

Conservation Strategy and Management Plan of
Market adjacent to Buffer Zone in Stone Town
Zanzibar – Tanzania

Conservation and Management of Historic Building
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Abstract:

Tanzania is union of 1964 between Tanganyika and Zanzibar.

Zanzibar Situated 35 km, of Mainland Zanzibar is an Archipelago of two Islands Unguja & Pemba. It has an area of 2,332 km² and 981,754 inhabitants.

Stone Town of Zanzibar is among the old Swahili towns in East African which symbolizes complexity and dynamism of Swahili culture. It has 96 hector with 18,000 inhabitants and a buffer zone area of 84.6 hector. It is the commercial, educational, social, cultural and business center of Zanzibar. With the 1994 Act of conservation, the 96 hector of conservation area (core area) and Buffer zone are more managed based in the World Heritage Convention and Operation guidelines.



Fig 1

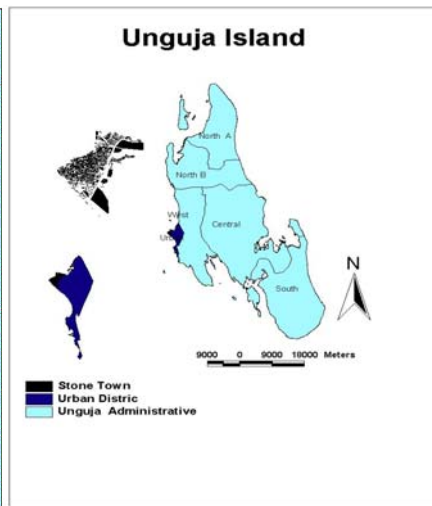


Fig 2

One among historical features of Zanzibar stone town is the existence of the old market which was built in the early 1900s. Due to its location which is adjacent to buffer zone, the area is facing a number of development challenges including overstretching of public utilities, crowd and congestion and hap-hazard construction of different structures some of which are not conducive to that place. Need of having a conservation strategy and conservation plan to address that situation need not be overemphasized. It is an immediate and sustainable solution to that particular area.

Current situation of the building and the market place in general is very potential to socio economic development of stone town as well as the whole municipality as the place serve not only local community but also tourist who visit the site as part of their stone town tour.

The whole complex of the market is too big and much complicated to be addressed within a short period of time it needs a lot of money, time and other resources to be completed. Therefore this proposal

aimed to focus only on the Northern part of market historically known as Estella market.

The project intends to repair, and construct new facilities as additional structures needed in the market which do not currently exist. The overall goal is to make the place more useful, environmentally sound and beautiful place to look at.

The total amount of the project is expected to be USD \$ 28,572 [TZS 40,000,000/-].

Introduction

Historical background

The Estella market commonly known as Vegetable market was built in early 1900s and named after the widow of Earl Cave who had been the lord chancellor of Britain. Before this market was built, another market was located behind the old fort at eastern part of the stone town. This section is known as “Sokomuhogo” meaning cassava market.

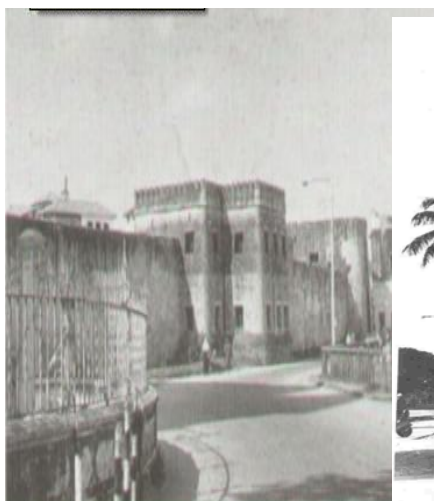


Fig 3.Cassava Market



Fig 4.Market in 1900s

Later on the market location was moved and built on the reclaimed land. Originally, it contained two large structures in which fruits and vegetables were sold. In Zanzibar the architectural design is very nice built of concrete blocks and the roof covered with tiles. Materials used in this building can be only found in the Beit el amaan [memorial peace museum].

In 1970s the large structure was demolished and used as an open area to sell fruits and vegetables. During 1990s the place was used as an auctioned area in the morning, duel for vegetables and fruits that bears the name of “Marikiti ya mboga” vegetable market. The area also contains a sprawl of informal concrete block structures and wooden stalls housing eating places for market workers.



Fig 5

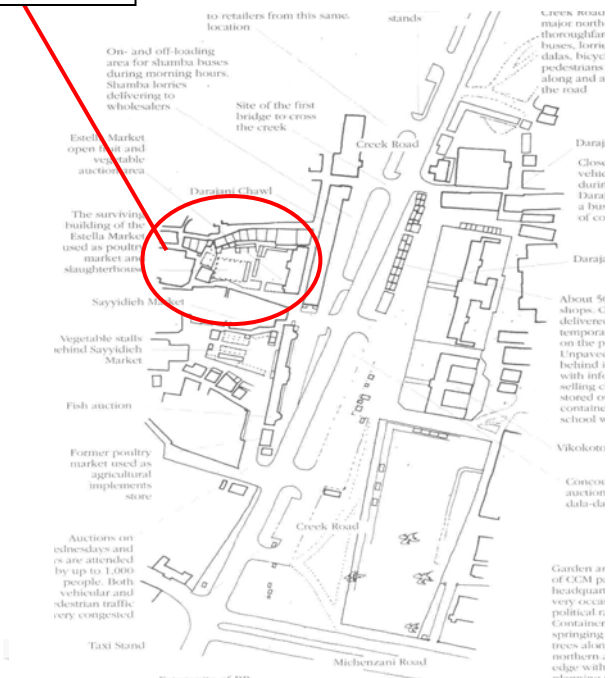


Fig 6

Location

The Estella market situated at Northern part of central market. The market is on the edge of stone town and developed by the British administration. It is located along the western side of Creek road a famous boarder of conservation area and the buffer zones. The total area of the proposed project is 781 sq m. The Estella market is part of the central market formerly known as Seyyidah market; it was designed and constructed by British architect J. H Sinclair. The place is originally contained two large structures, the larger structure was demolished in 1970s and the result space which is now used as open market for vegetable and fruits. The remaining structure is an open hall covered with tiles roof and supported by cast iron columns. When it was built it was used as poultry market and slaughter area.



Fig 8

Services and functions

The place links the agricultural hinterland of Zanzibar with Ngambo and the Stone town. It is the main distribution centre, supplying both suburban and country market and most of islands production and imported goods are brought in the so as to be sold both in whole sale and in retail.

Apart from this, the area provides services of food vending for whole market community including the stalls owners, buyers, porters and even the buyers. The place also functions as meeting place for different people of different classes. As the tourism developed a lot of tourists also like to visit the area due to its historical and architectural design as mentioned in different books of history.

The market area is the commercial crossroads of the entire city of Zanzibar, and a critical node for the island's overall marketing.

Existing situation

The Estella market is in very poor condition, a lot of congestion, hap hazards construction of stalls, inadequate facilities and the place is very dirty. Due to population growth and increase of business activities the market do not sufficiently caters the need and demand of the inhabitant of the town. According to advice from united nation capital development fund [UNCDF] of 1993, the market would only fulfill its function well up to the year 2000.

The market place was designed to contain 20 vendors but currently there are only 16 officially vendors who are legally occupying the

places and pay rent to Zanzibar Municipal council. However, there are about 50 people who operate different activities in that place.

Furthermore the delivery of goods by lorries creates traffic jams. Furthermore to the extent that area needs urgently redevelopment plan to reduce congestion and unexpected accident as well as create a good arrangement of business activities that took place.



Fig 9

Analysis of the problem

History of modern planning in Zanzibar can be dated back to 1920's when the first planning drawn by H. Lancaster and later on in 1958 by Kendal plan. The main characteristic of these plans were focused only on Stone town and excluded of suburban [Ng'ambo] area. After the revolution of 1964 Zanzibar government calls for two other master plans one of 1968 and 1982 which concentrated in suburban and the peripheries. During that time, no major development plans were taking place in Stone town as the issues of conservation were not considered as important aspect to history of Zanzibar.

Following certain circumstances, in 1985 Stone Town Conservation and Development Authority [STCDA] was established to take care of the old town. In 1994 the conservation Act was enacted and a conservation Master plan was officially initiated. Up to now the plan serves as a basis for all planning of historic town. However implementation of this plan encountered a number of challenges including lack of financial and human resources.

The Conservation Master Plan of 1994 was followed by Heritage Management Plan in 2008, both document earmarked several action area to be planned and developed with special consideration on Heritage Preservation.

One of those action areas is the Estella market place, this particular action area has several values including historical, economical, architectural and use values:

Economic value:

The market area is very potential, where all business is conducted, the market does not serve only the local community but also the tourist who buy spices, tropical fruits and traditional art crafts. The stall owners and small vendors also pay rent and taxes to Zanzibar Municipal council [ZMC]. The ZMC is the owner of the market.



Fig 10

Architectural value:

The building has very good architectural design and decoration especially at the main gate, the columns and the walls. The materials used are concrete blocks designed by British architect.



Use value:

Since it was built the market is continuing to provide services, actually the originally services has been added with food vending activities. If the place is planned and repaired accordingly, by adding important facilities such as toilets, sewerage, and ramp for people with disabilities and special space for garbage collection, it will have an added value.



Fig 11

Discussion

The market place is officially owned by ZMC. Last year, ZMC came up with its own development / maintenance plan of that particular area. In its proposals, ZMC intend to use cement blocks instead of concrete blocks which are originally used, this is against conservation guidelines that calls for using same materials in construction or repairing of grade one building like this one.

However, due to unavailability of such materials STCDA accepts the use of other materials so as to maintain the structure and make it more useful. Notwithstanding its proposal, the ZMC was requested to prepare drawings and include in it necessary utilities such as toilets as proposed by the stakeholders [vendors] of that place. Furthermore the stakeholders came up with some proposal including renovation of slaughtering place, garbage collection point, provision of running water and improving sewerage system.

The ZMC agreed to facilitate funding of the work as a first phase of the general restoration of the whole central market.



Conclusion and Recommendation:

Due to the existing situation of the market and according to conservation plan and heritage management plans the need of having conservation strategy and management plan for Estella market is inevitable. The strategy to be used will focus on conservation guidelines and make sure that all stakeholders are participating fully from the planning to implementation stages.

The action plan covers the following:

- Discussion with stakeholders including ZMC, vendors, STCDA and local authorities
- Preparation of proposal drawings
- Prepare cost estimates
- Start the construction work
- Documentation of the work
- Training of vendors including the importance of establishing small organisations which will help their daily activities.
- Official opening

References

Technical Report, Commissioned by the: United Nation Center for Human Settlements.

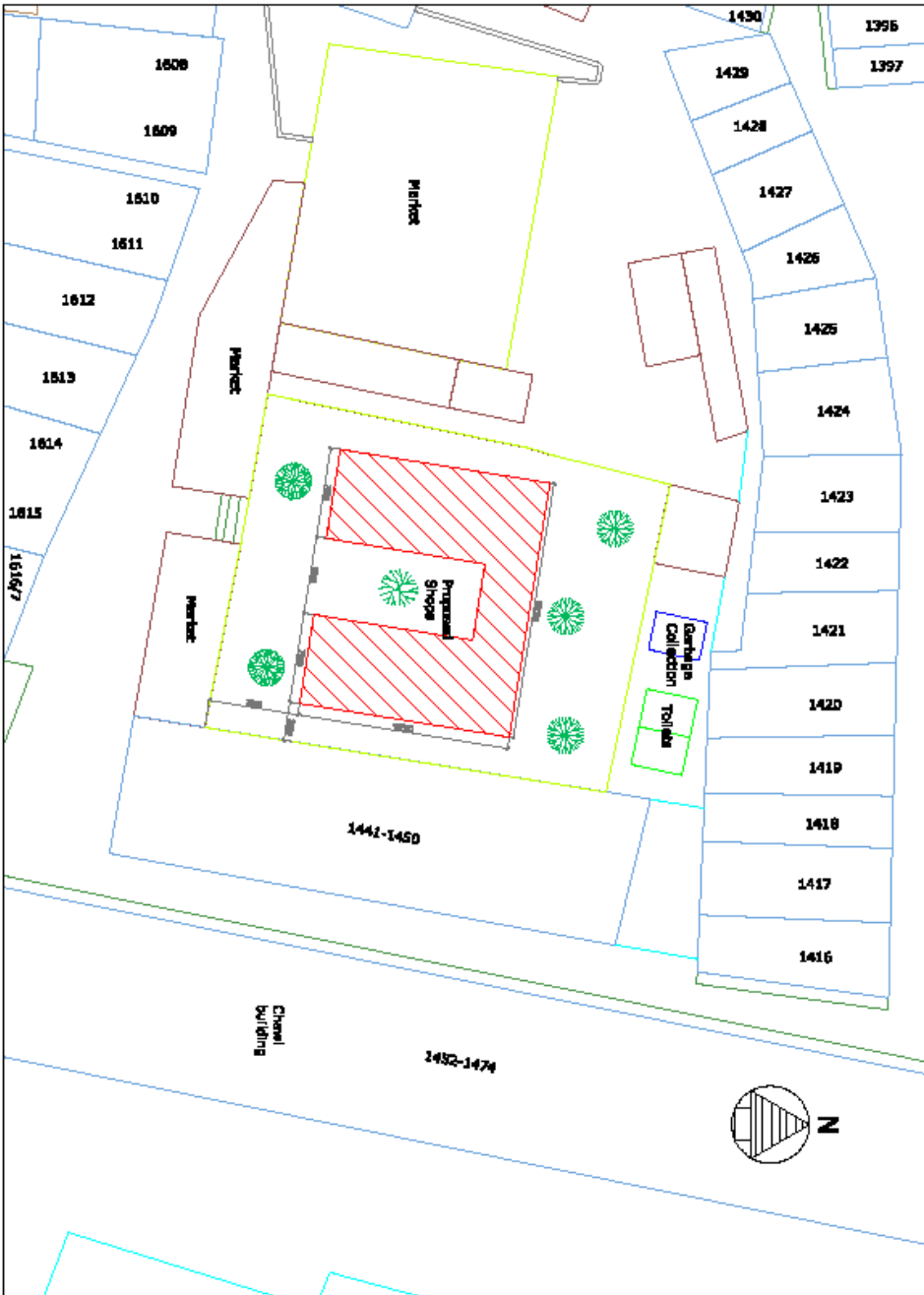
Zanzibar Plan for Historic Stone Town; 1994

Zanzibar Stone Town Strategic Conservation Plan June 2008

The Stone Town Conservation and Development ACT of 1994.
Stone Town Context 2007

ANNEX:

Proposal Drawing:



Cost Estimate:

MAIN ITEM	SUB ITEM COST	COST
BLOCK WORK	SUBSTRUCTURE	2,800,000
	SUPER STRUCTURE	9,000,000
	DAMPING CONTAINER	1,000,000
CONCRETE WORK	SUBSTRUCTURE	5,000,000
	SUPER STRUCTUR	2,000,000
	DAMPING CONTAINER	2,200,000
FINISHINGS	WALLS	7,500,000
	FLOORS	3,000,000
ROOFING	ROOF STRUCTURE	2,800,000
	ROOF COVERINGS & RAIN WATER GOODS	5,000,000
TOTAL		40,300,000