002	Kajificheni	Ruin	Vacant	Residential or mixed use
2006	Kajificheni	Ruin	Vacant	Residential or mixed use
1947A-1949	Kajificheni	Deteriorating	Storage of building materials	Workshop or mixed use
66	Shangani	Poor	Storage of chemicals	Residential infill
179	Forodhani	Deteriorating	Storage	Mixed use
751	Forodhani	Ruin	Vacant	Residential or mixed use

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

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

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

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

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

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

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

E. *Action Area Briefs*

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

Seafront

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

Port Entrance

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

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

Central Market

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

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

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

Malindi Action Area

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

Zanzibar,
1st July, 1994

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