

THE UNITED REPUBLIC OF TANZANIA

SONGEA DISTRICT COUNCIL



LAND TENURE IMPROVEMENT PROJECT (LTIP)

**ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN FOR URBAN
CERTIFICATION PROCESS IN SONGEA DISTRICT COUNCIL**



Prepared by:

SONGEA DISTRICT COUNCIL,

February, 2024

ACKNOWLEDGEMENT

The Environmental and Social Safeguard team for Songea District Council is indebted to all those who met and devoted their time to have discussions or meetings with them to support this ESMP document's development. The team is specifically thankful to the Land Tenure Improvement Project (LTIP) Management and Environmental Social Management Team for their guidance, criticism, and directives, significantly improving this ESMP. The Songea District Council Environmental and Social Team also wishes to recognize the technical assistance provided by the World Bank Consultants team of the government of Tanzania for their input and support in developing this ESMP report. Since the number of people who participated in this ESMP is large, it will be difficult to mention all of them.

We sincerely dedicate our appreciation to all of them and say thank you very much.

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LIST OF ABBREVIATIONS AND ACRONYMS

CBO	-	Community Based Organization
CCRO	-	Certificate of Customary Right of Occupancy
CoC	-	Code of Conduct
CRO		Certificate of Right of Occupancy
DED		District Executive Director
DEMO	-	District Environmental Management Officer
DLHT	-	District Land and Housing Tribunal
E&S	-	Environmental and Social
EA	-	Environmental Assessment
EIA	-	Environmental Impact Assessment
EIAR	-	Environmental Impact Assessment Report
EIS	-	Environmental Impact Statement
EHS		Environmental Health and Safety Guidelines
EMA	-	Environmental Management Act 2004
EMO	-	Environmental Management Officer
ES	-	Environmental Screening
ESCP	-	Environmental and Social Commitment Plan
ESMT	-	Environmental and Social Management Team
ESMF	-	Environmental and Social Management Framework
ESMP	-	Environmental and Social Management Plan
ESF		Environmental and Social Framework
ESS	-	Environmental and Social Standards
FPIC	-	Free, Prior and Informed Consent
GDP	-	Gross Domestic Product
GBV	-	Gender Based Violence
GoT	-	Government of Tanzania
GRM	-	Grievance Redress Mechanism
HIV/AIDS	-	Human Immunodeficiency Virus/Acquired Immune- Deficiency Syndrome
ILMIS	-	Integrated Land Management Information System
LGAs	-	Local Government Authorities
LTAP	-	Land Tenure Assistance Project
LTIP	-	Land Tenure Improvement Project
LTSP	-	Land Tenure Support Project
M&E	-	Monitoring and Evaluation
MLHSD	-	Ministry of Land, Housing and Human Settlement Development
NEMC	-	National Environment Management Council
NGO	-	Non-Governmental Organisation
NSC	-	National Steering Committee
OHS	-	Occupational Health and Safety
OM	-	Operational Manual
PCU	-	Project Coordinating Unit
PLUM	-	Participatory Land Use Management
PO-RALG	-	President's Office Regional Administration and Local Government
RI	-	Residential License
RPF	-	Resettlement Policy Framework
SEA	-	Sexual Exploitation and Abuse
SEP		Stakeholder Engagement Plan
TNA	-	Training Needs Assessment

TOR	-	Terms of Reference
URT	-	United Republic of Tanzania
VLUM	-	Village Land Use Management (Committee)
VLUP	-	Village Land Use Plan
VG	-	Vulnerable Groups
VGPF	-	Vulnerable Groups Planning Framework
WB	-	World Bank
WEO	-	Ward Executive Officer
RC	-	Roman Catholic
EAGT	-	Evangelist Assemblies of God of Tanzania
PIHAS	-	Peramiho Institute of Health and Allied Science
KKKT	-	Kanisa la Kilutheri na Kiinjili Tanza

CHAPTER ONE

1.0 Introduction

1.1 Project Description

The Government of Tanzania (GoT), through the Ministry for Lands, Housing and Human Settlements Development (MLHHSD), is implementing the Land Tenure Improvement Project (LTIP). The Project Development Objectives (PDO) are to strengthen the national land administration system and increase tenure security in selected areas for both men and women. LTIP promotes land-based investments and includes social economic development in urban and rural areas. Key project results indicators related to the PDO to increase tenure security include the registration of 1 million Certificates of Rights of Occupancy (CROs), one million Residential Licenses (RL), and 500,000 Certificates of Customary Rights of Occupancy (CCROs). At least 40 per cent of the land certificates should be registered under the name of women as sole owners or co-owners. Project investments are also expected to support a reduction of at least 30 per cent in the number of land conflicts and an increase in the perception of tenure security. Results indicators related to the PDO to strengthen the national land administration system include an increase of 20 per cent in the number of CRO transactions, and a reduction of the average time to issue CROs (first registration) from 180 days to 60 days.

1.2 LTIP Project Scope in Songea District Council

The Songea District Council is one of the beneficiaries of LTIP activities. In Songea District council the project involves regularization activities' involving issuance of CROs; and renovation of one building to be used for storage and processing CROs; This ESMP is specifically for regularization activities, while the ESMPs for buildings will be developed after completion of specific project ESIA. In total, seven Villages namely Peramiho A, Parangu, Maposeni, Peramiho B, Morogoro, Lundusi, and Nguvumoja located in Peramiho, Litisha, Maposeni, and Parangu wards respectively be covered. The project is expected to issue over 10,000 CROs in the seven Villages (estimated 2,500 Nguvumoja, 2,000 Peramiho A, 500 Peramiho B, 2,000 Lundusi, 1,000 Parangu, 1,000 Morogoro and 1,000 Maposeni).

In Songea District council the regularization process shall adopt a hybrid contemporary approach as described in the CRO Manual Chapter 5. The regulation process involves the following key activities:

- a) Community sensitization about the project
- b) Conducting screening which aims at ascertaining environmental and social risk levels with subsequent devising mitigation measures to be adopted during adjudication and planning;
- c) To identify linear network structures to harmonize road linkages
- d) To prepare scheme of regulations and scheme of surveys plan;
- e) Approval of the plans which is done at regional land office;
- f) Issuance of CROs

The process of issuance of CROs is detailed in the LTIP CRO Manual and shall involve six (6) major activities, namely:

- i. Public awareness and engagement of marginalized groups (people with disabilities and old people);
- ii. Employing and Training of Para- surveyors;
- iii. Parcels adjudication;
- iv. Preparation of DSP (regularization layout);
- v. Block Planning and Negotiation of Road Accessibility
- vi. Printing and issuing CROs.

The aforementioned activities involved in the legalization process have the potential to cause environmental and social (E&S) risks and impacts. To address the potential E&S risks and impacts the Project has prepared this Environmental and Social Management Plan (ESMP)

1.2.1 General Objectives of ESMP

The overall objective of this ESMP is a tool for managing and monitoring of the E&S impacts associated with the proposed project activities. Specifically, it depicts how the organizational capacity and resources will be utilized to implement the mitigation measures proposed. Therefore, the Government implementation team as well as private firms will implement the project in accordance to the ESMP.

The preparation of this ESMP is consistent with the Project's Environmental and Social Management Framework (ESMF). Specifically, this ESMP is designed to attain the following objectives:

- i. Identification of potential E&S impacts associated with urban certification activities supported by LTIP;
- ii. To develop mitigation/enhancement measures to minimize E&SS risks and impacts;
- iii. To define the implementation arrangement and organizational structure of ESMP;
- iv. To assess the capacity of the implementation agencies and develop plans for training and other capacity building activities;
- v. To identify the parameters to be monitored and the respective tools that are used in monitoring and reporting.

1.3 Methodology for Preparation of ESMP

The Songea District Council prepares this ESMP in collaboration with ESMT through the following activities.

- i. Undertaking environmental and social screening to determine risks and impacts associated with the certification process using: (i) Annex 4 of ESMF on Screening Checklists for environmental and social issues; (ii) Annex 6: Environmental and Social Safeguards Criteria for selecting project-specific areas; and (iii) Annex 5: Terms of Reference for the preparation of ESMP.
- ii. Identification of mitigation, enhancement, and monitoring measures for the identified impacts;
- iii. Validation of mitigation, enhancement, and monitoring measures through stakeholders' engagement.
- iv. Finalization of ESMP report and sharing with wider stakeholders.

1.4. Screening Methodology

This section presents the results of the Environmental and Social Screening conducted for the Land Tenure Improvement Project (LTIP) in Songea District Council, Tanzania. The screening was carried out using the E&S Safeguard Criteria established by the project for selecting specific project areas. This was done using the screening form found in the ESMF guiding document (attached in Annex 6), which assessed the potential environmental and social impacts of the LTIP in the selected Songwe area.

CHAPTER TWO

BASELINE ENVIRONMENTAL AND SOCIAL CONDITION OF THE PROJECT AREA

2.1 Introduction

The Songea District Council is one of the five councils in the Ruvuma Region, established by the Local Government Act No. 7 of 1982 on July 1, 2002. The council's area of jurisdiction spans 16,727.143 square kilometers and is divided into two divisions and 16 wards, which are further subdivided into 56 villages and 443 hamlets. The headquarter of the Songea District Council is located in Peramiho ward, Lundusi village. Geographically, the district is situated in the southern part of Tanzania's mainland, bordering the Republic of Mozambique to the southwest, Mbinga District to the west, Namtumbo District to the east, and Ulanga (Morogoro Region) and Njombe (Iringa Region) to the north.

The district covers a total area of 16,727.143 square kilometers, with approximately 3,013.143 square kilometers consisting of water bodies, including rivers. The district's surface area is comprised of 13,455 square kilometers, with 13,320 square kilometers dedicated to land and 135 square kilometers to water. Notably, 99% of the district's surface area is comprised of land, while 1% is water.

2.1.1 Land Use Patterns in Songea district council

The Songea District Council covers an area of 16,727.143 square kilometers, comprising 99.21% land and 0.79% water. The council's land use patterns are diverse, with the majority of the area dedicated to residences, agriculture, livestock, business areas, community services, public and private institutions, burial grounds, playgrounds, investment areas, road infrastructure, and open spaces. The agricultural sector is the largest economic driver in the council, with 82% of residents relying on it as their primary source of food and income. The council's land is predominantly composed of loam sand, suitable for crop production, with forest reserves and normal forests/grasslands used for grazing. However, only 10% of the suitable land for cultivation is actually cultivated.

The council is divided into two agro-ecological zones: Zone I (600-1,200 meters above sea level) experiences high rainfall and has a population density ranging from 20 to 49 people per square kilometer. The soils are loam-sand to loam-clay in the lowlands.

Major crops grown in this zone include tobacco, cassava, maize, legumes, paddy, sweet potatoes, finger millet, simsim, soya beans, sunflower, and sugarcane.

Zone II (the lowland zone) has a population density of 15 people per square kilometer and receives moderate rainfall. The soils are sandy and loam-sandy. Major crops grown in this zone include cashew nuts, paddy, onions, coconuts, and various fruits.

The council has experienced land-related conflicts related to land invasion, boundary disputes, and construction in family areas. To address these issues and ensure responsible and sustainable project implementation, the Environmental and Social Management Plan takes these issues into concern.

2.1.2 Soil type

The soil composition in Songea District Council varies from loam to loam-sand, with distinct characteristics in different regions. Loam-sand soils are primarily found in low-lying areas, exhibiting a high susceptibility to erosion, but boasting natural fertility that gradually deteriorates under continuous cultivation. This soil type is prevalent in Muhukuru division, encompassing the areas of Muhukuru, Lilahi, and Ndongosi wards.

In contrast, loam-clay soils are predominantly found in lower-lying areas, with a texture dominated by black clay that is well-suited for paddy production. This soil type is widespread throughout Muhukuru division within the council. Notably, all these soils possess high nutrient contents and are deemed suitable for a broad range of food and cash crops, offering significant potential for profitable cultivation. Overall, the soils in Songea District Council can be described as exceptionally fertile.

2.1.3 Population

According to official records, Songea District Council experienced a significant shift in population growth between 1988 and 2002, with a decline of 3.4%, followed by a notable increase of 1% between 2002 and 2012. The population grew from 98,537 in 2002 to 126,047 in 2012, representing an increase of approximately 27,510 people. By the 2012 census, females comprised 50.3% (63,402) of the total population.

Fast-forward to the 2022 census, the district's population had grown to 178,201, with males accounting for 89,943 and females comprising 88,258. This demographic trend suggests a steady and sustained growth in population over the years.

2.1.4 Climatic Conditions

2.1.4.1 Temperature

Songea District experiences a moderate climate with temperatures ranging from 20°C to 25°C during the day and 15°C to 17°C at night, particularly during June, July, and August. The hottest months are September, October, and November.

2.1.4.2 Precipitation

The district receives an annual rainfall of between 1,000mm and 1,500mm. Songea has only one rain season, which occurs between November and May. Rainfall increases with elevation, resulting in drier conditions in the lowlands compared to the highlands.

2.1.5 Topography

Located in a mountainous region, Songea District Council sits between 900 to 1500 meters above sea level. The terrain is characterized by a diverse landscape featuring hills, plateaus, valleys, and flat areas, with numerous permanent rivers and seasonal streams crisscrossing the region. The district's vegetation is comprised of woodlands, bushland, thicket, and grasslands. Songea District Council is home to Miombo Woodlands, which are a significant natural resource. Additionally, the district has an extensive area of natural forest and man-made forest plantations, spanning approximately 100,000 hectares. These forests provide numerous goods and services to the local community, including food (wild fruits and vegetables), medicine, firewood, building materials, and support the livelihoods of residents. The forests also play a crucial role in regulating the climate through the carbon cycle and protecting watersheds. Songea District Council is situated near Selous. (National Park Nyerere National park), located in the northern part of the district. This protected area is a significant tourist attraction and provides opportunities for eco-tourism activities.

2.2 Selection of villages for rural certification

The council has selected seven villages for rural certification: Peramiho A, Parangu, Maposeni, Permiho B, Morogoro, Lundusi, and Nguvumoja. These villages are located in Peramiho, Litisha, Maposeni, and Parangu wards and are hubs for frequent land transactions.

2.2.1 PERAMIHO A

Peramiho A is located in Peramiho ward, with an estimated population of 5,657 and 1,369 households. It is situated 6 kilometers from the Songea District Headquarters-

Lundusi, in the eastern part of the district, near St. Joseph Mission Hospital. The village has 13 hamlets and is of great historical significance, having been the settlement of German missionaries who established a Catholic Church in the area. Last year, the village celebrated its 125th anniversary. Peramiho A is also home to a historic watchtower that has stood for a long period without maintenance. Furthermore, it serves as the Central Business District (CBD) of the district, featuring the Peramiho School of Nursing and Vocational Education and Training Authority, also known as Trade.

The Peramiho A area is characterized by seasonal streams that flow from Peramiho A to Morogoro village. Agriculture is a major economic activity conducted by a large section of the population at Peramiho A, while some members of the community engage in business activities. Additionally, there is a bus stand, which underscores the need to acknowledge mixed land uses in urban areas.



Figure 1: Features in Peramiho A Area

2.2.2 LUNDUSI

Lundusi Village is the headquarters of the Songea District Council, located in Peramiho ward, with an estimated population of 2,389 and 628 households, according to the 2022 population census. The village is situated along the Songea-Mgazini Road. The Lundusi area is characterized by small-scale farming, where modern houses are scattered among settlements, which necessitates the acknowledgment of mixed land use in the area.

There is a permanent river, known as the Lundusi River, which flows from Lundusi Village to Morogoro Village. This river is steadily increasing in width due to riverbank erosion caused by sand mining and has significant importance as a water source area, which is potentially capable of feeding the Songea District Council Headquarters. The presence of these features affects the ownership of land among those who reside nearby.

2.2.3 PERAMIHO B

Peramiho B Village is situated in Peramiho ward, boasting a population of 5,238 and 1,418 households, according to the 2022 Population Census. Located in the north-eastern part of the Songea District Council headquarters, the residents of Peramiho B Village are predominantly farmers and businesspeople. The village is home to the Advanced Secondary School known as Maposeni, as well as a Ward Police Station and Dispensary. Peramiho B Village is also characterized by the presence of Lipinyapinya and Lihangano Mountains, which border Parangu Village, as well as the Namatanda River, which flows year-round. Additionally, the area features gullies that are prone to soil erosion. The presence of these geographical features has a significant impact on land ownership among those who reside in the vicinity.

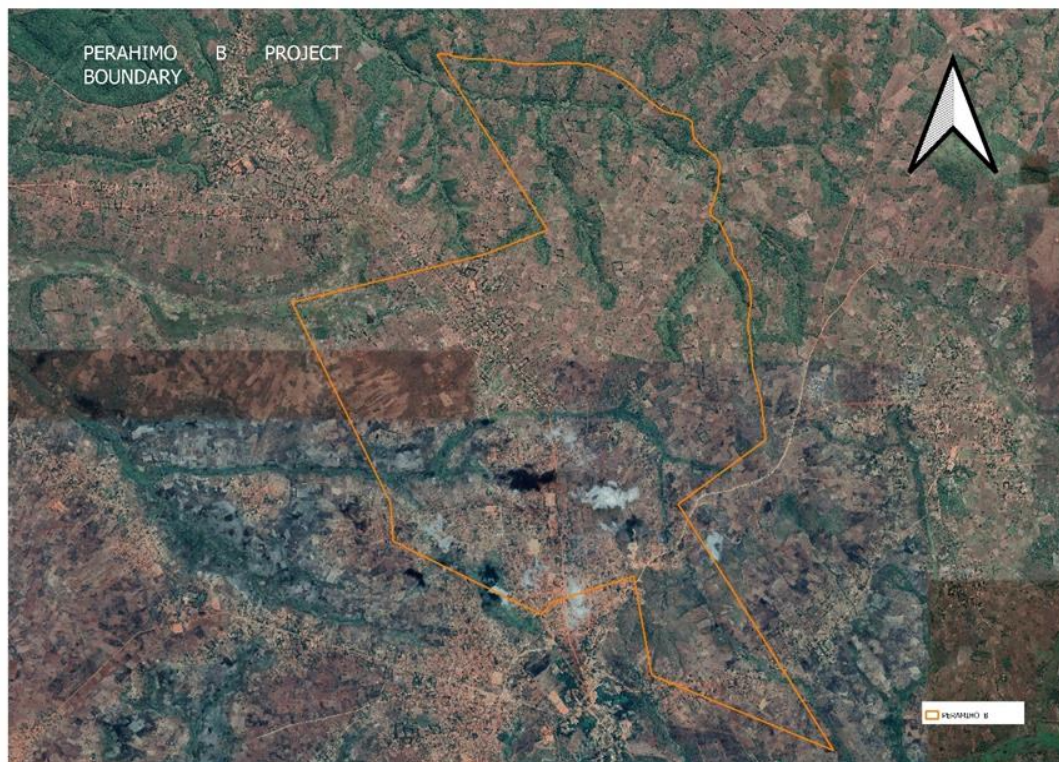


Figure 2: Features in Peramiho B Community

2.2.4 NGUVUMOJA

Nguvumoja Village is situated in Peramiho ward, with an estimated population of 2,219 and 536 households, according to the 2022 population census. Located along the Songea-Mgazini Road, Nguvumoja Village is characterized by small-scale farming and pastoralism. The area exhibits a scattered settlements pattern, which necessitates the recognition of mixed land use in the area. A permanent river, known as Luwawasi River, flows from the Songea Municipal Council to Ruvuma, and is a potential water source for the Namiholo water project, which supplies water to Peramiho. The village is also home to several notable institutions, including Peramiho Mission Seminary, Mabwawani recreational center, Namiolo Secondary School, RHM Church under Nabii Mwamba, Roman Catholic Church (RC), EAGT Namiholo, and KKKT Church. The village has one German volunteer who focuses on community development and missionary activities.

2.2.5 MAPOSENI

Mposeni Village is situated in Mposeni ward, with a population of 2,208 and 600 households, according to the 2022 Population Census. The village is comprised of 10 hamlets. Located west of the Songea District Council headquarters, the residents of Mposeni Village are primarily engaged in farming and livestock keeping. The village is home to a dry port for coal mining, situated along the Songea-Mgazini road. Mposeni Village also has a primary school called Maposeni Primary School. The village has a rich historical significance, featuring a site where chief graves are located and the origins of Maposeni Primary Court can be traced. Notably, Chief Zulu's settlement is currently situated within the village. Additionally, Mposeni Village is characterized by a small valley along the Songea-Mgazini road and the Likwambi River, which flows from the village to Lundusi Village. The presence of these features has a significant impact on land ownership among those who reside closer.



Figure 3: Features in Maposeni Community

2.2.6 MOROGORO

Morogoro Village is situated in Morogoro ward, with an estimated population of 3,407 and 946 households, according to the 2022 population census. Located along the Peramiho-Nakauga Road, Morogoro Village consists of 11 hamlets, which are characterized by small-scale farming. The village exhibits a scattered and nucleated settlements pattern, necessitating the recognition of mixed land use in the area. Notably, Peramiho Institute of Health and Allied Science (PIHAS) is located within the village. The village is also home to several notable geographical features, including a permanent river that forms the border between Morogoro Village and Nakauga Village, as well as Namakinga River, which flows from Maposeni Village to Morogoro. Additionally, Ewite Mountain, where telecommunication infrastructure is located, and Leprosy people's camp are also found within the village.

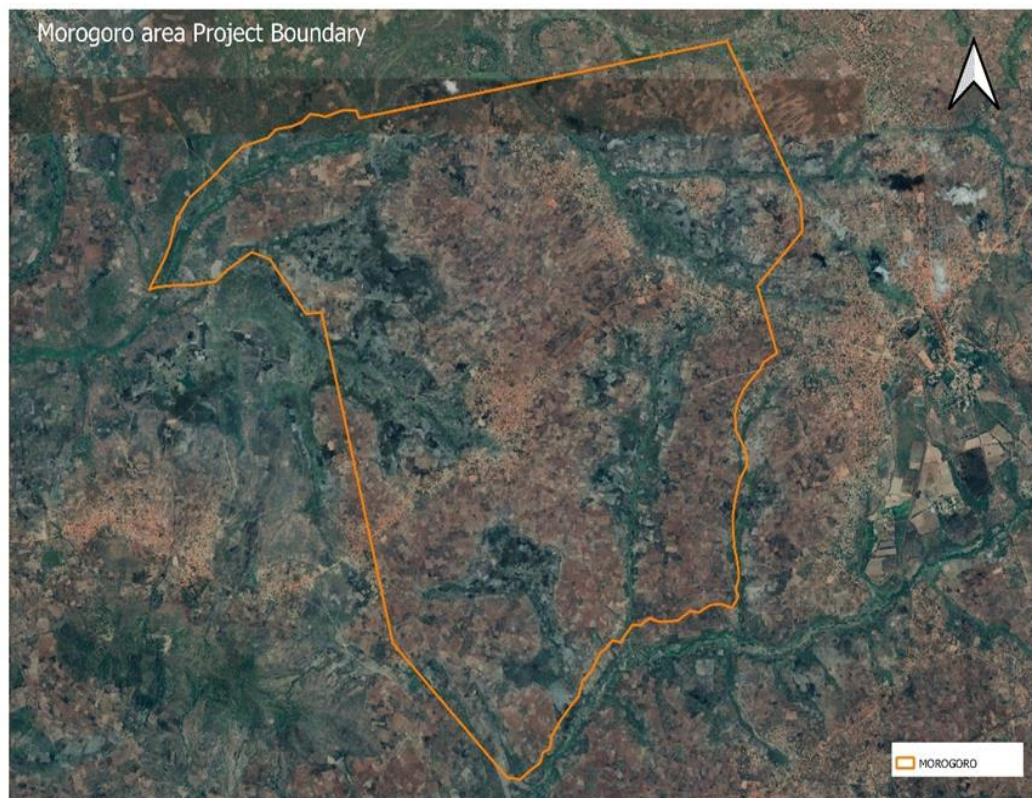


Figure 4: Features in Morogoro Community

2.2.7 PARANGU

Parangu Village is situated in Parangu ward, with an estimated population of 2,008 and 538 households, as per the 2022 population census. Located north-east of the Songea District Council Headquarter, the village is comprised of 10 hamlets, where agriculture is the primary activity of its residents. The village exhibits a scattered settlement pattern, necessitating the recognition of mixed land use in the area. Notably, Parangu Village is home to Peramiho Institute of Health and Allied Science. The village boasts several notable geographical features, including permanent rivers such as Luhila River, which flows to Litowa, Luwawasi River, which forms the border between Parangu Village and Monamonga area in Songea Municipal Council, Nandutu River, Likwambi River, which flows to Chiwulungi Village, and Ngende Water Source, which has the potential to supply water to Parangu Village. Additionally, the village is situated near Jenister Mhagama Secondary School and Parangu Bus Stand.

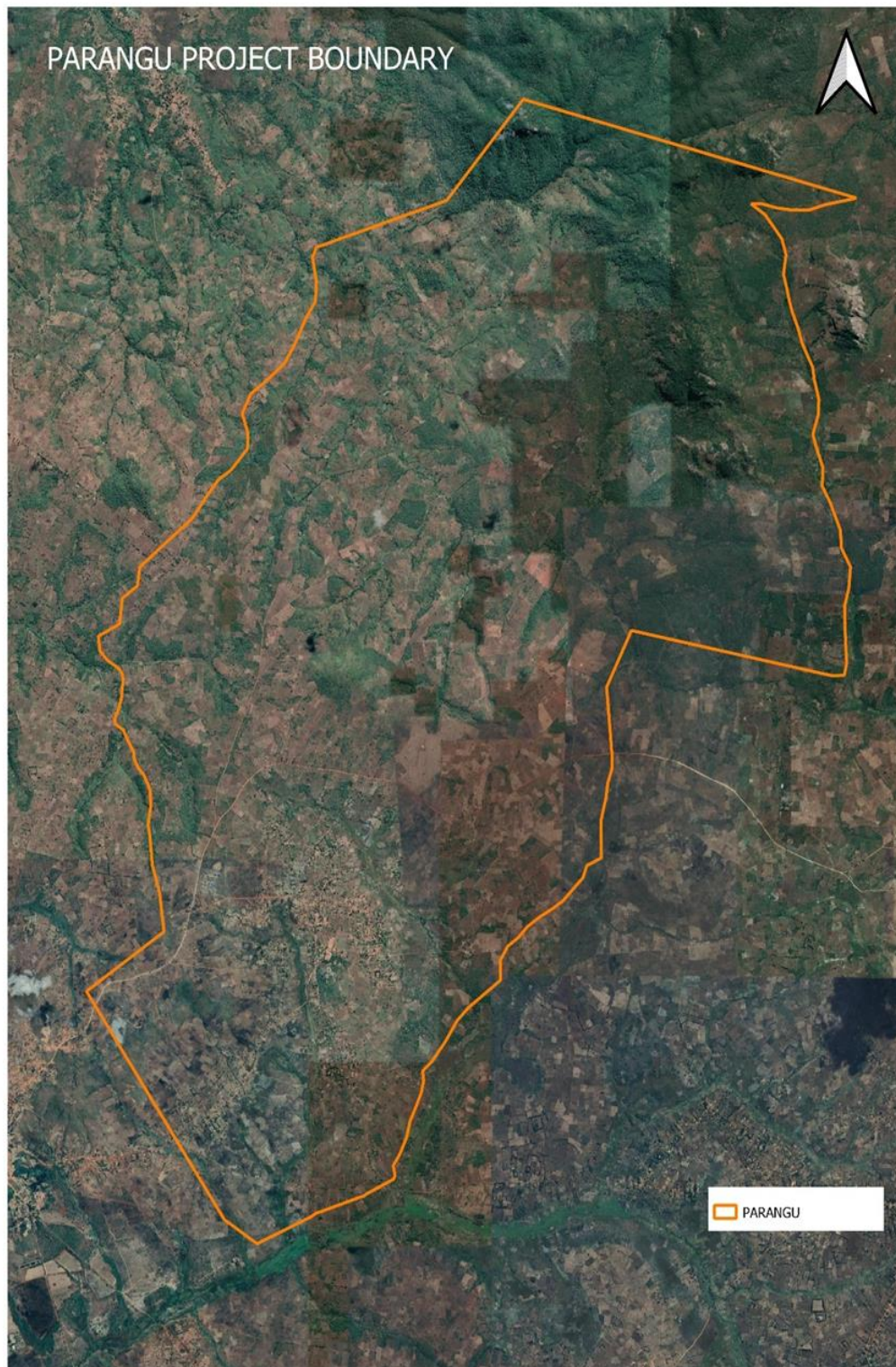


Figure 5: Features in Parangu Area

2.3 Cross cutting social issues in the selected Villages for rural certification

The onset of LTIP in Songea District Council will increase interaction between project workers and local community who are found in the proposed areas where are Peramiho A, Lundusi, Nguvumoja, Peramiho B, Maposeni, Morogoro and Parangu Villages which are likely to trigger social issues such as GBV/SEA. Given the traditional

practices of Ngoni ethnic group who are dominant community in the proposed project area, women will be marginalized from owning land. Similarly, elders, disable people, chronically sick people and youth such as boda-boda are likely to access project benefits. The area has no road hierarchy but it is mainly dominated by informal foot paths with size ranging between 1m to 3m which prevent access to plots and triggers conflicts. The four selected wards have basic social services such schools, health centers, religious sites, markets and communication towers which will be identified and provided with CROs where required. In all project areas there is a need for designating land for community use such as cemeteries, open spaces and recreational parks.

CHAPTER THREE

LEGAL AND INSTITUTIONAL FRAMEWORK

3.1 Introduction

This chapter describe relevant legal and institutional framework governing this ESMP. The focus has been made on legislations as they provide environmental to social requirements relevant for the Project.

3.2 Country's Legal Framework

- a) ***The Occupational Health and Safety Act, No. 5 of 2003:*** The law requires employers to provide a good working environment to workers in order to safeguard their health. The LTIP will ensure implementation of this act through training to drivers to eradicate incidences and accidents, provide appropriate Personal Protective Equipment (PPE) and welfare facilities such as tents, drinking water and toilet to the direct and indirect implementing teams.
- b) ***The Employment and Labour Relations Act, No. 6 of 2004:*** The Act provide labour rights and protections particularly on Child labour, forced labour and discrimination in the working place and freedom of association. The act prohibits child labour it provides that no child under the age of 14 shall be employed. LTIP will ensure equality in employment, forbid child labour and provide valid employment contracts to direct and indirect workers. The employment contracts for direct and indirect teams will ensure compliance to basic employment standards which include: i) Wage determination that stipulates a minimum term and condition of employment (ii) An employment standard constitutes a term of a contract with an employee unless -a term of the contract contains a term that is more favorable to the employee; and a provision of an agreement alters the employment standard to the extent permitted by the provisions and iii) a provision of any collective agreement, a written law regulating employment, wage determination or exemption granted under section 100. The law also requires provision for health insurance and joining to National compensation funds for labour on employment beyond six months.
- c) ***The Environmental Management Act (EMA) 2004:*** The Act provide guidance for regulation process in sensitive areas such as rivers, lakes, wetlands, forest areas, and wildlife resource among others. The Act provides a legal framework for

coordinating harmonious and conflicting activities by integrating those activities into overall sustainable environmental management system by providing key technical support to Sectoral Ministries. Specifically, LTIP project in Songea District Council will adhere to 60m buffer zone requirement when issuing CROs along the rivers and streams in three project sites.

- d) ***The National Land Act, No. 4 and 5 of 1999:*** The Land Act (1999) recognize that all land in Tanzania belongs to the public, and the President acts as the trustee of the land for the benefit of the people (Land Act, § 1(1) (a)). The Land Act classifies all land in Tanzania into three categories: (1) Reserved Land, (2) General Land, and (3) Village Land (§ 4(4)). The first two categories are governed under the provisions of the Land Act and its regulations. About 68% of all land is Village Land; 30% is Reserved Land and only 2% is General Land in the Country. These Acts among other things outlines, procedure for land administration, allocation, acquisition, schemes of regularization, land registration and certification, compensation and resource management in both urban and rural areas. The Land Acts contain provisions of critical environmental importance and modalities for stakeholders' engagement through meeting and public hearing. Both Acts translates the fundamental principles of land policy into the body of the law. One of these fundamental principles is to ensure that land is used productively and that any such use complies with the principles of sustainable development. In issuing CROs, LTIP project in Songea District Council will comply with the specified provisions in land acts.
- e) ***The Urban Planning Act of 2007:*** This is the principle legislation which govern urban planning. The LTIP will prepare detailed planning schemes; undertake public and other stakeholder's engagement; and subsequent facilitate approval of scheme of regularization as stipulated in this Act. The project will also spearhead preparation of environmental and social assessment of the proposed scheme of legalization.
- f) ***Public Health Act of 2012:*** The act among other stipulate need to consolidate public health through prevention of disease, promotion, safeguard, maintain and protect the health of humans and animals. The presence of LTIP workers may result in the risk of disease transmission will be addressed through conducting HIV/Aids campaign, provision of hand washing facilities, condoms and dustbins.

- g) ***Water Resources Management Act No. 11 of 2009:*** Water Resource Management Act No. 11 of 2009 is the principle legislation governing the utilization and pollution control of the water resources. Specifically, the objective of this Act is to ensure that, water resources are protected, used, developed, conserved, managed and controlled for sustainable development. The LTIP will identify streams, rivers and other water sources areas in Songea District Council and will not issue CRO in such areas to enhance management of water resources.

3.3 World Bank Environmental and Social Framework

Project ESMF has identified ESS1, ESS2, ESS3, ESS4, ESS5, ESS6, ESS7, ESS8, and ESS10 to be applicable to the LTIP. However, for the project activities in Songea District Council the following ESSs are applicable and this ESMP describe how specific ESSs will be compiled during issuance of CROs:

ESS1 Assessment and Management of Environmental and Social Risks and Impacts:

- Screening and of environmental and social risks and impacts to determine level and magnitude of risks and impacts;
- Prepared ESMP for Songea District Council for mitigating identified risk and impacts; monitoring effectiveness of proposed mitigation measures as well as enhancing project benefits.

ESS2 Labour and Working Conditions;

- Provision of Valid Employment Contractors to workers for both direct and indirect teams
- Provide Occupational Health and Safety (OHS) measures to workers, including PPE and welfare facilities to workers;
- Training HIV/Aids to project workers of direct and indirect team;

ESS4 Community Health and Safety

- Sensitization of community about the project and associated health risks and impacts; and
- Training HIV/Aids to project workers of direct and indirect team;
- Avoid accidents and provide community safety measures

ESS5 Land acquisition, Restriction on Land use and Involuntary Resettlement

- Sensitization of community about the project and land requirements for access roads, community facilities such as schools, health facilities, markets, cemetery; recreational and open areas; and
- Land donation requirements and procedures as stipulated in Resettlement Policy Framework (RPF);

ESS10 Stakeholders Engagement and Information Disclosure

- Sensitization of community about the project
- Formulation and operationalization of Grievance Redress Mechanism (GRM)
- Implementation of District Stakeholders Engagement Forum (DSEF) and National Stakeholders Engagement Forum (NSEF).

CHAPTER FOUR

ENVIRONMENTAL AND SOCIAL IMPACTS, RISKS AND MITIGATION MEASURES

4.1 Introduction

Based on baseline environment and social baseline conditions of the project area, the environmental and social assessment has identified the following likely project benefits, risks and impacts:

4.2 Project Social Benefits:

In Songea District Council the LTIP will bring the following benefits:

Security of Tenure: Issuance of CROs will enhance security of tenure to the individual, community member and institutions such as grape farms owners and religious institutions.

Capital Creation: Individuals and communities will use CROs as collateral to access capital from financial institutions which will stimulate and land-based investments.

Effective Land Control and Management: During urban certification processes different land uses will be identified and prescribed their uses. This will reduce conflicts over land and provide land for road infrastructures, social services, residential, and commercial uses. Also the plan will identify the hazardous areas which will not be suitable for human activities.

Reduction of Cost Associated with Informal Land Transaction: The provision of CRO to Songea District Council community members will enhance reliability in land transaction. CROs serve as evidence of ownership of land with clear size and boundaries. Equally, it will discourage the practice of multiple sales of the same land to different buyers thus reducing land related conflicts.

Employments Opportunities: Urban certification activities in Songea District Council will require workforce to perform different activities. In total the project will employ approximately 116 people: 60 skilled and 56 unskilled. Duties and responsibilities of each category of workers are detailed in CRO Manual.

4.3 Negative Social Risks and Impacts

The following are identified negative social impacts associated with LTIP regularization activities in Songea District Council.

a) Conflict over land use and land rights

In the project areas people are living without proper identification of their areas, land size and boundaries with neighbors. During adjudication process the chances of not agreeing to the boundaries might lead to conflict over land. Similarly, rearrangement of access roads might require neighbors to negotiate for road access and it might require voluntary land donation which might lead to misunderstanding among residents. In addition, some conflicts might involve the legal owner of the land especially in the extended families, polygamous and inheritance cases.

b) Ineligibility to CROs

Based on Annex 6 of the ESMF and the CRO's Manual communities residing within road reserve, gullies and seasonal streams in Peramiho A, Lundusi, Nguvumoja, Peramiho B, Maposeni, Morogoro and Parangu will not be eligible for CROs because such areas are protecting by Road Act of 2007 and EMA of 2004. The affected individuals of communities may feel they have been excluded from project benefits

c) Exclusion of Women and Other Marginalized Group

Given the dominance of *Ngoni* ethnic group traditional practice that stipulates that women has less access to the rights to own land. In addition, marginalized groups such as Elders, Disabled People, Long time patients and the youth have less chances to get CROs due lack of project information, and this could formalize inequalities between men and women regarding access to CROs.

d) Gender Based Violence (GBV), Sexual Exploitation and Abuse (SEA) and Sexual Harassment (SH)

In seven Villages community members with access to project resources such employment, income and power over others might subject subordinates, children, spouses, and people from low-income status to GBV and SEA/SH.

e) Influx of Laborers

Mass land certification will involve large number of workers from within and outside the project areas. Interactions of project workers among themselves and local community are likely to accelerate the spread of STI, crimes as well as over tasking of available social services.

f) Physical and Economic Displacement

The certification and registration process may require land. This land may already be used by the community or households for a range of uses (housing, economic activities, grazing land, businesses etc). Where land is acquired or donated this may result in the economic resettlement of households with associated impacts to livelihood activities and household incomes. Physical resettlement for land regularization will not be undertaken.

4.4 Positive Environmental Impacts of Land Certification

The following are positive environmental impacts of this project in Songea District Council:

- a) *Enhancement of protection of sensitive areas:* The project areas have gullies, river streams, mountains and road reserves which will be identified. The provision of CROs in such areas will be restricted from such areas in accordance to EMA (2004) and Road Act (2007).
- b) *Livable Settlements:* The regularization process in Songea District Council will create safe and conducive environment through provisions of green structures and enhancement of mobility.

4.5 Negative Environmental Impacts of Land Certification

The major negative environmental impacts of legalization process in Songea District Council are:

a) Soil Erosion and Dust

Installation of the beacons may result in localized soil erosion and dust due to the presence of loose soil around the beacon. However, this impacts are considered to be minor.

Additionally, the fabrication of beacons activities will involve sourcing materials from quarries and borrow pits such as gravel, sand, which may result in land degradation and soil erosion and dust. This includes OHS risks of workers of primary suppliers. However, this impact will be minor if the project will leverage on the use of iron pins to earmark plot boundaries.

b) Waste management

During certification process project workers will generate solid and liquid wastes such as plastic, food and human waste leading to land pollution.

c) Health and Safety Hazards

Fabrication, transportation and subsequent installation of beacon might lead to incidences and accidents causing injuries and fatalities.

4.6 Mitigation Measures of the Identified Impact

This sub-section contains a description of mitigation measures for adverse impacts, measures for enhancing the beneficial effects, and the cost of mitigation against the impacts. Songea District Council and Ministry of Land will implement an Environmental and Social Management Plan (ESMP), which has been developed for LTIP project. The ESMP will also ensure compliance with applicable environmental standards during both on the land use and certification process.

Table 01 below describes the Risks and impacts and mitigation matrix for Land Certification for Songea District Council. It detailed the proposed impacts, mitigation measures, responsible party, timeframe and costs that will be overseen and managed by LTIP project implementation team. The total costs for the mitigation measures are estimated at: 32,300,000 TZS.

Table 01: Mitigation Measures of Identified Impacts

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
	Negative Social Risks and Impacts					
1	Conflict over land use and land rights	<ul style="list-style-type: none">- Formulation and operationalization of GRM- Capacity building and awareness creation to local leaders on conflict resolution.- Operationalization of Land Donation Procedures(following the exact process described in the Project Resettlement Policy Framework)- Sensitization on the importance of joint land titling.- Educate men on the importance of including their wives on CROs.	12,000,000/=	<ul style="list-style-type: none">- Songea District Council E&S Team- Ward Executive Officer (WEO),- Ward Community Development Officer (CDO)- Village Leaders	ESMT	During Urban Certification Process.
2	Ineligibility to CROs	<ul style="list-style-type: none">- Identification of Households residing along road reserve, mountains and rivers.- Awareness on ineligibility for CROs- Liaise with NEMC and Ruvuma Water Basin Authority for further guidance.- Signage informing potential new settlers that those areas cannot be titled and should not be occupied - to avoid further occupation, including by those that would like to be compensated.	3,000,000/=	<ul style="list-style-type: none">- Songea District Council Council Urban Certification Office (CUCO)- Songea District Council E&S Team- Participatory Land Use Management Team (PLUM)- National Environmental Management Council (NEMC)- Tanzania Rural and Urban Road Agency (TARURA)- Tanzania Road Agency (TANROADS)&- Ruvuma Water Basin Authorities.	ESMT	During identification of Parcels.
3	Inequalities for Women and Other Marginalized Group	<ul style="list-style-type: none">- Identification of marginalized groups such as women, elders, disabled people, chronically ill persons and youth	2,000,000/	<ul style="list-style-type: none">- Songea District Council E&S Team- Ward Executive Officer (WEO),- Ward Community Development Officer (CDO)- Village Leaders- Civil Society Organisation (CSOs).	ESMT	During Project Sensitization and identification

Table 01: Mitigation Measures of Identified Impacts

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
		- Sensitization on importance of CROs and other project benefits.				
4	GBV/SEA/SH	<ul style="list-style-type: none"> - Engage Police Gender Desk to train Project staff on GBV/SEA/SH. - All LTIP staff to sign a code of conduct (CoC) which include GBV/SEA issues. - To develop a GBV Action Plan for the District Council. - To identify relevant government agencies and/or NGOs in the district council who can provide survivors of GBV and SEA assistance for example medical care, psychosocial support, legal redress, safety, etc. as and when necessary. 	9,000,000/=	<ul style="list-style-type: none"> - Songea District Council E&S Team - Ward Executive Officer (WEO), - Ward Community Development Officer (CDO) - Village Leaders - Private Companies involved in certification activities. 	ESMT	Before placement of employees and During Urban Certification Process.
5	Influx of Laborers	<ul style="list-style-type: none"> - Community awareness on STIs transmission and basic hygiene practice and crimes - Give priority to unskilled laborers from within project areas. - Provision of welfare facilities such as water, toilets and food vending to project workers. 	3,000,000/=	<ul style="list-style-type: none"> - Songea District Council, Council Urban Certification Office (CUCO) - Songea District Council E&S Team - Village Leaders - Private Companies involved in certification activities. 	ESMT	During Urban Certification Process.
6	Physical and Economic Impacts	<ul style="list-style-type: none"> - The project will address all physical and economic displacement in line with the requirements of the Resettlement Policy Framework (RPF) and the Vulnerable Groups Planning Framework (VGPF) where relevant. - Adjudication to try to minimize land take and loss of assets from any given household through negotiated agreements. 	8,000,000/=	<ul style="list-style-type: none"> - Songea district Council, Council Urban Certification Office (CUCO) - Songea District Council E&S Team Sub ward Leaders 		

Table 01: Mitigation Measures of Identified Impacts

S/N	Potential Impacts	Social	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
					Implementation	Supervision	
			<ul style="list-style-type: none"> Surveying will ensure all the plots are viable and of acceptable sizes to enable their continued use after land take. Reconstruction and restoration for minimal losses of structures by the community. 				
Negative Environmental Risk and Impacts							
1	Soil Erosion and Dust		<ul style="list-style-type: none"> Tree and grass planting Dust suppression using water Provision of PPEs (Mask, Boots, Gloves, reflector and Helmet) to workers. 	500,000/=	<ul style="list-style-type: none"> Songea District Council, Council Urban Certification Office (CUCO) Songea District Council E&S Team Private Companies involved in certification activities. Village Leaders 	ESMT	During Urban Certification Process.
2	Waste management		<ul style="list-style-type: none"> Provision of dustbins in all project areas Use of welfare facilities such as toilets and water. 	2,300,000/=	<ul style="list-style-type: none"> Songea District Council Urban Certification Office (CUCO) Songea District Council E&S Team Private Companies involved in certification activities. Village Leader 	ESMT	During Urban Certification Process.
3.	Health and Safety Hazards		<ul style="list-style-type: none"> Provision of PPEs (Mask, Boots, Gloves, reflectors and Helmet) to workers. Training drivers of direct and indirect teams on road safety Provide Health and safety Training to project workers 	2,000,000/=	<ul style="list-style-type: none"> Songea District Council Urban Certification Office (CUCO) Songea District Council E&S Team Private Companies involved in certification activities. Village Leaders 	ESMT	During Urban Certification Process.
4	OHS risks for primary supplier workers		<ul style="list-style-type: none"> Contractor to conduct OHS due diligence assessment of primary supplier 	2,500,000/=	<ul style="list-style-type: none"> Songea District Council, Council Urban Certification Office (CUCO) Private Companies involved in certification activities. 	ESMT	

CHAPTER FIVE

5.0 ENVIRONMENTAL AND SOCIAL MONITORING PLAN (ESMP)

This ESMP establishes benchmarks which will be used to assess the level of compliance with this ESMP. Monitoring will be continuously and will be periodically reviewed to determine effectiveness of implementation different mitigation measures. Therefore, monitoring plan specifies the institution arrangement for execution of ESMP. In particular, it clarifies type of monitoring; who will carry out monitoring and what other inputs such as training are necessary.

The objectives of Environmental and Social monitoring plan are:

- To monitor the effectiveness and implementation of ESMP during planning and CROs issuance phases of proposed mitigation measures;
- To confirm compliance with environmental, social and safety legislation/regulations during certification as well as safeguards tools and instrument in pace;
- To control the risks and ecological or social impacts;
- To ensure best practices management as a commitment for continuous improvement in environmental and social performance;
- To provide environmental information to community or stakeholders;
- To provide early warning signals on potential environmental degradation for appropriate actions to be taken so as to prevent or minimize environmental consequences;

The Table 02 below summarizes monitoring plan for urban certification in Songea District Council:

Table 02: Social and Environmental Monitoring Plan for Implementation of Mitigation Measures during Land Certification and Registration Process in Songea District Council

S/N	Environmental/ Social Impacts	Monitoring Parameters	Targets/Legal Standards	Monitoring Methods	Frequency /Duration	Responsibility Host institution Supervising institutions	Monitoring Budget
Enhancement of Social Benefits							
1.	Security of Tenue	No. of CROs issued 2,500 Nguvumoja, 2,000 Peramiho A, 2,000 Lundusi, 500 Peramiho B, 1,000 Parangu, 1,000 Morogoro and 2,000 Maposeni	10,000	ILMIS data	Quarterly	ESMT & PIT	1,200,000/=
2.	Capital Creation	No. of Beneficiaries using CROs to secure capital.	10	Project report	Quarterly	ESMT & PIT	1,500,000/=
3.	Effective Land Control and Management.	Percentage decrease of land related conflict cases in seven Villages.	50%	Project Report	Quarterly	ESMT & PIT	1,500,000/=
4.	Reduction of Cost Associated with Informal Land Transaction	Percentage decrease of cost associated with access to land to seven villages.	100%	Project Report	Annually	ESMT & PIT	1,500,000/=
5.	Employments Opportunities	No. of people employed	116	Report	Quarterly	ESMT & PIT	1,800,000/=
Enhancement of Environmental Benefits							
6.	Enhancement of protection of sensitive areas	Number of land development within sensitive areas (Mountain, Water sources& rivers).	0	Report	Quarterly	ESMT & PIT	1,800,000/=

S/N	Environmental/ Social Impacts	Monitoring Parameters	Targets/Legal Standards	Monitoring Methods	Frequency /Duration	Responsibility Host institution Supervising institutions	Monitoring Budget
Enhancement of Social Benefits							
7.	Livable Settlements	Percentage of green structures and enhanced mobility in seven villages	-10% green structures & -15% mobility	Scheme of regularization	Annually	ESMT & PIT	1,800,000/=
Social Negative Impacts							
1.	Conflict over land use and land rights	Percentage decrease of land related conflict cases in seven Villages. # of resolved land disputes	50%	Report	Annually	ESMT & PIT	1,800,000/=
2.	Ineligibility to CROs	No of identified ineligible parcels in seven villages	N/A	Report	Quarterly	ESMT & PIT	1,800,000/=
3.	Inequalities for Women and Other Marginalized Group	Percentage of Women and other Marginalized Group with CROs.	35%	Report	Quarterly	ESMT & PIT	1,500,000/=
4.	Gender Based Violence	% of grievances that have been successfully resolved	100%	Report	Quarterly	ESMT & PIT	1,500,000/=
5.	Influx of Laborers	Percentage of laborers employed from within the project areas.	60%	Report	Quarterly	ESMT & PIT	1,500,000/=
Environmental Negative Impacts							
6.	Soil Erosion and Dust	No. of trees planted	700 trees @ 7 villages	Report	Quarterly	ESMT & PIT	1,500,000/=
7.	Waste Management	No. of dustbins provided in seven villages	21 dustbins @ 7 villages	Report and observation	Quarterly	ESMT & PIT	1,500,000/=

S/N	Environmental/ Social Impacts	Monitoring Parameters	Targets/Legal Standards	Monitoring Methods	Frequency /Duration	Responsibility Host institution Supervising institutions	Monitoring Budget
Enhancement of Social Benefits							
8.	Health and Safety Hazards	No. of incidence and accidents reported.	0	Report	Quarterly	ESMT & PIT	1,500,000/=
9.	OHS risks for primary supplier workers	% of primary suppliers that have undergone an OHS due diligence assessment by contractors	100%	Report	Quarterly	ESMT&PIT	2,000,000/=
TOTAL							25,700,0000

CHAPTER SIX

INSTITUTIONAL ARRANGEMENTS FOR IMPLEMENTATION OF ESMP IN SONGEA DISTRICT COUNCIL

6.1 Introduction

The implementation of ESMP will follow the plan stipulated in ESMP. For Songea District Council the following will be involved in the implementation of this ESMP.

6.2 ESMP Implementing Entities

Songea District Council, Council Urban Certification Office (CUCO): This will be responsible for daily certification activities which will involve support to Songea District Council E&S Team

Songea District Council E&S Team: This will be responsible for implementation of the E&S activities including the proposed mitigation and enhancement measures with the support from CUCO.

Participatory Land Use Management Team (PLUM): This will be responsible for identification of households residing along road reserve, gullies and river streams.

National Environmental Management Council (NEMC) and Ruvuma Water Basin Authorities; like Ruvuma River and Southern Coast Basin Board (RSCBWB): Will provide further guidance on households residing along, mountain, water sources and rivers.

Tanzania Rural and Urban Road Agency (TARURA) and Tanzania Road Agency (TANROADS): Will provide further guidance on households residing along the roads.

Ward and Village Leaders: These will be involved in conflict resolutions through operationalization of project GRM, identification of marginalized groups such as women, elders, chronically ill persons and youth, and sensitization on importance of CROs, waste management, GBV/SEA matters, health and safety and other project related benefits.

Civil Society Organisation (CSOs): They will be responsible for ensuring all this project. Sensitization on importance of CROs and other project benefits, importance of joint titling and GBV/SEA matters.

Private Firms: Private firms will be responsible for provision of PPEs (mask, boots, gloves, reflectors and helmet) to workers; training drivers of direct and indirect teams on road safety; provide health and safety training to project workers; provision of dustbins in all project areas; provision of welfare facilities such as toilets and water; tree and grass planting; dust suppression

6.3 Supervision and Monitoring Roles

Project Environment and Social Management Team (ESMT): shall be responsible for ensuring compliance with ESMPs. In particular, the team will conduct regular audits and prepare the reports that demonstrate the suggested ESMP are being implemented accordingly. The team will be required to submit monthly reports to MLHHSD. The MLHHSD through PCU then will be required to submit quarterly reports on ESMP implementation to the World Bank.

6.4 Capacity Development and Training

Capacity development training for LTIP is stipulated in ESMF. For Songea District Council council the training will be conducted to E&S Team at LGAs levels and Village leaders to enhance their capacity to implementation of environmental and social risk management issues during certification process.

Other E&S trainings planned for Songea District Council to enhance their capacity to implement ESMP are:

- a) Health and safety Training to project drivers and field teams to be conducted in March 2024.
- b) Training on implementation of ESMP to private firms to be conducted prior to certification process;
- c) Training of code of conducts for GBV/SEA and ethics practice to ESMT and Songea District Council E&S Team to be conducted on June 2024;

CHAPTER SEVEN

CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusion

This ESMP is specifically for Songea District Council LTIP activities. It proposes mitigation measures to minimize the adverse impacts, while enhancing the positive ones. The assessment and evaluation process of the proposed project activities indicates that the project will bring net social benefits within the project area. Negative implications of this project have been identified, and need to be mitigated, in order to make this project environmental and socially sound.

The social benefits of this project to include enhanced security of tenure, capital creation, effective land control and management, reduction of cost associated with informal land transaction, and employments opportunities.

Apart from the positive impacts, this ESMP also identified some negative implications associated with the proposed interventions, which need to be mitigated in order to ensure project acceptability and sustainability. Among the negative impacts are: Conflict over land use and land rights, ineligibility for some people to obtain CROs, inequalities for women and other marginalized group, likely of emergence of gender based violation, influx of laborers, soil erosion and dust, generation of waste, and health and safety hazards.

To address the aforementioned risks and impacts, the ESMP include a comprehensive Environmental and Social Management Plan (ESMP) and a Monitoring Plan for proper implementation of the project and reduction of the negative effects from the project. The MLHHD is committed to affect this ESMP through ensuring that enough budget, human resources and logistics are available.

7.2 Recommendations

- All villages where the project is implemented should have the copy of this ESMP
- NGOs, institutions and companies to be hired to conduct certification process in Songea District Council should be given this ESMP as part of the contract to

ensure its implementation,

- Training to all stakeholders on E&S issues is the key for achieving the objectives of this ESMP. All key stakeholders identified in this ESMP must be trained to facilitate smooth implementation of the E&S issues during project implementation
- ES Team with Support from ESMT and the Bank shall prepare the VGP before starting preparation of DLUFP, and Issuance of CROs, and
- Adequate budget should be allocated to facilitate implementation of the mitigation measures to avoid project impacts to the environment and the community and enhance project benefits.

Appendix

Annex 6: E&S Safeguard Criteria for Selecting Specific Project Areas

Environmental and Social Framework-Land Tenure Improvement Project (LTIP)

Songea District Council

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area or village bordering reserved areas such as forest reserves	-Boundaries of the reserved area and the village are clear and well identified (Maposeni Village)	YES	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved area.
		-There is no encroachment between the village and the reserved area and the boundary is clearly known	YES	The issue of boundary already resolved between stakeholders such as the villagers, District natural resource officers and other stakeholders by using available laws and regulations.
		-There is encroachment between village and the reserved area although the boundary is well known to all the parties	NO	There is no the issue of encroachment between village and reserved area, because boundaries are well known to all parties.
2	Area or village bordering rivers.	-Settlement is found 60m away from the bank of the river as per the Environmental Management Act of 2004	NO	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line or bank can be considered for certification
		-Settlement is found within 60m from the banks of the river but no floods or any other risk is associated	NO	Clarification should be obtained from NEMC on how to proceed with the certification, if given permission the process should proceed. The MLHSD will clarify with NEMC in advance before project commencement on the issue so that it is included in the process manual to avoid delays during project implementation
		-Settlement is found within 60m from the banks of the river and are associated with floods and other risks	YES	The area is considered hazardous and no certification should be conducted. The MLHSD will clarify with NEMC in advance before project commencement on the issue so that it is included in the process manual to avoid delays during project implementation

3	Area/village/ settlements bordering wetlands and water catchment areas	-Village/area is found close to or bordering wetlands and/or watershed areas. The area/village boundary should maintain a 60m distance as per the national laws	YES	Wetlands/water catchment areas are considered as areas with high biological importance and are protected by national and international laws and agreements. Under such circumstances the conservation status of such areas will be established from relevant authorities as per the Water Act of 2019, Environmental Management Act of 2004, and other national and international laws. When identified as per the laws and regulations, such areas will be considered hazardous and certification will not proceed in these areas
4	Cultural Heritage Sites	-Boundaries of the cultural heritage area (Zulu areas) and the village are clear and well identified	YES	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas
		There is encroachment between the village and the cultural heritage site and the boundary is not clearly known	NO	The issue of boundary already resolved between community and other stakeholders using available laws and regulations
		The village contains a locally important cultural site which is not protected.	YES	The areas should be agreed as part of the village cultural heritage site.

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1. There is no installed beacon one metre above the land surface that is well visible to the village boundaries of Peramiho A, Peramiho B, Nguvu moja, Maposeni, Lundusi, Morogoro, and Parangu; instead, there are natural features that identify the boundaries between villages.
2. The reserved areas include village forests, which have been encroached upon, as well as water sources and catchment areas that have also been encroached.
3. Settlements within 60 meters are found in the village of Morogoro.