

Tanzania Coastal Management Partnership

LAND USE PLANNING MANUAL FOR COASTAL TOURISM DEVELOPMENT IN TANZANIA

Training Module

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2003

Working Document: 5074 TCMP

A joint initiative between the National Environment Management Council, the University of Rhode Island/Coastal Resources Center and the United States Agency for International Development



Preface

This manual on Procedures in Land use Planning for Tourism Management plan preparation in coastal areas has been prepared by the members of the coastal Tourism working group of TCMP. The manual consists of 4 chapters namely

- Introduction
- Information needs for land use planning
- Tools and techniques in land use planning information collection and analysis
- Procedures for preparation of land use plans

The authors have drawn on many sources for information contained in this manual and are indebted to these. It is hoped that suitable acknowledgement is made in the form of references to these works. The authors would like to thank TCMP support unit leaders, and various officers in the ministry of lands; ministry of natural resources and tourism for kindly reading and criticising the manuscript.

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Chapter 1 Introduction

Background

The overall long-term goal of Tanzania's socio-economic development is to attain a society with sustainable human development. One way of achieving this is to ensure that the nation's natural and other resources are optimally utilized.

Tourism is currently one of the leading economic sectors in Tanzania and has unlimited potential to contribute to the development of the country. This is because this country is endowed with all the key attractions necessary for the development of a successful tourist industry. The vast coastal areas with wonderful white sandy beaches and other coastal resources provide tremendous opportunities for development and promotion of various tourist activities in coastal areas such as beach holiday, cultural tourism and eco-tourism related activities.

Looking at tourism development from both the investment point of view and that of conservation of the natural resources base, the land issue cannot be avoided. The first thing the investor will want to know is where and how he/she can access land for investment in tourism. On the other hand tourism feeds off the natural and cultural diversity of the country; it must therefore contribute to its survival by ensuring the protection and sustainable use of these reserves. Unfortunately land for tourism investment is not readily available for a number of reasons, including competition for with other land uses which is likely to increase with the introduction of tourist activities along the coast. For effective and sustainable investments in tourism the identification, and setting aside of land for tourism should be preceded by studies to determine the existing land tenure, land use patterns and land capability assessments.

D) The Coast and Coastal Tourism

The Tanzania coastline is a uniquely productive and yet a fragile part of the environment. This coastal zone ecosystem is made up of both the terrestrial systems and marine systems. These resources are currently under pressure mainly due to rapid population increase as more and more people living in coastal villages and urban areas depend on water and land to generate income and provide food. This competition coupled with the desire to increase income has frequently led to destructive practices.

Apart from the traditional land uses in the coastal zone, there are emerging economic opportunities which also aspire to utilise the coastal resources. One of these opportunities is the development of coastal tours. Tourism is seen as one of the key sectors that can provide real opportunities for economic growth. In the bid to diversify the tourism sector away from wildlife tourism dominant in the northern circuit, the government seeks to promote cultural and coastal tourism whose potential is still relatively untapped.

Coastal tourism development aims at developing a natural heritage and community based tourism products which requires and depends very much on the integrity of natural and cultural resources coupled with the care for the community. For a successful and sustainable tourism development of this kind; addressing human needs in the planning process is critical.

The creation of protected areas with tourism components directly affects the rights of the local population over natural resources and their cultural heritage. Since the land rights are legally unregulated tourism may pose a double threat to their existing land rights. There is need to ensure that the traditional lifestyles which include land rights and right of use are respected in conservation and sustainable use of the coastal natural and cultural resource which form the basis of the tourist attractions along the coast.

The essence and role of land use planning in this regard is to promote sustainable coastal tourism development through the provision of a framework for directing and ensuring optimal utilisation of land resource; promoting development in suitable areas and away from sensitive areas, as well as mitigating the impacts of existing activities on or around tourist attractions.

II) Purpose of the Manual

The purpose of this document is to contribute to a unified understanding of land use planning and to point out its effectiveness in promoting sustainable tourism development in the coastal areas. It provides the guiding principles for land use planning in Tourism Management plan preparation.

The volume is intended primarily for the District Tourism Technical Team (DTTT) to be established in coastal districts and charged with the responsibilities of preparing Tourism management plans and ensure their implementation by both public and private sectors.

The document provides guidance to the tourism Technical Team to undertake the following assignments, which are essential for achieving a holistic approach to long-term conservation of tourist attractions and biodiversity in the areas, identified and earmarked for coastal tourism development.

- Identification of tourism potential areas in the district
- Discern and map current land uses in all priority tourism areas
- Discern and record (adjudication) all existing land tenure rights and resource use rights in all priority areas
- Identify in collaboration with the local community institutions/relevant ministries/departments/NGO's, options for potential sustainable land use practices in the areas
- Recommend limits to susceptible change for each land use category that may have impact on tourism and biodiversity conservation

Chapter 2 Land use information for coastal tourism development

Background

Land is man's most valuable resource. It is the means of life without which man could not have existed and on which his continued existence and progress depends. Recent development on land policy in Tanzania have led to the recognition and appreciation by law that land has value and hence it is something which can facilitate access to capital and technology. To an ordinary Tanzanian, coastal people inclusive land is more than a production factor. It is their most reliable and important property, a homeland, a place of ancestry, and a pre-requisite of realising individual freedom.

Land resources however are exhaustible and destructible. Resources that have taken millions of years to accumulate have been depleted in a few decades. This waste is likely to increase in scale unless definite steps to stop it are taken. It is for these reasons that land becomes a sensitive issue that has got to be given due regard in any development planning such as coastal tourism development.

Land use planning is the allocation of land to its best use with respect to the environmental conditions and needs of human population. It is consensus oriented seeking to reconcile multiple, different competing and conflicting land use requirement. It seeks and strives to distil a broad stakeholders consensus on what is the best use of use (optimal) in the best interest of the whole community.

Land information is a pre-requisite for making decisions on investment in land development and land management. Policy makers, planners, land administrators and individual citizens all require information about land and are thus concerned with the strategies and programmes that may provide information about land. As the National Tourism Policy states: It is important that clearly defined mechanism and procedures for setting aside and better management of land for tourism and related investments are put in place. This is essential for increasing the overall quality of tourist products and services.

Thus information on land resources and possibilities for their sustained use is essential for selection, planning and implementation of land uses including tourism activities to meet the increasing demands for basic needs and welfare. Well-balanced management of land resources is based on reliable data and information, which together provide a basis for good management.

D) Land and marine resources and their use

Data and information required should be precise, accurate and easy to retrieve. Only data and information relevant to coastal tourism development should be collected. The baseline information should focus on what land use planning can do to solve problems and minimise threats to the natural and cultural resources base that essentially are the natural and cultural attractions that are considered of interest to tourists. The planning team will require addressing itself to the following resources:

a) Coral reefs

This is a productive marine ecosystem, which develop only in tropical shallow areas with clear waters and support a very high diversity of plant and animal species. Coral reefs provide potential sites for scuba diving and snorkeling, which form an important ingredient to coastal tourism.

The condition for pristine coral reefs is clear water. This is something which human activities taking place on the terrestrial ecosystem can change. Pollution from industrial waste, domestic pollutants discharged in the sea makes the water dirty. Sedimentation due to poor agricultural practices; deforestation and construction activities all impact negatively on corals; which like plants require sunlight to make food. They thus cannot survive in dirty water, contaminated and full of nutrients. The removal of coral and coral sand for the use in the construction industry further aggravate coast erosion problems.

The planning team needs to know the locality of coral reefs, so that land use planning can be concentrated in those areas. Issues for land use planning will include guided location of hotels; urban development; appropriate allocation of farms and good agricultural practices and identification of diverse economic activities that pose less threat to coral reefs.

b) Mangrove forests

Mangroves are green forests, which tolerate saline conditions found between the ocean and terrestrial part, mainly where fresh water enters the sea and where there is a lagoon often noted in mud. Mangrove support extensive inter-tidal fishery; fish nursery, provide building/construction materials; a source of fuelwood for domestic and industrial use, medicine, fodder and beekeeping. They are specifically important for birds and other wild animals. They are one of the “critical marine habitats”.

Through the action of roots, these forests trap land-based debris sediments and suspended particulate matter carried to the coast by rivers. In this way they protect the coral reefs, which in turn provide a barrier against strong sea wave action on mangroves.

Mangroves may be destroyed by natural forces such as high tide waves, river floods, diseases and insects etc. River floods may be controlled through land use planning by promoting land use practices upstream, which reduce run off and enhance percolation of rainwater. Physical structures such as dams used to irrigate farms is another land use management option that can be thought of.

The major threat to mangroves which planners need to pay attention to, is the human activities factor, clear cutting of mangrove for industrial development, settlement, rice cultivation salt pans, charcoal burning, and fish farming is the principle cause of mangrove ecosystem destruction. As mentioned earlier river floods, may destroy mangroves. Thus clearing of uplands, forests for agriculture or other purposes enhance accelerated soil erosion leading to siltation and flooding.

The planning team need to take on inventory of all human activities which impact on mangrove and through land use planning subject them to a systematic assessment of land and water potentials alternative for land use and economic conditions in order to select and adopt the best land use options. The purpose should be to select and put into practice those land uses that will best meet the needs of the people while safeguarding resources for the future.

c) Sand Beaches

Parts of the shoreline comprise of sand beaches found all along the coast and serve as one of the primary coastal tourism attractions. Beaches are important for recreation purposes like: sun bathing, swimming, and other water related sports. They provide good sites for beach resorts and hotels development.

But not only tourism; these beaches are home to numerous human activities including fishing, mariculture, coconut plantations passage etc.

The major threat to this attraction is shoreline erosion including beach erosion. Erosion is generally a result of multiple causes that can act independently or in association. Natural causes such as wave action and on shore currents, the volume and flow of rivers are responsible for erosion. Human related causes of erosion include.

- Non – sustainable resources use and coastal development
- Over – exploitation of beach sand for building
- Sand mining on river beds lead to depletion of sand deposits and sediments that would otherwise be transported to neighbourly beaches
- Creation of wider expanses of beach for tourism destabilises sand seabed's and enhances the effects of water movement
- Removal of beach vegetation close to coastal properties to create or increase beach front

The planning team will require to have adequate and accurate data on the effects of the physical movement of water to determine the extent of natural causes and also through land use as a planning provide specific guidance and zoning for the beach areas in terns of what areas are available for certain activities for the purpose of reducing future problems.

d) Coastal forests and woodlands

What remains of the once extensive lowland forests of East Africa is isolated of coastal forests and thickets covering about 350 km² limited to hill tops and offshore islands. The most significant in-

clude the Pugu coastal forest which harbours the largest deposits of kaolin in the world. Mchungu forest in the coast region contains unique gum copal forest habitat. Kazimzumbwe, and Gendagenda forest are found in Pangani, while Kiwangono forest is in Rufiji, Mlola forest in Mafia and Rondo and Chutoa forest in Lindi.

These forests have high biodiversity of local national and international importance. They support many rare and endemic taxa as well as species and sub-species known nowhere else in the world: African elephant red colobus monkeys; coastal birds and migratory birds, blue dwarf gecko, woody plants etc, all of which form a prestige tourist attraction particularly eco-tourism.

The major threat to these forests is “free access” in parts which are not reserved. Another is the encroachment of the reserves for agricultural expansion logging charcoal burning, fuelwood gathering, wildlife hunting, bush fires and built up development. The main challenge for the planning team is to balance the development needs of the local community in relation to their conservation needs. There is also need to collect accurate and adequate data on the extent and scale of land use changes.

e) Cultural heritage sites

Cultural heritage sites found along the coast include monuments or other buildings that represent important events or eras in local or national history, traditional lifestyles, such as the performing arts and handicrafts. Some of the world-class cultural sites include the ruins of Kilwa Kisiwani and Songo Mnara, designated as UNESCO world heritage sites. Others include Bagamoyo town, Kaole ruins Amboni caves, Tongoni ruins, Kunduchi ruins, Mkindani and Kilwa Kivinje. The National museum village museum and Bagamoyo Catholic Museum are also important cultural heritage sites. All these have an unlimited potential to attract tourists.

At present most of this cultural heritage sites are in poor conditions, and are also well under numerous threats from both human activities and natural processes. Controlled economic development such as agriculture, grazing, construction and the clarification of tenure rights and titling are important management issues that have to be organised through land use planning.

II) Land Use Management Issues

The occurrence of the following issues calls for the need of consideration of land use planning in coastal tourism development. The planning team still requires addressing itself to the following issues.

a) Population Increase

Population increase implies increased demand for land and marine natural resources and evolution of new competing land use methods, which increases competition with original users. The increased demand for natural resources threat to the coastal resource base due to over exploitation and destruction of natural and cultural resources and habitats whose integrity is vital to coastal tourism development.

Demographic studies in land use planning address issues on density population distribution and growth trends. This is then followed by the assessment and calculation of present and future land resources requirement to satisfy the human needs. This involves also the assessment of land productivity and carrying capacity.

b) Land and Resource Tenure.

Land tenure issues are becoming increasingly important internationally. Problems such as high population pressure increase in resource degradation, food shortages, and transformation of political systems and resources use conflicts, which have brought the land tenure issues to the public attention.

Secure access to land and security of land tenure is a core issue for coastal rural households to improve their livelihood. It is usually a precondition for all landowners and users to invest in land improvement and conservation of resources. For any meaningful coastal management to happen, determination and recognition of existing tenure rights is obligatory.

For many years the status of rural Tanzanians has been that of being mere tenants at the will of the state. The state could enter into rural lands and change tenure structures and rights to the use at will, sometimes in the name of conservation, investment urban growth etc. The new village land Act No. 5 of 1999 has changed this and today the villagers are real holders and owners of land in their areas. Traditional formal or informal property and user rights can no longer be neglected or ignored in e.g. implementation of the ICM Strategy, establishment of protected areas etc.

The land Act No. 4 of 1999 has classified all public land in Tanzania in three categories; general land, reserved land and village land. A fourth category, hazard land may be categorized from any of these; each category has its own head of administration and management. It is therefore imperative to identify and categorized coastal areas.

c) Land Use Conflicts

Land use conflicts may be defined as situations in which the action of individuals or groups in their interaction to use land are not compatible and have potential to disrupt peace, conflicts often emerge because stakeholders have different interests for natural and cultural resources. A decision on land use development taken randomly and without co-ordination by different stakeholders in most cases creates conflicts in utilization of natural resources and environmental conservation. Investment in e.g. tourism cannot flourish were conflicts are rampant. The local community and other stakeholders need formation on land resources. They must as well be empowered to set their own agenda, define priorities and take action. Land use planning is a management tool for conflict resolution since it seeks to ensure resources are available to all on an equitable, efficient and sustainable basis.

d) Land degradation

Land degradation implies changes in the landscape or marine resources, which come about from human activities as opposed to the natural occurrence. Degradation of resources referred to here is what occurs from bad management of the land, land cover and marine resources.

Activities such as forest clearing, dam building and construction of harbours, sea walls and break wates are contributing to the serious problem of soil erosion and siltation in the region. While large areas of land are becoming deserts, in the sea coral reefs are being destroyed by siltation. Deforestation and the resultant massive soil erosion are the most pressing environmental problems along the coast.

Degradation along the coast is manifested by the loss of vegetation cover, loss of biodiversity; destruction of areas of unique cultural values and scenic value; degradation of coral reefs soil and beach erosion, water and air pollution. All these are a result of bad management of land, other land resources, and marine resources through human activity. The consequence of land degradation is the reduced ability of resources to support human activity.

Tourism development in the coastal areas is embedded in the quality and quantity of natural resource; degradation of such as coral reefs, mangrove forests, coastal terrestrial forests, cultural sites, seagrass beds, sand beaches etc reduce their attractiveness to tourists. Agreements on land use management practices put in form of land use plans help to protect and/or to enable the regeneration of the con-curred areas.

e) Biodiversity Conservation

Biological diversity describes the richness and variety of the natural world generally the benefits arising from conservation of components of biodiversity can be considered in three categories i.e. ecosystem service regulation biological resource (*e.g. food, raw matter regulation stabilization of climate*).

The current major challenge in biodiversity conservation is to balance the need for planned development and the conservative use of its natural resources. Although the current focus is on biodiversity conservation and establishing protected areas, there is a fundamental debate on the realities and interrelationships between conservation, environmentally sound management and essential human development needs as well as the rights of local community to manage their own affairs.

There is need at this juncture to look into essential linkages between conservation of species, habitats and ecosystems and the limited but critical development options available to the people living in or surrounding biodiversity rich areas. Integrated and participatory land use planning implementation provides procedures and forum where external and internal interests in the utilisation and conservation can be negotiated to achieve viable agreements for sustainable development and conservation.

f) Involvement of Local community

For effective planning and management of land resources and therefore sustainable tourism it is imperative for all stakeholders and local communities identified, recognised and be living within or around tourism areas to be fully involved in the development and management of resources. This is necessary since land use plans have a bearing on people's future. Integrated participatory land use planning approach provides a mechanism and a process in which local communities form an integral part in making decisions pertaining to uses which could be made on land they occupy or use. Participation in decision-making aims at making the best uses of land resources through negotiations between different interests based on equity, efficiency, viability, conservation and sustainability.

g) Emerging Economic Opportunities

Emerging economic opportunities such as tourism has the potential for enhancement of economic growth and stemming poverty among coastal communities and the country at large. Economic changes as well as social and cultural changes that come with it; dictate the need for a quite different patterns of land use or at least the need for improved management of land uses.

It is this need for change, improved management or the quite different pattern of land use that is a driving force in land use planning. The changes imply the need to select and put in practice those land uses that will best meet the needs of the people while safeguarding resources for the future.

h) Settlement Development and Distribution Pattern

As a result of high population growth rate new settlements are evolving and urban growth rate is high as many people tend to move from rural settlement into population centres (urban areas) in search of employment opportunities and better life.

Cities, towns and villages (such as Kilwa Masoko) found or evolving in areas with potential for tourism development are expected to become tourist centres, attracting an array of tourism related investments and more people. Such a stimulant to development may not come without negative impacts to the tourism industry itself.

Demand and consumption of natural resources in the area will increase and the settlement may sprawl in to fragile and/or unique ecosystem which are tourist attractions thus threatening their existence. Cities towns and villages generate and accumulate great amounts of waste products from homes and industries this is the main source of air and water pollution. As they grow (settlements) natural and cultural resources on which tourism is based can all be degraded.

For settlements to function sustainably and efficiently as tourist centres shorefront planning is required to prevent and mitigate effects of spontaneous growth and sprawl.

i) Rule of Law and Good Governance

Every society has its rules, which regulate the relations and conduct of its members, and ensures that they line and work together in an orderly and peaceable manner. A National Constitution provided the legal framework and principles from which the laws of the land are made.

The most reliable and important property for many Tanzanians especially those living in rural areas is land. To them land is a production factor, it is a homeland, place of ancestry, it is a prerequisite for realising individual freedom.

Tourism development and investment requires land for either management of attraction or investing in tourist facilities such as hotels, resorts, composites, shops, markets training centres health facilities utilities and accessibility. In accordance to the constitution it shall be unlawful for any person to be deprived of property such as land for purposes of nationalisation or any other purpose without the authority of law which makes provision for full and fair compensation.

Therefore the purpose of land use planning and the legislations that go with it is to make an outline of powers of various authorities, their limits and restrictions of powers in tourism development planning such that land for tourism development and investment is set aside and allocated professionally, fairly and justly.

Chapter 3 Tools and Techniques for gathering information for land use planning

I) Participatory Rural Appraisal (PRA) for land use management

This section intends to highlight important steps and contents of the PRA. It should be remembered that this kind of PRA focuses on land use management. For any technique of data collection applied in this PRA special attention should be paid to land use related issues and particularly those which have an impact or relates to setting aside and allocating land for tourism development and investment. This can be achieved through the use and application of Participatory Village Land Use Management (PLUM) guidelines.

a) The objectives of PRA for land use management:-

- a. To form a PRA team
- b. To get a good working relations with the village community & to introduce the idea of PLUM to the villages
- c. To form village land use management committee
- d. To assist villagers in analysing and evaluating their problems and opportunities and in making rational decisions on allocating land for tourism development and investment
- e. To assist villagers in the preparation of a community action plan for land – use management
- f. To obtain a general knowledge and baseline data about the villagers and their environment

b) Preparing the Checklist

One of the PLUM team's primary tasks in preparing to use PRA tools is to draw up a checklist that outlines the issues which the PRA team would wish to gather information on, as it conducts the exercise. Checklists may be more or less detailed depending on how skilled team members are at remembering issues they want to pursue and making up questions. It will remind the team of the essential topics it wants to cover. However the team should try as much as possible to rely on what villagers say and use the checklist to add or to get more information from them.

The checklist reflects what the land use plan is intended to achieve and may thus include the following issues:

- Clarification of land use patterns
- Land utilisation types within and outside tourism areas
- Terrestrial fishing activities
- Status of land tenure – how is land accessed? Who owns which land?
- Security of land tenure – do villagers feel secure with their land rights? Are they aware and confident about their land rights?

- Natural and cultural resources with unique value
- Quality of the natural and cultural resources
- Land and resource use conflicts. What type?
- Communal land ownership and utilization
- Seasonal land use changes
- Type of crops grown; land productivity; land husbandry practices
- Size of farms
- Type of housing
- Housing density
- Village infrastructure
- Management of solid and liquid waste
- Type of pollution
- Existence of conflict of resource use
- Land degradation, environmental degradation
- Security issues
- Constraints to setting aside and allocating land for tourism investments

c) Putting together the team:

The PLUM team then visits the village in question to hold meetings aimed at explaining and introducing PLUM to the village council. The team would also meet with representatives of different socio-economic groups and leaders of community groups committees etc. Once these meetings are successful; arrangements are made to organise a village assembly meeting. A village land use management committee (VLUM) is then formed. The VLUM will join (after proper instructions on its duties) the PLUM team to form PRA teams. Further introductory meetings are recommended for the team to get acclimatized to the village environment and the villagers and also for further clarification about the aim for gathering information, as well as to introduce a system of village land use management which includes a village land use plan, whose primary objective is to set aside land for tourism development and investment.

d) Data gathering.

The PRA team will gather information and data in four categories.

- Spatial data
- Time related data
- Socio – economic data
- Technical data

The tools used to gather these data are explained as follows.

e) Participatory resource mapping

f) Definition and Purpose

Resource mapping is a method for collating and plotting information on the occurrence distribution access and use of resources within the economic and cultural domain of a specific community. The community sketch maps may be varied from the whole village territory to a territorial map of regional map which includes neighbouring villages facilitators normally initiate the drawing in one or two land marks; the maps are drawn on the ground preferably using sticks shells, rocks leaves etc as markers. Otherwise chalk may be use if blackboard is available; or pens when papers are available.

The purpose of resource mapping include:

- To allow community members identify, locate and classify past and present resource occurrence distribution, use tenure and access, and to reveal the significance the community attach to them.
- To allow the establishment of relations between information sets and their spatial location.

g) Two-stage resource mapping Approach

1. Identify the participant group.
2. Describe purpose and scope of the mapping exercise.
3. Invite the group to select key informants knowledgeable about the resources to be described. Stratify the participants according to ethnicity gender age etc is considered suitable.
4. Collate checklist of resources or features to be mapped consider that only a limited number of topics can be mapped.
5. Position the paper in a place which has a good view of the area to be mapped.
6. Facilitate the preparation of a base map on craft paper. Make sure that participants have a common understanding of the orientation.
7. Ask participants to locate on the map the listed resources and features. Allow for additions the participants (and the facilitator) think are important in relation to resources occurrence, distribution use or access. Use symbols and colors to represent various set of information and generate a corresponding legend.
8. Allow for validation of the information by a wider forum.
9. Once the output is agreed upon fix chalk and pencil by use of the fixative spray.
10. Draw copies of the maps.
11. Expose the topographic map (in a suitable scale – say 1: 25,000) close to the developing sketch map, aligning the two maps according to the compass point. Allow for some time for participants to familiarize themselves with the topographical map; eventually assist them in interpreting illustrations, like contribution.
12. Ask some participants to start transposing the information spotted on the sketch map on to the topographic map. Name land marks views islets, mountain peaks, settlements; make sure that a legend appears on each map.
13. Allow for validation of the generated information sets by a wider forum.
14. Draw copies of the maps.

h) Outputs and Strengths

The two stage resource mapping generates two outputs; the resource sketch map (stage I) and the elaborated topographic map (stage 2). The first is richer in people's perception. The second adds precision in the location of the information, allowing for a large number of information sets to be mapped because of spontaneous drawing closer to scale by the participants.

Translating information from a resource sketch map on to a topo – map allows:

- Information to be defined in terms of occurrence and most significant in terms of extent
- The collection of local names not necessarily available from centralized information sources
- The generation of an output readily linkable to secondary information
- The use of the map within an evaluation process, because the topographic base map remains the same over time
- The transfer of the information into a computerized format, providing a valuable contribution in addressing forth coming scientific research or comprehensive resource management planning

Limitations apply to the second stage of the process in cases where topographical maps are not available or inaccurate or when the physiography of the area is constantly changing.

i) Transact Walk

Again this exercise also uses spatial analysis; but this takes the PRA team on the mobile interview, where team members walk through the community with guides from the village. As they go they ask questions related to the things they are seeing, as well as other issues from the checklist.

The idea of a transect walk is to get the team out of the usual interview setting and to make use of people's powers of observation. Most often the transect walk will take the team through different areas of the community (often defined after studying the participatory map). The group should divide into small groups with guides to ensure that spatial biases are minimised.

Transect information may be presented in the form of a table matrix – with different areas of the territory presented on the horizontal axis and categories relating to the types of information collected on the walk presented on the vertical axis.

j) Time related data

These are data collected through time limes and Trend lines. The significancy of this is to get the

villagers perception on the changes of important issues such as land productivity or population density over a time.

k) Socio – economic data

Thorough household interviews variations between families are understood. The team may also be able to compare community wide issues with family level conditions. Land issues should be especially considered during these interviews. Livelihood mapping is the process of identifying all basic items which are required to support life in the village and their availability within and outside the community e.g. firewood, water, etc.

l) Technical data:-

This data is collected through simple surveys during PRA where there is need and capacity to do so. Otherwise such data is collected in the supplementary surveys (STEP 3). However the data may facilitate analysis and ranking of problems and opportunities.

During the use of these data gathering tools, attention should be paid to land use related issues, particularly land use conflicts, land tenure, land productivity, land husbandry practices, land degradation. Again reflection should be on how they relate to tourism investment and development. The aim of this PRA is to understand the situation of the village and to sensitize villagers to the required level on the requirements of PLUM as a tool for tourism investment and development planning.

m) Problem and Opportunities ranking.

After the relevant data is gathered, problems and opportunities are assessed and ranked. This is the basis for preparation of a community action plan. the PRA team prepares a preliminary list of problems and opportunities identified by the villagers.

PRA team arranges sub village meetings at which a list of problems is made. Most important problems are selected by villagers and they make a list of opportunities. The ranking exercise helps the community to decide which projects to start implementing.

While the analysis can lead to prioritising of things such as schools, water supply, dispensaries etc. It is important to ensure that the appraisal focuses on land issues affecting tourism development and investment without affecting the basic principle of the participatory approach.

n) Community Action Plan.

The most concrete output of the entire PRA exercise is a community action plan focused on land use management. It should become part of the village development plan and the basis for the detailed village land use planning and management activities in the succeeding steps of PLUM.

The community action plan for land use management (CAP) is in the first place a work plan, rather than a land use plan. A CAP includes the required activities to improve the prioritised natural re-

source management components.

The CAP should be as specific as possible and cover the following.

- Development priorities
- Proposed actions and requirement
- Duties and responsibilities for each individual and groups.
- Work schedules
- Identification of areas where the community needs external assistance.

It is advisable that villagers formulate the CAP during sub-village meetings. Subsequently various CAPs are presented in a village council meeting, whereby they are combined into one plan; which is then presented to the village assembly for approval.

II) Land Evaluation/suitability classification

a) Principles of Land Evaluation

Land evaluation is the process of estimating the potential of land for alternative kinds of use. (David Dent and Andrew Young; 1981). Land is a fixed resource and yet there are many activities that have to use it and these are often in competition. Because of this competition land may be put to undesirable uses or uses which lead to its destruction. Land evaluation therefore is concerned with the identification of the possible alternatives in land use which meet national and/or local needs and also with the assessment of the consequences of these alternatives.

The necessity for land evaluation is development in the sense that it deals with changing uses and demands. Indigenous local knowledge and experience on the local environment needs to be appreciated but as the method of acquiring it, is that of 'try and error' it becomes insufficient when the context in which it has been acquired changes. The change here is rapid population increase and its subsequent increased pressure on land, increasing demands of the State for surplus and quality control and an urgent need to open new areas for resettlement. Land evaluation is thus a tool to seek solutions to the controversies and problems originated by the clash of major kinds of use. The basic principles of land evaluation are set out by F.A.O. (1976); David Dent and Andrew Young; 1981; They are described here in summary form:

- (i) Land Evaluation involves comparison between the requirements of the land use and the qualities of the land. Hence evaluation is only meaningful if the nature of the use of which it refers is specified.
- (ii) Evaluation requires a comparison of benefits obtained with inputs needed. Benefits may be the ability of land to support more people, production of more feed crops and cash crops, and production of livestock. Inputs would include cost of clearance, Tsetse fly control, supply of water for domestic and animal use, costs of seeds and fertilizers. The land is only suitable for a given use if the expenditure on inputs is justified by the returns.
- (iii) Evaluation is made in terms relevant to the conditions of the Country or region concerned. In Tanzania for instance, the emphasis is on smallholder farmers production in the context of socialism and self reliance.
- (iv) Evaluation involves comparison between alternatives. Evaluation involving comparison between two or more different farming systems or between two or more crops is more beneficial. If one use is found unsuitable an alternative use could be by the other without extra costs.
- (v) Evaluation requires a multidisciplinary approach. This is necessary because evaluation required contributions from natural sciences, technology of land use, economics and sociology. Evaluation is made in terms of physical, economic and social conditions of the area concerned.

(vi) Land suitability assessment refers to land use on a sustained basis, so that potential environmental degradation has to be taken into account assessing suitability.

b) Basic Concepts and Definition

The concepts and definitions of terminologies used in land evaluation are found in FAO; (1976) and David Dent and Andrew Young; (1981)

c) Land

It is the biophysical environment of mankind including climate relief, soil, hydrology, vegetation, fauna and the results of land use.

d) Land Mapping Unit

It is a mapped area of land with specified characteristics. (The land systems are the mapping units used in this Study).

e) A Major Kind of Land Use

This is a major subdivision of rural land use, such as rainfed agriculture, irrigated agriculture, extensive grazing.

f) A Land Utilization Type

It is a kind of land use in a given physical economic and social setting (current or future) described or defined in a degree of detail greater than that of a major kind of land use. It is characterized by special properties so called 'Key Attributes' (Beek 1976).

g) Land Characteristics

It is an attribute of the land that can be measured or estimated and used to characterize land units. Examples of land characteristics include slope angle, soil texture, vegetation structure.

h) Land Quality

It is an attribute of land that directly influences the suitability of the land for a specific land utilization types. A land quality may result from the interaction of several land characteristics. Examples of land quality include, water availability, nutrient availability, drainage condition.

i) Land Suitability Classification

Land suitability is the fitness of a land mapping unit for a defined use. The rating of classification of the suitability of a particular land mapping unit depends on the extent to which its land qualities

satisfy the land use requirement. The details of the categories of land suitability classification and the method of carrying out a suitability classification is given in Appendix 1).

j) Land Use requirement

These are conditions and limitations by which a defined use can be judged to perform in different physical and climatic conditions and also under different management practices.

k) Degree of detail and scale of land Evaluation surveys

Reconnaissance survey: (Low intensity) are resource inventories for regional or country wide land use planning. The objectives are usually very broad and the result rather qualitative.

Such surveys determine roughly the amount and quality of land available for some major kinds of land uses. This knowledge is essential for government officials who need to set land use priorities and select development areas on a country wide scale. They need to know for the most relevant major kinds of land use where the most promising land is roughly situated and how much is approximately available. The results are usually shown on maps ranging in scale from 1:120,000 to 1:500,000.

Semi-detailed surveys: are often carried out in areas that were shown most promising during the reconnaissance surveys. Their objectives are rather specific for example a feasibility study for a development project with clearly specified land utilisation types. The results must be part in quantitative terms usually including economic and sociological factors.

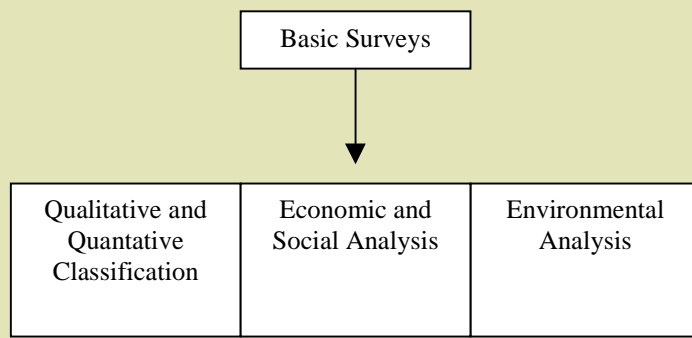
Map scales vary between 1:30000 to 1:100,000 such studies are essential for government officials that need to decide whether or not to go ahead with the implementation of certain specific development projects.

Detailed Surveys: (high intensity) are needed when the semi-detailed land evaluation indicates that project development is feasible. Before project implementation a detailed and quantitative land evaluation is needed for the entire project area to guide the actual planning. Map scales vary between 1:10,000 to 1:25,000.

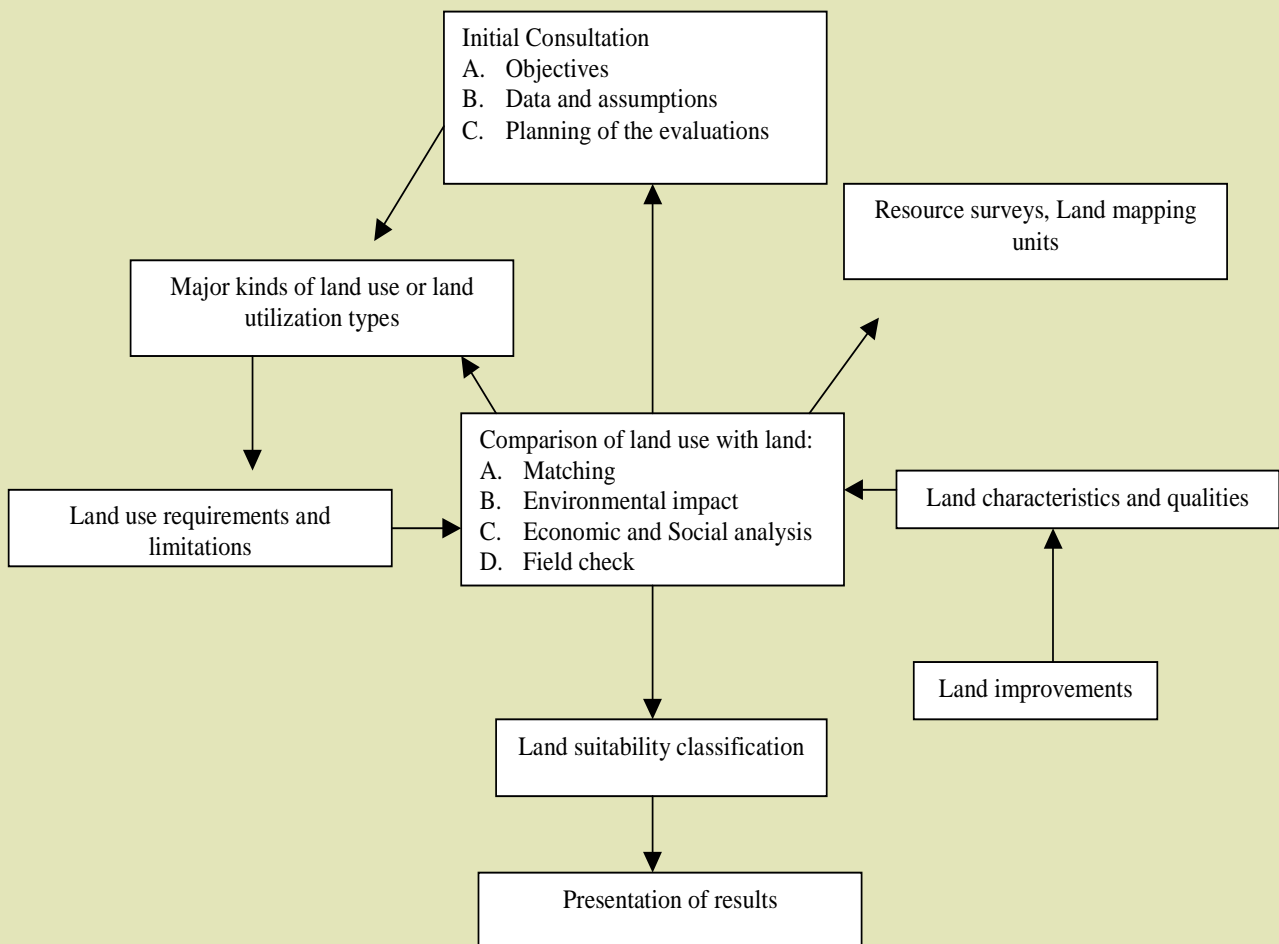
Intensive Surveys: (very high intensity) usually are required for practices such as the application of irrigation water, precise planning locations for individual crops or fertilizer application map scale are generally larger than 1:10,000.

l) Parallel approaches to land evaluation

In land evaluation physical socio-economic and environmental investigations should be carried out. The physical land evaluation proceeds concurrently with the socio-economic analysis and environmental analysis. The advantage of this approach unlike the two-stage approach is the possibility of multi disciplinary team work between physical scientists, sociologists, economists and environmentalists. This method is especially suitable for detailed land evaluation.



m) Schematic representation of Activities in Land Evaluation



Source: David Dent and Andrew Young, 1981

III) Village and Ward Boundary Surveys

The villages in Tanzania including coastal villages have an important role to play towards the fulfilment of the national goals. As a home to the rural majority they are a basic production and administrative units with land being the major resource and asset.

To facilitate the performance of that role, the villages have been given legal recognition and empowerment over the administration of village land under the village land Act No. 5 of 1999 and the local government (District Authorities Act 1982). It follows therefore the just exercise toward good land management is to know the exact area to be managed by the village councils.

The following steps should followed:

1. Formation of village land committee to identify village band boundaries
2. Meetings of neighbouring villages to agree on village boundaries
3. Resolving village boundary conflicts
4. Marking the village land boundaries
5. Professional surveying the boundaries
6. Marking the ward boundaries on the basis of agreed village boundaries
7. Application of village land certificate to the Commissioner for Lands

a) Application of G.I.S and Research techniques

Data processing need to employ the use of remote sensing and Geographical information system technology together with aerial photography and field checks. At present such information may be obtained from TCMP GIS data base; Afridata; other sources include the National Oceanographic and Atmospheric Administration. From such data base in formation on vegetation index; marine resources potential land units/systems, etc shall be obtained.

As this is a new technology that may not be very readily available at district level, capacity building in information Technology and GIS will be necessary. The Team also should ensure it has specialist in data collection and processing like demographers, statisticians, geographers, resource assessment specialists economists and sociologists.

Chapter 4 Procedures for preparation of land use plans

D) The Nature of Planning

Planning is about making choices i.e. choosing between different opportunities. Such opportunities in the coastal zone are represented by various human activities and potentials for utilisation of coastal resources. They include fishery, agriculture, construction, industry, mining, settlement development, livestock keeping, forestry and more recently tourism development.

Many of these opportunities can occur at the same time, but sometimes the opportunities cannot completely happen at the same time as one impacts the other. This calls for the need to choose between opportunities, and in order to make a rational choice it is important to look at all the needs of the people and addressing them accordingly.

Land use planning at any level therefore involves the deliberate and systematic setting of appropriate goals on the basis of a careful assessment of the information and resource available to the relevant unit of decision making. In more elaborate terms land use planning involves the following activities.

- An identification of the goals to be achieved
- Systematic appraisal of data and information available these goals
- Informed decision in order of priority in which goals should be pursued
- Determination of the strategies required to achieve them.
- An assemblage of resources which the execution of those strategies would require
- Anticipation of the possible outcomes of those strategies
- An indication of how those outcomes could and would be managed

Thus the planning process is as much an exercise in goal setting and capacity assessment as it is an attempt to visualize or predict what a desirable future scenario should look like. What we call a “plan” is therefore, more than just a blue print. It is a dynamic instrument designed to guide and inform decision making on a wide range of parameters on both the short and longterms. Being dynamic “the plan” necessarily changes in response to new information; resource need and stakeholders preferences.

II) Land Use Planning Principles

For land use planning to guide and inform decision making in rational manner it should be designed/based on the following principles.

- Efficiency: available land resources are used in such a way that they produce maximum benefit.
- Equitability: provides benefits to all socio-economic categories of land uses including women and youth.

a) The Planning Approach

b) Conventional approach

The failure of land use plans and land use planning to deliver the goods in the past has created a resentment towards the usefulness of the land use plans among many people. However incidents such as growing conflicts between different land users, degradation of the land resources and loss of biodiversity stands to prove the need for land use plans and land use planning.

What then beset land use planning? Many problems have been identified, but the conventional approach that dominated the past has a lot to be blamed for including lack of progress in the implementation of land use plans at different levels. The characteristics of conventional approach different levels. The characteristics of conventional approach include.

- Top – down, local decision making is often constrained rather than improved.
- The methods applied are rigid restricted to development conditions provided by cap 378, and require a lot of data and are expensive
- Outsiders define the local community needs and local knowledge is seldomly used.
- The results (report and maps) often cannot be used at local level or are not available and known to the local community.

This approach have not been effective in the assessment allocation regulating and guiding land development and therefore it has to change. It is this need for change that brought about the development of participatory approaches.

c) Integrated land use planning approach

Expanding human requirements and economic activities are placing ever increasing pressures on land resources, creating competition and conflicts and resulting in sub-optimal use of both land and land resources. If in the future human requirements are to be met in a sustainable manner; it is essential to resolve these conflicts now and more towards move effective and efficient use of land

and its natural resources.

Integrated land use planning and management is an eminently practical way to achieve this. By examining all uses of land in an integrated manner it makes it possible to minimise conflicts and to make the most efficient trade offs. It is one way of sensitising land users, planners and policy makers to need of incorporating socio-economic aspirations and the needs of land users and conservation measures into land use plans.

The essence of integrated approach finds expression in the coordination of the sectoral planning and management activities, concerned with the various aspects of land use and land resources.

d) Participatory Land Use Planning

Participatory is a process concerned with relationships between different stakeholders in a society ultimately aiming at increasing self determination, adjusting control and influence over development initiatives and resources. It also entails decentralisation devolving decision making and control of the development process.

Participatory methods and tools comprise of a growing family of systematized tools and practices that promote engagement of individuals, group of people and institutions in the analysis of the situations that affect their life.

The spirit of to day is planning with the people and not for the people. For such planning to be effective and for the resulting plans to be implemented and sustained people need to feel that they are involved and valued at all stages of the planning process. Participatory planning involves developing open and accountable processes and systems for involving people in planning and decision making. Participatory land use plan provide the framework and forum for stakeholders to meet, communicate formulate strategies and implement them together instead of each sector contribute of making decision use of land.

The main characteristics of participatory land use management.

- The needs for land use planning and management are in the first place identified by land users themselves.
- The land users including villages participate fully in the agenda setting/resource allocation and controlling the planning process.
- The process of information gathering and analysis; priority setting and the formulation of land use plans is local people centred; flexible and foster collaboration between different sectors.
- The major role of the district staff and other outsiders is introducing, guiding and facilitating the idea of participatory land use planning and resource management; rather than making the plans themselves.

Chapter 5 Levels of Land Use Planning and natural resource management

There are different levels of planning in land use planning. Each level deals with different type of decisions and has its own institutions, ways to involve stakeholders and set of planning tools. Therefore for a good planning practice it is important to perform the respective activities at the appropriate level. This manual will focus on the local level whereby district staff play a facilitating role and ensure that all levels are sufficiently linked.

Activities various levels.

- Plot/Farm Level
 - Land preparations, planting fertilizer application, cut off drains, contour ridges, mulching green manuring.

- Sub village level
 - Minor problems of conflicting land uses, minor boundary changes individuals plots, alignment of access paths; distribution of water for irrigation purposes check dams infiltration ditches, wind breaks etc.

- Village level
 - Planning management of areas for community facilities.
 - Agreements and by laws to regulate better management of village forest farming grazing areas.
 - Conflict resolutions
 - Rehabilitation of degraded areas etc.

- Joint village level
 - Land resources located in one village that are also of importance for user groups in other neighbouring villages e.g. grazing land, water joint micro catchment areas.

- District level land use planning
 - Issues which cannot be regulated at the village and joint village levels, e.g. distribution of roads, social services protection of major water sources; forest, and water catchment areas, areas of high biological diversity, tourist attractions etc.

- Regional level land use planning
 - When the planning area is located in two or more districts within the same region.

- National level land use planning
 - Land uses of national concerns (national parks, reserves etc); the division of the country into planning or recommendation zones, based on the prevailing agro-ecological and social economic conditions.

- Recommendations and related land use management practices provide guidance of planning at lower levels.

a) The Planning Process

1. District Land Use Plan

In the new participatory approach the aim is to put the responsibilities of plan preparation with land users. Participation and involvement of all stakeholders at higher levels of planning is limited. However the district is considered to be an appropriate intermediate level of planning which is close enough to the people.

It is therefore recommended that in order to establish a basis and framework for lower level planning including sectoral planning each district team should try to prepare a district land use plan. This plan has the following advantages.

- Expresses the development vision of the district i.e. the way the district would look like in future.
- It is a framework for development of land uses and may be used as an aide to identifying development issues that need to be addressed in land use planning activities at village/urban level.
- It is a reference document for decision making to be addressed.
- It is an instrument to guide, direct land related development of government bodies, organisations, individuals and external development assistance.

A district land use plan is an indication plan which will indicate which areas in the district have high potential for coastal tourism development and hence should receive priority for more detailed planning activities.

Steps for Preparation of DLUP

- (i) Identification of the need to plan. This is initiated by stakeholders and/or main actors. In coastal districts the drive to plan comes from the impacts of competition and conflicts over terrestrial and marine resource use; and in this case the impacts that tourism activities may bring or may be constrained.
- (ii) Formation of the District planning team: This should comprise experts drawn from departments of Lands, Natural Resources, Agriculture, Water and Livestock development. Where tourism is the priority in coastal districts. District tourism technical team could act as a land use planning Team; provided that the team is adequately oriented to principles of land use planning.

- (iii) Comprehensive base line data collection. This data is required for production of physiographic, environmental and socio-economic overlay maps.
- (iv) Data analysis, problem identification and development of strategies and action plans – presented in a report that provides description of all land units recognised in the coastal area in the district and also evaluates the coastal land resources and their present use and provides a framework for detailed land use planning at district a resource region, point village planning level, village/urban levels.
- (v) Stakeholders consultation workshop at district level to discuss, problems identified and proposed strategies and action plans.
- (vi) Preparation of a District/sub district land use framework plan, based on the overlay maps and evaluation report covering physical/land suitability; environmental and socio-economic components.
- (vii) Stakeholders consultation workshop to endorse the plan.
- (viii) Detailed design for implementation of land use management plan and implementation support.
- (ix) Monitoring and evaluation.

Participatory Village Land Use Plan

More than 70% of the coastal zone community live in rural areas (villages) depending entirely on the utilisation of marine resources (though fishery transport etc) and terrestrial resources through agriculture, forestry mining etc. These resources are under enormous pressure due to the fast growing population in combination with stagnate land and marine productivity and slow development of production sectors which make less use of land resources (such as Tourism).

The increasing pressure on land for different uses has resulted in (among other) a growing number of conflicts between different e.g. users and degradation of coastal resources (both marine and terrestrial). These resources are critical for development of coastal tourism as they form the basis for tourist attractions.

Conflicts and lack of security of land tenure on the other hand constrain sustainable land use and may undermine rural development. It is difficulty in the conflict environment for small holders to invest in sustainable land uses and marine coastal resources utilisation.

Village land use management attempts to regulate the use of land resources such as sorting out land conflicts, enhancing security of land tenure and use; allocation of land and improvement of land husbandry measures according to the priorities and capacities of the stakeholders. It thus plays a vital

role in coastal area development and is considered one of the most important tool for natural resources management and hence, coastal Tourism development planning.

A step by step planning and Implementation

The steps presented here are derived from the National guidelines for participatory village land use management in Tanzania, prepared by the National land use planning commission and which have been adopted for use in village planning and commonly referred to as PLUM guidelines Refer that for details.

PLUM guidelines provide six steps. Each step has a package of activities in order to obtain the defined output. This result of each step facilitates carrying out the next steps.

Step 1: Preparation

Formation of a PLUM team, selection of priority villages; institutional mobilisation, district data analysis and development of an work plan.

Step 2: Participatory Rural Appraisal

- Introduction of PLUM in villages
- Formation of village land use management committee and the PRA team.
- Data collection.
- Community Action plan and preparation of a general land use plan.

Step 3: Supplementary Surveys

- Village boundary surveys and base maps.
- Agro-ecological survey, socio-economic survey drawing up of an existing land use constraints map.

Step 4: Participatory land use planning and Administration

- Detailed land use plan
- Demarcate maps and registers areas of general use community facilities private lands, protected areas etc.
- Establish land registry, create by laws.

Step 5: Implementation of Appropriate to land management measures

- Identification and implementation of appropriate land management areas, soil and water conservation tourist attractions; areas for tourist hotels and beach resorts, residential areas, forestry etc.

Step 6: Consolidation

- Assessment of PLUM impact

Preparation of the Draft Land Use Plan

Based on the Community Action plan, the village council through a village environment committee (VEC) or, village land use management committee (VLUM) prepares a draft land use plan and submits it to the village Assembly for scrutiny and discussion. The recommendations made by the village assembly are used to prepare a final plan.

A District Participatory land use management Team or the District Tourism Technical team will normally facilitate this task. Before the draft plan is presented to the village assembly it is discussed at the village council meeting and at sub-village level meetings in order to capture problems and opportunities available to solve them according to the villagers priorities in these meetings the following issues are relevant.

- (a) To review the results of PRA supplementary surveys and overall land use management problems.
- (b) To discuss the identified objectives of the land use plans.
- (c) To prepare recommendations for implementation of appropriate management measures pertinent to the sub-village but which are contained in the overall village land use plan.
- (d) To agree and prepare action plans for:
 - To identify and register areas for community facilities and for communal use, and for tourist investment.
 - To identify, demarcate and register private lands.
- (e) Formulation of by laws to enforce compliance of land use agreements.

A village land use plan should indicate and locate land to various uses as agreed by all stakeholders based on priorities. Each part should be given ample time to discuss and agree on land allocation, and demarcation boundaries.

3.4 Strategic Urban Planning

The Cities of Dar es Salaam, Tanga, Mtwara and Lindi are the major urban areas in the coastal regions. These major urban areas as well as other small but growing urban areas such as Kilwa Masoko, Bagamoyo, Pangani and Mafia are growing in terms of population increase and economic investments.

Urban centers facilitate sustained economic growth and thereby promote broad social welfare gains through industrial and commercial activities that are primarily located – and – serviced and financed in urban areas. Urban centers provide economic infrastructure for construction of hotels and other tourist facilities and thus contribute to tourism development. They provide market for agricultural products from rural areas, which are used in tourist hotels growth of urban centers expands opportunity for citizens to enrich their cultural heritage by exposure to different cultures and knowledge and this improving their tourist attractions.

Urbanisation however is not merely a demographic-economic process, but also a conversion of physical

space into built environments involving the transformation of natural environmental systems into the living environments of human settlement. In spite of immense benefits to individuals and the society, the process of urbanisation has given rise to a number of environmental problems which many urban authorities have failed to contain.

The main forms of urban environmental problems include water and air pollution, depletion of natural resources in the surrounding country side such as mangrove forests; residential occupation of hazardous areas and overcrowding. These environmental problems constitute the major threats to coastal natural resources attractions which form the basis for sustainable coastal tourism development environmental issues depend on the local authorities commitments to address them. The need to set aside land for tourism investments in the make of competition with other urban land uses and the need to protect the tourist attractions from environmental degradation call for integrated participatory land use planning approach.

Strategic urban planning provides a tool to facilitate and coordinate urban activities and create an environment for sustainable urban development. It is a managerial tool, which is flexible, manageable and responding to dynamic urban planning and environmental management problems.

Guidelines of strategic urban planning are available and the team is advised to consult them with assistance from if required from the ministry of lands. Presented in this manual is a summary of the process of strategic urban planning.

1. Sensitisation to create and raise awareness and acceptability

Sensitisation of stake holders through consultative meetings, in order to win and gain support and commitment by the stake holders to participate in the process; and training sessions on the principles and concepts of the process of preparing strategic plans and respective roles and responsibilities of the stake holders from:

- Public (local authority, central government and public institutions)
- Private sector
- Popular sector encompassing Non government Organisations and community based Organisations and individuals

However sensitisation and awareness creation is a continuous process and therefore uses different means.

2. Preparation of Environmental profile (EP)

Environmental profile is prepared with three folds objectives:

- To provide base line data and information on activity sectors, environmental resources and environmental hazards within the city/Municipal Town or district council.
- To highlight the interaction between development and environment and between the different activity sectors which are triggered through the competing uses of natural resources of which

manifest themselves through the primary and secondary effect or environmental hazards resulting from sectoral activities.

- .. To learn and exchange social awareness so as to build capacity of the stakeholders.

It is very important for the people in the coastal area to be aware of what tourism can bring to their areas and participate in the planning process in order to enjoy maximum benefit from this opportunity.

Environmental profile should reflect stakeholders' perception in the area and not only the experts' views. The Coastal people have, cultural value of different areas and attractions from the experts and thus it is important to honour the people's views.

The process of preparing EP in brief involve the following steps:

- Data collection and analysis
- Maps (base maps and thematic maps) preparation
- Preparation of the report
- Mini consultation to validate the EP

3 Holding District/Town/Municipal/City consultations

Consultation is the high profile district - wide gathering through which representatives of all stakeholders in their togetherness

- Identify and prioritise environmental issues related to tourism
- Mandate intervention mechanism
- Commit themselves for effective involvement and participation in addressing the prioritised issues in this case tourism and activities related to tourism development.
- Agree on the vision of Town in consideration of strength, weakness, opportunities and threat (SWOT) analysis. E.g. Vision for the Kilwa district is to have a tourist hub and restore the 14th Century glory of Kilwa.

4. Establishment of working groups

Each working group is assigned to deal with specific issue, which in the end will realise the dream of having a tourist hub. It is the responsibility of the working groups to:

- Formulate strategies for the specific issues assigned to them.
- Formulate action plans including objectives, strategy, activities, specific actors, cost estimation, expected outputs, time frame, indicators and area of operation
- Formulation of bankable projects like rehabilitation of the attractions, construction of jetty, establishment of tourism information centre , etc
- Establishing Environmental Management Information System (EMIS)

5. Reconciliation of issue - based strategies and action Plans

Specific issue - based strategies and action plans from each working group are compiled together to form overall Development Plan of the urban area, known as Strategic Urban Development Plan (SUDP) or Strategic Urban Development framework. This will define town's development vision and growth pattern.

At this stage overlaying of different maps is done in order to:

- map environmental sensitive areas,
- map zones with different potentials for tourism development
- show level of land competition or conflicts

6. Approval of the Plan

Submission of the proposed and agreed SUDPs by the local authorities to the Ministry of Lands and Human Settlement Development for scrutiny and subsequent approval.