

ZANZIBAR TANZANIA

FORODHANI PARK REHABILITATION

DEVELOPMENT/PLANNING – PUBLIC SPACES

The restoration of Forodhani Park is part of a comprehensive programme for seafront rehabilitation in Stone Town in order to restore and secure the city's major urban open space while improving the quality of life for Zanzibaris.

IDENTIFICATION

SIZE OF THE CITY:	400 000 inhabitants	–
SIZE OF THE PROJECT:	NA	The park

PRINCIPAL FUNCTION(S) OF THE CITY:

National capital, administrative and economic centre of Zanzibar. Business, harbour and touristic town

PRINCIPAL FUNCTION(S) OF THE PROJECT AREA:

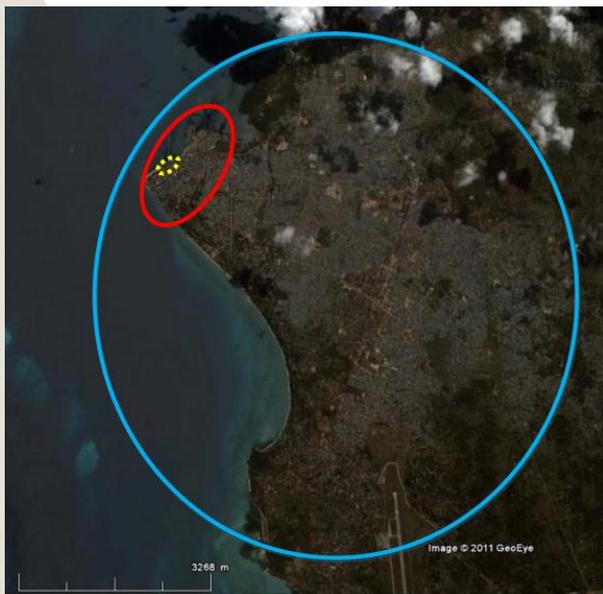
Touristic and leisure activities



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Stone Town sea front, the historic district of Zanzibar

PROJECT SCALE



□ City

□ World Heritage Property

□ Project

WORLD HERITAGE PROPERTY

STONE TOWN OF ZANZIBAR

Inscription	2000
Criteria	(ii) (iii) (vi)
Area	96 ha

The Stone Town of Zanzibar is a fine example of the Swahili coastal trading towns of East Africa. It retains its urban fabric and townscape virtually intact and contains many fine buildings that reflect its particular culture, which has brought together and homogenized disparate elements of the cultures of Africa, the Arab region, India, and Europe over more than a millennium.

DIAGNOSIS/ STATUS	Landscape degradation and decaying infrastructure of the Forodhani Park (central meeting place for the inhabitants and the tourists and the city's first open public place), difficulties in managing and financing the park.
PROBLEMS/ ISSUES	How to regenerate the park, generate funds for its management and improve the tourist facilities of "Stone Town"?
OBJECTIVES	<ul style="list-style-type: none"> ➔ Reinforcement of the Forodhani Park as a user-friendly and tourism public place ➔ Stimulation of the local economy and of small construction companies ➔ Reorganization and improvement of the commercial activities of the park ➔ Job creation in the informal sector ➔ Launch of a broader seaside rehabilitation program

THE INITIATIVE

Zanzibar Government

Aga Khan Foundation

THE PROJECT DRIVERS

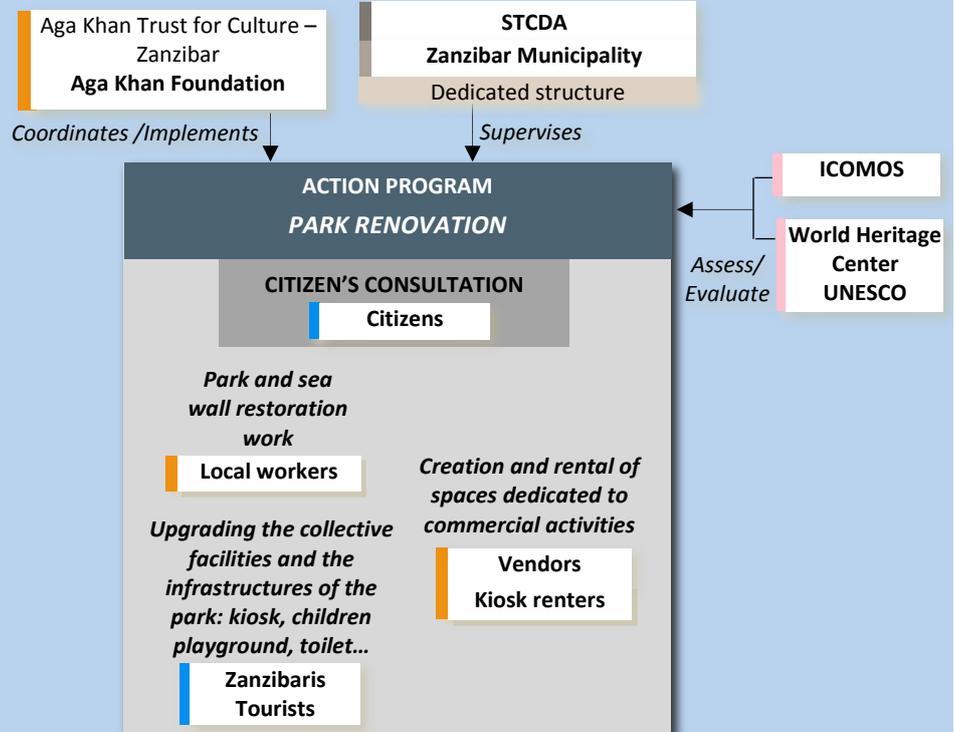
Steering committee

Stone Town Conservation and Development Authority (STCDA)

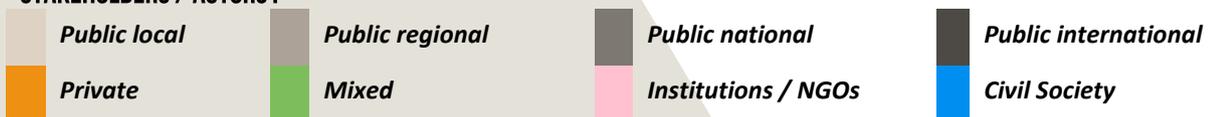
Aga Khan Trust for Culture - Zanzibar

Zanzibar Municipal Council

THE PROJECT IMPLEMENTATION



STAKEHOLDERS / ACTORS :



SITE MANAGEMENT TOOLS

- Town and country planning (1955)
- Local government ACT (1996)
- Stone Town Act (1994)
- Conservation Master Plan (1994)
- Building regulations
- Stone Town Act (2010)
- Heritage Management Plan (2010)

FUNDING

DETAILS ON PUBLIC FUNDING

Zanzibar Government

DETAILS ON PRIVATE FUNDING

For sustainable management of the Park, an ad-hoc fund and structure was established to collect rent from park users such as vendors who sell food in the evening and kiosk renters who use the park and renewed or new facilities (kiosk, children play ground and toilet).

INTERNATIONAL FUNDING SOURCES

Aga Khan Trust for Culture, World Bank

TOTAL PROJECT AMOUNT

3,2 million US\$

The park renovation intervention had been budgeted at 2.8 million dollars.

The identification of the unforeseen, but necessary, additional work – the reinforcement and the restoration of the sea wall – caused an increase in the total cost, calculated at 3.2 million dollars thanks to a partnership with the World Bank.

STATE OF PROGRESS

Start
2008

The restoration of Forodhani Park took approximately 18 months

Inauguration
July 2009

RELATION BETWEEN THE PROJECT AND THE VALUE OF THE PROPERTY

Forodhani Park is an open space by the seafront, next to some of the main buildings and attractions of Stone town and close to the ferry terminal. It's a key location. The originality of the project lies in the emphasis of the means of action on a public space, a major heritage property with regards to the social life, tourist attractiveness, the linkage between the inscribed site and the rest of the city. Consequently, it strongly contributes to the safeguard of the values of the inscribed property.

However, beyond the physical intervention on the requalification of the public space, the project impacts the urbanity and the management of the site. Social appropriation and even more so the involvement of the street merchants are put at stake and constitute the key of the equilibrium of the urban functions deeply intertwined with the value of the property. It links heritage values, enhancing the urban quality of life and creating a business friendly environment.

RESULTS/ IMPACTS

Restoration of the walkways, infrastructure and landscape of the Park :

- Improvement of infrastructure, including lighting, sewerage and drainage
- Upgrading of civic amenities,
- Restoration of the seawall in front of the Park,
- Creation of 200 new jobs in the construction phase,
- Stimulation of the local economy through Park reconstruction costs,
- Generation of employment opportunities in the informal sector,

- Creation of a more attractive environment for Zanzibaris and visitors.

The public became more aware of the importance of the public space in the town.

Local vendors are using the Park to sell food to locals and tourist in the evening.

The local vendors pay a rent to an ad hoc structure run by advisory board (STCDA, Zanzibar Municipal Council ZMC and Aga Khan). This generates a specific revenue which in turn funds the maintenance of the park.



© Aga Khan Trust For Culture/ STCDA

The Forodhani Park before, during and after the work

QUESTIONS

The major issues regarding the management of the World Heritage Property are funding, maintenance and integrated management.

This project demonstrates how financial resources can be generated within the Property, and adapted mechanisms set up.

The administrative structure of the Property is shared between the Municipality and STCDA. This structure established before the restoration of the park is run by an advisory board. Yet an ad-hoc structure created to take care of the renovation project shows that the Property needs good management mechanisms for its sustainable development and management.

The model of sustainable management implemented and the maintenance of the refurbished park require a more important technical capacity. Currently the number of

technicians in the park is still inadequate but some trained during the restoration work, works in STCDA.

Unfortunately, inhabitants were not involved in the project. But during the construction phase inhabitants were asked to comment on particular aspects and were somewhat involved. STCDA execute board decisions whose member were from STCDA, ZMC and Aga Khan, which have independent accounts. Before the restoration work started, during the design phase, and preparation drawing phase, nearly three workshops which involved the local community, were done for purpose of issuing comments. Comments were taken in, like the modification of existing external staircase. Finally, tourism development can be better exploited to support management of the Property.

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