

Kilombero Plantations Limited

P.O Box 23294, 320 Toure Drive, Dar es Salaam, Tanzania

Resettlement Action Plan

REDEVELOPMENT OF RICE AND BEAN CROPPING AT MNGETA FARM, KILOMBERO VALLEY, KIROMBERO DISTRICT, MOROGORO REGION, TANZANIA

Final Report

Prepared by

Bashiru Abdul Hassani
TRES Consult (T) Limited
Josam House, Plot No. 16 Mikocheni Industrial Area
P.O Box 31155, Dar es Salaam
+ 255 713 425442, + 255 782 425442
bkashoba_74@yahoo.com

April 2010

EXECUTIVE SUMMARY

Project Background

Kilombero Plantations Limited (KPL) was formed in July 2007 as a public-private partnership between the Rufiji Basin Development Authority (RUBADA) and Agrica Tanzania Limited (ATL, a subsidiary of Agrica Limited, Great Britain) to redevelop Mngeta Farm. The Mngeta Farm (5,818 ha) is located in Mchombe Ward, Mngeta Division, Kilombero District, Morogoro Region.

In 1986, the farm area was granted to KOTACO, a Korea – Tanzania government partnership, by the Government of Tanzania. KOTACO surveyed the farm, cleared the entire 5818 ha, built 185 km of roads and approximately 290 km of drainage ditches. KOTACO farmed rice on approximately 2500 ha until 1993 when the Koreans left the project and handed over the farm equipment and infrastructure to RUBADA.

From 1994 to 1999 the farm remained idle. Later in 1999 RUBADA contracted the farm to Kilombero Holding Company (KIHOCO) which never farmed more than 400 ha. KIHOCO fell 5 years behind in rent payments and was finally forced off the farm in August 2007. During the period of the farm's idleness it attracted a gradual influx of subsistence squatters from different parts of Tanzania. It also attracted a high influx of livestock into the Farm, especially from 2005 onwards. In October 2008 KPL completed the title transfer of Mngeta Farm and commenced operations to re-clear and cultivate 2200 ha of rice in early 2009, 3200 ha of rice in early 2010 with a target of 5000 ha of rice in early 2011.

In order to better understand the dynamics behind the continued occupation of about 25% of the farm by squatters, KPL commissioned a number of socio economic studies of the squatters who remain on the land. Outcome of these studies indicated that a Resettlement Action Plan is needed. This Resettlement Action Plan has been prepared by involving stakeholders including Project Affected Persons (PAPs), relevant government authorities, related interest parties and developer. The plan is in line with the requirements of the International Finance Corporation (IFC) Guidelines on Resettlement, World Bank Operation Policy 4:12 and relevant Tanzania national laws and policies (i.e. Land Policy and Land Acts of 1999).

The main purpose of this Resettlement Action Plan (RAP) is to provide an agreed plan for the resettlement of persons who will be affected by the project implementation. Moreover, the plan will provide a road map for resolving displacement, resettlement and compensation issues related with the project implementation by ensuring that livelihoods of the Project Affected Persons (PAPs) are improved or restored to pre-displacement levels prevailing prior to the beginning of project implementation.

Methodology

Preparation of this Resettlement Action Plan involved collection of required information and data through an inventory of the expected losses and a socio-economic census of Project Affected People within the expected Corridors of Impact (CoI) to provide benchmark data for measuring the achievement of the objectives of the Resettlement Action Plan. Various stakeholders were consulted to provide their views and ideas on how the Resettlement Action should be designed and implemented. To encourage stakeholders' ownership of the process and understanding of the project objectives, consultative meetings and workshops with stakeholders were organised and conducted. Appreciative Inquiry methods were used to engage them in discovering their prior achievements related to successful social and economic development planning, visualizing positive future development, and designing strategies for successful implementation of the project for the benefit of PAPs were employed. The socio economic studies for the development of the RAP were undertaken using various

methods and techniques such as questionnaire surveys, stakeholder consultations, key informant interviews, focus group discussions, field observations and literature review.

Measures to minimize land acquisition and property losses

To minimize population to be resettled, KPL have agreed to give up 375 acres of land at Mbasa area and subtitling blocks 55, 71, 72, 87, 88, 105, 106, 123, 124, 141, 142, 159,160, 179 and 180 to Lukolongo village. These blocks contain over 198 farmer families and structures. PAPs in other occupied blocks at Mbasa and Isago sub village of Mngeta Village will be shifted to this Mbasa resettlement zone which is not very far from their previous areas.

Legal Background

The Tanzanian government has set out three overriding objectives to guide resettlement planning and implementation, i.e. avoidance, compensation and replacement. The basic premise is that the affected people should not be left in a worse position than they were before the project implementation. Resettlement planning is required to follow the legal provisions contained in the following, together with their associated Regulations: (a) Land Acquisition Act (No. 47 of 1967); (b) Land Acts (No. 4 and No.5 of 1999); (c) World Bank Operational Policy 4.12 and (d) IFC Guidance Note 5, Land Acquisition and Involuntary Resettlement. This RAP compares laws, entitlements, eligibility and practices of the government with those required under the World Bank Operational Policy (OP 4:12) and IFC guidelines on land acquisition and involuntary resettlement.

Institutional Framework

The major issue in land acquisition and resettlement implementation and management is the appropriate institutional framework for all concerned parties including the project developer. It is important to ensure timely establishment and effective functioning of appropriate organizations mandated to plan and implement land acquisition, compensation, relocation, income restoration and livelihood programs. An institutional framework is suggested for this project so that the successful implementation of the project can be accomplished. Three levels of institutional frameworks comes into play in the development and implementation of the RAP for the redevelopment of rice and bean cropping at Mngeta Farm, Kilombero Valley and these include: (a) the Project Proponent (Kilombero Plantations Limited); (b) Central Government Ministries, Department and Agencies and (c) Local Government Authorities i.e. Regional Secretariat, District Council, Ward and Village Authorities.

Socio-economic survey

The socio-economic survey, census and interviews were conducted directly with project affected people in the sub villages of Isago (Mngeta village) and Mbasa (Lukolongo village) where the proposed project will impact. The census was undertaken through two studies. The first study was conducted in 2009 and the second study was completed in January 2010. The second survey was carried out from 13 July – 8 August 2009 in Mngeta village and 06 – 20 October 2009 in Lukolongo village. Another census was conducted from 03/04/2010 – 12/04/2010 by both the Kilimanjaro Plantations Limited and Land Committee of the Mngeta Village. Demographic data was compiled from basic information obtained from local leaders, key informants, community members, and survey team observations on the total of 230 PAPs occupying land, farms, and/or structures within the affected area in Mngeta Farm. More detailed information was gathered through interviews with property owners whose homes or other asset are to be relocated or demolished. All reasonable efforts were made to locate the remaining property owners who were not present on the site during the survey and could not be found.

Potential Impacts

Project Affected People according to IFC and WB OP 4.12 include all those people who are directly affected socially and economically as a result of project activities that cause their displacement from

land, assets or access to resources. Property owners are taken to include rightful property owners and those without legal rights, who were present before a specified cut-off-date. Thus upon the involuntary removal from the Mngeta farm project sites, 230 household people would suffer loss of rights to use pieces of land, and/or un-exhausted improvements on the land i.e. built structures and crops. However, the total number of households (families) living within the titled area of the Mngeta Farm is 80 (34.8%) of which only 36% are indigenous and 64% are immigrants from different parts of Tanzania. The built structures consist of one to two rooms mainly thatched by grass, walls made of poles and mud, and earth floors. The households are primarily used for residential purposes. It is estimated that there is hardly a house that costs one million Tanzania shillings. Many people with such poor housing structures within the Mngeta Farm have other permanent homes, either in the surrounding villages or in their places of origin.

150 (65.2%) households are farming in the titled area of Mngeta Farm. The land survey indicates that a minimum of 450 acres of cultivated land (for 150 PAPs) will be vacated by PAPs cultivating on the farm. Current users/occupiers of that land will be eligible for compensation for land which currently is under cultivations, crops and other improvements on land such as fences etc. As indicated above majority of the people currently using the Mngeta farm cultivate shambas of less than three acres. This is mainly due to the fact that cultivation using the traditional hand hoe does not permit the cultivation of a large piece of land. Majority of affected households will be lightly affected in terms of relative cultivated land loss and shall be able to maintain their livelihoods on at least the same level with the three acres of land that will be provided by the proponent.

Among household /community members are people regarded as vulnerable due to their inability to perform or meet their basic needs and thus require special treatment or considerations. The vulnerable PAPs among those interviewed 4.3% were widows and 13 elderly persons over 60 years.

Resettlement

Resettlement will imply the construction of residential houses and auxiliaries at new resettlement sites. The new houses will be designed in consultation with the PAPs and have a satisfactory standard. A number of alternative resettlement sites have been identified. One of the best suitable is Mbasaa resettlement zone close to the current area where PAPs are living. Mkangawalo Village also has provided enough land both for construction of new houses and farming. Additionally Mngeta government is ready to provide for free land for construction of all PAPs houses. Further investigations of other alternative resettlement sites will have to be carried out in the continued planning process. It also remains to consult each individual household that will have to move to a new site about their preferences.

Compensation

Affected people generally eligible for compensation are property owners recognized in the Tanzania law. In the project coverage area all people hold land and structures based on Customary Rights of Occupancy. In this RAP, KPL is the legal owner of the Mngeta farm with a title deed which was issued on 1994. 230 property owners (houses and farms) with or without officially recognized rights of occupancy – are to be paid. There is a strong preference among the affected households for cash compensation irrespective of the size and type of loss they will be experiencing. This undoubtedly presents a problem as cash compensation will not guarantee income and livelihood security in the future as there is a relatively large risk that the cash compensation will be quickly consumed. Further, the majority of PAPs do not hold bank accounts.

Cash compensation can only be an option for the lightly affected households where income restoration support can manage to re-establish and increase household production and income from the remaining

land. For the Mngeta Farm project PAPs will lose entire land and some will lose houses, so in-kind compensation and resettlement solutions should be negotiated and agreed to the largest possible extent. Care will also be taken to find good individual solutions for each affected household so that none of them are forced to accept uniform standard solutions that they are unsatisfied with. This may entail combinations of in-kind and cash compensation as well as the developer acting on the behalf of the households to acquire new properties and assets of their preference and choice.

After completion of the compensation valuations the owner's names of the affected properties, their eligibility for compensation and assessed value of the property will be made available to the KPL office for crosschecking and endorsement. Thereafter, a second round consultation with individual PAPs or household will be made to clearly explain types of compensation and payment options, how compensation will be provided and obtain signed agreement from each PAP.

Grievance and complains procedures

This Resettlement Action Plan for the Mngeta Farm advocates that all attempts would be made to settle all grievances concerning non-fulfilment of contract, level of compensation or seizure of assets without compensation. The grievance procedure will be simple, administered as far as possible at the local level to facilitate access, flexible and open to various proofs. At the time that the resettlement and compensation plans are approved and individual compensation contracts are signed, affected individuals will have been informed of the following process for expressing dissatisfaction and how to seek redress. In the local culture it takes people time to decide that they are aggrieved and want to complain. Therefore, the grievance procedures must allow people up to the end of the next full agricultural season following surrendering of their assets to set forth their case.

Those seeking redress and wishing to state grievances would do so by reporting to the established Grievance Committee. If not solved the matter will be reported to the Village offices and the matter will be referred to Village Social Services Committee (established under Section 35 of the Local Government (District) Authorities Act of 1982) for resolution depending on the matter also notifying Ward Offices and/or Councillor. If unresolved, from the lower government levels the matter will be addressed to the respective District Commissioner (DC) Office in Kilombero District.

Monitoring and evaluation

Monitoring and evaluation of overall RAP is intended to provide information in order to track implementation progress and to ensure measures undertaken will result in intended objectives and targets. The objective is to determine whether execution of resettlement actions and measures follow and have achieved OP 4.12 and IFC requirements. A set of simple verifiable indicators will be adopted to monitor and evaluate the implementation of resettlement and compensation activities. Monitoring will cover other standard project parameters i.e. performance of planned activities, schedules, budgets and disbursement of funds. Monitoring will be carried out through internal monitoring process by the Project management at KPL and through external monitoring involving other agencies.

Conclusion

It is expected that the Project Affected People will in general benefit from the involuntary resettlement due to the Kilombero Plantations Limited interventions. This is due to the fact that most PAPs (150) who occupy only the farming plot within the Mngeta farm will remain in their current settlements and few (80) with houses at Isago and Mbasa, will be provided alternative land for building new houses within Mbasa resettlement zone (approximately 3 kilometre from the current area). New better off structures will be built using compensation payments and they will be situated in authorised and safer environments.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	II
TABLE OF CONTENTS	VI
LIST OF FIGURES.....	X
LIST OF TABLES.....	X
ACRONYMS/ ABBREVIATIONS	XI
CHAPTER 1: INTRODUCTION.....	1
1.1 PROJECT BACKGROUND	1
1.2 OBJECTIVES OF THE RESETTLEMENT ACTION PLAN.....	3
1.3 APPROACH AND METHODOLOGY.....	3
1.3.1 Approach	3
1.3.2 Methods.....	4
CHAPTER 2: PROJECT DESCRIPTION	6
2.1 PROJECT LOCATION	6
2.2 MODEL CORPORATE MECHANIZED FARM	6
2.3 PROMOTERS AND SOURCES OF FUNDS	7
2.3.1: Promoters	7
2.3.2 Source of Funds.....	7
2.4 PROJECT OPERATION	7
2.4.1 Zero Till Agriculture.....	8
2.4.2 Planting Plan.....	8
2.4.3 Employment.....	9
CHAPTER 3: IDENTIFICATION OF IMPACTS AND MEASURES TO MINIMIZE RESETTLEMENT	10
3.1 CONDITIONS THAT WILL LEAD TO POTENTIAL RESETTLEMENT AND ZONE OF IMPACT.....	10
3.2 ZONE OF IMPACT.....	10
3.3 MEASURES TO MINIMIZE LAND ACQUISITION AND PROPERTY LOSSES	10
3.4 MEASURES TO MINIMIZE RESETTLEMENT DURING PROJECT IMPLEMENTATION.....	10
CHAPTER 4: LEGAL BACKGROUND AND INSTITUTIONAL FRAMEWORK.....	13
4.1 LEGAL BACKGROUND	13
4.1.1 Land Acquisition Act. 1967.....	13
4.1.2 The Land Act No. 4 of 1999	14
4.1.3 The Land (Assessment of the Value of Land for Compensation) Regulations, 2001	14
4.1.4 The Land (Compensation Claims) Regulations, 2001	15
4.1.5 The Land (Schemes of Regularization) Regulation, 2001	15
4.2 THE WORLD BANK OPERATIONAL POLICY 4.12	15
4.3 IFC GUIDELINES ON RESETTLEMENT	16
4.4 RELATION BETWEEN THE LAWS OF TANZANIA AND WORLD BANK POLICY REQUIREMENTS FOR RESETTLEMENT.	16
4.5 INSTITUTIONAL FRAMEWORK.....	18
4.5.1 Ministry of Land, Housing and Human Settlements Development.....	19
4.5.3 Local Government Authorities (District Council)	19
4.5.4 Vice President's Office (National Environment Management Council (NEMC) and Division of Environment (DOE)	20
4.5.5 The Project Proponent (Kilombero Plantations Limited)	20
CHAPTER 5: CENSUS AND SOCIO-ECONOMIC SURVEYS	21
5.1 INTRODUCTION	21
5.1.1 Objectives of the surveys.....	21
5.1.2 Survey Sample Size and Characteristics.....	21

5.1.3	Individual data.....	21
5.2	DEMOGRAPHIC CHARACTERISTICS OF PROJECT AFFECTED PEOPLE	22
5.2.1	Total number of PAPs.....	22
5.2.2	Residence status of PAPs.....	22
5.2.3	Sex Ratio	23
5.2.4	Age Structure	23
5.2.5	Marital status	24
5.2.6	Religious Characteristics of Interviewed PAPs	24
5.2.7	Education Level.....	24
5.2.8	Formal and informal Employment.....	24
5.3	HOUSEHOLD SOCIO-ECONOMIC CONDITIONS.....	25
5.3.1	Household Occupations.....	25
5.3.2	Present HH income and expenditure	25
5.3.3	Types and Uses of House Structures	25
5.3.4	Household level services.....	26
5.4	VULNERABLE GROUPS OR PERSONS REQUIRING SPECIAL PROVISIONS.....	26
5.4.1	Number of Property owners and members of HH categorised as vulnerable	26
5.4.3	Availability of Services for persons requiring special provisions.....	26
5.5	LAND TENURE AND TRANSFER SYSTEMS	28
5.6	SOCIAL NETWORKS AND SOCIAL SUPPORT SYSTEMS.....	28
5.6.1	Ethnic Characteristics of PAPs	28
5.6.2	Existence of PAPs Social Safety Networks.....	28
5.7	AFFECTED COMMUNITY PROPERTIES AND ASSETS.....	29
5.8	PAPs PREFERENCES FOR RESETTLEMENT.....	29
5.8.1	Form of compensation: cash vs in-kind.....	29
5.8.2	New relocation site	29
CHAPTER 6: NATURE AND EXTENT OF DISPLACEMENT		30
6.1	THE EXPECTED LOSSES	30
6.1.1	Vulnerable Groups	30
6.1.2	Land.....	30
6.1.2	House structures	30
6.1.3	Agriculture	31
6.2	MAGNITUDE OF LOSS.....	31
6.3	EXTENT OF DISPLACEMENT	31
6.3.1	Loss of accommodation.....	32
6.3.2	Individual production system dismantled	32
6.3.3	Loss of livelihoods and income support properties and assets	32
6.3.4	Impacts to recipient communities	32
6.3.5	Relocation of Graves	33
CHAPTER 7: ELIGIBILITY AND ENTITLEMENT.....		34
7.1	ELIGIBILITY FOR COMPENSATION AND RESETTLEMENT ASSISTANCE	34
7.1.1	Eligibility Criteria for Defining Various Categories of Project Affected People.....	34
7.1.2	Categories of Project Affected People under the Redevelopment of the Mngeta Farm.....	34
7.1.3	Cut-off-date	35
7.2	METHODS OF VALUING AFFECTED ASSETS AND COMPENSATION PAYMENTS	35
7.2.1	Methods of Valuing Affected Assets.....	35
7.2.2	Forms of Compensation payments for various eligible PAPs.....	37
7.3	ENTITLEMENT PACKAGES FOR ELIGIBLE AFFECTED PEOPLE AND ENTITIES.....	38
7.3.1	Entitlement packages for eligible property owners	38
7.5	COMPENSATION CONTRACTS /AGREEMENTS WITH PAPS.....	39
CHAPTER 8: ANALYSIS OF POTENTIAL NEW RESETTLEMENT AREAS AND LIVELIHOOD IMPROVEMENT MEASURES.....		40
8.1	RESETTLEMENT SITES.....	40
8.1.1	Freedom of Choice	40

8.1.2 Location of Prospective Resettlement Sites	40
8.1.3 Relocation Measures.....	41
8.2 EXPECTANCY OF IMPROVED LIVING STANDARDS	41
8.3 EXPECTANCY OF RESTORATION OF INCOMES / LIVELIHOOD	43
8.3.1 Employment.....	43
8.3.2 Land subtitles for each Household/Shamba	43
8.3.3 Agriculture support services /outreach programs.....	43
8.3.4 Drainage Ditch	45
8.3.5 Building new school	45
8.3.6 Water supply.....	46
8.3.7 Road improvement.....	46
8.3.8 Services Provision.....	46
8.3.9 Alternative occupation or income generating activities.....	46
8.3.10 Support measures for Vulnerable PAPs	46
CHAPTER 9: PUBLIC PARTICIPATION AND STAKEHOLDERS CONSULTATION	48
9.1 OBJECTIVES.....	48
9.2 THE STAKEHOLDERS.....	48
9.2.1 Stakeholders identification and analysis	48
9.3 PAPs, PUBLIC AND STAKEHOLDER PARTICIPATION PROCESS.....	49
9.3.1 Consultation and Participation Mechanisms Involving Potentially Displaced Persons in Planning, Implementation and Monitoring.....	49
9.3.2 Public Participation	50
9.4 STAKEHOLDERS VIEWS AND CONCERNS.....	51
Compensation.....	51
9.5 RAP DISCLOSURE AND PUBLIC REVIEW.....	52
CHAPTER 10: COMPLAINTS AND GRIEVANCES	53
10.1 DISPUTES PROCEDURES UNDER EXISTING NATIONAL LAWS	53
10.2 GRIEVANCE AND COMPLAINS PROCEDURES UNDER THIS RAP.....	53
10.2.1 Mediations at the lower level offices and existing committees.....	53
10.2.2 Appeal through Land Tribunals and/or Courts system.....	54
10.2.3 Role of Kilombero Plantations Limited.....	54
CHAPTER 11: RAP IMPLEMENTATION ARRANGEMENTS	55
11.1 ORGANIZATIONAL PROCEDURES AND RESPONSIBILITIES FOR DELIVERY OF ENTITLEMENT	55
11.2 LINKAGE BETWEEN RESETTLEMENT COMPENSATION AND REDEVELOPMENT OF THE FARM	56
11.3 PROVISIONAL SCHEDULE FOR IMPLEMENTING THE RAP	56
CHAPTER 12: MONITORING AND EVALUATION.....	57
12.1 MONITORING AND EVALUATION OF OVERALL RESETTLEMENT ACTIONS	57
12.1.1 Verifiable Indicators	57
12.1.2 Monitoring and Evaluation Methods.....	57
12.1.3 Time Frame and Roles and Responsibilities	57
12.2 MONITORING AND EVALUATION OF SOCIO-ECONOMIC IMPACTS	58
12.2.1 Verifiable Indicators	58
12.2.2 Monitoring and Evaluation Method	59
12.2.3 Time frame and roles and responsibilities	59
12.3 FINAL EVALUATION.....	59
CHAPTER 13: PLELIMINARY COST ESTIMATES AND FINANCIAL ARRANGEMENTS TO IMPLEMENT THE RAP ..	60
13.1 INDICATIVE BUDGET	60
13.2 FINANCIAL ARRANGEMENTS.....	61
CHAPTER 14: CONCLUSION AND RECOMMENDATIONS.....	62
REFERENCES.....	63

ANNEXES 64
ANNEX A: MNGETA FARM SQUATTER ENUMERATION (ISAGO AND MBASA SUB VILLAGE) – APRIL 2010 64

LIST OF FIGURES

Figure 1: Distribution of squatter shambas and structures within the titled area of Mngeta Farm as of January 2009	2
Figure 2: Mngeta Farm in Tanzania	6
Figure 4: Shareholding Structure of Kilombero Plantations Limited.....	7
Figure 5: Crops in the field as of 1 April 2009.....	9
Figure 6: Resettlement Zone.....	11
Figure 7: Small open wells are the main source of water for most households.....	28
Figure 8: Very common housing structures in Isago sub village	31
Figure 9: RAP Stakeholders consultative meeting held on 14 April, 2010 at KPL Office	50

LIST OF TABLES

Table 5.1: Number of PAPs within the project sites.....	22
Table 5.2: Place of residence of interviewed PAPs	22
Table 5.3: Sex Ratio of PAPs interviewed	23
Table 5.4: Sex status of Interviewed PAPs based on property type	23
Table 5.5: Age structure of interviewed PAP property owners.....	23
Table 5.6: Marital Status of PAPs interviewed.....	24
Table 5.7: Religious characteristics of interviewed PAPs.....	24
Table 5.8: Education level of interviewed PAPs	24
Table 5.9: Employment status of interviewed PAPs.....	25
Table 5.10: Engagement of PAPs in different production activities	25
Table 5.11: Main uses of the House Structure	25
Table 5.12: Type of House Structures	26
Table 5.13: Types and sources of household level services.....	26
Table 5.14: Vulnerable PAPs	26
Table 5.15: PAPs Social Safety Networks.....	28
Table 5.16: Project Affected Communities.....	29
Table 5.17: Desired form of compensation indicated by the Interviewed PAPs	29
Table 5.18: Possible relocation destinations.....	29
Table 6.1: Total impacted Assets.....	30
Table 7.1: Standard Entitlement Matrix Based on Severity of Impact.....	37
Table 7.2: Preferred Compensation for Land loss	38
Table 8.1: Total cost of replacement for each house in Mbasa and Isago areas	41
Table 8.2: Total cost of acquiring new land for each farm holder in Mbasa and Isago areas	42
Table 8.3 Cost for crop loss compensation.....	42
Table 8.4: Cost of Subtitles for PAPs Relocated to Mbasa Resettlement Area.....	43
Table 8.5: Cost estimates for Rice Intensification Extension Services for 158 PAPs.....	44
Table 8.6: Costs of drainage ditch to nearest riverbed from proposed area allocated by Mkangawalo Village.....	45
Table 8.7: Costs for construction of new school.....	45
Table 8.8: Cost of providing Clean Water to Residents of Mbasa Resettlement Area	46
Table 8.9: Total cost of access roads for reaching newly developed areas of PAPs	46
Table 9.1: Stakeholders/Institutions to Support RAP Planning and Implementation	48
Table 11.1: Provisional Representational Schedule for Implementing the RAP	56
Table 12.1: Verifiable Indicators for Monitoring the Mngeta Farm Resettlement Activities	57
Table 13.1: Indicative Budget Format for cost estimates of resettlement components	60

ACRONYMS/ ABBREVIATIONS

CGV	Chief Government Valuer
Col	Corridors of Impact
DC	District Commissioner
DoE	Division of Environment
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EMA	Environment Management Act
EMP	Environmental Management Plan
ESIA	Environmental and Social Impact Assessment
FAO	Food and Agriculture Organization of the United Nations
FFS	Farmer Field School
FGDs	Focus Group Discussion
GIS	Geographic Information System
GoT	Government of Tanzania
GPS	Geographic Positioning System
HH	Household
HIV/ AIDS	Human Immuno Deficiency Virus/ Acquired Immune Deficiency Syndrome
IFC	International Finance Corporation
ITL	InfEnergy Tanzania Limited
KIHOCO	Kilombero Holding Company
KOTAKO	Korean and Tanzania Company
KPL	Kilombero Plantations Limited
MHC	Maternal and Child
NEMC	National Environment Management Council
NGO	Non Governmental Organization
OP	Operation Policy
PAPs	Project Affected Persons
PVLUP	Participatory Village Land Use Plan
RAP	Resettlement Action Plan
RAP	Resettlement Action Planning
RUBADA	Rufiji Basin Development Authority
SPSS	Statistical Package for Social Sciences
ToR	Terms of Reference
TZS	Tanzania Shillings
US	United States
USD	United States Dollar
VEO	Village Executive Officer
VPO	Vice President's Office
WB	World Bank
WEO	Ward Executive Director

CHAPTER 1: INTRODUCTION

1.1 PROJECT BACKGROUND

Kilombero Plantations Limited (KPL) was formed in July 2007 as a public-private partnership between the Rufiji Basin Development Authority (RUBADA) and Agrica Tanzania Limited (ATL, a subsidiary of Agrica Limited, Great Britain) to redevelop Mngeta Farm. The Mngeta Farm (5,818 ha) is located in Mchombe Ward, Mngeta Division, Kilombero District, Morogoro Region.

In 1986, the farm area was granted to KOTACO, a Korea – Tanzania government partnership, by the Government of Tanzania. KOTACO surveyed the farm, cleared the entire 5818 ha, built 185 km of roads and approximately 290 km of drainage ditches. KOTACO farmed rice on approximately 2500 ha until 1993 when the Koreans left the project and handed over the farm equipment and infrastructure to RUBADA.

From 1994 to 1999 the farm remained idle. Later in 1999 RUBADA contracted the farm to Kilombero Holding Company (KIHOCO) which never farmed more than 400 ha. KIHOCO fell 5 years behind in rent payments and was finally forced off the farm in August 2007.

During the period of the farm's idleness it attracted a gradual influx of subsistence squatters from different parts of Tanzania. It also attracted a high influx of livestock into the Farm, especially from 2005 onwards.

In October 2008 KPL completed the title transfer of Mngeta Farm and commenced operations to re-clear and cultivate 2200 ha of rice in early 2009, 3200 ha of rice in early 2010 with a target of 5000 ha of rice in early 2011.

In order to better understand the dynamics behind the continued occupation of about 25% of the farm by squatters, KPL commissioned a study of the squatters who remain on the land, as well as those who had occupied the land but left before 1 October 2008, the date by which the Kilombero District Council had instructed them to leave.

Further in 2009, KPL commissioned another survey which produced a comprehensive report that enumerates every area of squatter cultivation and every squatter structure within the titled area of Mngeta Farm, including GPS coordinates of approximate size of each squatter shamba, origin of each squatter cultivator or inhabitant, date they claim to have occupied the plot, the method through which they acquired plots, crops and trees planted on each plot, and their plans for relocation or their plans to resist relocation.

Outcome of these studies indicated that the redevelopment of rice and bean cropping at Mngeta Farm requires a Resettlement Action Plan before a full 5000 ha can be cultivated. This Resettlement Action Plan has been prepared by involving stakeholders including Project Affected Persons (PAPs), relevant government authorities, related interest parties and developer. The plan is in line with the requirements of the International Finance Corporation (IFC) Guidelines on Resettlement, World Bank Operation Policy 4:12 and relevant Tanzania national laws and policies (i.e. Land Policy and Land Acts of 1999).

This report outlines the agreed plan for the resettlement of people in the Isago and Mbasa sub Villages, who will be affected by the project implementation and covers. The area is shown in Figure 1 below.

Mngeta Farm: Project-Affected People

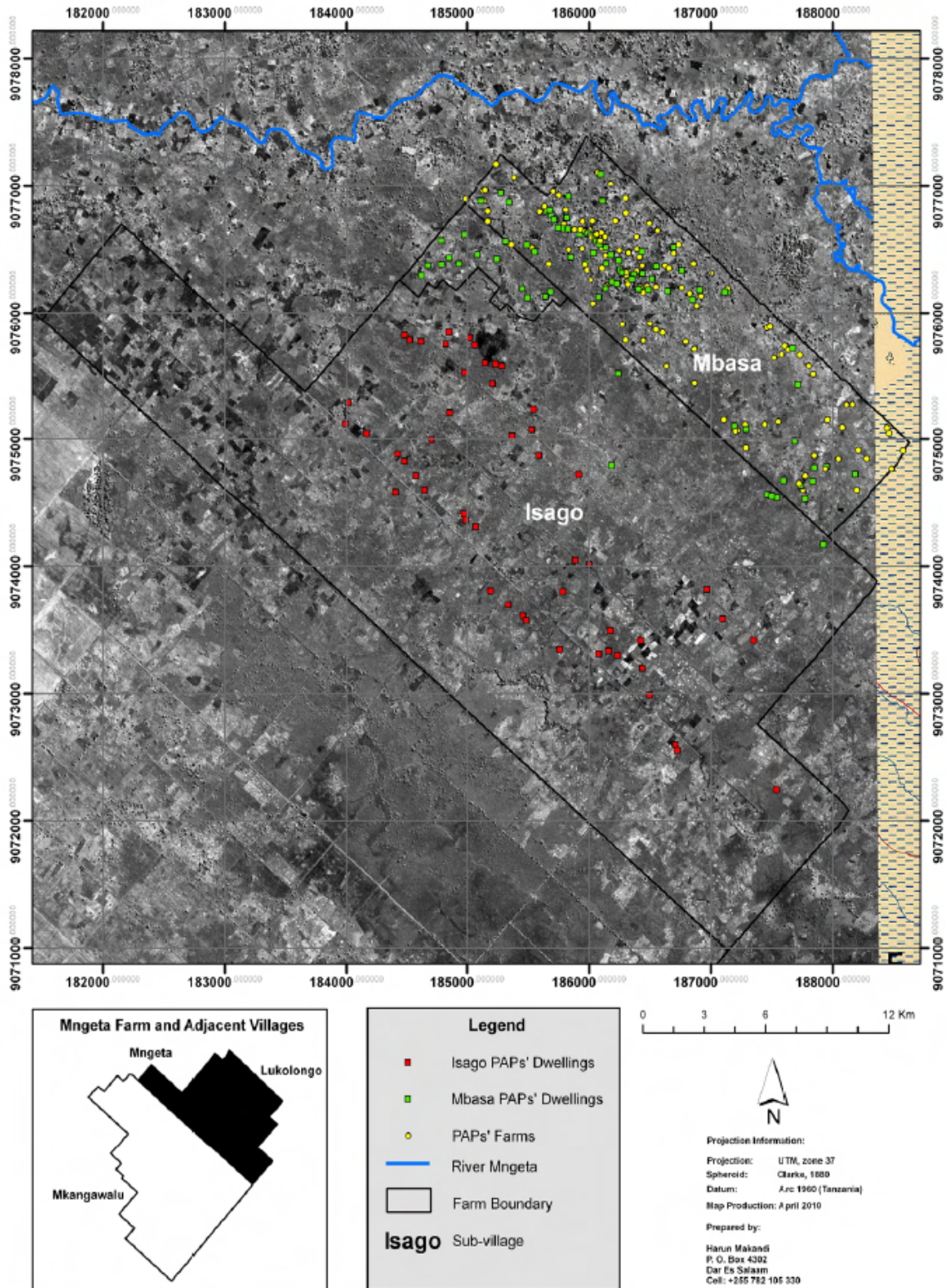


Figure 1: Distribution of squatter shambas and structures within the titled area of Mngeta Farm as of April 2010

1.2 OBJECTIVES OF THE RESETTLEMENT ACTION PLAN

Resettlement of people and their properties were identified as being necessary during Environmental and Social Impact Assessment (ESIA) process for the re-development of rice and bean cropping at Mngeta Farm, Kilombero Valley; and during the survey of the Mngeta Farm squatter (2008) and during a participatory mapping of Mngeta Farm squatters (2009). It was identified that squatters are scattered on about 25% of the titled Farm area, and the clearing of farm boundaries, cleaning of drains and re-clearing of land for farm cultivations will result in the economic displacement of some people with consequent adverse impacts on their livelihoods. To minimize negative impacts, the ESIA proposed development and implementation of a Resettlement Action Plan (RAP). This Resettlement Action Plan (RAP) has been prepared according to the requirements set out in the Terms of Reference provided by Kilombero Plantations Limited, which includes consideration of:

- International Finance Corporation Guideline on Land Acquisition and Involuntary Resettlement
- World Bank guidelines and procedures for preparation of resettlement action plans (World Bank OP 4.12);
- Tanzania compensation procedures; relevant national policies and Acts including Acquisition Act of 1967, Land Act No 4 of 1999, Village Land Act No. 5 of 1999 and the Land Regulations of 2001.

The main purpose of this Resettlement Action Plan (RAP) is to provide an agreed plan for the resettlement of persons who will be affected by the project implementation. Moreover, the plan will provide a road map for resolving displacement, resettlement and compensation issues related with the project implementation by ensuring that livelihoods of the Project Affected Persons (PAPs) are improved or restored to pre-displacement levels prevailing prior to the beginning of project implementation.

Specific objectives are to:

- To identify directly affected people and households;
- To engage PAPs and communities to gain understanding of project objectives, scope and impacts.
- To involve PAPs and other stakeholders in developing a plan for physical relocation and compensation for lost assets.
- To estimate the costs for resettlement, compensation and or land acquisition where applicable;
- To prepare a Resettlement Action Plan (RAP) setting out strategies and schedules to mitigate adverse impacts, describing entitlements for the directly Project Affected People (PAP), the institutional framework, mechanisms for consultation and grievance resolution, time schedule and budget, and also, outline a monitoring and evaluation system;
- To describe the requirements for the Government of Tanzania for land acquisition and resettlement;
- To identify the necessary capacity at the appropriate level to enable participation, resolve conflict, permit service delivery, and carry out mitigation measures as required.
- Plan for improvement in economic conditions and social wellbeing of PAPs/communities.

1.3 APPROACH AND METHODOLOGY

1.3.1 Approach

Socio economic assessments in the whole project area covering all Project Affected People (PAPs) at the Mngeta Farm were conducted by Claude G. Mungongo (PhD) and Juma Kayonko in 2008. Visits were made to the selected communities' one after the other for two or three days. The first four days involved intensive data collection at Isago area and the surrounding blocks on the farm, and visiting village offices for consultations and secondary data collection. The last two days were spent in Mbasa area where participatory assessment methods, including consultations with various key informants and

focus group discussions to three mixed groups of at least 10 people were conducted. The interviews and discussions were conducted for a period of between one to three hours.

This assessment provided directive for a more detailed assessment of properties and engagement with PAPs conducted by Juma Kayonko from 13 July – 8 August 2009 in Isago sub-village (Mngeta Village) and 06 – 20 October 2009 in Mbasa sub village of Lukolongo village. Mapping of area to enumerate every area of squatter cultivation, the origin of each squatter cultivator or inhabitant, the date they claimed to have occupied shamba plots, the method used to acquire shamba plots, crops and trees planted on each shamba, and plan for relocation or plan to resist relocation were done. Further another census to confirm the exact number of PAPs was conducted from 03/04/2010 – 12/04/2010 by both the Kilimanjaro Plantations Limited Staff and Village Land Committee of the Mngeta Village.

Preparation of this Resettlement Action Plan involved collection of required information and data through an inventory of the expected losses and a socio-economic census of Project Affected People within the expected Corridors of Impact (CoI) to provide benchmark data for measuring the achievement of the objectives of the Resettlement Action Plan. Various stakeholders were consulted to provide their views and ideas on how the Resettlement Action should be designed and implemented. To encourage stakeholders' ownership of the process and understanding of the project objectives, consultative meetings and workshops with stakeholders were organised and conducted. Appreciative Inquiry methods were used to engage them in discovering their prior achievements related to successful social and economic development planning, visualizing positive future development, and designing strategies for successful implementation of the project for the benefit of PAPs were employed.

1.3.2 Methods

The socio economic studies for the development of the RAP were undertaken using various methods and techniques such as questionnaire surveys, stakeholder consultations, key informant interviews, focus group discussions, field observations and literature review.

Household questionnaire survey

Quantitative household questionnaires administered to individual heads of households were the main primary data collection tools used to conduct the squatter surveys. Data collected included household identification and demographic information, housing and living conditions, ownership of durable goods, principal economic activities and household income, agriculture (present crops grown) and size of occupied land. Others included distances to social services (i.e. water supply, health and education) and resettlement from Mngeta Farm. Data was compared and contrasted to other data culled from stakeholder consultations and literature review.

Also a simplified questionnaire were used to collect household information, size of occupied land and use, including year and method of acquisition, structures owned by squatters, and plan to relocate or resist relocation.

Stakeholder consultations

Among the stakeholders consulted at different level of gathering RAP information were the PAPs - especially those occupying the land at Isago and Mbasa sub villages, Hamlet leaders, RUBADA surveyors, retired village leaders, current village government leaders of Mngeta, Mkangawalo and Lukolongo, KPL staff and Kilombero District Government Authority. Village leaders' consultations were guided by a village profile checklist that sought to collect information on demographic characteristics, social services and infrastructure, village economy and attitude towards the Mngeta Farm Project.

Key informant interviews and focus group discussions

In Mbasa area consultations took the form of key informant interviews after observing that there would be greater similarities of the data with those collected in other occupied blocks, notably at Isago area. Thus, the same questions in the household questionnaire were generically converted into general questions that were asked to key informants who were identified on the basis of their community positions, reputation, and the ability to communicate the history of the Mngeta Farm. Key informant interviews can provide rich and spontaneous replies to open-ended questions, as well as personal interaction. Both key informant interviews involved people like hamlet chairman and ten-cell leaders, elders and over ten individual squatters (youth, men and women).

Literature review

Relevant existing literature was consulted/reviewed for clear guidance and resolving differences in resettlement and compensation guidelines between the national policies/laws, IFC and World Bank operational Policy 4:12. Some of the documents/policies/acts reviewed include:

- a) Land Acquisition Act 1967
- b) Land Act No4 of 1999
- c) Village Land Act No. 5 of 1999
- d) Land Regulations (Assessment of the Value of Land for Compensation; Compensation Claims: and Scheme of Regularization) of 2001
- e) World Bank Operation Policy 4:12 and IFC Guidance Note 5, Land Acquisition and Involuntary Resettlement
- f) Juma, K (2010), Participatory Mapping of Mngeta Farm Squatters for Resettlement Plan - Version 2, Kilombero Plantations Limited, Dar es Salaam.
- g) Mung'ong'o, C.G and Juma, K (2009), Mngeta Farm Squatter Survey Report, KPL head Office, Dar es Salaam
- h) ENATA (Environmental Association of Tanzania) and Diaz-Chavez (2008), Report for Environmental Impact Statement: Proposed Palm Oil, Bio-Diesel and Rice Project, Mngeta, Kilombero Valley, Tanzania – Volume Two. InfEnergy Tanzania Limited, Dar es Salaam

Some of the secondary data collected from the reviews was baseline data on the demographic characteristics of the local population, settlement patterns and general infrastructural condition. But others have been developmental data that have been triangulated with information gathered from other sources. Other documents reviewed have been listed in the reference section of this RAP report.

Transect walk

Two teams of researchers, each with the latest Garmin GPS, effectively walked in all the Farm Blocks occupied by squatters to collect all the required information. In every Block all signs of human activities such as shambas, scattered and isolated trees (mango and banana) and active and abandoned structures were identified and their GPS points recorded. The survey teams were accompanied by the Village Executive Officer, hamlet chairperson or ten-cell leaders. While in Lukolongo village (Mbasa sub-village), transect walk was carried out from 06 – 20 October 2009 after protracted discussions between Lukolongo village leaders, RUBADA and KPL staff and District and Regional government leaders.

Data analysis

Household questionnaire survey data were coded and analyzed with the aid of ethnographic software, the Statistical Package for Social Sciences (SPSS 11.0). Squatter shamba plots and structures coordinates taken using Garmin GPS were mapped using ArcGIS 9.2. Qualitative data from key informant interviews and FGDs were analyzed through content and structural functional analysis.

CHAPTER 2: PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project is located at the northern edge of the Kilombero Valley in Tanzania, on the southwest bank of the Mngeta River. Kilombero Valley Floodplain is one of five sites in Tanzania designated as Ramsar Wetland of International Importance. The site was designated on 25 April 2002. The 5,818ha Mngeta Farm, cleared in 1989, represents less than 1% of the 9,767km² Ramsar Kilombero Floodplain area. Figures 2 and 3 show the Mngeta Farm and the Kilombero Valley area in Tanzania.



Figure 2: Mngeta Farm in Tanzania

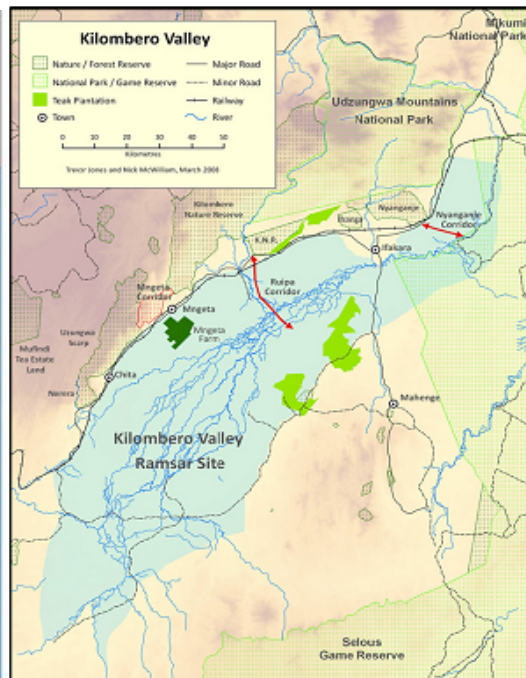


Figure 3: Project Area in the Kilombero Valley

The Government of Tanzania identified Kilombero District as a model agricultural district and aims to utilise some 300,000 ha of the wetland areas to ensure sufficient national food production (*Kilombero Economic profile*).

2.2 MODEL CORPORATE MECHANIZED FARM

KPL is striving to be an internationally competitive producer, achieving low-costs through large-scale mechanized production, while at the same time abiding by the highest standards of social and ecological responsibility. Supporting the local communities makes sound business sense as the long-term success of the project relies on the strength of its relations with its neighbours, its source of labour and political support.

KPL is providing the three villages surrounding the farm an annual TZS 50 million community development fund. This fund will be increased in 2013 when the company achieves positive cash flow if the community fund is producing tangible benefits.

KPL will assist smallholder farmers through the provision at cost of:

- high-quality rice seed once varieties that flourish in the local area have been identified and multiplied; KPL, with the Ministry of Agriculture, is currently conducting trials of 61 new varieties on Mngeta Farm
- System for Rice Intensification tools and extension advice

The company is working to catalyze the creation of an environmental off-set to the presence of a rice plantation at the edge of the Kilombero Valley Ramsar Site. The company has funded a socio-economic survey of an area in the mountains over the farm where conservationists are calling for the establishment of a forest corridor to connect the Udzungwa Scarp Forest Reserve with the newly gazetted Udzungwa Nature Reserve.

2.3 PROMOTERS AND SOURCES OF FUNDS

2.3.1: Promoters

Kilombero Plantations is a public-private joint venture between the Rufiji Basin Development Authority (RUBADA) and Agrica Tanzania Limited. KPL is incorporated under the companies Act 2002 with a certificate of Incorporation No. 61179 dated 16 July 2007. KPL acquired Mngeta Farm from RUBADA for \$2.55 million, paying 50% in cash and converting the remainder into 8.3% shares in KPL. Below is a diagram outlining the KPL shareholding structure.

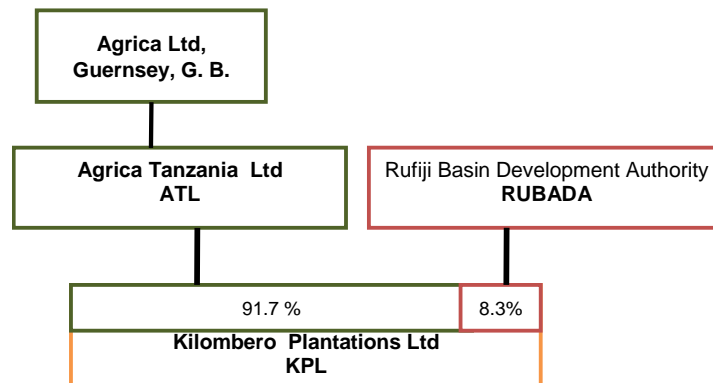


Figure 4: Shareholding Structure of Kilombero Plantations Limited

2.3.2 Source of Funds

Over US \$20 million has been invested in KPL to date, (including over \$1 million in development costs, feasibility studies and business planning) by Agrica Limited. The principle shareholder of Agrica Limited is Pacific Sequoia Holdings, part of the Capricorn Investment Group, in their words, “a long-term focused global multi-asset class fund with a principled, thematic approach.” Capricorn’s clients are a select group of ultra-high-net-worth individuals and institutions, and its funds’ assets total U.S. \$4 billion. Pacific Sequoia has invested \$17 million in equity in Agrica Ltd for KPL to date.

KPL is currently in discussions with development banks for a \$15 million debt facility (\$12 million of long term debt plus \$3 million overdraft facility to cover working capital).

2.4 PROJECT OPERATION

The project consists of three central components:

- a) Re-clear and prepare 5000 ha by removing second-growth trees, elephant grass and harrowing
- b) Establish mechanized Zero Till farming of rainy season rice and dry season beans
- c) Construct large-scale rice factory for drying, milling and storing

2.4.1 Zero Till Agriculture

Zero tillage reaps cost savings through the elimination of tractor plowing and the gradual reduction of herbicide. One of a set of techniques the FAO describes as "conservation agriculture," Zero Till enhances and sustains farm production by conserving and improving soil, water and biological resources. A permanent or semi-permanent organic soil cover (e.g. a growing crop or dead mulch) protects the soil from sun, rain and wind and allows soil micro-organisms and fauna to take on the task of "tilling" and soil nutrient balancing - natural processes which are disturbed by mechanical tillage. Developed in Australia and quickly copied by US and Brazilian commercial farms, Zero Till agriculture has yet to be adopted widely in Africa.

On undeveloped land, after clearing of trees and tall grass, the area is ploughed and harrowed only once. Following the first crop, no-tillage methods are introduced:

- The harvested crop is mowed
- A seed drill injects seed and fertilizer through the plant litter into the soil
- The field is sprayed with a pre-emergent herbicide
- Midway through the crop, a post-emergent fertilizer is sprayed
- Further applications of fertilizer can be sprayed or spread.

Over time, the seedbed of the weeds diminishes with each crop rotation. The rotation of bean varieties, leguminous plants, in the dry season will also improve soil quality by fixing nitrogen.

2.4.2 Planting Plan

In December 2007, KPL started the rehabilitation of the farm and planted 640 ha of rice by mid-March 2008, using local contractors and antiquated equipment that came with the farm. The harvest was delayed from the lack of available combine harvester capacity, resulting in a high quantity of broken rice, but over 800 tons of rice was harvested.

By mid-March 2009, KPL completed the planting of a 2000 ha rice crop, using contractors and the first of our own equipment to arrive on site. An additional 765 ha of rice cover crop was planted aerially on areas not accessible to machine planters (due to the atypically early arrival of heavy rains and equipment constraints), bringing all recently cleared and harrowed land into the rice/soya zero-till rotation. The 2009 crops are the first rotation in a 4-year plan to reach full area and yield targets across 5,000 ha, net of infrastructure.

KPL planted a total of 3200 ha between November 2009 and March 2010. The harvest of that crop has commenced.

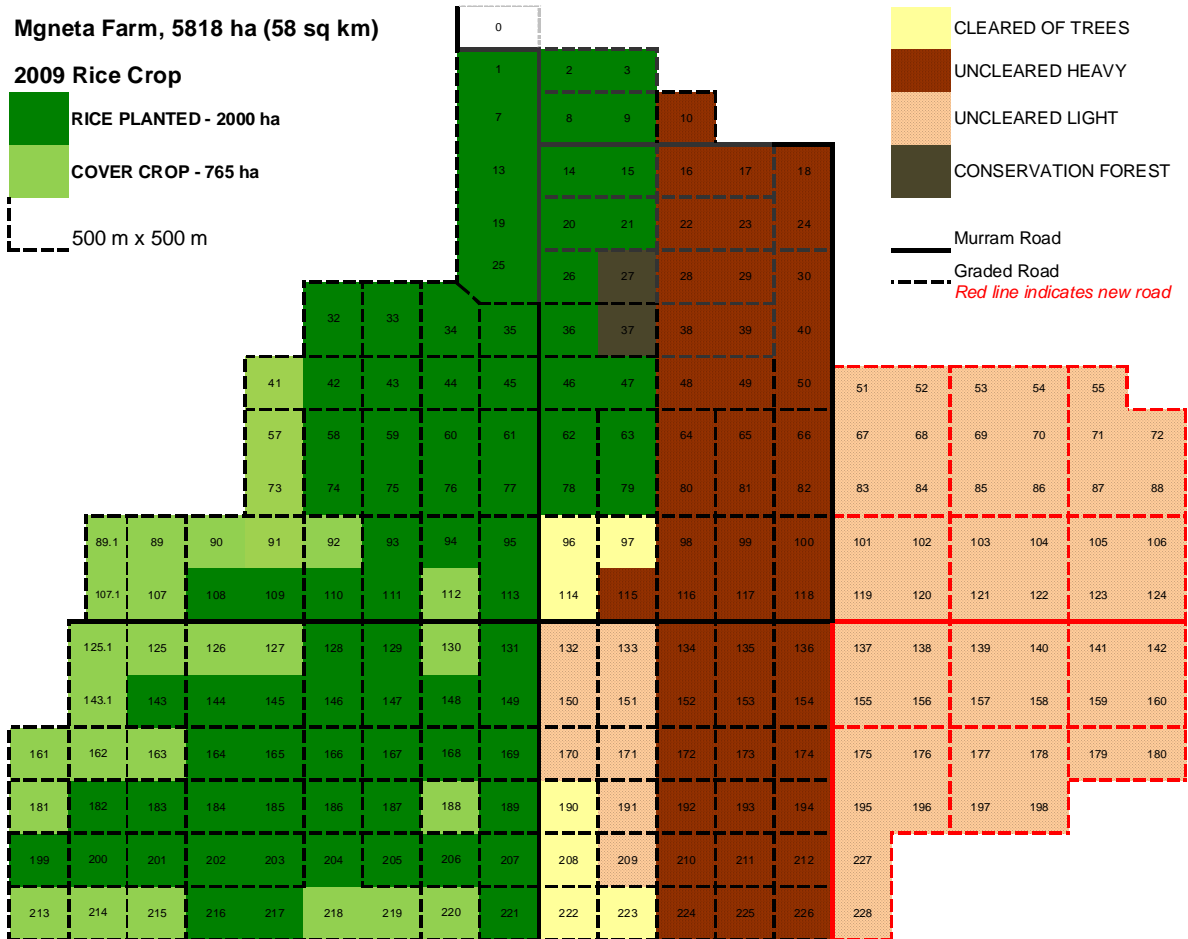


Figure 5: Crops in the field as of 1 April 2009.

2.4.3 Employment

At full operations over 5818 ha (5000 net of infrastructure) the farm will employ approximately 180 people full time and up to 300 part-time workers.

CHAPTER 3: IDENTIFICATION OF IMPACTS AND MEASURES TO MINIMIZE RESETTLEMENT

3.1 CONDITIONS THAT WILL LEAD TO POTENTIAL RESETTLEMENT AND ZONE OF IMPACT

The redevelopment of rice and bean cropping at Mngeta Farm, are expected to be carried out without extensive resettlement of people and properties due to the fact that the KPL have agreed to give up 375 ha of land at Mbasa area and subtitling blocks 55, 71, 72, 87, 88, 105, 106, 123, 124, 141, 142, 159,160, 179 and 180 to Lukolongo village. These are blocks with the majority of squatters. PAPs in other occupied blocks at Mbasa and Isago sub village of Mngeta Village will be shifted to the Mbasa resettlement area which is not very far from their previous areas. Therefore resettlement of squatters from current occupiers of Mngeta Farm land will entail relocation of people and properties found on such pieces of land.

3.2 ZONE OF IMPACT

Land that will be reclaimed back by the project is referred to as being within the direct Impact Zone. All assets and structures within the zone of direct impact will need to be cleared.

3.3 MEASURES TO MINIMIZE LAND ACQUISITION AND PROPERTY LOSSES

To minimize population to be resettled, only those people and properties who are within the Direct Impact Zone will be affected by the involuntary resettlements due to this project. The project footprint for the access road in this regard will be entire 5,818 ha.

3.4 MEASURES TO MINIMIZE RESETTLEMENT DURING PROJECT IMPLEMENTATION

The following factors will reduce the severely of impacts:

- a) All residential houses found within the Mngeta farm except those found in blocks 55, 71, 72, 87, 88, 105, 106, 123, 124, 141, 142, 159,160, 179 and 180 of Mbasa sub village will be relocated. From the survey it was found that many houses are found in Mbasa area. Therefore removing the above mentioned blocks will minimize social economic impact and minimise compensation costs, given that the majority of houses are built of low cost natural materials – mud/stick and grass thatched.
- b) Generally, in the surrounding Village of Mngeta, Lukolongo and Mkangawalo, alternative land is available near the Mngeta Farm, to which the PAPs can move and rebuild lost properties negating the necessity for families or individuals to move to new communities.
- c) The over-spill areas for resettled people shall be as close as possible to areas they are moving from.

Mngeta Farm: Resettlement Areas

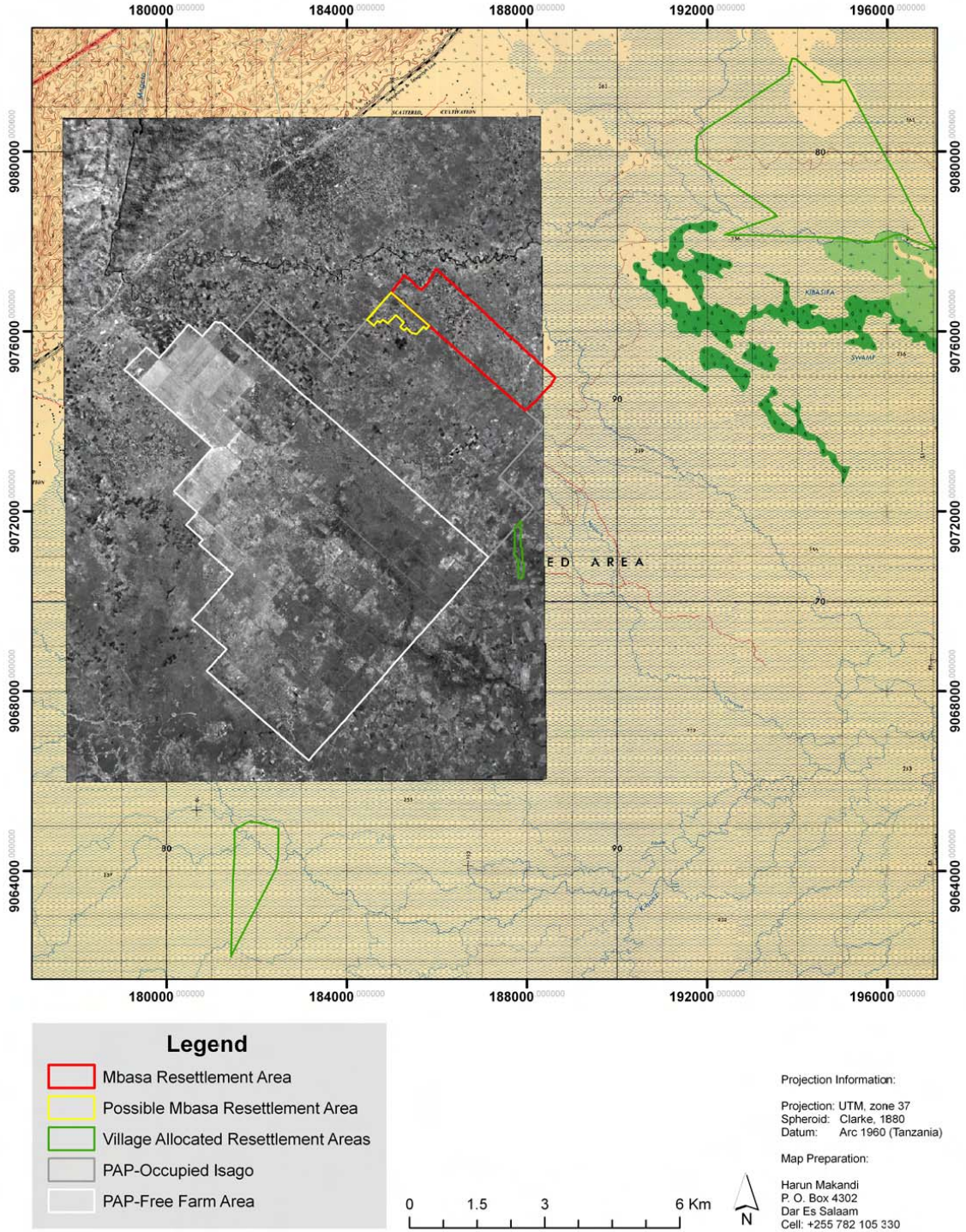


Figure 6: Resettlement Zone

CHAPTER 4: LEGAL BACKGROUND AND INSTITUTIONAL FRAMEWORK

4.1 LEGAL BACKGROUND

The Tanzanian government has no specific policy or procedural guideline on involuntary resettlement planning. Nevertheless the Government has set out three overriding objectives to guide resettlement planning and implementation, i.e. avoidance, compensation and replacement. The basic premise is that the affected people should not be left in a worse position than they were before the project implementation. Resettlement planning is required to follow the legal provisions contained in the following, together with their associated Regulations:

- a) Land Acquisition Act (No. 47 of 1967)
- b) Land Acts (No. 4 and No.5 of 1999)
- c) World Bank Operational Policy 4.12
- d) IFC Guidance Note 5, Land Acquisition and Involuntary Resettlement

This section therefore reviews the national legal background to land taking and resettlement, and current practices including any standard organizational guidelines that are applicable to this project. It compares laws, entitlements, eligibility and practices of the government with those required under the World Bank Operational Policy (OP 4:12) and IFC guidelines on land acquisition and involuntary resettlement.

4.1.1 Land Acquisition Act. 1967

In this Act, Section 3 gives the President of Tanzania powers to acquire any land for any estate or term, where such land is required for public purpose. Section 11(1) requires the Government to pay compensation – where the President as may be agreed upon or determined in accordance with the provision of the Act acquires any land.

Section 12 (2) The President may with the consent of the person entitled to compensation under section (1), make to the person entitled to compensation a grant of public land not exceeding in value, the value of the land acquired in lieu of or in addition to any compensation payable.

On the other hand, section 13 (1) states that no compensation is awarded in respect to any land that is vacant ground. In this case the much of uncultivated plots within Mngeta farm can be referred as vacant ground. The section also includes provisions regarding any land that is acquired where there is a dispute or disagreement relating to any of the following matters:

- a) The amount of compensation
- b) The right to acquire the land
- c) The identify of persons entitled to compensation
- d) The application in respect of any land which is vacant
- e) Any right, privilege or liability conferred or imposed
- f) The apportionment of compensation between the persons entitled to the same; and that disputes or disagreement is not settled by the parties concerned within six weeks from the date of the publication of notice that the land is required for public purpose, the Minister, or any person holding or claiming any interferences in the land may institute a suit in the court for the determination of the dispute.

In general the Land Acquisition Act 1967 does not cover all aspects of resettlement affecting people who are displaced from their old settlements. Additional provisions thus appeared in the subsequent Land Acts of 1999.

4.1.2 The Land Act No. 4 of 1999

The Land Act, 1999 improves Section 13(1) of the Land Acquisition Act of 1967 by referring to the Fundamental Principles of the National Land Policy. Section 3(1) provides that all persons exercising powers under, applying or interpreting this act are to take into account that land has value and should be taken into consideration affecting that interest.

Section 3 (f) of the Act stipulates that one has “to take it to account that Land has value and that value is taken into consideration any transaction affecting that interest.”

This means if one acquires land, owners must be compensated for bare land in addition to unexhausted improvements.

Section 3 (g) of the Act, requires “to pay full, fair and prompt compensation to any person whose right of occupancy or recognized long standing occupation or customary use of land is revoked or otherwise interfered with to their detriment under this act or is acquired under the Land Acquisition Act.” Registered Professional Specialist will determine the amount of compensation payable on the market value of land or property and the concept of opportunity cost shall be based on:

- a) Market value of real property which is arrived at by use of comparative methods evidenced by actual recent sales of similar properties, or by use of an income approach, or replacement cost method where the property is of special nature and not saleable,
- b) Disturbance allowance calculated by multiplying value of the land by average percentage rate of interest offered by commercial banks on fixed deposits for 12 months at the time of loss of interest in land,
- c) Transport allowance,
- d) Loss of profit or accommodation which covers the net monthly profit of the business carried out on the land, assessed, and evidenced by audited accounts and multiplied by 36 months in order to arrive at the loss for profit payable,
- e) Cost of acquiring or getting the subject/land,
- f) Any other cost loss or capital expenditure incurred to the development of the subject land, and
- g) Interest at market rate which will be charged.

Balancing the assessment and payment of compensation for unexhausted improvements, loss of accommodation, loss of profit, disturbance and transport is governed by Land Act No. 4 of 1999 as well as the Village Land Act No. 5 of 1999 and their respective Land and Village Land Regulations of May 2001.

4.1.3 The Land (Assessment of the Value of Land for Compensation) Regulations, 2001

This legislation details what has been presented in the major act – Land Act No. 4, 1999. Section 3 (f) and (g). It has taken into account the basis for assessment of the value of any land and unexhausted improvement; the market value of any land either unexhausted or improved as well as compensation for loss of any interest in land.

4.1.4 The Land (Compensation Claims) Regulations, 2001

The regulations apply to all application or claims for compensation against the government or Local authority or any public body or Institution and they also cover compensation which may be claimed by occupier.

4.1.5 The Land (Schemes of Regularization) Regulation, 2001

Under the Land Act, 1999 Section 60(1) an area can be declared to be a regularization area. Regularization of an area involves the following:

- a) Arrangements for the survey, adjudication and recording of interests in land claimed by those persons occupying land in the regularization area.
- b) Arrangements for the readjustment of boundaries of plots of land.
- c) Better planning and layout of the land including pooling, sharing and redistribution of rights in land.
- d) Arrangements for the involvement of the local authorities having jurisdiction in the regularization area in the implementation of the scheme.
- e) Arrangement for involvement of the people whose land is the subject of the scheme of regularization in the implementation of the scheme.
- f) Arrangement for the assessment and payment of any compensation that may be payable in connection with the implementation of the scheme.

Section 60(3) emphasizes that "For avoidance of doubt, no scheme or regularization shall be implemented until occupation and use of land by those persons living and working in the area have been recorded, adjudicated, classified and registered."

4.2 THE WORLD BANK OPERATIONAL POLICY 4.12

The World Bank Operational Policy 4.12, Involuntary Resettlement (revised April 2004), in most cases is not triggered because people are being affected by physical displacement. It is triggered because the project activity causes land acquisition, namely: a physical piece of land is needed and people may be affected because they are cultivating on that land, they may have buildings on that land, they may use the land for water and grazing of animals or they may otherwise access the land economically, spiritually or any other way which may not be possible during and after the project is implemented. Therefore, people are in most cases compensated for their loss (of land, property or access) either in kind or in cash, of which the former is preferred. The objectives of this policy on involuntary resettlement are the following;

- (a) Involuntary resettlement and land acquisition should be avoided where feasible, or minimized, exploring all viable alternatives.
- (b) Where involuntary resettlement and acquisition of land or other assets is unavoidable, compensation will be conceived and executed as sustainable development programs, providing sufficient investment resources to give the persons displaced by the project the opportunity to share project benefits. Displaced and compensated persons will be meaningfully consulted and will have opportunities to participate in planning and implementing resettlement and compensation programs.
- (c) Displaced and compensated persons will be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of the project implementation, whichever is higher.

4.3 IFC GUIDELINES ON RESETTLEMENT

IFC encourages its clients to avoid the acquisition of land that results in the displacement of people. Where such displacement is unavoidable, i.e., where suitable alternative project sites are not available or the cost of developing those sites is prohibitive, adverse impacts on individuals and communities should be minimised through adjustments in routing or siting of project facilities.

Compensation for land and other assets should be calculated at the market value plus the transaction costs related to restoring the assets. In practice, those who suffer negative social economic impacts as a result of the acquisition of land or land use rights for a project may range from those having legally recognised rights or claims to the land, to those with customary claims to land, and those with no legally recognised claims, to seasonal resource users such as herders or fishing families, hunters and gatherers who may have interdependent economic relations with communities located within the project area. The potential variety of land or land use claimants renders the calculation of full replacement cost difficult and complex.

Compensation alone does not guarantee the restoration or improvement of the economic conditions and social welfare of displaced persons and communities. Major challenges associated with rural resettlement include restoring income based on land or natural resources and need to avoid compromising the social or cultural continuity of affected communities, including the host communities to which the displaced population may be resettled. IFC encourages clients to undertake resettlement as a sustainable development initiative, i.e. an initiative that leads to an improved standard of living for displaced people. For land based livelihood it is recommended that depending on the site to which affected people are relocated, they may require: assistance in acquiring or accessing replacement land, including access to grazing land, forest and water resources; physical preparation of farm land (e.g., clearing, levelling, access routes and soil stabilization); fencing for pasture or cropland; agricultural inputs (e.g., seeds, seedlings, fertiliser, irrigation); veterinary care; small-scale credit, including rice banks, cattle banks and cash roans; and access to markets.

4.4 RELATION BETWEEN THE LAWS OF TANZANI AND WORLD BANK POLICY REQUIREMENTS FOR RESETTLEMENT.

Whereas the law relating to land administration in Tanzania is wide and varied, entitlements for payment of compensation are essentially based on the right of ownership. The World Bank's Operational Policy OP 4.12 is fundamentally different from this, stating that affected persons are entitled to some form of compensation whether or not they have legal title as long as they occupy the land by a specified cut-off date. The higher of the two standards will be followed in this RAP, since that procedure also satisfies the requirements of the IFC and other lesser standard. Tables 4.1 and 4.2 are comparison of Tanzania law and World Bank regarding compensation to various categories of project affected persons.

Table 4.1: Comparison of Tanzania Law and IFC/World Bank OP 4.12 Regarding Compensation and Resettlement

S/ N	RESETTLEMENT ISSUE/FACTOR	WORLD BANK	TANZANIA GOVERNMENT	COMMENTS
1	PAP	The PAP includes those who have no recognizable legal rights or claim on land they are occupying	Compensation involved for those who have title	Land and un-exhausted Improvements are subject for compensation
2	Encroachers	Resettlement activities based on OP 4.12 is to restore standard of living and preferably improve livelihoods	Payment of disturbance, loss of accommodation, loss of profit and transport allowances.	Payment of allowances helps the PAPs to improve their livelihoods.
3	Encroaching after cut-off date	Persons who encroach on the area after the cut-off date are not entitled to compensation or any	Persons who encroach on the farm are not entitled to compensation or any form of	Those who encroach on the farm have to demolish their assets themselves without any compensation, if they refuse, the authority

S/N	RESETTLEMENT ISSUE/FACTOR	WORLD BANK	TANZANIA GOVERNMENT	COMMENTS
		form of resettlement assistance	resettlement assistance	concerned will demolish at their cost.
4	Livelihood restoration	Resettlement activities based on OP 4.12 is to restore standard of living and preferably improve livelihoods. Compensation for lost assets can be monetary, in-kind or both.	Payment of disturbance, loss of accommodation, loss of profit and transport allowances. Compensation is on monetary basis only	Payment of allowances helps the PAP to improve the livelihoods. The PAP has a room to choose where to buy new land and it is easier to implement
5	Resettlement options and alternatives	PAPs are to be informed about their options and rights, consulted on, offered choices, provided with technically and economically feasible resettlement alternatives, provided prompt and effective compensation at full replacement cost for lost assets attributable directly to the project	PAPs are to be informed about their rights, consulted on, provided prompt and effective compensation at full replacement cost for lost assets attributable directly to the project. PAPs have chance to choose alternatives	Compensation in Tanzania laws gives PAPs the opportunity to choose alternatives. It is on monetary basis. This provides equal opportunity to all PAPs to restore the assets lost; but compensation in-kind, recommended by OP 4.12, ensures permanent assets will replace those lost.
6	Forms of payment	Preference should be given to land-based resettlement for PAPs whose livelihood is land-based.	Prompt and fair compensation is paid on monetary basis only to replace the lost land within a distance not more than 20km from the project place.	The WB policy is good but need more time to implement and is more costly. Also there can be a long, delayed resettlement process. Prompt and fair compensation gives room for PAPs to buy alternative land at their most preferable places; resettlement in-kind help ensure assets are not lost.
7	Replacement of lost assets	Resettlement activities required for the project implementation should be completed before the affected land, asset or resources is taken for project use.	Construction of the project can take place after all PAPs receive their money and given time to vacate the compensated land and assets.	Both recognize the importance of prompt and fair compensation before implementation of the project
8	Compensation for loss of land	Preference should be given to land-based resettlement for PAPs whose livelihood is land-based.	Prompt and fair compensation is paid based on monetary value to replace the lost land at a distance of not more than 20km from the project location. The project owner, valuer and local leaders must make a necessary effort to contact the land owner or the representative during the valuation	WB 'land for land' policy is based on solid worldwide research, but needs more time to implement and can be more costly if not implemented with community participation. Land for land, negotiated with affected communities, gives assurance that PAPs will actually receive alternative land that ensures sustainable livelihoods. Cash compensation risks loss of assets, especially by the poor. Both procedures recognize the presence of land owner
9	Disputed ownership	Disputed or unclear ownership needs to be resolved by administrative courts or ministries	Same	OK
10	Absentee property owner	In case of absentee owner, effort should be made to contact the owner and negotiate with them on the terms, type and amount of compensation. For unknown owners, sufficient funds to cover the future payments should be reserved.	The project owner, Valuer and local leaders must make a sincere and necessary effort to contact the land owner or the representative during the valuation.	Both procedures recognize the importance of contacting land owner. Interest will be paid to the owner if the time lag will be more than six month from the date of acquisition or revocation
11	Unknown owner	For unknown owners, sufficient funds to cover the future payments should be reserved.	Local government leaders will represent the interest of the unknown owner and the payments will be retained by district executive director while effort is taken to find the owner	Interest will be paid to the owner if the time lag will be more than six month from the date of acquisition or revocation
12	Disputed compensation	KPL will analyze the processes and procedures and if no feasible option the project owner may consider to redesigning the project	Chief Valuer will analyze the processes, procedures and amount reached. The decision of Chief Valuer is final unless taken to the court of law	The final decision on the rights of the land and asset owner will be decided by the court of law.

S/ N	RESETTLEMENT ISSUE/FACTOR	WORLD BANK	TANZANIA GOVERNMENT	COMMENTS
13	Banking / transfer fees	KPL will provide in the compensation package sufficient funds to cover any banking or transfer fees and transportation to the place of payments.	Same	OK

Table 4.2: Comparison of Tanzania Law and World Bank OP 4.12 Regarding Compensation and Resettlement for Various Categories of PAP

Category of PAPs / Lost Assets	Tanzania Law	World Bank OP 4.12	Comments
Land Owners	Cash compensation based on market value, disturbance and transport allowance, loss of profits or accommodation, cost of acquiring land, other costs incurred to develop the land. Compensation to be paid promptly; if not paid in time, interest will be charged	Recommends land-for-land compensation. Other compensation is at replacement cost	OP 4.12: when land taken is primary source of income and livelihood, PAPs should be provided with land (land to land). Prompt and fair compensation give room to PAPs to buy alternative land at their most preferable places. Bridge the gap: <ul style="list-style-type: none"> PAPs would be given opportunity to choose preferred form of payment: cash or in-kind at other location Compensation of structures at replacement cost
Land Tenants	Entitled to compensation based upon the amount of rights they hold upon land	Are entitled to some form of compensation regardless of the legal recognition of their occupancy	Bridge the gap: Tenants considered for plot acquisition in resettlement site. Compensated replacement cost of non-movable property installed with consent of the property owner.
Land Users	Not entitled to compensation for land, but entitled to compensation for crops; may be provided with other land of equal size and quality	Entitled to compensation for crops, and may be entitled to replacement land and income must be restored at least to pre-project levels	Bridge the gap: Entitled to compensation for crops not land. PAPs whose livelihood is land-based should be assisted to get land at resettlement site. <ul style="list-style-type: none"> Community consultations to find suitable alternative land for PAPs If land found, cash can be available for community benefit If no land found, PAPs can choose: cash or in-kind at other location
Owners of "Non-permanent" Buildings	Valuation and disturbance allowance. Cost of putting up an equivalent structure as the one existing at the time of valuation, based on price of the open market	Entitled to in-kind or cash compensation at full replacement cost including labor and relocation expenses, prior to displacement.	Bridge the gap: In-kind compensation or cash compensation at full replacement cost, not market value. Entitled to relocation allowances.
Owners of "Permanent" buildings	Valuation and disturbance allowance. Cost of putting up an equivalent structure as the one existing at the time of valuation, based on price of the open market.	Entitled to in-kind or cash compensation at full replacement cost including labor and relocation expenses, prior to displacement.	Bridging the gap: In-kind compensation or cash compensation at full replacement cost not market value. Entitled to relocation allowances.
Perennial Crops	Cash compensation at market value based on historical production records. Compensation rates for each crop established at Valuation Division.	As per this RAP once approved by KPL.	--

4.5 INSTITUTIONAL FRAMEWORK

The major issue in land acquisition and resettlement implementation and management is the appropriate institutional framework for all concerned parties including the project developer. It is important to ensure timely establishment and effective functioning of appropriate organizations mandated to plan and implement land acquisition, compensation, relocation, income restoration and livelihood programs.

An institutional framework is suggested for this project so that the successful implementation of the project can be accomplished. The project developer and other implementing partners and their respective responsibilities are outlined in the following sections. An organisational chart of institutions involved in resettlement and compensation has also been presented. Three levels of institutional frameworks comes into play in the development and implementation of the RAP for the redevelopment of rice and bean cropping at Mngeta Farm, Kilombero Valley and these include:

- The Project Proponent (Kilombero Plantations Limited).
- Central Government Ministries, Department and Agencies.
- Local Government Authorities i.e. Regional Secretariat, District Council, Ward and Village Authorities

4.5.1 Ministry of Land, Housing and Human Settlements Development

The Ministry of Lands, Housing and Human Settlements Development is responsible for policy, regulation and coordinate matters pertaining to land in Tanzania Mainland. The Village Land Act which kept village land under central and administration of Village Council and the land Act where the Ministry of Land and Human Settlement afford control and management. With the Land Act No. 4/1999, the Land Commissioner is the in-charge of holding and managing all Government Land and the Minister shall be responsible for policy formulation and ensuring the execution of the function concerned with the implementation of the National Land Policy.

The Land Development Division is responsible for preparing and issuing titles to land owners, titles register, resolving disputes involving land ownership, and registering encumbrances. Other responsibilities of the Land Development Division are to evaluate and assess properties for tax purposes. Land delivery/allocation in Tanzania is done in two stages. The first stage, the Local Authority involved in the land preparation process subdivides the land, places corner monuments at the parcel boundaries, and surveys the individual parcels. The process begins with a request from the Commissioner for Lands to the Rural and Town Division concerning the designated land to be allocated. Subdivision plans are prepared by the Rural and Town Division and passed to the Surveys and Mapping Division.

The second stage, land registration process, involves allocation of the parcels to successful applicants, preparing titles and registering the titles. It is the responsibility of the allocation committee to assign parcels to successful applicants. The Land Development Division is responsible for preparing and registering the title. After allocation has been done, titles are prepared and sent to the Commissioner for Lands who appends his seal to the title and signs it. The title is finally registered by the Registrar of Titles. The Land Development Division shall liaise with the District Council Authority in the registration and transfers of land.

Furthermore, the office of the Chief Government Valuer (CGV) within the Ministry of Lands, Housing and Human Settlements Development shall be responsible for approving the Valuation report from the independent valuers.

4.5.3 Local Government Authorities (District Council)

The primary responsibility of the Local Government (District and Ward Development Committee) will be to review the progress of the land acquisition and resettlement implementation and make decisions regarding actions to solve the problems and designate officers to carry out these actions. Each individual or household affected, the District Land Officer/Valuer will complete a compensation dossier containing necessary personal information on the affected party and those that she/he claims as

household members, total landholdings, inventory of assets affected, and information for monitoring their future situation. This information is confirmed and witnessed by the Local leaders and District Officials. Dossiers will be kept current and will include documentation of lands surrendered. Each individual will be provided a copy of the dossier at the time of negotiations. This is necessary because it is one way in which an individual can be monitored over time. All claims and assets will be documented in writing. Villages, Communities, affected groups as the final owner of land, landed properties and assets to be acquired or affected and the beneficiaries of the encumbrances will be the participants and responsible for the implementation of the RAPs.

4.5.4 Vice President's Office (National Environment Management Council (NEMC) and Division of Environment (DOE)

NEMC is vested with overall responsibility for screening (allocating the appropriate level of the impact assessment) and reviewing major investments and projects of national significance. NEMC constitutes multi-disciplinary, multi-sectoral Technical Review Committees to review adequacies of environmental impact statements (incl. Environmental Social Management Plans/ Environmental Social Monitoring Plans). NEMC issues recommendations to the government for approval of the project. DoE issue approval (EIA Certificates) for the project to proceed. Mitigation of impacts arising from land acquisition and fulfilment of compensation procedures constitute key project approval criteria. NEMC will have the responsibility for assessment and monitoring of compliance with the Resettlement Action Plan with the environmental and social requirements.

4.5.5 The Project Proponent (Kilombero Plantations Limited)

Kilombero Plantations is a public-private joint venture between the Rufiji Basin Development Authority (RUBADA) and Agrica Tanzania Limited. KPL is incorporated under the companies Act 2002 with a certificate of Incorporation No. 61179 dated 16 July 2007. The Developer will be responsible for ensuring that the following actions are implemented:

- Minimize land acquisition and resettlement by making appropriate alignment modifications.
- Budget, allocate and disburse funds for land acquisition and resettlement
- Ensure that a detailed census survey of PAP in collaboration with village government is conducted.
- Ensure the co-ordination of the implementation of land acquisition and resettlement activities.
- Provide necessary assistance to affected persons during the resettlement process and ensure that vulnerable people are appropriately compensated.
- Formulate measures and plans for the income and livelihood rehabilitation of the affected persons
- Provide income restoration and livelihood rehabilitation programs to affected persons
- Appoint an agency for external monitoring of activities.
- Review whether all categories of impacts are being adequately compensated for and all categories of affected persons can at least restore their standards of living after resettlement.
- Provide internal monitoring of the resettlement plan implementation
- Prepare internal monitoring reports and initiate necessary remedial actions, when necessary.

Staff will be assigned by the project developer to oversee and monitor the implementation of the RAP; and/or a resettlement organisation may be established to oversee the implementation.

CHAPTER 5: CENSUS AND SOCIO-ECONOMIC SURVEYS

5.1 INTRODUCTION

5.1.1 Objectives of the surveys

The socio-economic survey, census and interviews were conducted directly with project affected people in the sub villages of Isago (Mngeta village) and Mbasa (Lukolongo village) where the proposed project will impact. The objective was to obtain the following sets of data to enable resettlement planning:

- a) Data on baseline socio-economic conditions (demographic data) of the PAPs; the various categories of affected people (PAPs) and their properties, and information to enable well-informed resettlement assistance, future monitoring and measurement of the achievement of the project objective.
- b) Data on physical relocation extent and impacts on PAPs; and the various options on compensation, new alternative relocation sites and /or livelihoods and PAPs resettlement preferences on the same.

5.1.2 Survey Sample Size and Characteristics

The census was undertaken through two studies. The first study was conducted by Claude G. Mung'ong'o, PhD and Juma Kayonko in 2009 and the second study was completed by Juma Kayonko in January 2010.

The second survey was carried out from 13 July – 8 August 2009 in Mngeta village and 06 – 20 October 2009 in Lukolongo village. Another census was conducted from 03/04/2010 – 12/04/2010 by both the Kilimanjaro Plantations Limited and Land Committee of the Mngeta Village. The surveys were undertaken by using sets of questionnaires based on the type of properties and assets that could potentially be found on the project sites: households, farms, community structures/assets and non-fixed/mobile properties.

Demographic data was compiled from basic information obtained from local leaders, key informants, community members, and survey team observations on the total of 230 PAPs occupying land, farms, and/or structures within the affected area in Mngeta Farm. More detailed information was gathered through interviews with property owners whose homes or other asset are to be relocated or demolished. All reasonable efforts were made to locate the remaining property owners who were not present on the site during the survey and could not be found.

5.1.3 Individual data

A preliminary list of the 230 individual property occupiers and data on their physical losses and socio-economic status is provided in Annex A. This baseline information, upon completion, will include personal information of each affected party and their household members or enterprise dependants; site location and standard characteristics and information for monitoring their future situation; total holdings and inventory of assets affected; and preference of resettlement package. Value of assets as determined by valuation team for compensation exercise; and the description of land allocated to the PAP from the various available options will be added on the map showing the actual resettlement area proposed and agreed by the PAPs and project proponent.

5.2 DEMOGRAPHIC CHARACTERISTICS OF PROJECT AFFECTED PEOPLE

5.2.1 Total number of PAPs

Project Affected People according to IFC and WB OP 4.12 include all those people who are directly affected socially and economically as a result of project activities that cause their displacement from land, assets or access to resources. Property occupiers are taken to include rightful property owners and those without legal rights, who were present before a specified cut-off-date. Thus the PAPs in their entirety are taken to include the 230 PAPs (210 Isago sub village and 20 Mbasa sub village). These PAPs have a total of 1,258 household members or dependants. The table 5.1 below presents number of PAPs and the people they listed as household members or enterprise dependants.

All 230 PAPs are found in Isago and Mbasa sub villages. However a large number of people found within Mbasa Sub Village will not be affected by the project as the developer decided to excise 375 ha of the farm to them and for the resettlement of others. The total number of households (families) living within the titled area of the Mngeta Farm is 80 (34.8%) of which only 36% are indigenous and 64% are immigrants from different parts of Tanzania. 150 (65.2%) households are farming permanently in the titled area of Mngeta Farm.

Table 5.1: Number of PAPs within the project sites

PAPs Category	Number	Percentage
PAPs Houses	80	34.8%
PAPs Farms	150	65.2%
Total	230	100.00

5.2.2 Residence status of PAPs

Table 5.2 below presents PAPs and their current place of residence. Most of the PAPs (87.4%) live within the Mngeta village and 12.6% live within the neighbouring Villages of (Mbasa) Lukolongo and Mchombe Village.

Table 5.2: Place of residence of interviewed PAPs

Sub-Village	PAPs No		Place of current residence				
			Within Mngeta village No (%)	Neighbouring village	Within District	Within Region	
Isago	83	36.1	83	36.1	-	-	-
Mbasa (Lukolongo)	20	8.7			20	8.7	
Ikela	22	9.6	22	9.6	-	-	-
Mkula	10	4.3	10	4.3	-	-	-
Mngeta	36	15.6	36	15.6	-	-	-
Msesele	20	8.7	20	8.7	-	-	-
Imwaga	26	11.3	26	11.3	-	-	-
Mchombe	06	2.6	-		06	2.6	-
Lukolongo	03	1.3	-		03	1.3	-
Kiburugutu	04	1.7	04	1.7	-	-	-
Total	230	100	201	87.4	29	12.6	-

5.2.3 Sex Ratio

Generally the sex status among the PAPs is dominated by males. Males are more numerous than females with a Male: Female ration of 3 to 1 (Table 5.3). Based on local traditions, men are generally considered to be the heads of households. This implies that decisions regarding the well-being of individual members, ownership, use, and management of resources for the majority of households are usually made by men with little or no input from women. Also this is confirmed that males also have higher asset ownership levels than females (Table 5.4)

Table 5.3: Sex Ratio of PAPs interviewed

PAPs Category	PAPs Number	Sex				
		Male		Female		Sex Ratio M:F
		No	%	No	%	
PAPs Houses	80	68	29.6	12	5.2	5:1
PAPs Farms	150	113	49.1	37	16.1	3:1
Total	230	181	78.7	49	21.3	3:1

The male dominance is also reflected in the sex status within the various categories of PAPs occupying houses and crops or land (Table 5.4) whereby 29.6% of the 230 surveyed household owners are males while only 5.2% of owners are female, indicating a male to female sex ratio of 5:1.

Table 5.4: Sex status of Interviewed PAPs based on property type

PAPs Category	Sex	PAP				Total	
		House Structures	Other Structures	Crop/ Land			
PAPs Houses	Male	68	29.6	68	29.6	68	29.6
	Female	12	5.2	12	5.2	12	5.2
PAPs Farms	Male			113	49.1	113	49.1
	Female			37	16.1	37	16.1
Total		80	28.6	230	100	230	100

5.2.4 Age Structure

The age spectrum of interviewed PAP property occupiers was found to be wide. 71.7% were adult (aged between 35 - 60 years) 15.9% were youth (aged between 18 - 35years) and 13% are elderly (60years or over)(Table 5.5).

Table 5.5: Age structure of interviewed PAP property owners

PAPs Category	PAPs	Age Structure					
		Youth (18-35yrs)		Adults (35-60yrs)		Elderly (60 Onwards)	
		#	%	#	%	#	%
PAPs Houses	80	20	8.7	48	20.9	12	5.2
PAPs Farms	150	15	6.5	117	50.9	18	7.8
Total	230	35	15.2	165	71.7	30	13.0

5.2.5 Marital status

Most individuals in rural areas enter married life at an early age and very few remain single. All of the interviewed PAPs were either married (86.5%). Widow women constitute 4.3% of all interviewed PAPs and single constitutes 3.9% (see table 5.6).

Table 5.6: Marital Status of PAPs interviewed

PAPs Category	Total PAPs	Marital Status							
		Married		Widow/ Widower		Separated/ Divorced		Single	
		#	%	#	%	#	%	#	%
PAPs Houses	80	61	26.5	1	0.4	2	0.9	6	2.6
PAPs Farms	150	138	60.0	9	3.9	-	-	3	1.3
Total	230	199	86.5	10	4.3	-	-	9	3.9

5.2.6 Religious Characteristics of Interviewed PAPs

The religious characteristics of interviewed PAPs are either Christian or Islamic. 92.6% of interviewed PAPs are Christian and 3% are Muslim (Table 5.7).

Table 5.7: Religious characteristics of interviewed PAPs

PAPs Category	PAPs Number	Religion			
		Christian		Muslim	
		#	%	#	%
PAPs Houses	80	76	33.0	4	1.7
PAPs Farms	150	147	63.9	3	1.3
Total	230	213	92.6	7	3.0

5.2.7 Education Level

The highest education level attained by the majority of PAPs is primary schools (100%). There is no one with adult education and who did not receive any formal education (see Table 5.8).

Table 5.8: Education level of interviewed PAPs

PAPs Category	PAPs Number	Education Level					
		Illiterate		Adult Education		Primary	
		#	%	#	%	#	%
PAPs Houses	80	-	-	-	-	80	34.8
PAPs Farms	150	-	-	-	-	150	65.2
Total	230	-	-	-	-	230	100.00

5.2.8 Formal and informal Employment

The majority (100%) of the PAPs are engaged in informal activities – related to main occupations at the villages i.e. farming (Table 5.9). There is one primary teacher who occupies a shamba.

Table 5.9: Employment status of interviewed PAPs

PAPs Category	Total PAPs	Characteristics				
		Formal No.	%	Informal	Unemployed	
PAPs Houses	80	-	-	80	34.8	-
PAPs Farms	150	1	0.4	150	65.2	-
Total	230	1	0.4	230	100.00	-

5.3 HOUSEHOLD SOCIO-ECONOMIC CONDITIONS

5.3.1 Household Occupations

Table 5.10 indicates occupation type (a reflection of production activity) in which household members are engaged in. The main activities are typical of rural areas - small scale farming e.g. all households at Isago, and Mbasia Sub Villages are engaged in agriculture.

Table 5.10: Engagement of PAPs in different production activities

PAPs Category	No. of HH	Types of Production Activities					
		Agriculture	Livestock keeping	Bee-keeping	Enterprise/Teaching		
PAPs Houses	80	80	34.8	-	-	1	0.4
PAPs Farms	150	150	65.2	-	-	1	0.4
Total	230	230	100.00	-	-	2	0.9

5.3.2 Present HH income and expenditure

In the project areas land is the primary source of income and livelihoods. Data from the household survey at Isago/Kichangani area shows that the majority (48%) have a total household income per year of between TZS 1,000,000 and TZS 2,000,000. This was followed by the group of households 28% that had an annual income of between TZS 500,000 and TZS 1,000,000. Other households, 10% and 9%, had the annual income of between TZS 250,000 and TZS 500,000; and above TZS 2,000,000, respectively. The lowest income per annum per household which consisted 5% of the sample was only TZS 250,000 for the area.

5.3.3 Types and Uses of House Structures

The housing structures included in the survey are for residential purposes used by owners and their families. Very little business is conducted thus there are only one house that cater for both business and residential (Table 5.11). The houses are generally small - number of rooms ranging from one to two.

Table 5.11: Main uses of the House Structure

PAPs Category	Project Affected Households	Main Use				Average No. of rooms		
		Family Only	Tenants Only	Family and Tenants	Family and Business			
PAPs Houses	80	80	100	-	-	1	1.3	2
Total	80	80	100					

Majority of the affected houses (100%) are built of natural materials - mud wall and thatched with grass (see Table 5.12).

Table 5.12: Type of House Structures

PAPs Category	Project Affected Households	Type of Building Materials							
		Block/ brick wall		Mud/ stone wall		Iron roofing		Thatch/ Grass roof	
PAPs Houses	80	10	12.5%	70	87.5%	8	10.0	72	90.0
Total	80	10	12.5%	70	87.5%	8	10.0	72	90.0

5.3.4 Household level services

Table 5.13 indicates types and sources of household level services used by the 80 households found within the project area.

Table 5.13: Types and sources of household level services

Service	Source/Type
Water supply	Streams
Energy	firewood
Sanitation	Pit latrines

5.4 VULNERABLE GROUPS OR PERSONS REQUIRING SPECIAL PROVISIONS

Among household /community members are people regarded as vulnerable due to their inability to perform or meet their basic needs and thus require special treatment or considerations. These individuals will need support during/after the relocation process to enable them maintain/improve on their pre-project conditions.

5.4.1 Number of Property owners and members of HH categorised as vulnerable

The vulnerable PAPs among those interviewed 4.3% were widows (both heads of households) and 13.0 elderly persons over 60 years. The survey data include household members with special needs who are supported by the communities and/or their families (Table 5.14).

Table 5.14: Vulnerable PAPs

PAPs Category	Total PAPs	Vulnerable PAP						Total	
		Female Heads of Household		Elderly		Widow			
PAPs Houses	80	12	5.2	12	5.2	1	0.4	25	10.9
PAPs Farms	150	37	16.1	18	7.8	9	3.9	64	27.8
Total	230	49	21.3	30	13.0	10	4.3	89	38.7

5.4.3 Availability of Services for persons requiring special provisions

Health Services

Vulnerable groups obtain services like other community members - from Lukolongo and Mngeta village centres. The government clinic provides general health services and specific Maternal and Child (MHC) health care. There is no health facility in either Kichangani or Isago areas. Neither are they available in the three villages of Mngeta, Mkangawalo and Lukolongo. Only Mkangawalo village is constructing a dispensary. The population of the three villages, including those from Kichangani and Isago who walk over 10km, are served by a divisional health centre located in Mchombe village. It is a new health centre that got substantial external donor funding with reasonable equipment and medical facilities.

Apart from malaria, waterborne diseases such as diarrhea, bilharzia, amoeba and typhoid are the common diseases suffered by the people of the three villages, possibly due to unavailability of adequate safe and clean water sources. Regardless of the certainly inadequate health services, malnutrition was not reported as a problem, which is justified by declining deaths of under-fives. Although only Mngeta village reported 12 patients (7 female and 5 males), the incidence of HIV/AIDS was reported to be increasing in all the three villages. In Mkangawalo village, a health practitioner for providing home-based care services has been appointed by Roman Catholic HIV/AIDS control Programme (TUNAJALI) based in Ifakara town. Education and awareness raising campaigns on HIV/AIDS is required to overcome the increasing infection rates in all the three villages.

Education Services

Both Isago and Mbasa get important services such as primary and secondary school education from their respective villages of Mngeta and Lukolongo, and Mchombe ward secondary school. Such services are over 10km away from Isago/Kichangani. Mngeta village has 1 primary school (two more are under construction), Mkangawalo village have 5 primary schools, while Lukolongo village have 2 primary schools and there is a plan to build two more primary schools. Although all the primary schools especially those in Mkangawalo were reported to have a good performance, the primary schools lack adequate classrooms and desks, have no adequate teachers and are short of teaching materials. None of the villages has a secondary school but they all rely on the 3 year-old ward secondary school at Mchombe.

Water sources

The majority (84%) in Isago/Kichangani rely on open wells as their main source of drinking water. Nearly every household have an open well within the household premises. None have access to protected wells, communal standpipes; piped water outside or inside houses. The remaining 16% fetch water from streams for drinking and other domestic uses. Inadequate safe and clean water is also a problem to all the three villages. In Mngeta people rely on 3 rivers that pass or surround the village. There are 18 communal open wells, 6 water pumps of which only 3 are functioning, and 4 communal water taps. Compared to Mngeta, Mkangawalo village has the worst situation followed by Lukolongo. Many people in Mkangawalo rely on open wells and rivers for both drinking and other uses. Meanwhile, in Lukolongo people rely on open wells, although there are also 2 communal water pumps and 2 irregularly functioning communal water taps.

In all the three villages and the study areas of Isago and Mbasa there are no water (e.g. chaco dams) for livestock, thus, they drink from the natural sources, especially rivers. This may be certainly due to the fact that livestock keeping is not one of the major economic activities of the people, except for the few Sukuma people who have been migrating into the area during the last two decades but also the Maasai who have been in the area since 1970s.

Lack of unreliable and clean water has had negative impact on people's health. The prevalence of common diseases such as typhoid, dysentery, amoeba and diarrhoea is a testimony. Providing improved water services in these villages would undoubtedly improve hygiene and reduce incidence of waterborne diseases.



Figure 7: Small open wells are the main source of water for most households

5.5 LAND TENURE AND TRANSFER SYSTEMS

The occupation and use of land around the project site is based on customary laws and practices for land transaction and inheritance. Typical of rural villages the land is un-surveyed and un-demarcated. The land owners do not have title documents but a deemed right of occupancy for indefinite period. Land transactions are made informally between individuals with no or minimal official knowledge or involvement. About 90% of PAPs obtained land they own through village allocation, 9% through purchase from previous owners and 1% through inheritance (see annex A).

5.6 SOCIAL NETWORKS AND SOCIAL SUPPORT SYSTEMS

5.6.1 Ethnic Characteristics of PAPs

The majority of the populations are not native to the area. Most of people have migrated to the area either recently or over generations from a range of ethnic groups particularly Wanyakyusa from Mbeya Region (34%), Wahehe from Iringa Region (23%), Wamaasai from Arusha Region (19%), and Wandali from Mbeya Region (11%). Other minor groups include the Wabena from Iringa Region (7%), Wasukuma from Mwanza Region (4%) and Wafipa from Rukwa Region (2%). Except for the Maasai who moved into the area in search of grazing land, all the people moved into the area in search of new arable land.

5.6.2 Existence of PAPs Social Safety Networks

Table 5.15 indicates the various social and economic aspects which the various categories of PAPs consider to be their safety nets. For example job market and food security considered being important to youths and households respectively are a result of farming activities, the economic mainstay of these areas. Markets are essential for women as areas where they sell farm produces – their main source of cash income.

Table 5.15: PAPs Social Safety Networks

Entity	Food Security	Markets	Job Market	Kins & Neighbours	Income	Food, Medication	School
Household	✓	-	-	✓	-	-	-
Women	✓	✓	-	-	-	-	-
Youths	✓	-	-	-	-	-	-
Widows	✓	-	-	-	-	-	-

5.7 AFFECTED COMMUNITY PROPERTIES AND ASSETS

There is no any community assets which will be affected by the project are shown in Table 5.16

Table 5.16: Project Affected Communities

Community	Property / Resource to be affected
Mbasa Sub-village	None
Isago Sub-village	None
Mngeta Sub-village	None

5.8 PAPs PREFERENCES FOR RESETTLEMENT

5.8.1 Form of compensation: cash vs in-kind

During initial census and survey PAPS were given an opportunity to express their preferences for compensation following demolition of their affected assets. Among options were opted are presented in Table 5.17. Table 5.17 below show 90.0% of the PAPs preferred cash compensation for their affected properties while 5.6% preferred in-kind compensation.

Table 5.17: Desired form of compensation indicated by the Interviewed PAPs

Form of Compensation	Number	Percentage
Cash	209	90.0
In kind	13	5.6
I don't know	8	3.4
Total	230	100.0

5.8.2 New relocation site

The survey data conducted in 2009 indicates that 15% would relocate to the nearby village where they either have permanent homes or have the possibility of acquiring at least a residential piece of land. The rest of the responses were as indicated in the table below.

Table 5.18: Possible relocation destinations

Relocation destination	Percentage
In the nearby village	15.0
New Kichangani area	4.0
Where will be taken by the village government	3.8
To place of origin	2.1
Don't know	.5
Not applicable	74.5
Total	100.0

KPL has reached a compromise with Mngeta and Lukolongo villages on the farm boundary and enough alternative land has been found to accommodate the house occupiers at in the Mbasa Resettlement Area and PAPs owning farms at kangawalo Village.

CHAPTER 6: NATURE AND EXTENT OF DISPLACEMENT

The Mngeta Farm will be designated and used for the intended purposes only - no residences or any type of buildings or structure will be allowed. Households will be affected by one or a combination of the identified categories of losses: loss of houses and auxiliaries (80 households); loss of farmland; loss of access to water supply; loss of income sources/means of livelihood and loss of crops. The move will affect them regardless of compensation payments.

6.1 THE EXPECTED LOSSES

Upon the involuntary removal from the Mngeta farm project sites, 230 household people will suffer, losing rights to use pieces of land, and/or un-exhausted improvements on the land; i.e. built structures and crops. Types and estimated numbers of structures that may be affected are indicted in Table 6.1 as follows:

Table 6.1: Total impacted Assets

Item	Affected Asset			Total Assets		Total PAPs	
	House structures	Agriculture	Others				
Residential house	80	34.8%	-	80	34.8%	80	34.8%
Residence cum Commercial	1	0.4	-	1	0.4	1	0.4
Farms	-	150	65.2%	450 acres		150	65.2%
Commercial	-	-	-	-		-	
Public Structure	-	-	-	-		-	

6.1.1 Vulnerable Groups

The impacts on livelihood and livelihood ability for the potentially vulnerable groups may be more severe than for the other affected households as vulnerable groups may have smaller resources to cope with the changes the project entails for them.

6.1.2 Land

The land survey indicates that a minimum of 450 acres of cultivated land (for 150 PAPs) will be vacated by PAPs/Squatters. Also a total of 1,082 of uncultivated land will be vacated. Current users/occupiers of that land will be eligible for compensation for land which currently is under cultivations, bare land, crops and other improvements on land such as fences etc. As indicated above majority of the people residing on the farm, cultivate shambas of less than three acres. This is mainly due to the fact that cultivation using the traditional hand hoe does not permit the cultivation of a large piece of land. Majority of affected households will be lightly affected in terms of relative cultivated land loss and shall be able to maintain their livelihoods on at least the same level with the three acres of land that will be provided by the proponent.

6.1.2 House structures

The built structures consist of small one to two rooms mainly thatched by grass, walls made of poles and mud, and earth floors. The households are primarily used for residential purposes. The project will demolish 80 mud houses at Mbasaa and Isago sub-village. Owners will lose both the house and land on which they are built (i.e.: house-lot). It is estimated that there is hardly a house that costs one million Tanzania shillings.



Figure 8: Very common housing structures in Isago sub village

Many people with such poor housing structures within the Mngeta Farm have other permanent homes, either in the surrounding villages or in their places of origin. More than half of the people had no significant structures within their shambas because they permanently live outside the farm boundaries. From the above discussion it may be concluded that a majority of affected households will be lightly affected in terms of relative house structures loss and shall be able to maintain their livelihoods on other areas.

Commercial structures

The only enterprise to be affected by this project will be a small local brew kiosk located in Isago. The monthly income from the kiosk is estimated to 40,000 TZS per month corresponding to an annual income of 480,000 TZS.

6.1.3 Agriculture

Farm properties mainly constitute permanent crops, trees, seasonal crops and vegetable gardens. The crop loss that each farmer will sustain has been identified and agreed with the farmers during the socio economic survey. Commonly crops found within the farm include banana trees, mango trees, coconut tree, palms tree, lemon trees, pawpaw trees, guava, timber trees and avocado trees. A summary of the crop compensation for each affected household is given in table 8.3.

6.2 MAGNITUDE OF LOSS

Loss refers to title farm land that will actually be taken back by Kilombero Plantations Limited. Depending on the situation the magnitude of loss could be total or partial. Total loss is described as loss of all or most (i.e. more than 50%) of the landholding and / or properties; or where the remaining portion of the land or the residual part of a building or structure (after demolition) is no longer viable for continued use. All structures and farm land identified within the Mngeta Farm at Isago and part of Mbasia in the socio economic survey will suffer total loss.

6.3 EXTENT OF DISPLACEMENT

Involuntary resettlement causes physical displacement of people and properties as well as economic or social displacement of PAPs. Displacement extent varies with types of affected properties and has a direct bearing in the determination of new relocation sites and options of resettlement assistance to PAPs. However, no people have been identified who may face SEVERE hardship, impoverishment and environmental damage risks due to land take planned by Kilombero Plantations Limited.

6.3.1 Loss of accommodation

Residential accommodation

Demolition of the 80 occupied residential houses will result in loss of accommodation and entail relocation of occupants either as single persons or whole families. However, there is ample alternative land within the current communities for the all households to move. Also it found out during the census that common main structures owned by people living within the titled area of Mngeta Farm are houses of very poor quality. The housing structures are generally less substantial than the ones found in the residential areas of the surrounding villages. Many people with such poor housing structures have other permanent homes, either in the surrounding villages or in their places of origin. More than 75% of the people had no significant structures within their shambas because they permanently live outside the farm boundaries.

Business accommodation

There will be no demolition of commercial house structures of significance and other types of fixed business premises because none were found on project sites. There is one local brew kiosk which is in bad shape and is used also as residential house.

Loss of house support services

Demolition of house outer structures and services such as fences, water storage structures, toilets, kitchen, etc will result in loss of structures / services from which individuals or family depend on for sanitation, security and general wellbeing. The loss may force them to use unorthodox means and compromise household security. None of these structures were found within the farm boundaries. Only small structures were used as houses without other supporting structures (see figure 8 above).

Loss of support services for vulnerable groups

There is no vulnerable PAPs identified who need special facilities/needs. Also vulnerable PAPs will not need to relocate very far from their current areas due to availability of alternative land within the Mbaso resettlement zone and Mkangawalo village.

6.3.2 Individual production system dismantled

Often, involuntary resettlements forces individuals and families into areas where their production system and skills may not be applicable. Many rural people depend on land for livelihoods and income generating activities. Land supports agriculture and land-based natural resources and enterprises which are the rural economic mainstay. However, the size of cultivated land lost by individual PAPs (1- 3 acres for majority) will be dismally small to affect whole production systems.

6.3.3 Loss of livelihoods and income support properties and assets

Demolition of livelihoods and income support properties and assets such as clearance of cash and food crops, will disrupt PAP's sources of income and livelihoods. Clearance of crops will result in loss of benefit accrued i.e. food, income, shade and other environmental services.

6.3.4 Impacts to recipient communities

These are areas to which relocated people will be moving. The new comers may increase pressure on local resources or infrastructures, supply systems, land/spaces, health facilities school etc. However, the magnitude of the impact will depend on the numbers of people already existing and those coming in and the balance between people and available resources or services. Also before relocating, these PAPs were depending on the same local resources as are not moving outside of the original Ward (i.e.

Lukolongo and Mkangawalo Villages). In any how the displacement of 80 households by the project who will need to relocate to new areas is small scale and will not give rise to such effects.

6.3.5 Relocation of Graves

No grave yard was found within the Mngeta Farm land (outside of the Mbasa resettlement area); therefore there will be no relocation of the grave yard.

CHAPTER 7: ELIGIBILITY AND ENTITLEMENT

7.1 ELIGIBILITY FOR COMPENSATION AND RESETTLEMENT ASSISTANCE

7.1.1 Eligibility Criteria for Defining Various Categories of Project Affected People

The criteria for eligibility for compensation are in accordance with WB OP 4.12 and refer to:

- People or other entities who occupy or use land and have formal titles/ legal rights to assets and land - whether granted right of occupancy (Statutory Rights of Occupancy;) or a deemed right of occupancy based on customary laws and practices (Customary Rights of Occupancy); or proven and bona fide long standing occupation
- PAPs who have no legal rights or claim to land they occupy; and
- PAPs who have no legal right but own, use or occupied the land before the entitlement cut off date set during the RAP process.

In general, WB OP4.12 requires the affected persons who suffer losses or are negatively impacted by the acquisition of land - irrespective of their status be eligible for resettlement entitlement or some kind of assistance. The policy categorizes the displaced people into four groups:

- a. Affected Individual who suffers loss of land, assets or investment, and property or access to natural or economic resources as a result of the project activities.
- b. Affected Household: in case any of its members is affected by the project activities either by loss of property, of access or otherwise affected in any way by project activities.
- c. Affected local community: If the project activities affect their socio – economic and/or social – cultural relationships or cohesion.
- d. Vulnerable Households: having different resettlement needs from most households or needs unrelated to the amount of land available to them such as un-married women, elderly, chronically ill persons and orphans.

7.1.2 Categories of Project Affected People under the Redevelopment of the Mngeta Farm

The socio-economic survey recorded all types of people who have house structures (including residential houses and its associate structures and business structures), farms or use the total area of impact in one way or the other: whether legal or illegal, permanent or temporary structures, owned by individuals or community structures. The study identified 230 households with a total of 80 individual PAPs with houses and farm and 150 with crops.

Property owners

Affected people generally eligible for compensation are property owners recognized in the Tanzania law. In the project coverage area all people hold land and structures based on Customary Rights of Occupancy. In this RAP, KPL is the legal owner of the Mngeta farm with a title deed which was issued on October 2008. During the Census it was found out that the majority (50%) of the people acquired their land through squatting. Only 39% claimed that they acquired their shamba plots through village allocation. However, less than five people were able to show their receipts verifying that they were given land by the village government between the late 1990s and early 2000s.

Squatters, Encroachers and other opportunistic land occupiers

These are people who do not own land that they occupy or use; rather take advantage of undeveloped public or private land to erect permanent or semi-permanent structures without permission of the owner. Encroachers and others may incur losses but are presently not considered eligible for compensation under the Tanzania law.

This RAP for the Mngeta Farm recognizes rights to assets and land for a person who has been included in the census exercise and before the cut-off-date that will be provided by the KPL upon completion and acceptance of the Valuation Report. Any person who encroaches on the identified corridor of impact after this date is not entitled to compensation or any resettlement assistance.

Tenants

These are people who do not own property but rent house, premises or land for the respective purposes; but when displaced tenants may incur losses i.e. accommodation, profit etc. This category of PAPs is classified in different sub-categories including residential tenants, business tenants, or farm tenants. The census survey did not identify any residential tenant at Mbasaa and Isago sub-villages.

Grave owners

Individuals or households whose land contains graves that will be affected by the project are recognized for compensation. No graves were found during inventory of assets and properties.

Affected Community

Communities who incur loss of property or asset owned by the community at large or are restricted use or access to resource will be compensated for the loss. No community asset was found with the Mngeta Farm.

7.1.3 Cut-off-date

The valuation surveys commissioned by KPL, was conducted by the Land Village Committee and KPL staffs from 03/04/2010 – 12/04/2010. Valuation of properties was based on the terms of compensation and relocation agreed by KPL, PAPs and Village Government. The Valuers identified all people who are eligible for compensation entitlement under the Tanzania law, i.e.: people and entities that have recognized rights of occupancy and those eligible under WB OP 4.12 and IFC. Once the valuation report is approved by Government, the KPL will serve official notices to the PAPs. These will include the following:

- **Land Form No. 69** to inform every PAP their entitlement to claim for compensation of affected properties;
- **Land Form No. 70**, filled in by each PAP, as official application for compensation, indicating the property owned, family condition and recommended amount of money claimed;
- **Land Form No.1**, used by the Valuer to record all properties owned by the PAP – duly signed among others by the property owner, the KPL, District Land Officer, and Lukolongo and Mngeta Village Government Officials.

The date of completion of recording properties (on *Form No. 1*) is considered to be the cut-off-date for eligibility for compensation and other relocation assistance related to Mngeta Farm project. People whose properties were missed out during the census and/or the valuation exercise will continue to lodge claims to the established Grievance Committee for consideration. These will be assessed for eligibility before compensation and overall RAP implementation.

7.2 METHODS OF VALUING AFFECTED ASSETS AND COMPENSATION PAYMENTS

7.2.1 Methods of Valuing Affected Assets

IFC Land Acquisition and Involuntary Resettlement

When displacements cannot be avoided, the client will offer displaced persons and communities compensation for loss of assets at full replacement costs and other assistance to help them improve or

at least restore their standard of living or livelihoods. Standards for compensation will be transparent and consistent within the project. Where livelihoods of displaced persons are land-based, or where land is collectively owned, the client will offer land based compensation, where feasible. The client will provide opportunities to displaced persons and communities to derive appropriate development benefits from the project

World Bank Operation Policy (OP 4.12)

The resettlement policy requires varying types of compensation provisions the nature and extent of which differ according to their legitimate claims, the type and extent of negative impacts incurred. Compensation items include i) value of the land; ii) value of un-exhausted improvements (dwelling house, other house structures, trees, crops, hedges/fences and other properties). Compensation is effected for any loss of interest on land and includes various kinds of allowances – disturbance, transport, accommodation and loss of profit. The Valuation Division in the Ministry of Lands, Housing and Human Settlements Development has developed guidelines on methodologies for valuing properties and compensation rates for crop including various fruits.

The following general methodologies were applied to value losses

- a. Estimation of the market value when it is known and/or
- b. Estimation of the replacement costs.

Land Act, 1999 and Land (Assessment of Value of Land for Compensation) Regulations, 2001

The calculation of compensation and other resettlement allowances for displaced property owners is based on directives of the Land Act, 1999 and Land (Assessment of Value of Land for Compensation) Regulations, 2001. The Act / Regulations stipulate compensation to be paid is the market value of the affected land, structure or asset (direct comparison method) and standing crops (earnings approach) as determined by the valuation assessments. This generally is in agreement with resettlement measures required by the WB OP4.12 which recommends compensation at full replacement value (not depreciated) and replacement of land for land where appropriate. In this RAP, compensation will be full replacement value.

The KPL Valuer conducted market survey to determine the current replacement costs and open market values. For this RAP, the Valuer adopted the Replacement Cost Method i.e. cost of replacement or selling the affected property (e.g. cost of construction materials, price of buying and selling land and transportation costs, labour) at the date of valuation. To this various allowances will be added according to legitimate claims, and the type of loss incurred.

Valuation was undertaken using the following methodology details:

Buildings: replacement cost - entail re-building a similar/better of building to one displaced by the project. Allowance for factors affecting property market value is considered as adjustments but not depreciation factor.

Land: values are assessed based on the average price of land at specific area. For Mngeta Farm project the Valuer adopted 30,000 TZS per acre based on the current market price at Mkangawalo. However to the nearby Village of Mngeta the land is allocated by the Village government at 10,000 per acre.

Crops: use the crop compensation rates including various fruits developed by the Valuation Division in the Ministry of Lands, Housing and Human Settlements Development; also available at Region/District Valuation office.

Disturbance allowance: This is transitional assistance - provided to eligible property owners in the form of a disturbance allowance. The Valuer calculated disturbance allowance accordingly by multiplying the assessed value of the affected "estate" (i.e. land not assets) by the average percentage rate of interest offered by commercial banks on twelve month fixed deposits (currently 4%). These amounts, in cash, are to be paid to each property owner.

Accommodation allowance: this is cash allowance provided to displaced people who lose houses and other structures. However for this project new houses will be rebuilt before to accommodate PAPs and all PAPs will not incur any costs related with renting houses or structures for accommodation.

Transport allowance: provided to eligible property owners who will need to relocate (even if only over a very short distance) their movable properties and assets – furniture, equipment, and business goods to a new location. The transport allowance paid in cash – only to PAPs who are to physically move, is the equivalent of the prevailing cost of hauling 12t of goods by rail or road over a distance of 20km from the point of displacement.

Compensation for loss of income (business profit): payment to displaced person the loss of profit allowance whereas a business or income generating operation is affected by land acquisition. The regulation require the loss of profit allowance to be calculated as the net monthly profit of the business carried out on the affected property, as evidenced by audited accounts, where available, multiplied by 36 months. Another alternative payment mode is payment of half of turnover for 6 months. However for this project within the land only one local brew kiosk was found and its earning over 12 months is 480,000 TZS.

Calculation of Total compensation figure: Property replacement cost (calculated differently for houses, structures, crops and trees) + land values + accommodation allowance + transport allowance + disturbance allowance (+ loss of profit where applicable).

7.2.2 Forms of Compensation payments for various eligible PAPs

The project may affect a variety of properties and assets which have all been screened as for their value and their eligibility for due compensation. To settle compensation payments for the loss of assets, compensation may be made in any and/or more of the following forms:

- Cash payments – compensation calculated and paid in Tanzania shillings
- In-kind -- compensation may include items such as land, houses, building materials and financial credits
- Assistance – to include moving allowance, transportation and labour.

Table 7.1 below was used as a checklist to determine the compensation measures taken into consideration for eligible PAPs for each type of loss incurred.

Table 7.1: Standard Entitlement Matrix Based on Severity of Impact

CATEGORY PAP	TYPE OF LOSS	ENTITLEMENTS				
		Compensation for Loss of Structures	Compensation for Loss of land /Assets	Compensation for Loss of Income	Moving Allowance	Other Assistance
Property Owners	Loss of land		Replace land / pays compensation at market value	Crops (permanent or seasonal) at market cost in scarce season	None	Land replacement at new site (for land-based income and livelihood). Disturbance, Allowance

	Loss of structures (residential or business); standing crops and trees	Compensation at full replacement value not depreciated	Permanent crops or trees at market cost in scarce season	Lost rental income: lump sum cash payment of 6 months rent per tenant Loss of business income: payment of half of turnover for 6 months	Actual cost of transporting 12t of goods by road for 20km	Disturbance Allowance Accommodation allowance
Residential Tenant:	Loss of rental accommodation	No loss of structure, no entitlement at new site	Replacement cost for non-movables (if installation was agreed with owner)	No loss of income	Actual cost of transporting 12t of goods by road for 20km	Disturbance allowance: 6 months' rent equivalent
Business Tenant	Loss of rental business premises	No loss of structure, no entitlement at new site	Replacement cost for non-movable facilities (if installation was agreed with owner)	Loss of business income: payment of half of turnover for 6 months	Actual cost of transporting 12t of goods by road for 20km	Disturbance allowance: 6 months' rent equivalent
Encroachers (using land)	Loss of land	None	Replace land / pays compensation at market value	Crops (permanent or seasonal) at market cost in scarce season	-----	Relocation to resettlement site of choice, ('land for land');
Squatters (business or living on site)	Loss of business premise / shelter	Compensation at full replacement value for structure	-----	-----	-----	Relocation to resettlement site of choice, ('land for land');

7.3 ENTITLEMENT PACKAGES FOR ELIGIBLE AFFECTED PEOPLE AND ENTITIES

7.3.1 Entitlement packages for eligible property owners

230 property owners (houses and farms) with or without officially recognized rights of occupancy – are to be compensated. Table 7.2 is a summary of compensation measures for all eligible PAPs on the Mngeta Farm project. Through the socio-economic survey the affected households were asked about their preferred form of compensation. The table below give the summaries of the responses. As can be read from the table 90% of those who will lose only land, prefer to be compensated with cash only while 5.6% prefer in kind compensation for the land lost and 3.4% were undecided.

As for the loss of houses, 44 (55%) out of 80 of the PAPs preferred cash compensation while 36 (45) of PAPs preferred the in kind option.

Table 7.2: Preferred Compensation for Land loss

Form of Compensation	Number	Percentage
Cash	209	90.0
In kind	13	5.6
I don't know	8	3.4
Total	230	100.0

There is a strong preference among the affected households for cash compensation irrespective of the size and type of loss they will be experiencing. This undoubtedly presents a problem as cash compensation will not guarantee income and livelihood security in the future as there is a relatively large risk that the cash compensation will be quickly consumed. Further, the majority of PAPs do not hold bank accounts.

Cash compensation can only be an option for the lightly affected households where income restoration support can manage to re-establish and increase household production and income from the remaining

land. For the Mngeta Farm project PAPs will lose entire land and some will lose houses, so in-kind compensation and resettlement solutions would be negotiated and agreed to the largest possible extent. Care will also be taken to find good individual solutions for each affected household so than none of them are forced to accept uniform standard solutions that they are unsatisfied with. This may entail combinations of in kind and cash compensation as well as the developer acting on the behalf of the households to acquire new properties and assets of their preference and choice.

7.5 COMPENSATION CONTRACTS /AGREEMENTS WITH PAPs

After completion of the compensation valuations the owner's names of the affected properties, their eligibility for compensation and assessed value of the property will be made available to the KPL office for crosschecking and endorsement. Thereafter, a second round consultation with individual PAPs or household will be made to clearly explain types of compensation and payment options, how compensation will be provided and obtain signed agreement from each PAP. During the process the Land Officer / Valuer/KPL will draw up a contract, listing all property and land being surrendered and the type of compensation to be given. In-kind compensation is also be recorded in an-order form. The compensation contract containing option selected, compensation amount, timeline for leaving property, and possible new relocation sites, will be read aloud in the presence of the affected party and Mchombe Ward Leader/Lukolongo and Mngeta Village Leaders / Land Committees prior to signing. The contract will be signed and witnessed.

CHAPTER 8: ANALYSIS OF POTENTIAL NEW RESETTLEMENT AREAS AND LIVELIHOOD IMPROVEMENT MEASURES

The taking of land and related assets or the denial of access to assets will take place only after compensation packages described under section 7.3 above have been implemented. The compensation package includes assets valuations, disturbance and other assistance required for relocation, prior to displacement, e.g. moving allowances. The compensation package also takes due consideration for assistance to vulnerable persons. This chapter describes other resettlement measures including relocation measures at current or new sites and income restoration and support measures.

8.1 RESETTLEMENT SITES

8.1.1 Freedom of Choice

Although the Mkangawalo, Lukolongo and Mngeta Village Governments has pledged to set aside land or allow use of village land or other assistances for PAPs resettlement, freedom of individual choice for resettlement location will be maintained. Offer of alternative site do not oblige the displaced person(s) to take that allocated plot, but that they shall be allowed to opt for other places as available but within the project surrounding villages.

8.1.2 Location of Prospective Resettlement Sites

8.1.2.1 Individual farm occupiers

The present planning is for the project-affected people to be resettled in their familiar vicinity, i.e. within the boundaries of their Village (i.e. Mbsa resettlement area – not more than 2 kms from current location) and Mkangawalo Village (not more than 8km). Additionally, land is available at Njage for 3 acres of cleared, harrowed land, Mkangawalu for 3 acres of cleared, harrowed land and KPL also is providing option of buying 3 acres of land for up to 60,000 an acre and KPL will clear and harrow if necessary. Survey data indicate that almost all of the PAPs preferred to live within their current settlements in the same Mngeta, Lukolongo and Mkangawalo villages.

The Mngeta Farm is surrounded with Mngeta, Mkangawalo and Lukolongo Villages which are predominantly rural. With no exceptions, these Villages are endowed with adequate land to which displaced PAPs can move or rebuild their demolished properties or establish new farms. Options are available for 80 household who are already allocated land at Mbsa sub village in Lukolongo Village. KPL in agreement with property owners will re-build the affected structure (household or outer structures) on the allocated land at Mbsa resettlement area.

The majority of displaced PAPs from the Mngeta Farm indicated their willingness to relocate and would consider any possible relocation plan. Those who expressed their unwillingness to relocate, expressed that would do so if are advised to by Mngeta village government and all were aware that the farm legally belongs to KPL so it is just a matter of time for them to be relocated. Such people would relocate after the coming harvests (11%) while others (5%) would wait for the village government's decision. About 15% had already left the Farm but still come back to take care of their planted crops. PAPs are ready to locate anywhere where there are social services (schools, hospitals, market, recreational, place of worship).

8.1.3 Relocation Measures

8.1.3.1 Relocation measures for individual property owners

Demolition and salvaging of materials

The affected people will be allowed to salvage any materials from demolished structures such as metal/wooden frames, roofing iron sheets if any and bricks. They will be given adequate time through timely notices.

Harvesting of fields

Similarly farmers will be given adequate time, through timely notices to harvest the fields.

8.2 EXPECTANCY OF IMPROVED LIVING STANDARDS

Resettled people can expect the following improvements of their life standards depending very much on individual needs.

New properties

The compensation package used to replace structures with new ones will ensure PAPs maintain or improve the pre-project standards of living. A rough estimate of costs in connection with relocating 80 households is given in Table 8.1 below. It has been assumed that in terms of replacement of cultivated land for all households to be resettled, each household will be re-allocated at least 3 acres of prepared land (i.e. cleared, ploughed and harrowed). The construction cost of each house will be 3,000,000 TZS for two room house.

(1) 2 Rooms Residential building

The building will be constructed with fired bricks, timber roof structure, cement floor and brick wall, iron roofing sheets, outside toilet and kitchen rooms. Also a house will consist of wooden doors and window frames.

- Estimated construction cost per square meter = 78,947.37
- Area of building including kitchen and toilet = 38m²
- Estimated building costs 38 x 78,947.40= 3,000,000

Table 8.1: Total cost of replacement for each house in Mbasaa and Isago areas

Item	Unit Price TZS	No. of Rooms	Quantity	Total Amount	
				TZS	USD
Acquisition of land (acres)	Land set aside by ngeta farm at Mbasaa Estate			-	-
2 Rooms residential building.	3,000,000	2	80	240,000,000.00	177,777.78
Total			80	228,000,000.00	177,777.78

1 USD = 1350 TZS

Agriculture services

At Mkangawalo there is adequate land, and several streams. PAPs that will be relocated on that area will be able to own larger pieces of land, growing crops of their choices – including trees and permanent crops and eligible for extension, material and equipment support. Farmers will be offered extension support including seeds and System for Rice Intensification tools and extension services.

Table 8.2: Total cost of compensation of uncultivated land for Isago and Mbasa sub Village

Item	Total uncultivated land loss	Unit Price TZS	Total Amount	
			TZS	USD
Acquisition of uncultivated land (acres) for 150 farm holder	1,082	30,000 per acre at Mkangawalo	32,460,000.00	24,044.44
Total			32,460,000.00	24,044.44

1 USD = 1350 TZS

Table 8.3: Total cost of compensation of cultivated land for Isago PAPs

Item	Total cultivated land loss	Unit Price TZS	Total Amount	
			TZS	USD
Acquisition of cultivated land (acres) for 150 farm holder	450	Estimated at 60,000 per acre	27,000,000.00	20,000.00
Total			27,000,000.00	20,000.00

1 USD = 1350 TZS

Loss of Crops

Large fruit/trees e.g. mangos and coconut are important as a source of subsistence food for families, petty market income in some areas, and shade. Given their significance to the local subsistence economy, which this project intends to enhance, mango and coconut trees will be compensated on a combined replacement /market value. Mango and coconut trees used for commercial purposes will be compensated at market value based on historical production records. The compensation rate was based on information obtained from the socio-economic study. The crop loss that each farmer will sustain has been identified and agreed with the farmers during the survey and valuation exercise. A summary of the crop compensation for each affected household is given in table 8.4.

Table 8.4 Cost for crop loss compensation

S/N	Types of crops	Total Number of Crops	Cost for each (aged crops)	Total cost in TZS	Total Costs in USD
1	Banana Trees	14,019	7,150	100,235,850	74,248.78
2	Mango Trees	944	10,400	9,817,600	7,272.29
3	Coconut Trees	14	14,300	200,200	148.29
4	Palms Trees	1,127	7,800	8,790,600	6,511.56
5	Lemon Trees	90	3,250	292,500	216.67
6	Pawpaw Trees	562	2,600	1,461,200	1,082.37
7	Guava Trees	182	3,900	709,800	525.78
8	Timber Trees	116	55,000	6,380,000	4,725.92
9	Avocado Trees	84	16,900	1,436,500	1,064.07
	Total			129,324,250	95,795.74

1 USD = 1350 TZS

The results show that all affected crops will be compensated about 95,795.74 PAPs could use savings from compensation package to improve upon or establish new income generating initiatives.

Resettlement in familiar vicinity / usual socio-economic services and social safety nets:

All project-affected people will be able to remain within their current settlements (i.e. within the boundaries of their Mngeta villages /Ward), but close to their usual social and economic services

(schools, health facilities, religious institutions etc) and social safety nets (kin members and neighbors, savings and credit schemes etc).

8.3 EXPECTANCY OF Restoration of Incomes / Livelihood

Different restoration packages will be required for each of the different categories of PAPs depending on the magnitude of the loss and their levels of vulnerability. Below tentative compensation activities and support are outlined to indicate what kinds of activates and material support may be needed to satisfy the IFC and WB requirements. A detailed livelihood restoration programme needs to be worked out as a part of future planning efforts and in consultation with the affected communities.

8.3.1 Employment

Offering impacted people the opportunity for employment during the construction of replacement structures will offer them income and skill to use in the future. Kilombero Plantations Limited and contractors will show preference for employing project-affected persons (PAP's). One way of promoting this would be for the project to train displaced persons to acquire the skills needed by these contractors. In future the trained PAPs could provide skilled/semi-skilled casual labour for new construction of houses and other community structures like schools, hospitals and market.

8.3.2 Land subtitles for each Household/Shamba

All PAPs found within the Mngeta farm are not legal landholders, but have encroached on the farm. The compensation and / or relocation assistance provided by KPL for the relocation of affected houses will include provision of subtitles to the Mbsa residents who have remained unmoved in the Mbsa Resettlement Area, and to Mbsa and Isago residents who have been relocated to the Resettlement Area, which falls within the boundaries of the farm title deed. Provision of subtitles to PAPs will support investment resources including formation of credit societies; also legal ownership of land may help PAPs get to access loans from various financial institutions. The non-resident farmers shifted to Mkwangawalu will not receive subtitles, as there are no land titles in the area, but rather their tenure will be formally registered with the Mkwangawalu Village. KPL will pay the following Table 8.5 approximate amounts of money to process the subtitle for each PAPs.

Table 8.5: Cost of Subtitles for PAPs Relocated to Mbsa Resettlement Area

Item	Amount Payable in TZS	Amount Payable in US\$
Fees for Certificate of Occupancy	3,000	2.22
Registration fees	2,000	1.5
Deed Plans fees	4,000	2.9
Stamp Duty on Subtitle and Duplicate	1,000	0.7
Survey fees	75,000	55.6
TOTAL	85,000	63.0
<i>Total costs PAPs 80 x \$ 63 for each PAPs = \$ 5,040</i>		

1 USD = 1350 TZS

8.3.3 Agriculture support services /outreach programs

At least three acres of prepared land will be offered to each household that will be resettled. Support for re-establishment of crop farm, and clearance as well as ploughing and harrowing shall also be offered. In addition technical assistance (training on crop production and agricultural inputs) will be offered for at least a two year period (costs of training are provided in table 8.6 below). The fact that most resettled will receive better-prepared land than they presently cultivate should facilitate the rehabilitation livelihoods and incomes at levels that are higher than present (pre-relocation) levels. All those who will

suffer a negative impact on their cash crops such as seedlings and seeds will be provided for purposes of replacing their farms (see costs table 8.5 below).

Table 8.6: Cost estimates for Rice Intensification Extension Services for 230 PAPs

	Items	Description	Quantity	Unit cost (TZS)	Total cost (TZS)
1	Planning activities (logistics)				
	Pre-meeting arrangements	Visits by KPL officials to meet village leaders for familiarisation and organizing for farmer meeting	KPL	formula	applicable
	Holding planning meeting	Visits by KPL officials to meet farmers in the meeting and getting key (representative) farmers to participate in the SRI Farmers Field Schools FFS			
	Site selection	Visits by KPL officials for identification of suitable sites (demonstration fields) for conducting the FFS			
2	Farmer Training and Management of FFS				
2.1	Establishing and managing demo-/training plots				
2.1.1	Farm Inputs				
	Rice seed (SARO 5) (kg)	8 kg/acre x 0.25 acre x 5 sites (plots)	10	3,000	30,000.00
	Fertiliser (Urea) bags (@ 50kg)	2 bags/acre x 0.25 acre x 5 sites (plots)	3	45,000	112,500.00
	Push weeders	1 weeder/farmer x 10 farmers/site x 5 sites	50	5,000	250,000.00
				Sub-total	392,500.00
2.1.2	Farm activities				
	Land preparation (prepared acres):				
	Land clearing	Slashing 0.25 acre/site x 5 sites	1.25	30 000	37,500.00
	Ploughing and harrowing	Ploughing and harrowing 0.25 acre/site x 5 sites	1.25	80 000	100,000.00
	Planting (acres)	Sowing 0.25 acre/site x 5 sites	1.25	60 000	75,000.00
		Transplanting 0.25 acre/site x 5 sites	1.25	60 000	75,000.00
	Weeding (by push-weeders and hand) (acres)	0.25 acre/site x 5 sites	1.25	30 000	37,500.00
	Fertiliser application (acres)	0.25 acre/site x 5 sites	1.25	10 000	12,500.00
	Bird scaring (days)	30 days/plot x 2 plots/site x 5 sites	300	3 000	900,000.00
	Harvesting and post-harvest processing	Cutting and threshing 0.25 acre/site x 5 sites	1.3	30 000	37,500.00
		Winnowing & bagging 30 bags/acre x 0.25 acre/site x 5 sites	37.5	5 000	187,500.00
		Empty bags, 30 bags/acre x 0.25 acre/site x 5 sites	37.5	1 000	37,500.00
				Sub-total	1,500,000.00
3	Farmers support				
					1892500
3.1	Farm Inputs				
	Rice seed (SARO 5) (kg)	8 kg/acre x 2 acres/farmer x 230 farmers	3,680	3000	11,040,000.00
	Fertiliser (Urea) bags (@ 50kg)	2 bags/acre x 2 acres/farmer x 230 farmers	920	45,000	41,400,000.00
	Push weeders	1 weeder/farmer x 230 farmers	230	5,000	1,150,000.00
				Sub-total	53,590,000.00
	Grand total in TZS				55,482,500.00
	Total in USD				41,098.15

1 USD = 1,350 TZS

Explanatory Notes:

- 1) Farmer Field School (FFS) approach is suggested to be employed as the extension approach to reach all the farmers within a reasonably short time.
- 2) Five (5) demonstration sites will be selected and a demonstration/training plot established per each site where the demo/training will be executed by the responsible KPL personnel. Ten (10) key/representative farmers will be involved per site for efficient training and handling. In total fifty (50) farmers will get first hand training on SRI principles.
- 3) Only one major activity relevant for improvement of rice production/agronomy will be selected and taught/practiced per each session, preferably one session per each planned day. The major activities will be conducted in a logical sequence.
- 4) After each session, each one of the 50 participating farmers per site will have to apply the knowledge in his two-acre plots and invite eight (8) neighbour (selected) farmers to participate and learn.
- 5) The 50 Farmers, each training new 8 farmers, will make the total of 230 trained farmers at the end of the season, which is the target of the project. Serious follow-up on the trained farmers is important to ensure that they abide to the agreed contract as some of them may drop out in the process.

8.3.4 Drainage Ditch

The project area is located at the edge of the Kilombero Valley Floodplain, which experiences flooding in the rainy season. The developer plans to construct a drainage ditch to control water logging and flooding. This will add the value of the PAPs area compared with other village areas. The costing for drainage ditch construction is provided in Table 8.7.

Table 8.7: Costs of drainage ditch to nearest riverbed from proposed area allocated by Mkangawalo Village

	Item	Unit costs (USD)	Total in USD
1	Construction of a drainages ditch of 9 km	840/km x 9	7,560.00
	Total costs		7,560.00

8.3.5 Building new school

Mngeta village has 1 primary school, Mkangawalo village has 5 primary schools, while Lukolongo village has 2 primary schools and there is a plan to build two more primary schools. Isago and Mbasasub village get important services such as primary and secondary school education from their respective villages of Mngeta and Lukolongo, and Mchombe Ward secondary school. Such services are over 10Km away from Isago. KPL, as a social responsibility of the project to the community, is planning to build a new primary school in the Mbasasub Resettlement Area. Costs for new school construction are provided in Table 8.8 below.

Table 8.8: Costs for construction of new school

SN	Descriptions of product	Unit Price	Total in TZS	Total in USD
1	Cost estimates for School building (2 class rooms) <ul style="list-style-type: none"> • Costs per square metre = 160,000 • Area of two classrooms is approximately 154m² • Total estimate construction costs 154 x 160,000 	24,640,000	24,640,000.00	18,251.82
2	Semi detached Teachers building <ul style="list-style-type: none"> • Estimated costs per square meter = 150,000 	32,100,000	32,100,000.00	23,777.80

	<ul style="list-style-type: none"> Area of 1 semi detached building is approximately 214m² Total estimated construction costs is 214 x 150,000 			
	Total			56,740,000.00
				42,029.62

8.3.6 Water supply

Table 8.9: Cost of providing Clean Water to Residents of Mbasa Resettlement Area

Quantity	Package No.	Descriptions of product	Unit Price	Total in TZS	Total in USD
3	BHS	Drilling of borehole and development for 30 meters depth	4,800,000	14,400,000	10,666.70
3	Set	Hand pump for 30 meters depth	1,400,000	4,200,000	3,111.11
Total				18,600,000	13,777.81

8.3.7 Road improvement

It will improve access and communication, and household standards of living for displaced people and community at large.

Table 8.10: Total cost of access roads for reaching newly developed areas of PAPs

SN	Description	Unit costs	Total costs (USD)
1.	Bush clearing (Excavator) and Grading	840/km x 9	7,560.00
2.	Culvert (2 area to put culvert)	12pcs x 2 Bridges @ 250,000 TZS = 6,000,000 TZS	4,444.44
	Total		12,004.44

8.3.8 Services Provision

PAPs providing services and products such as supplying water or construction materials (e.g., gravel), food etc will provide an additional income-generating opportunity.

8.3.9 Alternative occupation or income generating activities

The advent of the Mngeta Farm project, and its local payroll of about US \$30,000 per month injected into the local community, has already brought opportunities in the form of informal and formal businesses such as food kiosks and vending and communication services.

8.3.10 Support measures for Vulnerable PAPs

Vulnerable PAPs include 21.3% female who are head of households, 13% elderly and 4.3% widows. Support for vulnerable households could consist of additional material and financial assistance. Members of vulnerable households will also benefit from the proposed training programs and able-bodied household members shall be given priority in allocation of project related employment.

Special measures will also need to be put in place to safeguard the livelihoods of vulnerable and disadvantaged households. Support for establishment of crop production is an alternative that will be considered for such households. Poultry production could suit such households because chickens

require a low labour input; one person can ably look after 20 chickens and feeding them is not costly as food is readily available within the Mkangawalo Village and Mbasas Resettlement Area.

CHAPTER 9: PUBLIC PARTICIPATION AND STAKEHOLDERS CONSULTATION

In connection with the requirement that displaced persons be meaningfully consulted - consultations with stakeholders were made through meetings and interviews carried out by the project environmental and social impacts assessment team with stakeholders at regional, District, ward and village levels. Further consultations were carried out during the first census in 2008 and the second census in 2009. In 2010 additional PAP consultations were carried out during the actual preparation of the RAP.

9.1 OBJECTIVES

The main objective of the meetings was to bring together stakeholders for them to plan together for what they need for their development. Specific objectives were

- a) To introduce and share the information about the Mngeta Farm project on the redevelopment of rice and bean cropping
- b) Stakeholders to understand applicable laws and regulations to the project.
- c) Discuss social issues, identify and plan for their mitigation including preparation of the RAP.
- d) To involve stakeholders in census and inventory of affected assets for resettlement action plan preparation
- e) To acquire information and opinion of PAPs.

9.2 THE STAKEHOLDERS

9.2.1 Stakeholders identification and analysis

Stakeholders at various levels were consulted and involved in this process of RAP preparation. An analysis of who are the key stakeholders, their roles and expectations to the project was facilitated by the consultant in collaboration with respective authorities. The following stakeholders/institutions to RAP Planning and Implementation were identified Table 9.1:

- a) Central Government
- b) Local Government Authorities
- c) Project Affected Persons
- d) Local communities
- e) NGOs
- f) Development partners

Table 9.1: Stakeholders/Institutions to Support RAP Planning and Implementation

Stakeholders & their Categories		Roles/contribution	Expectations
Central Government	Ministry of Land, Housing and Human Settlements Development, Morogoro Regional Commissioner Office, Kilombero District Commissioner Office	Overseeing RAP implementation including addressing grievances, Addressing technical, legal and policy issues, Maintaining of social security	RAP is participatory planned and successfully implemented The project is executed in time as planned.
Local Government Authorities	Kilombero District Council, Mchombe Ward, Mngeta, Mkangawalo and Lukolongo Villages	Facilitating implementation of the RAP Provide technical support in land acquisition and resettlement including property valuation	Smooth implementation of the project Economic Development and livelihoods improvement in Mngeta Village and the Kilombero District at large
Project Affected	210 in Isago sub village,	Provision of land for project	Compensation and livelihoods

Persons	20 in Mbasa sub-village	implementation	improvement, alternative land
Local Communities	Likulungo, MMkangawalo and Mngeta Village	Provide support in project implementation, Alternative land allocation and hosting project affected persons	Improved socio-economic conditions and livelihoods of the local communities Employment opportunities
Development Partners	Kilombero Plantations Limited / RUBADA	Funding of the project including compensation of the affected persons RAP approval	Successfully execution of the project to alleviate poverty in Tanzania.
NGOs	Environmental Association of Tanzania (ENATA) and	Prepared the Environmental and Social Impact Assessment Report, Conducted two socio-economic studies as part of the amended Scoping report	EIS report prepared and approved by the National Environment Management Council (NEMC)
Private Consulting Company	TRES Consult (T) Limited	Facilitate preparation of RAP Monitoring RAP implementation	RAP is participatory prepared and successfully implemented

9.3 PAPs, PUBLIC AND STAKEHOLDER PARTICIPATION PROCESS

9.3.1 Consultation and Participation Mechanisms Involving Potentially Displaced Persons in Planning, Implementation and Monitoring

The Resettlement Action Plan follows the principles determined in the OP4.12 and local Council prior experience involving Project Affected People in the planning, implementation and monitoring process; i.e., to ensure full participation of the Project Affected People in implementing the Resettlement Action Plan at every stage, including the monitoring of resettlement actions.

Notification

The resettlement and compensation plan requires measure to be taken to ensure that displaced people are:

- a. Informed in a timely fashion regarding their options and rights pertaining to resettlement and compensation. This was done before the household interview to get basic information required for resettlement plan and valuation and will be repeated in the course of the actual compensation procedures.
- b. Consulted with, offered choices and provided with technically and economically feasible resettlement and compensation alternatives.

Documentation

Timely documentation of holding's and assets is important to settle claims, to avoid later claims and to avoid fraudulence. Meetings were arranged with the affected individuals and communities to discuss the compensation process. For each individual or household and farmer affected, the Land Committee and KPL Officer completed a written compensation dossier containing necessary personal information of the affected party and those that he/she claims as household members, total holdings, site location, and inventory of assets affected and information for monitoring their future situation. It included photographic documentation of the asset in the respective dossiers.

Focal points

- a. A Valuation Committee (Including village land committee and KPL) was set in consultation with the Village Government which has been working in close consultation with the Project Affected People. The committee will have to review current schedule of compensation rates and determine the right value for the property and assets to be acquired.

- b. The village leaders, KPL and District Authority representatives and facilitators (consultant) met and discussed resettlement issues with the Project Affected People who were given a chance to air their views.
- c. During the initial process the Project Affected People were availed full knowledge of the details of the resettlement activities and their packages. The information included cut off dates for each package entitlements, mode of compensation, as well as complaint and grievance redress procedures.

9.3.2 Public Participation

Public participation and consultation took place through meetings, request for written comments, filling in of questionnaires/forms, public readings and explanations of project ideas and requirements, making public documents available at the District, Ward and Village /Sub-ward levels at suitable locations or office and at the KPL offices. While these measures took into account the low literacy levels prevalent in these communities by allowing enough time for responses and feedback.

As a matter of strategy, public consultation was treated as an on-going activity taking place throughout the entire project cycle. For example, public consultation was done twice during the preparation of the environmental and social impact assessment report, during the socio-economic study and during preparation of the resettlement and compensation plan. Further consultation will be done during the drafting and reading of the compensation contract.



Figure 9: RAP Stakeholders consultative meeting held on 14 April, 2010 at KPL Office

9.4 STAKEHOLDERS VIEWS AND CONCERNS

Stakeholders appreciate the KPL initiatives and they believe that this project will stimulate economic growth, increase people's income and ultimately reduce poverty. Nevertheless, the above goal will be achieved if the valuation exercise is thorough, the compensation is fair and the project involves stakeholders at all stages of implementation. Through the discussions with the community members, a number of issues were raised. As almost identical concerns and issues were raised in all meetings, no reference as to where the concerns were raised is given. However, concerns that exclusively apply to one specific site or community are mentioned with a site reference. The most important concerns raised are presented below:

Addressing issue of squatters

The District Authority, Village Government and Project developer should assess and give value to the PAPs assets. The WB and IFC criteria will be applicable where squatters exist. Once the cut of date has been established encroachers/squatter will not be paid. World Bank OP 4:12, IFC and national laws were considered during census and valuation.

Relocation of the Squatters

Residents enquired whether the project had enough land for relocation of those who will be affected by the project. They also requested to know the location of the relocation sites well in advance. Relocation of the squatters especially at Isago and Mbasa households were a major issue of concern to KPL and RUBADA, on one hand, and the Village Governments surrounding the Farm and Kilombero District Government, on the other. Land shortage was mentioned as one of the major problems facing the three villages to accommodate the squatters currently on the Farm. However with a discussion with Mngeta Village Government, enough land to accommodate all 80 household from the farm was provided. Also Mkangawalo provided another land for farming all PAPs at the agreed fees of 30,000 per acre.

Awareness creation activities

A series of meetings is one of those arrangements to ensure that leaders are informed about the project and in turn, give correct information to the communities. Throughout the resettlement preparations and process, information will be disbursed and laws will be enforced.

Compensation

Users of the land were aware that the Mngeta Farm legally belong to RUBADA/KPL, however there were many enquiries concerning whether lost or affected property and crops would be compensated. KPL emphasized that poor people could not be strained economically without compensation. In addition they proposed that compensation should be prompt and fair.

Crops

Agriculture is the principal source of livelihood for all the people residing in the Mngeta Farm area. Some communities' members were of concerns the project to wait until they harvest their crops. It was mentioned that people's crops must be spared until the harvest is over.

Mngeta Farm Boundaries

The Lukulongo village government claimed to be unaware that the farm boundaries pass through Mbasa hamlet until when they saw KPL staffs and RUBADA surveyors (in July 2008) who were resurveying the original boundaries and locating the old boundary beacons. The village strongly support the people residing at Mbasa hamlet as it believes the area doesn't fall within the Farm boundaries. The developer decided to convert 375 ha, including the highest concentration of Mbasa households, into the Mbasa Resettlement Area.

Benefits

As a social benefit, the community members requested the project to investigate and contribute to the improvement of the living standard of the communities in the surrounding villages, by improving current infrastructure. Lukolongo requested that KPL disburse its portion of the annual Community Development Fund of 50 million TZ Shillings annually, which has already benefited Mngeta and Mkangawalu villages. The Community Development Fund contributes to the improvement of the living standards of the surrounding villages by improving current infrastructure and facilitating income generating activities.

Also KPL was requested to ensure a gradual increase of the number of employees from the three surrounding villages of Mngeta, Mkangawalo and Lukolongo as the farm moves towards full commercial operations and production.

Land Compensation

Community members requested project planners to ensure that they compensate people with adequate land to facilitate livelihood rehabilitation and restoration.

9.5 RAP DISCLOSURE AND PUBLIC REVIEW

Once the resettlement and compensation plan are ready, Kilombero Plantations Limited will coordinate their disclosure to key stakeholders and, once approved by the local and national government and agencies, will be ready for implementation.

The RAPs will need to be disclosed to and reviewed by the public and stakeholders who participated in its formulation. Key institutions include submission of the RAP to the National Environmental Management Council with mandate (EMA Act, 2004) to oversee mitigation of social issues emanating from development projects including compensation of dislocated people; and Local government offices (District council, Ward) and community members who are host to the project. The Tanzania EIA and Audit Regulations, 2005 require public notices be posted in Kiswahili and English newspapers and radio advertising the availability of environmental and social assessment reports (RAP falls within this category). Project implementing agency (KPL) will ensure the RAP is advertised and disseminated as appropriate; and coordinate feedback responses. The RAP document (with executive summary translated into Kiswahili) will be available at the following locations:

- Information centre of the National Environmental Management Council;
- Offices of Kilombero Plantations Limited;
- Offices of the District Executive Director in Kilombero;
- Offices of the Mchombe Ward Executive Director (WEO) and Mngeta Village Executive Officer (VEO) or any each affected village or Community.

CHAPTER 10: COMPLAINTS AND GRIEVANCES

10.1 DISPUTES PROCEDURES UNDER EXISTING NATIONAL LAWS

Section 13 (1) of the Land Acquisition Act 1967 elaborated under section 4.1.1 of this RAP, includes provisions regarding any land that is acquired where there is a dispute or disagreement. The act elaborated typical disputes and stipulates timeframe (six weeks) for resolving them before the aggrieved party can institute a suit in a court of law for resolution of the dispute. The Land Acts 1999 and supporting regulations improves Section 13(1) of the Land Acquisition Act by establishing Land Tribunals at the Ward and District levels. If not satisfied with decisions of the Land Tribunal then the aggrieved is obliged to take the matter to court. If the matter cannot be settled by the local courts and/or the Land Tribunals, the matter will go to the High Court for resolution. The High Court of Tanzania is the highest appellate "judge" in this system. The decision of the High Court would be final.

The procedure for compensation dispute resolution prescribed by the Land Acts are cumbersome and costly taking into cognizance the fact most of the displaced people are poor and illiterate /low education level requiring a speedy, just and fair resolution of their grievances.

10.2 GRIEVANCE AND COMPLAINS PROCEDURES UNDER THIS RAP

This Resettlement Action Plan for the Mngeta Farm advocates that all attempts would be made to settle all grievances concerning non-fulfilment of contract, level of compensation or seizure of assets without compensation. The grievance procedure will be simple, administered as far as possible at the local level to facilitate access, flexible and open to various proofs. At the time that the resettlement and compensation plans are approved and individual compensation contracts are signed, affected individuals will have been informed of the following process for expressing dissatisfaction and how to seek redress. In the local culture it takes people time to decide that they are aggrieved and want to complain. Therefore, the grievance procedures must allow people up to the end of the next full agricultural season following surrendering of their assets to set forth their case.

Therefore, taking the complexity of resolving disputes and grievances into account, it will be necessary to inform the PAPs about these grievance redress procedures during the early stages of notification and prior to the seizure and/or demolition of assets. All grievances will be addressed expressively and amicably through mediations and at the lower level offices and existing committees. NGO's could be engaged to help mediate disputes.

10.2.1 Mediations at the lower level offices and existing committees

Those seeking redress and wishing to state grievances would do so by reporting to the established Grievance Committee (see section 10.2.3 below). If not solved the matter will be reported to the Village offices and the matter will be referred to Village Social Services Committee (established under Section 35 of the Local Government (District) Authorities Act of 1982) for resolution depending on the matter also notifying Ward Offices and/or Councillor. If unresolved, from the lower government levels the matter will be addressed to the respective District Commissioner (DC) Office in Kilombero District. The District Commissioner will refer the matter to the Property Valuation and Compensation Committee to which DC is the chairperson and members constituted from the District land office/Valuer, Ward and village office, PAP representative. The committee will consult with the lower local government levels, (Ward/village), KPL and other records to determine claims validity and if valid recommend additional compensation. The District through the Village/ward Office will notify the complainant regarding recommended settlement.

If a complaint pattern emerges, involving several PAPs or whole communities, the District Commissioner/ Property Valuation and Compensation Committee and KPL will discuss possible remediation. The lower government and community leaders (Chairpersons/VEO) will be required to give advice concerning the need for revisions to procedures. Once the, District level leader and KPL agree on necessary and appropriate changes, then a written description of the changed process will be made and communicated to the population.

10.2.2 Appeal through Land Tribunals and/or Courts system

If all avenues have been explored without success i.e. the complainant's claim is rejected / not resolved by the DC/ Property Valuation and Compensation Committee then the matter would be brought before the existing Ward/District Land Tribunals and/or the local courts system of administration of justice in the Districts for settlement. All such decisions must be reached within a full growing season after the complaint is lodged. If the matter cannot be settled by the local courts and Land Tribunals, the matter will go the High Court for resolution.

10.2.3 Role of Kilombero Plantations Limited

KPL will be an alternative (and complementary) route through which disputes will be received, handled and resolved. KPL will establish a Grievance Committee for complainants to register complaints and for resolving disputes. This provides alternative to lower local government system. The aggrieved person may register the complaint with Grievance Committee which will be dealing with compensation /resettlement to make appropriate assessments and recommendations.

The Grievance Committee will include Chairpersons for Lukolongo and Mngeta, Chairperson for Mngeta and Lukolongo Village Social Services Committees, Chairperson Mngeta and Lukolongo Village Land Committees; VEO, and KPL Human Resource Manager. Whenever there is a need the Kilombero District Land Officer can be invited. The Grievance Committee will be on existence for two years and its budget of its operations is provided below. If not satisfactorily resolved the dispute will be referred to the District level - DC/Property Valuation and Compensation Committee for next steps.

CHAPTER 11: RAP IMPLEMENTATION ARRANGEMENTS

11.1 ORGANIZATIONAL PROCEDURES AND RESPONSIBILITIES FOR DELIVERY OF ENTITLEMENT

The compensation process and RAP implementation envisaged for the Mngeta Farm resettlement plan comprises several steps, involving individual PAPs, the community (Mngeta and Lukolongo village governments), Kilombero District Council, office of the Kilombero District Commissioners, and Kilombero Plantations Limited. The overall responsibility for the resettlement lies in the hands of the Kilombero Plantations Limited under its administrative and financial management rules and manuals. Compensations/ payments will occur only in the core project footprint of impact. To facilitate and early start to implementation of the project, affected and eligible PAPs will receive their compensation directly from Kilombero Plantations Limited.

Local government authorities both the higher levels – (District and Ward) and lower levels (villages and sub-villages) will be main focal points of activities. The Village and sub-village Chairperson are the representatives of the local government at their respective levels. Apart from carrying out his/her normal duties linking the village or sub-village to the ward level administration, he/she is also expected to carry out activities related to the resettlement exercise. The Village Executive Officer (VEO) is responsible for day-to-day administration activities at this level, also apart from his/her normal duties, and is expected to actively engage in all administration matters related to the resettlement.

- a) After completion of clearance of the RAP including the compensation agreements the Consultant (employed to facilitate the RAP implementation process), KPL will coordinate the dissemination of notices to the affected PAPs through the local government system: Kilombero District Council – Ward offices –Lukolongo, Mngeta Village offices to the affected sub-villages of Isago and Mbasa.
- b) Any complaints from the Project Affected People are presented to the Grievance Committee. The complaints need to be investigated and consented before compensation payments are effected. Any complaints given after a fixed date, without proof of exceptional reasons will not be entertained.
- c) KPL will disburse the compensation funds in accordance with the mode of payment preferred by the affected person – cash or in-kind:
 - For PAPs who have opted for cash payments, KPL will process payments directly into their Bank accounts:
 - For PAPs without bank accounts, cash payments will be made in a formal procedure in the presence of Village and Ward officers.
 - For PAPs who have opted for in-kind compensation, the in-kind materials will be delivered according to the agreed date and location. KPL will undertake delivery, structure design and supervise construction of the structures. The PAPs carry out their obligations under the in-kind agreement.
- d) PAPs will undertake preparations at alternative sites. The displaced people will use land allocated by the relevant local government (Mkangawalo Village Government).
- e) Thereafter, at a date indicated by the PAP in the Contract agreement and recorded in the notified schedule, owners have the right to remove all assets and structures of the Mngeta Farm. The notice for voluntary removal/demolition of obstacles in the Farm will be valid for a period negotiated in the compensation agreement (maximum of 6 months). Should the owner fail to comply with this action, the KPL has the right to unconditionally demolish and remove all structures as and when the cultivation seasons progress would require.

- f) The affected people will be given adequate time, through timely notices, to salvage any materials from demolished structures such as wooden frames and bricks; and for farmers to harvest the fields.
- g) The demolition team will demolition and remove any remaining un-cleared structures.

11.2 LINKAGE BETWEEN RESETTLEMENT COMPENSATION AND REDEVELOPMENT OF THE FARM

It will be crucial to link all resettlement activities with the scheduled start and progress of the farm activities including land take and demolition of houses, and other assets. Before any project activity is implemented, people who are affected by the project and have been determined to be entitled to compensation will need to be compensated; where applicable, resettlement sites and moving allowances have been provided to PAPs. Equally, all procedures and measures described above, as well as assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, need to be implemented.

The KPL will ensure that no individual or affected household or business will be displaced due to project activity before compensation is paid and resettlement sites with adequate facilities are prepared and provided for to the individual, household, community or business affected.

11.3 PROVISIONAL SCHEDULE FOR IMPLEMENTING THE RAP

Completion and approval of the assets valuation report, obtaining signed agreements by the eligible PAPs, and final approval of RAP (including compensation schedules and PAPs agreements) are key milestone in the RAP preparation that signals its readiness for implementation. At this stage only a provisional representational timetable is presented (Table 11.1) which is subject to schedule modifications depending on the availability of funds for compensation and the respective approvals of the Resettlement Action Plan.

Compensation implementation should be effected within 6 months after the approval of the properties valuation assessments. According to the law governing compensation a penalty equivalent to the commercial bank rate for a fixed deposit account will be charged and paid to the displaced property owners.

Table 11.1: Provisional Representational Schedule for Implementing the RAP

Activities	Responsibility	Time (in Months 2010)					
		1	2	3	4	5	6
Compensation schedules + Signed Compensation Agreement in place	KPL						
Payments of compensation	KPL/ Banks /Ward office						
Preparations at alternative sites	KPL/Mngeta Village Government / PAPs						
Physical movement to new site	PAPs / Facilitator of relocation assistance						
Settling at new site: title deeds, utilities	PAPs / Facilitator of relocation assistance						

CHAPTER 12: MONITORING AND EVALUATION

Monitoring and evaluation is an important element to check on implementation progress to ensure that intended results are obtained. The objectives of monitoring and evaluation for the Mngeta Farm project are (i) to assess steps used to plan and implement the resettlement exercise and (ii) to measure the socio-economic impact of resettlement on the affected population against baseline conditions.

12.1 MONITORING AND EVALUATION OF OVERALL RESETTLEMENT ACTIONS

Monitoring and evaluation of overall RAP is intended to provide information in order to track implementation progress and to ensure measures undertaken will result in intended objectives and targets. The objective is to determine whether execution of resettlement actions and measures follow and have achieved OP 4.12 and IFC requirements.

12.1.1 Verifiable Indicators

A set of simple verifiable indicators will be adopted to monitor and evaluate the implementation of resettlement and compensation activities as given (but not limited) in table 12.1 below. Monitoring will cover other standard project parameters; i.e. performance of planned activities, schedules, budgets and disbursement of funds.

Table 12.1: Verifiable Indicators for Monitoring the Mngeta Farm Resettlement Activities

Verifiable Indicators	
Monitoring	Evaluation
Compensation / resettlement contract addressing all relevant issues from Standard Eligibility Matrix agreed and in place	Individual compensation / resettlement contracts addressed all relevant issues from Standard Eligibility Matrix
Outstanding compensation / resettlement contract not completed before next agricultural season	Outstanding individual compensation / resettlement contracts
Grievances recognized as legitimate out of all complaints lodged	All legitimate grievances rectified
Pre-project production and income versus present production and income of resettled people	Affected individuals and or households compensated or resettled in the first year that have maintained or improved their previous standard of living at final evaluation.

12.1.2 Monitoring and Evaluation Methods

The planning and execution of the RAP is performed by KPL as the main project implementing agency, independent consultants and involves stakeholders. Likewise, the monitoring will be carried out through internal monitoring process by the KPL project management and through external monitoring involving other agencies (on contract or by participation).

12.1.3 Time Frame and Roles and Responsibilities

Internal Monitoring

Monitoring of the overall RAP will be part of, or be closely aligned to, the environmental monitoring and evaluation process to be undertaken for the project in accordance with the Environmental and Social

Management Plan for the Mngeta Farm presented in the environmental and social impact assessment report. Monitoring of indicators will be based on review by the KPL from the field and coordinating feedback to the implementers of the various resettlement components on the ground.

External Monitoring

On the ground monitoring of resettlement activities (relocation to new sites, rebuilding structures etc.) will be undertaken by Lukolongo and Mngeta Village/ Mchombe Ward offices through an appointed local committee. The committee will send reports periodically to the KPL management.

Post – resettlement consultations on all aspects through interviews, and discussions with key stakeholders involved in the RAP preparation and implementation.

Table 12.2: Monitoring and Evaluation Time-frame and Responsible Parties

Monitoring / Evaluation Aspect	Time – frame	Responsible Party
Internal Monitoring		
Monitoring of Compensation / Resettlement Agreements implementation	Throughout from commencement to completion of compensation and resettlement exercise	Kilombero Plantations Limited
Evaluation of compensation	End of first year	Kilombero Plantations Limited
Evaluation (mid-term) of resettlement	Completion of settling at temporary accommodation	Kilombero Plantations Limited
Evaluation of final resettlement	Completion of settling at new site End of second year.	Kilombero Plantations Limited
Monitoring of grievances	Throughout compensation and resettlement	Kilombero Plantations Limited/ Grievance Committee
External Monitoring		
On the ground monitoring	Throughout compensation and resettlement	Lukolongo and Mngeta Village/ Mchombe Ward offices / Appointed local committee.
Overall RAP implementation	- Mid-Term Review (MTR) - End of project	Independent monitor employed by project

12.2 MONITORING AND EVALUATION OF SOCIO-ECONOMIC IMPACTS

The objective is to assess positive or negative changes in the livelihoods and standards of living of the PAPs brought about by displacement of people by the project. The goal is ensure that livelihoods of affected persons are adequately restored and are left in a position, ideally better-off, and certainly no worse off than they were prior project commencement.

The initial baseline survey undertaken during RAP preparation assessed the actual socio-economic situation. The post – resettlement survey will collect quantitative data and information which can be measured against the results of the initial baseline survey.

12.2.1 Verifiable Indicators

The below described (but not exhaustive) aspects will serve as analytic tools and indicators for follow-up socio-economic monitoring and evaluation.

- Changes in standard demographic characteristics of PAPs
- Health and education status

- Income and expenditure
- Housing standards: availability and adequacy of housing and shelter
- Access to services: health and school facilities, water supply, public transport

12.2.2 Monitoring and Evaluation Method

The initial execution of the baseline house to house surveys was done involving all stakeholders. Monitoring will be carried out by conducting and analyzing household surveys for sample resettled PAPs using a structured household interview and questionnaire. However, house – to house surveys, require adequate sample size to arrive at appropriate evaluation conclusion. The alternative will be to undertake qualitative socio-economic monitoring using participatory methods with the PAPs as key informants. This could be accomplished during consultation with key stakeholders for monitoring overall RAP.

12.2.3 Time frame and roles and responsibilities

Impact monitoring: The survey will be a responsibility of the project implementation organization (KPL). The initial assessment will be done about 3 months after PAPs relocation. Thereafter it will be done periodically (once a year) by an independent monitoring agency with full participation of PAPs and local government /leaders.

12.3 FINAL EVALUATION

Reviews (quarterly) final assessment of the Resettlement Action Plan will need to be entrusted to an independent monitor employed by the Kilombero Plantation Limited. External evaluation of the overall project will be undertaken by Monitoring and Evaluation missions under auspices of KPL.

CHAPTER 13: PRELIMINARY COST ESTIMATES AND FINANCIAL ARRANGEMENTS TO IMPLEMENT THE RAP

13.1 INDICATIVE BUDGET

At the preparation of this RAP report of the Redevelopment of Rice and Bean Cropping at Mngeta Farm RAP, it is not possible to provide exact cost estimates of all items necessary for its implementation. Table 13.1 below indicates the key cost estimates and financial arrangements to implement this RAP that have cost implications.

Table 13.1: Indicative Budget Format for cost estimates of resettlement components

Budget item		Cost estimates
1.	Compensation and other allowances	
1.1	Compensation of PAPs	
1.1.1	Cost of replacement for each house in Mbasa and Isago areas	177,777.78
1.1.2	Cost of compensation of <u>uncultivated</u> land for Isago and Mbasa PAPs	24,044.44
1.1.3	Cost of compensation of <u>cultivated</u> land for Isago PAPs	20,000.00
1.1.4	Cost of Land Clearing, Ploughing, Harrowing @ \$135/acre x 230 PAPS x 3 acres	24,150.00
1.1.5	Cost for crop loss compensation	95,795.74
	Sub Total 1	341,767.96
1.2	Restoration of livelihood/Livelihood improvement Initiatives	
1.2.1	Cost of Subtitles for each PAPs	5,040.00
1.2.2	Cost estimates for Rice Intensification Extension Services for 230 PAPs	41,098.15
1.2.3	Costs of drainage ditch	7,560.00
1.2.4	Costs for construction of new school	42,029.62
1.2.5	Cost of providing Clean Water to Residents of Mbasa Estates	13,777.81
1.2.6	Costs for road improvement	12,004.44
	Sub Total 2	121,510.02
2.	RAP implementation	
2.1	Overall supervision and management (KPL)	10,000.00
2.2	Consultants, Contractors, firms and agencies	10,000.00
2.3	Grievance Committee	10,000.00
	Sub Total 3	30,000.00
3.	RAP implementation Monitoring and Evaluation	
3.1	Self monitoring	-
3.2	External monitoring	30,000.00
	Sub Total 4	30,000.00
4.	Contingencies	20,000.00
	Grand Total	543,277.98

13.2 FINANCIAL ARRANGEMENTS

In the implementation of RAP activities, financial responsibilities are distributed among the various actors according to implementation arrangements elaborated above. KPL is the overall project funding agency and the final authority in all financial matters and is the overall project implementing agency and will be responsible for all financial arrangements related to project supervision, management and other administrative expenses.

Main Consultants, Contractors and other service providers who receive funds directly from KPL will be responsible for down-stream payments, procurements and process facilitation; i.e. replacement of structures; cash payments will be made to PAPs through their banks or formally in the presence of village and ward officers.

Table 13.2: Financial Responsibilities among Institutions

Agency	Financial responsibility
Kilombero Plantations Limited	<ul style="list-style-type: none"> • Compensation of PAPs: cash and in-kind • Payments to main Consultants, Contractors and specific agencies and firms of RAP implementation
	<ul style="list-style-type: none"> • Payment of Valuers • Supervision and management costs
Consultants and Agencies	<ul style="list-style-type: none"> • Process facilitation, down-stream payments and procurements.
Financial Institutions / Bank	<ul style="list-style-type: none"> • Final compensation payments to PAPs
Building Contractors/ KPL Staffs	<ul style="list-style-type: none"> • Procurement, delivery and Replacement of structures

CHAPTER 14: CONCLUSION AND RECOMMENDATIONS

It is expected that the Project Affected People will in general benefit from the involuntary resettlement due to the Kilombero Plantations Limited interventions. This is due to the fact that most PAPs (150) who occupy only the farms within the Mngeta farm will remain in their current settlements and the few (80) with houses at Isago and Mbasaa, will be provided alternative higher-quality homes within the Mbasaa Resettlement Area (approximately 3 kilometre from the current area). Additionally, land is available at Njage for 3 acres of cleared, harrowed land, Mkangawalo for 3 acres of cleared, harrowed land and KPL also is providing option of buying 3 acres anywhere of cleared, harrowed land for up to 60,000 an acre and will clear and harrow. Other projected benefits include:

- a) Clearing and harrowing land for each PAP resettled in the new area
- b) Construction of access roads for reaching newly developed areas of Mbasaa and Mkangawalo Village
- c) Construction of ditch to nearest riverbed from proposed residential area allocated by Mkangawalo Village
- d) Providing clean water to project affected people of Mkangawalo and Mbasaa
- e) Finishing primary school in Mbasaa
- f) Providing system for rice intensification extension services, including Saro 5 seed and fertilizer for farmers families in Mbasaa Estates, Mngeta and Mkangawalo Villages
- g) The new sites will have surveyed plots with subtitles for each household, and PAPs will have opportunity for legally owning the land on which they will be resettled
- h) Land use activities, including settlement will be planned

Disadvantages

These people will face the following difficulties: some of which could be "killer factors" which might cause PAPs (even those properly compensated) to fail/resist to move. Factors which may inhibit, delay, or prevent timely resettlement and/or cause hardships for those to be resettled:

- a) Lack of promised better conditions: e.g. planned infrastructure in the new resettlement may not be fully developed and/or the new areas may not be fully occupied by people
- b) Those who opt for resettlement options of their own choice in other areas may find difficulty in receiving relocation assistance and may be difficult to monitor for assessing post-project performance/situation.

Taking into account the pros and cons, it is recommended to promote the adoption of the selected resettlement areas. In the new resettlement area there is sufficient land to absorb all anticipated displaced PAPs, services can be more readily assured and follow-up monitoring will be more reliable.

REFERENCES

ENATA (Environmental Association of Tanzania) and Diaz-Chavez (2008), Report for Environmental Impact Statement: Proposed Palm Oil, Bio-Diesel and Rice Project, Mngeta, Kilombero Valley, Tanzania – Volume Two. InfEnergy Tanzania Limited, Dar es Salaam

International Finance Corporation, (2007), Guidance Note 5, Land Acquisition and Involuntary Resettlement

Juma, K (2010), Participatory Mapping of Mngeta Farm Squatters for Resettlement Plan -Version 2, Kilombero Plantations Limited, Dar es Salaam.

Mung'ong'o, C.G and Juma, K (2009), Mngeta Farm Squatter Survey Report, KPL head Office, Dar es Salaam

URT, (1967), The Land Acquisition Act No 47 of 1967

URT, (1977), The Constitution of the United Republic of Tanzania of 1977

URT, (1982), The Local Government (District Authorities) Act. No. 7 of 1982

URT, (1982), The Local Government (Urban Authorities) Act. No. 8 of 1982

URT, (1996), The National Land Policy, 1996

URT, (1999), The National Land Act, Cap 113

URT, (1999), The Village Land Act, Cap 114

URT, (2001), The Land Act No. 4 Regulations 2001 subsidiary Legislation (Supp. No. 16 of 4th May 2001)

URT, (2001), The Village Land Act, No 5, 1999 and Subsidiary Regulation of 2001.

URT, (2002), The Land (Assessment of the Value of Land for Compensation) Regulations, 2001 and the Village Land Regulations, 2002

URT, (2002), The Land Disputes Court Act. 2002 (Act NO.2 of 2002)

URT, (2007), The Land Use Planning Act of 2007

URT, (2007), The Urban Planning Act of 2007

World Bank (2004), Involuntary Resettlement Policy OP 4.12 (Revised April 2004),

<http://www.tanzania.go.tz/census/districts/kilombero.htm>

ANNEXES

Annex A: Mngeta Farm Squatter Enumeration (Isago and Mbasa sub village) – April 2010

No.	Name	Origin	Acquisition	Estimated Farm Size (acres)	Year	Farm Settlement	Family	Bana na Trees	Mango Trees	Coconut Trees	Palms Trees	Lemon Trees	Pawpaw Trees	Guava Trees	Timber Trees	Avocado Trees
1	GERWIN SIMON MDUVIKE	MNGET A	Village Allocation	3	1999	Farm Settlement	9	55	7	2	6	1		7		
2	REKITIKA MWISONGO KIBONI	KISAKA	Village Allocation	15	1995	Farm Settlement	18	10	2					4		
3	SINDOLE KIPALENI KIFUTU	MBEYA	Inherited	4	2003	Farm Settlement	16	6			1					
4	WINFRED SAMWELI NYISAGA	MNGET A	Village Allocation	6	2000		7	45								
5	AMONI DAUSON HAOMBWE	MBEYA	Village Allocation	5	2005	Farm Settlement	7	161	3					1	5	
6	JUMA KAPUNGA MWASUBIRA	MBEYA	Village Allocation	5	2000	Farm Settlement	7	231	10		40	1		1		3
7	MASHAKA KATISHA MPENZU	MBEYA	Village Allocation	6	2000	Farm Settlement	5	176	8	1	22		2	1	3	5
8	COROVES LANGISON SIKWEMBE	MBEYA	Purchased	5	2005	Farm Settlement	6	129	8		6		2			
9	MUSSA MBONDE DIHILE	RUFUJI	Village Allocation	5	2000	Farm Settlement	4	145	8	1	5	2	2			
10	HASSAN HASSANI MTUMBIKA	MNGET A	Village Allocation	5	2000		3	10								
11	ISMAIL JAMALI KILIVAS	MNGET A	Village Allocation	5	2000	Farm Settlement	6	68	6			1	5		6	
12	BENADETA LEON CHIKOMA	MNGET A	Purchased	3	2000	Farm Settlement	10	246	8	1	6		2	2		
13	AMWENYE BAHATI MBUGI	MBEYA	Village Allocation	8	2000		2	50	2		2					1
14	OSWALD ANDALWISYE KAYELA	MBEYA	Village Allocation	8	1999	Farm Settlement	8	49	36		6	1	3	5		2
15	ESTAR DAMASI LYENJE	IGURUSI	Village Allocation	12	2001		8	6	1							

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

16	RASHID AHAMADI NDEMEKE	MALINYI	Village Allocation	11	1999		12	160	2				3	2		
17	ALLY HASSA KIMBU	MTIMBIL A	Village Allocation	7	2004		7	4			4	4			5	
18	MODESTUS LAZARO MKUMBAGILE	MNGET A	Purchased	1	2003		4	5								
19	PIUS SIMON MDUVIKE	MNGET A	Village Allocation	5	1999	Farm Settlement	7	15								
20	SELESIUS PHILLIMON MGATA	MNGET A	Village Allocation	5	1999	Farm Settlement	7	10								
21	GALUS CHOGAMATAWA MWAMSAMBA	IRINGA	Village Allocation	2	1999	Farm Settlement	2	15			7					
22	JULIUS MWAISELA MPANGO	MBEYA	Village Allocation	16	2000	Farm Settlement	6	667	4		90	1	6			1
23	MOSES AMANYISYE MWAKASONGOLO	MBEYA	Village Allocation	6.5	2000	Farm Settlement	5	15	1		1		6			
24	ABIHUDI PAULO SILUMBE	MBEYA	Purchased	8	2007	Farm Settlement	6	8	1				4			
25	AYUBU MWAMBETA KABASUNGU	MBEYA	Village Allocation	6	2000		5	74	7		22		4			1
26	MATHIAS FRANCIS FANDE	MAHEN GE	Village Allocation	5	2000	Farm Settlement	4	20	12		20	1				
27	MICHAEL ALEXANDA MBUKWA	MBEYA	Village Allocation	10	2000		10	120	12		11		7	2	3	6
28	SEKELA THOMAS KABETA	MBEYA	Village Allocation	5	2000	Farm Settlement	7	42	2		2		5			
29	GOLDEN GODWIN MLABWA	MBEYA	Village Allocation	6	2000	Farm Settlement	9	57	5		6		1			1
30	OMARI HAMISI MTEPELA	MANG'U LA	Village Allocation	6	2000		5	50	6		3	1				3
31	PATSON ANDULILE KALINGA	MBEYA	Village Allocation	5	2000		5	40					7			
32	SHITA HAOMBWE NTENGA	MBEYA	Village Allocation	7	2000	Farm Settlement	10	250	12		9	2	11	2	30	
33	IGNAS MARCUS PANYAMA	IFAKAR A	Village Allocation	3.5	2000		3	100	2							

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

34	ROUBEN GEORGE MWAMWAJA	MBEYA	Village Allocation	3	2000		6	62	6		3	1	4			
35	EZEKIEL JORAM MWAROGA	MBEYA	Village Allocation	6	2000	Farm Settlement	6	10								
36	JENIFER HAMISI MSIGALA	MBEYA	Village Allocation	3	2000	Farm Settlement	4	50			3					
37	ADELIFINA PIUS MBITA	MNGET A	Purchased	22	2006	Farm Settlement	8		2		2					
38	LUSI LUKANGA LWIGA	MARA	Village Allocation	6.5	1999		7	50	2							
39	NGANYILWA EDISON TAFISA	BUKOBA	Village Allocation	40	2001	Farm Settlement	5	389	14		3					3
40	TRYPHONE JOHN TUMBILA	MNGET A	Village Allocation	5	2000	Farm Settlement	5	60	4			3	20			1
41	FLORENCE LAZARO KONG'OKE	MNGET A	Village Allocation	5	2000		7	4	1							
42	FILBERT POLICALIP MWANGUSI	MNGET A	Village Allocation	5	2000		8	56			25					
43	MAXIMILAN JASTIN NGOKOTALO	MNGET A	Village Allocation	5	2000		6	58	3		4					
44	DAUDI DAUDI KASILO	IRINGA	Village Allocation	5	2000		3	20								
45	REMGI JOSEPH KAVELA	MNGET A	Village Allocation	5.5	2000	Farm Settlement	10	853	5		4	1	6	6		
46	ALUNODA TRENSI MADAFU	MNGET A	Village Allocation	3	2000		8	4	1							
47	STANLEY BLASIUS KALINGA	IRINGA	Purchased	5	2007	Farm Settlement	2	60	1				10	2		
48	NESTORY ANDREA NGIMBA	DSM	Village Allocation	5	2000		5	25								
49	PISCA ALLY CHANDEKA	MCHOM BE	Village Allocation	6	1999		3	6								
50	FUNDAMEZA INAMBALI NDUSHI	SINGIDA	Purchased	20	2009	Farm Settlement	15	9	7		10		5			4
51	HERAMAN GWELINO MLEGEI	IRINGA	Purchased	3	2009	Farm Settlement	4	5					5			
52	ENEA MALEKANO SAMBANGULA	MBEYA	Village Allocation	5	2000		1	73	17		15		6	2		1
53	NATALIA	MNGET	Village	5	2000		5									

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

	BONIPHAS KIMATA	A	Allocation													
54	MASHAKA ALOYCE LIBONGA	MNGET A	Village Allocation	5	2000		5	3								
55	PATRUS PANGRAS MWAMPINZI	MNGET A	Village Allocation	10	2000		6	33	25		2		2			
56	JOHN TITUS LIBAWA	MNGET A	Village Allocation	4	2000		6	5					1			
57	BETOLD NICODEM MWAMHANGA	MNGET A	Village Allocation	4	2000		5	1	12							
58	SEVERINE PIUS MANGI	SINGIDA	Village Allocation	8	2000	Farm Settlement	5	250	66		6	3	4	1		1
59	CORNEL MBUTUTU MSIANI	MBEYA	Village Allocation	6	1999	Farm Settlement	4	150	1		1				2	
60	SUZAN CLAUD MANULA	MAHEN GE	Village Allocation	10	2000	Farm Settlement	6	30	5		4	3				
61	LAWRENCE ENOCK MWAMAMALE	MBEYA	Village Allocation	5	2000	Farm Settlement	5	300	18		26	2	16			5
62	ERASTO MWAKITALU NASSORO	MBEYA	Village Allocation	2	2000		4	131	4		8		2			3
63	JAIRO MWANDULE NGUSI	MNGET A	Village Allocation	5	2000		4	30	8		10	3	2			
64	JOHN MWAVALUNG'OMBE MSINGU	MNGET A	Village Allocation	5	2000		7	19	9		1					
No.	Name	Origin	Acquisition	Estimated Farm Size (acres)	Year	Farm Settlement	Family	Bana na Trees	Mango Trees	Coconut Trees	Palms Trees	Lemon Trees	Pawpaw Trees	Guava Trees	Timber Trees	Avocado Trees
65	LONGNUS MWAVALING'OMBE MSINGU	MNGET A	Village Allocation	10	2000		7	26	8		7			6		
66	GOSTIA HEBELI MSUNGU	MNGET A	Village Allocation	8	2000		6	400	19			9	4		3	
67	GEORGE ANGUMBWIKE MWAKALINGA	MBEYA	Village Allocation	5	2001	Farm Settlement	8	290			30	1	7	2		5
68	AMINA HASSANI LILOLAPASI	SONGE A	Village Allocation	5	2000	Farm Settlement	2	4	1				7			
69	ANDREA ALPHONCE	IRINGA	Village Allocation	10	1999	Farm Settlement	5	47	9		2					

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

MWANENGE																
70	BETOLD JOAKIM MATANDO	MNGET A	Village Allocation	10	2000		6		1		1		6			
71	TIBELI KAMBENGA MWAMBALUKA	MNGET A	Village Allocation	5	2000		7	7	3		5					
72	BENADETA ADEDRIM MWANGIHAMBA	MNGET A	Village Allocation	5	2000		3	6	3		5					
73	LANUEL KASOMBIRO MWAMBINI	MBEYA	Village Allocation	4	2000		5	26	2		3	1				
74	SHABANI HASSANI MALAGANO	MAHENGE	Village Allocation	8	2000		5	35					1			
75	ZUHURA HASSANI MALAGANO	MAHENGE	Village Allocation	8	2000		5	25	5		1		2			
76	BONIFAS VENUS LIPAMILA	MBEYA	Village Allocation	6	2000	Farm Settlement	3		1			1				
77	JULIUS MICHAEL MWAKIVIKE	MNGET A	Village Allocation	8	2000		10	7	8		2					
78	VENUS LIPAMILA NYIGO	IRINGA	Village Allocation	12	2000	Farm Settlement	2	123	7	2	3	3	6			
79	SEBASTIAN RAJABU MTKAMBALI	MNGET A	Village Allocation	6	2000		5	22	9		5	1	1			
80	GERMANA VICTORY MWIFUMBI	MNGET A	Village Allocation	6	2000		10	10			1		1			
81	ROUBEN DANIEL MWAMPINZI	MNGET A	Village Allocation	5	2000		8	22	4		4					
82	SALUM SALUM LIGONJA	MNGET A	Village Allocation	8	2000		7	1			2					
83	KULWA JULIUS KADILO	MNGET A	Village Allocation	5	2000		6	7	6							
84	VAILET ALOYCE LUFYAGILA	IRINGA	Village Allocation	7	2000		6	30					6			
85	SAMWEL OLE HODOHO	IRINGA	Village Allocation	2.5	2000		4	8	2		3	2				
86	GEORGE AUGOSTINO SAPALI	NJOMBE	Village Allocation	6	2000		8	42	6		4	1	4	1		
87	SABELA TITO KIKOTI	MNGET A	Village Allocation	4	2000	Farm Settlement	6	161	1	1	4		12			

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

88	LAWRENT NYAMBALA KIONE	MNGET A	Village Allocation	3.5	2000		3	20	2				2			
89	ABEID NASSORO KIPETA	MANG'U LA	Village Allocation	5	2001	Farm Settlement	7	349	14	2	6		15	2		
90	CLARENCE BORAUZIMA MWADUMA	MNGET A	Village Allocation	5	2001	Farm Settlement	5	26			2		3	1		
91	RICHARD PAULO MADAFU	MNGET A	Village Allocation	3	2000		6									
92	DAVID JOSEPH LIVIPA	MNGET A	Village Allocation	3	2000		4									
93	AMOSI MAFUNDE KIKOTI	MBEYA	Village Allocation	10	2000	Farm Settlement	6	198	15		8	2	7	1		
94	THOMAS GUNDRAM MWAKIVIKE	MNGET A	Village Allocation	7	2000		3	7								
95	GIZELA JULIUS MWAKINYONGE	MNGET A	Village Allocation	3	2000		4	3	4							
96	FRED NAFTARI KAHAMELA	IRINGA	Village Allocation	10	2000	Farm Settlement	4	441	10		3	5	2	15		
97	AUGOSTINO EDISON MANGA	MNGET A	Village Allocation	5	2000		3	5			4					
98	MWAMVUA MOHAMED KASUBIRI	MNGET A	Village Allocation	3	2000		7									
99	DOMISIAN KATENDEWAGE KAVELA	MNGET A	Village Allocation	4	2000		3	6	1							
100	SELINA NUSUBOI KAGANGA	MNGET A	Village Allocation	6	2000		6	38	6		4					
101	MAGNUS MLIMANDOLA MAUNDU	LUKOLO NGO	Village Allocation	3	2000		5	10								
102	YULIA BARNABAS MAGOA	MNGET A	Village Allocation	4	2000		2	5								
103	WILLIAM MICHAEL MWAKIVIKE	MNGET A	Village Allocation	10	2000		7	5								
104	EMELINDA MICHAEL MWAKIVIKE	MNGET A	Village Allocation	3	2000		3	5	8			3				
105	ABDU ABDARAHAM MRISHO	IDETE	Village Allocation	3.5	2001	Farm Settlement	3									

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

106	NOVITA RAINOLD SAGAMIKA	MNGET A	Village Allocation	5	2000	Farm Settlement	5	35					1			
107	ANZILIA PIUS NGWANDA	MNGET A	Village Allocation	3	2002		2									
108	THOBIAS THOBIAS KIGAWA	MNGET A	Village Allocation	1.5	2000		5	4								
109	ROUBEN LUKELO KIDIBULE	IRINGA	Village Allocation	5	2003		8	35	3		1	2	3			
110	OBLE NASSORO MWAKAHOJI	MBEYA	Purchased	2	2009		3									
111	THOBIAS SIMON CHELELE	LUKOLO NGO	Village Allocation	5	1999		10	20								
112	STEFAN LAMSON MWANYAMA	MBEYA	Village Allocation	3	2004	Farm Settlement	5				8					
113	GODFREY MALIEHELE MWAKIKULA	IRINGA	Village Allocation	6	2001		11	20	6		3		18			
114	ASENWA LEMANDA MWALUTALEN	KISAKI	Village Allocation	5	2003	Farm Settlement	12		3				7			
115	AFWILILE MBUJI MWANYEKELA	MBEYA	Village Allocation	5	2009		2	7	1		2					
116	ALBETINA BORAUZIMA SIDUMA	MNGET A	Village Allocation	5	2002		4	5								
117	SHABAN SALEHE BANGA	KILOSA	Purchased	8	2004	Farm Settlement	6	151		1	38	1	17		40	1
118	ERASTO KIBENDU MBILINYI	NJOMBE	Village Allocation	7	2000		9	3	1		3					
119	EDINETA FUE KAJIRU	MOSHI	Village Allocation	5	1999		5	4	15		20				13	
120	DICK VUNJILA AHONGA	MBEYA	Purchased	7	2009		14									
121	PHILIMON TEAN MAUMBI	MBEYA	Purchased	3.5	2009		1	4								
122	PAULO ATHANAS MAYA	MNGET A	Village Allocation	4	2003		4	10	1				5			
123	ELEUTEL AUGOSTINO KALOLO	IRINGA	Village Allocation	15	2000		7	6	3							
124	AIMU EZEKIEL NGAHATILWA	IRINGA	Inherited	5	2007		6	2								

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

125	SELEMANI SOJA NYAMBA	IRINGA	Village Allocation	6	2007		5										
126	GREGORY BAYANA MADAFU	MNGET A	Village Allocation	16	2000	Farm Settlement	8										
127	BELTA SYLVESTA NGWEGA	MNGET A	Village Allocation	7	2000		10										
128	MONICA NAZALENO MALAMULA	MNGET A	Village Allocation	10	2000		4	10									
129	SIGIRUNDA SYLVESTA NGWEGA	MNGET A	Village Allocation	10	2000		10										
130	METISARA NGUDUME MIYUNGILE	MNGET A	Village Allocation	5	2000		7	19	1					3			
131	HERI JOHN KAHEMELA	MNGET A	Village Allocation	5	2000		3	9									
132	PEREPETUA LUSIAN MPINZI	MNGET A	Village Allocation	8	2000		5	5	3								
133	KASTORY GREGORY MADAFU	MNGET A	Village Allocation	6	2000		5										
134	EMANUEL PAULO MWAKIONE	IRINGA	Village Allocation	7	2000		11	30	1								
135	EDAMA KIKOTI	IRINGA	Village Allocation	3	2000		4	3	1								
136	JIHN MLINDI KAHEMELA	MNGET A	Village Allocation	10	2000		4	21	3								
137	JOHN AMOS SAIDI	MAHEN GE	Village Allocation	5	2000		4										
138	SMITT AMOS KIMBAWALA	MNGET A	Village Allocation	5	2000		7	8	4								
139	WILLIAM LIWOPILE MWAIHOLA	KILOMB ERO	Purchased	8	2000	Farm Settlement	14	56					5				
140	NICOLOUS SYLVESTA NGWEGA	MNGET A	Village Allocation	5	2000		5										
141	YOHANA BENITO MWAMUHANGA	MNGET A	Village Allocation	5.5	2005		5	11	2				2			1	
142	CHAPAKAZI LEVI MHILE	MNGET A	Village Allocation	4	2000		5	25	3				2				

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

143	LIPSONI YUSTIN KIMBAWALA	MNGET A	Village Allocation	3	2000		4									
144	THOBIAS YORAM MAGOA	MNGET A	Village Allocation	3	2000		8	3								
145	HASSAN BONIFAS MWANGUSI	MNGET A	Village Allocation	6	2000		8	32	3		4	3	4	2		2
146	DENIS MICHAEL NGUGE	IRINGA	Village Allocation	20	2007		3	47			7					
147	GODWIN PAULO MWAMBA	MBEYA	Village Allocation	5	2000	Farm Settlement	10	60	13			2	3			
148	PHILIMON MWAIHULA MWASAKAMELA	MBEYA	Village Allocation	9	2000	Farm Settlement	5	97	4		1		8			1
149	GABRIEL AMBOKILE MWALISU	MBEYA	Village Allocation	6	2000		7	33	2		90		3			
150	PAULO IGNAS MTANDI	MNGET A	Village Allocation	5	2002		3	15		2						
151	VENUS ANDAMBIKE MWAISANGO	MBEYA	Village Allocation	5	2000		9	12	3		6		3			
152	FRED PAUL MSISI	IRINGA	Village Allocation	5	2000	Farm Settlement	5	62	2		7		6		1	
153	LUKELESHA IMELI MAHELA	MWANZ A	Village Allocation	6	2000		13	17								
154	BRAYSON AMBROS KIBAYAGA	MNGET A	Village Allocation	5	2000		4	54	14		3		5			
155	ANANIA ELLY KYAHE	MNGET A	Village Allocation	5	2000	Farm Settlement	6	62	6				2	3		
156	ALPHA SAMSONI KIKOTI	MNGET A	Village Allocation	5	2000		7	17	3				5			
157	WILSONI WILSONI LIHELUKA	MOFU	Village Allocation	10	2000		6									
158	DONAT SEBASTIAN MWAMUHANGA	MNGET A	Village Allocation	12	2000		6	4	1							
159	EDWARD KETAKENE MWAKITAPWA	MBEYA	Village Allocation	6	2000	Farm Settlement	8	150	2				3			
160	SEKELA LACKSON MWAKAGILE	MBEYA	Village Allocation	19	2000	Farm Settlement	8	10	2		1	2	5			

161	OIGEN JOHN KILOVELE	MNGET A	Village Allocation	4	2000	Farm Settlement	6	35	2								
162	MATERIN BERNAD KIVIKE	MNGET A	Village Allocation	5	2000		3	7	2								
163	FRANK KASAMPANYA MBUNJI	MNGET A	Village Allocation	6	2000		6										
164	LUCAS STAHELI KIGAWA	CHITA	Village Allocation	5	2000		7	7									
165	PILOT MHUVILE MYENDA	IRINGA	Purchased	3	2000		1	1									
166	EDIMAN YOHANES KIMATA	IRINGA	Village Allocation	7	2000		5	16	4				3				1
167	LOMINA SAMWELI MSUNGU	IRINGA	Village Allocation	7	2001		6	21	1								
168	JACKSON LWINIKO MYENDA	IRINGA	Village Allocation	7	2001		5	11	1		1		2				
169	LAWRENCE AMOS KIKOTI	IRINGA	Village Allocation	10	2001		5	10	8					1			1
170	LORD BERNARD MUNYI	IRINGA	Village Allocation	8	2000		5	34	2				1				2
171	AURELI GREGORY MADAFU	MNGET A	Village Allocation	15	2000		7	20	5								
172	BITIA ALESTO MAYA	MNGET A	Village Allocation	10	2000		5	11	7		3		10				
173	MARIA BRASIUS NGULUMBI	MNGET A	Village Allocation	10	2000		4	5	4				4				
174	YASINTA JOSEPH LIBONGI	MNGET A	Village Allocation	5	2000		10	15	10								5
175	MAGDALENA SIMON KIBELA	SHINYA NGA	Village Allocation	7	2000	Farm Settlement	4	95	5		4	1			2		
176	MUSSA SHEM KIBELA	SHINYA NGA	Village Allocation	10	2000		4	5						4			
177	SADICK LANGSON MWAKALINGA	MKAMB A	Village Allocation	8.5	2000		5	8	21		6		2	3			
178	ERNEST BRASS MWAMUHANGA	MNGET A	Village Allocation	7	2000		4	9	4								
179	AUGOSTINO LUCAS MWAMUHANGA	MNGET A	Village Allocation	5	2000		4										
180	ODIRICK ASHERI MATAGI	IRINGA	Village Allocation	13	2000		3	18	5		3						

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

181	CRISPIN JULIUS KADILO	MNGET A	Village Allocation	10	2000		8	5					2			
182	SEVERINA YOTHAM KISONGA	MNGET A	Village Allocation	3	2000		8	5								
183	ALESTIKA YOTHAM KISONGA	MNGET A	Village Allocation	8	2000		8	11								
184	CASTORY WENSLAUS ARABU	MNGET A	Village Allocation	4	2000		9									
185	NICO BETWEL MSUNGU	MNGET A	Village Allocation	8	2000		4	68	4		1		4			
186	MONICA MARTIN MGOLA	MNGET A	Village Allocation	10	2000		10	8	5			3				
187	SOFIA MWAVALING'OMB E MSUNGU	MNGET A	Village Allocation	5	2002		4	2								
188	ISRAEL KAMTENGWI SILUMBE	MBEYA	Village Allocation	5	2000		10	10	2		1					
189	ELLY SAMSON MSAMILA	IRINGA	Village Allocation	7	2002		4	11	2				3			
190	BAHATI PETER MALIGA	IRINGA	Village Allocation	10	2002	Farm Settlement	6	56	2		2					
191	SAMEHE PETER MALIGA	IRINGA	Village Allocation	5	2002		5									
192	ELIKAMU AMON MGATA	IRINGA	Village Allocation	8	2002		6	67	4		1					
193	ETIBA MLYAFYAHELA MSUNGU	IRINGA	Village Allocation	8	2002	Farm Settlement	6								5	
194	PENDO NGONGASABA KIKOTI	IRINGA	Village Allocation	3	2002		6	19			2					
195	ODIRO PETER MWAMBEGALO	MNGET A	Village Allocation	7	2002		1		1							
196	ADEGRIM JOSEPH NGIHAMBA	MNGET A	Village Allocation	6	2000		7	17	3		4					
197	GIBSON ZACHARIA MWAKIPESILE	MBEYA	Village Allocation	10	2000		10	21	6							

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

198	THIMOTHEO ANTHON MWAIPOPO	MBEYA	Village Allocation	8	2000		6	16									
199	JOSEPH MATHIAS KIKOTI	IRINGA	Village Allocation	12	2002	Farm Settlement	7	23	3								
200	NICOLAU DAVID LIBAWA	MNGETA A	Village Allocation	13	2000		7	74			8						5
201	JELIA BENSON MWAGANGE	IRINGA	Village Allocation	5	2002		4										
202	BETINA FANDE SIXBERT	MCHOMBE	Village Allocation	6	2000		5	5									
203	ENZIRON KILIAN MAGUNDULA	MKANGAWALO	Village Allocation	4	2000		6	6									
204	FIDELIS ISSAYA HOLOA	MNGETA A	Village Allocation	10	2000		8	16									
205	JULIUS ULAYA MWAIGULILE	MBEYA	Purchased	4	2000		6	9	1				1				
206	FESTO ELIAN MHANI	IRINGA	Purchased	4	2000		5	15									
207	TULLA IBRAHIMU MAKONGA	MNGETA A	Village Allocation	17	2000		5	10	5								1
208	BRUNO JEREMIA LUHAMBANO	MNGETA A	Village Allocation	5	2000		6										
209	LEAH PIUS MDUVIKE	MNGETA A	Village Allocation	5	2000		3	5	2								
210	Abedinego Kimu John	Immigrant	Purchased	8	1980	Farm Settlement		44	6		1	3	15	2			0
211	Adolf Mvambale Emily	Indiginous	Inheritance	4	1987	Farm Settlement		32	22		0		13	0			0
212	Afresia Nyandoa Joseph	Ruvuma	Inheritance	2	1980	Farm Settlement		10	0		0		0	0			0
213	Akiba Mohamedi Kokele	Indiginous	Inheritance	10	1980	Farm Settlement		850	16		250	8	11	30			0
214	David Ibrahimu Dononda	Immigrant	Inheritance	5	1999	Farm Settlement		23	4		2	2	25	0			0
215	Dickson Mwanjisi Lamsi	Indiginous	By Birth	12	-	Farm Settlement		496	22		80	1	8	0			10
216	Donat Charahani Chiwanga	Dodoma	Purchased	4	1985	Farm Settlement		37	1		0		0	0			0
217	Ema Kimbawala Mfalme	Iringa	Squatting	3	-	Farm Settlement		53	0		0		14	0			0
218	Francis Tukaebure	Indiginous	By Birth	6	-	Farm		31	0		0		2	0			0

Resettlement Action Plan - Redevelopment of Rice and Bean Cropping at Mngeta Farm, Kilombero Valley, Morogoro Region

	Ndandika	s				Settlement										
219	Frank John Mwakenja	Mbeya	Inheritance	4	-	Farm Settlement	418	16	0	5	0	0	0	0	0	0
220	Gregory Menas Mwambona	Indiginou s	Inheritance	3	2001	Farm Settlement	180	15	4	5	0	0	0	0	0	0
221	Jeremia Mwarongo	Arusha	Inheritance	3	-	Farm Settlement	10	1	1	0	0	0	0	0	0	0
222	Joseph Nyangu Sichila	Indiginou s	By Birth	12	1967	Farm Settlement	270	27	1	26	0	3	0	0	0	0
223	Kapunga Mwasuvila Mwambasi	Mbeya	Squatting	2	-	Farm Settlement	253	10	0	12	1	0	0	0	0	0
224	Lekitika Mwisongo Kiboni	Mbeya	Village Allocation	15	1999	Farm Settlement	10	3	0	0	4	0	0	0	0	0
225	Michael Kausolo Sikaluzwe	Indiginou s	Inheritance	5	1995	Farm Settlement	213	11	12	13	4	0	0	0	0	0
226	Mirakwa Makwaya Laton	Arusha	Inheritance	10	-	Farm Settlement	127	6	1	9	5	9	9	9	9	9
227	Rabison Kalinga Mbonera	Indiginou s	By Birth	3	-	Farm Settlement	666	0	6	0	0	0	0	0	0	0
228	Samsoni Yohana Lisu	Singida	Inheritance	3	2006	Farm Settlement	2	0	0	1	0	0	0	0	0	0
229	Suzana Sinkala Simwanza	Indiginou s	Village Allocation	8	1998	Farm Settlement	105	25	6	52	52	0	0	0	0	0
230	YOVINA GUNDRAM KIVIKE	MNGET A	Village Allocation	5	2002		4	2	1							
	TOTAL			1 532		85	1 258	14 019	944	14	1 127	90	562	182	116	84

