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Ministry for Foreign  
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UONGOZI  
Institute



# MANAGEMENT OF BEACHFRONTS FOR SOCIO-ECONOMIC DEVELOPMENT IN TANZANIA

## Green Growth Platform

23 - 24 November 2022 | Mwanza, Tanzania



The Institute of African Leadership for Sustainable Development, commonly known as UONGOZI Institute, is a regional leadership development hub operating under the Office of the President of the United Republic of Tanzania. Established in 2010 by the governments of Tanzania and Finland, the Institute is dedicated to inspiring and equipping African leaders to deliver inclusive and sustainable solutions for their nations and the wider continent.

It applies a holistic and mutually reinforcing approach to capacity development which recognises that leadership competencies are developed through a continuous, lifelong learning process. Its two strategic pillars – leadership and sustainable development – are addressed through four main areas: executive education, policy dialogues, action-oriented research, and technical support. Its clientele includes organisations as well as individuals from the public sector, private sector, and civil society.

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# Abbreviations

AWOTA	Association of Women in Tourism
CCM	Chama cha Mapinduzi (Tanzania’s Ruling Party)
CEO	Chief executive officer
ESIA	Environmental and social impact assessment
GDP	Gross domestic product
GGP	Green Growth Platform
MP	Member of Parliament
TIB	Tanzania Investment Bank
UNEP	United Nations Environmental Programme
VPO	Vice President’s Office
ZEMA	Zanzibar Environmental Management Agency
JWTZ	Jeshi la Wananchi Tanzania
JMT	Jeshi la Magereza Tanzania
UDOM	Chuo Kikuu cha Dodoma
UDSM	Chuo Kikuu cha Dar es Salaam
SEZ	Special Economic Zone
SMEs	Small- and medium-sized enterprises
TGC	Tooku Garment Company
TZS	Tanzanian shillings
URT	United Republic of Tanzania
USD	United States dollars
VAT	Value-added tax



Aerial view of the Coco Beach, Dar es Salaam in 2022. Photo credit: Osse Greca Sinare



# Executive Summary

Tanzania is endowed with numerous bodies of water, including lakes, rivers, and oceans, which have resulted in the country’s most striking and exceptional beachfronts. As both natural and economic resources, beachfronts have enormous potential to promote socio-economic transformation in the country.

Beaches, as a natural resource, contribute to the aesthetic appeal of the coast and serve as habitats for a variety of animals, such as turtles and birds. Economically, well-kept beaches offer the potential for tourism expansion, generating revenue for the nation from both domestic and international tourists who visit shore sites. Tourism along the beaches, due to the “ripple effect,” encourages the expansion of business activities, particularly hotels, mega shopping complexes, cultural markets, and sports activities that can foster an inclusive public space. The clustering of these activities leads to increased revenue collection, job creation, enhanced production, and improved services, thereby fostering socio-economic development. For example, the V&A Waterfront in Cape Town in South Africa had generated approximately R223.7 billion (\$15.46 billion) in nominal GDP by 2017, supported 36,163 direct and indirect employment, and attracted over 23.1 million visitors. These potentials are also evident in other locations, including the Sfax waterfront

in Tunisia, the Durban beachfront, the Dubai waterfront, and the Dakar waterfront in Senegal.

Tanzania’s beachfronts, despite their immense potential, continue to be underdeveloped and face a multitude of socio-economic and environmental obstacles. Increasing human activities such as illegal sand mining, solid and liquid waste discharge, poorly planned constructions, and dynamite fishing are dominant along different beaches. As the population grows, human activities are putting increasing pressure on coastal resources. The beach erosion and degradation rate has intensified in coastal regions like Dar es Salaam, Mtwara, Tanga, Lindi and Pwani. Exploitation and uncontrolled use of forests and mangroves occur every day. Coastal forests have been reduced from 59,300 km<sup>2</sup> to only 1,050 km<sup>2</sup> during the past two decades. Unless properly managed, the appealing beachfronts could be utterly destroyed and covered by water by the end of 21st century.

Several factors contribute to the underdeveloped beachfronts and the challenges in managing coastal resources within Tanzania, including poor infrastructure, the effects of climate change along the coast, a strong focus from the government and investors on wildlife tourism.

Without prompt measures to develop and control

its shores, the country’s vulnerability to both human-induced and natural catastrophes will amplify. Considering this context, the Green Growth Platform on “Management of beachfronts for socio-economic development in Tanzania” was held from 23 – 24 November 2024, in Mwanza, under the patronage of H.E. Dr. Phillip Isdor Mpango, Vice President of the United Republic of Tanzania.

The organisation of the event was managed by UONGOZI Institute. The overarching objective of GGP 2022 was to discuss and identify ways to more sustainably manage and utilise Tanzania’s beachfronts. Specifically, the event aimed to address the following key issues:

1. Available opportunities for investing in and managing beachfronts in Tanzania;
2. Investment and management options for beachfront development using lessons and experiences from other countries;
3. Challenges hindering beachfront development and ways to overcome them; and
4. Policy and institutional frameworks that will guide investment and the management of beachfronts.

The two-day event brought together over 100 senior officials and representatives from government authorities, development partners, private sector, research and academic institutions, and civil society organisations. It featured an opening ceremony, expert presentations and discussions among key stakeholders, and a short excursion to the site where the Tampere Project will rise. The project, part of the master plan for Mwanza (2015–2035), includes civic spaces, parks, hotels, restaurants, museums and theatres, plazas and a convention centre.

This report provides edited highlights of the event.

## Green Growth Platform

A core component of the activities of the UONGOZI Institute to support sustainable development is the Green Growth Platform (GGP). Launched in 2012, GGP aims to increase awareness and understanding of issues related to green growth and its potential for Tanzania’s development.

The Platform brings together diverse stakeholders from Government, the private sector, civil society, academia and development partners to discuss common challenges facing Tanzania and identify mutually beneficial solutions. In this way, the GGP is a proactive tool for creating cross-sectoral linkages, building long-term social capital and promoting economic and social wellbeing, while safeguarding the ecosystems and environment that sustain us all.

Since its establishment, the GGP has facilitated seven events. Each event combines dialogue on critical issues for environmental protection and sustainable development with field excursions to enable participants to observe and learn first-hand: what the reality is, what is being done, what the results are, the challenges encountered and how they are being solved. This approach allows participants to more fully understand and internalize the challenges and solutions discussed. Going forward, delegates are tasked to be champions for change in their respective professions, institutions and communities.

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# Opening Session

Welcoming remarks by : **Mr. Kadari Singo,**  
: CEO of UONGOZI Institute

Mr. Singo began by thanking the Government of the United Republic of Tanzania, especially the Vice President’s Office and Mwanza Municipal Council for their great cooperation in organising and facilitating the forum. He extended special gratitude to Vice President Mpango for accepting the invitation to be the guest of honour. He welcomed the invited guest and thanked them for offering their time to participate in this important forum.

He explained that the event would focus on deliberating on beachfront investment and management for socio-economic development in Tanzania. He expressed his belief that the deliberations would provide an opportunity to share information, ideas and experiences on how best to use the country’s beachfronts commercially but sustainably so as to contribute to the national economy. Driving the point home, Mr. Singo reiterated the important role that beachfronts can play in this by sharing examples from countries that have invested in such land

and have had positive results in economic and social spheres. He expanded his discussion to include urban areas alongside water bodies (waterfronts) and gave the example of the Victoria and Alfred Waterfront in Cape Town, South Africa, that accounted for 13.5% of GDP in 2018. This is equivalent to 9.3 billion South African Rand, 537 million US Dollars or 1.25 trillion Tanzanian Shillings. He added that this was not just a direct contribution to the country’s GDP, but over 22,000 people were working there by 2018 . In addition to the economic and social benefits, he explained that beachfronts are home to an array of plant and animal species that beautify our coastal areas thus serving as a major attraction for local and international tourists. He added that it is important to continue educating each other and the public at large about effective ways to protect these valuable natural resources and making viable investments that provide opportunities for future generations to also benefit from them.



Mr. Singo also introduced the four specific objectives of the forum which he said were to identify:

1. Available opportunities for investing in and managing Tanzania’s beachfronts;
2. Investment and management options for beachfront development using lessons and experiences from other countries;
3. Challenges hindering beachfront development and ways to overcome them; and
4. Policy and institutional frameworks that will guide investment and the management of beachfronts in Tanzania.

He added that the involvement of UONGOZI Institute in the organisation of the forum was not accidental as its has been encouraging development efforts that focus on environmental preservation and protection since 2012 through its sustainable development platform: the GGP. The GGP was established with the aim of bringing together leaders and stakeholders

to discuss fundamental issues related to sustainable development in Tanzania that focus on environmental stewardship for the benefit of present and future generations.

Mr. Singo said that to date, seven forums have been organised under GGP in collaboration with the Office of the Vice President and other stakeholders:

1. The Importance of Forest Resources in the Country’s Economy;
2. Environmental Challenges and Opportunities in Tanzania’s Development;
3. Measures to Control Deforestation;
4. Effective Management of Forest Resources in the Community;
5. Investment in Forest Products and Businesses;
6. Better Forest Management for Sustainable Water Resources; and
7. The Blue Economy for Economic and Social Development in Zanzibar.

Remarks by : **Hon. Mary Masanja (MP)**  
: Deputy Minister of Natural Resources and Tourism

Speaking on behalf of the Minister of Natural Resources and Tourism, Deputy Minister Masanja thanked the Vice President for his efforts in overseeing environmental management in Tanzania as a whole. She assured him that Mwanza region has continued to adhere to his directive on environmental protection and management, specifically in relation to tree planting around water sources, adding that that directive is being implemented very well.

She went on to note that the CCM Manifesto expected the Ministry of Natural Resources and Tourism will increase the number of tourists from 1.5 million in 2022 to 5 million in 2025 while their revenue from tourism rises from 2 billion to 6 billion US Dollars per annum. She explained that the ministry reviewed various natural resources available in the country, and that it saw the need to capitalise on beach resources. The Deputy Minister further informed the Guest of Honour that even though Tanzania is blessed with many beachfronts, with potential that had yet to be realised. She congratulated the Revolutionary Government of Zanzibar for capitalising on revenue that can be generated from their beachfronts, which has enabled

them to increase the number of tourists visiting Zanzibar multifold, noting: “Many tourists visit Tanzania Mainland but they always conclude with a visit to Zanzibar beaches,”

Hon. Masanja went on to note that in 2016, her ministry formed a task force to identify available beachfronts in the country by visiting a number of regions including Dar es Salaam, Pwani, Tanga, Mtwara and Lindi. It submitted recommendations that helped to identify available beachfronts, ownership of the different beachfront investments, and geographic locations that are favourable for tourist activities. The Ministry also looked at infrastructure that would facilitate the flow of tourists to those areas, including water supplies, electricity and other considerations. The Deputy Minister noted that one of the main findings from the taskforce was that there are a variety of beachfront investment arrangements involving both private investors and local government authorities. She regarded this as a challenge that needs to be addressed in collaboration with the Ministry of Lands and Human Settlements, so that public bodies are on the “same page” with regard to aligning on guidance in relation to private

investment. The ministry recommends that the Act that governs the allocation of beachfront areas should be reviewed and if possible this task should be mandated to the Ministry of Investment or the tourism sector so that potential investors to beachfront areas can be guided more appropriately.

The Deputy Minister concluded her remarks by once again thanking the Vice President for visiting Mwanza. As a Special Seat Member of Parliament for the area, she is the host parliamentarian and in her capacity she invited the Vice President to feel at home, saying: “The people of Mwanza are happy that you are in our midst.”

“ The Ministry of Natural Resources and Tourism will increase the number of tourists from **1.5 million** in 2022 to **5 million** in 2025”

Hon. Mary Masanja.





Remarks by : **Hon. Deogratias Ndejembí (MP)**  
: Deputy Minister in the President’s Office, Public Service Management  
: and Good Governance

Deputy Minister Ndejembí informed the guest of honour that his ministry was present at the GGP forum because UONGOZI Institute is under their oversight. He assured the Vice President that UONGOZI Institute will continue to collaborate with the VPO to provide regular opportunities for knowledge exchange and discussion on environmental issues, like the one being held in Mwanza, across the country. The Deputy Minister made reference to the wider issue of the effects of climate change affecting rain seasons and agriculture. He reiterated that UONGOZI Institute will continue to provide the required education to the leadership and to the general public to make sure that we are protecting our environment.

The Deputy Minister concluded his remarks by expressing his joy at the opportunity to meet the Mwanza CCM Chair, elaborating that the two had previously been in the CCM Youth Wing. At that time, the Mwanza CCM Chair served as the Chair of the Youth Wing for the Mwanza region and was a member of the Youth Wing in the National Executive Council (NEC). He expressed his confidence in the Mwanza region’s strong Chair, who will supervise the implementation of the CCM Party’s election manifesto, particularly in the area of environmental protection, including the preservation of Mwanza’s beachfronts.



■ Hon. Deogratias Ndejembí.

Remarks by : **Mr. Reuben Jichabu**  
: CCM Regional Chair in Mwanza

The CCM Regional Chair expressed gratitude to the Guest of Honour for visiting Mwanza and informed the Vice President that he had recently joined the office. He stated that he would utilise the time at the forum to listen and learn. Mr. Chabu reassured the Vice President that it will take him less than a week to catch up and begin working. The Regional Chair acknowledged that, despite his primary focus on party affairs, he acknowledged the forum’s significance in light of the theme’s relevance to his region, particularly

in relation to the challenges faced by the beachfronts of Lake Victoria, particularly in terms of pollution. He emphasised the significance of conserving natural habitats for future generations and the issue of beach cleaning.



■ Mr. Reuben Jichabu.

Remarks by : **Hon. Adam Malima**  
: Mwanza Regional Commissioner  
:

Regional Commissioner Malima initiated his remarks by extending his gratitude to the Vice President for undertaking the lengthy journey from Dodoma and extending a warm welcome to him and his delegation. He informed the Vice President that the citizens of Mwanza are honoured by his visit and pledged to continue collaborating with his office, other leaders, and the President to serve the people of the region in the areas of social, economic, and political development. He also extended a warm greeting to the forum participants who had travelled from a variety of locations in Mainland Tanzania and Zanzibar. Hon. Malima reassured them that Mwanza is a secure and welcoming destination and encouraged them to take the time to explore the region's numerous tourist attractions, such as the stunning landscape along the shore of Lake Victoria. He also expressed his gratitude to the forum organisers for selecting Mwanza as the conference's host city, stating that it was a prudent decision due to the city's strategic location for agriculture, industry, and business. He acknowledged Mwanza's responsibility to safeguard the natural environment, in addition to acknowledging its economic and social contributions to national development. He then proceeded to notify the Vice President that the Mwanza region's stunning lakeshore boasts approximately 31 beachfronts that lure both domestic and international tourists. The lakes

and other attractions of Mwanza attracted a total of 11,280 local and foreign visitors during the period of 2021/22. It had received over 5,243 visitors as of November 2022, and it is anticipated that this number will increase substantially in the post-pandemic period.

The Regional Commissioner subsequently addressed the advantages of beachfronts along the lake shoreline in the Mwanza region, which functioned as both a tourist attraction and a location for the local community to engage in economic activities and unwind, thereby bolstering the regional economy. He further stated that the region has implemented strategies to enhance the beaches along Lake Victoria, such as safeguarding them from human encroachment, allocating a budget for maintenance and development, and creating a favourable environment and opportunities for private investors.

He concluded by extending his best wishes to the Vice President as he supervises the implementation of government initiatives that are designed to promote sustainable development among the populace. He also extended a warm welcome to the Mwanza region and encouraged all participants to investigate its many attractions.

Remarks by : **Hon. Suleiman Mzee**  
: Mara Regional Commissioner  
:

Regional Commissioner Mzee expressed the same sentiments as the Regional Commissioner of Mwanza by expressing gratitude to the Vice President for travelling a considerable distance to attend and officiate at the event. He also pledged to work in conjunction with his office to ensure the effective management of the environment. He expressed his gratitude to the forum organisers for selecting Mwanza as the forum's venue and advocated for the subsequent GGP conference to be held in Mara.

He reiterated that Mwanza is a strategic area due to its 31 beachfronts, which can attract both national and international visitors, and its role as a commercial opportunity nucleus.

He concluded by acknowledging shortcomings in environmental management and protection in the region, and expressing his support for improving this work. He then wished the Vice President all the best in his official duties.



Hon. Suleiman Mzee.



# Keynote Presentation

Prof. Ali Namangaya

Principal of Ardhi University

Prof. Namangaya started his presentation by emphasising that humans have always maintained a close relationship with water. He further elaborated that at least 55% of the human population resides within 80 kilometres of a coastline. He also noted that 33 of the 50 greatest cities are situated in coastal regions, as indicated by global statistics. According to the 2012 census, approximately 65% of Tanzanian citizens who reside in cities with a population of 100,000 or more are domiciled in areas that are in close proximity to a beachfront along a coastline, lakeshore, or riverbank. The robust economic performance of these cities is directly correlated with their location, as evidenced by statistics.

He subsequently provided a historical perspective on the evolution of cities along rivers, lakes, and coastlines, as well as their close relationship to economic activity that is associated with the water. For instance, cities such as Dar es Salaam, Kigoma, and Tanga have historically been recognised for their maritime trade and water transport. Subsequently, industrial areas have emerged that capitalised on their geographical locations. Currently, the preservation of beachfronts and waterfronts is becoming a concept that is associated with the economic development of our cities. He

underscored the close correlation between our economic development and water resources. To expand the discussion, he introduced two interrelated pillars in relation to economic relationships within cities: competitiveness and enhanced standards of living. The capacity to attract and cultivate capital investments for the purpose of generating jobs and income was the basis for the assessment of competitiveness. Issues such as the quality of available social services and other key factors related to socio-economic measures that influence the wellbeing of inhabitants were considered in the context of improved standards of living. He observed that cities that improve their living standards attract top-tier employees and cultivate a populace that will foster a more sustainable economy. He also elaborated that the city governance model can be transformed into one of “city administrative entrepreneurship” as a result of changes in the way investment capital is attracted. Municipal governments may devise development strategies that consider cities as “competition centres” for industrial production and commerce, which includes tourism as a component of these urban entrepreneurial ecosystems. Consequently, city competitiveness may encompass policies, institutions, strategies, and processes that affect a city’s sustainable productivity and living standards. This socio-economic context



Prof. Ali Namangaya.



frequently facilitates the development of both waterfronts and beachfronts.

The interrelated concepts of the green (natural resources of the land) and blue (marine and coastal) economies were then discussed by Prof. Namangaya. He acknowledged the CCM's vision, which stipulates that the government will prioritise the establishment of a blue economy in order to augment income and employment prospects during the 2020 election. He clarified that the blue economy concept is distinct from other economic concepts that prioritise production and distribution processes, as it prioritises a harmonious relationship between economic, social, and environmental factors. In his opinion, the oceans, lakes, and rivers are components of a broader environmental transformation that fosters innovation, technology, and science. He further stated that the blue economy is the new “engine of growth” and that the sustainable development of oceans, rivers, and lakes is essential for the preservation of the world in which we live.

Tourism was the subsequent topic of discussion for the keynote speaker. He elucidated that beachfront tourism is experiencing substantial growth worldwide, and Tanzania is not immune to this trend. In lakes, rivers, and coastlines, waterfronts and beachfronts are essential resources for tourism. He noted that Tanzania experienced a significant increase in tourism following the Royal Tour, and the majority of tourists visit beachfronts to enjoy hotel facilities, water sports, and historical sites. This is where they spend the most money, which ultimately contributes to the country's economy. However,

he acknowledged that it is incumbent upon us to not only explore the economic potential of beachfront resources, but also to mitigate their devastation. This necessitates an approach that enables the preservation and enhancement of ecosystems while simultaneously supporting the requirements of local communities through tourism and other commercial activities. The delegates were informed that the beachfront development worldwide has undergone substantial changes over the past five decades. Waterfront initiatives have involved the transformation of run-down industrial sites and old port areas into residential, leisure, or business areas. The image below was shared by Prof. Namangaya to illustrate the emergence of several development initiatives throughout the Indian Ocean.

He differentiated between waterfronts, which are areas where urban land and water may be used for residential, leisure, commerce, heritage, and transportation purposes. Frequently, these waterfronts serve as emblems of the city's identity. He contrasted this with beachfronts, which are a limited strip of land that separates a body of water from inland areas. He further stated that economic development may result from either of these factors in the context of Tanzania.

Prof. Namangaya noted that the city and municipal councils of Tanzania produced the “State of the Cities” report in 2014. The report found that the country's plans at the time did not meet the legal requirement to have at least 20% of the land developed as open spaces and gardens. On average, cities had allocated less



than 1% of their land to these types of areas. He clarified that the development of infants and young adults is significantly impacted by the wide-ranging effects of these areas. Dar es Salaam allocated only 6.7m<sup>2</sup> per person for such areas in 2014, which is less than the WHO's minimum recommendation of 9m<sup>2</sup> per person and the overall recommended standard of 50m<sup>2</sup> per person. Tanga city had allocated 47 square meters per individual. In general, the average for all cities and municipalities was 2.3m<sup>2</sup> per person, which is lower than the WHO's recommended 9m<sup>2</sup> per person. Insufficient open public spaces are designated in numerous city and municipal plans that are currently being implemented. For instance, in Dar es Salaam, he observed that there are only a few open spaces that are readily accessible to the public. In such cases, beachfronts are frequently employed as an alternative to “green” spaces. During public holidays and certain other periods, these beaches become congested, resulting in a variety of social and environmental consequences. The images

below illustrate the utilisation of the seashore in Dar es Salaam at various times of the year. Investments in these natural resources can directly contribute to a country's economic development, in addition to the wellbeing and recreational considerations, the Spatial Planning expert emphasised. He cited the Victoria and Alfred Waterfront in Cape Town, South Africa, as an example of a waterside area. He informed the audience that the initial Cabinet Paper on the proposed project was penned in 1984 and that the area designated for the investment was equivalent to 20 times the size of Mlimani City in Dar es Salaam. There are a multitude of employment opportunities in addition to a diverse range of economic and social activities. For the purposes of this document, an additional example is provided from Somaliland, where the European Union conducted a ground-breaking ceremony in 2021 to inaugurate the Berbera Beach Development, which is a component of the EU-funded Urban Development Project that was initiated in 2020.



UN-Habitat collaborated with Berbera Municipality to develop a multi-phased urban development project that was intended to enhance the community's social inclusion and offer solutions that are tailored to the needs of women, in accordance with its mandate to create vibrant and dynamic public spaces, inclusion, and livelihoods.

The initial phase of the Berbera Urban Development initiative included a market, pedestrian walkways, a drop-off area, and a recycling area. The beach road that connects Batalaale shoreline with the city centre of Berbera, the capital of the Sahil region of Somaliland, was constructed with six kilometres of elevated pavements.

The sidewalks, which are constructed with concrete blocks and extend 1.2 meters on either side of the three-kilometer long road, facilitate equal accessibility and social inclusion, including the use of wheelchairs and carriages to access the beach.

Five shading structures, which are roofed with traditional grass, were constructed to provide a cooling effect during the exceptionally scorching weather. Additionally, a bus stop was constructed at the drop-off area. In order to enhance security along the beachfront, three safeguard structures were constructed.

The beachfront development, which is a component of the Berbera public space regeneration project, adheres to the UN Habitat principle for a quality public space network in order to envisage a city that is both inclusive

and vibrant. The project was also intended to contribute to the realisation of the New Urban Agenda and the Sustainable Development Goals 11, which aim to ensure that cities and human settlements are inclusive, safe, resilient, and sustainable, and to ensure that all individuals have access to safe, inclusive, and accessible public and green spaces by 2030.

Prof. Namangaya made a caution on the propensity to perceive waterfront or beachfront development projects as capitalist enterprises that exclude ordinary citizens from utilising the natural resources of these regions. He acknowledged that the negative “capitalist” perception may result from the involvement of foreign investors, who are frequently obligated to raise substantial capital for large-scale initiatives. Nevertheless, he clarified that it is necessary to implement appropriate land use planning in order to strike a balance between the interests of private enterprises and public priorities. It was recommended that the design and planning of any project incorporate a broad range of stakeholders. He once again referenced the Victoria and Alfred Waterfront project to elucidate that the project was planned in collaboration with 16 private, public, and civil society organisations, as well as a variety of sectors. Nevertheless, there are ongoing disputes regarding the development's impact on issues such as place identity and heritage. He observed that the UONGOZI Institute's research on the blue economy in Tanzania, which was published last year, revealed that institutional coordination is one of the primary obstacles to development initiatives. He observed that numerous authorities are involved in

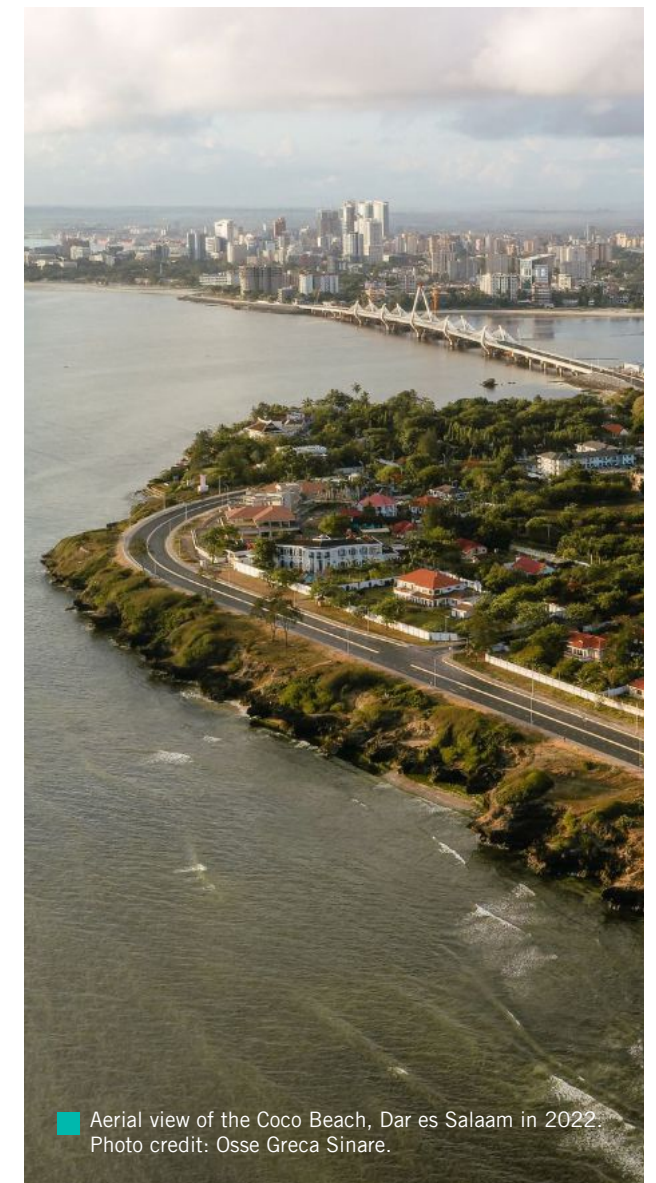
such initiatives, and each one is committed to adhering to their own mandate, principles, and procedures. This can render collaboration nearly impossible.

Prof. Namangaya emphasised the significance of Tanzania utilising its waterfronts and beachfronts to advance the blue economy and green growth development during the conclusion of his presentation. The political will is already present, and it is outlined in critical policy documents. Nevertheless, it is necessary to evaluate sectoral and institutional principles and procedures in order to ensure that they are not in conflict and to facilitate collaboration. He maintained that the trials conducted in Tanga have demonstrated the process of involving stakeholders from the initial stages of feasibility to the final stages of implementation. The project's conception stage should take into account all relevant factors, including economic, social, environmental, urban management, and design. This should be accomplished in a collaborative manner from the pre-development stage onwards.

He concluded his presentation by posing the following critical concerns, which he hoped would serve as a foundation for future discussions on the subject:

1. How can we strengthen institutional and collaboration across public bodies in such development projects?
2. Are there any gaps in expertise and in which areas of expertise?
3. Where are we going wrong?
4. Are the legal provisions facilitative?

5. Who should lead any steering committee? Should it be the central government or the respective municipalities? And if so, how should they collaborate with central government actors responsible for utilities and other key areas.



Aerial view of the Coco Beach, Dar es Salaam in 2022. Photo credit: Osse Greca Sinare.



## Address by the guest of honour

• **H.E. Dr. Philip Isdor Mpango**  
• Vice President of the United Republic of Tanzania  
•

Vice President Mpango began his address by expressing his gratitude to the Mwanza city leadership for consenting to host GGP 2022 and to the UONGOZI Institute for inviting him to serve as the patron of the GGP and to officiate this year's event. He observed that Malaika Hotel, the conference venue, is a prime example of beachside investment. He also expressed his gratitude to attendees for dedicating time to attend the conference and expressed his satisfaction that it would include both theoretical and practical knowledge through a field visit. The Vice President observed that GGP's primary objective is to facilitate the exchange of knowledge, perspectives, and experiences related to "green growth" in order to promote sustainable development. He was impressed by this year's theme, which focused on effective management of beachfronts for current and future generations. He deemed the event to be highly pertinent, given the government's emphasis on the advancement of the blue economy. He encouraged participants to be proactive, innovative, and vibrant in their discussions in order to generate significant ideas and proposals.

He then reflected that Tanzania is uniquely blessed due to its proximity to aquatic bodies on all sides, including the Indian Ocean along

the coastal strip, Lakes Victoria, Tanganyika, Nyasa, and Rukwa, as well as numerous rivers. Tanzania has a substantial number of beachfronts as a result. Additionally, Tanzania is home to three Marine Parks and fifteen Marine Reserves. The Vice President acknowledged that Tanzania has yet to fully leverage the potential of its beachfronts to drive sustainable economic growth. Rather, it was observed that several beachfronts are being eroded by human activities, including sand harvesting, unplanned construction, irresponsible agricultural practices, and illicit fishing methods. He observed that the beachfronts in Dar es Salaam, Tanga, Mtwara, Pwani, Zanzibar, and Mwanza are being "eaten away," and it is imperative to establish effective strategies to protect these areas. In order to achieve this objective, he encouraged the public, leaders, experts, and other stakeholders to take all necessary measures to protect our beachfronts. He emphasised the necessity of thorough discussions that will assist the government in its evaluation of policies, strategies, and plans related to beachfronts, and he expanded this issue to encompass waterfronts. The government's emphasis on environmental protection is evident in the National Development Vision 2025.



■ H.E. Dr. Philip Isdor Mpango.





■ Malaika Beach Resort in Mwanza, a prime example of beachside investment.

other countries through the implementation of hotels, water sports, stores, restaurants, and other commercial enterprises. The guest of honour encouraged Tanzanians to invest in these activities, as they will contribute to the expansion of the service sector and the creation of employment. He encouraged participants to gain practical insights into how activities can be replicated in other regions and to remain vigilant in ensuring the sustainable use of water and land resources by learning from the field excursion. He disclosed to the audience that he had recently visited Mbeya to initiate a tree planting campaign in the vicinity of water sources. During his visit, he also unveiled the National Environment Policy, which encompassed waterfronts and beachfronts. He is of the opinion that sustainable economic development can

Additionally, the Vice President reminded the audience that the Third Five-year National Development Plan and the CCM election manifesto are all designed to empower the private sector. Specifically, President Samia Suluhu Hassan is promoting investment, and there are numerous examples of investment opportunities in beachfronts. Investment in beachfronts has been demonstrated in

be achieved in the country by combining the Green Growth Platform and the promotion of the blue economy. In order to achieve this objective, he directed each region to work in conjunction with his Office to create strategic plans for the investment and development of waterfronts and beachfronts. The Deputy Permanent Secretary in the President's Office – Regional Administration and Local Government

was instructed to promptly implement this directive and submit a report. The Vice President also emphasised that the management and preservation of beachfronts and waterfronts, as well as investment in them, will contribute to the realisation of national development objectives. It was asserted that the present government is responsive, and he requested that his office be provided with a report of all the discussions, as well as copies of all presentations and speeches delivered during the GGP forum. He reiterated the significance of coordinating plans, as stated by Prof. Namagaya from Ardhi University. He encouraged participants to prioritise the issue during their discussions.

He encouraged the Regional Commissioner, the Regional Administrative Secretary, and the CCM Regional Chair to enhance “sensitisation on environmental protection” in relation to Mwanza. He urged leaders in government, educational institutions, civil society organisations, and non-governmental organisations to be at the vanguard of this initiative. He proposed the implementation of weekly campaigns to promote

environmental cleanliness, which would involve the collection of refuse along the beachfronts. He directed that trash bins be installed in all public transportation vehicles, including buses and ferry vessels. In order to emphasise his point, he recounted his recent road journey to Mbeya, Tanga, Dodoma, and Mbeya, during which he observed the issue of litter along the highways.

He observed that the rivers transport human waste and detritus into Lake Victoria in Mwanza, and in other locations, waste blockage results in unnecessary flooding of roads. He directed the municipal leaders of Mwanza to guarantee that trash and waste bins are accessible in all public areas. He said that it is the responsibility of all regional commissioners and district commissioners to ensure that all roads that pass through their regions and districts are routinely cleaned.

The Vice President subsequently addressed the impact of unregulated agricultural activities and construction on beachfronts.



“Beach forest ecosystems, which are situated in close proximity to coastlines, are among the natural phenomena that can assist in the prevention of coastal erosion”

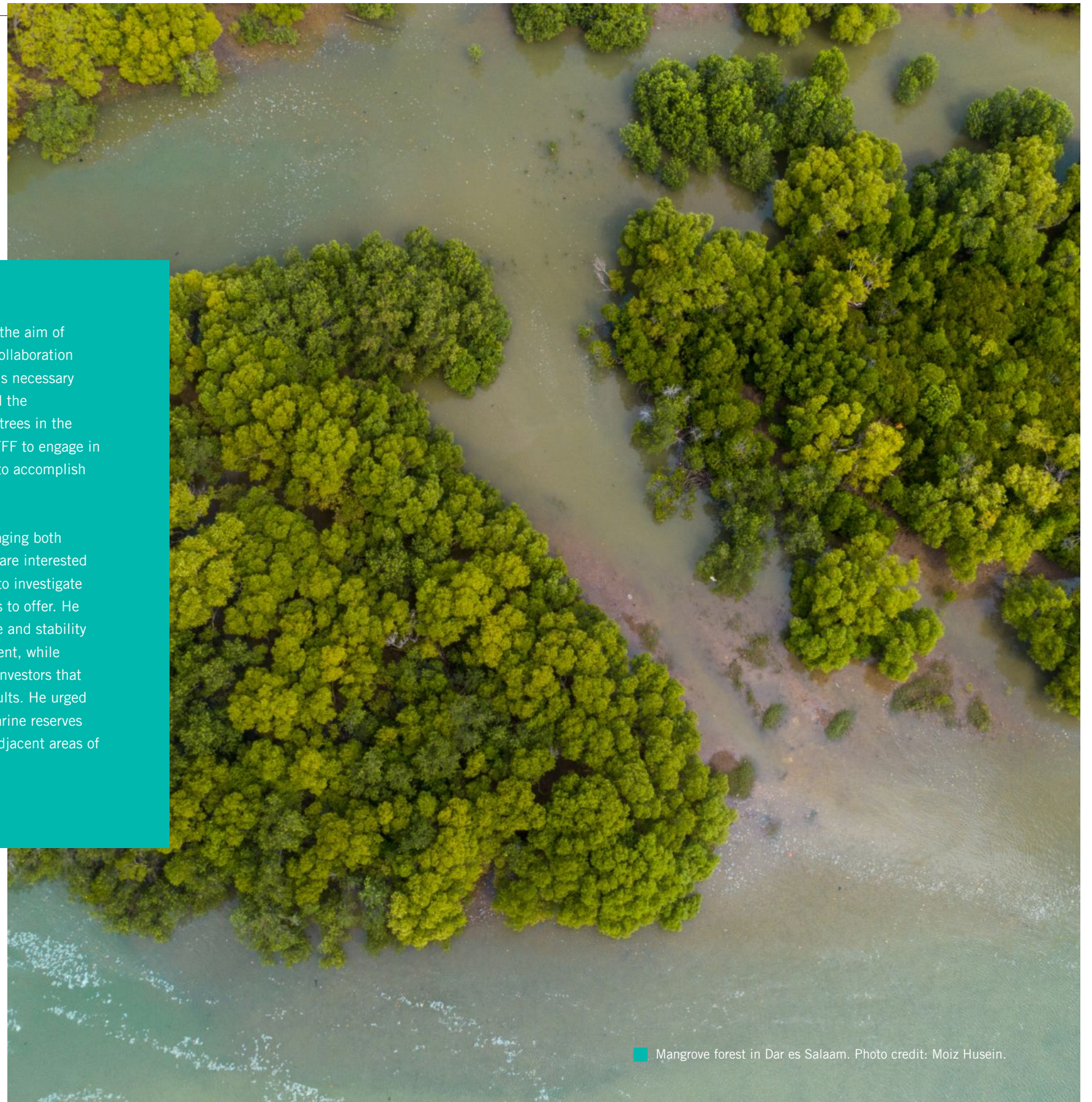


He provided an example of a hotel in Kigoma that was inundated during heavy rainfall as a result of destructive activities along the waterfront. He issued a warning regarding the propensity to issue construction permits for projects in hazardous areas.

Beach forest ecosystems, which are situated in close proximity to coastlines, are among the natural phenomena that can assist in the prevention of coastal erosion. The Vice President emphasised the ongoing endeavours to safeguard Tanzania's forests of all types and urged regional and district leaders to evaluate the extent to which they are able to completely implement by-laws to restrict tree felling. He informed the audience that the objective was to plant 1.5 million trees in each municipal area annually. Apprehension was expressed, however, regarding the absence of a follow-up to determine the number of trees that survived, were felled, or were burned. He stated that the cultivation of tree

seedlings is necessary to accompany the aim of planting 1.5 million trees, and that collaboration with the Tanzania Forest Fund (TFF) is necessary to accomplish this. He also discussed the necessity of planting the appropriate trees in the appropriate locations and urged the TFF to engage in consultation with local communities to accomplish this.

He concluded his remarks by encouraging both local and international investors who are interested in investing in beachfront properties to investigate the opportunities that the country has to offer. He underscored the significance of peace and stability in the context of sustainable investment, while simultaneously assuring prospective investors that their investments would generate results. He urged participants to explore the various marine reserves and waterfronts in Mwanza and the adjacent areas of Lake Victoria.



■ Mangrove forest in Dar es Salaam. Photo credit: Moiz Husein.



  
**02**

# Plenary Presentations

## Opportunities and challenges in managing beachfronts in Tanzania

⋮ **Dr. Thomas Bwana**  
⋮

This presentation was split into two sections. The first part offered a comprehensive examination of Tanzania’s environmental conditions, which encompassed beachfronts. The presenter believed that it was crucial to offer a broader perspective that could assist in the planning of future beachfront development. He also capitalised on the opportunity to educate the audience on the need for a National Environmental Master Plan to direct strategic interventions regarding the utilisation of our natural resources, including beachfront resources. The second part focused on beachfront development,

including its advantages and obstacles, as well as a potential course of action. Dr. Bwana provided a comprehensive analysis of the current state of the environment and the rationale behind the Master Plan. He also addressed the environmental challenges that result from the overreliance on natural resources, the consequences of unsustainable resource use, and the interventions that can be implemented to mitigate these challenges.



■ Participants during the session.

### National Environmental Master Plan

The United Republic of Tanzania encompasses a diverse array of natural features, such as the Indian Ocean, lakes, rivers, highlands and mountains, a rift valley, and islands, as well as a relatively expansive area of about 950,000 kilometres. It is imperative to develop a strategic plan for the utilisation of natural resources, as their unregulated utilisation has resulted in economic losses and environmental degradation. The National Environment Policy (2021) was informed by a report on the condition of the environment in Tanzania that was published in 2019. Nevertheless, there is a continuing requirement for more concerted endeavours to guarantee the sustainable, targeted, and effective utilisation of natural resources. In this regard, the National National Environmental Master Plan should function as a framework for strategic and coordinated environmental interventions at all levels until 2032.

### Environmental challenges:

The following key environmental challenges, considered in the Master Plan, need to be taken into consideration when planning beachfront development projects:

1. Land degradation
2. Deforestation
3. Deterioration of water sources
4. Wetland degradation / freshwater bodies
5. Invasive species
6. Loss of wildlife habitat and biodiversity
7. Coastal and marine environment
8. Climate change impacts
9. Pollution
10. Waste management

Two other challenges around urban environments and environmental governance are covered in the second part of the presentation on beachfront development.



■ Dr. Thomas Bwana.

### The status and underlying causes of key environmental challenges



#### Land degradation

is mainly due to unsustainable human activities, including unsustainable agriculture (expansion of land for farming, cultivation in river basins, river banks and steep slopes and unsustainable irrigation), overgrazing, unsustainable mining and uncontrolled fires. There is an increasing trend of land degradation over the years, from 42% of all land in 1980 to 50% in 2012 to 80% being affected by 2018. The effects of land degradation include soil erosion, flooding, loss of soil quality, drying of perennial rivers, biodiversity loss, and reduced forest and soil carbon stock.

Cultivation in river basins obstructs water flows downstream and increases sediment load and agro-chemical pollution in rivers. Cultivation within river banks removes vegetation that protects the soil structure's stability, increases sediment load and agrochemical inflows into rivers. Areas mostly affected are Morogoro, Pwani, Iringa and Mbeya..

Interventions aim to maintain, restore and enhance the land resource base and ecosystem services that flow from the land resources.



#### Deforestation

is mainly caused by an overdependence on biomass energy (charcoal and firewood). Other activities that contribute to deforestation are the clearing of land for agriculture; wild/bush

fires, mining activities; tobacco curing; and infrastructure development. Interventions aim at conserving forest ecosystems and the sustainable utilisation of forestry resources.



#### Deterioration of water

**sources** is caused by catchment degradation and over-exploitation of water sources for agriculture, domestic use, industrial mining

processes and deforestation. These have led to an overall decrease in water discharge and an increase in sediment load in rivers, lakes, dams and estuaries. The impact of such activities include water use conflicts, shortages and pollution. Interventions aim at conserving, protecting and managing water resources in a more sustainable manner. Identified



#### Wetland degradation

is visible in the reduction in their size with resulting biodiversity loss and changes, such as shoreline stabilisation. Causes

of degradation include water abstraction for irrigation, clearing wetlands for cultivation, livestock grazing, aquaculture, deforestation of mangrove forests and human encroachment. The proposed interventions aim to foster sustainable management and use of wetlands.



#### Invasive species

are one of the biggest threats to biodiversity and their effect extends to habitats around beachfronts.

There are several invasive plant species which, if unchecked, will quickly degrade the beachfront environment and threaten the survival of native species. Several initiatives have



been taken to address the problem including preparing a distribution map, developing a National Invasive Species Strategy and Action Plan (2019-2029) but there remains inadequate knowledge on invasive species management and inadequate capacity to manage invasive species.



**Loss of wildlife habitat and biodiversity**

has been rampant over recent years, causing loss of animal and plant species; human-wildlife conflicts; and economic losses. The main causes are human encroachment and blocking of wildlife corridors, poaching, over-grazing, deforestation, bush fires, mining, illegal settlements, unsustainable agriculture and pollution. Areas affected include shingle and sand beach ecosystems along coastlines, rivers and lakes. Priority interventions aim to strengthen conservation and management of wildlife habitats and biodiversity. The focus will be on ensuring sustainable management of wildlife corridors, strengthening conservation of wildlife habitats, ensuring sustainable utilisation of biodiversity and promoting collaborative research and development in wildlife habitat.



**Coastal and marine ecosystems**

are characterised by mangrove degradation. This is caused by over-exploitation for obtaining poles and timber, agriculture, and salt production. Climate change has also caused sea level rise and sediment load. There is also an increase in coral degradation due to blast fishing and climate change. Other environmental challenges within the coastal and marine ecosystems include loss of biodiversity

and coastal erosion. Moreover, coastal mangroves offer protection against tidal waves and storms. Coastal erosion also affects the coastal aesthetic value, coral bleaching, tourism development and local livelihoods. The goal of the interventions is to ensure the sustainable management and conservation of coastal and marine ecosystems. The priority areas are corals and mangroves located along the coastal areas.



**Climate change impacts**

include an overall increase in land and sea temperatures; an increase or decrease in rainfall; sea level rises; and increased incidences of floods and droughts. These in turn can lead to beach erosion, destruction of marine ecosystems, salt water intrusion into agricultural land; and the destruction of coastal infrastructure. Interventions for climate change involve both adaptive action and mitigation.



**Inadequate waste management**

is a significant factor in environmental degradation. There is no proper collection and disposal of solid, liquid, and electronic waste. Only 32% of refuse country wide is collected, the remaining percentage is burnt, taken to uncontrolled dump sites, or enters sewage systems, rivers, lakes, coastlines and other natural habitats. Poor collection and management of liquid waste is a major environmental hazard, including the risk to water sources and soil health. The main aim of the proposed interventions is to enhance waste management services to safeguard the environment and human health, and to improve



solid waste management infrastructure. Priority areas earmarked for the implementation of these interventions are urban centres with an emphasis on cities.

The National Environmental Master Plan is mainstreamed in the government planning and budgeting cycles. Its successful implementation is envisioned through improved governance and coordination of all key actors and mainstreaming environmental considerations into social and economic decisions at all levels.

**Beachfront and Waterfront Development**

Dr. Bwana broadened the discourse on beachfront development to encompass waterfronts, as both are relevant to Tanzania. He reviewed the benefits of commercial development and the challenges that arise from such economic activity, and he described their primary

characteristics. Additionally, he proposed a path forward in terms of stakeholder participation, shared benefits, and accessibility.

Beachfronts and waterfronts are classified into three categories: ecological, economic, and social. Beachfronts and waterfronts serve as ecological buffers for land and water bodies, although the latter are situated in urban areas. Both have the potential to provide habitats for numerous species and have the potential to create biologically diverse ecosystems. They may contain fragile ecosystems that are susceptible to dangers that are both local (e.g., unregulated construction) and global (e.g., sea-level rise). Economic development is considerably influenced by waterfronts and beachfronts, both directly and indirectly. Socially, they offer open access and shared property that can serve as a unifying force in a society's culture.



In addition to serving as a habitat for numerous plant and animal species, they can facilitate the transportation of goods and individuals, as well as offer additional opportunities for income generation and employment through a variety of business ventures, such as hotels, leisure activities, fishing, and seaweed farming. Challenges are also associated with the advantages. These may encompass their ability to withstand natural hazards and climate change, as well as the impact of storms and storm surges on the environment, which can lead to the erosion of shorelines and the rise of sea/lake levels, as well as the intrusion of salt water into freshwater. Additionally, they may be subject to competing uses such as settlement, recreation, fishing, mining, or port activities. Public access may be compromised by certain of these activities. Additional obstacles are generated by unsustainable human activities, some of which are detrimental to the environment, such as mining or refuse disposal, which also cause water pollution.

Dr. Bwana recommended that the planning and implementation of any development be sensitive to the ecology of the sites in question, and that considerations around public access be integrated. This is in relation to the issue of public accessibility. He also recommended the integration of human activities, ecologies, history, culture, and existing infrastructure. The development site plans should be reflective of the social, cultural, economic, and scientific significance of the resources and should take into account the “shared benefits” for developers and a broader range of stakeholders. Subsequently, he emphasised the necessity of extensive stakeholder involvement. The development process necessitates the involvement of the public, environmental organisations, community organisations, government agencies, and developers.



# Socio-economic benefits of developing beachfronts: Experience from Coco Beachfront (Dar es Salaam) and Raskazone Beachfront (Tanga)

Coco Beachfront development (Dar es Salaam)

Mr. Shedrack Maximilian

Head of Sewage and Environmental Hygiene in Kinondoni Municipal

Mr. Maximilian opened his presentation by underlining that Dar es Salaam comprises five districts, three of which contain beachfronts. Kinondoni Municipality's beaches span 39.5 km from the Tanzanite Bridge to Mbweni. The Tanzanite Bridge to Slipway is 5.4 km away from the Coco Beach corridor. The recreational redeveloped area spans 1.3 kilometres. Temporary structures have been constructed in approximately 20% of this area, while the remaining portion is designated for beach games, parking, and other activities. Sand and natural vegetation comprise the remainder of the region. Prior to the recreational redevelopment pilot project, Coco Beach was home to numerous irregularly arranged structures that served as local food outlets and small businesses. A portion of the Coco Beach territory was linked

to a variety of illegal activities. There were a variety of temporary structures, informal settlements, and a tavern area that served food and beverages. The region was frequently the site of domestic refuse disposal. When the most recent development commenced, the municipal contractors collected a total of 58 trucks of refuse, each with a capacity of 15 cubic meters. The beachfront was subject to minimal formal management.

The city's efforts to coordinate street vendors marked the beginning of the redevelopment. At Coco Beach, there were approximately 51 small-scale vendors from the local community. The municipal authorities extended an invitation to small-scale vendors to participate in the pilot redevelopment. Simultaneously, the

Municipal authorities intended to integrate larger hospitality enterprises in order to attract customers who possess the financial resources to invest in recreational attractions.

## The planning stage

Kinondoni Municipality had previously put aside some funds for the pilot at Coco Beach, but the Prime Minister's Office informed officials that an order had been issued instructing the local authority to plan for its growth, as well as other beachfronts throughout the city. The officials were also given a deadline for completing the task.

To initiate the project, the Kinondoni Municipality appealed to institutions (including

the TIB Development Bank) to invest in the region and businesses to participate in the redevelopment. Municipal councillors were directed to devise an approach. The primary objective was to guarantee sustainable beach development, tourism, and recreation activities, while also generating new revenue streams for various vendors and businesses.

The municipality conducted ideation sessions with a maximum number of stakeholders prior to the project's commencement to gather ideas regarding the area's planning and the businesses and services that should be included. At the conclusion of the preliminary consultations, a comprehensive plan for the region will be devised.



Mr. Shedrack Maximilian.



For small-scale enterprises, approximately 61 kiosks (stalls) were constructed. Investors in the development provided the funding for the construction. The Municipality expended no funds of its own. The arrangement was to be reviewed after a year, during which these vendors were granted a grace period to operate their enterprises.

Additionally, 19 plots (270–330 m2) were allocated to larger hospitality enterprises that are recognised for their effective operations in the city. They conducted their own construction. Public paying toilet facilities are also available to accommodate business proprietors, their customers, and other beach users and visitors.

Benefits of the Coco Beach development project

Arguably, the pilot project has yielded advantages in the areas of urban planning, economics, and social welfare. The 5.4 km coastal corridor from the Tanzanite Bridge to the Slipway on the Msasani peninsula is now connected due to the enhanced infrastructure. This expands the number of visitors for whom access is available. The number of visitors to the region has also increased as a result of the enhanced infrastructure, according to reports. The project’s objective was to provide visitors with a safer and cleaner beach environment, as well as the opportunity to engage in leisure activities and appreciate the hospitality and food outlets of the local community.

In an economic sense, small-scale traders are now associated with consumers who have a higher level of spending. The municipal’s annual

revenue collections have also been augmented by the newly developed Coco Beach. The Municipality previously generated 12 million shillings annually from a single catering business located at Coco Beach. Currently, 19 enterprises contribute up to 300 million shillings annually to the organisation. At present, the small-scale vendors are only required to pay Shs. 2,000 per month for refuse collection services. After one year, this arrangement will be evaluated. The Tanzanian Revenue Authority has also reaped the benefits, as one of the primary traders contributes 67 to 70 million shillings on a quarterly basis.

From an urban planning standpoint, the redevelopment has established a pilot area that will facilitate the more effective planning of other beachfront environments. The presence of illegal traders in Dar es Salaam has presented a variety of challenges to these initiatives, including their resistance to any changes. The city has been able to plan the development of other beaches in accordance with the Regional Master Plan as a result of the lessons learnt during the pilot. This has enabled the establishment of critical infrastructure, including water, waste collection, and refuse disposal services.



Various issues, such as environmental management, as well as access and utilisation of the public space, have been the subject of criticism. Some larger enterprises that have established their businesses by accepting loans are demanding long-term contracts (beyond the existing renewable one year) to help them realise enough profits to service them, while vendors are encroaching on the beach area.



- 1. A master plan must clearly identify areas for specific activities – business, conservation and open spaces
- 2. Establish a procedure for the municipality to enter into joint ventures with businesses
- 3. Review policies and improve existing regulations where appropriate.



- 1. Involve more stakeholders, including the private sector, to help fund more visitor attractions and public transport services to run along the Coco Beach corridor
- 2. To organise concerts, sports, fashion shows and traditional food exhibitions
- 3. To collaborate with the central government to build infrastructure that will promote the use of renewable energy to reduce carbon emissions
- 4. Develop a strategy to promote a “green” Dar es Salaam in collaboration with all stakeholders.

Raskazone Beachfront development  
(Tanga)

Mr. Ibrahim Msuya  
Research Scientist, Tanga Yetu Project

The presenter provided background on the Raskazone Beachfront development, which was initiated in 2021 with support from Foundation Botnar, a philanthropic foundation based in Switzerland. The project has been implemented in collaboration with the Tanga City Council as well as actors from the private and third sectors. Foundation Botnar gave this support as part of a global campaign to help cities improve, with technology and youth development as important drivers.

Objectives of the project

The central redevelopment projects focus on Jamhuri Park and Raskazone Beach. The latter aims to: i) conserve the beachfront, ii) regenerate urban areas, iii) improve the use of beach spaces, iv) strengthen the city’s capacity to maintain and retain public spaces through generated income, v) create employment for youth and women through on-site business opportunities, and vi) build the capacity of

youth artisans, landscapers, and gardeners. The Raskazone Beachfront development was designed from the start to be delivered by young people, whose capacities would be developed and the approach would be replicated in other projects.

The design

The project was designed as a demonstration project for engaging young people. It is consistent with the CCM election manifesto and national strategies that are designed to generate employment in urban tourism, adhere to statutory compliance requirements, and develop blue and green economies. Inclusivity was considered from the first stages, including the spatial design. Young people were involved in design decisions by generating ideas through stakeholder consultation exercises, open forums for residents, and focus group talks with small company owners.



The design allows for several functions to meet various user needs. During implementation, partnerships with many institutions were examined, and the promotion of Tanga citizens’ health and well-being was embraced. Sustainability is ensured by the use of locally obtained building materials, such as Tanga stone. Throughout the project, no trees were cut down. The design was updated based on what the land provided, and water-sensitive urban designs were applied to improve water cycle management. Solar energy panels and other initiatives were used to provide efficient yet environmentally friendly solutions for the development.

The Council collects revenue from a variety of sources, including facility access fees, facility

rents, and advertisement boards. Visitors can benefit from digital services available in public settings. Consultation feedback was incorporated into projects such as the installation of public showers with locker rooms to boost security. The project did not begin immediately following the design stage. A feasibility assessment was done, and alternative answers were considered. For example, during the feasibility study, it was determined that, while the project was completely funded, if the council had financed it alone, it would have returned its investment in 11 years. This indicates that there is a willingness to reinvest or take out a loan for future beach renovation if it can be similarly covered.



The Municipal Council now collects TZS 126.8 million annually from businesses situated along the seashore, which is a significant increase from the TZS 2 million it managed to collect from just one enterprise. Operating expenses amount to approximately TZS 58 million. Employment opportunities have been generated through the project's design and construction of pavilions, project organisation and capacity development, and construction of seating and landscaping. Additionally, employment opportunities were generated in the areas of hospitality, site maintenance, advertising, sales and information services, and security.

The initiative illustrated that the Investor (the Council), the Tanzania Revenue Authority, and local businesses can generate revenue from beachfronts that are properly designed. The construction phase employed approximately 515 individuals, while 146 positions were created for ongoing operations. It is anticipated that the skills that young individuals obtain during this development will enable them to secure employment in other projects. Additionally, several young people acquired valuable digital skills that were implemented during the project.



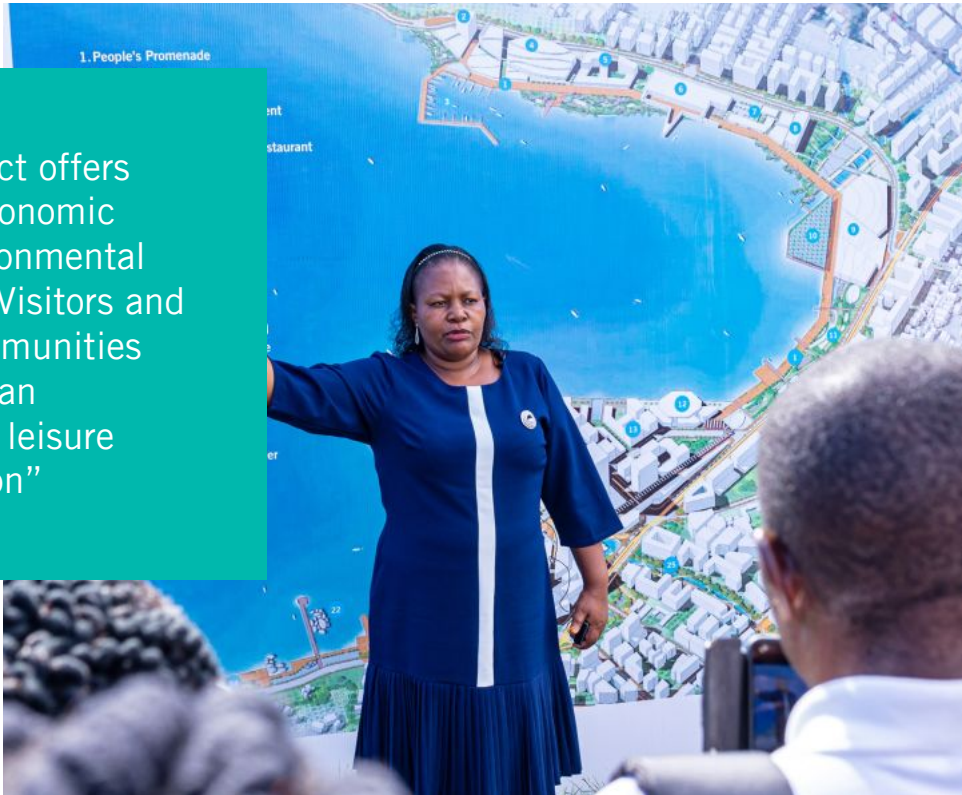
Jamhuri park in Tanga city.



# The Tampere Project: Current situation, opportunities, challenges and expected social and economic benefits

• **Ms. Evodia Kisoka**  
• Senior Town Planning Officer,  
• Mwanza Municipal

“The project offers social, economic and environmental benefits. Visitors and local communities will have an attractive leisure destination”



The Tampere waterfront project is being implemented in Mwanza on the coast of Lake Victoria. It is bordered by four districts: Ilemela (east), Sengerema (west), Misungwi (south), and Magu (north). The Mwanza Municipal Council spans an area of 2,256.45 km, 271.55 of which are aquatic bodies. The government manages the Municipal’s 12 waterfronts, including Kamanga Beach (a ferry terminal) and Tampere Beach. The remaining ten are the responsibility of the business sector. These include Faulu, Jembe ni Jembe, Wag Hill, Rock Beach, Kishimba, Kapricabana, Tamali, Sunset, Shafick Meral, and Havash. Tampere Beach is located outside the Bank of Tanzania’s Mwanza office. It originates in the Milongo River and extends all the way to Kirumba, encompassing 9.3 hectares.

Tampere beach will feature three visual markers, according to the Master Plan of Mwanza City (2015-2035): a multi-story “iconic” building built on a dam created by water pumped from the lake, a police patrol and observation tower serving as a surveillance beacon, and a high-rise hotel. There will also be areas designated for children’s recreation, general leisure, beach sports, entertainment, and hospitality.

## Benefits from the Tampere Project

The project offers social, economic and environmental benefits. Visitors and local communities will have an attractive leisure destination; there are opportunities for businesses of all sizes; and there will be landscaping and other natural features.

## Challenges

Some areas are presently not easily accessible due to poor road infrastructure and there is a budgetary challenge to fully fund the development. There is the issue of illegal traders and risk of beach pollution due to littering.

## Strategies for improving the beachfront

1. Planning authorities to plan and earmark more beach areas for improvement
2. Council authorities to allocate a budget for improving and maintaining beachfronts
3. Beachfronts to have plans that incorporate sustainability
4. Private sector investment is generated for beachfront improvement and maintenance
5. Public-private partnerships (PPP) between the Mwanza City Council and the private sector can help advance the development

## Commercial opportunities

The Tampere project provides various opportunities for businesses of different sizes and international investment. Opportunities cover accommodation; tour operators and transport providers; bars or restaurants; plus retail of various kinds. These commercial opportunities can utilise the other attractions of the region, including safari tours via the Western corridor of the Serengeti national park.



# 03 Field visit to the Tampere Project

Ms. Evodia Kisoka who had delivered the presentation on the Tampere Project started by walking participants through the project map and explained the following:

1. Tampere beach is strategically located because it is at the main entrance to Mwanza city. It starts runs from the Mwilongo River to Kirumba.
2. Tampere is surrounded by a number of small inter-dependent beaches.
3. The iconic building that will be a key landmark for Mwanza City will be supported by two other structures, the entire area is 9.3 Ha.
4. All developments within the Tampere project area will be undertaken according to the Mwanza Master Plan 2015-2035.

It was observed that the challenges facing the Tampere area may stem from the Mwilongo River. The river basin must be carefully managed, or the beaches would be littered with waste. The management of catchment areas should prioritise sedimentation and garbage management. The Tanzania Cities Transforming Infrastructure and Competitiveness (TACTIC) project, whose drawings have already been authorised, is in its first phase of implementation. This is

the design of river banks in such a way that water can flow freely, particularly during rainy seasons when bridges are prone to flooding. Gardens will be established on both sides of the riverbank, and there will be strong enforcement to prevent uncontrolled rubbish disposal. TACTIC supports essential areas of urban management in participating cities, such as municipal finance, urban planning, resilience, and green development.

The Tampere project has followed all necessary protocols including conducting an environmental and social impact assessment (ESIA) and involving key stakeholders. Stakeholders involved include those from the Lake Victoria Valley, the Mwanza Urban Water Supply and Sanitation Authority, and Tanzania Electric Supply Company. This helps to ensure that all aspects are covered prior to the commencement of the project.

Further on stakeholder engagement, it was noted that the majority of projects, such as the Tampere project, are executed in areas that are entirely owned by the government. The communities that utilise the area for their own advantage are only doing so temporarily,



Ms. Evodia Kisoka takes delegates through the proposed Tampere project.

as they await the government's development of the area. Therefore for the case of Tampere project, stakeholders were not only engaged in the project's planning, but they also returned the plan to the population, along with all the accompanying drawings. This was implemented in each ward. The planning process was informed by the input of the specific ward's map, which was shared and explained. Stakeholder involvement also highlighted their eagerness to commence the project once they recognised the advantages.

Lastly, the delegates observed that the GGP provided a learning opportunity for the Mwanza Municipal Council and the deliberations will inform the next steps of the Tampere project. The Municipal has presented their project and now they know where to tap into for more information and guidance.



04

Panel Discussion

The session was moderated by Mr. Jambo Ramadhani, Researcher, UONGOZI Institute. The panellists were as follows:

- 1. **Mr. Joseph Chilambo**, Deputy Director of Planning and Business Development, Tanzania Investment Bank
- 2. **Mrs. Mary Kalikawe**, Chair of the Association of Women in Tourism (AWOTA) and and a local investor in a beachfront in Bukoba
- 3. **Dr. Delphine Kessy**, Director of Research, Innovation and Community Involvement, St. Augustine University Tanzania
- 4. **Ms. Clara Makenya**, Representative and Coordinator of the United Nations Environmental Programme
- 5. **Mr. Makame Khamis**, Senior Environmental Officer, Zanzibar Environmental Management Authority

Question: **TIB is an important stakeholder in investment issues, including beach development. What can delegates from the public and private sector learn from some of the projects that TIB has implemented since 2010?**

**Mr. Joseph Chilambo**

TIB is a state institution of the United Republic of Tanzania, specifically established to support development related projects paying attention to appropriate use of resources, and to ensure that development projects bring about development for the people. It is important to note that development of the people is closely tied to their involvement in their own development. Two key lessons that delegates can learn from TIB’s experience are that the best development is inclusive development, and that when planning projects around national resources it is important to involve all key stakeholders.

Over the years, TIB has conducted assessments and realized that there are a number of resources that have been left dormant because they are not being viewed as potential investment opportunities that could generate employment



From L-R: Dr. Kessy, Mrs. Kalikawe, Ms. Makenya, Mr. Ramadhani, Mr. Khamis, and Mr. Chilambo.

and increase the country’s income. Beachfronts fall into that category as it is only fairly recently that their potential to generate income and employment has received more focus. In its assessment of beach areas, the bank discovered that the most common challenge hindering investment projects is poor infrastructure. Levels of economic growth are affected by both the volume of infrastructure stocks and the quality of services.

TIB works with local government authorities to identify potential sources of financing for different projects. One of the approaches the Bank has used is to use Corporate Social Responsibility (CSR) funds to support the development of business concepts which it helps to develop into bankable projects. Once the concept has been approved, the Bank also provides technical assistance funds with favourable terms to facilitate the implementation of the projects. Some of the projects the Bank has supported are still at concept stage and others have taken off. The lack of a conducive environment impacts beachfront developments.

Implementation of some projects stall because of an Act or policy that needs to be amended. Also, many beachfronts are controlled by private investors. The central government in collaboration with local government authorities needs to make sure that they are properly managed and provision is made for public access. At the same time, the National Land Policy needs to be reviewed to make sure that it does not hinder development projects.

Question: **A lack of financial resources is affecting most efforts towards investing in beachfronts. How can we mobilise financial resources to support proposed developments? How can TIB push such projects?**

**Mr. Joseph Chilambo**

Lack of financial resources is a perception. There is no shortage of finance, rather a lack of projects to be financed. One can own a resource but they do not have a bankable





project that would provide economic and social benefits. The biggest problem is the way project proposals are written. Many are not appealing enough to financing institutions for them to qualify for a loan because they do not show how much investment is required to generate a certain amount of money as well concrete and measurable investment gains, or return on investment (ROI) figures.

For example, the Jamhuri Park Project under the Tanga Yetu initiative has clearly identified social and economic outputs so the project is bankable and can be financed through a bank loan, stock market, or government bond, all of which can provide sufficient funding with no interference in the implementation of the project. TIB can offer support in terms of advisory services and technical assistance funding to pay expert costs towards the development of bankable projects, such as geotechnical investigations or project design.

**Question:** What does AWOTA do and which of its activities are related to the management and development of beachfronts recognising that they can be an important part of the tourist business?

**Mary Kalikawe**

AWOTA is a NGO that is 10 years old. It has a website [www.awota.org](http://www.awota.org), and branches in several regions including Dar es Salaam, Arusha, Mwanza and Zanzibar. I am happy to learn that fellow Dr. Delphine Kessy is one of the founders of AWOTA and chairperson of the Lake Zone

Branch in Mwanza. What helped AWOTA to emerge is women are a large “army” in tourism and their contribution is very important. AWOTA is at the forefront of lobbying and advocacy for women’s development and equality in tourism. It is a platform to discuss issues such as those under consideration in relation to beachfront development at this forum. AWOTA has members from several sectors, including education, government and the private sector. I was very pleased that during the opening session there was one woman, the Deputy Minister of Natural Resources and Tourism, speaking. Moreover, President Hassan in the Royal Tour documentary demonstrated how women can be in the forefront in promoting tourism.

**Question:** As an owner of a beach site, how did you get this opportunity and what challenges are you facing with regard to the site you own?

**Mary Kalikawe**

I am the Director of a tour company called Kiroyera Tours in Bukoba and received a number of awards for advertising and promoting Lake Victoria. I started with a camping beach site which bears the same name of my tour company. I spent almost 15 years receiving and guiding international and local visitors to different tourist attractions. Unfortunately, in 2000 floods hit Lake Victoria and my beach site was buried. I then moved to establish Maruku Paradise Beach site, 26 km from Bukoba town. There are plenty of opportunities out there because there is no competition. There only a few investors in Lake

Victoria. The beach has soft white sands just like that in Zanzibar. Bukoba doesn’t have many large commercial opportunities. So if you can invest in a beach it helps to create a source of employment and to attracts visitors who will spend money.

**Question:** In the presentations on the first day we heard of many challenges around beachfront development but most of those were theoretical. You are in the business, what challenges would you like to share with potential investors?

**Mary Kalikawe**

The biggest challenge that I face is with regard to infrastructure. Maruku is 26 km from Bukoba town. The roads are not tarmacked and when it rains they are terrible. There is no electricity and the water we use comes from the Lake. There is no waste disposal system and many times we get reprimanded by environmental officials who tell us that the water from the toilet facilities can easily get into the lake. Investment costs are very high. Even if you have invested in a beach, it is not easy to attract visitors to your site. Maybe the TTB can help to advertise beachfront tourism in the Lake zone and look for investors.

**Question:** ZEMA is a key stakeholder, a custodian, of environmental management in Zanzibar which is renowned for its beautiful beaches. What opportunities are available in Zanzibar that people can invest in?

**Mr. Makame Khamis**

In 2020 Zanzibar launched its Development Vision 2020-2050 whose main aim is to enable Zanzibar to acquire an upper-middle income status. The government has developed blue economy to help achieve this. Tourism is one of the four key sectors for investment and development. Within tourism, there is the opportunity to invest in a range of accommodation to meet the continuously rising visitor numbers. Opportunities also exist in beach- and water-based activities across the archipelago.

**Question:** What about legal and policy systems? Are there any regulations that guide the management of beach areas?

**Mr. Makame Khamis**

The Environmental Management Act of 2015 provides the vision and direction; there is no act that directly guides the management of beaches. There are clauses in the main Environmental Management Act that specifically relate to coastal “buffer zone”. According to this Act, any activities within 30 m or beyond the high water mark are prohibited. The demand for coastal land arising from rising tourism, however, can be a threat to this. Investors and

other stakeholders are therefore sensitised to the issue while communities are particularly vigilant in monitoring unplanned construction and any activities that are detrimental to the environment.

**Question:** Many challenges in environmental management and investment in beachfronts have been discussed. What thoughts does UNEP have on dealing with these challenges?

**Ms. Clara Makenya**

The GGP and the presenters provided a good starting point for solving these challenges. There are many stakeholders involved in solving the challenges in beachfronts. Not all of them are directly linked to or have a background in environmental issues. Therefore not everyone has an in-depth knowledge on what causes environmental challenges to beachfronts. Knowledge sharing and discussions provided a good base for stakeholders to have a common understanding of what needs to be done. UNEP’s mandate covers the environmental dimension of sustainable development. So without integrating and mainstreaming environmental issues within finance, community development, investment and other aspects of life, the challenges to beachfronts and all natural resources will persist.

Most of the challenges are caused by use of beachfronts (and water fronts) can be divided into three key categories: extractive (sand mining, use of water from the beach for irrigation), intrusive (sewage), and ecological.

They are mostly caused by the lack of sustainable utilisation and management systems. So the overlap of use of our beaches is caused by lack of these systems arising from a lack of knowledge and experience.

There is a need to look at the role of regional bodies. Beachfronts can border other countries. For example, Lake Tanganyika borders Kenya and Uganda. We cannot solve these challenges as a single country. We have to develop regional and international strategies because some of the challenges are also caused by neighbouring countries. Use of regional bodies like the Lake Victoria Environment Management Project and other platforms can help to solve environmental management problems facing beachfronts.

So in short, we need to consider the following:

1. Not every stakeholder understands environmental issues – there is a need to mainstream them in all key activities/ sectors
2. We need to deal with the overlapping use of available beach resources and put in place systems that will facilitate sustainable use
3. There is a need to enhance internal and external collaboration through regional bodies.

**Question:** As a UN organisation, what do you do and how open are you to collaborate with stakeholders in order to work on the recommendations that you have shared?

**Ms. Clara Makenya**

UNEP’s mandate is to lead the environmental agenda as it relates to the implementation of sustainable development goals. There are three major areas of concern - environmental choices, climate change, and resource management. UNEP is focused on facilitating partnerships (both national and international) that will support the implementation or resolution of environmental challenges. We work with stakeholders in relation to our environmental agenda across Tanzania in various ways. At the country level, resources are provided or guidance is provided and countries seek resources themselves. We support projects in the Rufiji Beach, Bagamoyo and Dar es Salaam areas to educate local communities about environmental challenges.

UNEP also helps facilitate the drafting of laws and ensuring access to important scientific information and statistics that facilitate policy decisions (informed decision making). There is also the issue of facilitating the law-making process by working closely with other stakeholders and facilitating the process by providing the data needed during law-making.

**Question:** As an academic and researcher who is interested in beach issues, what contribution do studies have in relation to beachfront development and investment?

**Dr. Delphine Kessy**

Research can be very beneficial in the development of beachfronts. It brings facts to make the right decisions. When we want to

develop beachfronts, research can help evaluate the follow:

1. **Biodiversity** – how will the life of living organisms be affected or increased and what measures should be taken so that these organisms do not find it difficult to survive? Research into the issue of invasive species is also important. When we invest in beaches, however, humans and our activities may be considered “invasive”. With the Tampere development, for example, we must research how we it affect the lives of people and other species. Research has been conducted in Tanga and other coastal areas which have shown that coral reefs and the wider coastal biodiversity is being damaged. This is the right time to conduct research to help our communities find ways to use beach resources sustainably.
2. **Environment** – this is affected by any type of human use; what is important is to conduct research to see how much we will destroy the environment, how much that destruction will affect the biodiversity – and how to minimise this. It would also be interesting to research how much the Tampere project could use renewable energy.
3. **Involvement of stakeholders** – research offers an opportunity to understand communities living around the beachfronts. It can also be used to understand people who work within the affected areas, for example in mining and maritime trades.



  
**05**

# Key Messages

Several key messages emerged from the speeches and discussions during the forum.

**1**

## Effective management of beachfronts demands the engagement of all stakeholders

Poor planning, execution and financing can arise when stakeholders at all levels are not coordinated from the first stage of development design then through the various stages of implementation. The government needs to coordinate all stakeholders to ensure they input into a process but their areas of responsibility are also understood.

Synergies and projects that can be linked to improve access to financing must be identified. For example, the Dar es Salaam Rivers Rehabilitation and Management Plan was well-prepared and got World Bank funding. However, it must be reviewed to see if additional money

can be raised to continue the activities outlined in the plan. If the country organises itself properly, there is enough of funding available.

While local government authorities are the custodians of waste management, they need to work with the private sector and local communities to devise waste collection systems that will facilitate efficient waste segregation, collection, disposal and destruction/recycling.

The private sector is an important stakeholder in beachfront development and management, and it should be involved at all stages of the process. Community involvement is also critical to the long-term viability of waterfront development initiatives. Citizens must be meaningfully involved in all phases of development, comprehend the benefits, be sensitised to environmental challenges, and actively safeguard beachside ecosystems.



**2**

## Educating the public on beachfront conservation practices is crucial

It is critical to influence people’s mindsets and raise their understanding of environmental issues throughout society. This can begin with ensuring that the issue is properly integrated into the educational curriculum.

An increase in human activities, both legal and illegal, can cause environmental damage to beachfront ecosystems. Community awareness about environmental protection leads to practices that preserve the beachfronts.



Efforts continue to be made to strengthen institutional strategies to support management plans to maintain, protect and improve any beachfront developments.

**3**

## Policy, regulatory, and legal frameworks

Developments must comply with all relevant laws and regulations.

Efforts continue to be made to strengthen institutional strategies to support management plans to maintain, protect and improve any beachfront developments. This ranges from revenue collection to fund ongoing maintenance work to interventions for specific conservation measures.

The National Environmental Policy has been updated to include important elements that were missing from the 1997 document which should provide a more robust framework to consider issues such as beachfront development.

The Comprehensive Plan for Environmental Conservation (2021) has identified environmental challenges at all levels from local authority to regional level and national issues. It provides recommendations on measures to deal with the challenges it identifies.



# 06 Vote of Thanks

Speaking on behalf of UONGOZI Institute's CEO, Mr. Emanuel Alfred thanked all leaders from the public, private and third sectors for setting aside their time to participate in the event. He offered his particular appreciation to the Mwanza City Council for their cooperation that made the event a success. He wished for the continuation of their cooperative spirit, particularly in enacting the Vice President's instruction and the recommendations drawn throughout the event.

Mr. Alfred expressed his gratitude to all the presenters for their excellent presentations, which will serve as a catalyst for future discussions. He also expressed his gratitude to the office of the Municipal Director of Mwanza for granting the participants access to the Tampere project, with the expectation that the

recommendations provided will be given serious consideration by the development team.

He encouraged all participants to serve as advocates for the GGP concept upon their return to their respective workplaces and to continue to work together through this platform to support the realisation of its objectives. He concluded his remarks by urging participants to utilise their time in Mwanza to explore various sites and surrounding areas as a means of collaborating with the government to promote local tourism.



■ Mr. Emanuel Alfred.



## Appendix: Event Programme

### Day 1 | 23 November 2022

08:00 – 09:00	<b>ARRIVAL AND REGISTRATION</b>
09:00 – 09:10	<b>WELCOMING REMARKS</b> Mr. Kadari Singo, CEO, UONGOZI Institute
09:10 – 09:20	<b>WELCOMING REMARKS</b> Hon. Adam Malima, Regional Commissioner, Mwanza
09:20 – 09:50	<b>KEYNOTE PRESENTATION: MANAGEMENT OF BEACHFRONTS FOR SOCIO-ECONOMIC DEVELOPMENT IN TANZANIA</b> Prof. Ali Namangaya, Dean School of Spatial Planning and Social Studies, Ardhi University
09:50 – 10:00	<b>WELCOMING GUEST OF HONOUR</b> Hon. Dr. Selemani Jafo (MP), Minister of State, Vice President’s Office (Environment)
10:00 – 10:45	<b>ADDRESS BY THE GUEST OF HONOUR</b> H.E. Dr. Philip Isdor Mpango (MP), Vice President of the United Republic of Tanzania
10:45 – 11:30	<b>GROUP PHOTO AND HEALTH BREAK</b>
11:30 – 12:00	<b>PRESENTATION: OPPORTUNITIES AND CHALLENGES IN MANAGING BEACHFRONTS IN TANZANIA</b> Dr. Thomas Bwana, Vice President’s Office-Environment
12:00 – 12:30	<b>PRESENTATION: SOCIO-ECONOMIC BENEFITS OF DEVELOPING BEACHFRONTS: EXPERIENCE FROM COCO BEACHFRONT (DAR ES SALAAM) AND RASKAZONE BEACHFRONT (TANGA)</b> <ul style="list-style-type: none"><li>Mr. Shedrack Maximilian, Head of Sewage and Environmental Hygiene in Kinondoni Municipal</li><li>Mr. Ibrahim Msuya, Research Scientist, Tanga Yetu Project</li></ul>
12:30 – 13:00	<b>PRESENTATION: THE TAMPERE PROJECT – CURRENT SITUATION, OPPORTUNITIES, CHALLENGES AND EXPECTED SOCIAL AND ECONOMIC BENEFITS</b> Ms. Evodia Kisoka, Senior Town Planing Officer, Mwanza Municipal
13:00 – 13:30	<b>GENERAL DISCUSSIONS</b>
13:30 – 14:30	<b>LUNCH BREAK</b>
14:30 – 16:00	<b>FIELD VISIT TO THE TAMPERE PROJECT</b> Mwanza City Council
16:00	<b>CLOSING OF DAY 1</b>

## Appendix: Event Programme

### Day 2 | 24 November 2022

08:00 – 09:00	<b>ARRIVAL AND REGISTRATION</b>
09:00 – 11:00	<b>PANEL DISCUSSION</b>  Proposed options/innovations and approaches to developing beachfront Tanzania <ol style="list-style-type: none"><li>Mr. Joseph Chilambo, Deputy Director of Planning and Business Development, Tanzania Investment Bank</li><li>Mrs. Mary Kalikawe, Chair of the Association of Women in Tourism (AWOTA)</li><li>Dr. Delphine Kessy, Director of Research, Innovation and Community Involvement, St. Augustine University Tanzania</li><li>Ms. Clara Makenya, Representative and Coordinator of the United Nations Environmental Programme</li><li>Mr. Makame Khamis, Senior Environmental Officer, Zanzibar Environmental Management Authority</li></ol> <i>Moderator</i> Mr. Jambo Ramadhani Researcher, UONGOZI Institute
11:00 – 11:30	<b>SUMMARY OF KEY MESSAGES</b> Ms. Betty Jayne Humplick Rapporteur
11:30 – 12:00	<b>CLOSING</b> Mr. Kadari Singo Chief Executive Officer, UONGOZI Institute
12:00	<b>LUNCH AND NETWORKING</b>

**Dodoma**

Kambarage Tower (PSSSF Building), 8th Floor,  
18 Jakaya Kikwete Road  
P.O. Box 1081  
Phone: +255 (0) 26 296 3882/3

**Dar es Salaam**

Plot No. 100, 1 Magogoni Street, Kivukoni  
P.O. Box 105753  
Phone: +255 (0) 22 211 0372/3

**Email: [info@uongozi.or.tz](mailto:info@uongozi.or.tz)**  
**[www.uongozi.go.tz](http://www.uongozi.go.tz)**



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