Participatory Land Use Planning in Practice: Learning from Tanzania’s Experience


Villagers of Mumbara sub-village and Kigoma District Participatory Land use Planning Team members explain their LUP process to the Uganda study group.
Acknowledgements

Our heartfelt appreciation goes to the village leaders and Village Environment Committee members, scouts and Beach Management Unit members of Kasisi village and Mumbara sub-village who took pains to explain to us their planning process and the successes and challenges in implementation of their VLUPs.

We thank the Divisional staff of Nguruka Division and the ward staff and leaders of the Wards we visited.

We are also indebted to Kigoma District Commissioner, District Executive Director and Participatory Land Use Management Team (PLUM), District Wetlands Coordinator and District Lands Officer; to the SIMMORS Wetland Coordinator and District Forester, Urambo for hosting us.

We appreciate the logistical effort made by the PEI Project Administrative Assistant to ensure a smooth achievement of the study visit’s aims.

The study team gratefully acknowledges the foresight, support and funding of PEI Africa in sponsoring this opportunity to learn from others towards more profitable, secure and conflict free land use and environmental management in Uganda.
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**Introduction**

The Districts of Nakasongola, Masindi and Butaleja have been collaborating with PEI Uganda and have successfully developed district environmental policies. In order to implement their environmental policies all three districts recognise that physical planning, not alone for urban areas but for their whole districts is one of the primary steps required. For example Butaleja district’s Environmental Policy contains the following policy statement and objective:

**Policy Statement:** To ensure improved land resource access, tenure, equity in stewardship and appropriate land use practices in Butaleja district.

**Objective**

To promote improved land stewardship for all land users including a better definition of, and strengthening, land and resource access, tenure and usufruct rights.

The Uganda National Land Use Policy, 2008 states that each district should have a district land use plan. The district environmental action plans, many of which were designed with the support of NEMA have weaknesses in the area of strategic, integrated and ecosystems zonation for designated uses. There are also weaknesses in implementing government policies and strategies regarding community participation in decision-making and power sharing with regard to land and natural resources management.

All three districts have very small budget allocations for environment in their MTEF’s and all have land, environmental and natural resources degradation problems, sometimes involving conflicts which result in human deaths. Such circumstances are common in many districts in Uganda where few have applied physical planning within their administrative boundaries. Budgets for physical planning are usually inadequate to cover even the urban planning needs of the districts. Districts have not been requesting adequate budgetary funds for environment planning in their districts and therefore many decisions regarding land use are made on an ad hoc basis and usually as a result of applications for land by large-scale investors. A land use plan which outlines what activities (consumptive and non-consumptive uses, conservation etc.) are permitted in which locations might help to serve as a clear simple guide for responding to current investment interests and for attracting other beneficial investments for the people of the district. It is also expected to improve management of natural resource –based activities including agriculture, fuel and timber harvest, fisheries, water extraction and other natural product harvest and use in the districts. Therefore the three districts have proposed strategies to enhance land and natural resource management through physical planning as well as other measures. For example one of the strategies under the improved land use objective in Butaleja’s Environment Policy is to: Develop land use plans for all land and enforce prohibition of environmentally unacceptable land use practices.

Action plans for initiating land-use planning with a few communities in specific geographic, administrative and ecosystem areas of their districts were developed by District Environment Officers in collaboration with key technical staff (including planning, physical planning, agriculture /production and community development personnel) and senior administrators and political representatives in the three districts. These action plans, approved by the CAOs, were submitted to NEMA PEI (please see...
example in Annex 1.) which has approved support to them to the tune of 10,000 USD each.

All three districts had previously requested PEI support to implement some part of their environment strategies as stated in their environmental policies and PEI agreed to allocate funds remaining in its Phase II for supporting the action plans for piloting land use planning in a small area in each district. Such an intervention could, through providing lessons from three districts, assist PEI in achieving its objective of increasing budgets for environment at district and central government levels by showing how investment in participatory physical planning processes can reduce environmental/land/natural resources conflict, degradation and thus reduce economic costs to the exchequer.

The districts recognised that, since there is very little experience in Uganda of land use/environmental planning which integrates rural community needs with ecosystem sustenance, capacity building at district level would be necessary. They proposed that this capacity building work should involve land-use planning experts from the Ministry of Lands, Housing and Urban Development (MoHLUD) and NEMA’s District Support Unit. The capacity building would involve on-site training in one of the three districts, on-the-job training and support to all three districts and their partner communities and a study tour to at least one district/community in the nearest possible site in an adjacent country.

This report describes the study visit which took place from 17th to 22nd November, 2008 to Kigoma and Urambo districts in the Malagarasi –Muyovozi Ramsar site in North West Tanzania.

**Objectives**

The objectives for the study visit were proposed during a meeting between NEMA PEI and the three DEOs

- Learn from the Tanzanian Experience in Participatory Land Use Planning/Integrated Environmental Management planning.
- To internalise the process of land use planning.
- To assess the extent to which the Tanzanian experience can be applied in Uganda.
- To replicate the experiences back in the three pilot districts

**Methods**

The methods used to gain the maximum benefit from the study visit were as follows:
• Literature study and feasibility discussions with own district colleagues and with selected community representatives. Draft action plans for developing land use plans in a community in own district.
• Description of training needs prepared and explained to the hosts.
• Preparatory on-site briefing by hosts.
• Direct observation.
• Formal presentations by village land use planning committee members.
• Focus-group discussion with the communities.
• Interviews of district staff and some members of the community.
• Informal interaction with community members and others who did not take part in land-use planning.
• Daily de-briefing sessions both with and without the hosts.
• Evaluation session with the hosts.
• Evaluation and way-forward discussions as a team from the three districts.

Literature Review

Before the field visit some of the participants got an opportunity to study the Tanzanian government’s land use planning system through reading land policies, laws and manuals for implementing integrated village level land-use planning. Also by reading reports of how integrated land use planning activities were carried out in villages within and outside protected areas in Tanzania. One of the three District environment Officers had studied participatory forest planning in Asia and contributed his experiences and the lessons learned from there.

Feasibility discussions were conducted with own district superiors and colleagues and with selected community representatives in order to assess whether exploration of integrated land use planning might be useful in the Ugandan setting. It was found that several new ideas and hints about pitfalls to avoid were gleaned from the literature. Each of the three districts drafted action plans and budgets for developing land use plans with selected communities. At a meeting in NEMA it was observed that despite the advice from the literature, it would be difficult for district officers to begin land use planning work without seeing for themselves exactly how it is done. Also there was very little experience in the districts of participatory planning of natural resource or land management together with the near-resource communities. Therefore it was proposed that a location in a nearby country for first hand observation of land use planning or integrated environmental management be found. It was agreed by MoHLUD that Tanzania is the country in this region with the highest level of legislative development, implementation activity and success in integrated land use planning. The nearest place where extensive experience of land use planning which integrated all land uses was found to be in Kigoma and Urambo districts of north western Tanzania where over 40 villages had been facilitated through the process under the SIMMORS project in the communities within the Malagarasy –Muyovozi Ramsar site.

Although some literature is available most of it is in Swahili and although most of the team could understand and speak Swahili reading documents in it would be tedious. Linguistic support is needed for translation of the written documents from the village
planning processes including the village plans. A translator should be hired to translate at least one of the village plan documents which the study team collected from the SIMMORS office at Urambo.

Description of training needs prepared and explained to the hosts

On making the request to our hosts we described the status quo in Uganda and in the three districts with regard to physical planning, explained that the three districts feel that they would like to explore the possibility of piloting integrated land use planning and indicated the objectives of visiting a district in which such planning processes were implemented in order to learn from the successes and challenges experienced there.

The objectives of the study visit were outlined and discussed with the proposed hosts, some of whom had, in the recent past, visited Uganda for wetland studies. Fortunately, the Kigoma District Executive Director, District Commissioner and District Lands, Natural Resources and Environment Officer, having examined the learning needs, agreed to host the visit at the earliest date possible. Villages near to Nguruka and Nguruka divisional centre were suggested as a suitable area of Kigoma district for study. (See Maps 1-3)
Map 1. Tanzania.

Map 2 Malagarasi-Muyovozi Ramsar Site –(brown dotted lines) with study area inset. Source SIMMORS project P.O. Box 250 Urambo, Tabora
Map 3. Study area showing Nguruka Divisional centre and Mumbara sub-village
(Source SIMMORS project P.O. Box 250 Urambo, Tabora)

Photo 2. The study team with their Hosts from Kigoma District and Nguruka Division at Nguruka.
Direct observation

A team of 18 people, comprising of Chief Administrative Officers (CAOs), Physical Planners, District Environmental Officers, Community Development Officers, Community representatives, National lands experts and NEMA and PEI members were identified to visit the selected study area. (See participant list in Annex 2). They made observations in the study area of the condition of the land-use, land condition, vegetation status particularly the forests, the wetlands and the levels of pressure on them for tobacco agriculture; the fishery along Lake Sagara, a lake edge, fishing equipment, and fish landing site at Mumbara and the fish sizes in the fish market of Nguruka Divisional village.

Preparatory on-site briefing by hosts on arrival

The team was received by the Kigoma district team, comprising of the Wetlands Coordinator and District Fisheries Officer Mr. Dastun Mockray and the District Lands Officer at the Divisional Centre of Nguruka. Divisional Forest and Fisheries Officers, Ward Executives, Ward Councillors and village leaders were available to provide information and answer the queries of the Ugandan study team.

Photo 3 Briefing at Nguruka School on arrival. Ward Executive Officer speaking.
A schedule which included a briefing at Nguruka by the district and divisional teams and some community representatives was followed by half-day visits to villages which have prepared integrated land use plans in a participatory manner. At Itebula village and Mumbara sub-village a lakeside site was the venue for a discussion about the effectiveness of the implementation of the plan which had been prepared in a participatory manner through the collaboration of the village communities with a multidisciplinary team. The process had followed the government guidelines provided in a manual issued by the Land Use Planning Commission of the United Republic of Tanzania. (URT 2001.)

Six major participatory steps were followed:-

1. **Identification and training of the Multidisciplinary District team** of natural resources (forest, fisheries, wildlife,) lands, community development and agricultural officers and others as needed. This was called the Participatory Land Use Management (PLUM) Team. Orientation of communities and their leaders – explanation of the process, the legal framework for Land Use Planning; the advantages of integrated thinking and planning for land and resources management, the process and methodology. Identification and training of the Village Land Use Planning Team (VLUM).

2. **Identification and Mapping of all the village’s natural resources and profiling of the village** history including; population, ethnicity, demography, cultures, religions, settlement, services, communications infrastructure, enterprises and seasonal calendars, resource usage and projected future needs of resources. Facilitation of village assembly discussions about the natural resources management issues and how best to plan for their management. Prioritising and ranking problems and solutions.

3. **Village boundary recognition with elders** from each side of the boundary. Boundary and main resource areas and uses survey. Preparation and presentation of a **draft map of usage zones and draft regulations**, fees and sanctions, management regime, management institutions/entities roles (e. g Village Environment Committee, Village Game Scouts, Beach Management Units (BMUs) for each landing site) and responsibilities and reporting systems. Collection and incorporation of Village Assembly’s changes into draft maps and regulations. The mapping involved the Western Regional Lands Office at Tabora which has cartography skills and facilities.

4. **Presentation of final zonation maps and plans.** Drafting of short (one-year) and medium-term action plans. Discussion for the LUP and Action Plans at sub-village level. Approval of plans by the Village Assembly and forwarding to the Ward Development Committee and the District Council.

5. **Implementation of action plans** including the processes for **legal recognition** of the Village Land Use Plan at District level and sourcing funds and investment partners.
Photo 4 Formalised map of agreed Kasisi’s Village Land Use Plan showing agreed land use zones showing Black = Wildlife Management Area (collaborative agreement with central government and professional hunting organisation, Dark Green= Village Forest Reserve, Pale green= pastures for ranging livestock, Yellow= settlement areas, white= agriculture.

Of a total of 75 villages in Kigoma District, 39 have Village Land Use Plans (VLUPs). An example of the typical contents of these VLUPs is given in Annex 5. The processes were donor supported under a wetland management project called Sustainable and Integrated Management of the Malagarasi – Muyovozi Ramsar Site SIMMORS which is still part of the national wetlands strategy of Tanzania but to which far less funds now flow. The project assisted not only in planning but in funding the integrated environmental management training for the district teams, the management entities (Village government committee, Village environment Committees, Village Game Scouts, Beach Management Units) and the community entrepreneurs whom it also facilitated to improve their fishing, agricultural, livestock and other land use enterprises.

While the project is no longer running at the intensity of the early to mid 2000s, it was interesting to study the long-term influences, if any which the land use planning activity had had on the area. Village Land Use Planning is compulsory in Tanzania. However, many villages do not have the funding or the skills and equipment to carry them out. The VLUPs from Kigoma district are nationally recognised. This gives the villagers and the district clearer and more specific power over the various possible usages of their land than mere application of the Constitution and the national laws Land Act, 1999 and Village Land Acts of 1999 and the forest, wildlife and fisheries policies and laws which all provide for community based and collaborative natural resource management arrangements (See Annex 4 for a summary of relevant laws).
See Annex 3 for the visit schedule.

**Formal presentations by village land use planning committee members**

In each of the two villages visited, a representative of the Village Land Use Planning Team explained in detail how their village had done the process of land use planning and what benefits and difficulties they had experienced. They shared their notebooks of the process with the study team and explained the meaning of the zonation maps, the timing and duration of each of the steps and the issues which were damaging the ecosystem and/or controversial in their particular ecosystem. For example, in Mumbara sub-village the difficult management issues included use of illegal fishing gears and methods, difficulty in accessing clean water for domestic use, a trend of reduction in land fertility because of mobile cultivators’ neglect of land care, provision for mobility of pastoralists and illegal forest harvest.

![Photo 5 Woodland near Kasisi village](image1.png)

![Photo 6 Maize and beans in former miombo](image2.png)

![Photo 7 Tobacco seedlings transplanted in cleared miombo woodland near Kasisi.](image3.png)
Social service problems were also highlighted including the low levels of education, and the lack of a dispensary for health services. They explained that every sub-village was represented by a woman and a man on the village land use management committee and the relationships between the management bodies: the Village Government, the Village Land Use Management Committee, the Village Environment Committee and the Beach Management Units.

The VLUM team made several interactions with the villagers in their sub-village and at their neighbourhoods to explain what land use planning was all about and to allay fears and misunderstandings that perhaps the government was trying to take the land away or enclose it for protection and exclude the villagers from using it. They also explained that, simultaneously with the land use planning process, entrepreneurship for better land and natural resource use and management was being fostered and enterprise groups were set up including fishing groups, farming groups and beekeeping groups. Following the presentations, a question and answer session was held in which other members of the team and of the village community gave further information and opinions.
Box 1. Malagarasi-Muyovozi Ramsar Site from a villagers’ perspective – excerpts from leaflet supported by SIMMORS Project 2004 for Ramsar COP 9 meeting Kampala, November, 2005.

Our lives are dependent on this great big sponge which covers about 3.5 million hectares in the west of the country. It lies on the two rivers Malagarasi and Muyovozi after which the site is named. The water, which the sponge of soil and vegetation soaks up and releases slowly, gives life to two magnificent lakes, Sagara and Nyamagoma, which produce close to 1,000 tonnes of fish per year, and allow us to grow rice and other crops These are the mainstay of our starch, protein and cash supplies. Plenty of good pasture is provided for our cattle.

We are a mixture of many peoples and have tribal music, stories and songs, which tell our children and visitors about these wetlands and their ancestors both spiritual and real. There are stories about the big birds who live here, especially about the Shoebill Stork (*Balaeniceps rex*) and Wattled Crane (*Bugeranus carunculatus*) who are rare in the world but thankfully still residing with us.

Our wetland is under different kinds of management. Most of it is reserved as game reserves e.g. Ugalla and Moyowosi/Kigosi Game Reserves; or as forest reserves e.g. Mpanda Line Forest Reserve. Only about 5% is village land. For a long time, we were used to the Government being solely in charge of the natural resources. Therefore we did not regard them as our own and there was a lot of opportunity for exploitation. Now we are learning that these resources are ours and we have our share of responsibility to manage them sustainably. Government has recognised that the most effective way to manage natural resources is by involving those people close to them in their management.

Outsiders do not feel the problems of over-fishing or forest land depletion because they just move to another place. With the help of a new project we are now making plans for better management of our natural heritage.

... So we are taking action
Six of the villages near the two lakes have made village land use management plans (VLUMs) and we’ve made by-laws to support those plans.

A typical VLUM contains:
1. Map of the zones for different uses including conservation;
2. List of rules and by-laws;
3. Description of the roles of organisations involved i.e. the village government, village environment committee and the village scout team and a;
4. Description of the management methods, actions for the next three to five years and record keeping and evaluation schedules.

We’ve got scouts trained to patrol the lakes and the woodlands. They ensure that everyone knows which places are for harvesting and which are for rehabilitation or preservation. They work with the Village Environment Committees to reduce harmful practices in hunting, fishing and logging.

We educate fishers, especially offenders, about the reasons for using mesh size bigger than 2.5 inches. We want the young fish to get a chance to grow and breed.

... And we are seeing some impacts in our fishery
We are succeeding in getting bigger and more fish than in 2000 when fish were running out completely.

We know that taking care and following simple rules makes a difference.

Footnote: Community appreciation of the value of the lakes increased when in 2005/7 Lake Sagara almost dried up completely during a prolonged drought.
Focus-group discussion with the communities

One lakeside focus-group discussion was held with fishers and Mumbara sub-village (of Itebula village) community members whose settlement had been forcibly relocated away from the agreed lakeside buffer zone in 2006 in order to comply with the Village Assembly’s own decision during the Land Use Planning process to relocate this settlement to 500 m away from the lakeshore.

Photo 9 Mzee William who received a starter herd of goats in compensation for demolishing his house at Mumbara.

Photo 10 and 2008 photo of Mumbara wetland where the VLUP caused removal of settlement
The Acting Village Chairman explained that this was the first village in the District to prepare a land use plan. Representatives of Mumbara, the members and the Chairperson of the Beach Management Unit were also involved in the discussions and showed us the landing site and the way the drying out of the lake two years previously had changed the terrestrial and aquatic landscape leaving long distance to travel through wetland vegetation to get to the fishing grounds. There was consensus from the village representatives that having different places for different uses is the most important contribution of the land use planning. Once everyone has agreed and knows where they can perform various activities including farming, beekeeping, firewood collection, cattle watering points, house building, water collection etc. there can be harmony amongst the people and the land and natural resources can continue to be productive. They claimed that immature fish of illegal size were now not landed at this site. However, the discussions also revealed that the BMU and the Village Game Scouts are not actively patrolling the lake shores as previously because of lack of motivation due to unmet expectations of payments by the village government. Also in the case of some villages, including Mumbara, the village by-laws have not been approved at district level and so the village management entities do not have faith in the level of legal support for apprehension of offenders.

However, the big change that has taken place is that people are aware of the zones for different uses and that fishing immature fish is illegal and that there are by-laws in existence about fishing, land cultivation near water bodies, forest harvest, livestock watering and grazing and other land management regimes.

**Interviews of district staff**
Members of the Uganda study team held informal interviews with their chosen members of the Tanzanian divisional and district teams during travel and meal times to verify their understanding of the direct observations and discussions with villagers.

**Informal interaction with community members and others who did not take part in land-use planning**

These interactions took place in the two villages visited and in Nguruka and allowed the study team to get a feeling from the general public on how they view land use planning and its effects on their lives in terms of enterprise regulation e.g. fishing, fish trading, land clearance for agriculture, access to water sources, access to wildlife management and settlement locations.

**Daily de-briefing sessions both with and without the hosts**

The team organised three de-briefing sessions alone and two with the hosts in order to ensure that the understanding they had gained were true and to get government perspectives on communities’ comments and questions.

**Evaluation session with the hosts**

On the final day and evaluation session was held with the host district, divisional and ward officers. A checklist of questions and issues was made and used to record the level to which the study team had achieved its aims. Following the evaluation the Uganda team presented the hosts with documents regarding mainstreaming environment and poverty issues into district planning in Uganda and a book on wildlife in Uganda.

Photo 12 De-briefing session held at Nguruka.

**Visit to Malagarasi-Muyovozi Ramsar Site Coordination Office at Urambo District**
Mr. Kauzeni, Malagarasi-Muyovozi Ramsar Site Coordinator from the Wetlands Unit of the Wildlife Division in the Ministry of Natural Resources and Tourism gave a description of the vast Ramsar Site which we were visiting, the second largest in Africa (after Okavango in Namibia) and the third largest in the world at over 3 million hectares. It straddles nine districts but most of its inhabited and highly biodiverse areas are within Kigoma and Urambo districts in Kigoma and Tabora regions respectively. He explained the legal provisions for participatory land use planning, participatory wetland planning and management, collaborative and community-based forest management, community Wildlife Management Areas and community fisheries protection in Tanzania. A question and answer session with Mr. Kauzeni and the Acting District Natural Resources Officer of Urambo District, Mr. Masaka followed. Mr. Kauzeni provided electronic copies of village land use plans to the team. Papier mache models of the two endangered species of birds, the shoebill stork and the wattled crane, which are used for educational purposes adorned Mr. Kauzeni’s desk.

Photo 13 Mr. Kauzeni, from Tanzania’s national Wetland Unit gives a broad picture of LUP in the Malagarasi –Muyovozi wetland at Urambo.
Evaluation and ‘way-forward’ discussions as a team from the three Ugandan districts

An internal study team evaluation session was held to consider the learning points, the issues for bringing forward to national and district and community levels in Uganda and also to evaluate the study tour as a learning experience.

Benefits of land use planning identified by the study group

1) Better agricultural practices leading to higher yields.

In both villages the community members mentioned that they had adopted better agricultural practices and in some cases individuals recorded increased yields. Some farmers testified increased yield of maize from 10 tins per ha to 24 tins (debes).

2) Increased fish catch and fish sizes.

Because of control of the fishing methods and the enforcement of the minimum of 2.5 inch allowable catch size the villagers claim that only large fish are caught now. Also that there are more large fish in the lake now because of this rule which allows fish to grow for longer before they are caught.

3) Higher returns from fish and agriculture.

The returns are higher because of higher agricultural yields. Better prices and different markets can be got for bigger fish.
4) **Protection of the shoreline; buffer zone.**

The lake shores are protected from cultivation and other damaging activity and so there is less lake water pollution and soil damage. This is a buffer against siltation of the lake. Siltation makes the lake levels shallower and thus more likely to dry out during prolonged droughts. Reduced lake edge disturbance gives fewer disturbances to aquatic life and secure breeding grounds for fish, terrapins, hippopotamus and crocodiles.

5) **Better knowledge of the village boundaries and resources therein.**

The villagers have learnt their history, the extent of their village and can identify the boundaries with other villages and with officially gazetted forests and wildlife protected areas. They also know the extent and the status of the natural resources in their village. The district staffs have also gained increased knowledge and detailed data on the village boundaries and the resources. The raised village capacity for data collection is an asset that can continue to be used by the village and the district to monitor the resources.

Photo 16 Land Use Plan Map Kasisi showing locations of: Forest reserve, village boundaries, lake protection area (500m) boundaries of use areas, rivers roads, lake edge, settlements (168 Ha.), agricultural areas (784 ha) and livestock ranging areas (654 ha.).

6) **Better knowledge of the values and the habits of the biodiversity in one’s village.**
The villagers know that some of the species which they were taking for granted are recognised as important internationally and so are more conscious of taking care of them. They know that if they could get eco-tourism businesses going they could make money from the fact that the shoebill stork, the wattled crane and the sitatunga (antelope with feet adapted for living in the wetland) which are rare and endangered species live in their wetlands.

7) Increased pride of place.

The increased awareness of the values of the natural resources shows as a pride in their village by the villagers of Kasisi.

8) Higher level of awareness about the environment and environmental and lands policies, laws and planning processes.

Before the process began the villagers were not aware that they themselves could decide on the land and natural resources use and management in the village. Because of exposure to the government policy on participatory land use planning they and the forest, wildlife and fisheries acts through training, receiving reading materials and through a series of radio programmes they know much more and are more interested in enforcing the laws.

9) Sense of more secure control over land and aquatic resources is an incentive for hard work and better care of the land, the lakes and the natural resources on it.

The land use plan has a vision, objectives and goal which the villagers decided upon themselves. The by-laws were created in a participatory manner, therefore the villagers ‘own’ them eventhough they sometimes realised that their by-laws were too strict and compliance has hurt. Knowing the village assets and knowing that you have a role in deciding what happens to them -who can use them for what- and that you can benefit both individually and collectively from protecting them makes one feel greater commitment to take care of them. Knowing that it is not a free-for-all but a communally managed system with rules means that you are less likely to be a free rider – the other members of the community will frown on your breaking the rules and you might get caught by the Village Game Scouts.

10) Conflict resolution mechanisms put in place.

The community knows to whom they should go when a conflict arises.

11) Improved leadership skills.

The Uganda team noted a strong sense of democracy and cooperation form both village communities and appreciated the democratic way in which the village governance seems to be carried out. The villagers attribute an improvement in governance to the skills, knowledge and attitudes they learned during the land use planning process. They know that they can demand accountability from the village government because they now know the laws and regulations.
12) **Land use plans can be used to mobilise profitable community natural resource based enterprises.**

The group learned that land use plans can be used to mobilise profitable community natural resource based enterprises. For example in Kasisi village where benefits are accrued from Songati Wildlife Area for which private professional hunters buy hunting licences from central government. Also the process and the enthusiasm of the villagers has attracted the central government wildlife division to fund the construction of a community ecotourism centre in the village. There are hopes also of attracting further private enterprises eventhough this is a remote area far from services.

13) **Improved and closer relationships between villages and higher level government**

For example the trust built between the village and the district and the Director of Wildlife has paved the way for a Wildlife Management Area arrangement in which the village of Kasisi hosts professional hunters and gets 25% of the revenue earned via the District Council.

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**Key Issues Identified by the Uganda study group**

Although there are several advantages in having an integrated land and natural resource use plan and the managerial mechanisms to implement it, it is a very big challenge to enforce the by-laws and rules and make the plan work to the maximum benefit. The study team identified the following as the major issues to prepare for when attempting to apply the land use planning model.

1) **Sustainability of the plans, the institutions and their functionality, resource/budget implications.**

An initial investment needs to be made in order to fund the planning process, make the plans and have them legally recognised. This investment needs to be sustained until the plans are being implemented sustainably. Most projects are tied to short timescales (3-4 years on the ground). When a project’s funding ends, what next? Can the implementation of the rules and by-laws be made to pay for itself e.g. using fees and fines to collects village revenue and pay the scouts and other management expenses of the environmental committees? If no system of reward is in place then can the scouts, BMUs, and environmental committee of the village be expected to continue regular patrols, reporting, meetings etc.?

2) **Enforcement of the by-laws to facilitate plan implementation**

In the case of the two villages visited, there were two different experiences of by-law approval at District level. One village’s by-laws had been approved and the other’s not. This seemed to be making a big difference in the village management committees ‘attitudes to enforcing the by-laws. Where the bylaws are approved by
the district (Ugandan equivalent of LG5) the villagers are more confident in enforcing them.

3) Level of awareness and knowledge required before implementation

All parties embarking on the planning process need to be well informed of the details of the laws and policies of the country (including the international agreements to which the country is signed up) on land, forests, wildlife, fisheries, wetlands, environment, indigenous peoples rights, biodiversity conservation, local government and settlement amongst other issues depending on the particular issues relevant to the area in which the plan is to be made. For example, some of Uganda’s villages border Protected Areas, oil exploration sites and will need to get specific information about the legal arrangements for such areas and the relationships and partnerships possible between those areas’ management institutions and the village. (LC1). They also need to understand the current administration and management regimes for all these.

4) Empowerment of communities to take charge of the planning process; including implementation

Communities that have not formerly been included in decision making about the uses of land and natural resources will not initially trust the new participatory processes. The district team will need to learn participatory processes and adapt their own attitudes to facilitate community members to take on the active roles required by a truly participatory planning process. This means that the district team needs to give the communities time (through frequent meaningful contact) and some of their own power (over the GPS, over ownership of maps, reports, information about their own village and about laws and policies). It requires attention to detail (and the stepwise systems developed in Tanzania and elsewhere for Participatory Forest Management (PFM), Participatory Wildlife Management and the PLUM which we visited can help the district team together with the community to outline the schedule they wish to follow together.

5) Relationships between the new environmental and land management entities created and the original village government.

A rush to form committees, groups, teams and other entities can be a feature of land use planning projects. Please see Figure 1. for an outline of the organisational structure in the villages visited. The extra entities are shown in green. The hierarchy of power needs to be clearly outlined from the start in order to avoid conflicts. The conflicts usually get to a crescendo when money has been earned and decisions need to be made about how it might be spent.
Fig. 1. Statutory Village Government institutions in Tanzania showing the additional entities created by the land use planning process.

Village Assembly (all adult residents)

Village Government (25 members elected by the Village Assembly and representing all sub-villages). Village Chairperson and Village Executive Officer

Village Land Tribunal – deals with land disputes

Village Game Scouts – officially trained and recognised, armed. Commanded by Village executive Officer

Village Land Use Management Team (VLUM)

Statutory Standing Committee

Statutory Standing Committee

Statutory Standing Committee

Extra standing committee e.g Village Environment Committee

Photo 17

Learning from Mumbara community experiences in the new school building, Mumbara.
6) **The optimum number of land and natural resources management entities to create.**

The study team thinks it advisable to form as few new entities as necessary as, apart from conflicts due to unclear roles, it costs peoples’ time, energy and money to maintain active institutions. Formation of entities which are not legally recognised is useful for specific tasks, but such teams or groups should be disbanded when their work is done.

7) **Linkage of the village plans with the district plan and national plans**

In Tanzania, the PRSP (MKUKUTA in Swahili) contains three pillars (Social services, economics and governance) none of which directly and explicitly accommodates environmental or land use planning or land management issues. The PRSP was translated to Village level through a rapid planning process (O&OD Opportunities and Obstacles to Development) which did not provide for easy recognition of a category into which land stewardship would fit. Most land related issues are treated under the economic pillar and relate to increased production and extraction. Therefore it was not easy for the district and village teams to find entry points for inserting environmental planning into the planning system. However, they have fitted action plans on environmental management into their village plans and taken them upwards into the district system. Unfortunately funding has not been generous from district or central government towards these plans.

8) **Ownership of land**

Land ownership arrangements in Tanzania are different from that in Uganda. Please see Annex 4 for a summary of land laws in Tanzania. This means that what works in terms of community planning in Tanzania may not be feasible in Uganda. Tanzania gives us an example of how communal agreements even over privately controlled land can work and need to work for commonly shared resources such as water, fish, river banks, lakes edges, rangelands, hazard land, and others. Common property management regimes (e.g. for wild animals as in Kasisi) do not have to mean ‘free-for-all” regimes and can work for the benefit of the community. Private management is not the only means to protect the environment and natural resources.

9) **Timing required for each activity; is 2 weeks enough?**

Our respondents were somewhat vague on the actual time taken to prepare the plans, partly because the situation was different in different villages. The study team gathered from this that as long as you have a good framework with clear steps to follow you can be flexible about how long it takes from start to the final legalised plan. The Mnazi Bay (see Hogan and Bashagi, 2006) experience shows that if you already have a relationship with an environmentally literate community and a well prepared district team, it is possible to make a draft plan within a few weeks. But correct mapping, detailed discussions with all settlement members and
users and verification and approval of the plan with the Village Assembly, having explained thoroughly what it means, is the most important part of the process and cannot be skipped if one wants to avoid difficulties in enforcement at a later date.

Therefore up to one and half years may be necessary to develop an agreed and legalised plan. However, this does not mean that parts of the plan cannot be implemented as the slower details are being dealt with. For example if there is full agreement to close a communally owned area for natural regeneration of a forest, or every farmer has agreed to grow their own fuelwood but one boundary point is still in dispute with a neighbouring Protected Area the two former activities can be put in the village action plan while an action to resolve the boundary dispute also goes on.

10) Working out the power balance between the district and the village especially with regard to preventing illegal activities.

When the village fails, for various reasons e.g. capacity limitations in the face of armed poachers or because of corruption of the village authority, how should the District government act to support the enforcement of the law? The land use planning agreements provide for the village to take the lead in enforcement but it takes time for the village to raise its governing capacity and for the district to pass over power, skills and equipment to the village management entities.
Key recommendations for the way forward in the three pilot districts in Uganda

Workability in Uganda; required modifications

1) Given the nature of land ownership in Uganda and the need in some cases to undertake village planning process while taking into consideration the individual ownership.
   a. For apparently underutilised land there is need to convince the landlords to accept communal or public uses of their land e.g. animal parks
   b. Need to convince people to accept the zoning process agreed upon on their land by highlighting the fertility, security and economic benefits.
   c. Need for higher level of sensitisation
2) Implementation process of land use planning has been only in the urban areas
3) Staffing levels and political structure that can support this planning structure. How can we use the existing institutional arrangements?
   i. Use the village council as an opportunity
   ii. Use the Parish chief who is already on the government pay roll, with some facilitation from the project or the district
4) Districts with shared resources need to be actively collaborative throughout the planning and implementation processes.

• Resources required
  o Topographic Maps
  o District planning team needs to be funded
  o Training for the district team and village team
  o GPS, Cameras
  o Surveying the village boundaries
  o IEC materials in local languages

• Potential opportunities and sources of Resources
  o The fact that the Government (MLHUD) has declared that the whole country is now a ‘planning area’, which means that all lands must have a land use plan means that the government must allocate more generous funds for land use planning.
  o NEMA writing project proposals and selling them to potential donors
  o District budgets beginning with this financial year
  o Source support from the CSOs and the development partners
  o Agencies such as UWA, NFA
  o Community contributions in form of land, time
  o Selling the planning initiative to the highest level of policy and decision making.

Critical Approaches
• Emphasise the need for the project to take off soon when the Tanzanian memories are still fresh.
• Give adequate allowance of flexibility within each pilot district to exploit wider chances of success in the different scenarios.
• Regular meeting and communications between the three districts to share experiences gained.

Next Steps

• Hold an inception meeting of the district and Sub county leadership for a feedback on the planning proposal from them.
• Formation of planning teams (District and village level).
References


Annexes
Annex 1. Example of Land use Action Plan submitted by DEO before the study tour.

**INTENDED ACTIVITIES FOR PILOTING LAND USE PLANNING IN KAHEMBE PARISH, BWIJANGA SUB-COUNTY**

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>Target</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Responsible Person</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Land use planning Sensitization and planning meetings with key stakeholders from District, Sub county, parish and community levels</td>
<td>About 45 participants (for all the meetings)</td>
<td>X</td>
<td></td>
<td></td>
<td>DEO &amp; DAO</td>
<td>• Lump sum 1,500,000</td>
</tr>
</tbody>
</table>
| 2. Develop data collection tools                                         | X                                                                      |     |     |     | DEO District Statistician | • 2x70,000x2 officers 280,000  
• Stationery & secretarial services 500,000  |
| 3. Pretest the tool                                                      | 4 Officers                                                             |     |     |     | DEO District Statistician | • 4x70,000x2  
Fuel for motorbikes (40L) 560,000  
120,000  |
| 4. Selection of research assistants (data collectors)                   |                                                                        |     |     |     | DEO District Statistician | • Radio announcements  
Notice boards 100,000  
Interview candidates 2personsx70,000x2 280,000  |
5. Collecting data on current situation on: the vegetation cover, social economic activities e.g. wetland related activities such as brick making, charcoal burning, timber harvesting, stone quarrying, encroachment on wetlands for cultivation, alcohol distillation, settlement, urbanization, raw materials for construction, occupation of the household heads, education levels, no of the households, sources of income, availability of health services, trend in the productivity over time, population characteristics including sex ratio, household size, gender issues in agriculture.

6. Field Supervision

7. Data analysis

8. Document a report which should include a sketch Resource map of the current situation.

Field data collected | X | X

9. Procure maps which have been drawn to scale, Digital Camera & GPS

| DEO, PEI Officer & NEMA | Lump sum 2,000,000 |

10. Consultative workshop to fill gaps in the field finding

| DEO, DAO, DS, DLO, DPO, DNRO, DFO | Lump sum 1,500,000 |

11. Draft final copy of the land use plan

12. Develop and discuss technical proposals, develop Proposed Land use maps to presented to the Sub county and District Councils for approval

13. Development a five (5) year implementation plan
Annex 2. Participant list

List of participants in the Uganda study team

Nakasongola district

1. Mr. Philemon Mubiru, Chief Administrative Officer (CAO)
2. Mr. Mukoza Henry, Community Development Officer
3. Mr. Seruzzi Matte, Community Representative
4. Ms Nampera Teo, Community Representative - Women
5. Mr. Jim Kunobere, District Environment Officer (DEO) Nakasongola District

Masindi District

6. Mr. William Nsimire, DEO Masindi District
7. Mr. Kato K. Milton, CAO
8. Mr. Katwereme Cedrak, Community Member
9. Ms Joyce Sabiti, Community Member
10. Mr. Mugoya James, Senior Land Management Officer

Butaleja District

11. Mr. Francis Oluka, CAO
12. Mr. Francis Mairu, District Land Management Officer
13. Mr. Tom Wandera, District Environment Officer.
14. Ms Lamla Were, District Wetlands Officer
15. Mr. Hibombo Apollo, Community Development Officer

NEMA

16. Ms Rose Hogan, Poverty Environment Officer, PEI.
17. Mr. Ronald Kaggwa, National Project Focal Point
18. Ms Margaret Lwanga, District Support Coordinator

MoLHUD

19. Ms Fridah Mutuzo, Geographer/Physical Planner, Ministry of Lands, Housing and Urban Development
### Annex 3. Visit schedule.

<table>
<thead>
<tr>
<th>Day /Date- November</th>
<th>Place</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 17th</td>
<td>Leave Kampala travel to Mwanza and Shinyanga.</td>
<td>Travel Air and car. Meet host district officer of Kigoma, Mr. Mockray. Finalise schedule.</td>
</tr>
<tr>
<td>Tuesday 18th morning</td>
<td>Shinyanga to Nguruka</td>
<td>Courtesy call to divisional and Ward centre/offices. Briefing on the LUP process in Tanzania and in Kigoma district by district and divisional staff.</td>
</tr>
<tr>
<td>Tuesday 18th afternoon</td>
<td>Village 1</td>
<td>Visit to one village with district and ward officers. Meet environment committee, village government, village environment scouts and other appropriate people. Visit sites of important issues dealt with in the plan e.g. lake margin protection by moving settlement.</td>
</tr>
<tr>
<td>Wednesday 19th morning</td>
<td>Village 2</td>
<td>Visit to one village with district and ward officers. Meet environment committee, village government, village environment scouts and other appropriate people. Visit two to three sites of important issues dealt with in the plan e.g. forest boundary agreements with District Forest Office/Protected Area Authority, fisheries manage changes, BMU locations. Etc.</td>
</tr>
<tr>
<td>Wednesday 19th afternoon</td>
<td>Nguruka.</td>
<td>Evaluation meeting, Feedback from Uganda team. Round-up discussions with district officer and divisional and other representatives about the whole process, our learnings and their advice. Farewell.</td>
</tr>
<tr>
<td>Thursday 20th morning</td>
<td>Urambo MMRS Wetland Office on the route back to Mwanza</td>
<td>Mr. Kauzeni MMRS/Tanzania Wetland Unit presentation Q &amp; A.</td>
</tr>
<tr>
<td>Friday 21st</td>
<td>Depart for Mwanza Mwanza</td>
<td>Travel Roundup meeting, way forward and drafting of report.</td>
</tr>
<tr>
<td>Saturday 22nd</td>
<td>Fly Kampala</td>
<td>Travel</td>
</tr>
</tbody>
</table>

### Annex 4. Summary of Land laws in Tanzania
THE NATIONAL LAND POLICY

Tanzania's first National Land Policy was passed in 1995 because:

- The growth in Tanzania's population meant that a lot more people were using the land
- There were increasing fights between farmers and pastoralists over different uses of land
- People in many rural areas felt confused and insecure about their land rights
- Since the economy had been opened up to private investors, more land had to be made available to them
- Because land could now be bought and sold there was a great need to better control these transactions
- There were more disputes about occupying and owning land

The National Land Policy says that the country's land has been well managed since independence. In order to provide a better service to the people it aims:

- To divide the land fairly
- To give everyone the right to have access to land
- To make sure that people's existing rights to land, particularly those people without legal documents, are easily understood, agreed upon and given legal status
- To limit the amount of land that can be owned by an individual
- To make sure that the land is used in ways that will improve the well-being of everyone
- To improve and make clearer the way that land is managed and how disputes over land can be solved
- To make sure that the land is properly managed so that it is not overworked and can continue to be productive in the future.
The policy says important things about how land should be managed in Tanzania.

- The President is entrusted with the ownership of all the land in Tanzania on behalf of the people
- Land has value
- People cannot have their rights to land taken away from them without permission from the law and without full, fair and prompt payment of compensation
- Village Councils will manage all village lands
- Arrangements must be made for places that are of special importance to be protected, like water catchments, islands, beaches, forests, rivers, wildlife migration routes, etc.

**The Land Act, 1999 and Village Land Act, 1999**

These Acts tell people how the land is to be used, managed and owned throughout mainland Tanzania.

**General Principles, Roles and Responsibilities**

The purpose of these laws is to make sure that the general ideas and aims of the National Land Policy are acted on. The Land Act makes clear that all land in Tanzania is public land which the President holds in trust on behalf of all the citizens. In the Central Government the President gives power to the Minister of Lands and next to him the Commissioner for Lands to make sure that everything is done properly. The Commissioner is given a lot of power to make decisions concerning land management and is now the chief land administrator in the country.
### Responsibility for Land - Who Does What

<table>
<thead>
<tr>
<th>Role</th>
<th>Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>President</td>
<td>Trustee on behalf of citizens of all land in Tanzania. Can take away a person’s right to occupy land. Can take land for the benefit of the public.</td>
</tr>
<tr>
<td>Minister of Lands</td>
<td>Helps the President and oversees the Commissioner on land administration</td>
</tr>
<tr>
<td>Commissioner of Lands</td>
<td>Main person in charge of land matters. Helps the President put land laws into practice. Can ask other people or institutions to do certain tasks. Makes important decisions about how land is distributed.</td>
</tr>
<tr>
<td>District Councils</td>
<td>Help to tell the relevant institutions about land management decisions</td>
</tr>
<tr>
<td>Village Councils</td>
<td>Manage village lands on behalf of Village Assemblies. Make decisions about applications for land from villagers and outsiders. Allocate village land after approval from Village Assemblies. Give certificates to people to show they have the right to live where they do.</td>
</tr>
<tr>
<td>Village Assemblies</td>
<td>Check that the Village Councils manage village lands properly. Agree on what decisions concerning village life need to be acted on.</td>
</tr>
<tr>
<td>Village Adjudication Committees</td>
<td>Mark land boundaries. Find out what land belongs to whom. Settle disputes if people think a mistake has been made. Report to the Village Council.</td>
</tr>
<tr>
<td>Village Land Councils</td>
<td>Settle disputes over land matters in village lands</td>
</tr>
</tbody>
</table>

### Pastoralists and Land Rights

The Pastoralists’ Indigenous NGOs (PINGOs) Forum states that pastoralism makes a large contribution to Tanzania’s economy, but these values have been mostly ignored by policy makers. Pastoralists have not participated enough in the creation of policies which affect them.

Pastoralism is the backbone of the commercial livestock sector, makes profitable use of relatively harsh and dry lands, and provides a living for over 400,000 Tanzanians. Pastoralism is also an important traditional way of life which should be supported by the law.

*Do the current land laws and policies address the problems of pastoralists and hunter-gatherers, such as poverty, land insecurity, vulnerability, conflict with other land users, degradation of natural resources, and marginalization of the pastoral way of life?*
Types of Land

All land in Tanzania is divided into three types:

Reserved Land is land set aside for wildlife, forests, marine parks, etc., and the ways these areas are managed is explained in the laws that protect each sector (e.g. Wildlife Conservation Act, National Parks Ordinance, Marine Parks and Reserves Act, etc.).

Village Land includes all land inside the boundaries of registered villages, where the Village Councils and Village Assemblies are given power to manage. The Village Land Act gives the details of how this is to be done.

General Land is land which is neither reserved land nor village land and is therefore managed by the Commissioner.

Village Land Management

Village Councils are responsible for looking after village lands on behalf of the Village Assemblies. Villagers hold rights called "customary rights of occupancy" which means that if they have lived on the land for many years they have rights to it. The Village Land Act gives people who have customary rights of occupancy the same legal protection as those who have what are called "granted rights of occupancy". People who have granted rights of occupancy have already been given legal status. Village Councils must remember these important points for their management of village lands.
“derivative rights”. There are three types of leases which can be applied for by outside parties based on how much land they want and how long they want to use the land. (See table below).

**TYPES OF LEASES**

<table>
<thead>
<tr>
<th>Class</th>
<th>Amount of Land</th>
<th>Period of Time</th>
<th>Decision-makers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class A</td>
<td>5 hectares of land</td>
<td>5 years or less</td>
<td>Decided by Village Council</td>
</tr>
<tr>
<td>Class B</td>
<td>6 to 29 hectares of land</td>
<td>6 to 9 years</td>
<td>Decided by Village Council and Village Assembly</td>
</tr>
<tr>
<td>Class C</td>
<td>30 hectares or more</td>
<td>10 years or more</td>
<td>Decided by Village Council, agreed on by Village Assembly and advised by Commissioner</td>
</tr>
</tbody>
</table>

If villages decide to lease any of their land they must first make sure that:

- It fits in with any plans for how the land is to be used
- The villages keep enough land for future reserves and communal use
- They work out how granting the lease is likely to benefit the village

Village Councils may not grant land to foreigners or foreign-owned companies. That would be illegal and could threaten the village’s customary rights of occupancy.

All transactions must be done on the proper land forms which will be distributed to villages. Land transactions not done on these forms will not be legal.

The Village Land Act ensures that land allocated by Village Councils between 1978 and May 1, 2001 is given legal status.

**Certificates**

Villages will no longer be given ‘title deeds’ for village lands. Instead Village Councils will be given Certificates of Village Lands which will:

- Be issued in the name of the President
- Be proof of the customary rights of occupancy in a given area of village land
- Give the Village Councils the authority to manage village lands
- Show the boundaries of the village land that were agreed on and marked on the ground
All villages must have a Village Land Council which will help people who disagree to come to decisions that will benefit everyone. Council members will:

- Total seven people, including at least three women
- Be nominated by the Village Council and approved by the Village Assembly
- Serve for a term of three years

Where village boundaries have not been decided upon, villagers must start a process called adjudication. This means they need to judge where the boundaries of village lands should be placed and to involve all those who are affected.

Villages must form a Village Adjudication Committee. The members will:

- Be elected by the Village Assembly
- Total no more than nine people, including at least four women
- Serve for three years
- Be allowed to serve for one more three-year term if re-elected

This Committee will be responsible for doing the following things:

- Deciding on the boundaries of village lands during the adjudication process
- Setting aside land or marking rights of way
- Using customary law to sort out the land rights of affected people during the adjudication process
- Protecting the interests of women, minors, the disabled, etc. during the adjudication process

Villages must also appoint a Village Adjudication Advisor who will be:

- A respected local, a professional person, a public servant or official, or a magistrate
- Appointed by the Village Council
LAND

- The land must be used in such a way that it can continue to support people's livelihoods and resource uses.
- The trees, water supply and other resources in and around the village must be looked after properly.
- There are other public bodies which have power over the village land and its surroundings and their decisions and orders can influence the village's use of land.
- Village land lies within a local authority so that local authority must be asked for its views in certain instances.

Village Governance and the Local Government Act of 1982

This law gives village governments the authority to use, manage and own land and other property. It also gives the village government responsibility for the affairs and business of villages. This act gives village governments a lot of power to enter into agreements and enterprises which provide for the well-being of villagers.

The Village Land Act instructs Village Councils to divide their land into three types:

Communal land

- which is land used by a large number of people in a village, and which may include forests, grazing pasture or other areas with natural resources which groups of people manage.
- which must not be given to any individual
- which will be known as communal village lands

Occupied land which has already been given and is being used for housing, cultivation, business, etc. by individuals or single families.

Future land which can be set aside for future use by individuals or the community.

The Village Assembly must approve any decisions that are made about dividing land into these types.

Village Councils can enter into joint village land use agreements with one or more other Village Councils in neighbouring lands. If they want to do that, each Village Council must first:

- Let the District Council know what they are planning
- Get permission from each Village Assembly involved
If at least **one hundred** villagers feel that the Village Council of their village is not managing the village land properly and in accordance with the land laws, they must tell the District Council which will then tell the Commissioner. He may set up an enquiry which may recommend that either the District Council or the Commissioner himself become responsible for looking after the village land. In addition, any villager can sue the Village Council if he or she feels that the village land is being badly managed.

**Land Allocation**

Village Councils are responsible for allocating village lands but they cannot do it without the approval of the Village Assemblies.

Village Councils may give customary rights of occupancy to individual villagers, families, village organisations or non-village citizens who will be given a **Certificate of Customary Title** to prove that they own the land.

Villages may also lease land to an outside party who will be given the same rights as the village. These rights are known as **Laws already exist which give villages the power to control their lands and many important resources. The problem is that these laws are not being enforced and the good ideas in policies are not being put into action.**

**What will the government do to make sure that existing laws and policies are acted upon so that the villages are able to exercise their rights to use and control land?**
Transfer of Land

The President may transfer village land to general or reserved land which means that the Village Council would no longer manage it. He may decide to do this for the public benefit, for example if land is needed for investment.

If the President and the Ministry of Lands want to go ahead with such a transfer of land, the following actions must be taken:

- Details of the proposed transfer must be published in the Gazette and be given to the Village Council.
- The Commissioner of Lands must attend a meeting of the Village Council or Village Assembly to explain why the land is to be transferred and to answer any questions villagers may have.
- The type, amount and timing of compensation to be paid to the village must be agreed by the Village Council and the Commissioner before village land can be transferred.
- If the Commissioner and Village Council cannot agree on the sum to be paid for compensation, then the transfer cannot go ahead until the High Court decides on the amount.
Annex 5. Contents of a typical Village Land Use Plan

<table>
<thead>
<tr>
<th>Land Use Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Plan of the village of Imalampaka</strong></td>
</tr>
<tr>
<td>Igagala Ward</td>
</tr>
<tr>
<td>Kaliua Division</td>
</tr>
<tr>
<td>Urambo district</td>
</tr>
<tr>
<td>Tabora Region</td>
</tr>
<tr>
<td>Tanzania</td>
</tr>
</tbody>
</table>

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Agosti/Septemba 2007

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Acknowledgements.........................................................................................................................
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Chapter One....................................................................................................................................
1.0 Village History..........................................................................................................................
Chapter Two.....................................................................................................................................
2.1 Village Location.........................................................................................................................
2.2 Description of the landscape....................................................................................................
2.3 Vegetation..................................................................................................................................
2.4 Hydrology and weather...............................................................................................................
2.5 Geology and soils

2.6 Resources and energy

Chapter Three

3.0 Population and Demography

3.1 Total population

3.2 Population by gender

3.3 Immigration, emigration and internal migration

3.4 Estimates of population size in ten years time

Chapter Four

4.0 Current land use

4.1 Agriculture

4.1.1 Crops grown

4.1.2 Crop production

4.1.3 System of cropping and use of crop products

4.1.4 Calendar of agricultural activities

4.1.5 Gaps, limitations and problems

4.2 Livestock keeping

4.2.1 Types of livestock

4.2.2 Numbers of livestock

4.2.3 Systems of livestock keeping

4.2.4 Veterinary and inputs services

4.2.5 Estimates of livestock in ten years time

4.2.6 Limitations, gaps and problems

4.3 Water resources status and management

4.3.1 Rainwater

4.3.2 Surface water

4.3.3 Sub-surface/ground water

4.3.4 Management of resources

4.3.5 Resource use

4.3.6 Limitations, gaps and problems

4.4 Forest and woodland resource status and development

4.4.1 Status of the village's forests

4.4.2 Sustainable development of the forests

4.4.3 Forest harvest system

4.4.4 Uses of forest products

4.4.5 Limitations, gaps and problems

4.5 Fishery status and development
4.5.1 Fishing areas .................................................................
4.5.2 Fish species fished in Igombe River ......................
4.5.3 Gear used for fishing .................................
4.5.4 Uses of fish and fish products ........................
4.5.5 Limitations, gaps and problems ..................

4.6. Economic and social Infrastructure .................

4.6.1. Roads infrastructure ......
4.6.2. Telephone equipment and communications ....
4.6.3. Social services ....
4.6.4. Limitations, gaps and problems

4.7. Settlements ........................................

4.7.1. Settlement areas ......
4.7.2. Types of houses ......
4.7.3. Building materials we use ....
4.7.4. Availability of building materials...
4.7.5. Limitations, gaps and problems

4.8. Quarrying of stones and soil ...............

4.8.1. Quarrying areas ....
4.8.2. Uses of stones and soils...
4.8.3. Limitations, gaps and problems

4.9. Wildlife status and development

4.9.1. Short history of wild animals and birds in the village
4.9.2 Wild animal and bird species
4.9.3 Limitations, gaps and problems

4.10 Summary of current land uses ......................
4.11 Map of current land uses ......................

Chapter Five .................................................................

5.0. Land tenure types and access ........

5.1. Land management
5.1.1. Tenure types ......

5.1.2. Access to land for use ....
5.2. State of the village office
5.3 Limitations, gaps and problems .....................

Chapter Six .................................................................
6.0. Analysis of the major problems of in Imalampaka village.

Chapter Seven

7.0. Recommendations for land use to solve the problems identified.

Chapter Eight

8.0 Evaluation of land and other natural resources capacities to supply the needs of the village in the future.

8.1 Food crop requirements
8.2 Cash crop requirements

8.3 Fuelwood requirements

8.4 Rangeland requirements for livestock

8.5. Water requirements

Map of future uses of the land and resources

Chapter Nine

Plan for implementation of the participatory land use plan of the village community

9.1. Community Action Plan

Chapter Ten

Bye laws for management and implementation of the land use plan

List of Maps
List of tables

Appendices
Copies of meeting minutes, lists of committee members, roles and functions of committees and institutions, GPS readings of village boundaries and zonation maps, Agreements for collaborative management, for business deals etc.

END.