

# 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



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.

