

NO WHERE TO LAND?

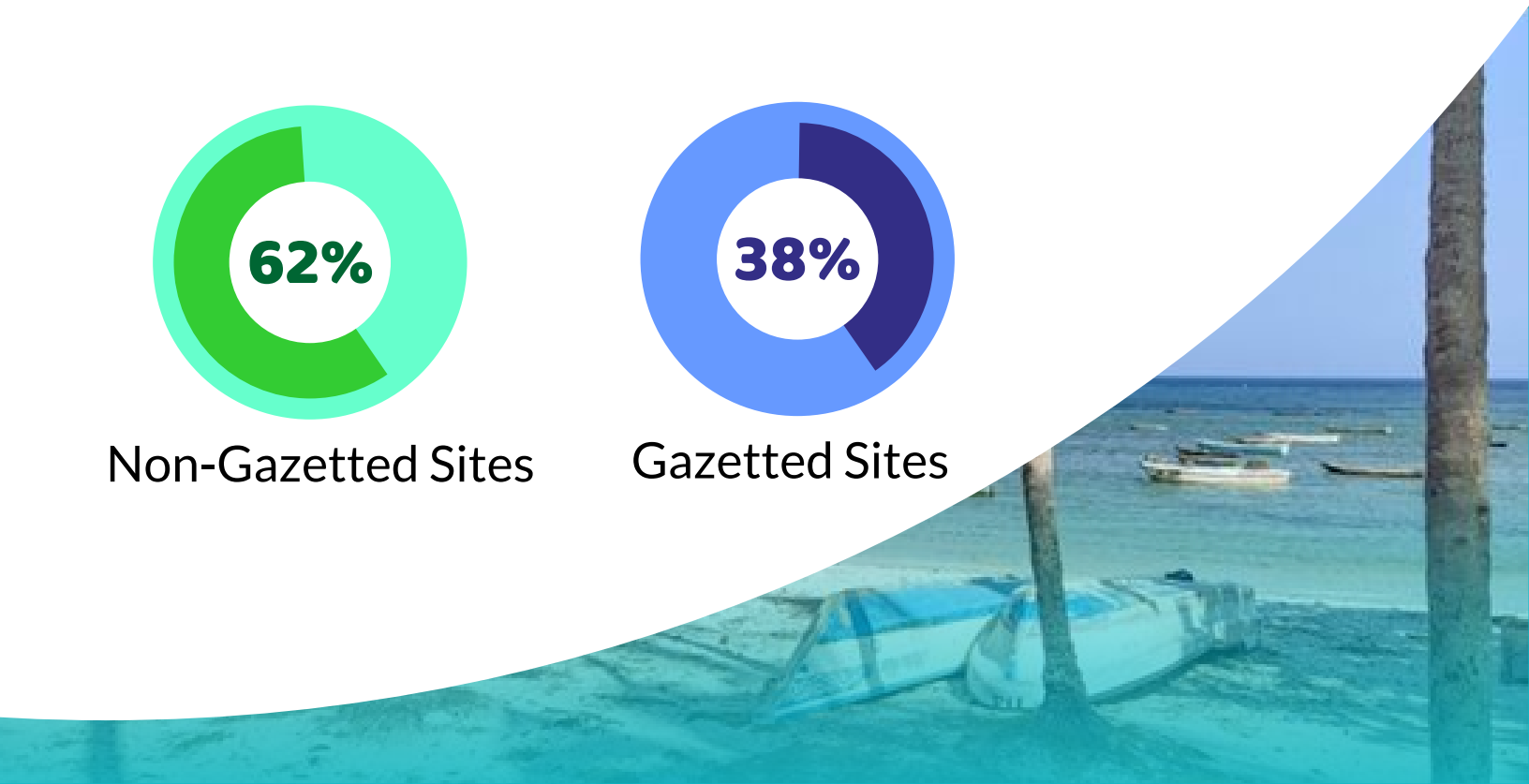
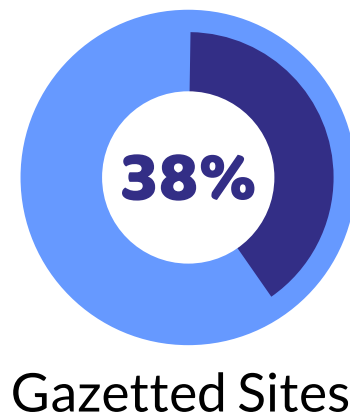
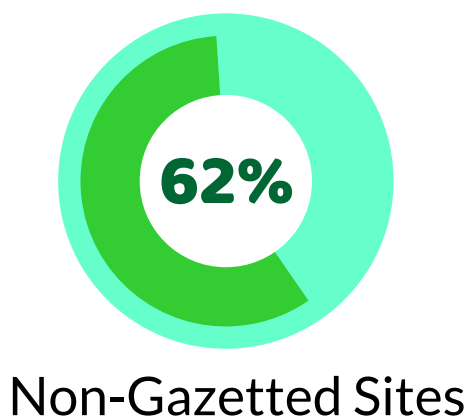
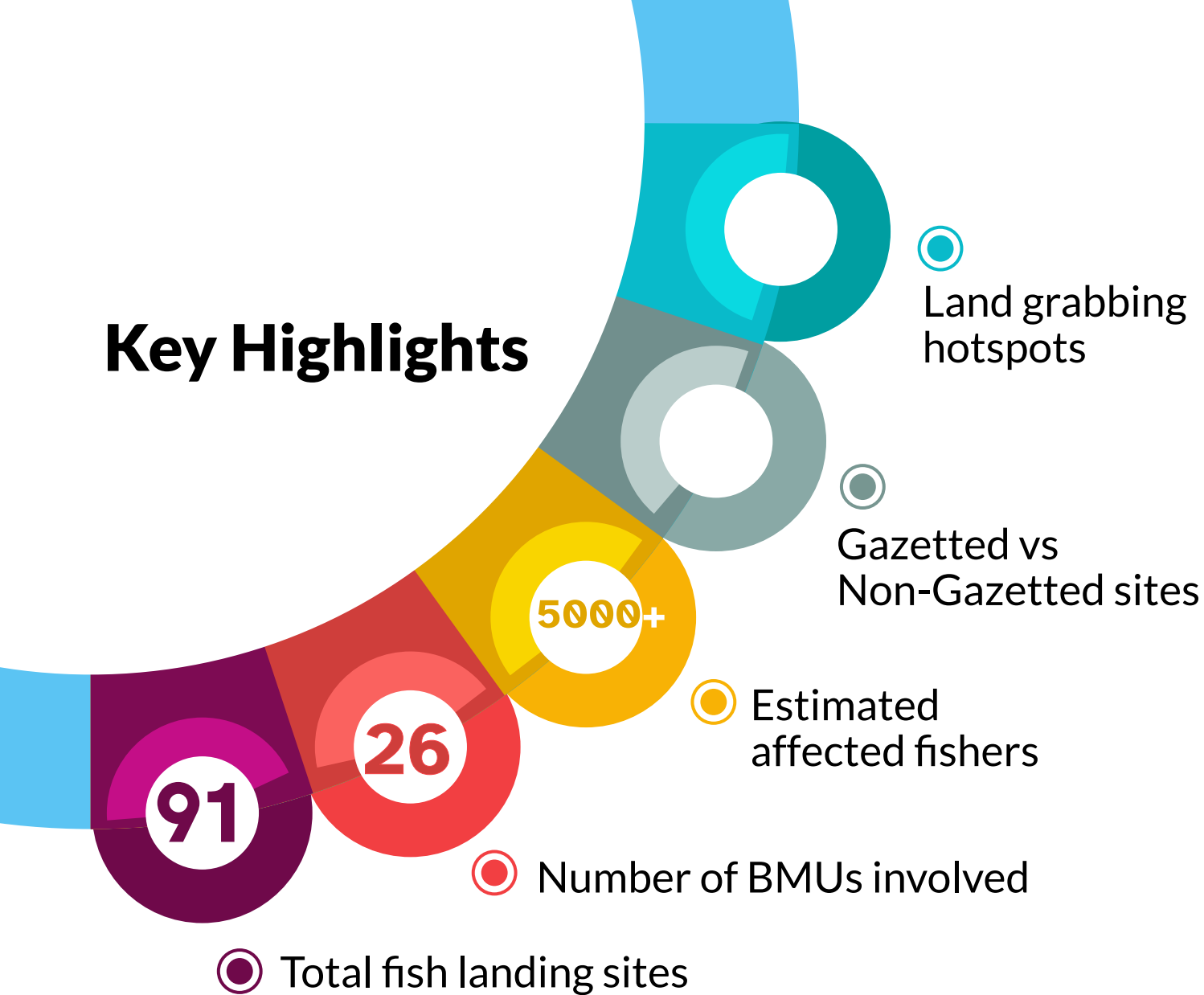
Report On The Status Of

**Access And Registration Of
Fish Landing Sites, Kwale County**

Definitions of Terms

“Access road”	means a road giving access to a beach or fish landing site
“Banda”	means a semi-permanent structure used to handling fish immediately after landing.
“Beach management unit”	means an organization of fishers, fish traders, boat owners, fish processors and other beach stakeholders who traditionally depend on fisheries activities for their livelihoods;
“Beach”	means a plan and a geo-reference description of any area identified for the exclusive purpose of landing or selling fish and fishery products, shall be included in the by-laws of each beach management unit.
“Dealing in fish”	means collecting, transporting, storing, trans-shipping, exposing or offering fish or fish products for purposes of trade.
“Fish Landing site”	means appoint in the coastline or shore which the Director general of the Kenya Fisheries Service has by gazette notice designated as a landing point for fish.
“Fisher”	means a person (male or female) participating in a fishery
“Fisherfolk”	means people who catch fish, especially as a job or for a living
“Fish traders/suppliers”	means a person who routinely involved in fish trading or the supply of inputs and services necessary for fishing at its fish landing station.
“Land grabbing”	happens when big corporations, powerful local elites or unscrupulous governments acquire land without the prior, and informed consent of local communities.
“Fish landing site grabbing”	happens when powerful economic actors take over local fish landing site ownership and access rights.

Key Highlights



Policy And Legal Framework

Fisheries (Beach Management Unit) Regulations, 2007

The regulations provide for the objective of beach management unit, formation structure, area of jurisdiction and mandate in co-management.

The regulations also provide for membership of a beach management unit and elections. They also provide for the responsibilities of the beach management unit organs and officers

Fisheries Management and Development Act, 2016 (No. 35 of 2016)

The Act provides for the conservation, management and development of fisheries and other aquatic resources to enhance the livelihood of communities dependent on fishing and to establish the Kenya Fisheries Services; and for connected purposes. This Act provides with respect to a wide range of matters concerning the fisheries sector including fisheries management and conservation, aquaculture and fish processing and marketing. It establishes the Kenya Fisheries Advisory Council ("Council"), The Kenya Fisheries Service ("Service"), The Fish Marketing Authority ("Authority"), the Fisheries Research and Development Fund and the Fish Levy Trust Fund. The Act also implements obligations under international law concerning fisheries.

The objective of this Act is to protect, manage, use and develop the aquatic resources in a manner which is consistent with ecologically sustainable development, to uplift the living standards of the fishing communities and to introduce fishing to traditionally non-fishing communities and to enhance food security.

2007

CoK 2010

The constitution aims among other provision to ensure sustainable exploitation, utilization and management and conservation of the environment and natural resources. In the fourth schedule the constitution assigns the national government the function of protection of the environment and natural resources with a view of establishing a durable and sustainable system of development including, in particular fishing. Each County may develop fisheries management measures and plans for fisheries resources within its jurisdiction as provided in the Fourth Schedule to the Constitution.

2010

2016

2020

2020 National Fisheries Policy

The National Fisheries Policy 2020 offer a strategized way forward to develop, harness, manage and regulate capture and culture fisheries in a responsible and sustainable manner. The Policy ensure a productive integration with other economic sectors, such as agriculture, coastal area development and eco-tourism, to meet the goals of the 'Blue Economy'. While center-state and interstate cooperation, socio-economic up-liftmen and economic prosperity of fishers and fish farmers' especially traditional and small-scale fisheries are at the core of the Policy. The Policy mirrors national aspirations and the developmental goals set before the nation. management unit organs and officers

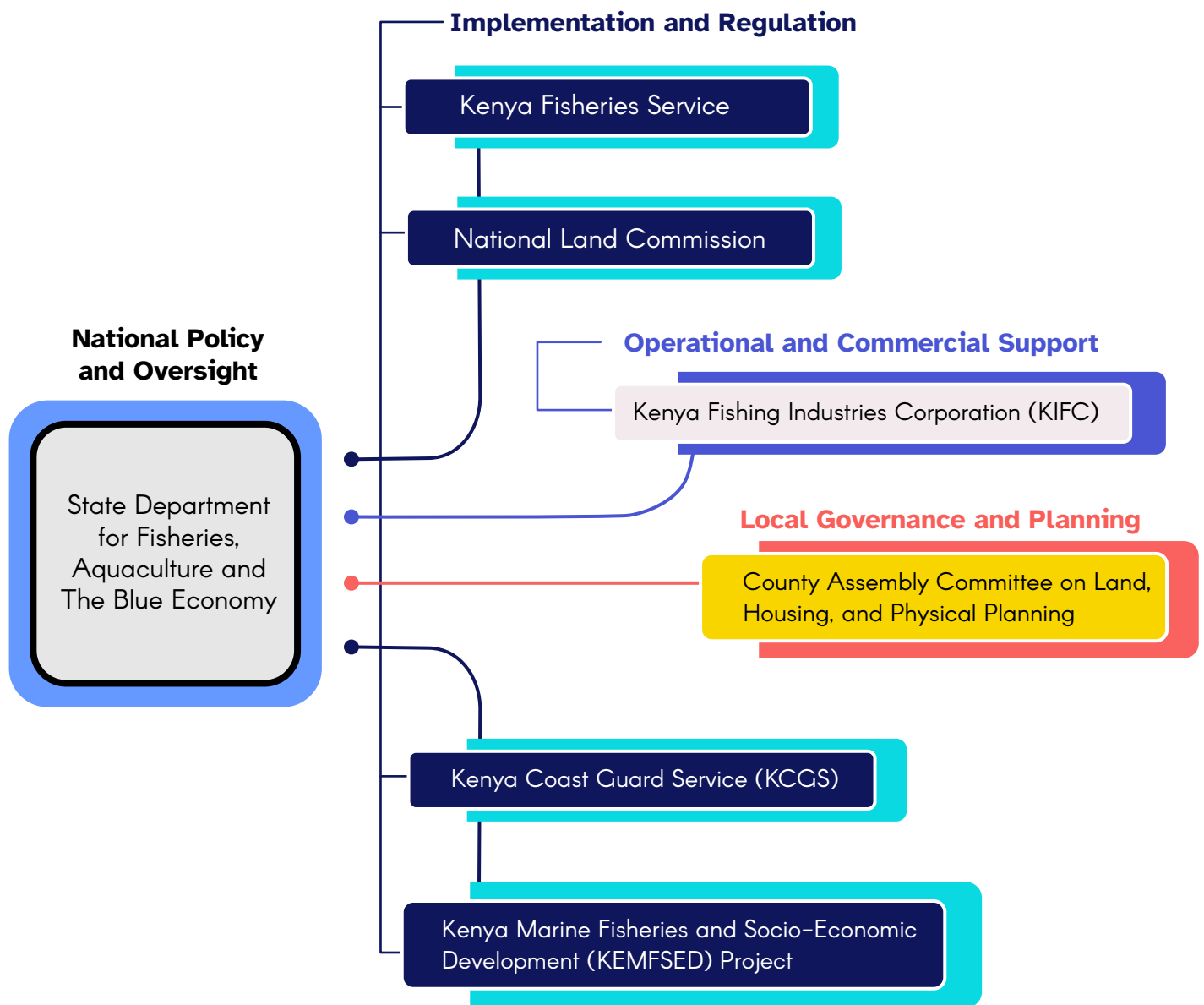
The Fisheries Act Cap 378

The Act defines a Fish Landing Site “as a place prescribed by the minister within which fish may be landed or disposed of” It further states that the Director of Fisheries shall, in consultation with the relevant agencies, prior to the establishment of a beach management unit, cause the relevant land area of a fish landing station to be surveyed and its boundaries clearly delineated and marked. Further, the act gives powers to the director to impose measures to regulate the landing of fish and provide for the management of fish landing areas.





Key Stakeholders





Key Stakeholders

The Kenya Marine Fisheries and Socio-Economic Development- The Kenya Marine Fisheries and Socio-Economic Development (KEMFSED) project is implemented by Government of Kenya, through the State Department for Blue Economy and Fisheries with support from the World Bank. The Project aims improving management of priority fisheries and mariculture and also increase access to complementary livelihood activities in coastal communities. The project covers five coastal counties that border the Indian Ocean: Kwale, Mombasa, Kilifi, Tana River, and Lamu because it focuses on improving marine fisheries.

National Land Commission- Mandated to manage public land on behalf of the national and county governments, Initiate investigations, on its own initiative or on a complaint, into present or historical land injustices, and recommend appropriate redress; Conduct research related to land and the use of natural resources, and make recommendations to appropriate authorities; Monitor and have oversight responsibilities over land use planning throughout the country

Kenya Fisheries service- The Kenya Fisheries Service is a body corporate established under the Fisheries Management and Development Act No. 35 of 2016. The purpose of the Service is to Conserve, Manage and Develop Kenya Fisheries and Aquaculture Resources

State Department for Fisheries, Aquaculture and The Blue Economy- Co-ordination of development of policy, legal, regulatory and institutional framework for the fisheries industry and the blue economy. Policy on development of fishing ports and associated infrastructure Fishing licensing Development of fisheries

Kenya Coast Guard Service- KCGS aims to strengthen and enhance enforcement of laws and regulations applicable in Kenya's territorial and inland waters, in particular those relating to maritime security and safety; fisheries protection, pollution control; sanitation; customs; narcotic drugs; prohibited plants; psychotropics substances; illegal firearms and ammunition; and protection of maritime resources. KCGS is empowered to arrest and prosecute persons suspected of committing offences in Kenya's territorial and inland waters. In addition, KCGS undertakes emergency response as maritime search and rescue and response to maritime spills.

County Assembly committee on land Housing and Physical Planning - The committee is mandated to investigate, inquire into and report on all matters related to county planning and development, including; statistics, land survey, and mapping, boundaries and fencing, housing and outdoor advertisement

Kenya Fishing Industries Corporation (KIFC)- The Kenya Fishing Industries Corporation's mandate is to exploit fishery resources in the Kenya fishery waters and high seas by promoting establishment and efficiency of businesses engaged in the fishing and fishing related activities.

Background

02

Mapping of Fish Landing Sites

HURIA, with assistance from the BMUs, conducted a mapping exercise to identify and document fish landing sites across Kwale County.

Scope: A total of 86 fish landing sites were mapped, covering a population of over 5,000 registered fishers.

To establish a comprehensive inventory of fish landing sites, distinguishing between gazetted (officially recognized) and non-gazetted (unregistered) sites.

04

Evaluation of Registration Status

The process included assessing the legal status of the 86 fish landing sites, determining which were gazetted (formally recognized by the government) and which were non-gazetted.

To identify gaps in legal ownership and registration, which are critical for securing land tenure and preventing land grabbing.

01

Stakeholder Engagement and Convening

HURIA convened a meeting with key stakeholders, specifically the chairpersons of 26 Beach Management Units (BMUs) from four sub-counties in Kwale County: Kinango, Matuga, Msambweni, and Lunga Lunga.

To gather first-hand insights from BMU leaders, who represent the fishing community, to understand the status of fish landing sites and the challenges faced, such as land grabbing, underdevelopment, and inaccessibility.

03

Data Collection on Access and Demographics

The assessment collected data on the right of access to shorelines and public fish landing sites, focusing on the ability of fishing communities to carry out economic activities.

Demographic Focus: Data was disaggregated by gender and persons with disabilities (PWD) to identify the number of small-scale fishers directly affected by inaccessibility issues.

Likely involved surveys, interviews, or questionnaires with BMU members and fishers to quantify the affected population and assess barriers to access.

03

Identification of Challenges and Good Practices

The assessment documented challenges faced by the fishing community, including land grabbing, underdevelopment, and inaccessibility of fish landing sites. It also sought to identify good practices for ensuring legal ownership and sustainable management of these sites.

Likely involved qualitative methods such as focus group discussions, site visits, or consultations with BMU leaders to gather insights on both challenges and successful strategies.



Background

Human Rights Agenda (HURIA) is implementing a program that seeks to Promote and Secure Land, Environment and Property Rights for communities living in Kwale County under the support and stewardship of Food and Agriculture Organization of the United Nations (FAO). The program particularly aims to support marginalized groups, including fisher-folk, women and youth secure and have access to public land in Kwale County.

Under the program, HURIA seeks to support the fisher community, through their Beach Management Units, to assess and support the registration of fish landing sites which is an important step towards improving land use and management. HURIA also aims at supporting the fishing community to create a sustainable environment for fishing by securing fish landing sites most of which remain undeveloped, unregistered and ungazetted. Through the programme, HURIA also aims to increase the fishing community's resilience to climate change and ultimately contribute to food and nutrition security.

This assessment report highlights the status of fish landing sites in Kwale County and further outlines the challenges the fisher community encounters. Through an assessment conducted by HURIA with the help of BMUs, this report provides first-hand information critical to the support that is needed for fisher communities to thrive.

In Kwale county, many factors might have contributed to most fish landing sites being grabbed, become inaccessible, neglected and underdeveloped. On 14th September 2024, HURIA convened 26 beach management units' chairpersons from Kinango, Matuga, Msambweni and Lunga Lunga Sub -Counties. HURIA mapped out and assessed a total of 86 fish landing sites with a population of over 5000 registered fishers and also identified gazetted and non gazetted sites. The assessment aimed at establishing the status of fish landing sites registration status and challenges associated to them, such as land grabbing, under development and inaccessibility.

Purpose Of the Assessment

Specifically, the assessment undertaken had sought to establish the following key issues:

- i. Assess the right of access to the shore lines of the ocean and public fish landing sites for fishing communities to enable them carry out their economic activities;
- ii. Establish the number of small-scale fishers (dis-aggregate by gender and PWD orientation) directly affected by the inaccessibility of the fish landing sites;
- iii. Map out the number of gazetted and un-gazetted landing sites in Kwale County;
- iv. Identify good practices and challenges of ensuring legal ownership of public fish landing sites for communities.

Introduction



1. Globally, the oceans are a source of livelihoods (jobs) and stable economies for coastal communities, benefiting those who are directly employed, and also substantially provide indirect value for community identity, tax revenue, and other related economic and social aspects of a stable coastal economy. The sector contributes to food and nutrition security, and provides jobs, in particular for coastal populations, which are often among the poorest and most vulnerable.

2. The United Nations Food and Agriculture Organization (UN FAO) announced that 10 % of the worldwide population depends on fishing for their livelihood, and 50 % of the seafood and 50 % imported globally come from developing nations. 3.3 billion people get at least 20 % of their daily intake of animal proteins from fish.

3. Kenya enjoys a vast coastline that stretches over 650 km from Vanga near the Tanzania border to

Kiunga in Lamu County on boarder with Somalia. In addition, the Ministry of Agriculture, Livestock and Fisheries (MoLF) (2013), records that a further 200 nautical miles Exclusive Economic Zone (EEZ) are within Kenya's jurisdiction. The coastline in Kwale County stretches for roughly 250 Kilometres with the main economic activity along its coastline being fishing and tourism.

4. The fishing communities in Kwale County are mainly composed of small-scale fishermen whose fishing activities are concentrated within an area of 10 m from the shore. The majority of the fishermen use fishing gear such as traditional wire traps, hand lines, cast nets and/or beach seines. Fishing for lobsters, crabs and mollusks is carried out by diving and collecting by hand. There are around 5000 + small-scale fishermen, of whom 58% are full-time fishermen operating a total of 920 fishing craft, mainly dug-out canoes propelled by sail and paddle.

5. The Government created Beach Management Units (BMUs) made up of people from the fishing communities play a number of roles in fisheries management including ensuring registration of all boats operating in the fisheries, prevention of use of banned and destructive fishing gear, protection of fish breeding and recruitment

grounds, construction of fish bandas and access roads, monitoring and control of illegal and migratory fishers, gear and methods, collection of fisheries data, and resolution of conflict among fishers.

6. The 2007 BMU regulations categorized beach management units into three categories such as on a) boat owners, meaning the owners of fishing vessels registered at its beach; (b) Crew members meaning such persons other than boat owners whose fishing licenses authorize them to fish from its beach; and (c) “fish traders and input suppliers” meaning persons routinely involved in fish trading or the supply of inputs and services necessary for fishing at its fish landing station.

7. In 2018 after concerns on grabbing of land belonging to BMUs was raised, fish landing sites came to public knowledge, the then former

President of Kenya Uhuru Kenyatta issued a directive that all gazetted fish landing sites at the coast and any other lakes or rivers in the country should be recovered and secured by the end of March 2019, however little or nothing was done. In a recent media interview the current Blue Economy Cabinet Secretary Mr. Hassan Joho asked businessmen grabbed fish landing sites to surrender the resources to the State.

8. According to the fisheries regulation 2007, all Beach management units are tasked with the responsibility of ensuring the orderly, safe and effective use, management and operation of the fish landing station over which it has jurisdiction. Moreover, BMUs are tasked with the responsibility to ensure that the fish landing station, together with any structures or buildings situated thereon, is kept in a clean, tidy and hygienic condition.

Role And Significance Of Fish Landing Sites In Sustaining Livelihoods



- The Fisheries Management and Development Act, 2016 mandates that the Cabinet Secretary may, on the recommendation of the Director-General establish by a notice in the Gazette fish landing stations/sites. The Act provides that No person other than a sport fisherman shall land any fish at any point except at a fish landing station or port.

- Fish landing site covers the physical area including the infrastructure and physical spaces along the beach where technical, financial and social services are available to support the fishing livelihoods.

- Fish landing sites may range from a small settlement on a stretch of beach with hardly any infrastructure and facilities to larger artisanal fisheries areas that are part of bigger ports or harbors in or close to urban centers.
- Fish landing sites facilitates fishing communities with efficient processing, storage, and distribution of catches, enhancing economic opportunities and livelihoods for local fishermen. They provide a location for first point of sale for products and provide a place where fishers can leave their boats and obtain supplies such as food, fuel and ice.
- Fish landing site provides the space for onshore fishing activities such as landing of the fish, sale and processing of the fish, storage of the canoes and the fishing gears including nets, float, ropes, etc. The landing sites is also the place where the fishing canoes and boats are manufactured and maintained, where fuel is stored, distributed and sold. It also serves as space for repair of fishing gears including outboard and inboard motors, fishing nets, etc.
- Fish landing sites are an effective and efficient starting point to improve the livelihoods of a large variety and number of people engaged in fishing. Landing sites facilitates fishing communities with efficient processing, storage, and distribution of catches, enhancing economic opportunities and livelihoods for local fishermen.

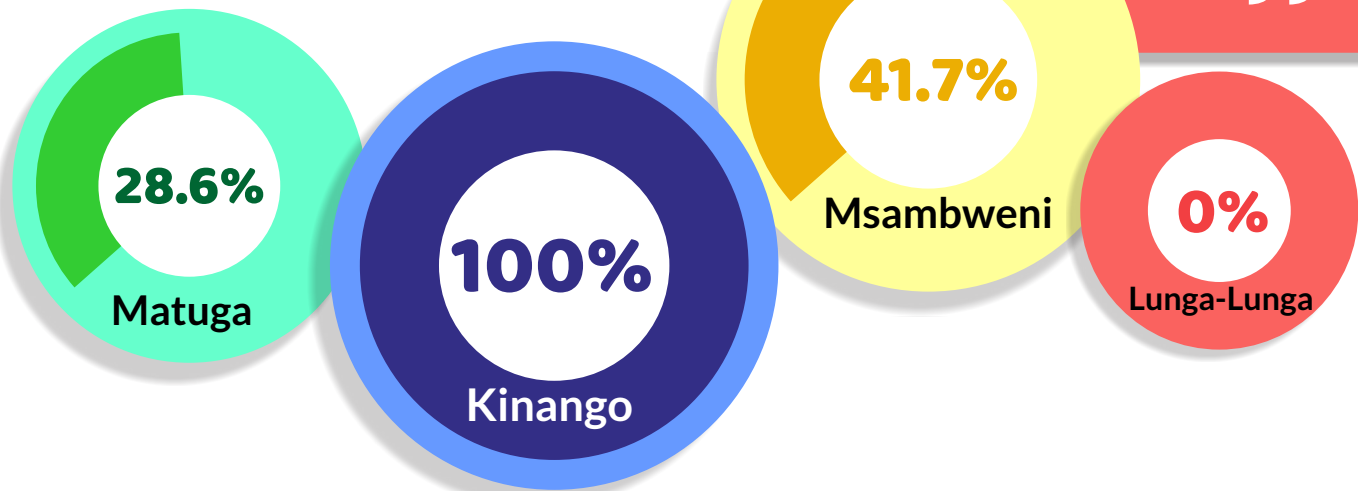


Status Of Access And Registration Of Fish Landing Sites

Sub-County	Total Fish Landing Sites	Gazetted Sites	Non-Gazetted Sites
Matuga	14	4	10
Kinango	19	19	0
Msambweni	24	10	14
Lunga-Lunga	29	0	29

“
5000+ fishers
affected by
inaccessibility
”

GAZETTED SITES



HURIA mapped out **91** Fish landing sites located in various parts of Kwale County. The mapping out was then followed by a series of engagements and meetings with Beach Management Units (BMUs) and discussions with relevant stakeholders including, National Land Commission, Land Registry, the department of fisheries and the Kwale County Assembly committee on Agriculture and Fisheries. HURIA also assessed 25 fish landing sites by undertaking a physical visit to the landing sites and engaging the registered members of the beach management units, administrative units and members of the community.

There is a total of 91 gazetted and ungazetted fish landing sites in Kwale County. Among the main challenges faced by fish landing sites in Kwale County poor is grabbing, encroachment, poor access and irregular allocation to private individual and companies. **5000 +** small scale fishers directly affected by the limited access to fish landing sites in Kwale County. Majority of fishing landing sites in Kwale have not been gazetted and do not have title deeds hence exposed to grabbers. There is low number of women participating in the management of BMUs. Most fish landing sites lack clear boundaries, appropriate documentation and survey reports



Summary of Concerns, Observations and Findings,

Competing Interests and Land Tenure Issues

Encroachment and Land Grabbing

Lack of Legal Recognition and Documentation

Inadequate Government Support

Accessibility Challenges

Environmental and Pollution Issues

Conflicts and Disputes

Low Returns and Disincentivization

KAKIBU SEA FOOD



Summary of Concerns, Observations and Findings,

- Kwale fish landing sites are threatened by competing interests including but not limited to demand for citing of hospitality and industrial facilities, residential structures, tourism amenities and other interests. As a result, many tenure problems and conflicts continue to arise that lead to fisher folks losing their landing sites because of lack of proper documentation of ownership.
- According to our assessment, All the Fish Landing sites face a key challenge relating to space and access that contribute to low returns in fishing and thus discourage BMU members and fishing communities from engaging in the fishing practice and trade.
- One of the Key challenges that Kwale Fish landing sites face is encroachment, irregular allocation and grabbing of the Landing sites by private individuals and companies. A number of Fish landing sites in Kwale have been grabbed by known and unknown tycoons and individuals for purposes of expanding the hospitality industry while others have been encroached by people who were unsatisfied with the sizes of their land which mostly falls adjacent to the fish landing sites.
- Most Fish landing sites in Kwale county are not gazetted and lack ownership documents. Although a few have been gazetted, most of them do not have title deeds. Most of the existing fish landing sites have not been surveyed and beacons.
- Accessibility to the fish-landing sites is a major problem. The encroachment has affected physical access to most fish landing sites making it difficult to access the landing sites using foot, motorbikes or even cars for purposes of enable transfer or transportation of the catches to their destination.
- Lack of documentation, unclear boundaries have exposed fish landing sites to grabbing and encroachment.
- There have been ongoing conflicts and land related disputes between BMUs, private developers and land grabbers who seek to encroach and grab fish landing sites.
- Land set aside as fish landing sites have been grabbed by tycoons, companies and private individuals
- Pollution and poor environmental conservation from hotel industry's affect operations in majority of the fish landing sites that are adjacent to such facilities.
- Encroachment by private developers have affected physical access to the existing fish landing sites. Most landing sites do not currently have access roads and some of the access roads are impassable
- Inadequate or misdirected government intervention and assistance schemes, e.g., due to lack of understanding of the prevalent socio-economic conditions in small-scale fisheries

THE NEGATIVE IMPACTS OF POOR ACCESS TO FISH LANDING SITES

1

LIVELIHOOD CHALLENGES

Limited access hinders fishermen's ability to reach markets, reducing income and economic stability.

2

FOOD LOSS AND WASTE

Inadequate infrastructure causes poor fish handling, increasing spoilage and waste, which impacts the quality and quantity of fish available for sale.

3

OPERATIONAL CONSTRAINTS

Delays in selling and poor handling practices arise from insufficient infrastructure, such as lack of proper surfaces, storage, and distribution facilities.

4

MARKET DYNAMICS

The interdependence between traders and fishermen leads to unregulated prices and increased fish costs due to supply chain inefficiencies.

5

INCREASED COMPETITION

Limited access and declining fish stocks intensify competition, making it harder for new entrants to join the fishery, pushing some toward trading or processing.

6

ENVIRONMENTAL DEGRADATION

Encroachment and pollution from human activities destroy breeding sites, reducing fish catches and threatening sustainability.



The Negative Impacts Of Poor Access To Fish Landing Sites

- The lack of access to fish landing sites affects livelihoods and impact fishermen negatively, because they affect access to market and affect how fish products are handled. It is important to note that the way in which fish is treated at landing centers will have implications for food loss and waste (FLW) at downstream stages of the value chain.
- Additionally, in the artisanal fisheries sector, limitations or deficiencies in infrastructure at landing sites mean that individual productivity is low and levels of spoilage and waste are high.
- Poor access to landing sites therefore contributes significantly to delays in selling and poor handling practices as well as operating constraints placed upon them by those who buy the fish production.
- Poor access also affects the inter-dependence between traders and fishermen which influences market decisions and prices on the fish products. This has most often led to increase in unregulated prices and costs of fish.
- Fish being a highly perishable commodity, high post-harvest losses are common due to lack of proper and suitable shore-based handling, collection, marketing, storage and distribution facilities and deficiencies in marketing practices. Majority of BMUs lacked proper surfaces, structures and equipment to handle fish in the sea and on land, a factor that highly compromised the quality of fish sold to the consumers.
- Poor access to the fish landing sites leads to increase in competition in the fishing industry where winding fish stocks, or shortages of particular types of fish, means that as more men become fishers, they may find it increasingly hard to find an entry point into the capture fishery and so start to trade or process fish.
- Increased human activities and encroachment by companies and private individuals have led to destruction of breeding sites and pollution into the ocean; lowering the catch.

Key Recommendations

Identify and map out all fish landing sites in Kwale County. Analyze information on their specific location, number of BMU members and challenges affecting them including their overall impact

1

Initiate feedback and engagement forums between BMU, fisheries departments and other stakeholders to address challenges affecting the BMUs. Discuss with communities the idea of securing proper documentation for the communities and seek their support

2

3

Initiate information gathering with local community to gather basic information about the landing site, land ownership history and the use of the infrastructure at fish landing sites. Conduct inspection to understand the physical state of fish landing sites and infrastructure that support BMU operations

4

Document uses; activities along the beach including what fisheries related activities are done on the landing sites i.e. canoe construction, fish processing and smoking, premix distribution, fish market, cold store, etc.

5

Gather information on existing boundaries of landing sites and request if there are any available land title documentation. Engage physical and development planning officers to obtain copies of spatial plans (schemes)/layouts. Engage Lands commission for information on landing sites ownership, etc.

6

Follow up engagement with local government Institutions: district and regional physical and development planning units, Lands Commission, etc

7

Hold meetings with BMUs and other stakeholders to agree on the actual boundary of the landing sites.

8

Map out the landing sites; GPS coordinates of the boundaries of the landing sites to produce maps (cadastral). Set up a community committee to support the landing sites documentation and mapping

Conduct validation meeting with communities and stakeholder on the draft maps developed to have a final agreed map

9

Follow through with the registration and land ownership documentation

10

Come up with county legislation and policies to secure BMU and fish landing sites activities

11

Policy and Legal Recommendations

1

Recognition of fish landing and processing sites as integral to the socio-economic development and sustainable livelihoods of small-scale fishers, fish processors, fish marketers and allied small scale businesses

2

Use rights-based approaches to handle tenure governance issues on fish landing and processing sites.

3

Fisheries policies and legislation should contain provisions and safeguards that secure the fish landing and processing sites and protect and preserve the land use by law against encroachment, deprivation and access.

4

Small holder fisheries should be linked to the wider socio-economic policies and programs, its value quantified and its role in food security and nutrition assessed.

5

Spatial planning policies should protect and preserve fish landing and processing sites

6

Integrate gender into all the policy and legal frameworks – gender sensitive policies and laws.

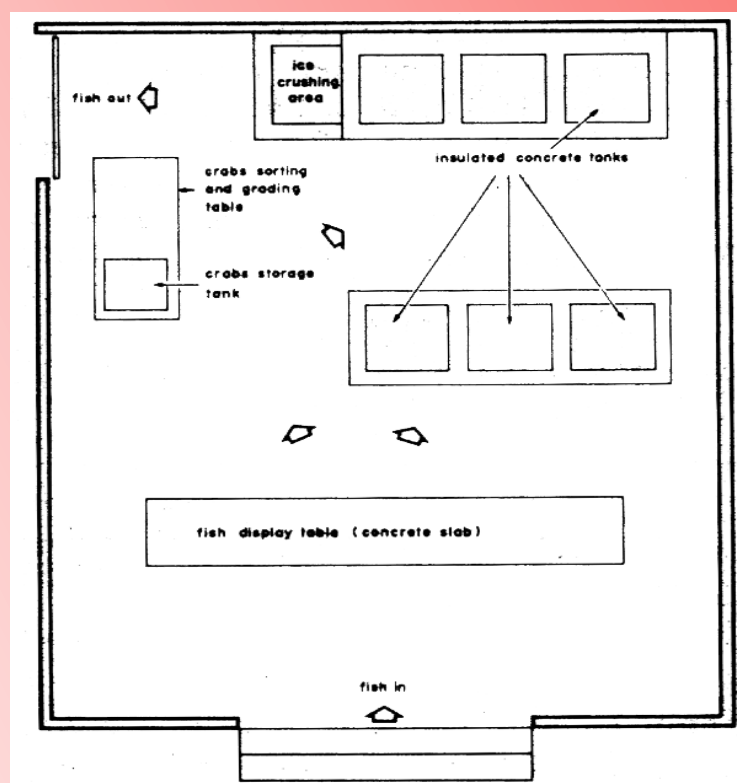


Comparative Study

What is the optimal operation of a Fish Landing Site

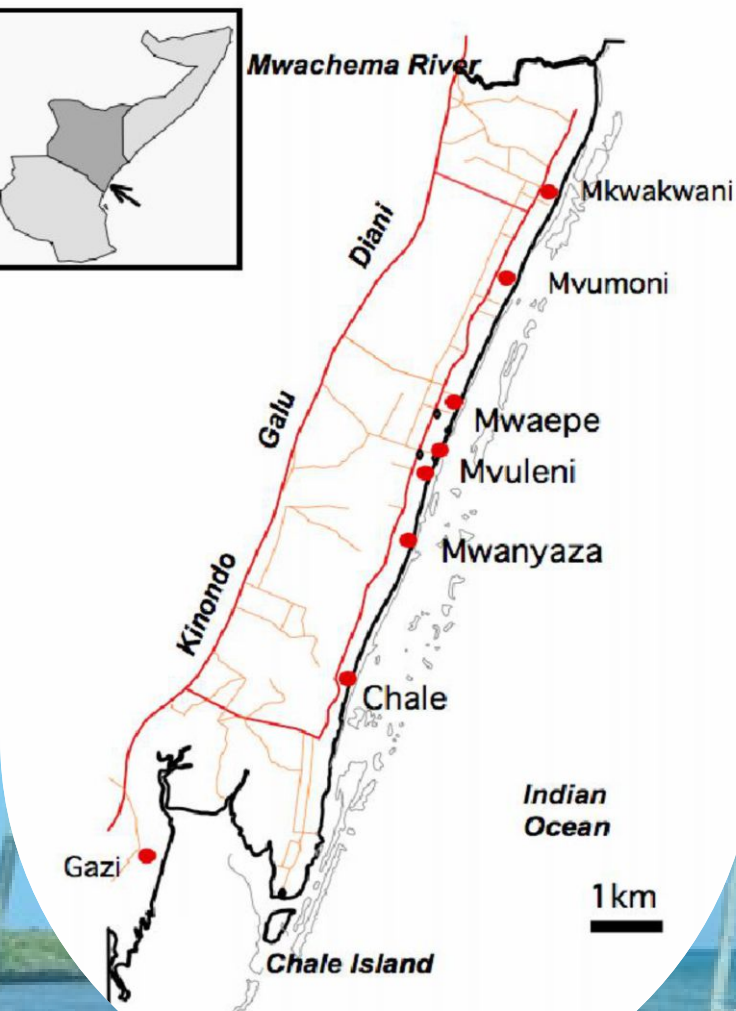
Key services and infrastructure associated with Fish landing sites and which ensure the facilities optimize fish handling and first point of sale activities and contribute to reducing or preventing food loss and waste (FLW) include:

- Road and modern infrastructure,
- Electricity
- Water supply
- Sea/inland water access
- Jetties
- Building infrastructure
- Sewerage and drainage
- Parking area
- Office
- Ice supply
- Fish Landing station
- Fuel (bunkerage)
- Landing site management
- Hygiene facilities – washroom, toilets
- Food safety control
- Packaging/containers



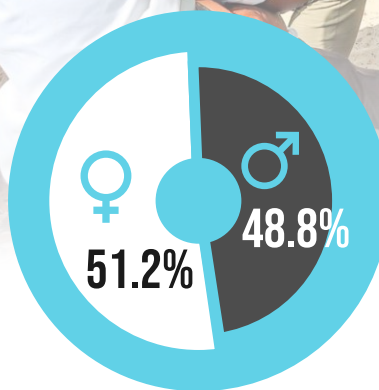
Summary Of Observations

Made From Key Fish Landing Sites



MKUNGUNI B.M.U
MSAMBWENI





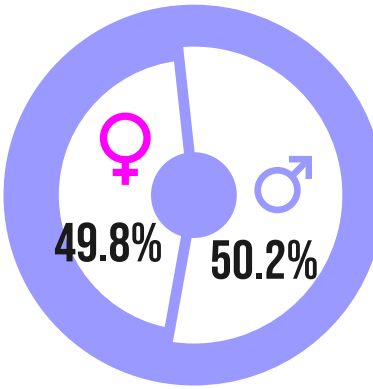
TSUNZA FISH LANDING SITE

Number of Members: 832 (426 women, 406 men)

Key Issues Raised:

- **Title deed issues:** The land's title deed is registered under a different name, creating uncertainty and potential legal disputes regarding ownership.
- **Lack of proper storage materials:** Without adequate storage facilities, fish spoil quickly reducing income for fishers.
- **Inaccessibility of roads:** Poor Road conditions make it difficult to get vendors coming up to the site.
- **Absence of electricity:** The lack of power prevents the use of refrigeration systems, leading to further spoilage of fish and limiting business expansion.
- **Harassment by coast guards:** Fishers face difficulties when venturing further out during low tides due to frequent interference from coast guards, restricting their fishing areas.
- **Lack of public participation:** Decision-making processes and equipment purchases do not involve community members, leading to ineffective and unsuitable investments.
- **Land Grabbing and Compensation Issues:** Many lands have been taken over by wealthy business investors, who later benefited from compensation by claiming the land was sold to them by the government. This has left affected communities with little power, as these investors hold significant influence due to their wealth..

Tsunza's fishing community battles land disputes, inadequate infrastructure, and exclusion from decision-making, threatening livelihoods despite a balanced gender representation.



MWADUMBO FISHING LANDING SITE

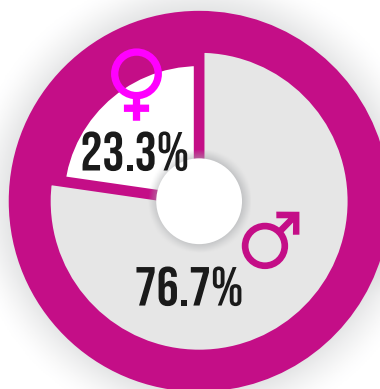
Number of Members: 496 (247 women, 249 men)

Key Issues Raised:

- **Land invasion:** There is the HYOUING Company which occupied the land without prior notice or compensation, causing distress and uncertainty for the local community.
- **No formal land title:** Despite the land being sectioned in 2019, the land remains without official documentation, exposing members to potential eviction.
- **Lack of participation in equipment purchasing:** The community is excluded from procurement decisions, often leading to the acquisition of ineffective fishing equipment.
- **Impact of Mwache Dam project:** The dam's construction has negatively affected fishing activities, disrupting livelihoods.
- **Poor communication:** Insufficient notice and unclear communication about meetings hinder community engagement and decision-making.

Mwadumbo faces land invasion and the ripple effects of the Mwache Dam, with poor communication and lack of community involvement hindering progress.

- **Land Not Gazetted** – The site lacks official ownership papers or a title deed, making it vulnerable to encroachment.
- **Encroachment by Hotels** – Golden and Southern Palms hotels have occupied a significant portion of the land, leaving only ¼ acre for the fishing community.
- **Lack of Documentation** – The remaining land appears on maps but has no official records, leading to legal uncertainties.
- **Unresolved Government Intervention** – Despite raising concerns with the County and National Government, no action has been taken to address the land disputes.
- **Partial Gazetting** – A small portion of the land was gazetted, but the ownership details remain unclear, causing disputes and threats.
- **Blocked Access Roads** – Hotel constructions have restricted road access, making it difficult for fishermen to reach the landing site.
- **Security Concerns** – The site is not well secured, affecting fishing activities and storage facilities.



MWAEPE FISH LANDING SITE

Number of Members:
300 (70 women, 230 men)

Mwaepe shines as a model of stability with secure land ownership, robust infrastructure, and innovative revenue streams, empowering its fishing community.

Key Issues Raised:

- **Secured Land Ownership-** One of the most notable achievements is that Mwaepe Fish Landing Site has a legal title deed. This provides land security for the fishing community, reducing the risk of land disputes and unauthorized evictions.
- **Infrastructure Development-** The site has well-equipped storage facilities, including freezers and a dedicated storage room for fish. There are storage rooms for fishing equipment, ensuring that valuable tools and materials are kept safe and well-maintained. A changing room has been established for fishermen, providing them with a private and hygienic space to change before and after their fishing activities.
- **Income-Generating Activities-** The site has set up market stalls that are rented out to civilians, creating an additional source of income for the fishing community. This initiative not only supports local businesses but also strengthens the financial stability of the Beach Management Unit (BMU).
- **Financial Management:** The BMU has a dedicated bank account, allowing for better financial oversight and transparency in handling funds.
- **Revenue Collection:** They have a book collecting data on fish sales, enabling accurate tracking of earnings and ensuring that a percentage of the sales is reinvested into the establishment of the site.

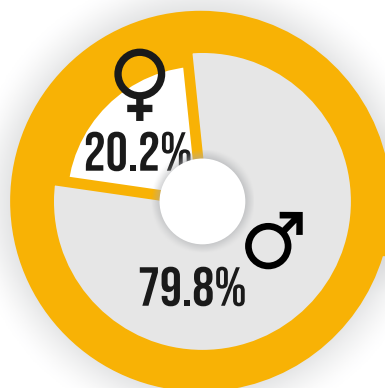
The final visit focused on engaging with two Beach Management Units (BMUs): Vanga BMU and Jimbo Fish Landing Site. The team had the opportunity to meet with the executive members from both sites, gaining insights into their operations, governance structures, and ongoing projects.

GUYA FISHING LANDING SITE

Key Issues Raised:

- **Inadequate resources and infrastructure:** Members struggle due to a lack of essential fishing and storage facilities, affecting their productivity.
- **Lack of consultation in procurement:** Fishermen are not consulted on equipment purchases, leading to inefficiencies and wastage of resources.
- **Land ownership conflicts:** Disputes over land usage and ownership create tension and uncertainty among community members.

During the visit to the Tiwi region, two fish landing sites Mwadumbo and Mwaepe were assessed. HURIA had the opportunity to engage with the executive members of both fish landing sites to understand their operations and key challenges.



VANGA FISH LANDING SITE

Number of Members:
961 (194 women)

The committee structure is well-organized, with 15 executives (9 men, 4 women). Membership has grown to 961 members, including 194 women, showing increased participation.

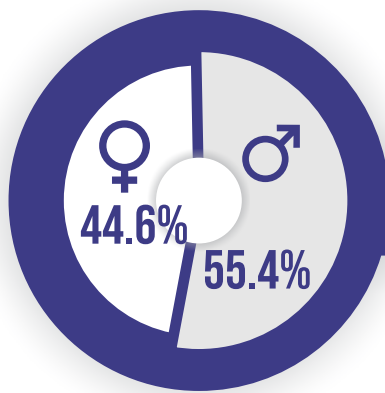
Key Achievements

- **Infrastructure & Accessibility-** The government assigned two cold storage units in 2020, aimed at improving fish preservation. The landing site has good road access, making it easier for fishermen to transport their catch. Fishermen can venture beyond 600m into the ocean, expanding their fishing range and increasing their catch potential.
- **Government & External Support-** The National Government funded improvements at the site, demonstrating recognition of the site's importance. Organizations like FAO (Food and Agriculture Organization) and Coast Water Development have been involved in efforts to address challenges. A land survey was conducted in early 2021, and the site was gazetted, a key step toward formal land ownership.

Vanga's potential is hampered by failing cold storage, unresolved land issues, and water flow challenges, despite strong government and external support.

Challenges

- **Cold Storage & Machinery Failures-** Cold storage units are non-functional due to lack of maintenance and repair funds, affecting fish preservation. The ice machine stopped working after only 1.5 months, forcing fishermen to rely on less effective methods of fish storage
- **Unresolved Land Ownership Issues-** Although the site was gazetted in 2021, no title deed has been issued.
- **Water Flow Issues:** Despite FAO and Coast Water Development efforts, water flow remains a problem, possibly affecting fish landing and- processing operations



JIMBOFISH LANDING SITE

Jimbo's fishermen navigate poor roads, security threats, and inadequate infrastructure, with pending land gazettement stalling growth and safety.

The Jimbo Fish Landing Site has a total of 231 registered members, comprising 103 women and 204 men actively involved in fishing and related activities. The site is governed by an executive committee consisting of 8 women and 5 men, ensuring balanced leadership and representation

Key Issues Discussed

- **Poor Road Accessibility** – The lack of proper roads leading to the landing site makes transportation of fish and movement of fishermen extremely difficult. During rainy seasons, the roads become impassable, further complicating the transport of fresh fish to markets.
- **Lack of Security** – Fishermen face threats and arrests from coast guards, especially since some of them operate near the Tanzania border. This has created fear and restricted their fishing activities, affecting their livelihoods
- **No Rescue Boat for Emergencies** – The Jimbo BMU does not have an emergency rescue boat, which means that in case of accidents, bad weather, or mechanical failures at sea, there is no immediate assistance available. Fishermen who face distress while fishing in deep waters are left to depend on their fellow fishermen which can be risky and delay life-saving help.
- **Inadequate Fishing Infrastructure** – The lack of modern fishing equipment such as fiber boats makes it difficult for local fishermen to compete with those using advanced fishing technology. Traditional fishing boats have limited capacity and efficiency, affecting the quantity and quality of fish caught.
- **No access to portable water** – Fishermen are forced to use saltwater, which affects fish preservation, cleaning, and even personal hygiene at the landing site.
- **Land Gazettement Still Pending** – The Jimbo BMU has a large piece of land that could be used for expansion and development, but it has not been fully gazetted by the government. This delays investment opportunities, infrastructure projects, and potential funding from stakeholders.

The visits to the various fishing landing sites provided a comprehensive overview of both the achievements and challenges faced by the BMUs. Land ownership issues were among the most critical concerns, with many sites struggling due to the absence of legal title deeds, encroachment by private investors, and unresolved government interventions. Infrastructure gaps such as poor road access, lack of electricity, inadequate storage facilities, and unavailability of emergency response equipment significantly hindered productivity and income generation. Additionally, security concerns and limited access to potable water further complicated operations at some sites. Despite these challenges, notable achievements were observed, particularly at Mwaepe and Vanga fish landing sites, where proper financial management, infrastructure development, and legal land ownership have provided a sense of stability and progress. The feedback from participants highlighted the need for increased community involvement in decision-making, improved financial transparency, and better support from government and external organizations.

Impact Stories From Fishers

In response to the objective that seeks to Identify good practices and challenges of ensuring legal ownership of public fish landing sites for communities, we could share here the story of one of the chairpersons of the BMUs who narrated how he pushed duty bearers until they got title for their BMU during the forum in Kinondo.

It has been hard for us to set up 'fish bandas' (kiosks) and other structures to improve the packing, storage and sell of our fish harvests. Land grabbing has directly contributed to this problem and culprits are known but little has been done to solve the problem

Tengeza Fadhili

Tiwi BMU

The inaccessibility of fish landing sites in Tsunza- Kinango has forced the fishers incur extra transport expenses for their harvest to reach the consumers. In other occasions, Women have been forced to walk extra distance since they can't afford to pay extra monies for transportation of their harvest to the market.

William Chaka

Member of the Beach Management Unit from Tsunza-Kinango

Poor road network has drained mobility of our fish harvest and end up consuming a lot of time accessing the fishing sites. Moreover, we face hostile caretakers who normally accuse us of trespassing. This has fatigued our efforts in improving our livelihoods through commercial fishing.

Tengeza Fadhili

Tiwi BMU

If the issue of inaccessibility to fish landing sites is not swiftly addressed then it means there will be no access at all for the fish folks in the future. We have to find a solution to this problem

Sadiki

Member of the BMU, Msambweni Sub County

Sub -County	No. of BMUs	Names of BMUs	No. of F.Landing Sites	Names of fish Landing Sites	Gazetted L.Sites	Not Gazetted Fish L.sites	Grabbed Fish Landing . sites and the Known Grabbers	No.of fisherm en affected	No. Women in the BMUs	Key concerns from Fishermen	Recommendations
Matuga -Sub County Tiwi Ward Waa/Ngombeni Ward Contact Person: 0721816645-Tengeza	6	<ul style="list-style-type: none"> Mkadini PangaPoint Mkunguni Mtibwani Briwaries Nyari 	14	<ul style="list-style-type: none"> Chitsanga Baoni Mwagandizoa, Fuzo, Chivyogo, Chikadini, Nyari Briwaries, Mtibwani, Mkunguni, Panga Point, Mwamnyerere, Mkadini, Chivyogo , 	Mkunguni Nyari Chikadini Mwanyerere	<ul style="list-style-type: none"> Chitsanga Baoni Mwagandizoa Fuzo, Chivyogo, Chikadini Mtibwani Panga Point, Mkadini Chivyogo 	Mkunguni grabbed by Coconut Beach Nyari grabbed by sand Island Chikadini grabbed by unknow Mwanyerere and Mwagandizo grabbed by Bamburi Portland Cement	630	12	-There no access access Roads -Lack of tittle deeds Poor development of landing sites Lack of funds fordevelopment	Stakeholders Meeting and Convening of key actors
Kinango Sub-County Contact Person: William Chaka 0700295027	4	<ul style="list-style-type: none"> Guya, Madumbo, Tsunza central Bonje 	19	<ul style="list-style-type: none"> Guya, Mtundo Matsazani, Mwadaba, Mwadumbo kiboponi, Tsunza ya munyu, Kwa sowa, Matsazani, Tsunza Central, Mkupe, Maguzoni, Gutu Bonje , Maweni, Dowe, Mwatseng Goro, Kwabechonga 	Guya, Mtundo, Matsazani, Mwadaba, Mwadumbo, kiboponi, Tsunza ya munyu, Kwa sowa, Matsazani, Tsunza Central, Mkupe, Maguzoni, Gutu Bonje , Maweni, Dowe, Mwatsenge, Goro, Kwabechonga		Tsunza Central –private developer Mkupe- Gurirro limited Kwa sowa- Edson limited Some part of Guya BMU was mapped as community land	2700	23	There are no access Roads Lack of title deeds	The county government needs to make follow up on the issuance of title deeds and the civil society should push for the same agenda
Msambweni Sub County:	10	<ul style="list-style-type: none"> Bodo Funzi 	24	<ul style="list-style-type: none"> Mwakamba Mwamambi 	Mwakamba	<ul style="list-style-type: none"> Mwamambi 	Mwakamba – Golden Beach			-Land grabbing -No access roads	-The county government needs to make follow up on land grabbing cases and issuance of title deeds
MwinySebe 0746204991		<ul style="list-style-type: none"> Gazi Mwandamu Mkunguni Mwaembe Munje Mwakamba Mwaepe Chale Geza 		<ul style="list-style-type: none"> Congo Trade winds Shamu Nomad Beach Gomeni Ali Baba Mnarani Mtswini Mwaepe Mvuleni Mwanyaza Rigata Pinewood Mgwani Chale Jeza Chale Island Gazi Makore Msangani Mwandamu Bwagura Mgoshi Mkunguni Mawezani Mwagundu Kingwede Mizani Mwakidato Mkwajuni Mwagwende Amani Mpambani Bodo Pwani 	Trade winds Shamu Nomad Beach Mwaepe Chale Jeza Gazi Mwandamu Mkunguni Bodo Pwani Shirazi	<ul style="list-style-type: none"> Congo Gomeni Ali Baba Mnarani Mtswini Mvuleni Mwanyaza Rigata Pinewood Mgwani Chale Island Makore Msangani Bwagura Mgoshi Mawezani Mwagundu Kingwede Mizani Mwakidato Mkwajuni Mwagwende Amani Mpambani Mbuni 	Mwamambi-Mr Shikuku Trade Winds- Mr Alex Gomeni-leisure lodges Ali Baba- Al Manara Mvuleni- Steffan/Boris Mwanyaza- Raymond Matiba/Gitau Rigata Pinewood – Pinewood hotel Mgwani- Mr William Chele Island – Mr.Seppe, Rafu, KFS Gazi- Msambweni Development company Mwakore- Msambweni Development company Msangani- Mbaruku mohammeed Bwagura- KISCOL Mgoshi- Unknown investor Mkunguni- T.S.S and Danji Mawezani- Yu Resort, Susan,Peter Kipara Mwagundu- Steve Jackson Kingwede – unknown investor			-Perimeter walls on the boundaries of the fishing sites -Lack of knowledge on typology of lands among fish folks -No title deeds	follow up on land grabbing cases and issuance of title deeds -The civil society should push for the same agenda -Stakeholders Meeting and Convening of key actors -Awareness and sensitization on land and specifically fish landing sites

							Minazini- Thomas Mwakidato- Kassim Hussein Mkwajuni- mr Kassim Hussein Bodo Pwani- unknown Shirazi- Unknown Mbuni – unknown				
Lunga – Lunga Sub County Contact Persons: Mwanathumu 0720059170	7	<ul style="list-style-type: none">ShimoniMajoreniMkiwiroWasiniVangaKibuyuniJimbo	29	<ul style="list-style-type: none">AnziwaniKiwambaleChangaiBatiShimoniAleniChete Cha KaleKivumaNawenjeniBogoaMji WakaleMvunduniNyuma ya majiWasiniPanga tatuVangaMgeraKiweguBazoKijiweniKaya MuembeniNgomaniChiromoMtimbwaniSimijuBazoJimboJasini	Sites gazetted however the BMU have never received titles deeds	-	- Chiromo - Mtimbwani - Kijiweni -kivuma -Bogoa -Anziwani - Kaya Muembeni - Ngomani -Anziwani	1200	<ul style="list-style-type: none">Political interference- Lack of access roads- Some of the sites have been grabbed and the sites boundaries are not know- There are no title deeds issued	<ul style="list-style-type: none">- Stakeholders meeting- Recognition of the landing sites/survey- Awareness and sensitization on land and specifically fish landing sites- Site vitiation for mapping of boundaries of the fishing sites	





NO WHERE TO LAND?

