

# The Fumba Times

FROM ZANZIBAR TO THE WORLD – THINK GLOBAL, ACT LOCAL

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A safe home for the children, a green environment for the community: Fumba Town in Zanzibar thrives to be an eco model for the continent

## SWEET HOME ZANZIBAR

Family-friendly eco city is an African first and attracts international buyers from the diaspora

A green lifestyle combined with safe investment possibilities. Such are the new trump cards of Zanzibar, especially within the East African diaspora.

People from 49 countries including Tanzania and Zanzibar and members of the East African diaspora have bought houses and apartments in a new state-of-the-art residential project near Zanzibar city. The eco-friendly settlement with a mixture of low-cost and luxurious private homes, will eventually form a satellite town for the already overpopulated Zanzibar capital. Situated on the shores of the Indian Ocean on the Fumba peninsula, 15 to 20 minutes drive away from the airport and the capital, the Fumba Town development is a model town for Africa

in terms of infrastructure, permaculture principles and innovative building methods.

Especially members of the Zanzibar diaspora - Zanzibari spread out all over the world - are showing great interest in investing in the country they once called home - or still do.

“The feeling of yearning for the old home still exists”, says Tobias Dietzold, one of the developers of Fumba Town, “it connects the diaspora scattered all over the world.” Meanwhile, Zanzibar has for the first time eased its laws permitting foreigners to buy property (see page 2), another huge incentive for people abroad who might have been hesitant to invest. “Many have already invested in relatives before, but have not always had good experiences. An investment in one’s own name, where a person has full control, is therefore very attractive”, knows property developer Dietzold.

“The Fumba Town project has definitely bridge-building character”, he says, “it is about trust being reinstalled in Zanzibar and Africa.” In recent months a team from CPS, the German-led company developing Fumba Town, has presented Zanzibar’s new attractions – they also plan to build holiday apartments in Paje - on trade shows in Muscat and South Africa.

Further events are being planned among them “Kwetu Connect” (Lets all connect) in Copenhagen later this year. “What is needed are specific collaborations and investment support for small to medium companies from Europe to Africa and vice versa”, says Dietzold, himself a young entrepreneur of 35 years. When it comes to modern living, Fumba with its permaculture gardens, climate-friendly buildings and waste recycling, is setting new standards. Among the buyers of Fumba homes,



Future gazing: At events all over the world the Fumba project gets attention

ranging from under 20,000 US dollars to 300,000 US dollars, are African football stars kicking for British teams, Zanzibar-born Omanis, expats from Europe as well as Tanzanian nationals. Green light for the project stretching out

on 1,5 kilometre and 150 acres along the seafront was granted in 2015. Building started in 2016. Almost 500 residences have been sold making Fumba the fastest-growing building scheme in Tanzania. First residents have moved in.

Why Fumba?

### DRINKING WATER FROM THE TAP

Fumba, the new green city in Zanzibar, has many advantages, here is one: **Safe and clean drinking water comes from the tap.** This is regulated by a special filter system. An unbelievable 2.1 billion people, more than a third of the global population, have no access to clean water. 884 million people, most of them in Africa, even lacked any basic water supply in 2018, according to UNICEF.

Global thinkers

### ONE PERSON, ONE OPINION



**Van Bo-Le Mentzel**, 42, Lao architect from Berlin, inventor of the “Tiny House” has this to say: “Get out, people! Stop the eternal sitting in front of a glowing rectangle calling it home office. Give away all your books and meet in libraries. Make friends with the manager of the nearest supermarket and set up an urban garden on his roof. Clean your streets. Paint your squares. Create gardens between your houses. Stop separating the private from the public. Stop dwelling, start sharing.”

### KANGA MANTRA

“*Kwenda mbio si kufika – To run is not necessarily to arrive*”

All over East Africa women wear brightly-coloured Kangas as a wrap-around cloth. From birth to marriage to grave, Kangas are indispensable. Each Kanga is printed with a proverb in Swahili, the female statement for the day. It may often have several meanings and translations.

## URBAN PLANNING: AIMING HIGHER

New building phase brings more diversity to Fumba Town

The Indian Ocean is shimmering in silver colours. Goats cross the street. Beyond the villages of Dimani and Nyamanzi, as the tarmac road turns into a red dust path, giant scaffolding suddenly appears above the bush land. It’s the production place for prefab houses in Fumba. Nearby a large gardening area called Fumba Town Service Centre (FTSC) unrelentingly spews out seedlings and soil just as the prefab plant is producing walls and buttresses. Franko Goehse, head of the Service Centre and permaculture, offers a plausible explanation. “Before houses were even built and trees

planted, we had to generate soil from compost.” Land on the peninsula of Fumba is coral rock land. But it is exactly here, within the rather rugged environment of the South Western shore of Zanzibar island, that one of the most ambitious urban planning concepts in East Africa is taking shape.

A new town for Zanzibar, a green role model for much of the continent. Initially outlined to create “high-quality, affordable housing for the middle class”, as chief developer Sebastian Dietzold puts it, the town in the making is currently shifting gears towards more diversity and variety as the first building phase is almost completed.

HIGHER, PAGE 2



Elegant villas form the heart of the new Fumba neighbourhood Bustani

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# MORE RIGHTS AND OPTIONS FOR HOMEOWNERS

New “Condominium Act” now enables foreigners to buy properties all over Zanzibar



PHOTOS (3): CPS

Sustainable investment, superb sea view in Fumba Town: The new Mwangani apartments include a sixth floor penthouse (photo), spacious lofts and a variety of budget studio apartments for young residents

How protected are property owners – local or foreign - in Zanzibar? In this exclusive interview Zanzibar lawyer Mussa Kombo talks to FUMBA TIMES and finds straightforward answers for a complex issue.

**Mr. Kombo, what is the new legislation all about?**

Since 2010 a condominium law administers property with multiple units whether it's a high vertical building, or an estate with horizontal property in Zanzibar. Already that was a big step forward. Now regulations for this have been put into writing and passed by the Zanzibar government for better implementation of that law. In essence that means, we have clear regulations for every situation now.

**What is the most important aspect of the act and its regulations?**

It gives security. Foreigners as well as locals are now entitled to buy houses and flats and get a clear title deed in Zanzibar. The good thing: This title deed is inherited by law. You have the liberty to renew the lease when the term is about to expire.

**Foreigners can buy. But is it a lease or ownership?**

It is a 99-year-lease issued gradually in phases, about 33 years for each phase. But because of the long duration – usually equalling or longer than a life span – and because it is inheritable it equals ownership.

**And land?**

No foreigner can own land in Zanzibar under the Right of Occupancy, not even a Tanzanian from mainland. The land laws are strict on this. The reason is: We are so small. Zanzibar is smaller than some districts in mainland Tanzania.

Even hotel projects lease the land after the approval of projects by the Zanzibar Investment Promotion Authority (ZIPA).

**Okay, that's a topic for another story! When it comes to renting...**

Another good part of the Condo Act. It regulates in very clear terms the selling and renting part. There is legal assurance for all parties.

*“Legal assurance for all parties”*

**Give us an example please...**

Let's talk about a unit of 100 flats or buildings. As a proprietor or developer you can build those units and legally transfer the flats and houses to individual owners each with a title deed. Once you are the new proud owner of one flat you can legally rent it out,

get income from it, resell it and do whatever you'd like within certain provisions. Owning a flat or house also comes with responsibilities, the act is very clear about that...

**..such as?**

You have to paint your flat, the condo provider has to maintain common gardens, the individual owner again has to contribute to maintenance costs. In a beautiful apartment complex you cannot be the one with broken windows, you cannot let your flat deteriorate. On the other hand the law also clearly stipulates what is carried out by the overall property owner such as provide water, sewerage, drainage, gas, electricity, garbage removal, telephone and television services.

**Sounds too good to be true!**

And even gets better, the condo corporation or provider cannot suddenly alter, lets say your window or view, and build another house just in

front of you. Everything must remain like it was at the date of registration of the particular condo property.

**Security is important.**

Yes, very important. By law the condo provider has to insure the entire property against fire, hurricanes and other disasters.

**How do I know when and what was registered by the builder?**

The unit owner has the right to be furnished with all necessary documents including copies of the lease of the entire area to which the building was erected, site plan of the entire building,

condominium plan as approved by the condominium board and other documents. These documents should be availed to the prospective unit owner during the signing of the purchase agreement.

**But, Mr. Mussa, things are in flux in life...**

Of course, the law therefore has established a national Zanzibar Condominium Board where issues related to condo are dealt with. The board ensures that the condo project runs smoothly as approved at the beginning, for any changes the approval of the board is sought beforehand. The board meets quarter-yearly. On top of that, every condo property, let's say Fumba Town, will form so-called condominium associations. They represent the individual owners. They can decide, within the boundaries of law, what to do with their properties, do they want to add a pool for instance, do the houses need repainting, are the maintenance charges correct?

**Quite complicated.**

But much clearer than before.

**Would you give us the historical context, please?**

Think of the Michenzani, Kilimani and Kikwajuni flats, some planned and built by German engineers in the 70s. Those buildings were deemed a great progress for Zanzibar but they were and still are to a certain extent totally unregulated. That's why they are often not well maintained. Those were the first condos in Zanzibar – most of them owned by the government and some by individuals.

**Will the new law extend to them, or is it only for anything built after 2010?**

The law applies to both, the condos that came after the passing of the law but also those which were there before. One of the initiatives that can be taken to improve the old condos of Michenzani, Kilimani, Kikwajuni and elsewhere is to establish condo associations where the owners can agree on modalities to improve their units.

*“A safe and sustainable investment”*

**Ownership is a sensible issue especially when instability occurs. What happens if Zanzibar suddenly decides to nationalise again?**

A fictitious question. In principle, the Zanzibar constitution protects one's property against any “unfair seizure” as elaborated under section 17. The section provides that, when there is a dire need for expropriation, compensation has to be paid. Moreover, compensation should be paid at market value, as the Land Tenure Act clearly stipulates.

**What does all this mean for foreign investors and house owners?**

It's a huge benefit. It will attract investors because it gives assurance of sustainability.

*Interview by A. Tapper*



Mussa Kombo, 44, is a partner at ROMMS Law Chambers in Zanzibar, a law firm specialised in mediation and construction laws among others. He is Chief Legal council of the House of Representatives

## DIVERSITY – THE KEY TO FUMBA

HIGHER, FROM PAGE 1

Almost 500 townhouses and apartments have been built and sold. Now the spectrum is being broadened: More luxurious villas such as the 5 bedroom “Bustani Villas”, a variety of “Mwangani” apartments and loft-like penthouses are added as well as practical, low-rise family homes built around natural gardens. The first of the Mwangani apartments are already standing, ready for occupation this and next year. With prices for studio apartments still starting at less than 20 000 US dollars and large family homes at around 50 000 US dollars “we are not abandoning the middle-class”, stresses CPS director Dietzold, a German national, “but we are widening

the spectrum to become an inclusive city for people from all walks of life.” Fumba is a Free Economic Zone where everybody including foreigners can purchase houses.

The middle-class is growing all over Africa. In Tanzania it has increased from zero to 28 per cent in twenty years. Furthermore, a largely unchecked population growth is producing lots of unmet housing demands, providing investment potential. There is currently a shortage of four million homes in Tanzania. Dar es Salaam, the economic capital of Tanzania, will push itself into the ranks of African megacities with more than ten million inhabitants by 2030, next to Cairo, Kinshasa, Lagos and Johannesburg, says the 2014 UN urbanisation report. Zanzibar's urban west region where Fumba is located lacks 100 000 housing units. A ferry

will connect Fumba to the mainland.

The big plus of Fumba Town is an infrastructure planning unusual by African and even some global standards. From school to kindergarten, mosque to church, commercial centres to supermarkets, from smart security to permaculture landscaping the entire development is striving to register as safe and eco-friendly - and as a melting pot of cultures. “Our goal beyond modern and affordable living is to support the local economy and to open the market for long-needed businesses such as homeware suppliers”, adds Dietzold.

“Imagine a carefree life for you and your children,” says the visionary 42-year-old planner from Leipzig when he leads prospective buyers around the construction site on the Fumba Peninsula, ten kilometres south of Zanzibar's capital and airport: “A life



The future look of Fumba, a whole new town with mixed buildings - apartments (photo), bungalows and villas

without bars on the windows, without uncollected garbage heaps.” Fitness and leisure facilities, as well as mem-

bership clubs with pools are currently being added to the planning. But that's not all. Popping up are a fish market,

a pier and barazas, traditional stone benches where village elders meet for gossip. After all, we are in Zanzibar.

## A CITY IN THE MAKING

- August 2015**: Official launch of Fumba Town project
- August 2016**: Construction starts on the site
- August 2017**: First Open House Day in Fumba attracts large crowds with open-air concert by pop star Damian Soul
- August 2018**: First house handover by H.E. Dr. Ali Mohamed Shein, President of Zanzibar
- September 2018**: First residents happily move in, Fumba comes alive
- March 2019**: Launch of second building phase
- June 2019**: Almost 500 units built and sold

## WONDERS AT THE HOUSE OF WONDERS

Zanzibar's most dominant historic monument finally getting repaired

By Andrea Tapper

When people had almost given up hope, heavyweight red iron pillars appeared out of the blue on the seafront of Zanzibar. They were drilled into the crumbling "House of Wonders", the former Sultan's palace, later a National Museum and until today one of the most important historic monuments in the whole of East Africa.

Now the majestic three-storey palace on the seafront, a square block based on traditional Omani design with broad verandas and a clock tower, with all its scaffolding looks not unlike a stack of Mikado sticks. The battered icon, built by Oman's Sultan Seyyid Bargash in 1883 for ceremonial purposes, is finally and visibly under repair.

"This is not yet the restoration", says Issa Makarani, dampening hopes, "but stabilisation to do the necessary analysis and start the procurement process." It is not the first time I visit Zanzibar's top government conservationist in his office ironically situated in the former harem quarters of the Sultan just across from the House of Wonders. I have interviewed the 55-year-old director of the "Stone Town Conservation and Development Authority" (STCDA) for international newspapers when he was pressured by UNESCO to stop the decay in Stone Town. For now, at least, one thing seems clear: The long-awaited green light has been given for the repair of the Beit el-Ajaib.

### Oman said to give US\$ 5.6 millions for the repair

A generous donations comes from the Oman government – which erected the building during its 200-year-rule in Zanzibar in the first place. According to Mr. Makarani the tender process is ongoing, a contractor for the monumental rebuilding effort soon to be announced.

A Spanish survey company, Fomento Territorial, has allegedly delivered a several-hundred-page report on the state of the House of Wonders inclu-



Allure and agony: When will the glory of palace Beit e-Ajaib on the seafront in Zanzibar (top photo right) be restored (photo bottom left)? Conservator Issa Makarani (bottom right) says: "A project of such scope cannot be decided once you find a sponsor. It needs international planning."



ding recommendations for its repair. The report entitled "Consultancy for the comprehensive rehabilitation of Beit el-Ajaib" has not yet been officially released by either the Zanzibari nor the Tanzanian government. Mr. Makarani declined to comment on it. Neither did he give a figure or time span for the whole repair. "It is too early to say", he remarked. According to insider sources, however, 5.6 million US dollars have been earmarked by Oman for the first phase. The recently built Park Hyatt Hotel at the seafront – controversially incorporating the historical Mambo Msige building – has allegedly cost around 40 million US dollars in comparison. Building phase 1A and 1B include the House of Wonders,

Peoples Palace Museum and the Old Fort and further ex-royal houses. The budget for the House of Wonders has been available for several years, according to sources, but Zanzibar initially rejected the deal with Oman. "Now we have agreed to repair", Mr. Makarani confirmed, "we have a very good collaboration with Oman." It will be "one of the biggest monument rehabilitation projects in Africa", the architect added.

### Slow-motion collapse - why was it not halted?

Notre Dame in Paris almost fell in a day. But the House of Wonders' slow-motion-collapse and long-awaited resurrection is part of a greater tale

of politics, neglect and fate. Tourists visiting the island 40 kilometre off the coast of Tanzania – with Zanzibar now aiming at half a million visitors annually - typically stumble through potholes and past electric cables hanging in tangled balls from peeling house fronts in the old city. Yet it is Stone Town, a relic of 2000 Indian traders' posts, Arabian palaces, royal residences, mosques and tiny merchant houses mostly from the 19th century, constitutes the "Unique Selling Point" of Zanzibar. It sets the island apart from Mauritius, Maldives and Seychelles, which consist mainly of tourist resorts and lack urban spark. Built entirely of coral rock, picturesque Stone Town with its crumbling facades being lapped

by the turquoise-blue sea, is an important centre of Swahili culture as it has formed on the coast of East Africa since the ninth century.

### "Negative attraction" warns a signboard

But for the last three years or so unemployed tour guides have been sitting on a cannonball outside the Beit el-Ajaib palace warning curious tourists: "Closed due to imminent collapse." The back and south wing of the veranda with its Glasgow-made pillars went first, a year later parts of the front terrace followed. All the while the miserable decline of the glorious building could be observed by the entire town and

especially by festival crowds in the adjacent Old Fort. "We sometimes feared parts would fall right onto the amphitheatre's stage" visitors at the annual Sauti za Busara music festival expressed. Why was the deterioration not halted? STCDA-director Makarani: "The root of the problem was a non-functioning toilet. When we finally got to it, the structural damage was already done." Zanzibar, it seems, only slowly frees itself from the spider webs of its past – remote and more recent - entangled by many differing interests: 60 per cent of the old city houses were nationalised and partitioned in 1964, when out of Tanganyika and Zanzibar, Tanzania was formed. Since 1990 "there are more and more signs of urban revival", says the acclaimed history professor and museum curator Abdul Sheriff, "but some repairs are carried out with inappropriate materials", a criticism shared by UNESCO.

### Is it like Cuba, an old town becoming Disneyland?

In Shangani, already at the time of Queen Victoria the European part of the city, wooden poles for years barely kept up the former house of notorious slave trader Tippu Tip. Committed citizens fought for it to become a slave trade museum or memorial - but to no avail. Now the rotten building is being transformed into luxury apartments, a trend criticised by some: "It's like Cuba", a resident remarked, "while it is recommendable that buildings are being restored, Zanzibar should not become a Disneyland with hotels only." World Heritage director Mechthild Rösslner in Paris agrees: "Where culture is preserved everybody should profit." 1031 sites in 163 countries are presently on the World Heritage List, a kind of officially audited continuation of the former Seven Wonders of the World - from the Serengeti to the pyramids, from the Rococo Wieskirche in Bavaria to the Hamburg Speicherstadt, the youngest newcomer. 1600 countries are on the waiting list for the prestigious UNESCO-recognition. Zanzibar on the contrary was on the edge of being deleted in 2016. "Poor management" of protected Stone Town was one of the reasons. Meanwhile the UN heritage officials and Zanzibar conservation bodies are talking again. The fate of Zanzibar's old town, and the House of Wonder, is still in the making.



Invented her beauty business herself in the lab: Cheherazade Cheick

## GREEN COSMETICS ON A GREEN ISLAND

A world of scents and sensitivity: Inaya Zanzibar is the island's first fully-fledged green cosmetic company founded and successfully run by Cheherazade Cheick.

The macadamia nuts were stuck in the port of Dar es Salaam. So Zanzibari women and tourists craving the green beauty products of Inaya had, for the moment, to do without the bestselling body oil "7 Precious oils" containing the nutrient-rich nut substance. But Cheherazade Cheick was not to be discouraged by such all-to-common economical inconveniences. "We draw our inspiration from Africa's abundant

## MIND MY BUSINESS LOCAL ENTREPRENEURS MAKING A DIFFERENCE

nature", says the 40-year-old. "All our products are handmade, hand-blended, hand-poured and hand-packed to ensure freshness and meticulous quality standards." Meticulous is the code word for her entire operation. What began with an experimental lab on the island in 2013 has flourished into the most successful local beauty line with ten thousands of individual and corporate customers.

Serengeti Lodges as well as a substantial number of beach hotels in Zanzibar meanwhile pamper their guests with Inaya's coconut-and-lime shampoos, shower gels and conditioners, ecologically packaged in their trademark white bottles. After opening her first boutique shop last year, Cheherazade's next step will be an Inaya online-business. "Our competition is not local but international", says the young entrepreneur, "as a local company we are super-scrutinised by laws and regulations." But Mauretania-born Cheherazade, who studied medicine and biochemistry and holds a degree in business administration, grabbed the

challenge and became a main player in the industry as a founding member of Manufacturer's Council of Zanzibar and board member of the Chamber of Commerce.

Has it been difficult to run the business as a woman? "Oh yes", Cheherazade smiles, "bureaucracy in general is a killer but as a woman you must work even harder to be accepted." Polished aluminium counters, a meeting room with an Ikea Conference table, a spotless warehouse with drawers full of homemade soaps: The Inaya production site in the suburb of Mtoni presents itself cleaner than a clinical laboratory. 20 women employees fill scrubs and body butter, lip balm and lotions into boxes - 45 products overall. Clove, baobab and lime - the scent of the entire African continent seems concentrated in the beauty elixir. Cheheraza-

de, who invented all formula herself, explains that Inaya in Swahili means "taking care of others". And her biodegradable products, free of mineral oils, parabens and artificial colours do just that.

Cake or soap? Soap bars from Inaya are a bestseller



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WELCOME NOTE

LOCAL BUT GLOBAL



**Sebastian Dietzold**  
Director of CPS Live Ltd.  
& developer of Fumba Town

Welcome to the premiere edition of THE FUMBA TIMES. Sit down, lean back and enjoy the first English language gazette from Zanzibar. What may feel to you like an old-fashioned local newspaper, albeit with a modern soul, is indeed one. But also much more.

Our main focus is Fumba, East Africa's first eco-town and growing community on the shores of the Indian Ocean in Zanzibar, a satellite town to eventually house more than 20 000 people, a melting pot of generations and cultures.

Caring for you, our esteemed reader, we provide news and views about the latest developments and products in regards to property and lifestyle – in

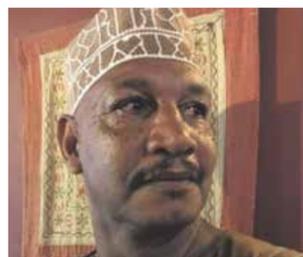
Fumba, Zanzibar and beyond. Our aim is to inform, inspire, communicate and entertain.

Some of my favourite stories in the first issue are a hard-facts interview about house owner rights with renowned lawyer Mussa Kombo on page 2 and a feature about the many surprising benefits of trees on page 7. With such informative insights on green research and urban planning, hands-on reports about healthy living, fashionable interior design and lifestyle features, but also with a free exchange of views, we will keep you abreast of developments.

Feel at home with us. Karibuni sana. Fumba is where you belong.

GUEST COMMENT

MY KIND OF PARTY



**Faridi Hamid Fazach**  
historian, journalist & tour guide

Asking for recipes gets people talking who would never otherwise talk.

When I told people my next party would carry the motto "Dancing in the Rain" most wouldn't believe me. What sort of party was that supposed to be? In Zanzibar? But then my Mwamvuli Party within the historic backdrop of Forodhani palace walls became a very gracious, unbelievably beautiful event with hundreds of ladies whirling around colourful umbrellas and an Uji soup buffet of six varieties.

Equally successful was my Uji Party with 18 different traditional porridges in the French Embassy. During my African Food and Textile Party at the Park Hyatt Hotel, minister's wives, some incognito, were observed serving self-made cakes to the public. Society ladies in Swahili kaftans mingled with youngsters in hip-hop fashion, neither age nor dress limiting anybody's joy.

The Bread Party for the opening of the 5-star Beach House Restaurant & Club also turned out an instant hit, with 200 kinds of loafs, pancakes, flatbreads and chapatis heavily weighing on elegant bar counters and lounge tables - all self-made and donated by private folks of Zanzibar. Tasting all the different flavours and textures, meeting young people, expats, locals, foreigners all at one party - that's the secret and aim of my events. Asking for recipes gets people talking who would never other-

wise talk! I started these public events around four years ago and they have become increasingly popular. Nobody pays me and yet I invite more than 300 people to a party. I am not a professional event planner of any sorts. I am a historian and earn my living with historic tours for visitors. The parties take a lot of preparation but our communities are very resourceful. First comes the theme, then the venue. We partied even in the offices of the Minister of Tourism.

My aim is to open up posh locations, frightful to some, to the local population, upmarket and otherwise. To reduce barriers of shyness. Discomfort. And as it has turned out, the events serve both sides with hotels gaining access to a local market they would otherwise hardly penetrate. I get even religious people to join the fun. One day I was approached in a mosque: "Where is my invitation card?" I want to demonstrate that we are all one, Zanzibari people of whatever origin, the tourists, the rich and poor. Everybody should benefit from tourism if only by being given the opportunity to show-cast his own talents. I don't see any contradictions between traditional and Western way. It is our life. It is our island, so let's have fun - during all seasons. Let's dance in the rain, let's bake in the heat, let's party!

CARTOON



By Arnout van Mameren

CONGESTION IN STONE TOWN

SUCKING COW MILK FROM A SODA BOTTLE

By Anonymous

How did an East African childhood play out in the 50s and 60s? In this essay a writer of Indian background - who chose to remain anonymous - pays homage to a generation without Wifi, bouncers and, yes, even without sterilized milk.

What a life it was! We were innocent, frank and straight with people at home, at school and within the community and society. Our childhood was like an adventure, exploration, expedition and an unassigned project to accomplish without the present time luxury, HiFiand WiFi tools, unbelievable facilities and with not so much help provided. We school loans, grants, financial aid or scholarships. Instead life was filled with lots of fun, excitement, enthusiasm, trust, expectation, commitment and responsibility. Although not so very easy always, and filled with some hardship, life was beautiful. Our love and respect for our parents was second to none, and our respect for our teachers and elders in the community and society was in our genes. We gladly looked after our younger brothers and sisters without any selfish motive and fuss. We felt it was our prime and moral duty.

We attended temples, Gurudwaraas, Churches, Mosques, Jamat Khannas and prayed regularly and respected all religions. We integrated socially and culturally with people from all religions, class or creed.

We had mothers who did not check our or their blood pressure. We never saw or wore the present time diapers, nappies and liners. We bounced ourselves without a bouncer and peacefully slept without a babycot.

We sucked cow milk from a soda bottle without being sterilized or warmed in a bottle warmer. We slept during our sleep times be it day or night without monitors or beepers. There were no nurses or doctors to pamper mums, babies and children. Our baby cribs and bassinets were covered with bright coloured lead-based paints. We had no childproof lids on medicine bottles, doors or cabinets. We rode our bikes without helmets, gloves and

guards. As children we would ride in cars which had no child safety door locks, seat belts or airbags. Sometimes we sat on each other's laps for God's sake.

We shared one soft drink with juugus in it, among four friends, from one bottle and NO ONE actually died from that. We would share bhajia's, mix, mogo chips and dips or a eat chapati and rice from someone else's plate of curry without batting an eyelid. We ate at roadside stalls, drank madafu water, ate everything that was bad for us from karangaa, kachri, makaa, muhogo, channa batetaa, bhel puri to maru bhajias and samosas.

Sharing orange squash, and never feeling bored

Yet we weren't overweight and falling sick as we were always outside playing

X-boxes, video games, no 99 channels on cable, no mobile phones, no iPods or iPads, no internet. We did not have parents, who would ask us questions like: "What would you like to eat for breakfast, lunch or dinner?" We ate what was put in front of us. No menu, no choice, no fuss, no waste and no leftovers. We used to bath using a bucket, a koppo and Lifeboy soap. We did not know what shampoo, conditioner or a bath and body wash.

The result? A generation of inventors! This generation of ours has produced some of the best risk-takers, problem solvers and inventors ever! The past 50 years have been an explosion of innovation and new ideas with some failures and most successes.

We inhaled patience, understanding, discipline, respect, maturity, wisdom, motivation, commitment and responsibility with every breath we took.



PHOTOS: ASH GALLERY

Never too young too be hopeful: A future Messi in the streets of Stone Town

READER'S LETTERS

Dear reader, we at FUMBA TIMES welcome your opinion, story ideas, suggestions and feedback.

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freely and burning our calories keeping fit, fine and happy. During holidays we were allowed freedom all day, as long as we were back home at a given time. We would dare not be late!

We were innovative and creative making things from and out of scraps and junk. playing traditional games called santa kukdi, pakda pakdi, nagel, khokho, hututu, thappo and rounders. We were taught and groomed to be content.

We played, ran and walked barefoot without even being concerned about it, if we got cut and bled we used tincture of iodine or spirit on the wound and it was ok and fine with us. We did not wash our hands ten times a day. We did not have Play stations, Nintendos,

# TESSA HEMPSON: DIVING FOR A BETTER WORLD

South African sea activist Tessa on a crusade from Mnemba to Mocambique

Hamburg in spring. More than 1 200 people have flooded Cinemaxx, the biggest movie house of the North-German city, to watch and listen to a bunch of surfers, divers and activists. “Ocean without borders” is the motto. The “International Ocean Film Tour” in its fifth year no longer a clandestine environmentalist meeting but a massive audience draw. Onstage appears a sporty blond woman. The crowd starts cheering. Tessa Hempson starts talking. “Too many boats, too much fishing and diving, too many tourists and too much dirt from hotels – we must stop the murder of sea life.”

Next time I meet the rising superstar of the seas, we jollily walk around Stone Town, the historic old heart of Zanzibar. Tessa wants to pick up provisions for a trip to Mnemba, a one-square-kilometre luxury island within the Zanzibar archipelago. The attractive 39-year-old marine biologist with a

PhD in marine conservation has dedicated her life to battling plastic garbage and fighting to preserve intact coral reefs. Her place of work is the

ocean off the coast of Mozambique and Tanzania. Mother reefs, shining in fluorescent psychedelic colours, are her objects of research. But more and more often Tessa Hempson observes bleached corals, the result of climate change and man-made pollution.

Before we go snorkelling with dolphins – surely following a strict ethic code of conduct such as steady boat speed and entering the water quietly – she explains to me what a mother reef is all about: “In their spectacular coral bloom more than 200 various coral species release their eggs and seeds into the sea, a breathing

play of colours which in turn attract marine species from tiniest creatures to Grey Reef Sharks, rare dugongs, humpback whales and the green sea turtle.” The coral microparticles that the tiny animals excrete get washed-up as sand. Mother reefs are therefore the breeding ground for an intact sea.

It is no coincidence that African luxury hotel brands are increasingly engaged in environmental protection. A demanding, financially strong clientele attaches great importance to nature conservation – at the same time affecting the environment much less than mass tourism. “Better one guest pays 1 000 dollars, than 1 000 guests one dollar”, frankly sums up general manager Scott Rattray of Mnemba Island Lodge where a staff of 62 takes care of twenty guests in ten exclusive beach bandas. The well-established place is run by the South Africa-based travel company andBeyond who owns 29 safari lodges and camps and has taken the green strategy even a step further.

The chain employs Tessa Hempson as a permanent in-house researcher and initiates lots of community projects. The luxury atoll Mnemba has gone completely green and plastic-free with its own desalination and bottling plant, grey water filtering, a turtle hatching beach, reforestation and an Aders Ducker antelope relocation project.

The project “Oceans Without Borders”, created by the hotel group andBeyond, reaches from Mnemba to Vamizi and Benguerra island,



PHOTOS: ANDBEYOND, TAPPER



Protecting a treasure (photos clockwise): colourful reefs in the Indian Ocean, the Mnemba luxury island within the Zanzibar archipelago has a perimeter of only 1,5 kilometres and ten exquisite open-air beach bungalows (last photo)

both in Mozambique, covering 2 000 kilometres of wild coastline. Just like the rhino scheme “Rhinos Without Borders” is committed to biodiversity on land, Tessa’s island hopping is dedicated to saving biodiversity in the Indian Ocean.

Three hours a day Tessa spends in the seas. She was born in the landlocked town of Nelspruit, schooled in Pretoria and has studied in Australia. Now she controls reefs and records routes of

sharks especially near Vamizi island where one of the oldest and healthiest reefs in the world is located. She has long confirmed the warnings of fellow international experts: “Rapidly rising concentrations of carbon dioxide warm-up oceans causing the decay of coral. Seven million tons of plastic garbage end-up in the sea annually.”

Another danger the South African environmentalist and researcher is worried about: offshore natural gas and

oil discoveries. “A big threat to the fragile flora in the Indian Ocean,” warns the marine biologist. On Mnemba she recently has taught fishermen to snorkel and, thus, enjoy the underwater world with new eyes. She swims with local kids but often wishes away snorkelling tourists. “50 boats per day for one reef are just too much.”

The tiny oval-shaped atoll in the Zanzibar archipelago testifies to growing green awareness. For islands as much

as for the entire world the choice is: It’s going under – or waking up! (AT)

**The ocean savers**

Mnemba island, information and bookings: [www.andBeyond.com](http://www.andBeyond.com)

Environmental project ‘Ocean without borders’ [www.andbeyond.com/impact/oceans-without-borders/](http://www.andbeyond.com/impact/oceans-without-borders/)



Fearless diver: Dr. Tessa Hempson from South Africa

## LOCAL HEROES

RICH OR POOR, FAMOUS OR UNKNOWN - THE FACES OF ZANZIBAR

### FROM RUGS TO RICHES WITH FRIDGES

Measured by the size of his office, this man is a nobody. Cramped under the stairs of a shopping centre, more a concierge-like box than a real working space, Ibrahim Muzammil’s glass menagerie hardly fits a desk, a filing cabinet and two visitors’ chairs. Then again, the modern business centre along Mlandege Street, proudly advertising itself as “the largest in Zanzibar”, bears the 67-year-old’s very name.

The Muzammil brothers are what might well be called Zanzibar’s version of Bollywood’s movie-character Slumdog Millionaire. But they are fridge millionaires having made a fortune equipping each and every household capable of doing so with a refrigerator, most of them imported from Dubai. “But no”, Ibrahim Muzammil, the elder brother with a rock-star-like longish hair-do, immediately shrugs at any mention of money: “We are just famous not rich.”

One may dispute that. The three brothers – with Abdullatif not actively involved in the business but politics – are multiple hotel owners (the new and very popular Mizingani sea front, Dhow Palace, Tenbo Hotel), shrewd real estate moguls (Cathedral flats, Freddy Mercury flats, Dhow Palace

apartments and a number of other private properties) and, last but not least, owners of the mother shop of all, Muzammil Electronics, at the edge of Darajani market. It is here where ‘tout Zanzibar’ shops for fridges, ACs,

*“Our children carry the company into the next generation”*

cookers and television sets. “Often copied, never reached”, Ibrahim Muzammil dryly comments on his monopoly for electronics in town. In the outlet for household appliances, not bigger than a tiny two-row supermarket, his younger brother Hussein Muzammil rules. Soft-spoken Hussein remembers how it all started:

“It was around 1985 when we imported the very first fridge to Zanzibar.” Fridges kept paving the family’s way from rugs to riches although countless other electronic household items from coffee-makers to steam irons are on display now. How many refrigerators they sold over the years in a country with temperatures rarely below 28 degrees Celsius, the brothers don’t recall: “Must be ten thousands”, they guess.

With Gujarati roots, the Muzammils long consider themselves Zanzibari: “My father, mother and grandmother were all born here,” says Ibrahim. The grandfather immigrated to Zanzibar around 1910 under Omani rule with a whole wave of Indian fortune seekers, starting a rice, soap and flower kiosk in the southern village of Makunduchi. When he met his wife and had five



PHOTOS: TAPPER

Ibrahim and Hussein Muzammil: from soaps to fridges to real estate

children here, among them Jussab Siddique, the father of the Muzammil brothers, fate was sealed. “We had a very happy and carefree childhood”, recalls Ibrahim. Starting as a car mechanic, he later tried his luck as seaman travelling to Venezuela. A sailor buddy from those days is still a faithful daily visitor to his tiny office in Mlandege. Such cohesion is a trademark not only of the Muzammils but countless Indian family businesses all over the world. Blessing or curse? “Definitely a blessing”, maintains Hussein, “trust comes naturally in a family; in any other business partner-

ship you have to built it up first.” And a weaker family member “you just pull along”, he added, “where would you do that in a normal business relationship?”

While Ibrahim spends his free time fiddling with vintage cars, slender Hussein is a devoted cyclist, his favourite stretch, the road to Fumba. With the island prospering, the future of business in Zanzibar looks rosy according to Ibrahim and Hussein “as long as stability remains.” Family stability is no worry to the fridge millionaires: “Our children will carry the company into the next generation.”

# MR. TOWN MANAGER, PLEASE HELP ME...

A new position for a new kind of town



Kristian Bollmann is the town manager of Fumba, responsible for the day-to-day running of the eco city where 3 000 homes are envisaged

He may assist you to paint your walls red. His team will certainly rush to help if you're ever stuck in an elevator. Kristian Bollmann is mediator, manager and caretaker in Fumba Town all at once. And sometimes a bit of concierge, too.

The house door jams. The blinds are stuck. You are expecting a visitor and haven't announced him to the gate. Or you need a recommendation where to buy a TV. For all thinkable and unthinkable sorts of household mishaps it will not be 'Who-you-gonna-call-Ghostbusters!' like in Ray Parker's hit song of 1984, but simply: talk to the town manager.

It's a new position for a new kind of town, "Actually the profession does not really exist", Kristian Bollmann says with a smile. While the German civil engineer is explaining his role in Fumba Town, the growing satellite settlement on the Fumba peninsula in Zanzibar, his telephone keeps ringing. His business card says: "Town Manager". His job: to make inhabitants feel safe, sound and happy. "Fumba is a new type of town with an unusual high level of infrastructure", says the 43-year-old engineer, "it needs a co-ordinator, a town manager in the same way you

would have a company manager." His responsibilities include security, waste management, greenkeeping, street cleaning, infrastructure supervision for water, power and Wifi, and administration. Town services are paid for by homeowners with a monthly service fee of 1-2 US dollars per square metre. Individual property management and even rental services will be provided at an extra fee.

What may sound normal in Europe is a quantum leap for Africa – and certainly for Zanzibar where the run-down state of the capital almost cost the island its world heritage status recently.

In his hybrid role of chief administrator, chief caretaker and, most importantly, chief of security Bollmann and his team are likely to be the first contact of town dwellers. Especially for those moving in from abroad, the town manager seems heaven-sent. The very person they can turn to with all their needs. "Kristian was absolutely vital for us", commented Nasser from Oman, one of the first tenants to occupy a house in Fumba this year (see article on the right).

"We assist house owners, for instance, to find a qualified electrician", says Bollmann, "in cases of guarantee we will take care of repairs with our own team."

German national Bollmann fills the

new position with pragmatism, knowledge and enthusiasm. He has worked in both roles before, as a private property manager as well as a public administrator in Germany. As much as he will continue to merge public and private responsibilities in Fumba, for example by mediating between village chiefs and homeowner

### What to do with waste illiterates?

associations, his talents are now also required to develop the very concept of "mastering a town". Rules are to be established: What is done with waste illiterates dumping bottles in the wrong

container? Shall Airbnb rentals be encouraged?

Emergency plans have to be set up: A newly-built fountain, the pride of Fumba's landscapers, "will serve simultaneously as a water reservoir for the fire brigades", says Bollmann who has worked out the plans. "Our security guards will be trained as fire marshals".

"I sometimes feel like a sculptor with an untreated rock, forming structures", says the town manager, "this will be an arm, that will be the head." A creative task, and the result may well be a blueprint for a new way of modern living – not only for Zanzibar.



Safety and gate controls are an important part of town planning

## INSIDE FUMBA TOWN TRUE STORIES OF NEW RESIDENTS



Coming home: Nasser and his wife Ruqqi settling into Fumba Town

PHOTOS: TAPPER

### "IT FEELS GREAT TO BE BACK"

Born in Zanzibar and now returning are Nasser and his wife Ruqqi. The accountant from Oman has bought a 3-bedroom house in Fumba.

#### What made you buy a house in Fumba?

We are a big family with four kids and two grandchildren. We wanted a permanent holiday house in our motherland Zanzibar. If you go on holiday with many people you may easily spend 400 or 500 US dollars a night in a hotel. Having our own house here will be much more cost effective.

#### Where do you usually live?

We live in Muscat in Oman. But Nasser was born in Zanzibar. He has never forgotten Zanzibar and we enjoy returning here.

#### Are you happy to be back?

Very happy, indeed. We just moved in and spend two weeks decorating the place. From morning to evening we were fixing things. It feels wonderful to be here.

#### How did you find your purchase, was everything alright?

So far, so good. It was exactly as we had ordered it except for a few

minor issues. The connection for the gas bottle to the gas cooker was missing. Lighting was not sufficient. So we installed extra lights in the ceilings, new wallpaper in all rooms.

#### You have been quite busy moving in ...

Oh yes, it was quite some work to get everything in and get organised – from wallpaper to our new kitchen, from sofa set to curtains. Kristian, the town manager, was a great help. All credit goes to him.

#### How much did you spend on extras?

Around 7 500 US dollars.

#### And furniture?

We used a door-to-door service from Muscat and are very content with it.

#### You even brought in a new kitchen..

Yes, with a big family you need sufficient cupboards. We look forward to cooking all our favourite dishes here.

#### What are you hoping for?

A good neighbourhood. We plan to spend as much time as possible here looking at the Indian Ocean.

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# AVOCADO FOR SALAD, NEEM FOR TEA

From coral rock land to luscious garden - The magic of local trees and what they can do for you



In the nursery seedlings and so-called wildings – non-cultivated trees - get acclimatised to the conditions

You can hug them, harvest their fruits, enjoy the shade beneath them, meanwhile they clean the air and collect your water. *Bernadette Kirsch* explains the magic of trees in urban settings.

She may appear a small and delicate woman but Bernadette Kirsch has mastered one of the heaviest jobs in Fumba Town - giving every new house owner their own big tree in front of their residence. "For every tree we have to dig a hole 1.5 metres deep and 1.5 metres wide", says the landscaping manager of Fumba Town Service Centre (FTSC), the team concerned with the green side of the new urban development in Zanzibar. And knowing Bernadette you could be assured that she would not stand idle and watch other people do the job, but take the spade into her own hand.

Neem trees, jackfruit trees, avocado trees, mango trees, mkungu Indian almond trees – "every house owner has the choice between ten different species", Kirsch explains. What sounds like just a nice offer of variety has a much bigger plan to it: "It's not only because diversity looks pretty", says the landscaper, "but diversity gives stability." If a row of mango trees, for instance, would be affected by a certain pest, the whole street would suffer. Every tree has its own function and purpose: Palm trees in tropical areas act as wind and wave breakers – one reason why in Fumba, too, they enjoy first-row-seats. Coconut palms bend with the wind. "We can learn so much

from traditional villages around us and their natural landscaping", Philippines-born Kirsch explains: "Our role model is indigenous." The side-effect is deliberate: The vegetation will look similar, inside and outside Fumba estate: "We don't like that 'Us-in-here-and-you-out-there'-attitude", the lady with a green thumb says with a smile.

### „My granny made the best mango mousse“

Kirsch was surprised how emotional buyers choose their favourite trees. "My grandmother made the best mango mousse", is how one new homeowner explained her selection. Fried breadfruit being her favourite dish, a neighbour down the road did not have to think twice before ordering the handsome tree

with its glossy leaves. While an avocado tree, self-grown from a pit, may well take ten to fifteen years to bear fruit (if you manage to get it going in the first place), avocado trees from nurseries begin to produce a crop already after four or five years.

Forests and parks are often called "green lungs" and indeed trees have almost super-natural qualities in keeping the environment clean: They cool the air as they lose moisture and reflect heat upwards from their leaves. Trees absorb the bad carbon dioxide (CO2) slowing the rate of global warming and release the good oxygen back into the air.

### 30 per cent less air conditioning with trees

Properly placed around buildings trees can reduce air conditioning needs by a third, American scientists have found out. Mature trees increase property value up to 14 per cent, according to "Savatree", a company of US tree planting specialists. The management of the British Royal Parks, undisputed green frontrunners, predicts: "For the first time in history the number of people with homes in cities will soon outstrip those living in the countryside. Parks and trees will become an even more vital component of urban life."

Trees can bring temperatures down by as much as two to seven degrees in a city. "Our goal for Fumba is a canopy of trees, in different layers and sizes, like a sun umbrella for your house", explains Bernadette Kirsch. And the urban forest is a natural water cleaner, too, as a survey in New York shows. When one drinks a glass of tap water in a New York City restaurant, the water has been purified by the forests of upstate New York by natural filtration.

The forests do such a good job that the city only needs a minimum of additional filtering.

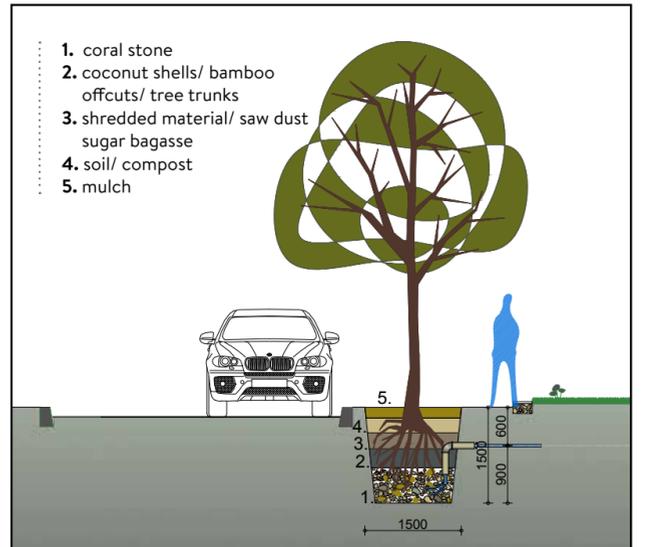
Fumba shall not be different: The very hole Bernadette Kirsch's permaculture team has to dig for each baby tree serves as a "green drain", a storm-water feature that slows and filters rainwater, reduces erosion and removes pollutants in the water before it enters the water table of the town.

Tests showed that the natural gullies can swallow 10 000 litres water in ten minutes – a feature that will prove very useful indeed especially during Zanzibar's heavy rainy seasons.



Bernadette Kirsch, landscaping manager of Fumba Town

### HOW TO PLANT A TREE



A tree in front of the house will serve as a natural gully

## Happy & Healthy

### ASK DR. JENNY BOURAIMA

READER'S QUESTIONS ANSWERED BY OUR OWN MEDICAL EXPERT



Dr. Jenny Bouraima, Urban Care Clinic

## MY HUSBAND NEEDS TO SLIM DOWN, WHAT WORKS BEST?

Laila K., 38, from Stone Town asks:

I am happily married for 12 years. And while we have naturally both grown older (my girlfriends do confirm this!) except for one little challenge. He has put on weight especially around the belly and waist area. Most of his jeans don't fit him any more. I find a little tummy with men quite sexy but my husband has long gone beyond little. His face and chin are also puffed up. Since I have read in a medical article that fat gained around the waist is a warning sign and may well be the first step to obesity posing risks like stroke, diabetes or even heart disease, I am distressed. I have tried to put my husband on a diet, introducing more

salads and green veggies but to no avail. He does not seem to fancy broccoli & Co. I do have the suspicion that after a green meal at home he takes refuge in the next nyama choma place! I am worried. What can I do to make him lose weight?



#### Dr. Jenny Bouraima answers:

Dear Laila, the situation you are describing is more common than one might think. Multiple factors might have contributed to your husband's current situation: sedentary lifestyle, feeling comfortable in the current living situation, stress at work, age and old habits. Generally it is difficult to achieve the change you are wishing for as so many different factors are contributing, but it is not impossible. And as you know yourself, a change is definitely needed due to the health risks an increased body weight is posing:

increased cardiovascular risk factors that can lead to stroke and cardiac infarction, diabetes mellitus, orthopaedic problems, psychological issues and others.

The two most important factors to achieve a lasting change are consistency and a strong will. Rome wasn't built in a day, you or your husband cannot and should not expect changes in a short time. It took him years to reach where he is now, it has to take some time to be changed if you want a long lasting effect and not only momentary results due to crash dieting. Crash diets pose a risk on their own and should not be his or your preferred way of action.

Two major components that are equally important when losing weight and keeping the kilos off is the combination of diet and exercise.

Forcing too many changes at once is overwhelming and might lead to what you are describing: your husband is not pulling through or might go behind your back to satisfy his so-called needs.

Best is to go step by step. Small changes can have big effects over time: Exercise does not necessarily mean working out in the gym. An increase of the everyday activity level counts as well. Your husband could park his car farther away from work and walk an extra five minute, he could start an active leisure activity (swimming for example), the possibilities are endless.

When it comes to his choice of food, you could try to replace unhealthy meal options with healthier ones 2-3 times a week (for example replace fried chips with oven-baked chips at

home), but allow yourselves the other days to eat the food you are used to in moderation. Homemade foods can be modified that they contain reduced amounts of hidden fat or sugar (for example don't buy fruit yoghurt, mix yourself natural yoghurt and fruits; that way you can influence how much sugar you are actually eating). Over time, slowly increase the number of days where you choose healthy food options.

Regular eating times five times a day (three major meals and two snacks) decrease the risk of getting so hung-

ry that you eat too much at once. But do not be too inflexible about it. If somebody in your family is not very hungry, he or she can choose her own portion. Offer a wide variety of foods and let everybody do some cooking, so you will surely discover what your husband and others like most. Preparing one of his favourite meals 1-2 times a week, even if it is not the healthiest option, is not a bad thing and might help him to remain on track the rest of the week.

Last but not least: anything is less fun if you do it alone. Join him in his healthy living mission, get active and make plans together for the weekend. Over time, you will see the difference!

Join him! Anything is less fun if you do it alone



### WRITE TO US!

Do you have any health or lifestyle questions? Dr. Jenny Bouraima at THE FUMBA TIMES (here seen during the opening of her Urban Care Clinic in Fumba with the minister of health, Hon. Hamad Rashid Muhamed.) will be happy to answer them. Please e-mail: [DrJenny@fumbatimes.com](mailto:DrJenny@fumbatimes.com) Urban Care, Fumba Town, Phone: +255 622 820 011 Opening hours: Mon - Fri, 10am - 5pm | [www.urbandcare.clinic](http://www.urbandcare.clinic)

# A TRIP TO PEMBA

Diving, exploring, spice testing and watching flying foxes



PHOTOS (2): MANTA RESORT, TAPPER

A big attraction on Pemba: the underwater room at the Manta Resort

Driving through the hilly countryside of Pemba in unavoidable heat (temperatures rarely fall below 30 degree Celsius), you may doze off and find yourself in a different time and age altogether.

No hurry here, no visible tourists, just spice farms, mangrove beaches and a neat, little capital called Chake-Chake. Swahili villages line the main tarmac road from south to north. As you submerge in the leafy landscape bursting with gargantuan papaya, jackfruit and mango trees you feel you have strayed into Jurassic Park.

Nobody, not the kids leaving school in their uniforms, nor the occasional farmer on the wayside seems to particularly mind your visit. Pemba has an innocent feeling about it.

The often overlooked sister island of Unguja (the official name for the Zanzibar archipelago's main island) is well worth a visit. Pemba is situated 80km northeast of Unguja, close to the Kenyan border. Roughly two-thirds the size of Unguja, Pemba has hardly more than three luxury hotels, a town hotel "Archipelago", half a dozen guest

houses and 400 000 inhabitants. Since its makeover by Mr Massoudi from Stone Town Café in Zanzibar city, the "Archipelago" with its modern blue glass facade and classic rooms with TVs, mosquito nets and a solid evening meal of fresh octopus is perfect for a stay-over exploring the tiny capital.

**Where to stay:** Beaches are somewhat hard to come by along the fissured, mangrove-rich coastline, but you do find superb beaches and divine diving possibilities in the three main resorts. Before heading to Pemba chose one of them: "Constance Aiyana", the white-fantasy-come-true of a Mauritian investor, is the newest and most chic with a handful of modern villas and artsy architecture. Next door's "Manta Resort" is a rustic, old-school facility dearly loved by returning guests with 16 thatched bungalows, lots of privacy and – the trump card of it all – an underwater room. Nestled on a peninsula in the north west is the third resort, "Fundu Lagoon", with 17 safari-type tented villas and a legendary jetty bar, a well-established mix of safari and beach atmosphere, top service and an excellent diving centre.

**The underwater room:** From the shore you notice just a floating wooden hut on the water - the only underwater hotel room in Africa. A similar model

exists only in Sweden. At night, the room comes alive when barracudas and peaceful swarms of colorful, iridescent fish are attracted by underwater lighting. „No one has ever been afraid or felt claustrophobic“, says hotelier Jessica Saus. It is always possible to go upstairs and therefore above water.

**Not to miss in Pemba:** A remarkable tiny history museum, opened by American sponsors in 2004, hides in a mini version of an Oman fort in the centre of Chake-Chake. – Highly informative is a visit to spice farmers of "1001 organic", a new Swiss-German run co-operative with exquisite, organic spices;

after all Pemba is the real spice island of the Zanzibar archipelago. - Rusty but still grinding, the 38-year-old, French-built Pemba distillery near Chake-Chake. – Watching rare flying foxes near Wete. - Book a taxi to move around. Prices are generally higher in Pemba than in Unguja, true to the travel experience: The less developed a place, the higher the costs.

**Visiting Pemba**  
 Constancehotels.com  
 TheMantaresort.com  
 Fundulagoon.com  
 Archipelago, Ph.: 024 245 2775



A safari style villa situated right on the beach at „Fundu Lagoon“ in Pemba

## JUST DISCOVERED TESTING HOLIDAY HOT SPOTS



PHOTO: ZURI HOTEL

Grand stairs to the pristine beach of trendy Zuri Hotel in Kendwa

## JUNGLE STYLE & HAUTE CUISINE

### ZURI ZANZIBAR HOTEL & SPA

The bananas struck us first. Growing right on the terrace of our bungalow, we felt like in a jungle tree house.

Then the grand sunset opera at the white powdery beach front in Kendwa. Lots of space during the day, a beach club feeling at night.

**Location:** Just unbeatable! At Zanzibar's north coast, next to legendary Kendwa Rocks, the resort has a sophisticated boutique feel. Sun enthusiast can enjoy 300 metres of palm-fringed beachfront reserved for just 100 guests with 55 tree-house-style bungalows nestled in 14 hectares of lush tropical garden. Owner Vaclav Dejmar, 42, from Prague, a new investor in Zanzibar, expressively planned the setting: "I wanted an empty beach", he says, "we could have put 200 rooms on the same property. But no, I wanted the feeling of abundance and lightness."

**The rooms:** A standard bungalow consists of one room and a large wooden terrace on stilts. It is furnished in high-quality, trendy eco-style with cleverly planned wooden built-in wardrobes, dressing room, rain shower and toilet all tugged away in a

section behind the bed. Cabinet doors are made of strings of pearls by local artist Chako - somebody here did bear in mind the humidity of Zanzibar!

**The food:** Simply superb. Not just fine dining but gourmet level from breakfast to late-night. The Zuri prides itself of guest cooking stints by Michelin star chefs like Jens Rittmeyer from Buxtehude, Germany.

**The crowd:** Colourful clientele of Czech models and artists (owner Vaclav runs a model agency und art gallery), to the travel-sassy and just normal upmarket holiday makers.

**Add-ons:** A hotel-owned spice garden with romantic gazebos and cooking classes renders a sweaty trip to Zanzibar's spice plantations unnecessary. Outdoor spa. Padi diving.

**Service:** We waited quite a while until the reception checked us in, but once registered it was smooth sailing.

**Overall rating:** Innovative, stylish, fun. Starting at around US\$400 a night not exactly a bargain, though.

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# LAGOON LIVING FOR KITE LOVERS

First time in Zanzibar individual beach apartments for sale - Anybody can buy

Breathtaking, never-ending beaches. Crystal clear, turquoise water. Kite surfers flying over sparkling waves. Colorful, picture-perfect sunsets and a refreshing, salty ocean breeze.

And, not to forget, the smooth, velvety white sand between your toes. All that probably comes to mind when the word Paje is being mentioned to fans of Zanzibar. The former fishing village on the east coast has become sort of an in-spot when it comes to kite surfing and holidays for a younger crowd. It is here that the first private beach flats in Zanzibar are for sale.

In January 2019, developer CPS proudly presented a new project, creating a sustainable, green and modern-comfort living space in unison with nature. The project called "The Soul" had a spectacular opening, introducing a first show apartment and the lush, green plot of land where construction is set to start in July 2019.

Only four hundred meters away from the beach, in the heart of kite surfing heaven, residents will be embedded in a lush tropical landscape surrounding a beach-like lagoon.

The new residential resort is the first private development in Zanzibar based on the Condominium Act (see page 2 of this issue) allowing foreigners for the first time to own private property with full investment protection by the government of Zanzibar.

Modern architecture, the use of high-quality durable materials, all based on a state-of-the-art infrastructure, and permaculture principles, make the holiday homes a first in Zanzibar. Developers forecast a quick return on investment. The tourism sector has lately been growing by 15 per cent annually creating a large demand for additional rooms every year. Future owners of The Soul property are assisted in long and short-term Airbnb-like rental schemes, the developers say. Apartments come as 1-3 bedroom apartments and duplexes either with a tropical garden or terrace.

Prices start from 40 900 US dollars to 72 000 US dollars.

The village of Paje, where the new residence resort is located, is reachable within one hour from the airport of Zanzibar which daily serves many European and other international destinations as well as the famous national parks of Tanzania such as the Serengeti and Ngorongoro and the highest peak of Africa, the Kilimanjaro.



### SOUL FACTS

1-3 bedroom apartments and duplexes in Paje, Zanzibar  
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PHOTOS (3): TAPPER

Construction getting started this year: Holiday homes for the modern globe-trotter in Zanzibar's surf hotspot Paje