

The Effects of Climate Change on Land Tenure in Zanzibar

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Zanzibar

- An archipelago of islands within the United Republic of Tanzania.
- semi-autonomous authority with its own Government, President and Legislative Assembly independent of the United Republic.
- consist of two main islands – **Unguja** and **Pemba** with 53 small islets.
- limited land for human settlement and socio-economic activities.
- population density of 500 per sq.km, in a land area 2,650 sq.km



INSTITUTIONS

Department of Urban Planning

- Preparation of coastal development plans
- Master plans for main towns
- Local plans for towns and villages
- Details and action plans, zoning
- Improvements for informal settlements
- Development guidelines and planning permit

Department of Lands

- Adjudication
- Titling of rights of occupancy
- Leaseholds for investments
- Land registration

Department of Survey and Mapping

- Cadastral survey
- Land information system
- Mapping and map editing
- IT Office and spatial data

Department of environment

- Environmental guidelines and standards
- Environmental policy
- EIA and SIA guidelines
- M&E of investments

Department of Disaster Management

- monitor climate changes and improve information based on disasters in the islands.
- Disaster policy, monitoring, coordination, research, awareness raising.
- The Department is still new and is facing many challenges including professional staff in disaster management, up to date equipment and centres of monitoring disaster information.

CHALLENGES

Urbanisation

- High density – 500 persons per hectare
- Urban land demand has increased for settlements, urban agriculture, hotels
- Environmental problems in risk and flood areas
- Over use of energy – especially in hot seasons
- Rural settlements have also increased

Land Use Planning and environmental degradation

- Increase in informal settlements especially in risk zones and flood areas
- Farming practices on steep slopes and wetlands areas
- Extraction of building materials
- Uncoordinated programmes with many institutions dealing with planning and other planning permits
- Funds from government to implement plans.

Environmental degradation

Human Impact



Natural impact



Land policy and registration challenges

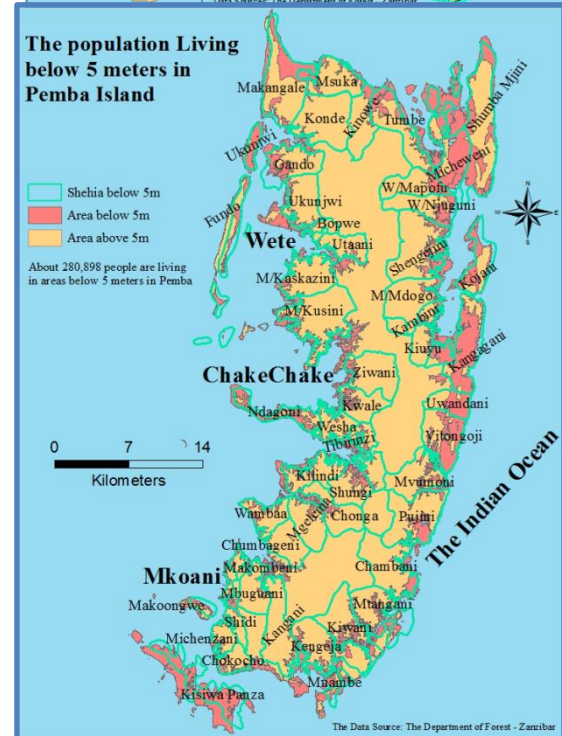
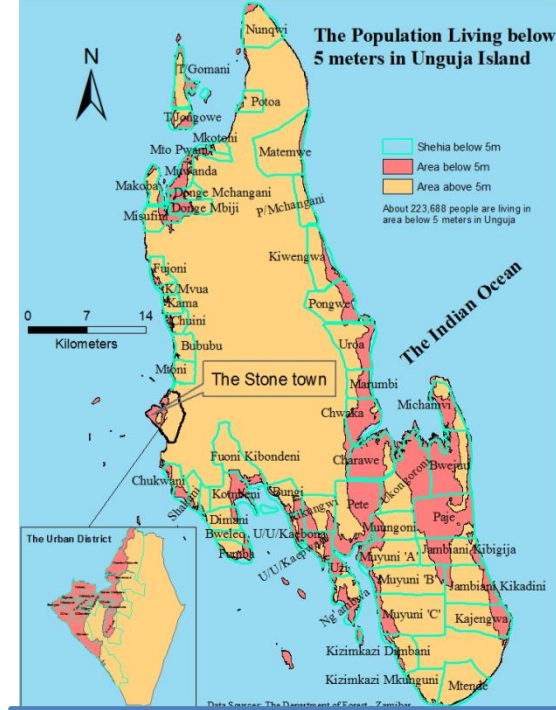
- The Finnish Govt (2005) and World Bank (2010) commenced a review of 1982 policy but not yet finished.
- Land policy is not in place to guide land development
- Land registration not yet in full operation
- Traditional titling is used to give security

Capacity Limitations

- National crisis for all technical departments
- Limited funds for high learning and existing of Training Needs Assessments (TNA) to many departments.
- Limited number of land professionals and other sectors dealing with climate change and disaster risk management
- Sometimes affected by the priorities of the government

Population living 5m below sea level

- In many island areas, the population is fairly concentrated around the coastline,
- 29% of Unguja and 54% of Pemba population are within the 5 metre contour zone.
- relatively high exposure.



Settlements close to 10m from high water marks.



Tourism and other development on coastal lands

- Integrated coastal development and zoning plan.
- Low awareness of the coastal community of coastal erosion due to climate change
- Increased pressure due to hotels and resorts in coastal areas changes ecological system
- Salt water intrusions due to coastal erosion and sea level rise
- No buffer zones or setbacks along the beach

Sources of energy

- Firewood (Biomass 71%)
- Electricity 5%
- Gas/Kerosine 24%



ADDRESSING THE CHALLENGES

Mitigation

- Set up development strategies to reduce the effects and guide and reduce urban / rural growth
- Improve information on land and natural resources
- Inventory on land in urban and rural areas
- Improve analysis and mapping of natural hazards
- Introduce coastal protection and coastal zone management
- Promote alternative energy use such as solar and wind energy

Improved land policies and land governance

- Develop land policy based on inclusive and consultative process to address informal settlements in hazard risk areas
- Implement responsible governance on land tenure in relation to land registration
- Establish comprehensive land database and land information system to improve tenure system
- Develop institutional infrastructure and training
- Measures to protect rights of the poor and vulnerable from loss of livelihood

Thankyou very much for listening



The Tanzanian economic capital Dar es Salaam's heaviest rainfall in more than half a century has caused at least 23 deaths and displaced 5 000 people in 2015.

