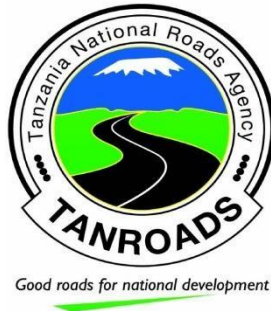




**THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF WORKS AND TRANSPORT  
TANZANIA NATIONAL ROADS AGENCY**



**Tanzania Transport Integration Project (TanTIP)  
Contract No. TRD/HO/1023/2018/19**

**IRINGA – MSEMBE (104km) ROAD REHABILITATION  
PROJECT RESETTLEMENT ACTION PLAN**

**27 September 2023**

**Consultant**



**In Joint Venture with**



**Sub- Consultants**



## **EXECUTIVE SUMMARY**

### **1. BACKGROUND**

The Government of the United Republic of Tanzania represented by the Ministry of Finance and Planning has secured credit from the World Bank (WB) for implementation of Tanzania Transport Integration Project (TanTIP). TANTIP is comprised of seven sub-projects involving the upgrade of four existing roads and three existing airports.

A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 104-kilometre section of the Iringa – Msembe Road (the regional R621 or Kalenga Road) extending between Iringa Town (at the Somora Roundabout) and the Ruaha National Park at Msembe (hereafter termed the Sub-Project).

### **2. OBJECTIVE OF THIS RESETTLEMENT ACTION PLAN**

This Resettlement Action Plan (RAP) establishes the requirements to be adopted by TANROADS in implementing the resettlement and compensation process for the Sub-Project. It defines who is eligible for compensation and resettlement assistance, as well as the types of entitlement (e.g., cash compensation, in-kind replacement assets etc) to be provided to eligible people depending on the types of losses.

In addition, this RAP defines additional support measures to be provided to eligible persons outside of cash compensation. This includes supporting ongoing stakeholder engagement, provision of livelihood restoration measures, as well as additional support measures for vulnerable households and women throughout the resettlement process.

The RAP also defines the implementation arrangements to be adopted by TANROADS to ensure the successful implementation of the compensation and resettlement process. This includes defining roles and responsibilities, staffing requirements, a resettlement budget, and a schedule to be adopted by TANROADS.

### **3. SCOPE OF RESETTLEMENT**

To support these works, TANROADS is required to enforce its rights to the existing 45-metre-wide road reserve or acquire land for any road realignment. The Sub-Project is expected to affect 1,438 persons, with 644 (45%) affected persons losing their place of residence (physical or physical and economic displacement) and an additional 765 affected persons losing trees, land, or a variety of ancillary buildings (economic displacement only). Five community structures are also affected. A detailed breakdown of the type of lost property is presented in ***Type of Property Losses to be Compensated*** table below.

### Type of Property Losses to be Compensated

Type of Losses	Number of Affected Persons		
	Iringa Rural District	Iringa Municipal District	Total
<b>1. Physical Displacement</b>			
Loss of Residential Buildings	104	54	158
<b>2. Physical &amp; Economic Displacement</b>			
Loss of Buildings and Trees	373	89	462
Loss of Buildings, Trees, and Land	0	24	24
<b>3. Economic Displacement</b>			
Loss of Trees	574	105	679
Loss of Land	26	22	48
Business Buildings	29	9	38
<b>4. Other Losses</b>			
Churches (Land Only)	3	0	3
Churches (Land & Buildings)	2	0	2
School (Land Only)	4	0	0
Registered but No Assets Affected	14	6	20
<b>Total</b>	<b>1129</b>	<b>309</b>	<b>1438</b>

### 3. PROJECT STANDARDS

Where the Sub-Project results in either physically or economic displacement, it is required to meet the TanTIP Project standards. The standards include Tanzanian national law on compulsory land acquisition, the World Bank Environmental and Social Framework of 2018 specifically Environmental and Social Standard (ESS5) on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, as well as the TanTIP Resettlement Policy Framework (RPF) of 2021.

### 4. ENTITLEMENT FRAMEWORK

Under the above set of standards, TANROADS will provide fair and prompt compensation and resettlement support to all persons affected by the loss of rights or access to land, any structures or improvement, as well as the loss of income and livelihoods. The types of compensation and resettlement support to be provided by TANROADS will vary from one person to another based on the type of lost property, assets, or livelihoods as a direct result of the works, as summarised in the **Summary of the Entitlement Framework** below.

#### Summary of the Entitlement Framework

No.	Type of Loss	Entitlement
1	Verified Owner of Residential, Business or Agricultural Land	1. Cash compensation, at <i>full replacement value</i> . <b>OR</b> 2. Replacement land with the land being of comparable utility per ESS5 (Paragraph 25). <b>AND</b> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Transport Allowance.</li> <li>• Financial management training.</li> <li>• Cover all transfer and registration fees, taxes, or duties.</li> </ul>

No.	Type of Loss	Entitlement
2	Occupant of Land Located within an Existing Road Reserve (i.e., encroacher)	<p>1. Cash compensation, at <i>full replacement value</i>, of all unexhausted improvements<sup>1</sup> made on the land, but not for the land itself.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Transport allowance.</li> <li>• State support to secure alternative land with secure tenure.</li> <li>• Financial management training.</li> </ul>
3	Loss of Fixed Residential or Business Structures	<p>1. Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire residential structure(s) that is affected by the partial acquisition of the property (in cash only).</p> <p><b>OR</b></p> <p>2. Provision of new residential structures of comparable utility, size, and quality, or ideally improved standards, to be constructed on the remaining unaffected property (in-kind only).</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance Allowance.</li> <li>• Accommodation Allowance.</li> <li>• Transport Allowance</li> <li>• Right to salvage existing materials within 6 months of notice.</li> <li>• Financial management training.</li> <li>• Cover all fees, taxes, or duties.</li> </ul>
4	Loss of Semi-Fixed, Ancillary Structures or Other Unexhausted Improvements	<p>1. Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for affected ancillary structures and other affected unexhausted improvements.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance Allowance.</li> <li>• Transport Allowance</li> <li>• Right to salvage existing materials within 6 months of notice.</li> <li>• Financial management training.</li> <li>• Cover all fees, taxes, or duties.</li> </ul>
5	Loss of Utility Connections	<p>1. Provision of cash compensation to permit the claimant to re-establish all service provision to the same property, consistent with the level of access (or better) prior to compensation.</p> <p><b>OR</b></p> <p>2. Provision of new services/connections to the same property, at the cost of the Project, consistent with the level of access (or better) prior to compensation.</p>
6	Loss Of Formal Business Income	<p>1. Loss-of-profit compensation based on the net monthly profit of the business carried out on the land, evidenced by audited accounts where necessary and applicable, and multiplied by a predetermined transition period of 36 months.</p>
7	Loss of Informal Business Income	<p>1. Loss-of-profit compensation based on the net estimated monthly profit of the business evidenced by a market analysis of similar businesses in the same area, or as determined by the Valuation Report.</p>
8	Loss of Annual and Perennial Crops	<p>1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of one season of crops.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Right to harvest crops prior to handing over the land.</li> <li>• Financial management training.</li> </ul>

No.	Type of Loss	Entitlement
9	Loss of Productive and Ornamental Trees	<p>1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of affected trees.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Right to cut trees or harvest fruit prior to handing over the land.</li> <li>• Provision of financial management training.</li> </ul>
10	Loss of Formal Rental or Tenancy Rights	<p>1. Cash compensation calculated as the cost of the outstanding rental due under an existing formal lease agreement or based on average equivalent rental costs of a similar property or premise.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Financial management training.</li> </ul>
11	Loss of Public Facilities and Services	<p>1. Compensation or replacement of assets as determined by an agreement established between the Project and the relevant Institutions or Government Department, for the portion of affected property and any unexhausted improvements (building, services, etc.)</p>
12	Loss of Graves	<p>1. Compensation for claimants to exhume and relocate graves to a location of their preference, including provision for a traditional ceremony.</p> <p><b>OR</b></p> <p>2. Appointment of an undertaker to exhume and relocate graves to a suitable location preselected by the grave custodian, including provision for a traditional ceremony as per Tanzanian Law and ESS8.</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> </ul>
13	Loss of Religious Buildings	<p>1. Compensation or replacement of assets as determined by an agreement established between the Project and the relevant Custodians, for any affected structures and any unexhausted improvements on the portion of land being acquired.</p>
14	Vulnerable People	<p>1. Vulnerability allowance based on a lump sum equivalent to 6 months of subsistence allowance rates provided by government programs (e.g., TASAF).</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Supplementary support as provided in the RAP.</li> </ul>

## 5. BASIS FOR CASH COMPENSATION

The cash compensation to be provided to eligible peoples has been determined through the Valuation Reports which are legally required under the Land Acquisition Act of 1969 and associated regulations. Two separate Valuation Reports were prepared by the Valuers Office of the Iringa Municipal and Iringa District Council which covered their respective districts. These reports were prepared based on fieldwork undertaken in October of 2022, with the reports being finalised in May 2023. Both reports act as the *de-facto* and *de-jure* cut-off date for compensation.

The two Valuation Reports have based cash compensation rates for lost assets using depreciated replacement value for land and buildings, and government compensation rates for crops and trees dated 2013. Top-up adjustments have been included in this RAP to align with ESS5 requirements for full replacement values, as well as the requirement for adjustments to account for inflation. This ensures that the compensation rates are raised to meet the higher standards required under ESS5.

## **6. IN-KIND / REPLACEMENT ASSETS**

TANROADS will provide compensation in either the form of cash or in-kind replacement assets. This will include replacement land (where persons are losing land with occupancy rights) or replacement buildings (where persons are losing a fixed residential or business building). TANROADS will present and explain these two options to affected persons, and each person will be allowed to make their own informed decision.

With respect to replacement land, TANROADS will make provision for replacement land *in lieu* of cash compensation through a grant of public land. Given the distributed nature of the affected persons along the road, no single host site or host village is proposed. Replacement land will be secured, in collaboration with the Village/Mtaa Councils, within their current village, through finding unutilised or unclaimed land (termed *infill resettlement*).

Interviews with affected persons held in May 2023 noted that most participants residing in rural areas would be able to secure replacement land as there is sufficient open land along the road or just off the road. However, there will be greater challenges for affected persons living in larger villages or towns along the road as there is less available land. This will require additional collaboration between TANROADS, local authorities and landowners to secure the land.

TANROADS may also provide replacement structures, if selected by the PAP, *in lieu* of cash compensation for the loss of any buildings. Where such a request is made by an affected person, TANROADS will provide replacement residential or businesses structures, that are of comparable use and size of the existing building, but with a superior build quality.

## **7. ALLOWANCES**

Consistent with the Land (Assessment of the Value of Land Compensation) Regulations, 2001, TANROADS will provide several legal allowances – including a disruption, moving, accommodation, loss-of-income, rental, and vulnerability support allowances. The value of these allowances has been determined by the Valuation Reports or this RAP and included in the resettlement budget.

## **8. LIVELIHOODS RESTORATION**

TANROADS will also promote the restoration of livelihoods that are affected by the proposed works, through additional support measures that go beyond compensation and in-kind replacement assets. While the impact on livelihoods is considered minimal, support will be provided through (1) provision of replacement farmland, (2) replacement saplings, (2) restoration of street-side shops and trading, (3) provision of micro-financing, and (4) financial literacy training and business development training.

While all PAPs will be eligible for such support, there are 785 affected persons will not lose their place of residence, but will lose trees, land, or a variety of ancillary buildings through economic displacement. The livelihoods restoration programme will place emphasis on this group.

## **9. VULNERABLE PEOPLE AND GENDER**

TANROADS is cognizant of vulnerable people – including elderly, female, and child-headed households, households with persons with disabilities and households without farmland – which the Household Survey suggests that up to 15% of all households may be defined as vulnerable.

TANROADS will provide a vulnerability allowance as well as a range of non-financial relocation support to vulnerable households as detailed in the RAP. TanRoads will also provide supplemental assistance to women, and ensure the safeguarding of gender-based rights, including measures to address the risk of increased incidence of abuse in relation to relocation activities, and promote gender equity. This will include several detailed provisions made in this RAP. The Project Gender-Based Violence Action Plan will also apply during the resettlement process.

## **10. STAKEHOLDER ENGAGEMENT**

TANROADS supported engagement with affected persons as early as 2017 with the last major round of engagement undertaken in 2021 in support of the development of the 2021 RAP. As such there is a long history of engagement and discussions.

TANROADS will support ongoing and increased stakeholder engagement during the implementation phase to ensure that affected persons are aware of the type of compensation to be provide and other relevant matters. This will include the establishment of a fully functional grievance mechanism before any compensation agreements are negotiated and signed.

## **11.IMPLEMENTING ARRANGEMENTS**

TANROADS will be the implementing authority and will assume overall responsibility for implementing the provisions of this RAP. TANROADS will ensure that the regional offices are provided with sufficient additional resources, including a Resettlement Manager, a Stakeholder Engagement Manager, and multiple local Community Liaison Officers.

In addition, TANROADS will allocate sufficient budget to ensure that the implementation of the compensation and resettlement process is suitably resourced. The resettlement budget has been estimated at TShs 9.2 billion (USD 3.9 million) and includes cash compensation at full replacement value, costs for livelihoods restoration, staffing and other related costs.

The implementation phase is expected to extend over a period of 12 months to negotiate the entitlement contracts, to make payments, and to cover the required 60-day grace period. In cases where replacement buildings are to be provided, the schedule is expected to extend over 24-months; however, replacement housing can be constructed in parallel with construction activities. No person is required to relocate until the replacement housing is provided.



## **DEFINITIONS**

<b>Affected Persons:</b>	Persons whose place of residence and/or livelihoods are impacted by the Project. This can include both resident persons and persons living in the road reserve as well as outside but having businesses, non-resident structures, agricultural land and improvements to the land or other usage rights to the land prior to the Cut-off Date.
<b>Census/Registration:</b>	A field survey carried out to identify and register affected persons and their assets that would be affected by the Project, and therefore would be eligible for relocation support under this RAP.
<b>Compensation:</b>	Payment in cash or in-kind replacement assets covering any land, building or unexhausted improvement that is compulsory acquired by the Project, which must be provided both fairly, promptly and prior to persons needing to surrender their property.
<b>Cut-off Date:</b>	Date of completion of the census and assets inventory of persons affected by the project. Persons occupying the project area after the cut-off date are deemed not eligible for compensation.
<b>Economic Displacement:</b>	The loss of income streams or means of livelihood resulting from land acquisition or obstructed access to businesses, resources (land, water, or forest) or other usage rights which results from the construction or operation of the Project.
<b>Eligibility/ Eligible Persons:</b>	Any individual, household, group, or entity that is deemed eligible for compensation and resettlement support due to the loss of land, assets, or income as a direct result of the Project.
<b>Entitlements:</b>	The type of compensation, relocation support and/or allowances to be provided to an eligible person, and the type of entitlement will vary depending on the type of losses incurred as a result of the Project.
<b>Encroacher:</b>	Any person, group, household, or entity that has occupied or utilised land within an existing legal road reserve, with or without permission granted by the local authorities or TANROADS, and which do not have a legal right of occupation to the land.
<b>Gender Based Violence:</b>	Gender-based violence (GBV) is violence committed against a person because of their sex or gender. It is forcing another person to do something against his or her will through violence, coercion, threats, deception, cultural expectations, or economic means.

<b>Grave Custodians:</b>	Any person, household, or groups making claim to own and care for any private graves that may be affected by the Sub-Project.
<b>Grievance Mechanism:</b>	A reporting mechanism to receive and address specific concerns about compensation and relocation that are raised by displaced persons or members of local communities and host communities.
<b>Household:</b>	A social/ economic unit typically linked to a common family or extended family residing on a single residential property or households.
<b>Income Restoration:</b>	A series of programs, activities, or compensation (cash or in-kind replacement assets) to be provided to physically or economically displaced persons, so they can restore their livelihoods or income sources to conditions similar, or ideally better, to what they had prior to resettlement.
<b>In-Kind Replacement:</b>	The provision of replacement assets (i.e., new homes, new residential land) that is equivalent, or ideally better, than the assets being lost by physically or economically displaced persons. Replacement assets are given instead of cash compensation for such losses.
<b>Involuntary Resettlement:</b>	The process of compulsory acquisition of land and the resettlement of occupants of the land, where the ability to object to these compulsory measures is not permitted under national law (i.e., expropriation by the State)
<b>Livelihood:</b>	Any activity, labour, or work (both land and non-land based) adopted by local people to generate an income, barter for goods or to secure household food needs.
<b>Land Acquisition:</b>	Means the compulsory acquisition or alienation of land, normally through legal expropriation, as well as any unexhausted improvements on the land for purposes of the Project.
<b>Market Value:</b>	The value of the property (land or any unexhausted improvements) on the open market as established through independent and competent real estate valuation, plus transaction costs.

- Participation/Consultation:** A process of engaging with stakeholders and physically or economically displaced persons on resettlement matters, including the provision of information, active participation in resettlement planning prior to the implementation of the resettlement process.
- Physical Cultural Resources:** Physical cultural heritage, which includes movable or immovable objects, sites, structures, groups of structures, and natural features and landscapes that have archaeological, paleontological, historical, architectural, religious, aesthetic, or other cultural significance.
- Physical Displacement:** The compulsory acquisition of property that requires an affected person to surrender their primary place of residence and are required to relocate from the Project area to a new location.
- Replacement Cost:** Replacement cost is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement.
- Resettlement Action Plan:** The document in which a Project specifies the procedures that will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by the project.
- Unexhausted Improvement:** Broadly cover any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person occupying or using the land including any buildings, infrastructure, land preparation, crops and trees, or any other investment that increased the productive capacity, utility, or amenity of the land.
- Valuation Report:** A formal survey of affected property and the valuation of the property which determines the type of compensation to be provided under national law, to be undertaken by a certified valuer.
- Vulnerable Persons:** Vulnerable persons are defined as people who by virtue of their gender, age, social or economic status may be more adversely affected by economic displacement, when compared to their peers (i.e., other households). These include persons with disabilities and serious illnesses, the elderly, women, youth, women and youth-headed households, persons with literacy challenges and members of historically vulnerable/marginalize communities as identified under World Bank ESF ESS7



## **ACRONYMS**

CLO	-	Community Liaison Officers
ESF	-	Environmental and Social Framework
ESS5	-	Environmental and Social Standard 5
GBV	-	Gender-Based-Violence
GM	-	Grievance Mechanism
GRM	-	Grievance Redress Mechanism
FGD	-	Focus Group Discussion
NGO	-	Non-Governmental Organisation(s)
RAP	-	Resettlement Action Plan
RPF	-	Resettlement Policy Framework
SEP	-	Stakeholder Engagement Plan
TANROADS	-	Tanzanian National Roads Agency
TanTIP	-	Tanzania Transport Integration Project
WB	-	World Bank

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# **1. INTRODUCTION**

The Government of the United Republic of Tanzania represented by the Ministry of Finance and Planning has secured credit from the World Bank (WB) for implementation of Tanzania Transport Integration Project (TanTIP). The Project is being implemented through the Tanzania National Road Agency (TANROADS).

A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 104-kilometre section of the Iringa – Msembe Road (the regional R621 or Kalenga Road) extending between Iringa Town and the Ruaha National Park at Msembe, which are in the Iringa Region of Tanzania. The rehabilitation works hereafter are termed the Sub-Project.

The Project will entail rehabilitation works within the existing road reserve wherever possible. To support these works, TANROADS is required to enforce its rights to the existing 45-metre-wide road reserve and relocate any occupants or users within the reserve. This will result in a combination of physical displacement (the loss of a place of residence) or economic displacement (the loss of livelihoods or income that people derive from the land).

Consistent with Tanzania Law<sup>1</sup>, the World Bank Environmental and Social Standards<sup>2</sup>, as well as the TanTIP Resettlement Policy Framework<sup>3</sup>, TANROADS will provide fair and prompt compensation and resettlement support to all persons affected by the loss of rights or access to land, any structures or improvement, as well as the loss of income and livelihoods.

## **1.1. Aim and Objectives**

The aim of this Resettlement Action Plan (RAP) is to establish the types of compensation and resettlement support to be provided to affected persons that are deemed eligible for such support. The specific objectives include:

1. Providing a summary of the legal and good practice basis for compensation and resettlement.
2. Providing a summary of the scope of displacement and associated impacts.
3. Providing a socio-economic profile of affected persons.
4. Defining the eligibility and entitlement framework.
5. Defining the types of livelihoods and development options to be provided to affected persons.
6. Establishing the implementation arrangements (i.e., budget, schedule, responsibilities).

This RAP is an update to a previous RAP<sup>4</sup> prepared by TANROADS in 2022 as well as an update to a Valuation Report that was concluded in June 2023. It provides up-to-date compensation figures and any additional requirements to ensure closer alignment with ESS5.

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<sup>1</sup> Specifically, the Land Acquisition Law of 1969.

<sup>2</sup> Specifically Environmental and Social Standard 5

<sup>3</sup> TANROADS (2022) *Resettlement Policy Framework for Tanzania Transport Integration Project*, TANROADSROADS.

<sup>4</sup> TANROADS (2022) *Resettlement Action Plan (RAP) for Upgrading of the Iringa-Msembe Road (104km) to Bitumen Standard*, TANROADS, Dar Es Salaam.

## **1.2. Project Description**

The Sub-Project is a regional road located in Iringa Region, which links Iringa Town to the Ruaha National Park (RUNAPA) at Msembe. The road extends through both the Iringa Municipality (the major urban centre in the region) as well as the Iringa Rural District – the latter including the Kalenga, Nzihi, Kidamali, Nyamahana, Idodi, Mapogoro, and Tungamalenga Villages. Figure 1-1 overleaf presents the Project in relation to major towns and villages.

The existing Iringa – Msembe Road varies in terms of construction and quality. The Design Report<sup>5</sup> prepared in 2013 noted that initial portions (~10km from the Samora Round-About) are bitumen surfaced with quality ranging from good to poor; however, the road has likely degraded further since 2013. The remaining 94km section of the road is gravel/earth surfaced in fair to poor condition.

The World Bank provided funds to the URT and TANROADS as the implementing agency to undertake the rehabilitation and upgrading of the road to a full bitumen standard along the entire 104km extent. The road will have a two-way 6.5-metre-wide carriageway and 1.5-metre-wide shoulders on both sides of the road. The embankment will consist of improved sub grade layers (earthworks) followed by pavement layers comprising sub-base, base course and wearing course. The road will have a bitumen surface finish with proper and adequate drainage structures to ensure passage throughout the year.

## **1.3. Project History**

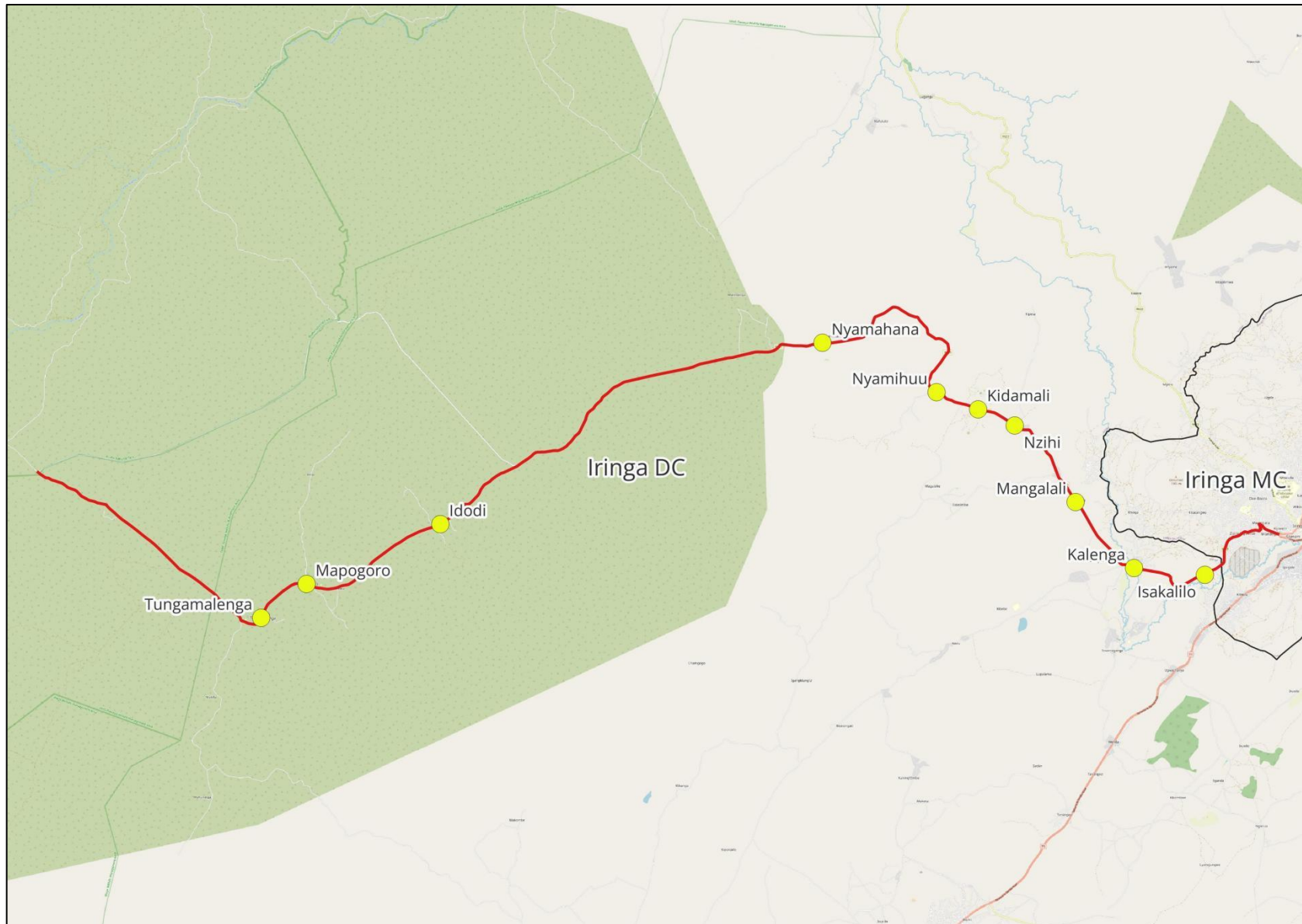
TANROADS has been undertaking compensation and resettlement planning in support of the Sub-Project over several years. Discussions with affected persons commenced as early as 2018 alongside the first census and valuation study, which informed the first RAP report prepared in 2018. This RAP was not implemented, and additional work was undertaken in 2019, culminating in the second, updated RAP, dated June 2022 (see Annexure A for a copy).

The 2022 RAP determined that there would be 1031 affected persons/households that would either be physically or economically displaced, with this figure broken down to 541 affected persons losing residential land or buildings, while the remaining 490 affected persons would lose trees located in the road reserve. Communal assets included only one church that would need to be relocated.

The above figures were based on a Valuation Report prepared by certified valuers between March and December 2018. It should be noted that the Valuation and Valuers Registration Act of 2016 limits the validity of any valuations to a period of two years commencing from the date of endorsement of the valuation report by the Chief Valuer. This has required the update of the Valuation Report, which was concluded in June 2023.

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<sup>5</sup> ENVConsult (2013) *Feasibility Study, Environmental and Social Impact Assessment, Detailed Engineering Design and Preparation of Tender Documents for the Upgrading of Iringa - Msembe Regional Road (104km) to Bitumen Standard*, ENVConsult, Dar Es Salaam.



**Figure 1-1: Road Route in Relation to Affected Communities**

TANROADS, in 2018, initially considered restricting the rehabilitation works to within the maximum legally permitted road reserve size, comprised of a 60m wide reserve (or 30 metre each side of the road centreline) in the rural areas. TANROADS however restricted the works to a smaller 20.5m wide reserve (10.25m each side of the road centreline) in the urban areas.

In 2022, TANROADS reduced the works to a smaller road reserve in both urban and rural area. This included a 20 to 30m wide reserve in Iringa Town, and a 45m wide reserve along the rural sections of the road (as summarised in **Error! Reference source not found.**). These restrictions were reflected in the 2022 RAP.

**Table 1-1: Proposed Rehabilitation Works and Road Reserve Requirements**

Rehabilitation Work Width	Start	End
20m	Iringa Town (0+000km)	Iringa Town (0+700km)
30m	Iringa Town (0+700km)	Isakalilo Rural (12+000km)
45m	Isakalilo Rural (12+000km)	RUNAPA Entrance Gate (104+000km)

The most recent 2023 Valuation Reports have been restricted to the existing 45-metre-wide road reserve along the entire road. The changing width of the proposed road rehabilitation works as communicated to affected persons over several years through multiple rounds of stakeholder engagement by TANROADS, local authorities and the valuers, has generated some confusion.

As part of the 2018 valuations, houses were marked in red (if located in the 45-metre-wide road reserve) and green (if located in the wider 60-metre-wide road reserve), and there remains some confusion around who is still eligible for compensation. In addition, affected persons remain unclear of whether a structure that overlaps both reserves will be partially or fully demolished.

In addition, interviews undertaken in 2023 with affected persons in support of the preparation of this RAP, suggest that some had demolished their structures or allowed their structures to become dilapidated from the lack of ongoing maintenance. This stems from the fact that the Road Act restricts any occupation or use on a registered road reserve. In 2003, the national government issued a nation-wide notice for occupants to demolish their structures; however, some occupants ignored the notice. In 2015, this notice was reissued to the affected persons along the route of the Sub-Project in order to support the development and upgrade of the road. The response was that some people demolished their structures, while other ignored the instructions. These notices were done in advance of World Bank engagement on the Sub-Project.

The delay in the implementation of the 2018 and 2022 RAPs, and the revision of the Valuation Reports, warranted the update of the outdated RAPs. This RAP acts as that update and incorporates the findings of the new valuation reports covering an updated 45-metre-wide road reserve along the entire 104km stretch, as well as updated socio-economic surveys and stakeholder interviews. It also provides further clarity on the types of compensation and resettlement support to be provided.

## 1.4. Fieldwork Methodology

The development of this RAP is based on a combination of interviews and a household socio-economic survey undertaken in June of 2023. The interviews comprised a series of focus-group discussions (FGDs) with selected stakeholders, as presented in Table 1-2 below. These interviews were undertaken in June 2023, and explored in detail aspects of cash compensation, in-kind compensation, livelihoods restoration and other issues in a secure setting.

Questionnaires for each interview are presented in Annexure B. To ensure that affected persons can discuss their concerns under the condition of anonymity and privacy, no formal register, photo log or minutes were proposed. Records were retained in the form of notes only. As per good practice in interviews, the number of participants in the above FGDS was limited to no more than 12 people. This allowed for a more in-depth discussions of issues with a small group of people.

**Table 1-2: Interview Program**

No.	Interview Description
1	Idodi Ward – Ward Council and Village Leaders
2	Idodi Ward – Male Group
3	Idodi Ward – Female Group
4	Isakalilo Ward – Ward Council and Village Leaders
5	Isakalilo Ward – Male Group
6	Isakalilo Ward – Female Group
7	Kalenga Ward – Ward Council and Village Leaders
8	Kalenga Ward – Male Group
9	Kalenga Ward – Female Group
10	Nyamahana Ward – Ward Council and Village Leaders
10	Nyamahana Ward – Male Group
11	Nyamahana Ward – Female Group
12	Nzihi Ward – Ward Council and Village Leaders
13	Nzihi Ward – Male Group
14	Nzihi Ward – Female Group

To support the qualitative findings of the interviews, a household socio-economic survey was undertaken in June 2023 to establish an updated social baseline of affected persons. The survey covered a statistically valid sample of the 1031 PAPs identified in the 2022 RAP (i.e., total population size). To meet a confidence level of 95% and a margin of error of 10%, a total sample of 245 households were surveyed.

The sample was apportioned across the larger villages/Mtaas along the road to ensure sufficient coverage along the entire extent of the road covered in the Sub-project (see Table 1-3). The PAPs in each village/Mtaa were thereafter selected at random by the field enumerators. The data was thereafter checked for quality and uploaded to a database. The findings of the socio-economic survey are presented in Chapter 4.

**Table 1-3: Surveyed Households by Village**

<b>Name of Village/Mtaa</b>	<b>No of Surveyed Households</b>
Idodi	68
Isakalilo	22
Kalenga	71
Kihodombi	6
Mlowa	34
Njia Panda	14
Nzihi	30
<b>Total</b>	<b>245</b>

The socio-economic survey and interview programme was undertaken in June 2023 to supplement the Valuation Reports that were prepared by the Iringa Municipality and Iringa District Valuations Office. These reports were based on fieldwork undertaken in October of 2022, while the reports were finalised in May 2023. The Valuation Reports were split on a Village or Mtaa basis, and a consolidated copy of the separate reports is presented in Annexure C. This RAP presents the results of these reports.

## 2. SCOPE OF RESETTLEMENT

### 2.1. Rationale for Resettlement

The Project entails the rehabilitation and upgrade of an existing Iringa - Msembe Road, and the works will be largely restricted to within the existing 45-metre-wide road reserve. To allow TANROADS unrestricted access to the road reserve to undertake the proposed rehabilitation works, all forms of occupation or use that has occurred in the reserve will need to be relocated. This is to safeguard both construction and public safety during construction works and provide the additional land inside the road reserve that is needed to increase the width of the road and associated road shoulders.

Any person that occupies or utilises land within the existing road reserve are deemed, under Tanzanian law, to be encroachers – or persons that have established structures or undertaken a land-use after the declaration of the road reserve, and who do not have any legally recognised right of occupation to the land. Under Tanzania Law, encroachers are not eligible for compensation. However, under ESS5, compensation must be provided for any unexhausted improvements<sup>6</sup> /lost asset established within the reserve, but not for the land itself. Additional support must be also provided under ESS5 to support their relocation and restoration of livelihoods.

TANROADS will acquire land where the upgrades require a new road alignment outside the existing 45-metre-wide road reserve. The land acquisition component will impact 92 separate landowners – 30 located in the rural Ibangamoyo Ward, and 62 landowners in the urban Isakalilo, Kihodombi, Mwangata, Hija Panda and Zizi Wards.

### 2.2. Measures to Minimise Resettlement

Since the commencement of the resettlement process in 2018, TANROADS has sought to enforce its right to secure road reserve widths. Initially, planning considered resettlement covering a 60m wide reserve (or 30 metre each side of the road centreline) in the rural areas, and a 20.5m wide reserve (10.25m each side of the road centreline) in the urban areas. To reduce the need for resettlement, TANROADS decided to limit the rehabilitation works to a smaller area within the existing road reserve as summarised in Table 2-1.

**Table 2-1: Proposed Rehabilitation Works and Road Reserve Requirements**

Rehabilitation Work Width	Start	End
20m	Iringa Town (0+000km)	Iringa Town (0+700km)
30m	Iringa Town (0+700km)	Isakalilo (12+000km)
45m	Isakalilo (12+000km)	RUNAPA Entrance Gate (104+000km)

<sup>6</sup> Under EES5, unexhausted improvements may broadly cover any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person occupying or using the land including any buildings, infrastructure, land preparation, crops and trees, or any other investment that increased the productive capacity, utility, or amenity of the land.

The Valuation Reports completed in 2023, limited all survey works to property and assets found within the 45-metre road reserve and does not include widening the existing reserve to the statutory 60-metre, nor considers the reduction of the rehabilitation works to an area smaller than the existing 45-metre road reserve as provided for in the previous iterations of the RAP.

### 2.3. Types of Losses and Impacts

The Valuation Report prepared in June 2023 forms the basis for determining the types of losses and impacts that will be incurred by affected persons because of the rehabilitation works. A summary of the types of losses is presented in Table 2-2 below. The detailed valuation reports are presented in Annexure C and a summary of the compensation to be provided per affected person is presented in Annexure D.

**Table 2-2: Type of Losses (as determined by the Valuation Report of June 2023)**

Type of Losses	Number of Affected Persons		
	Iringa Rural District	Iringa Municipal District	Total
<b>1. Physical Displacement</b>			
Loss of Residential Buildings	104	54	158
<b>2. Physical &amp; Economic Displacement</b>			
Loss of Buildings and Trees	373	89	462
Loss of Buildings, Trees, and Land	0	24	24
<b>3. Economic Displacement</b>			
Loss of Trees	574	105	679
Loss of Land	26	22	48
Business Buildings	29	9	38
<b>4. Other Losses</b>			
Churches (Land Only)	3	0	3
Churches (Land & Buildings)	2	0	2
School (Land Only)	4	0	0
Registered but No Assets Affected	14	6	20
<b>Total</b>	<b>1129</b>	<b>309</b>	<b>1438</b>

A total of 1438 affected persons will lose various combinations of land or unexhausted improvements on the land. A total of 644 (45%) affected persons will lose their place of residence, as well as a combination of trees and land. This group are therefore defined as being physically displaced, or both physically and economically displaced, as a direct result of the road rehabilitation works.

The remaining 765 affected persons will not lose their place of residence, but will lose trees, land, or a variety of ancillary buildings<sup>7</sup>, or any combination of the four assets. The group will not need to relocate, and they are deemed to be only economically displaced as a direct result of the road rehabilitation works.

<sup>7</sup> This includes kraals, pig pens, crop sheds, shelters, shop booths, pit latrines, derelict buildings, and other non-residential structures.



With respect to communal or public assets, the Valuation Report confirmed that three churches would lose a portion of their land only, while an additional two churches would lose both structures and land. In addition, one school would lose a portion of their land, but the structures remain unaffected.

### **3. LEGISLATIVE AND GOOD PRACTICE FRAMEWORK**

This chapter presents the legislative framework for compulsory land acquisition and resettlement in Tanzania. This is supplemented by the additional requirements under the World Bank Environmental and Social Framework (ESF) good practice standards. Finally, this chapter explores the gap between local law and international good practice and determines ways that the gaps can be reconciled.

#### **3.1. Legislative Framework**

The following legislation has direct relevance to land acquisition, which provides the legal standing for resettlement undertaken in Tanzania. Additional acts define aspects such as land tenure rights, methods of determining compensation, and supplementary matters.

##### ***The Constitution of the United Republic of Tanzania of 1997***

The Constitution of United Republic of Tanzania of 1977 (and amendments) is the overarching law in Tanzania. Under Article 24, every person is entitled to own property, and they may not be arbitrarily deprived of their property without the provision of fair and adequate compensation as permitted under law.

##### ***The Roads Act of 2007 (and amendments)***

The Roads Act of No 13 of 2007 grants the Government of Tanzania the legal powers to compulsorily acquire land to support the development of roads. Specifically, Article 16 of the Act, allows the road authority to acquire land owned by any person for the purposes of the Act, however the owners will be entitled to compensation for any development on the land consistent with the Land Acquisition Act, the Land Act, Village Land Act, and other applicable legislation.

##### ***The Roads Management Regulations, 2009***

The Roads Management Regulations, 2009 makes further provision for the compulsory acquisition of land required for the reservation of land (i.e., the road reserve) required for construction of roads. Article 27 permits the acquisition of reserved land if compensation is provided to any person who has lawful claims or interest to the land. Compensation is determined based on the Land Acquisition Act, the Land Act, Village Land Act, and other applicable legislation.

##### ***The Land Act, 1999 (as amended in 2004)***

The Land Act of 1999 and subsequent amendments establishes that all land is public land that remains vested in the President as trustee for and on behalf of all the citizens of Tanzania. All public land falls under three categories as follows:

1. **Village Land:** All land declared to be village land under Section 4 of the Act and includes any land transferred to a village, as administered under the Village Land Act, 1999.
2. **Reserved Land:** All land that is reserved or set aside under a suite of Acts, or set aside for wildlife, forests, marine parks, road reserves, public utilities, or hazardous land.
3. **General Land:** All public land which is not reserved land or village land and includes unoccupied or unused village land.

The private rights to occupy, own or otherwise have a vested interest in land are established in Article 19 of the Act which permits persons to occupy land for a period up to but not exceeding 99 years (i.e., leasehold). There is no provision for freehold ownership of land in Tanzania.

In addition, the Act permits the compulsory acquisition of land if it is required for public purposes (which include roads) when compensation is paid under the Land Acquisition Act. Under Article 23(6) where a person or family has occupied land in the same location under a residential license for not less than three years, they shall be entitled to compensation under the Land Acquisition Act of 1967 where that land is to be acquired.

Rights of occupancy also recognise customary law under Article 34, where if a person occupies land under customary law, it shall be a condition of that right of occupancy that those customary rights shall be recognised and those persons so occupying the land shall be moved or relocated only on prompt payment of full compensation for loss of any interests in land and any other losses that are incurred due to any move or any other interference with their occupation or use of land.

Finally, the Act also make provision for the unlawful occupation of land, or where a person occupies land without authority, right or licenses expressed or implied under customary or statutory land law. Local councils or village councils may, after suitable investigations, require that person to vacate the land unless they can demonstrate that they have a valid claim.

### ***The Land Acquisition Act of 1967***

The Land Acquisition Act of 1967 grants the Government of Tanzania the legal powers to compulsorily acquire land for public purposes or utility; and sets out the procedures and requirements to acquire the land.

The Act requires that the Government to undertake a preliminary investigation (Article 5) to determine whether the land is suitable for any public purpose. Thereafter, notice of the state's intention to acquire the land will be issued to persons with interest or claimed interest in such land (Article 6). This notice will direct person to yield possession of the land within a specified period not less than 6 months.

Under Article 11, any land being acquired shall be compensated or provided a grant of public land *in lieu* of cash compensation not exceeding in value the value of the land acquired. Restrictions are applied in respect of any land which is vacant ground or land that is undeveloped. Compensation in such cases shall be limited to the value of the remaining improvements<sup>8</sup> of the land.

Article 14 establishes the requirements for the assessment of compensation. This includes considering the value of the land, the partial acquisition of land and severance of land, or grant of public land in lieu of cash, and other relevant matters. Other provisions of relevance to road developments and upgrades include:

1. **Article 9:** No person shall be required to yield up possession of a part only of any house or other building if such person is willing and able to yield possession of the whole of such house or building.
2. **Article 10:** If a portion of land is being acquired, and if the remaining land is less than a half an acre, the landowner may request the state to acquire the whole of the land. The exception is any land in any city, municipality, or township.

### ***The Land (Assessment of the Value of Land Compensation) Regulations, 2001***

The Land (Assessment of the Value of Land Compensation) Regulations, 2001 defines the basis for the assessment of the value of land and remaining improvements for the purposes of compensation. Land and improvements are valued under *market value*, using either (1) the comparative method, (2) income approach or (3) replacement cost method. All valuation must be undertaken by a qualified valuer and verified by the Chief Valuer.

The regulations make further provision for disturbance allowances, transport allowances, accommodation allowances and loss of profits compensation, and rental allowance as follows:

1. **Disturbance Allowance:** Based on multiplying the value of the land by the average percentage rate of interest offered by commercial banks on fixed deposits for 12 months at the time of the loss of the land.
2. **Transport Allowance:** Based on the actual cost of transporting 12 tonnes of luggage by rail or road (whichever is the cheaper), within 20 kilometres from the point of displacement.
3. **Loss of Profit:** Based on the net monthly profit of the business and multiplied by 36 months to arrive at the loss of profits that are payable, as evidenced by audited accounts where necessary and applicable.
4. **Accommodation Allowance:** Based on the market rent for the building and multiplied by thirty-six months to arrive at the payable accommodation allowance. This applies to properties with building only.

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<sup>8</sup> "Unexhausted improvements" means any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person holding under a right of occupancy and increasing the productive capacity, utility, or amenity thereof, but does not include the results of ordinary cultivation other than standing crops or growing produce.

### ***The Land (Compensation Claims) Regulations, 2001***

The Land (Compensation Claims) Regulations, 2001 apply to any persons to seek to claim compensation by persons against the Government of Tanzania. This includes persons with a right of occupancy or a customary right of occupancy on the land being acquired.

The regulations allow a claim for compensation covering the value of unexhausted improvement on the land as well as grazing land. Compensation is provided in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential, replacement buildings of comparable quality and use, plants and seedlings, or provision of grain and other basic foodstuffs for a specified time.

### **Village Land Act, 1999**

The Village Land Act of 1999 make provision for the management of land in villages. It also clarifies elements of right of occupation of village land – including the recognition that a right of occupancy may be based on a lease, license, usufructuary rights or any interest analogous to those interests under and in accordance with customary law.

It further reinforces land acquisition law in that fair and prompt compensation must be provided to land occupants for the compulsory acquisition of their land. In such cases, customary rights are considered equal to a formal granted right, and persons with proven customary rights can claim full compensation consistent with land acquisition laws.

### **Village Land Regulations 2001**

The Village Land Regulations of 2001 (Part III) provide additional regulations concerning the acquisition of village land and claims of compensation. This includes claims by the Village Council on behalf of the loss of communal land, and any villager occupying the target land under a customary right of occupancy.

Part III largely follows compensation rules established under the Land Acquisition Act and regulations, including provision of compensation at market value for land and unexhausted improvements. Additional provisions are equivalent to those provided in The Land (Assessment of the Value of Land Compensation) Regulations, 2001.

### ***The Valuation and Valuers Registration Act, 2016***

The Valuation and Valuers Registration Act for 2016 requires compensation valuations to be undertaken by a registered valuer. Any valuations must state the basis and method of valuations, which must include consideration of market value, costs and incomes as defined in Article 50 and 51.

The Act limits the validity of any valuations or period of two years commencing from the date of endorsement of the valuation report by the Chief Valuer. The endorsement of valuation report must be concluded within six months after the valuation of interest in property of the last person. This results in a validity period of 2.6 years from the date of the asset inventories.

The Act also provided for a development moratorium or cut-off date (Article 53) which for purposes of any valuation, the cut-off date is the date of commencement of valuation. No person may invest or improve their land or building after the cut-off date.

### **Graves (Removal) Act No. 9 of 1969**

The Graves (Removal) Act No. 9 of 1969 applies to the proposed exhumation of graves. The Act allows for graves to be relocated for project that service a public purpose (which includes roads). In such cases, the Government is required to remove the body and take steps for the reinstatement of the grave and the re-interment of the body in a suitable place.

Under Article 7, the removal of a grave should be, as far as possible, be done with due regard to the views of interested persons (owners of the graves) and the religious background of such persons, ensure the respectful treatment of the dead, and ensure the private transport and re-interment without delay.

## **3.2. TANTIP Resettlement Policy Framework**

TANROADs prepared a Resettlement Policy Framework (RPF) for the TanTIP Project, with the document being published in February of 2022. The RPF establishes the principles, rules, and steps, to be adopted to conform with ESS5, where any of the TanTIP sub-projects result in compulsory land acquisition or any resettlement-related impacts. The RPF states that it was prepared:

*“In accordance with Tanzanian law and the guidelines set forth in the World Bank’s Environmental and Social Framework on Involuntary Resettlement (ESS5) to guide the preparation of a Resettlement Action Plan (RAP) prior to any land take and execution of any related works. This RPF is an agreed commitment between the Tanzanian Government and the World Bank, and part of the legally binding Financing Agreement.” (See RPF, page 2).*

Central to this RAP, the RPF states that Project Affected Persons (PAPs) that are eligible for compensation or resettlement support may include:

- 1. Semi-stationary vendors** are small-scale traders who sell diverse goods along the existing road. They generally have no structures and do not own land. They include both women and men of various ages. Some of goods they sell are perishable items (i.e., food stuffs), while other goods are more durable (e.g., charcoal, firewood, and processed or semi-processed items). These are generally displayed on mats on the ground or on tables. Sometimes these informal vendors can have employees.
- 2. Mobile vendors** are vendors who move from one marketplace to another, generally on a

*routine and rotational basis. They generally do not own land or structures likely to be affected by the project and in most cases can temporarily relocate from the road reserve and continue their work at alternate sites nearby. Their incomes are thus unlikely to be affected by the proposed works.*

- 3. Informal transporters** are private motorbike operators who commonly park at informally established points along the road.
- 4. Encroachers** and other informal occupants or users, or persons who do not own the land they occupy or use for residential, commercial, or other purposes but have encroached land owned by another person, or Institution These are persons who lives peripheral of the roads and airports.
- 5. Graves, archaeological sites, and cultural shrines located within the RoW.**

*(See RPF, page 24 and 25)*

The RPF defines a range of entitlements (including cash compensation, relocation support and allowances) that the above PAPs would be eligible for depending on the type and nature of their losses. The Eligibility and Entitlement Framework prepared in this RAP is consistent with the RPF, however it provides greater clarity on the entitlements where required.

The RPF also establishes a range of requirements and provisions with respect to vulnerable people and gender. Again, this RAP has been prepared consistent with the RPF provisions and provides greater clarity and practical steps to be adopted in safeguarding vulnerable people and women.

### **3.3. World Bank Environmental and Social Framework**

The World Bank's policies in relation to land acquisition and involuntary resettlement are established under ESS5 – Land Acquisition, Restrictions on Land-Use, and Involuntary Resettlement (hereafter terms EES5). This standard directly applies to the Project because the Project involves the compulsory acquisition of land rights or the restriction of access to land in accordance with the legal system of the host country.

In cases of Government-managed resettlement, the World Bank will require that the responsible government agency achieve outcomes that are consistent with ESS5. as well as in conformance with the Project finance agreement.

Critical to the above requirements is the recognition of PAPs with different land tenures. Displaced persons, under the ESS5 include persons (1) who have formal legal rights to the land or assets they occupy or use; (2) who do not have formal legal rights to land or assets but have a claim to land that is recognised or recognisable under national law, or (3) who have no recognisable legal rights/claim to the land they occupy/use.

While ESS5 is the primary standard that applies to the resettlement process, ESS8 – Cultural Heritage applies to instances where graves and places of worship are affected by resettlement, while ESS10 – Stakeholder Engagement provides further guidance on stakeholder engagement during the resettlement process.

Specific provisions or requirements established under ESS5 are listed in Table 3-1 overleaf which forms part of the legal and international good practice gap analysis.



**Table 3-1: Tanzanian Law and World Bank ESS5 Gap Analysis.**

No.	World Bank ESS5	National Law Provisions and Gaps Against ESS5	Gap Closure
1	<b>Minimising Resettlement:</b> Explore all viable alternative project designs to avoid or minimise displacement.	There is no explicit provision to reduce land acquisition or resettlement requirements, under Tanzanian law. It may however be inferred under the Environmental Management Act, 2002 under avoid and mitigate principles.	The Sub-Project will need to demonstrate that it has considered measures to reduce land acquisition and resettlement impacts.
2	<b>Eligible Persons:</b> Persons eligible under ESS5 include those with (1) legal rights, (2) recognised customary rights, (3) and who have no recognisable legal right or claim to the land or assets they occupy or use.	The 1967 Land Acquisition Act (and supporting regulations) limit compensation eligibility to persons with Rights of Occupation under either formal and customary law and aligns with the ESS5. It is however silent on persons without recognized rights (i.e., squatters, seasonal farmers, land tenants), unless they are judged to have a valid claim under the Land Act, 1999.	The higher standard (ESS5) applies, and therefore persons without recognized rights (i.e., squatters) are also eligible for compensation. Consistent with good practice, this is limited to improvements made on the land, not the land itself.
3	<b>Forms of Compensation:</b> The Sub-Project will provide affected persons fair, prompt, and prior compensation at full replacement cost. In-kind assets should be considered <i>in lieu</i> of cash.	Tanzanian law requires that compensation be fair and paid promptly before affected persons are required to surrender their land. Compensation is determined on market value for land, and depreciated replacement value for buildings. Finally, Tanzanian law allows for compensation in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential, replacement buildings of comparable quality and use.	Tanzanian law and ESS5 are largely aligned. Differences may apply in the determination of market value versus full replacement value, and the higher standard under ESS5 has been applied to this RAP. Tanzanian law allows for the provision of in-kind replacement land or structures in lieu of cash compensation and aligns with ESS5.
5	<b>Prior Compensation:</b> The Sub-Project will take possession of acquired land and related assets only after compensation has been made.	The law does not explicitly require prior compensation, but it must be prompt. Once statutory notices are given, the State must provide prompt payment within six months, and failure to do so attracts an interest rate equivalent to the average rate offered by commercial banks on fixed deposits.	The Sub-Project must provide both prompt and prior compensation and resettlement support to all affected persons before they are required to surrender any land or assets.
6	<b>Relocation Support (Housing):</b> If resettlement cannot be avoided, the	Tanzanian law allows for compensation for the loss of housing in the form of cash and cash allowances, or in	The provision of cash compensation, allowances and in-kind replacement assets is conformant between

No.	World Bank ESS5	National Law Provisions and Gaps Against ESS5	Gap Closure
	Sub-Project will offer displaced persons choices among feasible options, including adequate replacement housing, or cash compensation, and relocation assistance.	the form of a replacement buildings of comparable quality and use. Tanzanian law generally emphasizes the provision of cash compensation and allowances as the primary mechanism of resettlement.	Tanzanian law and ESS5. Affected persons will be offered the option of either cash compensation or replacement assets and provided training to better understand the implications of their choice.
7	<b>Relocation Support (Land):</b> If the loss of productive land cannot be avoided, replacement property of equal or greater productive value will be provided, or cash compensation provided at replacement cost.	Tanzanian law allows for compensation for the loss of land in the form of cash and cash allowances, or in the form of a replacement plot of land of comparable quality, size, and productive potential. Tanzanian law generally emphasizes the provision of cash compensation and allowances as the primary mechanism of resettlement.	The provision of cash compensation, allowances and in-kind replacement assets is conformant between Tanzanian law and ESS5. Affected persons will be offered the option of either cash compensation or replacement assets and provided training to better understand the implications of their choice.
8	<b>Livelihoods Restoration:</b> Economically displaced persons will be provided opportunities to improve, or at least restore, their means of income-earning capacity, production levels, and standards of living	Tanzanian law does not specifically provide for livelihoods restoration barring the provision of cash compensation and several allowances such as loss of profit, disturbances, transport, and accommodation.	EES 5 is the more comprehensive definition and required additional support to PAPs to ensure that their livelihoods are restored to a similar state as prior to displacement and ideally improved.
9	<b>Plans:</b> Where the Sub-Project results in resettlement, a Resettlement Plan will be prepared consistent with ESS 5. In cases of only economic displacement, a Livelihood Restoration Plan will be prepared.	Tanzania law do not require a specific resettlement plan, and the only statutory requirement is the Valuation Report. A resettlement plan may however be a requirement under the Environmental and Social Impact Assessment.	Asset inventories and valuations will be undertaken consistent with national law and ESS5 and submitted to the relevant statutory bodies for approval. This RAP covers the EES5 provisions for a resettlement plan to address physical and economic displacement.
10	<b>Engagement and Disclosure:</b> The Sub-Project will engage with affected communities and PAPs through a formal stakeholder engagement process.	The Land Act of 1999 and its Regulation of 2001 and the Valuers and Valuation Registration Act of 2016 provide for stakeholder engagement and information disclosure on valuation exercise and processes prior to execution of the projects.	Stakeholder engagement and participation will be undertaken consistent with Tanzanian law EES5 and has been provided for in Chapter 7 of this RAP.
12	<b>Grievance Mechanism:</b> The Sub-	Tanzanian law allows for the lodging of appeals related to	The Sub-Project will establish a custom and site-

No.	World Bank ESS5	National Law Provisions and Gaps Against ESS5	Gap Closure
	Project will establish a grievance mechanism to register and resolve resettlement specific grievances.	the land acquisition process or compensation to the relevant Minister, or if this fails the dispute will be lodge at the Courts. There is however no provision for the establishment of any specific redress system or committees.	specific Grievance Mechanism consistent with ESS5.
13	<b>Gender, Women and Other Members of Vulnerable Groups:</b> The resettlement process will be cognisant of women's and vulnerable people's perspectives and unique needs in all aspects of resettlement planning and implementation, including provision of additional safeguards and support measures.	Tanzania law does not provide for the safeguarding of women and vulnerable groups under any land acquisition and compensation regulations. Such rights may be broadly interpreted with respect to the bill of rights under the Constitution.,	The Sub-Project will pay special attention to ensure inclusion of the needs and interests of women, persons with disabilities and the poorest of the poor and other members of vulnerable groups, consistent with EES5 a. This RAP makes provision for ensuring meaningful engagement and information disclosure, and provision of additional support to women and other members of vulnerable groups.
14	<b>Implementation Arrangements:</b> The RAP will include (1) implementing role and responsibilities, (2) budget, (3) schedule and (4) monitoring.	The Land Acquisition Act grants all land acquisition powers to the President, and delegated to the Ministry of Land, Housing and Human Settlement Development. All implementing arrangements and costs would be borne by the State.	The Sub-Project will explicitly define the implementing arrangement including (1) resettlement roles, (2) the cost of land acquisition, (3) the resettlement schedule, and (4) monitoring to be undertaken.
15	<b>Closure:</b> The resettlement process will be considered closed once an independent resettlement specialist has undertaken a Closure Audit, once relocations have concluded and livelihoods are largely restored.	Tanzania law does not specify any closure requirements	The Sub-Project will appoint an independent resettlement specialist to undertake a Closure Audit once relocations have concluded and livelihoods are largely restored.

## 4. SOCIO-ECONOMIC BASELINE

This chapter provides a socio-economic overview of displacement affected households, based on a socio-economic survey and interviews undertaken in June 2023 in support of the development of this RAP (see Section **Error! Reference source not found.** for more details on the survey methodology).

### 4.1. Household Demographics

#### 4.1.1. Household Structure

The structure of surveyed household is presented in Table 4-1 below. The typical or family is comprised of the nuclear family (a family of two parents with an average of 2.8 children) or an extended nuclear family (a family headed by grandparents with presence of both children and grandchildren). In combination, these two types of families account for 92% of the total surveyed population, and result in an average household size of 4.7 persons.

**Table 4-1: Household Relations Profile**

Relation to Household Head	Total Surveyed Population					
	Male		Female		Total	
	No	%	No	%	No	%
Household Head (HH)	167	14.4	79	6.8	246	21.2
Spouse of HH	33	2.8	146	12.6	179	15.4
Son/Daughter of HH	250	21.5	232	20	482	41.5
Grandchild of HH	67	5.8	69	5.9	136	11.7
Adopted/Foster/Stepchild	3	0.3	3	0.3	7	0.5
Nephew/Niece of HH	1	0.1	5	0.4	6	0.5
Brother/Sister of HH	9	0.8	14	1.2	23	2
Parent of HH	3	0.3	14	1.2	17	1.6
Son/Daughter-in-Law of HH	3	0.3	7	0.6	10	1
Renter / Tenant	2	0.2	6	0.5	8	0.7
Not Related but Dependent	12	1	9	0.8	21	1.8
Other Relative	16	1.4	9	0.8	26	2.2
<b>Total</b>	<b>568</b>	<b>48.9</b>	<b>594</b>	<b>51.1</b>	<b>1 162</b>	<b>100</b>

The heads of the surveyed households are dominated by males (67% of all households) however there remains a substantial number of households that are female headed (33%). Further analysis of the latter group shows that female-headed households are comprised of three major sub-groups – elderly widows (30% of female headed households), adult females that are either single, divorced, or widowed (47% of female headed households) and a smaller group where females are married but remain as the household head (21% of female headed households). All female-headed households are deemed vulnerable under this RAP (see Section 5.7 on vulnerable people).

The largest population group are the children of the household head, and this accounts for 42% of the total surveyed population (See Table 4-1). It should be noted that this group may comprise of adult children as well as proper children.

The former occurs where an adult child continues to reside in their parent's home or have established their own sub-household on the property of their parents. The establishment of these extended households comprised of senior patriarch or matriarchs, with their adult children establishing additional households on the same property is reflected in the relatively large proportion of grandchildren (12% of the total surveyed population).

The presence of other extended family or non-family members is limited and accounts for only 11% of the surveyed population (See Table 4-1). This group is made up of small number of brothers, sisters or parents of the household head, in-laws, or other dependants. This suggests that there are few very large extended family compounds supporting multiple generations or multiple branches of the same family.

#### 4.1.2. Age and Gender Profile

Analysis of the socio-economic survey data (See Table 4-2) shows that the gender ratio is 0.96 males to every one female, which is statistically speaking, equal. This suggests that affected households are largely stable, and there have been no social shocks (population migration, emigration, or inward migration) that has resulted in the skewing of the gender ratio.

**Table 4-2: Age and Gender Profile**

Age Cadre	Total Surveyed Population					
	Male		Female		Total	
	No	%	No	%	No	%
Less than 5	34	2.9	31	2.7	65	5.6
5 to 12	86	7.4	98	8.4	184	15.8
13 to 17	62	5.3	73	6.3	135	11.6
18 to 24	108	9.3	84	7.2	192	16.6
25 to 36	74	6.4	84	7.2	158	13.5
37 to 64	143	12.3	184	15.8	327	28.1
Greater than 64	62	5.3	41	3.5	102	8.8
<b>Total</b>	<b>568</b>	<b>48.9</b>	<b>594</b>	<b>51.1</b>	<b>1162</b>	<b>100</b>

Preschool children and children of school going age (which includes the age cadre between 5 to 17 years of age) account for 33% of the total surveyed population, while the elderly (covering all persons aged 64 years and above) account for an additional 9% of the total surveyed population. In combination, these two cadres are economically inactive, and dependant on the adult population.

The total young adult and adult population are broadly defined as those that are economically active (can receive employment or engage in a livelihood) and this cadre accounts for 58% of the total surveyed population. This results in a dependency ratio of 0.72 children or elderly person for every one adult.

With respect to gender, the average gender ratio across all age cadres is nearly statistically equal at 1.007 females for every 1 male. The ratio remains equal across the younger age cadres and is only skewed toward males in the 18 to 24 age cadre – which may be attributed to inward migration of more males into the urban towns along the road.

#### 4.1.3. Education Status

With respect to maximum educational achievement (see Table 4-3), most of the surveyed population over the age of 18 years received only a pre-primary (52%) or primary school education (23%). This strongly suggests that overall literacy levels are very basic, with most adults not evening reaching fundamental primary school levels. This is further exacerbated by 8% of adults having no education at all.

**Table 4-3: Maximum Educational Achievement (Persons Aged 18 years and above)**

Grade	Total Surveyed Adult Population					
	Male		Female		Total	
	No	%	No	%	No	%
None	14	2.1	38	5.6	53	7.8
Pre-Primary	168	24.9	181	26.8	350	51.8
Primary	81	12.0	74	10.9	155	22.9
Secondary	13	1.9	6	0.9	19	2.8
Tertiary	0	0	1	0.1	1	0.1
Vocational	57	8.4	43	6.3	99	14.7
<b>Total</b>	<b>333</b>	<b>49.3</b>	<b>342</b>	<b>50.6</b>	<b>677</b>	<b>100.1</b>

While only 23% of adults completed primary school, a much smaller proportion (3%) continued to complete secondary school. This strongly suggests that primary school is the maximum cap for most of the surveyed households. The data also suggests that the adults that completed secondary school, continued their education through vocational training / colleges (15% of surveyed households) rather than tertiary education.

Further analysis of Table 4-3 shows that there is no major statistical difference between genders in terms of maximum educational achievement. Both genders are largely equal with respect to completing primary school, however males are slightly ahead by 2%. This pattern is reflected in both secondary school and vocational training, which both males and females are provided near equal access, with male numbers generally larger by around 2%.

With respect of children of school going age (covering persons aged between 5 and 18 years covering both primary and secondary school levels), the household survey findings suggest that the majority (82%) are enrolled in school. Further analysis of the socio-economic data shows that there is an increased drop-out rate at age 12, when a child transitions from primary to secondary school. This is expected as secondary school is often to remote and expensive for local households.

Analysis of the gender bias in education enrolment rates, shows that there is no major statistical difference between genders. Both male and female enrolment rates sit at around 80% across all grades, while the drop-out rates at the end of primary school are very similar at 30%. This suggests that the restrictions in continued access to secondary and tertiary levels of education applies equally to both males and females.

#### 4.1.4. Day-To-Day Occupations

Occupations, in the context of this RAP, covers the daily activities undertaken by the surveyed population, and is not limited to employment occupations. As can be seen in Table 4-4, the primary occupation of both surveyed males and females is crop farming, and accounts as the primary occupation for 34% of the entire surveyed population. This confirms that farming is the primary economic activity undertaken by nearly all adults to secure household food and to generate a basic income.

**Table 4-4: Daily Occupations of Surveyed Population**

Primary Occupation	Percent of Surveyed Population					
	Male		Female		Total	
	No	%	No	%	No	%
Crop Farmer	187	16.1	208	17.9	395	34.0
Scholar/Student	185	15.9	196	16.9	381	32.8
Employed – Government	7	0.6	9	0.8	16	1.4
Pre-School Child	34	2.9	20	1.7	53	4.7
Employed – Private Company	5	0.4	2	0.2	7	0.6
House-Worker / Caregiver	0	0.0	2	0.2	2	0.2
Own Business / Trade	46	4.0	71	6.1	117	10.0
Livestock Farmer	2	0.2	6	0.5	8	0.7
Casual Labourer	52	4.5	42	3.6	94	8.1
Contract Worker – Government	7	0.6	6	0.5	13	1.1
Contract Worker – Private Company	3	0.3	0	0.0	3	0.3
Disabled and Not Employed	12	1.0	9	0.8	21	1.8
Retired (without pension)	15	1.3	8	0.7	23	2.0
Not Specified / None	12	1.0	15	1.3	27	2.3
<b>Total</b>	<b>567</b>	<b>48.8</b>	<b>595</b>	<b>51</b>	<b>1 162</b>	<b>100</b>

Outside of education (which is undertaken by 33% of the surveyed population) there is very limited other occupations. Full-time employment and formal contract work benefits only 3.4% of the total surveyed population, while there is a larger group of people (8% of the surveyed population) that rely on casual labour as their primary occupation.

After farming, the second largest economic activity is small-businesses or informal trading. As noted in Table 4-4, such trade is claimed to be the primary occupation of 10% of the total surveyed population. This is general comprised of street-side stalls that trade in basic goods, farm produce and a smaller proportion of services (tailor, workshop, repairs etc.) in town centres.

Further analysis of Table 4-4 shows that there is no major differentiation between genders with respect to farming or education as the primary occupations. However, 60% of surveyed females noted that being a house-worker / home carer was their secondary occupation suggesting that they take responsibility for both farming and home-carer.

It is also noted that small-scale businesses are generally assumed to be a male-dominated area, the socio-economic data shows that females slightly outnumber males. The data shows that 6.1% of females have a business compared to 4.0% of males. General females dominate in the sale of food and basic goods at small mobile stalls, while males dominate businesses located in fixed buildings.

#### **4.1.5. Disabilities**

The socio-economic survey shows that 2.4% and 12% of surveyed households had one or more family members with a mental or physical disability respectively. To ensure the privacy of the households, the specific nature of disability was not asked, however the data suggests that up to 12% of affected households may be deemed a vulnerable household as explored in section 5.7 of this RAP.

#### **4.1.6. Language and Ethnic Background**

The socio-economic survey shows that there is a wide diversity of ethnic backgrounds of affected households. The most common are those of the Hehe (67% of all surveyed households), followed by the Bena (14%), and Kinga (7%). The remaining 12% of affected households are linked to several other ethnic groups<sup>9</sup>. Despite the diversity in ethnic backgrounds, all affected households use Swahili as their primary language.

Comparison with the International Work Group for Indigenous Affairs publications<sup>10</sup> on indigenous people allows for a comparison of the surveyed households' ethnic profile with broad categorisation of indigenous peoples in Tanzania.

The Indigenous World 2023 Reports notes that Tanzania has a total of 125-130 ethnic groups. While it acknowledges that there may be more ethnic groups that identify as indigenous peoples, only four groups have organized themselves – these being the hunter-gatherer Akie and Hadzabe, and the pastoralist Barabaig and Maasai. A close review of the ethnic and linguistic background of surveyed households does not match up to any of the four aforementioned groups.

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<sup>9</sup> This group includes of small numbers of households falling under the following ethnic groups – Ngoni, Mwanji, Benh, Chaga, Digo, Fipa, Gogo, Handi, Haya, Midasi, Yao, Myamwamga, Nyakyura, Nyasa, Pangwa, Rangi, Sambaa, Samgu, Sukuma, Wamji, and Lugulu.

<sup>10</sup> International Work Group for Indigenous Affairs (2023) *The Indigenous World 2023, 37<sup>th</sup> Edition*, International Work Group for Indigenous Affairs.



A second analysis against the TANTIP Vulnerable Groups Planning Framework of 2022, which identified the Akie, Hadzabe, Maasai, Barabaig and Sandawe groups as vulnerable. None of these groups were identified in the household survey.

## 4.2. Housing and Living Conditions

Surveyed households have claimed to have lived at their place of residence for an average of 25 years, while only 5% of households established their homes in the last 3 years. This suggests that existing households are very stable and have been locally present for multiple generations.

### 4.2.1. Residential Structures

A typical household retains several types of residential structures (as summarised in Table 4-5). All surveyed households had at least one multi-functional home or separate bedrooms. The multi-functional structures are the largest and most established buildings with an average of 5 rooms, which support of bedrooms, and lounges. These are the most common structures accounting for 70% of all surveyed structures.

**Table 4-5: Household Residential Structures**

Structure Function	Total Main Structures		Ave Number of Rooms
	No	%	
Multifunctional Home	216	69.1	5
Bedroom	5	1.6	4
Latrine	1	0.3	1
Kitchen	1	0.3	1
Business	33	10.7	4
Both Home and Business	56	17.9	7
<b>Total</b>	<b>312</b>	<b>100</b>	<b>21</b>

The second most common type of structure is a combined home and business, accounting for 18% of all structures. This is a variant in the multifunctional structure, but where one or two rooms is allocated to a business or trade, while the remaining rooms remain residential. Finally, 10% of the surveyed structure entails business structures – most likely fixed street-side buildings.

With respect to the construction materials o, Table 4-6 shows that the multi-functional buildings and bedrooms are constructed using modern materials (concrete blocks, corrugated iron roofs) or a mixture of modern materials and traditional materials. However, there is still a large percent (22%) of building solely constructed of traditional materials (mudbrick, compacted earth)

**Table 4-6: Residential Structure by Building Type**

Purpose	Percent of Residential Structures by Building Materials			
	Modern & Traditional	Modern	Traditional	Total
Multifunctional Home	30.6	21.8	16.6	69.1
Bedroom	1.0	0.0	0.7	1.6
Latrine	0.3	0.0	0.0	0.3
Kitchen	0.0	0.0	0.3	0.3

Business	3.9	4.2	2.6	10.7
Both Home and Business	11.7	4.6	1.6	17.9
<b>Total</b>	<b>47.6</b>	<b>30.6</b>	<b>21.8</b>	<b>100.0</b>

#### 4.2.2. Basic Services

Surveyed households obtained water for domestic needs (including drinking, cooking, and clearing water) from a variety of sources, as summarized in Table 4-7 below. The major sources comprise of piped water at the home or neighbours' home, or through community standpipes (covering 74% of surveyed households). Non-reticulated water sources include community or private boreholes or well are utilised by 22% of surveyed households. Only 4% of households claimed to use local rivers or streams.

**Table 4-7: Affected Household Water Sources**

Water Source	Total Surveyed Households by Seasonal Water Source			
	Wet Season		Dry Season	
	No	%	No	%
Private Tap at Home	85	34.5	80	32.5
Private Tap at Neighbours Home	9	3.8	9	3.8
Community Standpipe	92	37.5	92	37.3
Private Borehole at Home	19	7.7	22	8.9
Community Borehole	18	7.4	17	6.8
Private Well at Home	5	2.1	7	2.7
Community Well	7	2.7	11	4.4
River / Stream / Spring	11	4.4	9	3.6
<b>Total</b>	<b>246</b>	<b>100.1</b>	<b>246</b>	<b>100</b>

With respect to fuel for cooking and lighting, most surveyed households (84%) utilise locally collected firewood for cooking, while the remainder use a combination of gas and charcoal. This suggests that local households remain largely dependent on natural sources of fuel, notably in the rural communities, while much of the gas and charcoal utilisation is in the urban or inter-urban areas where firewood is less readily available near the household.

The fuel source for household lighting is mostly electricity, where 82% of surveyed households confirmed that they have utility connections. Again, the greater proportion of surveyed households with electricity connections are in the urban and peri-urban areas. Households without electricity connections are however dependant on candles, solar panels connected to light bulbs or paraffin lights.

Surveyed households have access to a range of sanitation facilities. More than half (56%) of household have a flush toilet linked to a septic tank, while the remaining households utilise pit latrines (see Table 4-8). With respect to the latter, 31% of surveyed households have an improved pit latrine, while a smaller 13% have only a simple pit latrine. Only 1% of household claimed to use the open bush, which suggest that sanitation is overall good.

**Table 4-8: Household Sanitation Profile**

Toilet System	Total Surveyed Households	
	No	%
Pit Latrine (without improvements)	31	12.4
Pit Latrine (ventilated/improved)	76	30.9
Flush Toilet to Septic Tank	137	55.6
Open Bush	3	1.2
<b>Total</b>	<b>246</b>	<b>100</b>

Surveyed households do not have access to municipal waste collection services, and the majority of households (84%) dispose of their waste in a waste pit located at the homestead (See Table 4-9) while the remaining households rely on communal waste pits, burn the waste or bury it away from the homestead in the open bush.

**Table 4-9: Waste Disposal Method**

Waste Disposal Method	Total Surveyed Households	
	No	%
Communal Waste Pit	18	7.30
Private Waste Pit at Homestead	205	83.30
Burn Waste	12	5.00
Bury Waste	9	3.80
Compost Waste	1	0.30
Throw in Bushes	1	0.30
<b>Total</b>	<b>246</b>	<b>100</b>

### 4.3. Household Health and Food Security

Surveyed households were asked which ailments or diseases affected one or more family members 6 months prior of the Household Survey, and the results are presented in Table 4-10 below. Malaria was the most common ailment (affecting half of surveyed households) followed by respiratory infections (14% of surveyed households) and high blood pressures (11% of surveyed households)

**Table 4-10: Household Disease Profile (Covering 6 months prior to the Household Survey)**

Disease	Total Surveyed Households	
	No	%
Malaria	126	51.4
Respiratory Infections / Flu / Cold	34	13.9
High Blood Pressure	27	11
Diabetes	14	5.7
Skin Infections	11	4.5
Tuberculosis (TB)	6	2.4
Typhoid	4	1.6
Diarrhoea / Cholera	2	0.8

Yellow Fever	2	0.8
Measles	1	0.4
Other	7	2.9

The majority (97%) of surveyed households claimed that they used local medical care facilities when a member of their family was sick, while some households (3%) would visit the local pharmacy. No surveyed household claimed to use traditional medicine or traditional healing in any form.

Closely linked to household health is food security and nutrition. Of the surveyed households, up to 54% claimed to have suffered from hunger at some point in the year prior to the survey (2022), as summarised in Table 4-11. The period of highest food insecurity is January to April, which coincides with the period of when households have the lowest crops stocks, and just prior to the major harvesting period between April to June for staple crops. This shows that agriculture produce cultivated by each individual household is critical with respect to food security.

**Table 4-11: Profile of Hunger Months**

Hunger Month	Total Surveyed Households	
	No of Households	Percent of Households
January	95	38.6
February	139	56.6
March	124	50.6
April	53	21.5
May	17	6.8
June	8	3.2
July	8	3.2
August	11	4.4
September	13	5.2
October	20	8.0
November	30	12.0
December	76	30.7

With respect to basic nutrition, surveyed households were asked about their consumption rates of staple foods (including meat, fish, vegetables, and legumes), are summarised in Table 4-12 below.

**Table 4-12: Household Consumption of Staple Foods**

Frequency	% of Households by Food Consumption			
	Meat	Vegetables	Legumes	Fish
Never	4.7	8.8	9.8	9.8
Once a month	40.0	11.0	0.0	0.0
Once a week	23.5	37.4	4.3	0.0
More than once a week	25.9	36.3	42.4	12.0
Daily	0.0	2.2	41.3	76.1
Uncertain / Don't know	5.9	4.4	2.2	2.2
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

The consumption of meat and fish is the likely primary sources of protein for surveyed households. Daily fish consumption is common (and enjoyed by 76% of households) while consumption of fresh red meat (such as chicken or goats) is general only undertaken weekly or monthly. Fish tends to be supplemented with legumes which 42% of households claimed to consume daily or more than once a week. Consumption of fresh vegetables is less frequent when compared to legumes, and this is usually done once or more a week.

#### **4.4. Livelihoods**

Surveyed households have adopted four major types of livelihoods –in order of importance this included crop farming, small-scale trading, harvesting of fruit trees, and livestock rearing – as summarised in Table 4-13.

**Table 4-13: Summary of Livelihoods and Level of Importance**

Livelihoods	Percent of Households by Level of Importance			
	Very Important	Moderately Important	Not Important	Not Undertaken
Crop Farming	91.9	7.8	0.3	0.0
Fruit Trees Harvesting	22.5	20.6	3.8	52.5
Livestock Rearing	10.6	5.9	0.3	83.1
Small Businesses and Trading	35.9	14.4	1.6	47.5

Crop farming is by far the most important livelihoods and forms the economic basis for the majority (92%%) of all surveyed households, while the remaining 8% surveyed households claimed that farming was only moderately important. No households claim to not farm, which strongly suggests that farming remains the primary economic activity.

Small-scale businesses and trading are claimed to be very important by 36% of all surveyed households, while an additional 15% consider it to be moderately important. Such trade is however the most common secondary economic activity adopted by household after farming or in parallel with farming. The sale of household crop surplus through such trade will also be the primary means of securing cash income for the households.

The collecting of fruit as well as livestock rearing are also important secondary livelihoods but is only considered very important for around a fifth of surveyed households (see Table 4-13). It is however noted, that 83% of surveyed households do not rear livestock. Often livestock is kept by richer households that have sufficient resources and time to care for the livestock, while the poorest households do not have any livestock.

#### 4.4.1. Crop Farming

As noted above, crop farming is the most important livelihood and likely forms the economic foundation of all surveyed households. Of all the surveyed households, 93% claimed to have access to one or more farm plots, while only 7% of household claim to not have access to land. Given that farming forms the economic basis for most households, any family without land is deemed to be potentially vulnerable (see Section 5.6 for more detail on vulnerable people).

Further analysis of the socio-economic data shows that each household made claim to own an average of 1.7 fields and a combined average area of 3.1 hectares (7.6 acres). Given that the rehabilitation works will be limited to the existing road reserves, and that most farming is undertaken away from the road, no surveyed households claimed that their fields will be impacted. This strongly suggests that the impact on small-scale farming by the Sub-Project will be marginal.

With respect to primary crops grown on the farmland, most surveyed households claim to cultivate maize on the majority (69%) of their farm plots, while the remaining plots are used to cultivate a mixture of rice, mixed vegetables, groundnut, sunflower, and beans, as summarised in Table 4-14 below.

**Table 4-14: Primary Crops on Claimed Farm Plots**

Primary Crop	Total Farmland Holdings by Surveyed Households	
	No	%
Maize	265	68.9
Rice	49	12.6
Mixed Vegetables	31	8.0
Groundnut	10	2.7
Sunflower	12	3.2
Lentils & Beans	17	4.3
Cassava	1	0.3
<b>Total</b>	<b>385</b>	<b>100</b>

Maize is an important source of household food security, and as noted in Section 4.3, household food shortages are closely linked to the cropping calendar for maize. The lowest food insecurity months are immediately after the harvesting of Maize (which extends between April and June), while the highest food insecurity months are immediately prior to the harvesting of crops and where food stores will be at their lowest.

#### 4.4.2. Trees

Fruit trees are considered a moderately important secondary livelihood after farming and small-scale businesses and trade. While strictly not a livelihood, trees provide a range of products, including fruit, firewood, lumber, and medicinal use (see Table 4-15).

**Table 4-15: Tree Products Profile**

Type of Tree Product	Percent of Households with Access to:			
	Private Trees		Communal Tree	
	No	%	No	%
Fruit	115	46.7	3	1.2
Firewood	49	19.9	3	1.2
Wood Poles	36	14.6	2	0.8
Medicinal	6	2.4	0	0
<b>Total</b>	<b>206</b>	<b>83.6</b>	<b>8</b>	<b>3.2</b>

Approximately 47% of surveyed households have access to fruit trees, and this is largely exclusively made up of private fruit trees located on the homestead. Private trees may also be used as sources of firewood and lumber by a smaller (around 20%) of households. The use of communal trees (or trees located on the open bush) is negligible; therefore, there is unlikely to be any direct benefit for households from accessing local communal trees.

#### **4.4.3. Small-Scale Businesses and Petty Trading**

Small-scale businesses and petty trading are the second most important livelihoods, after small-scale farming and is often reliant on the trade of agricultural surplus produce. Of the total surveyed households, 80% claimed to have engaged in some form of petty trade or have a small-scale business.

As summarised in Table 4-16, most of the trading (39%) is based on the sale of agricultural goods via a mobile stall or a fixed shop. Such trade is undertaken both males and females; however, female traders substantially dominate. This is followed by the sale of household goods (15%), artisan goods and hand crafting (10%), and a mixture of other trades.

**Table 4-16: Profile of Household Business Types**

Type of Business / Enterprise	% of Households Undertaking a Trade Owned By		Total
	Males	Females	
Agricultural Goods Stall / Shop	13.0	26.0	39.0
Household Goods Stall / Shop	7.7	7.7	15.4
Butchery Stall / Shop	0.4	1.6	2.0
Food or Food Processing	4.1	2.0	6.1
Beverages	6.1	2.8	8.9
Construction and Carpentry Goods	1.2	4.5	5.7
Artisanal Goods and Hand crafting	2.8	7.3	10.2
Taxi / Transportation	0.0	1.2	1.2
Charcoal and Wood	0.0	0.4	0.4
Salon	0.4	0.0	0.4
Selling local alcohol	0.0	0.4	0.4
Money Transaction	0.0	0.4	0.4
Tailor	0.4	0.0	0.4
Selling Clothes	0.4	0.0	0.4

Many of the above trades are street-side, and tend to be concentrated at the ward, village, or town centres. As a result, 46% of surveyed households claimed that trades would be impacted by the Sub-Project. The same surveyed households estimated that they generated an average business income of TShs 320,000 (USD 131) per month.



## 5. ELIGIBILITY & ENTITLEMENT FRAMEWORK

### 5.1. Eligibility Framework

*Eligible Persons* is a term that covers any individual, family, legal entity, or collective group that is deemed to be eligible for compensation for the loss of any property rights or loss of unexhausted improvements as a direct result of the development of the Sub-Project.

Under Tanzania law, persons that may make a claim for compensation from the State if they have a recognised Right of Occupation, as defined in the Land Act of 1999. This may include a formal government grant, license, or lease, as well as permission given under customary law, any usufructuary right, or any interest analogous to those interests.

The law is silent with respect to persons with no recognised rights. In such cases, any person who occupies land without lawful or customary rights (i.e., squatters or encroacher) is legally speaking deemed not eligible for compensation. They are however subject to review by the Land Commissioner to confirm if they have a valid claim to occupy the land.

ESS5 defines eligible persons as those who have formal legal right or rights under customary law. Importantly EES5 provides additional safeguards with respect to persons occupying or using land informally or unlawfully under Tanzanian law. For the purposes of this RAP, the ESS5 standard has been applied and includes any person that falls under one of following categories:

- **Category A:** Persons who have formal legal rights to land or assets, through holding documented government grants, lease, or similar recognised rights.
- **Category B:** Persons who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law or customary law.
- **Category C:** Persons who have no recognizable legal right or claim to the land or assets they occupy or use.

Landowners or occupants with recognised rights on the land fall under **Category A or B**, and they are eligible for full compensation and resettlement support. Encroacher occurring or utilising any land within the road reserve however fall under **Category C** as they do not have recognised ownership rights to the land; however, they derive an economic benefit from the land. To conform with ESS5, encroachers are eligible for compensation and relocation support, but are not eligible for compensation for the land itself.

### 5.2. Entitlement Framework

The Entitlement Framework (See Table 5-1 overleaf) establishes the cash compensation, resettlement assistance and allowances to be provided to eligible persons based on the types of losses incurred. The basis for the entitlement framework includes the compensation requirements under Tanzanian Law and supplemented with additional requirements to conform with ESS5.

To ensure consistency between this sub-project and other sub-projects under the TANTIP programme, the Entitlement Framework is aligned with the entitlements provided in the TanTIP Resettlement Policy Framework (Tanzania National Roads Agency, 2022). However, clarifications and additional requirements have been included where needed.

The Entitlement Framework establishes different forms of cash or in-kind compensation depending on whether the residual/orphan land has been determined to be economically or non-economically viable. In principle, cash compensation will be given for the loss of assets that can be reinstated on any residual land that is deemed economically viable. In-kind replacement land and assets is offered to PAPs where their land has been determined to be non-economically viable.

Table 5-1: Entitlement Framework

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
1	Loss of Land			
1.1	Loss of Residential, Business or Agricultural Land	Land occupant/user with a recognized formal or customary Right of Occupation.	Viable Property	<ol style="list-style-type: none"> <li>1. Cash compensation, at <i>full replacement value</i>, for the <i>portion</i> of the land being acquired, if the remaining land is deemed economically viable.</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>a) Disturbance allowance.</li> <li>b) Financial management training.</li> <li>c) Cover all transfer and registration fees, taxes, or duties to amend land records if required.</li> </ol>
			Non-Viable Property	<ol style="list-style-type: none"> <li>1. Cash compensation, at <i>full replacement value</i>, for the <i>entirety</i> of the land being acquired, if the land is no longer economically viable.</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>2. Replacement land, with the land being of comparable utility, quality, size, productive potential, location, and level-of-service as the land being lost as per ESS5.</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>a) Disturbance allowance.</li> <li>b) Financial management training.</li> <li>c) Cover all transfer and registration fees, taxes, or duties to amend land records if required.</li> </ol>
1.2		Land occupant/user <b>without</b> recognized formal or customary Right of Occupation (i.e., encroacher)	-	<ol style="list-style-type: none"> <li>1. Cash compensation, at <i>full replacement value</i>, of all unexhausted improvements<sup>1</sup> made on the land, but not for the land itself.</li> </ol> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Transport allowance.</li> <li>• State support to secure alternative land with secure tenure.</li> <li>• Financial management training.</li> </ul>
2.	Loss of Structures & Unexhausted Improvements			
2.1	Loss of Fixed Residential Structures	Structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	<ol style="list-style-type: none"> <li>1. Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire residential structure(s) that is affected (in cash compensation).</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>2. Provision of replacement residential structures of comparable utility, quality, size, productive potential, location, and level-of-service as the land being lost as per ESS5.</li> </ol> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>• Disturbance allowance.</li> <li>• Accommodation allowance.</li> <li>• Right to salvage existing materials within 6 months of notice</li> <li>• Financial management training.</li> </ul>

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
2.2			Non-Viable Property	<ul style="list-style-type: none"> <li>Cover all fees, taxes, or duties for the registration of any new structures.</li> </ul> <ol style="list-style-type: none"> <li>Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for <i>all residential structures</i> found of the <i>entirety</i> of the property being acquired (in cash compensation).</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>Provision of replacement structures of comparable size, quality and function, or ideally improved standards, to be constructed on the replacement property provided by the Sub-Project or claimants.</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>Disturbance allowance.</li> <li>Accommodation allowance.</li> <li>Transport allowance.</li> <li>Right to salvage existing materials within 6 months of notice</li> <li>Financial management training.</li> <li>Cover all fees, taxes, or duties for the registration of any new structures.</li> </ol>
2.3	Loss of Fixed Business Structures	Verified structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	<ol style="list-style-type: none"> <li>Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire business structure(s) that are affected (in cash compensation).</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>Provision of replacement business structures of comparable size, quality and function, or ideally improved standards, to be constructed on the remaining unaffected property.</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>Disturbance allowance.</li> <li>Accommodation allowance.</li> <li>Right to salvage existing materials within 6 months of notice</li> <li>Financial management training.</li> <li>Cover all fees, taxes, or duties for the registration of any new structures.</li> </ol>
2.4			Non-Viable Property	<ol style="list-style-type: none"> <li>Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for <i>all business structures</i> found of the <i>entirety</i> of the property being acquired (in cash compensation).</li> </ol> <p><b>OR</b></p> <ol style="list-style-type: none"> <li>Provision of replacement business structures of comparable size, quality and function, or ideally improved standards, to be constructed on the replacement property provided by the Sub-Project or claimants.</li> </ol> <p><b>AND</b></p> <ol style="list-style-type: none"> <li>Disturbance allowance.</li> </ol>

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
				b) Transport allowance. c) Accommodation allowance. d) Right to salvage existing materials within 6 months of notice e) Financial management training. f) Cover all fees, taxes, or duties for the registration of any new structures.
2.5	Loss of Ancillary Structures or Other Unexhausted Improvements	Verified structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	1. Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for affected ancillary structures and other affected unexhausted improvements. <b>AND</b> <ul style="list-style-type: none"> <li>• Provision of a disturbance allowance.</li> <li>• Provision of a transport allowance.</li> <li>• Right to salvage existing materials within 6 months of notice</li> <li>• Provision of financial management training.</li> </ul>
			Non-Viable Property	a) Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for all ancillary structures and fixed works found of the entirety of the land being acquired. <b>AND</b> <ul style="list-style-type: none"> <li>a) Provision of a disturbance allowance.</li> <li>b) Provision of a transport allowance.</li> <li>c) Right to salvage existing materials within 6 months of notice</li> <li>d) Provision of financial management training.</li> </ul>
2.6	Loss of Utility Connections	Verified owner of any property with existing utility connections (water, electricity, sanitation)	Viable Property	1. Provision of cash compensation to permit the claimant to re-establish all service provision to the same property, consistent with the level of access (or better) prior to compensation. <b>OR</b> 2. Provision of new services/connections to the same property, at the cost of the Sub-Project, consistent with the level of access (or better) prior to compensation.
			Non-Viable Property	Provision of cash compensation to permit the claimant to establish new service provisions at any replacement land, consistent with the level of access (or better) prior to compensation. <b>OR</b> Provision of direct service connection to any replacement land, at the cost of the Sub-Project, consistent with the level of access (or better) prior to compensation.
2.7	Loss of Residential, Business Structures and Other Improvements	Verified structure owner, <b>but without</b> a recognized formal or customary Right of Occupation (i.e., squatter)	-	a) Cash compensation, at <i>full replacement value excluding all forms of depreciation</i> , of all unexhausted improvements made on the land, but not the land itself. <b>AND</b> <ul style="list-style-type: none"> <li>b) Provision of a disturbance allowance.</li> <li>c) Provision of a transport allowance.</li> <li>d) Right to salvage existing materials within 6 months of notice</li> </ul>

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No.	Type of Loss	Eligible Person	Residual Land	Entitlement
				e) Provision of state support to secure alternative land with secure tenure. f) Provision of financial management training.
2.8	Loss of Demolished or Derelict Structures	Any person that claims to have demolished / abandoned their structure since 2017/2018	-	1. Granted the right to lodge a formal grievance to either the Grievance Committee or TANROADS, who will determine whether the claim is valid and eligible for compensation based on this entitlement framework.
3	<b>Loss of Income and Livelihoods</b>			
3.1	Loss Of Formal Business Income	Owner of any affected business, with auditable accounts.	-	1. Loss-of-profit compensation based on the net monthly profit of the business carried out on the land, evidenced by audited accounts where necessary and applicable, and multiplied by a predetermined transition period of 36 months.
3.2	Loss of Informal Business Income	Owner of any affected business, but without auditable accounts	-	1. Loss-of-profit compensation based on the net estimated monthly profit of the business evidenced by a market analysis of similar businesses in the same area, or as determined by the Valuation Report. AND 2. Access to livelihoods restoration programmes (see chapter 6) including providing access to business spaces, micro-financing, and financial literacy and business development training.
3.3	Loss of Annual and Perennial Crops	Verified owner of any crops, irrespective of the land tenure arrangements	-	1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i> , for the loss of one season of crops, including in cases where farmers were instructed to cease farming in the road reserve in the past. AND 1. Disturbance allowance. 2. Financial management training.
3.4	Loss of Productive and Ornamental Trees	Verified owner of any affected private trees. irrespective of the land tenure arrangement.	-	1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i> , for the loss of affected trees. AND • Disturbance allowance. • Right to cut trees or harvest fruit prior to handing over the land. • Provision of financial management training.
3.5	Loss of Formal Rental or Tenancy Rights	Lessors of any land or structure, under a formal lease.		1. Cash compensation calculated as the cost of the outstanding rental due under an existing formal lease agreement or based on average equivalent rental costs of a similar property or premise. AND • Disturbance allowance. • Financial management training.
		Lessees of any land or	-	1. Cash compensation valued based on average equivalent rental costs of a similar property or

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No.	Type of Loss	Eligible Person	Residual Land	Entitlement
		structures under a formal lease.		premises, multiplied over 36 months, or for the duration of the formal lease agreement, or whichever is the highest. <b>AND</b> a) Disturbance allowance. b) Transport allowance. c) Financial management training.
<b>4</b>	<b>Loss of Public Assets</b>			
<b>4.1</b>	Loss of Public Facilities and Services	Facility Owner or Relevant State Entity	-	1. Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Institutions or Government Department, for the portion of affected property and any unexhausted improvements (building, services, etc.)
<b>5</b>	<b>Other Losses</b>			
<b>5.1</b>	Loss of Graves	Custodian of the Graves	-	1. Compensation for claimants to exhume and relocate graves to a location of their preference, including provision for a traditional ceremony. <b>OR</b> 2. Appointment of an undertaker to exhume and relocate graves, to a location predetermined by the grave custodians, including provision for a traditional ceremony, as required under ESS8. <b>AND</b> a) Disturbance allowance.
<b>5.2</b>	Loss of Religious Buildings	Custodian of the Religious Buildings	-	1. Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Custodians, for any affected structures and any unexhausted improvements on the portion of land being acquired.
<b>5.3</b>	Vulnerable People	Any household identified as vulnerable during implementation	-	1. Vulnerability allowance based on a lump sum equivalent to 6 months of subsistence allowance rates provided by government programs (e.g., TASAF) as provided for by the TanTIP Resettlement Policy Framework. <b>AND</b> a) Supplementary support as provided in the RAP.

*1 Unexhausted Improvements means any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person holding under a right of occupancy and increasing the productive capacity, utility, or amenity thereof, but does not include the results of ordinary cultivation other than standing crops or growing produce.*

### 5.3. Compensation Schedule

Consistent with the *Valuation and Valuers Registration Act of 2016*, the valuation of all affected properties and the determined of fair compensation must be undertaken by certified valuers. Multiple Valuation Reports, split by village, were prepared by the Valuers Office of the Iringa Municipal and Iringa District Council, in conjunction with TANROADS and village leaders. This section summarises the compensation approaches adopted across all the Valuation Reports.

While there are multiple Valuation Reports, they have all adopted the same approach and method in determining fair compensation. All affected persons were surveyed during a single round of property surveys undertaken in October 2022, while the reports were completed in May of 2023. This includes all properties or assets located within the existing 45m wide road reserve.

The Valuation Reports limit all survey works to property and assets found within the 45-metre road reserve and do not account for widening the existing reserve to the statutory 60-metres, nor do they consider the reduction of the rehabilitation works to an area smaller than the existing 45-metre road reserve as in the previous iterations of the RAP.

All affected persons located within the 45-metre road reserve are generally termed encroacher – as while they may occupy, utilise, or generally benefit from the land in the road reserve, they do not have recognised rights of occupation to that land. While under Tanzanian law, encroachers are not eligible for compensation. ESS5 requires that compensation is provided for any unexhausted improvements on the land, but not for the land itself.

The only exception to the above is where the road works include a realignment outside of the existing 45-metre road reserve. In such cases, the Valuation Reports have provided for compensation of the acquisition of any private land that is affected.

#### 5.3.1. Approach to the Valuation of Land

The 2023 Valuation Reports make provision for the compensation of private land. The Valuation Reports calculated the value of land based on Fair Market Value – or *“defined as the highest price in terms of money, which the property under appraisal should bring in a competitive and open market under conditions requisite for a fair sale”*.

The Valuation Report determined the land value based on the average market rate for parcels of lands within the specific locality, which comprise both rural village and urban neighbourhoods. For most sections of the road, the works will be undertaken within the existing 45 metre road reserve so there is no need for land acquisition that would require compensation to be provided for the land. Sections of the road will however need realignment requiring some land acquisition. Where this applies, the land value per location is summarised in Table 5-2 overleaf.



**Table 5-2: Compensation Rates for Land by Village**

No	Administrative / Village Name	Value/m <sup>2</sup> (Tsh)	Value/m <sup>2</sup> (USD)*
<b>Iringa Rural District</b>			
1	Ibangamoyo	1,100	0.46
<b>Iringa Municipality</b>			
1	Isakalilo (Urban)	5,000	2.08
2	Kihodombi	10,000	4.16
3	Mwangata	10,000	4.16
4	Zizi	10,000	4.16

\* Based on an exchange rate of USD1:TZS2405 (23 June 2023)

Source: Multiple Valuation Reports, 2023

### 5.3.2. Valuation of Structures

The Valuation Reports have determined the compensation value of structures and other unexhausted improvements using open market value – or “the highest price in terms of money, which the property under appraisal should bring in a competitive and open market under conditions requisite for a fair sale”.

The Valuation Reports further explain that the open market value was determined for buildings through the Replacement Cost Method, and the values were adjusted downwards based on depreciation to determine the open market value. The general range of compensation rates determine by the Valuation Reports by building type is summarised in Table 5-3 overleaf.

**Table 5-3: Compensation Range for Different Types of Buildings**

No	Building Type	Value/m <sup>2</sup> (Tsh)	Value/m <sup>2</sup> (USD)*
1	Buildings with Grass, Sticks, Plastic or Corrugated Iron Walls and Corrugated Iron Roof.	20,000-50,000	8.32-20.79
2	Buildings with Mud Bricks Walls, Compacted Earth, and Corrugated Iron Sheet Roof and Thatched Roof	50,000-70,000	20.79-29.11
3	Buildings with Mud Bricks Walls, Compacted Earth, and Corrugated Iron Sheet Roof	80,000-100,000	33.26-41.58
4	Building with Burnt Bricks Walls, Compacted Earth Floor, and Corrugated Iron Sheet Roof	100,000-150,000	41.58-62.37
5	Buildings Constructed of Bricks Walls, Compacted Earth and Corrugated Iron Sheet Roof.	150,000-200,000	62.37-83.16
6	Swahili type (Buildings Constructed of Sand Cement locks, Sand Cement Mortar and Corrugated Iron Sheet Roof.	400,000-500,000	166.32-207.90
7	Pit Latrine	80,000	33.26
8	Water Well	100,000	41.58

\* Based on an exchange rate of USD1:TZS2405 (23 June 2023)

Source: Multiple Valuation Reports, prepared by the Valuers Office of the Iringa Municipal and Iringa District Council over 2022.

The Valuation Reports, despite utilising the Replacement Cost Method, have included a depreciation discount to all structures. ESS5 requires that replacement cost must include the undepreciated value of replacement material and labour for construction of structures or other fixed assets, plus all transaction costs sufficient for affected persons to construct a new structure. To ensure alignment with ESS5, the depreciation value in the Valuation Reports have been removed and will be included in the compensation as an additional *top-up* over the government set rates to ensure that it aligns with ESS5.

### 5.3.3. Valuations of Crops and Trees

The Valuation Reports valued all affected crops and trees using the latest available compensation schedules commencing March, 2013, as issued by the Office of the Chief Government Valuer of Tanzania.

The Valuation Report does not explicitly provide an upward adjustment to account for inflation from 2014 to 2023. ESS5 requires that compensation rates must be updated where inflation is high or the period between calculation of compensation rates and delivery of compensation is extensive.

An upward adjustment to account for inflation has provided as a *top-up* over the government set rates to ensure that it aligns with ESS5. This provides a lump sum amount that ensures there is budget to allow for the compensation adjustment during the implementation phase.

**Table 5-4: Tree Compensation Inflation Adjustment**

Year	Annual Inflation Rate
2014	6.13
2015	5.59
2016	5.17
2017	5.32
2018	3.51
2019	3.45
2020	3.29
2021	3.69
2022	4.35
2023	4.88
<b>Compounded Inflation</b>	<b>68.78</b>

It should be noted that the Valuation Report discounted the tree compensation rates based on the age of the plant. More specifically, the report apportions the rate as follows – seedlings (15% and 25%), average age (75%) and mature crops/trees (100%) of the full compensation rate. This is consistent with international good practice.

While the Valuation Report makes provision for the compensation of annual crops (such as maize of cassava) in addition to trees, the reports have not registered any crops as part of the affected assets. TANROADS had given instruction to affected persons to harvest their crops and cease all farming within the 45-metre-road reserve. As such, there is no ongoing annual crop farming.

**Table 5-5: Compensation Schedule by Tree**

No	Local Name	Common Name	Unadjusted Price Per Stem		Adjusted (2023*) Price Per Stem (100%)	
			Price (TShs)	Price (USD)	Price (TShs)	Price (USD)
1	FOROSADI	Mulberry	5 000	2.09	8 439	3.51
2	GRIVELIA	Grevilia	25 000	10.44	42 195	17.54
3	JACARANDA	Jacaranda	15 000	6.26	25 317	10.53
4	KATANI	Hemp	2 000	0.84	3 376	1.40
5	KISAMVU	Cassava	2 000	0.84	3 376	1.40
6	LUSINA	Tamarind	10 000	4.18	16 878	7.02
7	MBAAZI	Peas	1 000	0.42	1 688	0.70
8	MBUYU	Baobab	10 000	4.18	16 878	7.02
9	MCHONGOMA	Acacia	2 000	0.84	3 376	1.40
10	MCHUNGWA	Orange	20 000	8.35	33 756	14.04
11	MGOMBA	-	30 000	12.53	50 634	21.05
12	MGOMBA	Banana	30 000	12.53	50 634	21.05
13	MIJOHORO	Cassia	15 000	6.26	25 317	10.53
14	MILINGOTI	-	30 000	12.53	50 634	21.05
15	MINAZI	-	40 000	16.7	67 512	28.07
16	MINYAA	-	600	0.25	1012.68	0.42
17	MIPERA	Pear	15 000	6.26	25 317	10.53
18	MIWA	Cane	2 000	0.84	3 376	1.40
19	MJOHORO	Mjorori	15 000	6.26	25 317	10.53
20	MKOMAMANGA	Pomegranate	4 000	1.67	6 751	2.81
21	MKOROSHO	Cashew	30 000	12.53	50 634	21.05
22	MKRISMAS	Pine	15 000	6.26	25 317	10.53
23	MLIMAO	Lemon	20 000	8.35	33 756	14.04
24	MLONGE	Moringa	30 000	12.53	50 634	21.05
25	MNYAA	-	600	0.25	1012.68	0.42
26	MPAPAI	Pawpaw	10 000	4.18	16 878	7.02
27	MTENDE	Palm	40 000	16.7	67 512	28.07
28	MTI KIVULI	Shade Trees	13 000	5.43	21 941	9.12
29	MTI MAUA	-	5 000	2.09	8 439	3.51
30	MTI MKAA	-	10 000	4.18	16 878	7.02
31	MWARUBAINI	Neem Tree	15 000	6.26	25 317	10.53
32	MWARURUBAI	Marula	15 000	6.26	25 317	10.53
33	MWEMBE	Mango	80 000	33.4	135 024	56.14
34	NYANYA CHUN	-	1 500	0.63	2 532	1.05
35	PARACHICHI	Avocado	35 000	14.61	59 073	24.56
36	PILIPILI	Piri-Piri	1 500	0.63	2 532	1.05
37	TOPETOPE	Jack Fruit	13 000	5.43	21 941	9.12
38	VITINDI	-	35 000	14.61	59 073	24.56

\* Based on an exchange rate of USD1:TZS2405 (23 June 2023)

Source: Multiple Valuation Reports, prepared by the Valuers Office of the Iringa Municipal and Iringa District Council over 2022.

#### 5.3.4. Valuation of Graves

While the Valuation Reports did not identify graves, there may be a situation where unmarked or unknown graves are identified during the implementation of this RAP. Where the Sub-Project results in the destruction or need to relocate graves or places of worship, then *Environmental and Social Standard 8 – Cultural Heritage*, as well as the Tanzanian Graves (Removal) Act No. 9 of 1969 apply. Broadly, both the standard and laws are aligned, both requiring a negotiated settlement with the grave custodians to relocate the graves with due consideration to traditional ceremonies and sensitivities.

TANROADS will cover all costs related to the appointment of a suitable undertaker/district health official to exhume and relocate the grave (with consent from the claimant) to a location of their preference. In addition, TANROADS will provide a grave relocation ceremonial allowance to the custodians of the affected graves so they may undertake suitable religious rites or ceremonies (including pacification and purification). The two valuation reports estimated the cost of reinternment and ceremonies at Tsh 300,000 (USD 126.00) per grave.

#### 5.3.5. Valuation of Allowances

The Valuation Reports covering determined the following allowances as required by the Valuation and Valuers (General) Regulations, 2018:

- **Disturbance Allowance:** Tanzanian Law<sup>11</sup> requires that this allowance be based on multiplying the value of the property (buildings, crops, and land) by the average percentage rate of interest offered by commercial banks on fixed deposits for 12 months at the time of the loss of the land. The Valuation Reports determined this to be 7% of all compensation.
- **Transport Allowance:** Tanzanian Law requires that this allowance be based on the actual cost of transporting 12 tonnes of luggage by rail or road, within 20 kilometres from the point of displacement. The Valuation Reports determined this to be Tsh 240,000 (USD 100.20).
- **Accommodation Allowance:** Tanzanian Law requires that this allowance be based on average local rentals over a period of 36 months. The Valuation Reports calculated this allowance at 5,000 to 50,000 per room for rural wards, and 15,000 to 100,000 per room in urban wards.
- **Loss of Profit:** Tanzanian Law restricts loss of profit allowances to only businesses with audited accounts. The Valuation Reports, in such cases, have not made direct provision for the payment of loss of profit allowances; rather, they apply the Accommodation Allowance as a substitute, but for only fixed permanent shops.

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<sup>11</sup> The Land (Assessment of the Value of Land Compensation) Regulations, 2001

Under ESS5, all small-scale traders are still eligible for compensation irrespective of whether they have auditable accounts or fixed buildings. A relocation support allowance will be provided by TANROADS and has been calculated as a once-off payment of Tsh 183,000 (USD 77.00) over a period of 36 months, totalling Tsh 6,588,000 (USD2772) per affected small-scale business, irrespective of whether they have auditable accounts or not. To ensure that small-scale businesses have been properly registered and determined as eligible for compensation, TANROADS will undertake a market survey during the implementation phase.

#### **5.4. CUT-OFF DATE**

A cut-off date is defined as an announcement or notification of PAPs that all forms of development and investment on the land to be acquired is to cease. Compensation and resettlement assistance will not be provided for any of the activities below if they occur after the cut-off date:

1. People settling or undertaking any new developments on the target land.
2. Construction of any new structures or other fixed assets whatsoever.
3. Significant upgrades or investment in existing structures.
4. Installation of new infrastructure (including driveways, walls, or any other fixed works).
5. The sale, transfer or alienation of property, land, or any fixed assets by the Affected Persons.

The Valuation and Valuers Registration Act, 2016 establishes the statutory mechanism for the establishment of the cut-off date. Under Article 53, the cut-off date is the date of the commencement of the valuation, and no person is permitted to add or improve anything to the land or such premises. This establishes that the date of the surveys undertaken for the valuation reports functions as the de-facto and de-jure cut-off date.

Given the protracted resettlement planning (starting as early as 2018) and repeated valuation studies, the development moratorium cut-off date as well as the type of restrictions it puts in place have changed over time. The initial cut-off date would have been linked to the 2018 Valuation Reports, and the following restrictions were raised by affected persons during interviews that point towards legacies (see 5.5).

1. TANROADS had given instruction in 2018 to affected persons to harvest their crops and cease all farming within the 45-metre-road reserve. As such, there is no ongoing annual crop farming.
2. Past valuations included houses inside the 22.5m boundary (red marked houses) and houses in the wider 30m boundary (green marked houses).
3. Some people demolished their structures or allowed their structures to become dilapidated from the lack of ongoing maintenance, when TANROADS issued the first notice in 2017-2018.

Updated valuation surveys were however undertaken in October 2022 by the Valuers Office of the Iringa Municipal and Iringa District Council. Consistent with the Valuation and Valuers Registration Act, 2016, this new date functions as the now de-facto and legal cut-off for claiming compensation and determining the value of such compensation. All previous valuations and associated cut-off dates do not apply.

The development moratorium was commented upon by TANROADS during the preparation of the valuation reports and will be further communicated to all affected persons during the disclosure of this RAP and associated community and authority meetings. This is to ensure that there is sufficient awareness of the cut-off-date.

Should any new claimants come forward after the RAP disclosure, then their claim will need to be investigated by TANROADS or the relevant District Grievance Resolution Committees through the Grievance Mechanism (see Section 7.6)

TANROADS will also require that the affected persons sign a declaration acknowledging the development moratorium and cut-off date when presented with their Draft Agreements, and that they will be compensated only for the assets included in the inventory. Affected persons will not be eligible for compensation for any new developments made after the most recent asset inventory.

## **5.5. Legacy Issues Related to Past Development Moratoriums**

Given that resettlement planning has occurred in 2018 as well as in 2021, there have been various claims by some affected persons (as raised during the interview programme) that they were instructed to abandon their assets. This includes an instruction to harvest their crops and cease all farming within the 45-metre-road reserve. Other also claimed that they had demolished their structures or allowed their structures to become dilapidated from the lack of ongoing maintenance when TANROADS issued the first notice, as early as 2014.

The above notices stem from the fact that the Road Act restricts any occupation or use on a registered road reserve. In 2003, the government of Tanzania issued a national notice for all occupants to demolish their structures that are located in a road reserve. Nationally, some occupants respected this notice, while others had ignored the notice.

In 2015, this notice was further issued to affected persons occupying the Iringa-Msembe Road on order to support the development and upgrade of the road. The response was that some people demolished their structures, while others largely ignored the instruction. These notices were done in advance of World Bank engagement on the Sub-Project.

Any past occupant that had demolished or abandoned their structures, or ceased farming would not have been registered in the 2023 Valuation Reports, as it would not be possible to physically measure lost assets to determine fair compensation.

TANROADS has acknowledged this legacy issue and will pay an additional allowance to offset the disadvantaged status of persons that demolished their structures early or ceased farming. Precedent has already been set for such an allowance on other TANROADS projects (specifically the Tanga-Horohoro Road Project).

## **5.6. In-Kind Compensation**

Tanzanian law<sup>12</sup> allows the Government of Tanzania to provide replacement land and assets *in-lieu* of cash compensation. In addition, ESS5 favours in-kind replacement assets instead of only cash compensation. Consistent with these requirements, TANROADS will present affected persons with a bundle of options that will include in-kind replacement assets as part of their entitlements.

### **5.6.1. Replacement Land**

The Entitlement Framework allows PAPs to request TANROADS to provide replacement land *in lieu* of cash compensation through a grant of public land. This applies only to cases where the residual land is deemed to be economically non-viable or no longer of value to the landowner, and where a landowner applies to have TANROADS acquire the whole of the land.

Under the Land Acquisition Law (Article 11), any replacement land cannot exceed the value of the land being acquired, however it must be of comparable quality, size, and productive potential (as per the Land (Compensation Claims) Regulations, 2001)

Given the distributed nature of the affected persons along the road, no single host site or host village is proposed as it would require PAPs to relocate significant distances from their current village and social networks. It is proposed that replacement land will be secured within their current village, through finding unutilised or unclaimed land (termed *infill resettlement*)

TANROADS does not have the authority to acquire or allocate replacement land, and this authority sits with the relevant municipal officials or village councils. TANROADS will reach agreement with the relevant officials and affected persons on how replacement land will be selected, acquired, and allocated to affected persons. TANROADS will cover any additional cost of acquisition and other fees if it exceeds the full replacement value of the existing property.

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<sup>12</sup> Article 11 of the Land Acquisition Act of 1967 which states that “any land being acquired shall be compensated or provided a grant of public land in lieu of cash compensation not exceeding in value the value of the land acquired” and the Land (Compensation Claims) Regulations, 2001 further states that compensation may be provided in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential, replacement buildings of comparable quality and use, plants and seedlings, or provision of grain and other basic foodstuffs for a specified time.

TANROADS will however cover any additional transaction costs related to securing the replacement land, which may include any administrative charges, registration or title fees, customary fees or other costs imposed on affected persons. This ensures alignment with full replacement value required under ESS5.

Interviews with affected persons held in May 2023 noted that most participants residing in rural areas would be able to secure replacement land as there is sufficient open land along the road or just off the road. However, there will be greater challenges for affected persons living in larger villages or towns along the road as there is less available land. This will require additional collaboration between TANROADS, local authorities and landowners to secure the land.

### **5.6.2. Replacement Residential Structures**

The Entitlement Framework allows affected persons to request that TANROADS provide replacement housing *in lieu* of cash compensation for the loss of any buildings. The Land (Compensation Claims) Regulations, 2001 permits the provision of replacement buildings of comparable quality and use *in lieu* of cash compensation. ESS5 also favours the provision of in-kind replacement buildings instead of cash compensation.

Where such a request is made, TANROADS will provide replacement residential or businesses structures, that are of comparable use and size of the existing building, but with a superior build quality. The design philosophy for any replacement buildings is as follows:

#### **Replacement Building Design Philosophy**

- **Structure Size:** Equal than the structure being impacted.
- **Rooms Per Structure:** Equal to the number or total floorspace of the rooms in the existing structure.
- **Type of Foundation:** Concrete slab floor/foundation with wire mesh reinforcing.
- **Type of Exterior Walls:** Concrete columns and beams with breeze blocks, plastered and painted.
- **Type of Interior Walls:** Single Brick, plastered and painted inside and outside.
- **Type of Roof:** Galvanized Iron insulated roof sheets light gauge steel trusses or wooden trusses.
- **Type of Exterior Doors:** 1 x exterior door comprised of steel, lockable doors, louvres, and frames.
- **Type of Interior Doors:** 1 x interior doors for each room comprised of plywood doors and frames.
- **Type of Windows:** 1 x window for each room comprised of a wooden frame with mesh netting.

#### **Box 5-1: Replacement Building Design Philosophy**

TANROADS will cover any additional transaction costs related to the construction of the replacement buildings, which may include any administrative charges, registration fees, customary fees or other costs imposed on affected persons. This ensures alignment with full replacement value required under ESS5.

## **5.7. Vulnerable Peoples Support**



Vulnerable persons are defined as any person, household, or group who by virtue of their gender, age, social or economic status may be more adversely affected by physical or economic displacement, when compared to their peers (i.e., neighbouring households). Under this RAP, vulnerable people include the following:

1. **Elderly Headed Households:** Households solely comprised of elderly with limited or no support from economically active mature adult males (aged between 21 and 65 years of age). Such households are vulnerable in resettlement because they often lack the physical capacity or economic opportunity to obtain new sources of income after resettlement, or the ability to fully engage in the land acquisition and resettlement process.
2. **Female-Headed Households, and Women in General:** Female households, where there is no support from able male adults, are often vulnerable as the female must provide both income and home care. In addition, women are often not fully represented in the resettlement planning process or during the negotiation and sign-off of individual compensation agreements.
3. **Child-Headed Households:** Child-headed households or households exclusively comprised of children (persons under the age of 18) are generally deemed vulnerable due to lack of support from an adult family member. Children may be vulnerable to exploitation from extended family members, guardians, or local people where their parents are not present.
4. **People with Disabilities or Chronic Frailties:** These are households where one or more family members are defined as physically or mentally disabled. These are vulnerable households due to the reduced labour/income producing potential and require additional resources and support in the care of the disabled person.
5. **Disproportionally Poor Households without Farmland:** These are households that are deemed disproportionately poor relative to their peers or neighbouring households, largely with respect to not having access to farmland. Often such households are often severely restricted in terms of household food security or income sources.

The Household Survey (see section **Error! Reference source not found.** for more detail) included questions to determine the likely proportion of affected households that fall into one or more of the above categories. The survey suggests that up to 15% of all households may be defined as vulnerable, as further shown in Table 5-6 below.

**Table 5-6: Profile of Vulnerable Households**

<b>Vulnerable Person Group</b>	<b>Percent of Surveyed Households</b>
Elderly Headed Households	13
Female Headed Households	15
Child Headed Households	0
Households with People with Disabilities or Chronic Frailties	15
Disproportionally Poor Households without Access to Farmland	7

Consistent with the TanTIP RPF, vulnerable people will be provided a *Vulnerability Allowance* based on cash support rates provided by government social support programmes. This has been calculated using the maximum cash transfer of USD 23.00 per month per household as provided under the Tanzanian Social Action Fund supported by the World Bank. The allowance will be paid over a period of 6 months.

TanRoads will provide additional safeguards, in addition to the *Vulnerability Allowance*, to ensure that the special needs and accessibility of vulnerable people are met during all stages of implementation (including stakeholder engagement, contract negotiations, payment of compensation etc.). The additional safeguard assistance will include:

1. **Registration of Vulnerable People:** Affected persons that are deemed to be vulnerable will be registered during the implementation phase. This will be done by TANROADS in collaboration with local village and ward leaders. All records will be kept private and respect the privacy and dignity of vulnerable people or households.
2. **Supplementary Engagement:** TANROADS will undertake direct one-on-one engagement with vulnerable people, instead in open community meetings, to safeguard their privacy and dignity. This will be undertaken directly via the Community Liaison Officers (CLOs).
3. **Proxies/Parents/Guardians:** TANROADS will allow vulnerable people (at their own discretion) to nominate a proxy that will support them during any relocation negotiations and permit the proxy to be a signatory to any agreement. For minors, this will include the participation of their parents.
4. **Payment of Allowances:** TANROADS will directly assist vulnerable people to open bank accounts and help them to access any available allowances, in the form of administrative and transport support.
5. **Provision of In-Kind Replacement Assets:** TANROADS will support vulnerable households by securing suitable replacement land and constructing replacement structures on their behalf. This will apply where it is specifically requested by the vulnerable households as part of their bundle of entitlements.
6. **Moving Support:** TANROADS, at the request of a vulnerable person, may provide direct supervision, additional manual labour, and transport to assist in the salvage and relocation of any movable goods owned by that person. This would be *in lieu* of the moving allowance.
7. **Monitoring:** TANROADS will undertake regular monitoring and surveillance of verified vulnerable people during and after their relocation as part of the RAP monitoring requirements.

TANROADS will also provide supplemental assistance to women, and ensure the safeguarding of gender-based rights, including measures to address the risk of increased incidence of abuse in relation to relocation activities, and promote gender equity. This will include the following provisions:

1. **Representation During Engagement:** TANROADS will ensure fair representation of female-headed households (and women in general) as part of any consultative forums, community meetings and interviews. This will include women-only-facilitated and attended focus-group-discussions, to ensure women have opportunities to discuss their needs, interests, and perspectives, free of the risk of coercion or intimidation.
2. **Representation During Compensation Negotiations:** The negotiations of compensation will consider the views and needs of both men and women equally. In the case of female headed household, they will be given the freedom to negotiate any relocation support by themselves or may nominate a witness to support her.
3. **Payment of Allowances:** TANROADS will directly assist female headed households to open their own private bank accounts, should it be requested, and help them to access any available allowances, in the form of administrative and transport support.
4. **Female Community Liaison Officers:** TANROADS will include female social management staff and CLOs, as well as work through service providers appointed under the Project Gender-Based Violence Action Plan<sup>13</sup>. These positions will play a key role in supporting women and vulnerable people.
5. **Monitoring of Financial Abuse:** TANROADS, mainly through the CLOs, shall monitor vulnerable people to identify situations where compensation funds are being abused, or when a female spouse has been evicted, divorced, or separated due to the abuse of compensation. Where such situations are found, they will be reported to the relevant local administration for joint resolution with TANROADS.

Closely associated with vulnerability is the potential for Gender-Based Violence (GBV), which may arise in different ways, notably when women have greater access to cash from the proposed allowances. The Project Gender-Based Violence Action Plan will also apply in such cases, while this RAP provides additional targeted measures noted below:

1. **Women Denied Property Rights:** TANROADS will not condone or support any situation where women are evicted or are unfairly denied their fair compensation for the loss of any property, or where they are forced to hand over the allowances to male family members, unless substantive moral and legal justification is provided. This requirement will be reinforced during all engagement with traditional authorities and affected persons.
2. **Women as Financial Managers:** TANROADS will provide financial management training to female-headed households, as a separate group from males where this does not generate local tension. This will assist women to better invest their compensation and allowances, while allowing TANROADS to track actual use of compensation.
3. **Women as Decision Makers:** TANROADS will support targeted and safe engagement during the disclosure of this RAP and during its implementation to provide a safe space to raise

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<sup>13</sup> TANROADS (2022) *Gender-based Violence Action Plan - Tanzania Transport Integrated Project (TanTIP)*, TANROADS, Dar Es Salam.

concerns and issues, as well as to provide direction in decision-making. This will be in the form of Focus Group Meetings, as well as fair representation in the District Grievance Resolution Committee.

- 4. Rights to Lodge Grievances:** Women in general and female-headed households will be provided additional routes to access the Project Grievance Mechanism, while any investigations, discussions and reporting will be undertaken in such a manner that respects the dignity and privacy of women.

All the above measures will be undertaken in such a manner that fosters a positive process of collaboration between males and female, rather than a negative antagonistic space. This includes (1) being flexible on the structure of all engagement, negotiations and talks so that it does not split or isolate genders, (2) understanding that each affected household is unique and must be engaged on a case-by-case basis, and (3) facilitating good financial management to allow both males and females to collaborate as a collective unit.

Where TANROADS finds direct evidence of GBV (in any form) it may, with due respect for the privacy and dignity of all parties, forward the incident to its nominated contractor under the Project Gender-Based Violence Action Plan, who have been appointed by TANROADS to provide SEA/SH and HIV/AIDS related counselling and survivor support services for the Project.

## **6. LIVELIHOODS & STANDARD OF LIVING RESTORATION**

Both the TanTIP Resettlement Policy Framework and ESS5 require that livelihoods and standards of living are suitably restored to pre-resettlement levels, or ideally, improved through additional support measures that go beyond compensation and in-kind replacement assets. This chapter summarises the types of additional support that will be provided by TANROADS.

### **6.1. Small-Scale Farming and Tree Restoration**

The Socio-Economic Survey shows that livelihoods in the rural sections of the road is dominated by small-scale farming and livestock rearing, while urban sections have a greater diversity of livelihoods including street side petty trade, transport/taxi services, urban farming, as well as casual and formal labour.

The Valuation Reports did not register any annual crops within the road reserve, while only ornamental and fruit trees were noted. This is likely attributed to TANROADS having given instruction in 2015 to affected persons to harvest their crops and cease all farming within the 45-metre-road reserve. As such, there is no ongoing annual crop farming. TANROADS has acknowledged this legacy issue and will pay an additional allowance to offset the disadvantaged status of persons that demolished their structures early or ceased farming. Precedent has already been set for such an allowance on other TANROADS projects (specifically the Tanga-Horohoro Road Project).

Affected persons will however be losing trees, which are comprised of small numbers of shade/ornamental and fruit trees that are scattered within the affected persons' homestead. There is no known presence of plantations or woodlots of commercial value. Cash compensation will be offered for any lost trees consistent with Tanzanian Law, and TANROADS will provide replacement saplings to affected persons so that they can replant their trees away from the road reserve.

### **6.2. Road-Side Shops and Businesses**

The rehabilitation works will impact an estimated 30 fixed and permanent roadside shops. TANROADS will provide the option of cash compensation, income allowances and replacement structures consistent with Tanzania law. Additional support will be provided to ensure that the businesses can be appropriately re-established as listed below:

- **Provision of Replacement Land at a Suitable Location:** Where the land on which the business is located is deemed no longer viable, the affected person may request TANROADS to secure an entirely new separate plot. In such cases, TanRoads will work closely with the local authorities and business owners to secure land which is close to their current place of business and customer base.

- **Provision of Replacement Structures:** Where the affected person requests a replacement structure *in lieu* of cash compensation, TANROADS will support the affected person in terms of the design of new shops/kiosks, as well as in securing new materials and local builders. The funds for new buildings allocated under this RAP, will result in a new and superior build construction.
- **Shop Design and Placement Options:** Where the affected person requests a replacement structure *in lieu* of cash compensation, TANROADS will discuss with the affected person on the appropriate design and placement of the structure. Ideally this will involve setting the structure back from the road, and not the relocation of the structure to an entirely new location.
- **Micro-Financing:** TANROADS will support affected businesses to access existing local micro-credit schemes to support the further development of their business post-relocation. This may include available micro finance schemes such as VICOBA and SACCOS Community Cooperatives available in the Iringa Municipality and Iringa Rural Districts.
- **Financial Literacy and Business Development Training:** TANROADS will appoint a service provider to provide financial literacy training to support affected persons to use their compensation effectively. The service providers will provide additional training to affected business owners to support them in improving their business trade conditions after the relocation and re-establishment.

With respect to businesses, there is no single fit as the profile of businesses and their needs will likely vary based on their location and type of business. As such, TANROADS will discuss with each business owner on their compensation options and what additional livelihoods restoration can be provided on a case-by-case basis.

### **6.3. Restoration of Housing Quality and Living Standards**

TANROADS will provide cash compensation, at full replacement value, or provide replacement structure in lieu of cash compensation to the 644 physically displaced or physically and economically persons. The cash compensation will be sufficient for affected persons to reconstruct a new residential structure, which should result in an improvement in housing quality.

Where TANROADS is requested to provide a replacement structure, the new structure will be constructed to conform with Tanzanian low-cost housing design standards (see Section 5.6.2 for more detail). This will likely result in an improvement in housing quality, given that most existing residential structures are constructed of burnt brick, with mixed types of foundations and roofing.

In addition to the above, TANROADS will ensure that roadside homes can continue to benefit from their proximity to the road after their relocation. This will include, where required, the reinstatement of any driveways/access roads, fences, boundary walls or gates, provision of appropriate storm-water systems etc. These responsibilities will be deferred by TANROADS to the construction contractor so that these measures are included in the rehabilitation works.

#### **6.4. Supplementary Development Support:**

The above restoration measures are mandatory in supporting affected persons to restore their livelihoods and living conditions to the same extent before they were relocated or compensated. EES5 required that development benefits should be accrued, and this requirement will be met by TANROADS through the provision of the following additional support:

- 1. Household Budgeting and Money Management Training:** TANROADS will appoint a service provider to assist all affected persons to use their cash compensation sensibly and to avoid the abuse of large sums of money. This training will be provided as soon as possible following payment of all cash compensation. Training will pay particular attention to females and female-headed households which have received compensation.
- 2. Preferential Employment:** TANROADS will, where practical, provide preferential employment of affected persons during the construction phase. In support of this principle, TANROADS will establish local recruitment targets with the construction contractors consistent with the Project Labour Management Plan (LMP). The targets will include fair representation of local men and women in the unskilled and semi-skilled positions.
- 3. Technical and Vocational Skill Training Bursaries:** TANROADS will provide technical and vocational skills training bursaries to eligible people from affected households. Potential applicants will be obtained from the local authorities, via the grievance mechanism, or through application provided directly to TANROADS through the Community Liaison Officers. The allocation of bursaries will include fair representation of local men and women.

#### **6.5. Detailed Livelihoods Restoration Planning**

TANROADS will commence detailed livelihoods restoration planning prior to and during the implementation phase. This will include formal talks and discussions with affected persons on their preferences, as well as the appointment of suitable and competent service providers. As such, much of the above restoration measures are at concept level only, and the practical implementation requirements will be determined at a future date.

## **7. INFORM, DISCLOSE, CONSULATION & PARTICIPATION**

Stakeholder engagement is a critical requirement to ensure a successful compensation and resettlement process while also ensuring conformance with ESS5 and ESS10. TANROADS supported engagement with affected persons as early as 2018 with the last major round of engagement undertaken in 2021 in support of the development of the 2022 RAP. As such there is a long history of engagement and discussions.

This chapter summarises past engagement, and thereafter presents the steps TANROADS will undertake to disclose this RAP as well as support ongoing engagement. Given the protracted nature of the relocation planning, and potential elevation of stakeholder fatigue in terms of waiting for a final decision and solutions the relocation, it is the intent of TANROADS to finalise this RAP and thereafter disclosure the report through a formal round of stakeholder meetings. This will include formal feedback on what compensation and resettlement support will be provided. Thereafter, TANROADS will transition to ongoing stakeholder engagement as part of the implementation phase.

### **7.1. Engagement Principles**

Any future stakeholder engagement will be undertaken based on the key principles of Free, Prior, Informed Participation (FPIP), which includes the following:

- The opportunity to engage and participate in the land acquisition and resettlement process is offered to each Affected Persons and key stakeholders.
- Effective consultation will be undertaken in an open and transparent manner, that respects the dignity of each Affected Persons and key stakeholders.
- Engagement with stakeholders will be in a manner that is appropriate and culturally sensitive and tailored to the characteristics and interests of different stakeholders.
- Informed consultation and participation will be supported via direct one-on-one engagement with Affected Persons and the formation of suitable public consultative forums.
- Engagement and participation should support the enhancement of the capacity of affected persons and key stakeholders to engage and contribute to the resettlement planning process.
- Engagement will be undertaken in a manner that is easily accessible and does not result in disruptions in livelihoods or excessive burden on the resources of the stakeholders.
- Information is disclosed in an accessible, transparent, and timely manner to allow stakeholders to gain a clear understanding of the land acquisition and resettlement process.
- All stakeholder engagement will be free of external manipulation, interference, coercion, or intimidation and no stakeholder is denied an opportunity to be part of the engagement process.
- Ensure the meaningful representation of those identified as disadvantaged or vulnerable, including the participation of women in the land acquisition and resettlement process.
- A Grievance Mechanism is established to receive, process, and resolve any potential concerns or grievances in a transparent and timely manner.



- Effective and clear record keeping of all forms of informal and formal engagement will be ensure for the duration of the engagement process.

## 7.2. Past Engagement

TANROADS has hosted multiple rounds of stakeholder engagement over several years. The first major round of engagement was undertaken in 2017 in support of the Environmental and Social Impact Assessment (ESIA). Additional public meetings were thereafter hosts in August to September of 2019, to support the update of the ESIA jointly with the preparation of the 2022 RAP. A summary of the public meetings and key concerns is presented in Table 7-1 and Table 7-2 respectively. A copy of the 2022 RAP and records of minutes and registers for the meeting is presented in Annexure A.

**Table 7-1: Summary of Past Engagement**

Date	Place	Person/Groups Consulted	Number of People
20 11 2017	Iringa District Council	Iringa District Council officials	21
21 11 2017	Iringa Municipal Council	Iringa Municipal Council officials	24
21 11 2017	Mapogolo	Public Meeting	63
21 11 2017	Kidamali	Public Meeting	60
21 11 2017	Tungamalenga	Public Meeting	70
21 11 2017	Ruaha National Park	National Park site	4
22 11 2017	Idodi	Public Meeting	49
22 11 2017	Nyamihuu	Public Meeting	94
22 11 2017	Mangalali	Public Meeting	56
23 11 2017	Isakalilo	Public Meeting	73
23 11 2017	Kwakilosa	Public Meeting	53
23 11 2017	Kalenga	Public Meeting	170
23 11 2017	Nzihi	Public Meeting	99
24 11 2017	Mlandege	Public Meeting	91
09 08 2019	TANROADS – Iringa	Regional officials	3
13 08 2019	Nzihi Ward office	Ward Officials	22
	Nzihi Village	Public Meeting – Open Meeting	97
	Nzihi Village	Public Meeting – PAPS Only	45
14 08 2019	Malinzanga Village Office	Ward Officials	15
	Nyamahana Klabuni	Public Meeting – Open Meeting	78
	Nyamahana Klabuni	Public Meeting – PAPS Only	36
	Malinzanga Village	Vulnerable persons	7
15 08 2019	Mangalali Village Office	Ward Officials	43
	Mangalali meeting ground	Public Meeting – Open Meeting	39
	Mangalali meeting ground	Public Meeting – PAPS Only	30
	Mangalali village office	FGD: Vulnerable persons	14
16 08 2019	Idodi ward office	Ward Officials	32
	Idodi meeting ground	Public Meeting – Open Meeting	59
	Idodi meeting ground	Public Meeting – PAPS Only	47
	Idodi ward office	FGD: Vulnerable persons	5
17 08 2019	Kalenga ward office	Ward Officials	41
	Kalenga meeting ground	Public Meeting – Open Meeting	48

Date	Place	Person/Groups Consulted	Number of People
	Kalenga meeting ground	Public Meeting – PAPS Only	27
	Kalenga ward office	FGD: Vulnerable persons	7
18 08 2019	Mlandege ward office	Ward Officials	7
	Mlandege ward office	FGD: Vulnerable persons	12
19 08 2019	Mwangata ward office	Ward Officials	29
	Mwangata ward office	Public Meeting – Open Meeting	68
	Mwangata ward office	Public Meeting – PAPS Only	15
	Mwangata ward office	FGD: Vulnerable persons	4
	Isakalilo ward office	Ward Officials	25
20 08 2019	Zizi meeting ground	Public Meeting – Open Meeting	
		Public Meeting – PAPS Only	54
	Zizi meeting ground	FGD: Vulnerable persons	15
	Isakalilo ward office	FGD: Vulnerable persons	17
21 08 2019	Iringa Region	Iringa Region Secretariat	4
	Iringa Municipal Council	Iringa Municipal Council Officials	8
22 08 2019	Iringa District Council	Iringa District Council officials	8
	Mining Commission	Mining Commission - Iringa Office	1
	Utility authorities and companies	Utility owners	5
	TARURA	TARURA officials	3
23 08 2019	Rufiji Basin Water Board	Basin Water Officer	1
	TFS – Iringa regional office	Forest Officer	1
	SAGCOT Centre	SAGCOT Officer's in Iringa	2
	REGROW	REGROW's Officer	1
	Iringa Museum	Museum Conservator	1
	Association of Transporters	Iringa Region	3
	Tourism Stakeholders	Tourism Operations	11
	MBOMIPA WMA	General Secretary	1
24 08 2019	RUNAPA	Officers	2
25 08 2019	Tanzania Tourist Board	In-charge	1
	NGOs	NGO's Officers	13

Source: Project Environmental and Social Impact Assessment, Dated April 2021.

**Table 7-2: Summary of Stakeholder Engagement (Source: 2022 RAP)**

No.	Concerns/Comments	Remarks
1.	Compensation should be done in time after valuation of person's properties. Majority PAPS preferred cash compensation instead of in-kind compensation.	Compensation will be implemented as soon as possible to avoid inflation.
2.	Since most of the people will be displaced due to implementation of the project and many will lose properties, businesses, and residences, how will they be compensated?	They will be given cash compensation to cover loss of land, houses, livelihood, businesses, and residences.
3.	Many people wanted to know if they will be allocated land after displacement.	There is no land already demarcated for people who will be affected by the project instead, their land will be compensated at full replacement cost to be able to buy land in other places.

No.	Concerns/Comments	Remarks
4.	Most houses in the project area were built some years ago when the cost of construction was low. Will valuation process consider them in current prices?	It's obvious that, valuation process will be done based on the full replacement costs.
5.	Some of the PAPs had some fear that, fairness will not be practiced during compensation process as it has been experienced in some other places.	Valuation process will be fair taking into account that all expected losses and disturbances will be considered. There will be compensation committee ensure that fairness is done to PAPs during compensation process.
6.	It was feared that the project will start soon. Many people recommended that PAPs should be given an ample time after compensation to find suitable places where they can build other houses before the affected house are demolished.	After compensation process, displaced PAPs will be given three months as a relief time to find suitable places. This will be taken into consideration to avoid unnecessary disturbances.
7.	The PAPs were happy with the Project and suggested the road to be constructed in time to reduce travel time between Iringa and Msembe.	It is anticipated that the Project will be implemented as planned.
8.	Some people were afraid that their houses will be partly demolished during the implementation of the Iringa bypass project. In case this happens, how such houses will be compensated.	According to this project, all affected houses will be demolished in full. Therefore, cash compensation will be given to the house owners.
9.	We have been strictly prohibited to develop/improve the affected properties, when will the compensation exercise start?	Compensation will be implemented as soon as the project financing arrangements are clear.
10.	The government should consider the provision of disturbance allowance to the PAPs.	After compensation process, displaced PAPs will be given three months as a relief time to find suitable places. This will be taken into consideration to avoid unnecessary disturbances.
11.	PAPs will lose their livelihood assets (farms) that located within the road corridor.	Valuation process was fair taking into account that all expected losses and disturbances were considered.
12.	Some houses have got cracks, and we are not allowed to rehabilitate (this cause fear among us).	Valuation process was done based on the full replacement costs.
13.	The project has affected us physiologically because since completion of the evaluation process nothing has been done.	Compensation will be implemented as soon as the project financing arrangements are clear.
14.	There is decline in PAPs income because we are not allowed to continue with our activities within the road corridor.	Valuation process was fair taking into account that all expected losses and
15.	Economically, PAPs have missed potential areas for business activities/centre and moved to a no business centre.	Valuation process was fair taking into account that all expected losses and disturbances were considered.

No.	Concerns/Comments	Remarks
16.	Socially, PAPs will be separated from their friends, neighbours without their will.	After compensation process, displaced PAPs will be given three months as a relief time to find suitable places. This will be taken into consideration to avoid unnecessary disturbances.
17.	Compensation process should be transparent and involves the local authority	There will be two committees in which local leaders are members to ensure that fairness is done to PAPs during compensation process.

### 7.3. Engagement in 2023

TANROADS supported community engagement in 2023 to supplement the past stakeholder engagement undertaken as part of the previous ESIA and RAPs. This included multiple rounds of meetings in support of the update of the Valuation Reports. The need to sensitise affected persons of the purpose of the Valuations and compensation methods is a legal requirement and was undertaken by the Valuers in January of 2023. Records of these meetings are presented in Annexure E.

Authority / Community Meeting	Date	No of Attendees
Iringa Municipal Council	11 January 2023	12
Isakalilo Ward	13 January 2023	30
Kihodombi Ward	13 January 2023	94
Kalenga Ward	14 January 2023	21
Manya Ward	12 January 2023	53
Manispaa Ward	12 January 2023	65

TANROADS also supported further engagement in 2023 to raise awareness of the Sub-Project through the update of the Environmental and Social Impact Assessment (ESIA)<sup>14</sup>. The range of stakeholders that were engaged included those presented in Table 7-3. This included two major community meetings were also held at Nyamahana and Idodi Wards. A detailed record of the engagement is presented in the 2023 updated ESIA, while a summary of the engagement is presented in Box 7-1 overleaf.

**Table 7-3: Summary of Stakeholders Engaged in 2023**

Category of Stakeholder	Institutions
Government Departments, Agencies and Authorities	<ul style="list-style-type: none"> <li>a. Ruaha National Park (RUNAPA)</li> <li>b. Antiquities Division (Mtwā Mkwawa Museum)</li> <li>c. REGROW Project - Iringa</li> <li>d. Tanzania Forest Service Agency (TFS) – Iringa</li> <li>e. Tanzania National Roads Agency (TANROADS) - Iringa Region</li> <li>f. Rufiji Basin Water Board (RBWB)</li> <li>g. Tanzania Tourist Board (Southern Highland Zone Tourism Promotion) – Iringa,</li> </ul>

<sup>14</sup> TANROADS (2023) *Iringa – Msembe Road Upgrading Project - Updated Environmental and Social Impact Assessment Statement*, TANROADS, Dar Es Salam.

Category of Stakeholder	Institutions
	<ul style="list-style-type: none"> <li>h. Resilient Natural Resources Management for Tourism and Growth (REGROW-project)</li> <li>i. Mining Commission, Iringa</li> <li>j. Southern Agricultural Growth Corridor of Tanzania (SAGCOT) - SAGCOT centre and Ihemi cluster</li> <li>k. Tanzania Rural and Urban Road Agency (TARURA)</li> </ul>
Iringa Region	Iringa Regional Secretariat
Iringa Municipality	Iringa Municipal Council
Iringa District	Iringa District Council
Villages/Mitaa crossed by the project road	Mlandege, Mwangata, Isakalilo, Kalenga, Ulanda, Nzihi, Mlowa and Idodi wards, Sokoni, Kalenga road, Mwangata 'A', Mwangata 'B' Mwangata 'C', Mwangata 'D'. Kitasengwa, Kihodombi 'A', Kihodombi 'B', Kisaula, Chautinde, Isakalilo, Mtwivila, Zizi and Njia panda Streets) and (Kalenga, Isakalilo, Mangalali, Ibangamoyo, Nzihi, Kidamali, Nyamihuu, Nyamahana, Malinzanga, Idodi, Mapogoro, and Tungamalenga Villages)
Transporters along corridors	<ul style="list-style-type: none"> <li>a. Tanzania Bus Owners Association (TABOA), Iringa</li> <li>b. Passengers Transporters Association, Iringa</li> <li>c. Association of three-wheeler (<i>bajaji</i>) and motorcycle (<i>boda boda</i>) transporters</li> </ul>
Utility Authorities and Companies	<ul style="list-style-type: none"> <li>a. Tanzania Telecommunications Company Limited (TTCL)</li> <li>b. Tanzania Electric Supply Company Limited (TANESCO)</li> <li>c. Iringa Water Supply and Sanitation Authority (IRUWASA)</li> <li>d. Vodacom Tanzania</li> <li>e. Halotel Tanzania</li> </ul>
Private sector (Tourism)	<ul style="list-style-type: none"> <li>a. Tanzania Association of Tour Operators (TATO), Iringa</li> <li>b. Tanzania Tour Guides Association (TTGA), Iringa</li> <li>c. Iringa Tourism Association (ITA)</li> <li>d. Iringa Boma Museum</li> <li>e. Tour Operators' Companies</li> <li>f. Tourist Hotels, Lodges &amp; Campsites</li> </ul>
Roadside dwellers.	Farmers, motorcycle ( <i>bodaboda</i> ), three-wheelers ( <i>bajaj</i> ) and bicycle riders, livestock keepers, street vendors, religious leaders, and graves owners
Community Based Natural Resources Management	Matumizi Bora ya Maliasili Idodi na Pawaga (MBOMIPA) Wildlife Management Area (WMA)
Civil Society Organizations (CSOs)	<ul style="list-style-type: none"> <li>a. Tanzania Grass Roots Oriented Development (TAGRODE)</li> <li>b. Rural and Urban Development Initiative (RUDI), and</li> <li>c. The Mazombe–Mahenge Development Association (MMADEA)</li> </ul>
Vulnerable persons	The disadvantaged persons (child/elderly-headed households, people with disabilities, long term chronically ill (HIV/AIDS, TB), female-headed households, widows, orphans, and vulnerable children
Project Affected Person	PAPs living along the project corridor
Health Facilities	Idodi health centre, Nzihi health centre, Kalenga dispensary, Isakalilo dispensary
Police Force	Idodi Police station
Education Facilities	Primary and Secondary Schools along the project road such as Lukwambe, Nyamahana, Kalenga, Kigamboni., Mawelewele primary schools and TYC

Category of Stakeholder	Institutions
<ol style="list-style-type: none"> <li>1. Most of the residents are eagerly waiting for the compensation process to take place and the road construction activities to take place immediately.</li> <li>2. The village centres and businesses along the road should be given awareness programs on the safe use of the road. Consider construction of pedestrian's walkways in these centres.</li> <li>3. The design to allow for safe passage, speed limits including speed humps, road signs and instructions.</li> <li>4. Consider employment to the female heads of families.</li> <li>5. The project to give back to society in form of capacity building to the marginalised and vulnerable groups so that they become independent.</li> <li>6. On the issues of GBV it was discovered that it exists in some families, but very much pronounced. It is expected that the project may increase cases of GBV if more male population is employed in the project. The project should consider balance of gender in employment.</li> <li>7. The road project employees will higher income compared to the rest of the population who are not employed in the road project. This may lead to sexual exploitation especially where young girls and women are forced to accept sex for money due to life hardships. It was suggested that the contractor include in the work plan a special consideration for women like providing opportunities to operate restaurants for the work crew.</li> <li>8. The elderly, widows and marginalised in these areas are available and live with hardships. The government through TASAF has identified household with special needs for social benefits but the aid is not satisfactory. It is proposed that, if possible, the project to institute credit facility like SACCOS in order for these people to have access to borrowing money for small businesses and in groups.</li> <li>9. TANROADS/Contractor to collaborate with local authorities including working with the existing GBV and VAC local committee to deal with GBV and VAC that might be caused by the project implementation.</li> <li>10. Contractor should establish an action plan that will show how GBV and VAC cases will be prevented or handled.</li> <li>11. Contractor should establish a specific committee to deal with the prevention of GBV and VAC and will have to work with the village and ward committee or leaders.</li> <li>12. Contractor should have an awareness campaign to his/her employee on the GBV and VAC.</li> <li>13. Contractor should conduct GBV and VAC assessment before and after implementation of the project to be in a position to establish a monitoring program during and after the project implementation.</li> <li>14. To prevent increasing rate of GBV and VAC contractor may consider sourcing labours within the project corridor; and</li> <li>15. Contractor should consider gender intervention/mainstreaming in each stage of the project implementation.</li> </ol>	
	secondary school, including ward education officers from Nzihi, Ulanda, Mlowa, Kalenga, and Mwangata wards.

#### **7.4. Stakeholder Interviews**

To support the development of this RAP, a series of interviews and focus group discussions were held in June 2023 with local village leadership and with representative groups of males and females. The intent of the interviews was to update the understanding of compensation and resettlement process, affected person concerns as well as build upon past engagement. Detailed notes of the interviews are presented in Annexure B, while a summary is provided in Box 7-2 overleaf.

1. There is generally a good understanding that compensation will be limited to structures and assets within the road reserve, but not the land itself, and there is no indication of any community objections.
2. There is generally a good understanding of the types of compensation to be provided, and this is limited to cash compensation and allowances only. Both male and female groups had similar levels of understanding suggested that there is no gender bias in past engagement. However, understanding did vary from individual to individual and between communities and further engagement was requested.
3. There is however limited awareness of how compensation rates were calculated, nor is there clear understanding of the specific types of compensation and allowances to be provided for each affected person. This has resulted in varying claims of different types of compensation between villages.
4. There is limited awareness of the option to take replacement assets, however some interviewees were open to TANROADS securing replacement land on their behalf, but there is no similar interest in terms of affected buildings. Some interviewees claimed that TANROADS refused in the past to offer replacement land and they would only offer cash compensation for lost land.
5. Most interviewees noted that they would be happy with cash compensation, however this depends on whether it is both paid promptly and is adequate to acquire new land or structures. It is further noted that most males and females would prefer cash compensation, as it allowed them to choose replacement assets.
6. Most interviewees did not want to rely on TANROADS in providing replacement assets, as they believed TANROADS would not understand their needs, would take too long to provide new land or buildings, or they would be sub-standard.
7. Interviews noted that affected persons are concerned whether they will be provided sufficient compensation to rebuild their homes or find new land, and there is little awareness on the compensation rates that will be offered by TANROADS. Some interviewees were specifically concerned that the valuations would be based on outdated rates (such as 2014 rates for crops)
8. Interviewees suggested that there is sufficient replacement land in rural areas/villages, while the urban areas in Iringa Town are more crowded so replacement land is scarce and expensive. In addition, there is concern that the compensation process would inflate the value of land.
9. While many affected persons prefer cash compensation, village leadership suggested that TANROADS provide additional support to child and elderly headed households and households with disabled people. Support has already been committed by the ward development officers and ward councils.



10. Interviewees also noted that there are enough local builders and materials, so people will be able to reconstruct their structures without the need of TANROADS or contractors. A concern is whether the compensation will be sufficient to pay for labour and new materials.
11. While interviewees suggested that past engagement was enough, there are still unresolved questions. Interviewees requested more engagement, regular updates and sharing of information so they can better understand their compensation and resettlement support to be provided by TANROADS.
12. Local leadership and affected persons have already commenced in the formation of ward level grievance committees. However, they are not fully functional, and interviewees suggested that there is little knowledge of the role of the committee and how it should work.
13. Some grievances have already been lodged and this mainly concerned missing valuation registration or incorrect recoding of assets. In such cases, the grievance was lodged through the village leadership who then communicated it to TANROADS for resolution. Interviews suggest that most have been resolved by the updated 2023 valuation reports.
14. With respect to gender, most women interviewees stated that engagement was sufficient however this does vary from community to community. Additional information on the compensation process and additional engagement was repeatedly requested. They felt that they were generally respected however they need greater representation in the grievance committee and have more female FGDs.
15. With respect to gender, some female interviewees were concerned that their husbands would abandon them once compensation has been paid, and remarry to start new families, leaving current women in absolute poverty. Other scenarios that may occur is that the male household head build a new home for a second or third wife. As such, some women (~30%) are open to replacement land and housing as it is safer for them when compared to having only cash, or for payments to be made in multiple instalments.
16. Key concerns noted during the interviews concerns (1) delay in the starting the resettlement process, (2) uncertainty of when compensation will be paid, (3) uncertainty on how compensation rates were determined, (3) concern by business owners that they will not receive compensation as they do not have auditable accounts, (4) confusion if part or the entire building will be compensated.
17. A particular issue that was raised repeatedly concerns confusion of who is eligible for compensation including houses inside the 22.5m boundary (red marked houses) and houses in the wider 30m boundary (green marked houses) and whether only a portion of structures will be compensated where they straddle both boundaries.
18. A particular issue that was raised repeatedly concerns the affected persons that demolished their structures or allowed their structures to become dilapidated from the lack of ongoing maintenance, when TANROADS issued the first notice in 2017-2018. There is no clarity on whether they will be eligible for compensation and how they may go about making a claim.
19. A particular issue that was raised repeatedly concerns claims that businesses without proper structures or business licenses have been ignored in the past, and they have not been included in the valuation reports. There is also uncertainty on what allowances (rental and loss of income) will be provided.
20. There is noted frustration at what is claimed to be prolonged discussions on resettlement and compensation over several years, as well as repeated meetings with no real progress. In general,

**Box 7-2: Summary of Interviews**

## **7.5. Implementation Phase Engagement**

TANROADS will support on-going stakeholder engagement throughout the implementation of any compensation and resettlement support provided in this RAP. This includes undertaking the specific engagement below as well as additional provisions under the TanTIP Stakeholder Engagement Plan (SEP)<sup>15</sup>.

### ***7.5.1. Formal Notice of Intent to Commence Relocation***

TANROADS, through the appointment of the Resettlement Manager, Stakeholder Engagement Manager and Community Liaison Officers, will provide formal written notice to affected persons of their intent to commence the rehabilitation works, and to provide compensation and relocation support. This notice will be provided at least 9 months before affected persons are required to surrender the land.

This notice will be accompanied by meetings with all affected persons to clarify the types of compensation and relocation support to be provided to each individual person, as well as present the individual Relocation Agreements prior to the commencement of one-on-one negotiations.

The Relocation Agreement will present, in detail, the types of assets that will be lost as well as the individual compensation rates for each itemised asset, so affected persons are able to understand how their compensation was calculated.

### ***7.5.2. Clarification of Affected Persons***

As part of the 2018 valuations, houses were marked in red (if located in the 45-metre-wide road reserve) and green (if located in the wider 60-metre-wide road reserve) and there is confusion of who is still eligible for compensation. In addition, affected persons remain unclear of whether a structure that straddles both will be partially or fully demolished.

As part of the notification, TANROADS will clarify that any structures, property, and assets located in the 60-metre-wide road reserve and is outside of the 45-metre-wide road reserve will not be affected and no compensation is required to be provided. This is to ensure, with clarity, that the 60-metre-wide road reserve does not apply in any form.

### ***7.5.3. Ongoing Public Meetings and One-on-One Discussions***

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<sup>15</sup> TANROADS (2022) *Tanzania Transport Integration Project Stakeholder Engagement Plan*, TANROADS, Dar Es Salam.

TANROADS, through the appointment of the Resettlement Manager, Stakeholder Engagement Manager and Community Liaison Officers, will support ongoing and regular stakeholder engagement through public meetings or one-on-one discussions. Community meetings should be held on a regular basis (bi-monthly) as well as on a need's basis, when there are elevated community conflict/grievances, or at the discretion of the Stakeholder Engagement Manager.

#### **7.5.4. One-On-One Negotiations**

TANROADS, through the Resettlement Manager, Stakeholder Engagement Manager and CLOs, shall conduct one-on-one negotiations with the affected persons to finalise and sign the Relocation Agreements. During the negotiations, TANROADS will support on-going and direct talks with individual persons, provide any additional information and respond to any queries. TANROADS will pay special attention to and ensure inclusion pertaining to the special needs and interests of vulnerable persons in relation to these negotiations and related information disclosure.

TANROADS will allow proxies, legal representatives, or family members to be witness to the negotiations where specifically requested by the individual affected persons. Witness by local authorities will only be permitted where allowed by the affected persons. In all cases, negotiations will be private and all private information will be protected by TANROADS.

#### **7.5.5. Stakeholder Engagement Manager & Community Liaison Officers**

TANROADS will appoint a Stakeholder Engagement Manager to oversee all engagement and negotiations. This manager will be supported by Community Liaison Offices (CLOs) from the affected districts, who will support direct engagement with the local leadership and individual affected persons. The CLOs will, at the request of affected persons, provide additional information, assist them in understanding the Relocation Agreements, and record any grievance through the Grievance Redress Mechanism (See Section 7.6).

#### **7.5.6. Lines of Communication**

TANROADS will maintain a permanent line of communication with affected persons, so they are able to directly approach TANROADS for further discussions. Given the different levels of digital access of affected persons, the lines of communication will include:

- 1. Contact Person:** TANROADS will establish a contact person(s) (the Stakeholder Engagement Manager) with a dedicated telephone number, while affected persons can also approach the TANROADS Regional Offices. The contact details will be made available on all documentation and presented during all stakeholder engagement meetings.
- 2. CLOs:** Affected persons will be permitted to directly approach the Community Liaison Officers to raise any queries or concerns. The Community Liaison Officers will report this to project management for discussion prior to providing feedback directly to the affected persons.
- 3. Representative Authorities:** Affected persons will be permitted to directly approach their local authorities to raise any queries or concerns related to the relocation process. TANROADS

have already established measures where affected persons may approach the village chiefs or local authorities to lodge a grievance or raise a particular concern, which is then forwarded to the TANROADS.

TANROADS will retain written records of all comments, objections or agreements received, and attempt to resolve any issues in a reasonable period. Should any communication be considered a formal grievance, then it will be registered under the Grievance Redress Mechanism (See Section 7.6 below).

## **7.6. Grievance Mechanism**

A Grievance Mechanism will be established by TANROADS that will allow affected persons to lodge a grievance or concern that is directly related to any aspect of the land acquisition and resettlement process. The mechanism is required by the TanTIP Resettlement Policy Framework and the World Bank ESS5.

TANROADS may utilise the existing Project wide Grievance Mechanism as specified under the separate TanTIP Stakeholder Engagement Plan (SEP). However, the overarching mechanism will be customised and localised so it can be applied directly to any site-specific resettlement issues, as detailed below.

### **7.6.1. Step 1 – Raising Awareness of the Grievance Mechanism**

Given the protracted nature of the resettlement planning, there is likely to be different levels of awareness of the Grievance Mechanism between affected persons and communities. TANROADS will therefore increase its efforts in building awareness of the mechanism in future stakeholder engagement.

Awareness building will commence with the disclosure of this RAP, which will include the provision of a written Background Information Document with information on the Grievance Mechanism, as well as lines of communication (phone number, access through chiefs etc) that can be accessed by affected persons. This will include a verbal explanation of the Grievance Mechanism during the RAP disclosure community meetings.

Ongoing awareness building will be undertaken by TANROADS throughout the implementation phase, and will include public disclosure of the Grievance Mechanism during the following stages:

- 1. Notice of Intent to Acquire Land:** When TANROADS provides formal written notice of their intent to acquire any land and provide compensation, any notice will include details of the Grievance Mechanism and how it may be accessed.
- 2. Review of Asset Inventories and Negotiation of Compensation Agreements:** TANROADS will allow affected persons to review their personal details in the Compensation Agreements. TANROADS will explain to affected persons that any errors, omissions, or grievance related to these documents can be lodged through the Grievance Mechanism.

3. **Payment of Compensation and In-Kind Replacement Assets:** TANROADS will raise awareness of the Grievance Mechanism during any community meetings or one-on-one engagement with affected persons throughout the payment of compensation or the provision of in-kind replacement assets.
4. **Stakeholder Engagement Meetings or Regular Communication:** TANROADS will raise awareness of the Grievance Mechanism during any community meetings or one-on-one engagement with affected persons at any other stage of the implementation of the resettlement process.

Wherever possible, awareness will be built up through verbal communication (public meetings) as well as written communication (background information document, letters, or notices). Any communication must be undertaken in any applicable local languages and will be sensitive to local levels of education and customs.

### **7.6.2. Step 2 – Lodging a Grievance**

The Grievance Mechanism will be made available, at no cost, to affected persons in an easily accessible manner through multiple lines of communication. TANROADS will ensure that the communication channels are fully functional prior to any notice of TANROADS intent to acquire the land. The line of communication will include:

1. **Telephone and Email Hotline:** TANROADS will establish a dedicated phone number and email which affected persons may contact to lodge a grievance directly with TANROADS. This number and email will be active throughout the resettlement process.
2. **Lodging a Grievance with TANROADS Iringa Regional Office:** TANROADS will allow affected persons to lodge a grievance at their regional offices. This may be done in person, or via the telephone and email hotline above. The regional offices will maintain a written record of any lodged grievances.
3. **Lodging a Grievance with Community Liaison Officers:** Affected Persons will be able to lodge a grievance with the Sub-Project Community Liaison Officers, either verbally or in writing. The officers will maintain a written record of any lodged grievances.
4. **Lodging a Grievance with Village Leadership or Ward Councillors:** Affected Persons will be able to lodge a grievance with the relevant village leadership or ward councillors, who will then communicate the grievance to TANROADS directly. TANROADS will ensure that it has functional lines of communication with local village leaders to ensure no grievances are lost.
5. **Lodging a Grievance with the Grievance Committees:** Affected Persons will be able to lodge a grievance in person or in writing to the relevant Grievance Committee. TANROADS will ensure that it has functional lines of communication with these committees to ensure no grievances are lost.

In all cases, the grievance will be communicated to the Resettlement Manager and Stakeholder Engagement Manager, and the specific details of the grievance will be written in a Grievance Register / Logbook maintained by TANROADS throughout the resettlement process.

### **7.6.3. Step 3 – Investigating and Deciding on a Grievance**

The Resettlement Manager and Stakeholder Engagement Manager will review the specific grievance and determine the most appropriate body to resolve the grievance. Depending on the nature and seriousness of the grievance, the investigation and resolution of the grievance can be done at the following levels:

- 1. Level 1 – Sub-Project / TANROADS:** If the grievance is deemed to be of minor significance or a purely administrative issue, then TANROADS may investigate and resolve the grievance directly. Where needed, the investigation may include both the affected persons as well as the local authorities.
- 2. Level 2 – District Grievance Redress Committees<sup>16</sup>:** The District Grievance Redress Committees will investigate grievances that are deemed to be of moderate to major significance or cannot be resolved by TANROADS.
- 3. Level 3 – The Courts:** Where a grievance cannot be resolved by both TANROADS and the District Grievance Redress Committees, affected persons can seek redress through the Courts of Tanzania.

TANROADS will provide the required resources (including staffing and funds) to allow for the proper investigation of any grievance, including covering any administrative costs incurred by local authorities that form part of the District Grievance Redress Committees.

Irrespective of the level, the administration, reporting, and feedback on decisions related to any specific grievance will be the responsibility of the Resettlement Manager. The manager will retain all records, data, findings as other relevant information as part of the Grievance Register / Logbook that will be maintained by TANROADS throughout the resettlement process.

### **7.6.4. Step 4 – Feedback and Resolution of a Grievance**

The Resettlement Manager will provide direct feedback to the affected person on behalf of TANROADS or the District Grievance Redress Committees. This will include reporting on the findings of any investigation and the decision concerning the grievance. This may include:

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<sup>16</sup> The TanTIP Resettlement Policy Framework recommends a grievance committee be established at the ward and districts level. However, this will require the formation of a two-tier system with three districts, and fifteen wards which will result in a very complex administrative organisation. This RAP therefore recommends that only District level committees are established with suitable representation of local communities and ward-level authorities.

- 1. Rejection of Grievance:** Written feedback will be provided on the rejection of any grievance and the reasons for why the grievance has been rejected. The feedback will include the options to escalate the grievance to the District Grievance Redress Committees or the Courts if the resolution is not to the satisfaction of the affected person.
- 2. Accept the Grievance:** Where the grievance is found to be genuine, the Resettlement Manager will provide feedback to the affected person on what actions will be taken, by whom and by when to resolve the grievance.

In both instances, the Resettlement Manager must obtain written sign-off from the affected person the grievance has been resolved to their satisfaction. This signed resolution will be in written form and form part of the Grievance Register / Logbook that will be maintained by TANROADS throughout the resettlement process.

#### ***7.6.5. Membership and Mandate of the Grievance Committee***

TANROADS will establish separate District Grievance Redress Committees at the Iringa Municipality and Iringa Rural District, with a focussed mandate to address resettlement related issues only. It will be separate from the existing Project-wide Grievance Mechanism.

The mandate of the Committees will be to act as an independent advisory body that may investigate and recommend remedial actions on specific resettlement and compensation grievances. The recommendations will be forwarded to any authority with legal or final decision-making powers to act upon. The District Grievance Redress Committees will be comprised of representatives of the following organisations or groups:

1. District Commissioners Office (Chairperson),
2. TANROADS Regional Office,
3. Sub-Project Resettlement Manager,
4. District Land and Chief Valuers Office,
5. District Community Development Officer,
6. Ward Councillors (within which the project is located)
7. Village Council (within which the project is located)
8. Male and female representatives selected by affected persons.

TANROADS will function as the secretariate of the District Grievance Redress Committees. This will include provision of suitable meeting venues, transport, per diems, and other costs as reasonably required by members of the committee. In addition, TANROADS through the Resettlement Manager will maintain all records or grievances through a Grievance Register / Logbook on behalf of the District Grievance Redress Committees.

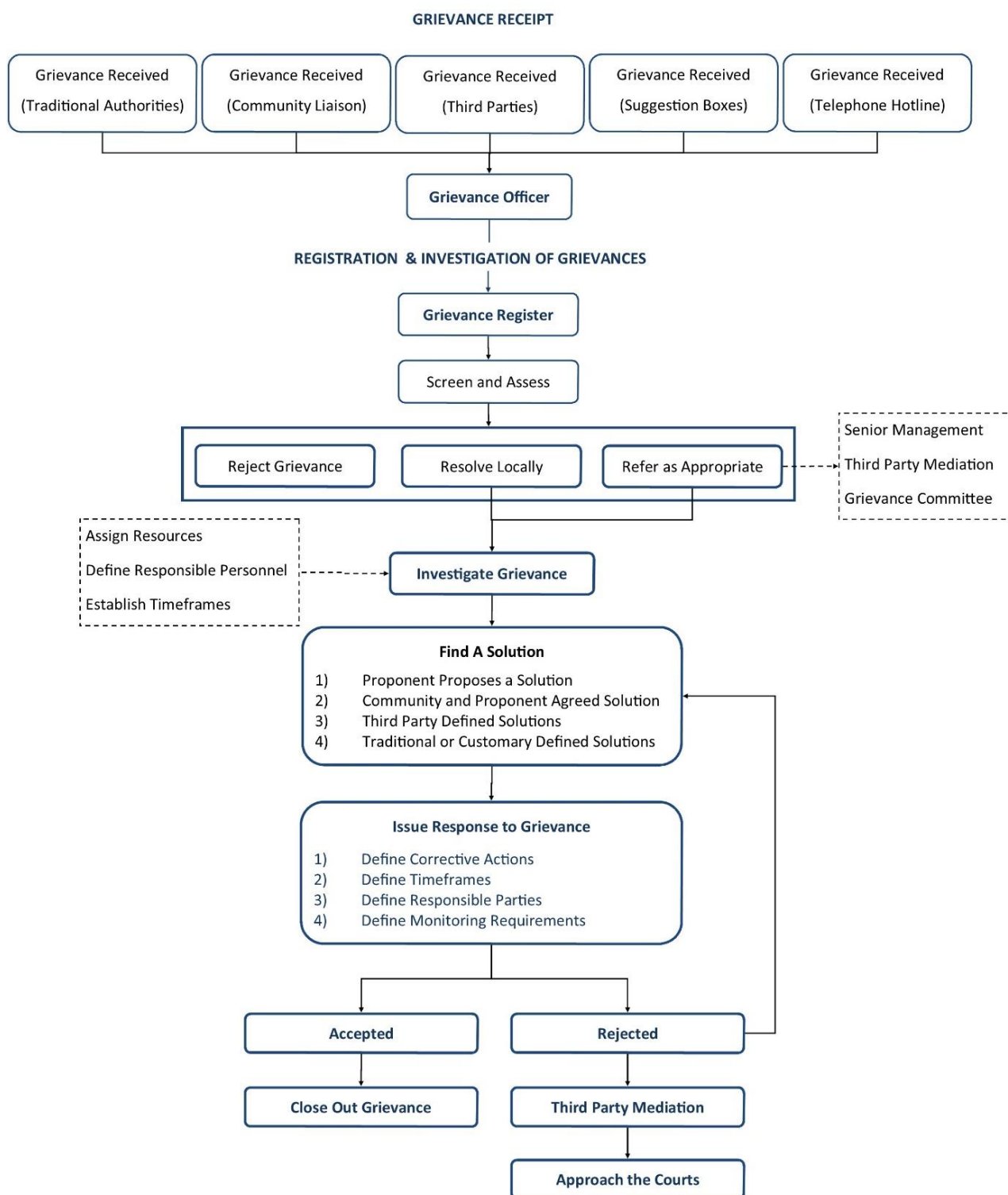


Figure 7-1: Typical Steps in Grievance Registration, Resolution and Sign-Off



## **7.7. Including Vulnerable People and Women in Engagement**

Vulnerable persons are often unable to make their voices heard during the engagement. This may be attributed to their marginalized status, or because of their isolation/ exclusion from existing social structures and networks. The Sub-Project will ensure that vulnerable people (notably women) are offered the opportunity to engage and participate in the resettlement process. This requires providing targeted and thoughtful support including:

1. Engagement with vulnerable people and women should be undertaken using existing community committees or forums, where this is viable, or through ongoing focus-group-discussions with small groups of women at each affected community.
2. Ensure fair representation of vulnerable people and women in any committees or panels established as part of the land acquisition and resettlement process.
3. Ensure engagement with vulnerable groups and women is undertaken by experienced staff, and the Expropriating Authority should retain female staff with experience in working with women.
4. If there are minority language groups present among Affected Persons, ensuring that the resettlement planning, and implementation teams include persons who can speak these languages.
5. During disclosure of socio-economic data collected during surveys, ensuring that potentially sensitive data (e.g., the identity of households belonging to minority groups) is redacted.
6. Including, as a standard agenda item in all resettlement-related consultation and meetings, a discussion on any specific measures that may be required to address the needs of vulnerable groups and women.
7. Separate consultation (in the form of individual meetings and/or focus group discussions) with vulnerable persons or groups, or with representatives of vulnerable groups (e.g., local community-based organizations or NGOs working with vulnerable).
8. Ensure that a functional grievance mechanism is established and there are additional structures to support vulnerable people women in accessing and lodging grievances.

At all times, such engagement will be undertaken in such a manner that is culturally appropriate and sensitive to the needs and situation of vulnerable people. No form of engagement or communications will be permitted that highlights or isolates individuals that may be defined as vulnerable (particularly those vulnerable to prosecution or any form). The privacy and safety of vulnerable people will be strictly protected.

## **8. IMPLEMENTING ARRANGEMENTS**

This chapter presents the organisational, scheduling and costing arrangements to ensure that the provision of this RAP is met during the implementation phase. The chapter also includes the roles and responsibilities and resourcing requirements across multiple organisations as well as the likely implementation steps to be followed in providing any compensation and resettlement support.

### **8.1. Institutional Framework**

The following institutional/organisations will have responsibilities in meeting this RAP.

#### **8.1.1. Ministry of Works and Transport**

The Ministry of Works and Transport, through the relevant Road Boards, retains all legal rights to the existing road reserve, and is granted full powers to acquire land in the establishment of new roads, as well as to enforce any rights to any existing road reserves. Under this RAP, all responsibilities for compensation and relocation support are deferred by the Ministry to TANROADS.

#### **8.1.2. Tanzanian National Roads Agency**

TANROADS is the implementing authority and will assume overall responsibility for implementing the provisions of this RAP. While certain responsibilities may be deferred to their regional offices, TANROADS will retain ultimate responsibility for ensuring that the RAP provisions are met. The roles and responsibilities assigned to TANROADS include:

1. Providing sufficient competent staff, resettlement specialists and resources.
2. Maintaining an up-to-date register of eligible persons.
3. Maintaining an up-to-date register of impacted assets and unexhausted improvements.
4. Providing advance notice prior to any relocation.
5. Managing all administrative requirements related to payment of any compensation.
6. Collaborate with the local Village Leadership to locate and secure replacement land.
7. Support the PAPs in appointing local builders to construct new homes.
8. Managing (as the secretariate) all Grievance Redress Committees.
9. Implementing the livelihoods restoration options presented in this RAP.
10. Undertaking regular internal monitoring.
11. Appointing an independent resettlement specialist to undertake a Closure Audit.

Where these responsibilities are deferred to the TANROADS Regional Offices (covering the Iringa Regions), TANROADS will ensure that the regional offices are provided sufficient additional resources - including both additional experienced personnel, consultants, and funding to administer the above duties. The personnel that will be appointed include:

- 1. Resettlement Manager:** An experienced Tanzanian national will be appointed on a short-term contract to manage the implementation of the RAP on behalf of TANROADS. The manager will be based in the TANROADS regional office for the expected duration of 12 months.
- 2. Stakeholder Engagement Manager:** An experienced Tanzanian national will be appointed on a short-term contract to manage the engagement process as well as the grievance mechanism component of the resettlement process. This person will be based in the TANROADS regional office for the expected duration of 12 months.
- 3. Community Liaison Officers:** TANROADS will appoint multiple Community Liaison Officers, which will be selected from within the affected district, and will support direct engagement with the local leadership and individual affected persons at their respective districts. Given the large number of PAPs, it is recommended that three CLOs are appointed for the Iringa Municipality while five CLOs are appointed for the Iringa Rural District.

#### ***8.1.3. Ministry of Lands, Housing and Human Settlements and Urban Development***

The Ministry of Lands, Housing and Human Settlements and Urban Development is responsible for policy, regulation and coordination of matters pertaining to land. Land acquisition is anticipated under this RAP, and the ministry, through the Commissioner of Lands, be required to manage any contested land claims and overlapping land rights should they occur.

#### ***8.1.4. District and Municipal Councils***

TANROADS will request assistance from the relevant District Councils (including the Iringa Municipality and Iringa Rural District) in terms of coordinating the provision of relocation support and livelihoods restoration. The types of assistance required from the councils include:

1. Supporting TANROADS in any form of stakeholder engagement and official notices.
2. Addressing grievances through the District Grievance Redress Committee.
3. Supporting TANROADS and affected persons to secure replacement land, where required.
4. Supporting vulnerable people and women through their Social Welfare offices.

#### ***8.1.5. Ward & Village Councils***

The Ward and Village Councils are the most local administrative structures and are the closest to the affected households. These structures will therefore play a critical coordination role between TANROADS and affected persons. Their responsibilities will include:

1. Supporting TANROADS in validating eligible persons.
2. Supporting TANROADS during stakeholder engagement meetings.
3. Supporting TANROADS with respect to any formal notices.
4. Witness the signing of any agreements between TANROADS and affected persons.

5. Receiving grievances and forwarding them to the Grievance Redress Committees.
6. Coordinating with TANROADS and District Authorities on livelihoods restoration measures.
7. Monitoring for any disproportionate impacts on vulnerable people and women.

Given the linear nature of the rehabilitation works, several district and village authorities will need to assume the above responsibilities – this includes two districts and 17 wards/villages as summarised in Table 8-1 below.

**Table 8-1: Affected Districts and Wards/Villages**

Region	District	Village/Street (Mitaa)	No. of Affected Persons
Iringa	Iringa Municipality	Isakalilo (Urban)	84
		Kihodombi	40
		Mlandege	18
		Mwangata	65
		Njia Panda	45
		Zizi	57
	Iringa Rural District	Ibangamoyo (Rural)	58
		Idodi	217
		Isakalilo	117
		Kalenga	41
		Kidamali	70
		Mangalali	115
		Mapogoro	165
		Nyamahana	91
		Nyamihuu	72
		Nzihi	109
		Tungamalenga	72
Total			1436

#### **8.1.6. World Bank**

The World Bank as the financier of the Sub-Project will have a review and oversight role, to ensure that the provision of this RAP and associated ESS5 requirements are met. The World Bank will undertake regular site reviews/audits, including resettlement specialists, to assess the progress in the implementation of the resettlement process. In addition, the World Bank will ensure that it has independent structures in place for affected persons to lodge a grievance directly to the World Bank.

## **8.2. Implementation Steps**

TANROADS will manage all implementation requirements, in collaboration with the local authorities and affected households. The expected implementation steps are listed below and summarised in the schedule (See Table 8-3).

1. **Formal Notice of Relocation:** Once the RAP has been finalised and TANROADS has received internal approval and funds to commence the relocation, TANROADS will provide a formal notice to affected persons of their intent to commence the compensation and relocation process. This will be done through multiple community meetings and written notices.
2. **Declaration of Public Utility:** Where required, TANROADS will declare a public utility through a formal decree to be published by the Ministry of Lands, Housing and Human Settlement Development, as per the Land Acquisition Law.
3. **Market Survey for Loss of Income:** TANROADS will undertake a market survey to validate/re-register all affected small-scale businesses and to determine their eligibility for the Loss-of-Profit Allowance.
4. **Public Engagement:** TANROADS, through its Resettlement Manager, Stakeholder Engagement Manager and CLO's will host multiple meetings in the affected communities, to update affected persons on their intent to acquire all property.
5. **Disclosure of Compensation Agreements:** TANROADS will disclose the Compensation Schedule and Compensation Agreements to each affected person immediately after the public engagement. Persons will be granted one month to review the agreement and lodge any appeal to TANROADS or the District Grievance Committee.
6. **Affected Persons Validation:** Where required, the compensation schedule will be updated to validate owners' details (name, identification number, etc) and other supporting ownership documents (written right of occupation, title, permission etc).
7. **Signature of Compensation Agreements:** TANROADS, through its Resettlement Manager, Stakeholder Engagement Manager and CLO's, will organise the negotiation and signature of individual Compensation Agreements.
8. **Open Bank Accounts (if needed):** TANROADS will provide support to any affected person to open a bank account, or where more appropriate, money transfer account so they can receive documented payments.
9. **Notice of Right to Harvest Crops:** TANROADS will provide notice to affected persons that they are permitted to harvest any crops immediately preceding the handover of the property, but only once the compensation agreements have been signed and compensation has been paid.
10. **Pay Compensation:** TANROADS will make payment of all due compensation in multiple tranches and retain an auditable record of such payments. No payment in cash will be permitted and only electronic payments through bank accounts or money transfers will be adopted by TANROADS.
11. **Secure Replacement Land / Structures:** Where required, TANROADS will coordinate with affected persons and local authorities to secure replacement land, as well as cover all costs associated with the acquisition, clearing and preparation of the land. Replacement structures will be constructed by the affected persons or local contractors appointed by TANROADS.

12. **Relocation/Transitional Period:** Affected persons that are required to relocate homes or business, will be provided sufficient time to remove their assets and relocate to an alternative site/replacement structure. This will be no less than 1 month after securing the new land or building. A one-month transitional period from payment of compensation will be provided to all other affected persons.
13. **Site Handover:** At the end of the transitional period, all land and remaining assets will be surrendered to TANROADS, and thereafter to the construction contractor to commence any required rehabilitation works. Consistent with the Land Acquisition Act, an affected person must yield possession of the land within a specified period not less than 6 months.
14. **Financial Literacy Training:** TANROADS will appoint a third-party (government programme, NGOs, or private firm) to provide financial literacy training which will occur in parallel with the signing of the Compensation Agreements and the payment of any cash allowances.
15. **Ongoing Stakeholder Consultation:** TANROADS will supporting ongoing engagement and communication with affected persons throughout the implementation of this RAP. This will include one-on-one negotiations through the Resettlement Manager, Stakeholder Engagement Manager and Community Liaison Officers.
16. **Ongoing Grievance Redress:** The Grievance Redress Committees will be immediately formed once the formal notice of relocation is released. The committees will remain functional through the implementation of this RAP, and up to the Closure Audit.
17. **Monthly Internal Monitoring:** TANROADS will undertake monthly progress monitoring and reporting and provide regular feedback to senior management as well as to the World Bank for review or further action where needed.
18. **Closure Audit:** Once all compensation payments have been made, and livelihood restoration measures are complete, TANROADS will appoint an independent consultant/resettlement specialist to prepare a Closure Audit.
19. **Livelihoods Development:** TANROADS will support any post-resettlement livelihoods development plans or programmes established under this RAP or through subsequent discussions and agreements with affected persons.

### 8.3. Resettlement Cost Estimate

The resettlement cost estimate is provided in **Error! Reference source not found.**. The estimate includes all compensation costs as determined in the Valuation Reports, covering land, structures, trees, as well as all statutory allowances. Additional costs have been added to ensure alignment with ESS5 – including removal of all forms of depreciation, inclusion of inflationary amounts, loss of profit allowances, as well as ensuring sufficient technical resourcing.

**Table 8-2: Resettlement Cost Estimate**

No	Cost Item	Cost (Tsh)	Cost (USD)
<b>1</b>	<b>Compensation for Structures</b>		
1.1	Structure Compensation (Iringa Rural District)	2 798 643 476	1 180 364
1.2	Structure Compensation (Iringa Municipality)	2 172 765 275	916 392
1.2	Top-Up (Additional 19% of Structure Value to Remove Depreciation)	994 281 750	419 351
	<b>Sub-Total</b>	<b>5 965 690 502</b>	<b>2 516 107</b>

No	Cost Item	Cost (Tsh)	Cost (USD)
<b>2</b>	<b>Compensation for Land &amp; Trees</b>		
2.1	Land Compensation (Iringa Rural District)	22 619 300	9 540
2.2	Land Compensation (Iringa Municipality)	67 040 000	28 275
2.3	Tree Compensation (Iringa Rural District)	135 067 820	56 967
2.4	Tree Compensation (Iringa Municipality)	33 834 400	14 270
2.5	Top-Up (Tree Inflation Adjustment of 45.38%)	72 627 955	30 632
	<b>Sub-Total</b>	<b>331 189 475</b>	<b>139 683</b>
<b>3</b>	<b>Other Compensation</b>		
3.1	Shops and Ancillary Buildings (Iringa Rural District)	24 116 950	10 172
3.2	Shops and Ancillary Buildings (Iringa Municipality)	20 935 900	8 830
	<b>Sub-Total</b>	<b>45 052 850</b>	<b>19 002</b>
<b>4</b>	<b>Allowances</b>		0
4.1	All Allowances (Iringa Rural District)	1 076 363 328	453 970
4.2	All Allowances (Iringa Municipality)	964 680 290	406 866
4.3	Allowances Adjustment for Top-Up Compensation	74 683 679	31 499
	<b>Sub-Total</b>	<b>2 115 727 298</b>	<b>892 335</b>
<b>5</b>	<b>Other</b>		
5.1	Loss of Profit	237 168 000	100 029
5.2	Financial Literacy and Business Development Training	50 148 001	21 151
5.3	Micro-Financing	*	0
5.4	Technical and Vocational Skill Training Bursaries	*	0
5.5	Replacement Trees	16 890 222	7 124
5.6	Vulnerable Peoples Allowance	100 063 800	42 203
5.7	Resettlement Manager	87 012 000	36 698
5.8	Stakeholder Engagement Manager	87 012 000	36 698
5.9	Community Liaison Officers (5 pax)	217 530 000	91 746
	<b>Sub-Total</b>	<b>795 824 023</b>	<b>335 649</b>
	<b>Total</b>	<b>9 253 484 147</b>	<b>3 902 777</b>

\* To be determined during the implementation phase.

## 8.4. Schedule

The implementation phase is expected to extend over a period of 12 months to negotiate the entitlement contracts, to make payments, as well to cover the required 60-day grace period. In cases where replacement buildings are to be provided, the schedule is expected to extend over 24-months; however, replacement housing can be constructed in parallel with construction activities. No person is required to relocate until the replacement housing is provided. The breakdown of activities is presented in Table 8-3 overleaf.

**Table 8-3: Implementation Schedule**

No	Action/Step	Month											
		M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
1	Formal Notice of Relocation												
2	Declaration of Public Utility												
3	Public Engagement												
4	Disclosure of Compensation Agreements												
5	Affected Persons Validation												
6	Signature of Compensation Agreements												
7	Open Bank Accounts												
8	Pay Compensation												
9	Secure Replacement Land / Structures												
10	Relocation/Transitional Period												
11	Site Handover												
12	Financial Literacy Training												
13	Ongoing Stakeholder Consultation												
14	Ongoing Grievance Redress												
15	Monthly Internal Monitoring												
16	Closure Audit												
17	Livelihoods Restoration & Development												



## 8.5. Monitoring and Evaluation

TANROADS, through the Sub-Project Resettlement Manager, will undertake regular internal monitoring during the implementation phase to ensure compliance with this RAP. Monitoring will commence at the dissemination of the formal notices to the affected persons, and until the relocation and livelihoods restoration process is concluded. The monitoring parameters are presented in Table 8-4 below.

**Table 8-4: Monitoring Parameters**

Category	Monitoring Parameter	Interval
Programme Management	<ol style="list-style-type: none"> <li>1. Actual versus predicted RAP implementation schedule.</li> <li>2. Actual versus predicted relocation of affected persons</li> <li>3. Actual versus budgeted cost expenditure.</li> </ol>	Monthly
Compensation Management	<ol style="list-style-type: none"> <li>1. Number of signed offer letters / compensation contracts.</li> <li>2. Number of co-signed (landowner and spouse) contracts.</li> <li>3. Actual versus predicted payment of compensation.</li> <li>4. Completeness of transaction records.</li> <li>5. Number of affected persons confirming receipt of payment.</li> </ol>	Monthly
In-Kind Replacement Management	<ol style="list-style-type: none"> <li>1. Number of signed offer letters / compensation contracts.</li> <li>2. Number of co-signed (landowner and spouse) contracts.</li> <li>3. Number of affected persons requesting replacement land.</li> <li>4. Number of allocated replacement land parcels (where required).</li> <li>5. Number of affected persons requested replacement housing.</li> <li>6. Number of affected persons allocated replacement housing.</li> <li>7. Number of vulnerable households requesting replacement assets.</li> <li>8. Number of female-headed households requesting replacement assets.</li> </ol>	Monthly
Stakeholder Engagement	<ol style="list-style-type: none"> <li>1. Actual versus predicted community meetings.</li> <li>2. Actual versus predicted meetings with female / women's groups.</li> <li>3. Actual versus predicted grievance committee meetings.</li> <li>4. Number of one-on-one meetings with affected persons.</li> <li>5. Number of one-on-one meetings with affected authorities.</li> <li>6. Completeness of engagement records (minutes, register etc.)</li> </ol>	Monthly
Grievance Management	<ol style="list-style-type: none"> <li>1. Number of lodged grievances.</li> <li>2. Number of grievances that are under investigation.</li> <li>3. Number of decisions pending versus decision made.</li> <li>4. Number of corrective actions being implemented.</li> <li>5. Number of grievances that have been resolved/close off.</li> <li>6. Number of grievances lodged by females.</li> <li>7. Number of grievances lodged regarding GBV/SEA incidents.</li> </ol>	Monthly
Vulnerable Groups	<ol style="list-style-type: none"> <li>1. Number of affected persons that are identified as vulnerable/female headed.</li> <li>2. Number of vulnerable persons that are being directly supported.</li> <li>3. Number of female-headed households being directly supported.</li> <li>4. Type of support given to vulnerable persons/ female-headed households</li> </ol>	Monthly
Livelihood Restoration	<ol style="list-style-type: none"> <li>1. Livelihood restoration and development programmes initiated.</li> <li>2. Number of beneficiaries per programme, disaggregated by gender.</li> </ol>	Monthly
Other	<ol style="list-style-type: none"> <li>1. Records of new claimants</li> <li>2. Record of any accelerated encroachment of new activities.</li> </ol>	Monthly
Socio-Economic Impacts	<ol style="list-style-type: none"> <li>1. Changes in affected persons living standards and income streams.</li> <li>2. Changes in household demographic and family structure.</li> <li>3. Changes in household land and asset holdings.</li> <li>4. Changes in household income and wealth over time.</li> <li>5. Changes in household perception and attitudes over time.</li> <li>6. Above data will be disaggregated according to gender</li> </ol>	Closure Audit

TANROADS will appoint an independent Resettlement Specialist to undertake a Closure Audit once the relocation and livelihoods restoration process is deemed to be complete. The Completion Audit will assess whether all relocation requirements established in this RAP, have been met, and efforts to restore the living standards of the affected population have been properly designed and executed.

The Completion Audit will only take place after all RAP activities have been reasonably completed including livelihoods restoration, but before the financial commitments to the Sub-Project have been completed. This provides flexibility to undertake any corrective actions to resolve outstanding issues that the completion audit may have identified. The Resettlement Specialist will undertake a full re-survey of affected persons using the same socio-economic survey employed in this RAP (to compare 'before and after') during the Completion Audits.

## 9. CONCLUSION

The Government of the United Republic of Tanzania represented by the Ministry of Finance and Planning has secured credit from the World Bank (WB) for implementation of Tanzania Transport Integration Project (TanTIP). A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 104-kilometre section of the Iringa – Msembe Road (the regional R621 or Kalenga Road) extending between Iringa Town and the Ruaha National Park at Msembe.

To support these works, TANROADS is required to enforce its right to the existing 45-metre-wide road reserve or acquire land for any road realignment. The Sub-Project is expected to result in 653 (45%) affected persons losing their place of residence (physically displaced) and an additional 785 affected persons will lose crops, trees, land, or a variety of ancillary buildings (economic displacement). The total number of affected persons is 1438.

Consistent with Tanzania Law, the World Bank Environmental and Social Standards, as well as the TanTIP Resettlement Policy Framework, TANROADS will provide fair and prompt compensation and resettlement support to all persons affected by the loss of rights or access to land, any structures or improvement, as well as the loss of income and livelihoods. The types of compensation and resettlement support to be provided by TANROADS will differ based on the type of lost property, assets, or livelihoods as a direct result of the work,

The registration of affected persons, the loss of assets that they would incur because of the Sub-Project, as well as the compensation value of these assets was determined through the statutory Valuation Reports prepared by the Valuers Office of the Iringa Municipal and Iringa District Council. These reports were prepared based on fieldwork undertaken throughout October of 2022, and this date functions as the de-facto and de-jure cut-off date for compensation.

TANROADS will provide compensation in either the form of cash or in-kind replacement assets. All cash compensation rates have been determined using statutory guidelines and further adjusted to conform with the WB Environmental and Social Standard 5. TANROADS will present and explain the option of in-kind replacement assets in lieu of cash compensation to affected persons. While affected persons generally favour cash compensation, TANROADS will present both options and each affected households will be allowed to make their own informed decision.

While much of the compensation is cash based, TANROADS will make provision the provision of replacement land *in lieu* of cash compensation through a grant of public land. Given the distributed nature of the affected persons along the road, no single host site or host village is proposed. Replacement land will be secured, in collaboration with the Village Council, within their current village, through finding unutilised or unclaimed land (termed *infill resettlement*).

TANROADS may also provide replacement structures *in lieu* of cash compensation for the loss of any buildings. Where such a request is made by an affected person, TANROADS will provide replacement residential or businesses structures, that are of comparable use and size of the existing building, but with a superior build quality.

In addition to the provision of compensation, TANROADS will provide a range of statutory allowances – including a disruption, moving, accommodation, loss-of-income, rental, and vulnerability support allowances.

TANROADS will also promote the restoration of livelihoods that are affected by the proposed works, through additional support measures that go beyond compensation and in-kind replacement assets. While the impact of livelihoods is considered minimal, support will be provided through (1) provision of replacement farmland, (2) replacement saplings, (2) restoration of street-side shops and trading, (3) provision of micro-financing, and (4) financial literacy training and business development training.

TANROADS is also cognizant of vulnerable people – including elderly, female, and child-headed households, as well as households with persons with disabilities and households without farmland – which collectively are estimated to account for 23% of all affected households. TANROADS will provide a vulnerability allowance as well as a range of non-financial relocation support to vulnerable households.

TANROADS supported engagement with affected persons as early as 2017 with the last major round of engagement undertaken in 2021 in support of the development of the 2021 RAP. As such there is a long history of engagement and discussions.

TANROADS will support ongoing and increased stakeholder engagement during the implementation phase to ensure that affected persons are aware of the type of compensation to be provide and other relevant matters. This will include the establishment of a full functional grievance mechanism before any compensation agreements are negotiated and signed.

TANROADS will be implementing authority and will assume overall responsibility for implementing the provisions of this RAP. TANROADS will ensure that the regional offices are provided with sufficient additional resources - including a Resettlement Manager, a Stakeholder Engagement Manager, and multiple local Community Liaison Officers.

In addition, TANROADS will allocate suitable budget to ensure that the implementation of the compensation and resettlement process is suitably resourced. The resettlement budget has been estimated to be TShs 9.2 billion (USD 3.9 million) and include cash compensation at full replacement value, costs for livelihoods restoration, staffing and other related costs.

Finally, the implementation of the provision of this RAP is expected to extend over a period of 12 months from the provision of formal notice to affected persons of TANROADS intent to compensation them.