

# **Coastal Communities: Securing Equitable Access to Land and Natural Resources**

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**Key words:** Coastal Property Rights, Coastal Resource Access, Integrated Coastal Area Management, Poverty and land use Development.

## **SUMMARY**

The intellectual premise of the United Nations “We the Peoples Report” was that globalisation, while unleashing tremendous energies of growth and change, had altered the nature of society, the mechanisms of economics, and is depleting the resilience of the environment.

The resulting Millennium Declaration preserved much of the report and provided specific targets postulating economic success in the age of globalisation. The targets stipulated in the Millennium Declaration, came to be known as the MDG’s. Over time they have become the standard against which success in overcoming extreme poverty is judged.

But what about articulating these standards to the very people that they aim to help? The challenge is the relationship between poverty and development and translating these into much needed actions.

The geographical and societal focus of this position paper is on coastal communities with a particular emphasis in developing states where resources are based on the natural environment, but these are increasingly being competed for by foreign money and tourists.

Issues of social justice become magnified in developing states where the coastal areas are relatively unpolluted and unaltered by human development; but often with subsistence settlements where the poor reside. Global demographic influences are changing such coastlines for Tourists are travelling to third world countries and residing on coastlines that were previously thought as too inhospitable for anything but subsistence settlements. They are accommodated in resorts the development of which is leading to physical degradation of previously unspoiled areas and leaving the poor community displaced and disaffected.

The coastal zone is a narrow stretch of land and water, always under considerable pressure and subject to competition between private and government agencies for many land and marine uses, too often incompatible, and this competition is increasing. The indigenous coastal population have taken it for granted that the coastal area and the beaches would always be available for their use and enjoyment. But with expanding tourism industry conflicts are arising and communities are concerned about their presumed rights. The absence of an overall framework to deal with coastal land sale issues is urgent and apparent. Increasing calls are that at a social level planners need to do more to protect public open spaces and beach access for livelihood and recreational purposes (Yahya 2007).

Good coastal governance is as dependent upon individuals as it is upon good legislation, “If we are to capture the promises of globalisation while managing its adverse effects, we must learn to govern better, and we must learn better how to govern together” (Traub).

Securing equitable access to coastal land and resources is a growing problem. It is suggested that a potential solution is an understanding of social justice principles as this accommodates the original

coastal community and their need for resource access in the face of the economically powerful tourism and leisure community.

This position paper proposes that applied social justice must be the outcome of the beneficial interaction between coastal communities and their need for resource access in the face of market forces such as economic development from the tourist community. It overviews:

- Why global challenges are impacting on coastal communities, thus setting the scene for user conflicts,
- What access rights exist for coastal communities to resources, thus its all about space,
- Where the responsibilities lie to move toward a pro poor coastal area management approach, and
- How the impetus of the MDG's is being translated into to action orientated tools for communities to engage in decision making and negotiation in cases of tourism conflict.

## 1. INTRODUCTION

### 1.1 Access to what?

Coastal areas are complex places providing a range of services and resources critical to the human populations that live there. They provide food, shoreline protection, opportunities for economic development and they house important cultural, historic and religious sites. Making up some of the most bio-diverse areas on the planet, they are also the sites of many of the world's industrial and urban areas.

Today, the very resources that have provided the foundation for economic development in the coastal region are in jeopardy. Rapid population growth and accompanying development have put a variety of pressures on coastal ecosystem. Coastal communities are characteristically experiencing increasing pressure on land and their resources but the economic benefits, particularly tourism and related development are not necessarily benefiting low income people

The continuation of business as usual without appropriate intervention will lead to an outlook for these area that is one of declining human welfare, declining resources and increasing use conflict.

### 1.2 Preparing for Change

Things **will** change. Resilience recognises that things will change, it is a concept at the heart of understanding and designing for sustainability. Long term sustainability will occur as a result of continuous adaptation (resilience) to changing conditions. It cannot be assumed that nature will be infinitely resilient, and neither should it be assumed that it is possible to predict the cycles of change that may occur in the future. But how we plan to use and access our coastal resources needs to understand:

- **Rights** of poor coastal communities to thrive, this requires ongoing access to coastal resources for individuals and communities
- **Responsibilities** of all stakeholders, Public and Private, to ensure a socially just approach to coastal land administration

### **1.3 Tourism a case in conflict**

The coordination of long-term sustainable planning and management for recreation and tourism in eco-attractive areas is one of the most important challenges of coastal and marine environmental management.

There is also the need to address the human dimensions of the existing communities that are increasingly becoming marginalised. Although the balance often sought is space for environmental considerations, it should also include space that can be shared equitably between different community groups.

#### ***The up side...***

Some of the leisure and recreation needs of affluent and largely urban communities may be fulfilled at distant locations, thus tourism becomes a reasonable and socially advantageous 'coastal' use based on appreciation and enjoyment of the environment, improved understanding of other cultures and increased economic benefits to local communities. Tourism can provide the motivation for conservation and lead influential decision-makers in communities to appreciate the values of high environmental quality and attractive local community goods and services. It can generate long-term economy and social benefits locally, nationally, and for the global community.

This economic machine is representative of demographics on the move. Today the developed world's appetite for airline flights to coastal destinations remains insatiable despite an increasing understanding of carbon emissions, carbon footprints etc. The next two decades predicts that growth of tourism in emerging economies will be two or three times that of the developed world (Economist).

#### ***The- down side...***

The economic impact as a result of coastal tourism on coastal community livelihoods has to be managed. The continuing growth in international coastal leisure and tourism activities is representative of on-going physical and economic change and reassessment in social values for some people.

A pristine hard to reach beach with a small exclusive hotel may be just what rich westerners want; local fishermen would prefer new schools for their children. With tourism it is not clear that rapid development really is in the local economic interest

A typology is emerging that tourism is reducing access to resources for the local community and is further impacting on the resources that already have a fragile existence. Tourism in the context of societal development has resulted in alien values having been superimposed upon long established local community's use, whose value rests in marine resources for their livelihoods.

The lesson worth noting is that nobody keeps an eye on the natural capital. The bay, the ancient site, the coral reef and the fresh water have no single owner to protect them. The hotelier who raises a 1,000 room monstrosity will pay for the bricks and mortar, but not for scarring or wrecking an historic environment.

Ultimately then, it is right of the community to access the coastal resource. The purpose of enquiry here is to ensure sustainable community access across the 'strip' to the marine resources either for livelihood or leisure. The focus is the coastal zone, the beach where land meets sea.

## 2. KNOW YOUR RIGHTS- ITS ALL ABOUT SPACE

The right to use the coast zone is the right to access a relatively narrow band of land and sea around the coastline.

The granting of property rights without giving the necessary consideration to customary resources users has in many case undermined the ‘common’ or ‘public’ status of the beach. Why this is so relates to how governance views the relationship between society and resources.

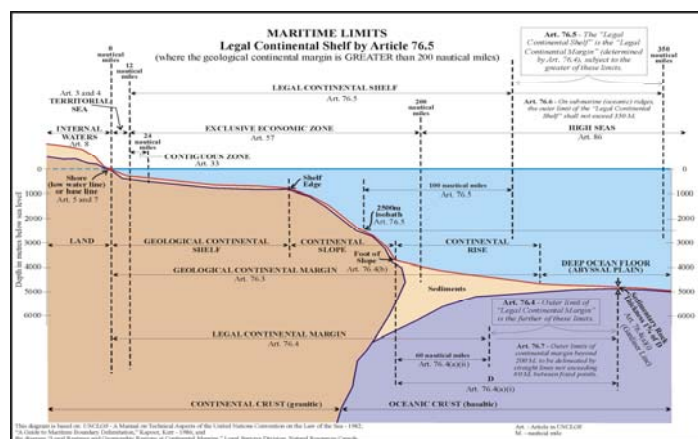
Coastal tourism is a new challenge for coastal use driven by global markets. Not only is it competing by adding to an area already in multiple use, but evidence suggests that it may serve to alienate local communities.

There are few more contentious and complex issues in the world than those dealing with position of land and secure tenure. Many religions have firm rules on land and inheritance, most communities have deeply ingrained cultural traditions, and every government faces the challenge of land differently, with its vast array of laws and with varying degree of political will.

Property rights are one of the major institutional structures determining the management framework and thus policy decision making over how societies govern themselves. The law provides us with a set of rules through which rights and responsibilities are dictated, we rely heavily on the law to provide stability to our society and to have some constancy in our expectations regarding human and property relationships.

Often, such as in England and Wales there is no legal recognition of the concept of a unified coastal zone. The nature of coastal zone property rights is based on dividing the area into terra firma, forshore, seabed and internal waters (fig 1), where the foreshore, under common law, lies between high-water mark (HWM) and low-water mark (LWM), with terra firma (dry land) above it and sea bed below.

Fig 1.



The advent of tourism into this coastal zone is beginning to compromise other users above HWM, the foreshore and below LWM. Tourism value is predicated upon access to the water (visual, physical), access to beach areas, use of a lagoon, unimpeded views of the ocean, sounds effects of moving water, access to sea food etc. Studies in East Africa concluded that the most important price determinations are: distance from the HWM, type of use, proximity to services (roads, water, power) proximity to settlement (Swazuri).

The division of the coastal zone into categories presents a complex scenario, especially given the ambiguities in the boundaries between these categories and the plethora of interests. But in reality it is all about space, and the legal relationships among private rights, public rights and common law (the public trust doctrine).

## 2.1 Relationships and Property Rights

Underlying the problems associated with the management of coastal resources is the fact that the coastal zone property is subject to a mix of public and private interest.

- **Private**

A private property owner has private rights consisting of a bundle of rights to the property. Primarily the private property owner has rights of use and rights of exclusion of others' use of his property, and above all the right of disposal of the property. Privately owned land lying at the edge of the sea generally extends towards the water to the high water mark. It is not uncommon, for this mark to designate a boundary between public property and private property as in the USA.

- **Public**

A public right is a legally enforceable interest belonging to everyone within the collective public. It is usual to find that the public's right to lateral access along a beach exists; but this right is one that many land owners feel conflicts with their private rights of ownership. In the USA the public has been found in many cases to possess rights to use the beach not only below high water mark (onto the foreshore) but also between high water mark and the line of vegetation (Ditton).

- **Common law**

Known also as the public trust doctrine is the relationship that exists between the public and the Government, requiring that the Government hold and protect the public right. The most common opportunity under the trust is granting the public right to navigate and to fish. If submerged lands are sold, they are often sold with the liability of the public trust doctrine which in most instances will override any of their property rights.

Consequently, allocating coastal resources from a legal perspective presents:

- On the one side, the private property system that recognises an extremely high degree of control and use over the property by the land owner.
- On the public property side, there is an overriding public trust doctrine associated with coastal waters, submerged lands and the beach.

But what about societies traditional governance structures and norms?

## 2.2 Relationships to Societies Natural Resources

Typically, the ownership of land in coastal areas is identified as a communal area, with equal rights granted to villagers. Chiefs after discussion with the community decide on the areas and type of community development allowed, including such uses as fishing landing sites, cemeteries, spiritual sites, and playing fields. Importantly, beach areas are defined as public land for access by all villagers but crucially also the tourist visitors.

Customary right to coastal property is viewed through a different lens often including the full range of natural resources found along the coast, such as those identified by Silyao in East Africa:

- **Trees** People often plant different type of trees but in the same coastal land area, usually for harvesting fruit OR

- Alternatively trees are owned in their own right but on private land

In addition agreements may not be written:

- **Fallow land**, farmers who want their land to lie fallow or who have no family land in the village may be able to use a neighbour's land for a few harvesting seasons without payment relying instead on good relations
- **Lending** on trust, - landowner lend land for farming, residential or commercial purposes, a nominal monthly rent is usually paid as long as the owner does not need the land
- **Wakf endowments**- a form of trust or endowment common in Muslim societies making land available of religious schools, burial grounds and other charitable purposes.

In a world experiencing global changes, new industries for coastal resources are emerging, such as manufacturing lime bricks and farming seaweed. Growth of Seaweed farming, is benefiting villages, but significantly women thus contributing to the Gender Equity standard (see case study box fig 2).

Fig 2 Case Study

Traditional resources- Zanzibar

Traditional employment of rural villages on the coast has been in agriculture and fishing, but these are in decline resulting in rural coastal communities suffering poverty, with a small employment base in fishing vessels, some agriculture, tourism and seasonal jobs

Globalisation is fostering emerging economic activities including:

**Lime brick** making is a major source of local employment and are sold for housing construction and hotel development this source of income is welcomed but also brings potential adverse impacts.

**Seaweed:** traditionally farmed on a small scale it is now emerging into a commercial operation but is labour and time consuming. Originally, many villagers both men and women joined in the venture, now more than 90% of the farmers on Unguja island are women, changing their livelihoods, measured by decreasing number of children suffering malnutrition indicating that the health of the mothers has improved .

Traditionally, Women earn very little money in tasks such as rope making and octopus hunting and net fishing to catch small pelagic. All these activities are still being done by women but now products are for home consumption than for sale. Women also have economic power enabling them to take greater part in the decision making at home.

The native administration and local tribal chiefs who were customarily entrusted with the management of rights to land ownership and use, have been losing the capacity to control land alienation (Yahya) with the increase in land sales to foreign developers for coastal tourism use, this results in marginalisation of the local communities.

The tradition and sense of public right to coastal use is extremely strong; thus public rights to use marine waters are generally accepted, but property rights on adjacent land often above high water mark, have impeded access to them, which effectively negates them

Recognising that there are responsibilities to having rights the challenge is to work toward a pro poor approach, discussed next

### **3. KNOW YOUR RESPONSIBILITIES - TOWARDS PRO POOR COASTAL MANAGEMENT**

Public and private use may be in conflict over high value, coastal ecological areas that appeal to tourists seeking a 'pristine' beachside environment for the purposes of holiday, leisure and recreation in tropical destinations.

It is now unacceptable to alienate the poor, existing communities from coastal resources - social justice is politically necessary for all. It is suggested here, that the means to achieve social justice rests in a joined up community approach that combines policy with action on the ground to conserve coastal resources for access by all community groups.

This requires knowing societies responsibilities driven by economic and resource uses, a challenge which if understood may lead towards a social justice approach. This in turn requires the state and local community to work together

#### **3.1 Economic responsibilities**

Simplistically, there are many problems that present difficulties for the free market to operate in coastal areas in such a way as to provide the correct allocation of resources. Ditton has identified three economic problems including externalities, collective goods and common pools.

Matters such as externalities are quite subtle, largely because of the assimilative capacity of the Environment. Until this is exceeded, there may be no recognition of any spill-over cost being imposed.

Ditton's example of a negative externality or diseconomy could be shown in the terms of a hotel built close to a beach by bulldozing the dunes behind the beach. In pricing its accommodation to its guests, the hotel has taken into account the market transactional costs (i.e. buying land, construction etc) but the hotel does not include in the price charged those additional costs borne by others. For example, if the removal of the dunes should result in homes behind the dune line which had previously been protected by dunes being flooded during storms, thus home owners and the local community and potentially the state will incur cost.

Arguably a market correction is needed for an externality, such as governmental intervention (perhaps by regulation), but how is the issue of culpability addresses? Coarse suggests that to prevent damage to coastal community areas will require a negotiated settlement between the individual creating the externality and the individual being damaged by it, so the resulting allocation of resources will be the same regardless of the question of liability. Ditton argues that the question is not necessarily equitable in that the imposition of an externality is not really in the same category with the harm caused from the prohibition of the activity.

The reason why is explained by collective (or public) goods and common pool resources.

Collective goods can be used simultaneously by several, many or all people without a single individual's use affecting the enjoyment of the others using the goods. Consequently, there is not a reduction in the supply of the goods. Similarly, a common pool resource, generally presumed to be an extractive use e.g. oil fields, underground water aquifers and fisheries, are available to many

individuals at the same time. The difference between the two is that one person's enjoyment of common pool can affect the use and enjoyment of others with similar access to that pool.

The problem occurs that quite often these goods are intermixed with private goods, often the case with coastal resources. For example, the majestic bluff at the seashore may be privately owned (a private good) and subject to being altered through the market processes while at the same time being a scenic vista for the entire population enjoyed thus as a collective good.

The need is to work towards a pro poor approach because not only is it difficult to actually quantify demand and thus who should pay, but also there is often no incentive for a single individual to pay.

Ditton highlights that the problem with common pools is readily seen in theory. "If everyone at the table can put a straw in a soda, the incentive for everyone is to drink as much as they can as quickly as they can. If they do not, there is a high degree of possibility that they will not get any".

Many of the coastal lands and resources that are developed by the private sector have proven to be reasonable allocations, from a conservation or preservationist perspective. But because of the manifestations of the coastal resources as a collective 'good', externalities occur. So that development by the private sector that may have been financially attractive have proven to be irresponsible from a perspective of conservation or preservation and the local community perspective resulting in an adverse impact on coastal resources. (Ditton).

The point is that this also applies to conserving renewable coastal resources essential to the private sector's development of these resources - there should be an economic incentive for the private sector to husband and preserve them. If the renewable resources are not maintained and protected, the private individuals or corporations are not able to maintain their business [or lifestyles] into the future. Undeniably this is understood by flag ship eco tourism developments (e.g. Chumbe Island, Tanzania (<http://www.chumbeisland.com/>)).

Due to the dependency on the coast it is impossible to allocate the use of the coast or beach to a single economic sector for development to give one sector priority over another. Hence along the shoreline there will always arise conflicts and struggles amongst private and quasi private property based operations and public (common) property based activities on the beach and coastal waters.

This leads onto considering the responsibilities associated with multiple use of land.

### **3.2 Multiple Use Responsibilities**

Despite the strenuous efforts of modernisers indifferent to customary land tenure practices, the concept of ancestral lands continues to resonate with the people, making it impossible to do away with the reactions of land as a communal asset with specific rights of usage allocated to individual households (Yahya 2007)

Multiple use in tropical areas is typified by access conflicts between Tourism, Fishing, Conservation. The value between these revolves around nature and desirability of resource use to the relationship between humans and other elements of the natural environment. These differences often reflect the degree and nature of economic dependence upon the resources of natural areas.

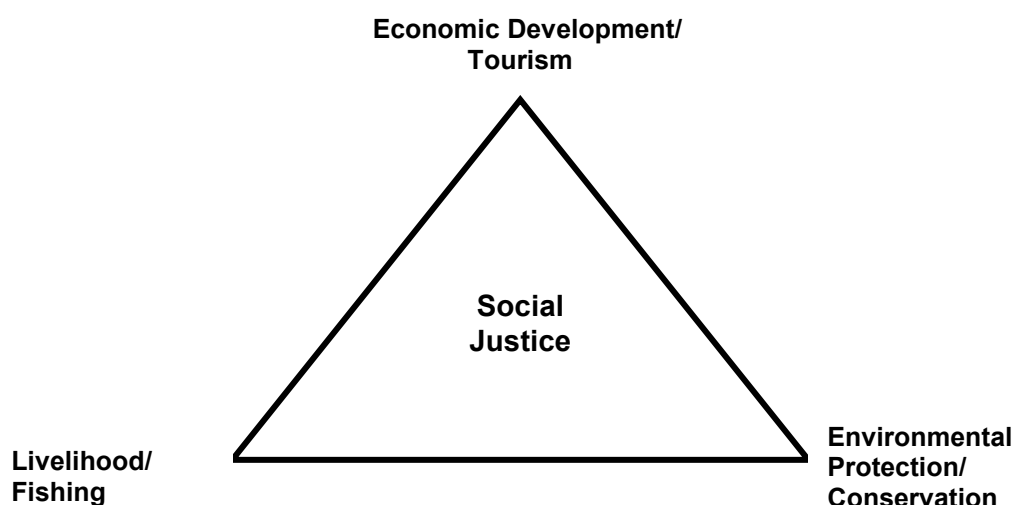
A simple way of understanding the inter-relationship of multiple community objectives is to take on board different community perspectives of coastal resources linked to conservation of that



resource. Kenchington has considered this. He notes that perspectives depend upon personal judgements regarding the amenity value of the environment, and covers a broad range of intentional human interactions with biological resources and natural areas.

Multiple use management approaches may be summarised in a diagram (Fig 3.) which illustrates the area in which a decision or group of decisions will conform technically with a requirement to address the concerns of three interest groups: conservation, tourism and fisherman with the 'perfect' solution represented by the mid- point of the triangle. This concept is named here as the triangulation of 'equity for access' and sustainable use of the coastal zone and is developed from Kenchington.

*Fig 3. the Equity triangle, for Access to, and sustainable use of, coastal resources*



So, the question is 'How will society value the resource?' The emerging values is represented by the placement of the value within the triangle. This visually represents how society organises itself, or put another way the priorities that the government of the day ascribes to the competition for access to coastal resources on the one hand for livelihood, and on the other hand, for leisure tourism.

Crucially, the sharp contrast between tourist and indigenous communities and their respective needs to coastal resources is explained by reference to what perceptual value is attributed to access to the resources. The three corners of the equity triangle will work as competing forces. In general, tourism looks to amenity value, while local communities will value their livelihoods.

Yet articulating this value identifies profound differences of opinion of the nature and desirability of resource use to the relationship between humans and other elements of the natural environment. These differences often reflect the degree and nature of economic dependence upon the resources of natural areas.

The point to be made mirrors that arrived at when considering economic responsibility. Both communities require the resource to remain intact. Regardless of different community perspectives, their respective uses, now and in the future are inextricably linked.

### **3.3 Social Justice**

Adopting the ‘political agenda’ definition of social justice, which seeks to reflect the balance in policy, between environment, society and economy (Midlen), What could bridge the multiple objectives of economic development and environmental protection as these both act as tension forces in the struggle to find the sustainable answer to the problems of ‘resource use’ faced by third world coastal societies?

It is shown that government, and its Policy approaches need to address multiple uses over the coastal zone or space. Specifically that of existing poor communities that are increasingly becoming marginalised and disaffected from the resources available in the coastal zone. This is evident in the situations where land is sold for tourism development.

This position paper proposes that applied social justice must be the outcome of the beneficial interaction between coastal communities and their need for resource access in the face of market forces such as economic development from the tourist community. Questions on justice ask about the rights:

- of access for coastal communities to marine resources, increasingly this looks at the public versus private needs and benefits
- viability and social status of communities, both the existing, often displaced, host community, as well as the ‘hidden informal community’
- power, capability and rights of communities to engage in decision making and negotiation; and
- and the role of Central or State government and local jurisdictions in allowing development.

In light of this it is essential that there be a coastal land administration management process in place that has a mechanism to cope with conflict resolution and in particular overcoming the current practises in land disposals to overseas tourism developers that are alienating local communities

Recognising this brings the debate to an exploration of knowing how to take on this challenge and which strategic management framework(s) could empower stakeholders to bridge economic development, with community and environmental protection issues.

## **4. KNOW HOW TO TAKE THE STEPS TO RESOLUTION – A PRO POOR APPROACH**

It has been discussed above that Coastal Zones are all about ‘space’, and are often well endowed with resources as defined by its citizens who have and need access for their local livelihoods, thus experiences pressure from multiple users. This space is competed by the social constructs of law; public and private rights and customary practices. In turn this introduces economic complexities of goods in a collective and private sphere. Such a situation requires politically driven solution; but translated to empowerment at the local level.

Politics may be considered as the authoritative allocation of society’s scarce values and resources, or more to the point - who gets what, where, when and why?

### **4.1 Who**

Ultimately, the impact of the tourism population pressure, on people’s lives can be greatly reduced by effective forward planning and governance, but that involves adherence to social justice at the community level. The challenge is that a resilient approach requires community engagement, for rich

and poor alike. A significant degree of local capacity leadership building will be required to foster equitable community managed access to resources

#### **4.2 What**

The question of planning for tourism in developing nations coastal areas must be driven by a locally based economy with much more emphasis on social responsibility.

The challenge is to provide local solutions to planning and environmental management. There would be local community partnership, probably with international corporations, but socio and eco tourism profits could be diverted to local community settlements.

It is a partnership approach between civic society (including customary leaders), and individuals, but:

#### **4.3 Where and When**

##### ***On the one hand Local engagement and Empowerment...***

Current research is developing community pro- poor tools to be used by local communities to negotiate land sales to tourism developers in coastal areas (Dumashie 2007).

The project is responding to the needs of urban poor on the Island of Zanzibar. This island is characteristic of a SIDS, it is experiencing unsustainable pressure on coastal land and resources but any economic benefits still do not necessarily benefit low income people. Although the recent incursion of increasing numbers of overseas tourist developers, means that the problem, in relative terms, is in its infancy; but a difference could be made with appropriate tools for communities to negotiate land allocation and access

Seeking to articulate pro poor tools in the eyes of the community, the methodology is targeted to community workshops that considers, What are the key “heads of terms” in land sale agreements, to tourism developers, to ensure communities can access coastal resources?

With the results are expected summer 2009 , the idea is to bring together a wide range of perspectives in order to consider scenarios other than the widely accepted forecasts. The aim is to identify critical decisions that must be made to maximise access in the future role and to ensure a resilient impact of tourism. This will be captured in a source book.

#### **4.4 Why**

##### ***On the other hand Regulation....***

For some decades now, managing coasts has sought frameworks to accommodate changes resulting from global forces. The emergence and formulation of coastal management approaches gathered pace in the 1970s. Essentially Coastal Area Management is intended to replace the ad hoc crisis responses to marine resource problems with planned, anticipatory and integrated strategies. Simply it is understood as management of the Coastal Zone as a whole in relation to local, regional, national and international goals. The role of an integrated process and the benefits it brings is important to marrying the marine environment with the terrestrial. Importantly it seeks to focus on integration covering: sectoral integrations, spatial integrations, integration across government and science and management integration (WCMP).

In reality, Coastal Area Management is an umbrella discipline that holds many concepts, endorsing the need for coordination (Dumashie 2001); but as a process it needs to be realised that further changes are needed. To gain insight by learning lessons from the past will catapult the process to one that fully comprehends the multiplicity of issues in coastal areas while embedding it into a social justice paradigm.

Fundamentally, the process should take account of the needs of people and their livelihoods at all stages of policy and practical development. Above all, sustaining indigenous communities and their livelihoods has to be at the forefront of programme focus. It is a people process, thus action has to be mindful of a collaborative approach.

To accept the 'social justice' agenda in order to deliver an agreed and sustainable future for all society, Coastal area management frameworks could combine with a strategic focus found in land economics. The resulting strategy provides a management framework (or road map) for a holistic programme, and crucially must provide a vision of integrated management for the particular coastal zone it addresses. Why this is so, is that land management is the process by which the resources of land and sea are used, and encompasses all activities associated with the planning and administration of land and natural resources required to achieve economic, environmental, and social sustainable development. Land administration functions deal with rights, restrictions and responsibilities in and over land and sea, relating to the interaction of the three areas of land tenure, land value and land use but also including land development. This all sits within a country/state context of institutional arrangements and social culture that can be expected to change over time, (Enemark, 2005), but the common denominator is that of the inclusion of local people and their livelihoods.

Drawing from earlier work (Dumashie 2001), it is proposed that a coastal area management framework could be developed which embeds the land management paradigm as a means to facilitate sustainable development. The balance between individual freedom and community responsibility, economic power and the rights of the economically impoverished, the tension between the legal rules and local practice on the ground can be managed through the mechanics of land management (Hume).

## CONCLUDING REMARKS

Our world is ever changing with accelerating global forces. How the impacts of global forces are addressed in order to sustain coastal resources for future generations has become an ethical issue as well as one of proper management because the importance of communities at the coast is arguably paramount to the long-term viability of these areas.

Articulating the MDGs into action orientated tools can be aided by land administration because this framework is concerned with the relationship between poverty and land use development. Any debate and subsequent framework must acknowledge the rights of, and engage with Coastal communities.

Ultimately it is the political will that will promote a pro-poor approach. As stated By Kofi Annan (UNESCO):

*“We already have the technical skills to halt destructive trends and to place our economies on a more sustainable footing. It is not knowledge and scientific research, but political and economic factors that will determine whether or not the wisdom accumulating in our laboratories and libraries will be put into practice. Challenges such as climate change and population growth are testing not only our imagination, but also our will.” Kofi Annan*

Governments should fully respect the unique role and range of activities undertaken by coastal communities and landowners and protect them in the face of international economic pressure. The symbiotic relationship of these communities and the marine environment means that there are clear economic justifications for their continued involvement to achieve a balance in both sustainable environmental outcomes and social justice.

An equitable approach to securing access to coastal land confirms that communities:

- Do have a right of access now and for future generations
- With support can be viable and regain a social standing
- Genuinely could engage, and take responsibility for balanced negotiations, but
- Require the facilitating role of Government and Professionals to encourage the process.

The position argued here is that applied social justice must be the outcome of the beneficial interaction between coastal communities and their need for resource access in the face of emerging and new societal challenges.

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## BIOGRAPHICAL NOTES

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Fellow of the Royal Institute of Chartered Surveyors (RICS), being chartered in 1986, Diane has led many large-and complex development projects working in the public, private commercial and NGO sectors.

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Working at senior Property Director level, operating across a wide range of urban business sectors, coastal industry (land and marine based) and housing gaining an in-depth and diverse knowledge of commerce with expertise across all property types Diane then undertook a PhD at the University of Wales before setting up her own consultancy practice. She is responsible for managing and delivering urban and rural based economic and regeneration projects within the UK and Overseas in Africa.

As well as having extensive project experience overseas in land economics and Coastal Area Management, Diane is committed to assisting third world regeneration and was over the period 2004-10 Chairperson for Commission 8 (Spatial Planning and Development) for the International Federation of Surveyors (FIG). Diane also currently holds the position of chairman on the UK RICS delegation to FIG, as well as a working group chairman on Informal settlements.

Throughout her career, Diane has recognised the importance of member involvement in her professional association. She has maintained involvement in a range of policy market Panels as well as skills panel, and working parties. This is continued at all levels of interaction, including a member of the Environment faculty board, a member of the RICS South West Regional Board and Local association, responsible for delivering CPD to professional in the Wessex area.

Diane is also an external examiner at Portsmouth University monitoring and evaluating the postgraduate degrees in Property Development and Coastal Resource management.

## **CONTACTS**

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