

THE UNITED REPUBLIC OF TANZANIA

KOROGWE DISTRICT COUNCIL



LAND TENURE IMPROVEMENT PROJECT (LTIP)

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



PREPARED BY

KOROGWE DISTRICT COUNCIL

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ESMP PREPARATION TEAM

	NAME	PROFESSION/POSITION	ORGANIZATION
1	Leonia Stephano Ngereza	District Environmental Management Officer	Korogwe District council
2	David Jason Mpumilwa	Community Development Officer	Korogwe District council
3	Mashaka Ablallah Mashaka	Town and Rural Planner Officer	Korogwe District council
4	Alpha Mangula	Environmental and social management coordinator land Tenure improvement project (LTIP)	Ministry of Lands, Housing and Human Settlement Development (MLHHSD)
	Tumaini Setumbi	Social Development Officer, Land Tenure Improvement Project (LTIP)	Ministry of Lands, Housing and Human Settlement Development (MLHHSD)
5	Regina Kabwogi	Environmental Specialist, Land Tenure Improvement Project (LTIP)	Ministry of Lands, Housing and Human Settlement Development (MLHHSD)
6	Robert Kishiki	Social Development Specialist, Land Tenure Improvement Project (LTIP)	Ministry of Lands, Housing and Human Settlement Development (MLHHSD)

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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
MD	-	District Director
MEMO	-	District Environmental Management Officer
E&S	-	Environmental and Social
EA	-	Environmental Assessment
EIA	-	Environmental Impact Assessment
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
GBV	-	Gender-Based Violence
GoT	-	Government of Tanzania
GRM	-	Grievance Redress Mechanism
HIV/AIDS	-	Human Immunodeficiency Virus/Acquired Immuno- Deficiency Syndrome
ILMIS	-	Integrated Land Management Information System
LGAs	-	Local Government Authorities
LTIP	-	Land Tenure Improvement Project
MLHHSD	-	Ministry of Land, Housing and Human Settlement Development
NEMC	-	National Environment Management Council
NGO	-	Non-Governmental Organisation
OHS	-	Occupational Health and Safety
PO-RALG	-	President's Office Regional Administration and Local Government
RPF	-	Resettlement Policy Framework
SEA	-	Sexual Exploitation and Abuse
SEP	-	Stakeholder Engagement Plan
TOR	-	Terms of Reference
URT	-	United Republic of Tanzania
VG	-	Vulnerable Groups
VGPF	-	Vulnerable Groups Planning Framework
WB	-	World Bank
WEO	-	Ward Executive Officer

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CHAPTER ONE

INTRODUCTION

1.1 Background Information

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 aims to increase the security of land rights and efficiency in land administration. It promotes land-based investments and ensures inclusion for social, and economic development in both urban and rural areas. The key project results indicators would be the number of Certificates of Rights of Occupancy (CROs), Certificates of Customary Rights of Occupancy (CCROs), and Residential Licenses issued and registered (gender disaggregated); increased number of land and property transactions, reduced number of land conflicts; increased security of tenure and gender disaggregated (survey data).

1.2 LTIP Project Scope in Korogwe District Council

Korogwe District Council has long been formalizing informal settlements in collaboration with private firms before the commencement of the LTIP. The initiative is aligned with the objectives outlined by the Honourable Minister for Lands, Housing, and Housing Development on July 13, 2018. Following the Minister's announcement, the Council authorized Surveying and Planning Companies that fulfilled the stipulated criteria to undertake the formalization process within Korogwe District Council administrative boundaries.

The LTIP scope in Kroger District Council involves four key objectives:

- i. Conducting screening on and ascertaining environmental and social risk levels with subsequent devising mitigation measures to be adopted during project implementation
- ii. Addressing challenges of ongoing regularization projects
- iii. Facilitating title registration process through Mass Registration
- iv. Completing cadastral surveying for stalled regularization projects

v. Conducting Community Awareness and Sensitization about project activities

Eight Mtaa, namely Mongo, Makuyuni, Mazinde, Magoma, Mashuwa, Mnyuzi, Kwagunda, and Mkomazi wards, respectively, will be provided with CROs. The project is expected to issue over 32,000 CROs in the eight Mtaa (an estimated 4,000 CROs for each Mtaa). Therefore, the mentioned activities can potentially 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), which will guide all the project implementers.

1.2.1 General Objectives of ESMP

This ESMP is an important tool for managing and monitoring 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. The Government Project implementation team, as well as Private Firms, will implement the project in accordance with this ESMP. The district E&S teams were responsible for the preparation of the ESMP under the supervision of the Council Urban Certification Office (CUCO) and the Environmental and Social Management Team (ESMT) of the project at the Ministry level.

The preparation of this ESMP is consistent with the Project's Environmental and Social Management Framework (ESMF) and aims at attaining 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&S 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.

1.2.2 Methodology for Preparation of ESMP

The preparation of this ESMP is consistent with the Project's Environmental and Social Management Framework (ESMF). It was prepared by the Korogwe District Council in collaboration with the Project's Environmental and Social Management Team (ESMT) through undertaking 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's specific areas; and (iii) Annex 5: Terms of Reference for the preparation of ESMP.
- ii. Undertaking literature review;
- iii. Identification of mitigation, enhancement, and monitoring measures for the identified impacts;
- iv. Validation of mitigation, enhancement, and monitoring measures through stakeholders' engagement forum

1.3 Screening results

This section presents the results of the Environmental and Social Screening conducted for the Land Tenure Improvement Project (LTIP) in Songwe 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

Korogwe District Council is one of the eleven 11 district councils in the Tanga region. It is bordered to the north by the Lushoto and Bumbuli districts, to the east by Muheza and Mkinga, to the south by Handeni and Korogwe Urban districts, and to the west by the Kilimanjaro region. It has four (4) divisions, twenty-nine (29) wards, one hundred and twenty-two villages (122), and eight hundred and ten (610) hamlets. It covers an area of 3,203 km² with a population of 272,870 according to the population census 2022, with 139,731 women and 133,139 men with an average household size of 4.0. Being one among the 33 selected districts for urban registration under the Land Tenure Improvement Project (LTIP), Korogwe District Council has selected eight wards of Mombo, Makuyuni, Mazinde, Magoma, Mashewa, Mnyuzi, Kwagunda, and Mkomazi are to be included in the project with the expectation of producing 23,000 CRO. This triggers the necessity of ensuring urban mass registration activities comply with safeguards requirements.

2.2. Land Use Patterns in Korogwe District

Korogwe District, nestled in Tanzania's Tanga Region, showcases a diverse land use pattern reflecting its rich natural resources and growing economic activities. The district's landscape is a tapestry woven from agriculture, forestry, tourism, and mining, each contributing to its unique character and socioeconomic development.

2.2.1. Dominance of Agriculture

Agriculture reigns supreme in Korogwe, forming the backbone of the district's economy and livelihood for a significant portion of its population. The fertile soils and favorable climate support a range of crops, with cashew nuts, rice, cotton, and sisal taking center stage. Cashew nut production is a major contributor to the district's income and plays a crucial role in regional and national trade. Rice cultivation thrives in the lowlands, providing a staple food source for the

local population. Cotton, a valuable cash crop, further enhances the district's agricultural output, while sisal, historically significant for its fiber, plays a role in the local economy.

2.2.2. Forestry

Korogwe District has extensive and lush forests, adding another vital dimension to its land use pattern. These forests are aesthetically captivating and provide crucial ecological services, contributing to the district's water resources, air quality, and biodiversity conservation. The forests are a vital source of timber, contributing to the district's economy and supplying valuable wood for construction, furniture making, and other industries. However, the district faces the challenge of balancing timber harvesting with sustainable forest management to ensure the long-term health of these valuable ecosystems.

2.2.3. Tourism

Korogwe's breathtaking natural beauty, particularly the majestic Usambara Mountains, attracts growing tourist interest. The scenic landscapes, rich biodiversity, and cultural heritage offer a captivating blend for visitors seeking unique experiences. The district is developing tourism infrastructure, including lodges, campsites, and hiking trails, to cater to this increasing demand. Tourism holds immense potential for economic diversification and job creation in the district, contributing to community development and conservation efforts.

2.2.4. Mining

Korogwe District also boasts mining activities, primarily focused on gold extraction. While mining contributes to the district's economy, it requires careful management to ensure sustainable practices and minimize environmental impacts. Balancing economic gains with responsible mining operations is crucial for preserving the district's natural resources and safeguarding the long-term health of its ecosystems.

2.2.5. Other Land Uses

Beyond these primary land use patterns, other land uses contribute to the district's landscape, including:

- **Settlements:** The district has various settlements, ranging from rural villages to small towns. These settlements are typically located near agricultural areas, forests, or mining sites, reflecting the district's economic activities.
- **Roads and Infrastructure:** Roads and infrastructure are essential for connecting settlements, facilitating transportation, and supporting economic activity. The district is developing its road network to improve accessibility and support agricultural transportation, tourism, and mining operations.
- **Open Spaces and Rangelands:** Open spaces and rangelands, vital for grazing livestock and biodiversity, play an important role in the district's landscape. These areas provide critical ecological services and contribute to the well-being of both human and animal populations.

2.3 Selected Mitaa for LTIP project

2.3.1 Mombo *mtaa*

Mombo sab ward is found in the eastern part of Korogwe town, the ward bordered by Mazinde in the north and Chekelei in the south. Lushoto is in the eastern part, and Magamba kwa Lukonge is in the western part. The population is **24280** according to 2022 census. The wars were composed of mixed economies such as crop cultivation, sedentary cattle rearing, and trading activities. The CCRO preparation estimate for the Mombo Mtaa is 4339, covering Makarakanga and Mlembule, where many people build their houses along the road, and most of them do not adhere to road reserve by preserving meters as allocated in road regulations.

2.1.2 Mazinde

Mazinde Mtaa is located in the western part of Korogwe town. According to the 2022 population census, it has a total population of **13458** people, and it is bordered by Mkumbara, sub ward, Mombo subward, Lushoto district, and Mkalambo. The area is characterized by mixed-use and scattered settlements, which will require acknowledgment of mixed land use in the area.

2.1.3 Makuyuni

Makuyuni Mtaa is located in the southern part of Korogwe town. According to the 2022 population census, it has a total population of **10393** people, and it is bordered by Chekelei, Mswaha, Bungu, and Magamba Kwalukonge. The area is characterized by mixed-use and scattered settlements, which will require acknowledgment of mixed land use in the area.

2.1.4 Kwagunda

Kwagunda Mtaa is located at northern of the Korogwe town and it has a population of **9684** people according to 2022 Population Census. It is bordered by Mtaa in the East, Msingwa Mtaa in the West, Stopover Mtaa in the North and Bonyokwa subward in the South of which the residents are engaging in urban farming and small economic activities. The Mtaa has basic social services including secondary and primary school and dispensary. The area has reserved area for high tension power lines. Presence of these features affects ownership of land who resides closer.

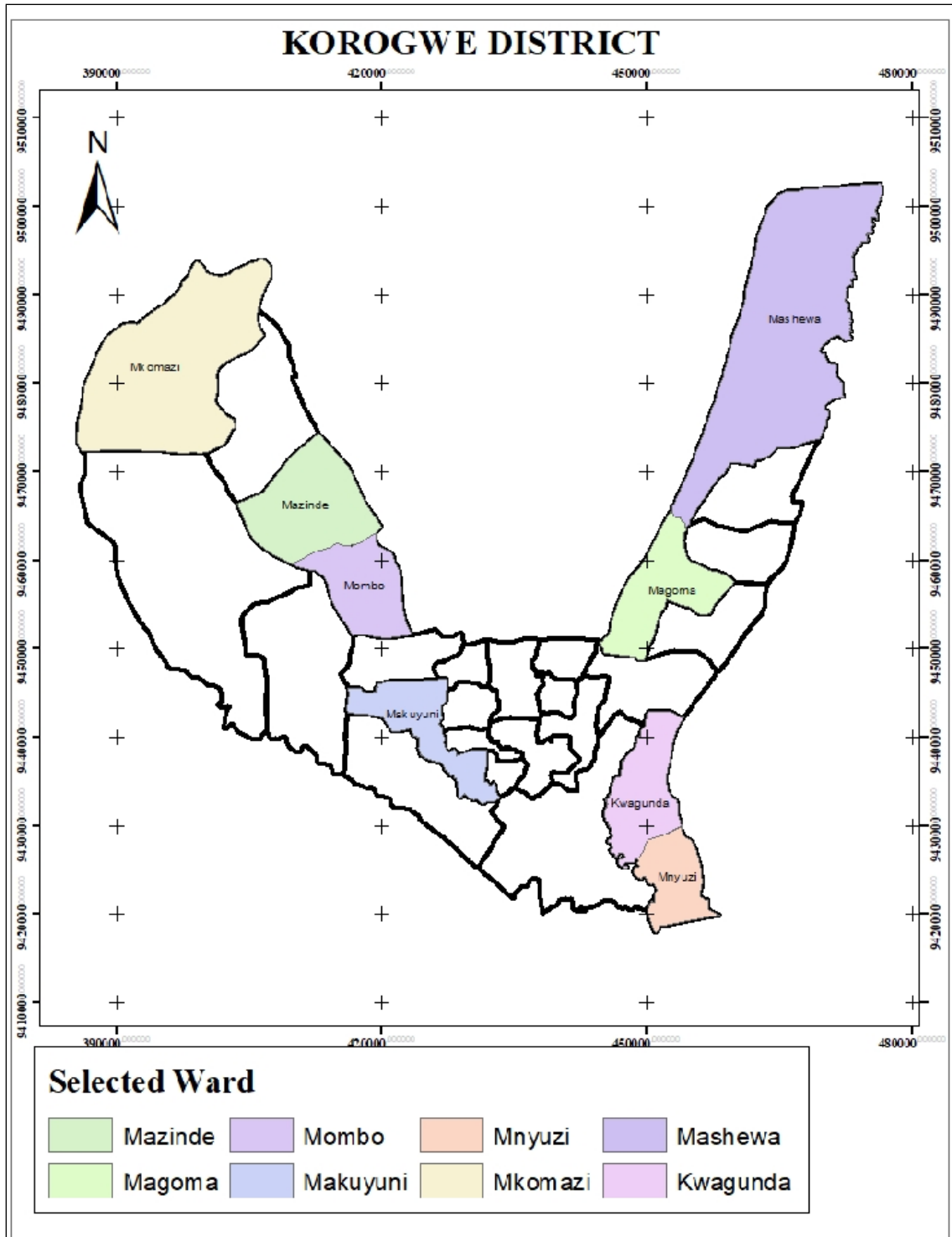


Figure 2: Korogwe District Council Map Showing the Selected Wards

CHAPTER THREE

LEGAL AND INSTITUTIONAL FRAMEWORK

3.1 Introduction

This chapter describes the relevant legal and institutional framework governing this ESMP. The focus has been placed on legislation as it provides environmental and social requirements relevant to the Project.

3.2 Country's Legal Framework

The Occupational Health and Safety Act, No. 5 of 2003: The law requires employers to provide a good working environment to workers to safeguard their health. The LTIP will ensure the implementation of this act by training drivers to eradicate incidences and accidents and provide appropriate Personal Protective Equipment (PPE) and welfare facilities such as tents, drinking water, and toilets to the direct and indirect implementing teams.

The Employment and Labour Relations Act, No. 6 of 2004: The Act provides labor rights and protections, particularly on Child labor, forced labor and discrimination in the working place, and freedom of association. The act prohibits child labor, and it provides that no child under the age of 14 shall be employed. LTIP will ensure equality in employment, forbid child labor, and provide valid employment contracts to direct and indirect workers. The employment contracts for direct and indirect teams will ensure compliance with 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 labor on employment beyond eight months.

The Environmental Management Act (EMA) 2004: The Act provides 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 Korogwe will adhere to 60m buffer zone requirement when issuing CROs along the rivers and streams in eight project sites.

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, outline procedures for land administration, allocation, acquisition, regularization schemes, land registration and certification, compensation, and resource management in urban and rural areas. The Land Acts contain provisions of critical environmental importance and modalities for stakeholders' engagement through meetings and public hearings. Both Acts translate 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, the LTIP in Korogwe will comply with the specified provisions in land acts.

The Urban Planning Act of 2007 is the principal legislation governing urban planning. The LTIP will prepare detailed planning schemes, undertake public and other stakeholder engagement, and subsequently facilitate approval of the scheme of regularization as stipulated in this Act. The project will also spearhead the preparing an environmental and social assessment of the proposed regularization scheme.

Public Health Act of 2012: The act, among others, stipulates the need to consolidate public health through the prevention of disease, promotion, safeguarding, maintaining, and protecting the health of humans and animals. The presence of LTIP workers may result in the risk of disease transmission will be addressed through conducting an HIV/Aids campaign and, the provision of handwashing facilities, condoms, and dustbins.

Water Resources Management Act No. 11 of 2009: Water Resource Management Act No. 11 of 2009 is the principal legislation governing water resource utilization and pollution control. Specifically, this Act aims 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 source areas in Korogwe and will not issue CRO in such areas to enhance the management of water resources.

3.3 World Bank Environmental and Social Framework

The ESMP has identified ESS1, ESS2, ESS3, ESS4, ESS5, ESS6, ESS7, ESS8 and ESS10 to be applicable to the LTIP. However, for the project activities in Korogwe district council, the following ESSs are applicable, and this ESMP describes how specific ESSs will be complied with during the issuance of CROs:

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

- Screening of environmental and social risks and impacts to determine the level and magnitude of risks and impacts;
- Prepared ESMP for Korogwe to mitigate identified risks and impacts, monitor the effectiveness of proposed mitigation measures, and enhance 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 teams;

ESS4 Community Health and Safety

- Sensitization of the community about the project and associated health risks and impacts; and
- Training HIV/Aids to project workers of direct and indirect teams;
- 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; reactional and open areas; and
- Land donation requirements and procedures as stipulated in the Resettlement Policy Framework (RPF);

ESS10 Stakeholders Engagement and Information Disclosure

- Sensitization of the 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 environmental 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 Korogwe District Council, the LTIP will bring the following benefits:

- ***Security of Tenure:*** The issuance of CROs will enhance the security of tenure for individuals, community members, and institutions such as grape farm owners and religious institutions.
- ***Capital Creation:*** Individuals and communities will use CROs as collateral to access capital from financial institutions, which will be reinvested in other productive activities. This also will stimulate land-based investments.
- ***Effective Land Control and Management:*** Different land uses will be identified during urban certification processes, and their uses will be prescribed. This will reduce conflicts over land and provide land for road infrastructures, social services, and residential and commercial uses. Also, the plan will identify hazardous areas unsuitable for human activities.
- ***Reduction of Cost Associated with Informal Land Transaction:*** Providing CRO to Korogwe district council community members will enhance reliability in land transactions. 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.
- ***Employment Opportunities:*** Urban Certification activities in Korogwe District Council will require the workforce to perform different activities. The project will employ

approximately 234 people: 56 skilled, 50 semi-skilled and 156 unskilled. The duties and responsibilities of each category of workers are detailed in CRO's Manual.

4.3 Negative Social Risks and Impacts

The following are identified negative social risks and impacts associated with LTIP regularization activities in Korogwe.

a) Conflict over land use and land rights

In the project area, people live without properly identifying their areas, land size, and boundaries with neighbors. During adjudication, the chances of not agreeing to the boundaries might lead to conflict over land. Similarly, rearranging access roads might require neighbors to negotiate for road access and require voluntary land donations, leading to misunderstanding among residents. In addition, some conflicts might involve resolving who is the legal owner of the land parcels, especially in extended families, polygamy, and where there are inheritance cases.

b) Ineligibility to CROs

Based on Annex 6 of the ESMF and the CRO Manual, communities residing within a road reserve, gullies, and seasonal streams in Mombo along river Korogwe will not be eligible for CROs, as such areas are protected by the 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

Traditional practice among the dominant ethnic groups stipulates that women have less access to the right to own land. In addition, marginalized groups such as elders, long-time patients, and the youth have fewer 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 eight Mtaa, community members with access to project resources such as employment, income, and power over others might subject subordinates, children, spouses, and people from low-income status to GBV/SEA/SH.

e) Influx of Laborers

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

f) Physical and Economic Displacement

The certification and registration process may require land. The community or households may already use this land for various uses (housing, economic activities, grazing land, businesses, etc). Where land is acquired or donated, this may result in the economic resettlement of households, which may have an associated impact on livelihood activities and household incomes. Physical resettlement for land regularisation will not be undertaken.

4.4 Positive Environmental Impacts of Land Certification

The following are the positive environmental impacts of this project in Korogwe:

- a) *Enhancement of protection of sensitive areas:* The project areas have gullies, river streams and road reserves, which will be identified. The provision of CROs in such areas will be restricted in accordance to EMA (2004) and Road Act (2007).
-
- b) *Livable Settlements:* The regularization process in Korogwe 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 regularization process in Korogwe District Council are:

a) Soil Erosion and Dust

Installation of the beacons may result to localized soil erosion and dust due to the presence of loose soil around the beacons. However, these 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 the possibility of land and water pollution.

c) Health and Safety Hazards

Fabrication, transportation and subsequent installation of beacons 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. Korogwe 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 1 is a Risks and Impacts and Mitigation Matrix for Land Certification for Korogwe 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: **126,000,000 TZS**. Refer to Annex four

CHAPTER FIVE

ENVIRONMENTAL AND SOCIAL MONITORING PLAN

5.1 Introduction

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

The objectives of the Environmental and Social monitoring plan are:

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

ESMT at the National level (ESMT HQ) supported screening for the eight (8) wards that are in the project. The session included the NGOs/CBOs, Ward Leaders, Village Leaders, and ESMT at the Environment and Social Management Framework (ESMF), the major document expected to govern the activities under urban mass registration. It starts from the screening stage, which basically has been conducted by the LGA officers with support from ESMT HQ; after this stage, the team can prepare the Environmental and Social Management Plan (ESMP) for the district, taking into account the several issues analyzed. The Environmental and Social Management Team (ESMT) is expected to contribute in community sensitization and engagement of all key stakeholders with special focus to women and other marginalized group

Major Environmental and Social Impacts

Table 1-1: Environmental and Social Impacts with their root cause observed.

Environmental and Social Impacts	Root Cause Observed– Stakeholders Engagement	Root cause Observed - Planning/ Adjudication	Root cause Observed - CRO Issuance
Grievances Related to: - a. Plot boundary b. Plot ownership c. Family d. Encroachment	Inadequate knowledge of land ownership procedures Improper engagement of conflicting parties.	Absence of landowners during plot identification which may lead to disagreement regarding the proposed boundaries Existing settlements are within surveyed sisal plantations	Conflicts between two parties within the family due to several factors such as Divorce, inheritance and culture.
Few attendees on project activities	Lack of proper information on project activities. Landowners are living far from the project area. Engagement Scarcity of resources, i.e., transportation and fuel	Poor planning of project activities. Project activities are conducted during religious sessions, and economic and social activities.	Anticipation for the high cost of acquiring CRO Anticipation for bureaucratic processes for acquiring CRO Wrong assumption of the high cost of land rent
Conflict over land use	Stakeholders claiming the right to reside on the land, which is against the proposed plan	Existence of settlements in a restricted zone, i.e., Industrial Areas, Public and	Existence of CROs in the same area where others are restricted Residing in the area for many years without notice
Inequalities Facing Women and Other	Women and other marginalized groups either do not appear in meetings or do not share their views in general meetings. Gender roles in society forces women to engage in and give priority to family matters most of their time	Excluding women and other marginalized groups in the adjudication/planning process.	CRO documents are not friendly to the blind and deaf Bureaucratic processes of collecting CRO are not friendly to the marginalized group.

Marginalized Groups			
Wrong Perception on Urban Certification	ureaucratic process in land offices Misinformation to stakeholders	Difficulty in acquiring land for public use, such as open spaces, health centers, etc.	Difficulty in acquiring CRO from past experience
Double Selling of plots	Selling and buying of lands without consulting land offices Unregistered brokers involved in land transactions.	Preparation of layout plans without considering the original owners of land parcels	Assumption of high cost once you involve the land surveyor during the plot
Loss of ownership of plots	People not being available and do not engage fully during public meetings	Not being available during the identification of land parcels	Failure to get CRO
Political Interference	Different political ideologies that influence people not to attend meetings and engage in the project	Political leaders influencing land technical personnel not to implement the process according to professional principles	Political leaders undermining the importance of CRO to landowners
Encroachment River Banks	Not informed properly about environmental conservation Poor enforcement of by-laws	Not considering the planning laws and regulations regarding environmental protection Lack of proper mechanism for development control, monitoring, and supervision	
Vandalism of beacons	Not properly informing the community of the importance and use of survey marks, i.e., beacons. Poor enforcement of Land Surveying Act of 1997 which prohibits these actions	Surveying of plots without involvement of stakeholders Existence of conflict between land neighbors	-
Gender-Based Violence (GBV)	Discouraging women by not allowing them to participate in different project activities, i.e., meetings.	Perceptions that men should only decide on the adjudication/planning process	Give priority to men during the issuance of CRO.
Accident/ Sickness	Poor enforcement of safeguard gears in project implementation, such as working without safety	Poor planning of settlement plans, such as introducing cross junctions	Not following health standards during CRO

	hats, reflector vests, breathing masks, etc. not following health standards during mass gatherings/meetings	which leads to car accidents and uses that are not environment- friendly in residential areas, e.g., industrial zones in residential areas.	issuance
Flooding	failure to involve the public in the ways to avoid floods	design/planning without consideration of water flow	issuance of CRO on flood-prone zone
High Population Density	failure to educate the public on why to avoid high- population areas	congestion of economic activities at one location, e.g., market, bus stand, and religious sites in one location	issuance of CRO on high-population areas
Not Collecting CRO	regional land offices responsible for CRO issuance are far from residential areas.	landowners not satisfied with the planning processing and, therefore	perception cost for obtaining CRO (People perceive that CROs are costly and time- consuming)

Table 1-2: Environmental and Social Impacts related to the construction of office buildings.

Impacts	Mitigation Measures	Responsible Organization	Timeframe/ Stage	Project
Environmental issues				
Clearance of Vegetation during Site Preparation	Planting of trees/vegetation nearby to replace the vegetation cover.	Supervision Consultants Contractors GA	- During Implementation	Project
Soil Erosion	Replanting of trees/vegetation nearby to replace the soil cover Incorporate erosion control measures during construction at the site	Supervision Consultants Contractors GA	- During Implementation	Project
Pollution Control	Contractors must ensure proper waste collection, storage, and management through a waste management plan for the site. Regular collection and disposal of garbage. Clean storm water drains to minimize clogging Final disposal of wastes should be at sites approved by the local government. No burning of waste will be allowed Contractors to avoid oil spillage from construction trucks by using containers during maintenance Fuel storage tanks or sites should be properly secured to prevent spillage.	Supervision Consultants Contractors GA	- During Implementation	Project

Impacts	Mitigation Measures	Responsible Organization	Timeframe/ Project Stage
Noise and Vibration	<p>Contractors use equipment and vehicles that are in good working order and well-maintained.</p> <p>Contractors must implement the best driving practices when approaching and leaving the site (speed limit of ≤30 km/hr.) to minimize noise generation.</p> <p>Construction activities should be carried out only during the day to avoid noise impacts to the local community</p> <p>Engines of vehicles/trucks and earth-moving – equipment should be switched off when not in use.</p> <p>Provide workers with PPE (ear plugs) in case of excessive noise generation.</p>	<p>Supervision Consultants Contractors GA</p>	<p>- During Project Implementation</p>
Quarries and Borrow Pits (raw materials and energy)	<p>The location of quarries and borrow pits will be selected to minimize potential environmental and social impacts, e.g., being away from communities and sensitive habitats.</p> <p>Operation of quarries and borrow pits will be aligned with the environmental and social management measures presented in this table.</p> <p>Erosion control measures will be put in</p>	<p>Supervision Consultants Contractors Local Government Authorities Ministry of Minerals -</p>	<p>- During Project Implementation</p>
Social Impacts			
Transmission of diseases due to the presence of external workers	<p>As part of the community awareness campaign before the certification and registration processes, communities will be educated on potential risks and impacts, including HIV/AIDS transmission, prevention and response, as well as any other commonly occurring communicable diseases.</p> <p>Awareness creation to all field workers on HIV/AIDS, including proper use of condoms, cause and prevention measures.</p>	<p>MLHHSD GA Private Firms GOs</p>	<p>- At the commencement of the project</p>

Impacts	Mitigation Measures	Responsible Organization	Timeframe/ Project Stage
Gender Based Violence	<p>Field workers must be trained on and sign a code of conduct (CoC) as part of contracting documentation, including provisions related to GBV and Sexual Exploitation and Abuse (SEA).</p> <p>Develop a GBV Action Plan for the project, which will include how the project will ensure necessary steps are in place for prevention of SEA (PSEA): All workers will be trained on SEA and sexual harassment responsibilities related to the CoC and the consequence of non-compliance before any project-related work.</p> <p>Implementation of the Action Plan within our district. This will include identifying relevant government agencies and NGOs in the district that can provide survivors of GBV and SEA access to survivor-centered services such as medical care, psychosocial support, legal redress, safety, etc. as and when necessary.</p> <p>Training for all project management; management for coordination mechanism for case oversight, investigations, and disciplinary procedures by relevant government agencies and the Gender-Based Violence Specialist.</p> <p>As part of the community engagement, stakeholders (notably women and girls) should be informed/ trained about GBV and SEA risks, the grievance mechanism, and how to report any incidences.</p>	GA Private Firms	-

Impacts	Mitigation Measures	Responsible Organization	Timeframe/ Project Stage
Exclusion of Vulnerable Groups and Marginalized People	<p>Mobilizing communities and raising awareness on national land laws, Community development policy, and HIV/AIDS policy can be done by not limited to sensitizing and administration officers, informing the public, and mobilizing civil society organizations, all promise to facilitate the reform process.</p> <p>Work in collaboration with stakeholders and CSOs on land and gender issues.</p> <p>Organize training workshops, land session</p> <p>Training women, people with disability, and others on legal matters and GBV issues can contribute to raising marginalized groups' access to land.</p> <p>Increase women's representation within land administration, i.e., ward tribunal and district land and housing tribunal.</p>	LGA Private Firms SMT	

CHAPTER SIX

INSTITUTIONAL ARRANGEMENTS FOR IMPLEMENTATION OF ESMP IN KOROGWE

6.1 Introduction

The implementation of ESMP will follow the plan stipulated in ESMP. The following will be involved in implementing this ESMP for the Korogwe district council:

6.2 ESMP Implementing Institutions

Korogwe District Council Urban Certification Office (CUCO): This will be responsible for daily certification activities supporting the Korogwe District Council E&S Team.

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

Participatory Land Use Management Team (PLUM): This will identify households residing along road reserves, gullies, and river streams. The National Environmental Management Council (NEMC) and Central Water Basin Authorities Will provide further guidance on these households.

Tanzania Rural and Urban Road Agency (TARURA) and Tanzania Road Agency (TANROADS): Will provide further guidance on households residing along the roads, including payment of compensation where applicable.

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

Civil Society Organizations (CSOs): They will ensure this entire project. Sensitization on the importance of CROs and other project benefits, as well as the importance of joint titling and GBV/SEA matters.

Private Firms: Private firms will be responsible for the provision of PPEs (masks, boots, gloves, and helmet) to workers; training drivers of direct and indirect teams on road safety; providing 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 reports that demonstrate the ESMP is being implemented accordingly. The team will be required to submit monthly reports to MLHSD. The MLHSD, through PCU, will then be required to submit quarterly reports on ESMP implementation to the World Bank.

CHAPTER SEVEN

CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

This ESMP is specifically for Korogwe Municipal 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 to make this project environmentally and socially sound. The social benefits of this project include enhanced security of tenure, capital creation, effective land control and management, reduced costs associated with informal land transactions, and employment opportunities.

Apart from the positive impacts, this ESMP also identified some negative implications associated with the proposed interventions, which must be mitigated 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 groups, likely emergence of gender-based violation, the influx of labourers, soil erosion, and dust, generation of waste, and health and safety hazards.

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

7.2 Recommendations

- All eight Streets / Wards where the project is implemented should have a copy of this ESMP,

- Private firms to be hired to conduct the certification process in Korogwe should be given this ESMP as part of the contract to ensure its implementation,
- An adequate budget should be allocated to facilitate the implementation of the mitigation measures to avoid project impacts on the environment and the community and enhance project benefits.
- Training all stakeholders on E&S issues is key to 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

ANNEX I. List of Villages selected for CRO

- *List of Selected Villages with estimated Number of CRO/Parcels and Implementation mechanism*

Location			Number of CRO/Parcels		Readiness ESF		
Region	District	Village	Estimated	Actual	Screening	ESMP	Implementation mechanism
Tanga	Korogwe DC	Buiko	1100	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Mazinde	3870	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Mombo (Makorakanga & Mlembule)	4339	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Makuyuni	3475	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Kwagunda	1987	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Mnyuzi	2108	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Magoma	2312	Not yet	NO	YES	Indirect Implementation
Tanga	Korogwe DC	Mashewa	4423	Not yet	NO	YES	Indirect Implementation
			23,614				

ANNEX II: Screening form

MINISTRY OF LANDS HOUSING AND HUMAN SETTLEMENT DEVELOPMENT

LAND TENURE IMPROVEMENT PROJECT

ESMP

URBAN REGISTRATION – CRO ISSUANCE

KOROGWE DISTRICT COUNCIL

ENVIRONMENT, SOCIAL, HEALTH AND SAFETY (ESHS) MONTHLY CHECKLIST

(This checklist is intended to be used by LTIP- ESHS Safeguards for Monthly Monitoring and Self-Assessment, respectively.

(Put (✓) for YES, (X) for No and (NA) for Not Applicable)

SCORE	ITEM	YES	NO	DESCRIPTION	REMARK
	GENERAL ENVIRONMENTAL MANAGEMENT OF THE PROJECT				
	❖ Employment and gender Approach				
1	The local communities enjoy priority to the jobs. Was the PIT invited to submit a list of proposed workers?				
2	Before starting recruitment, was a realistic description of the labor needs and the payment for each type of work presented?				
3	Are women guaranteed equal opportunities for jobs and CRO? An invitation should include the Statement “Women are highly encouraged to apply for Para surveyor,” and the interview panelists should consist of both men and women.				
	❖ Environmental awareness rising during office construction, Inception, Adjudication, and Inception.				
4	All personnel involved in the project activities are informed of the need to preserve natural and sensitive habitats in the project’s area of influence.				
	❖ Prevention of HIV/AIDS and Malaria				
5	Awareness campaigns conducted on HIV/AIDS at the workplace?				
6	Pamphlets on HIV/AIDS are available at relevant places?				

SCORE	ITEM	YES	NO	DESCRIPTION	REMARK
	❖ Increase in crime				
7	Cooperation with the local government police regarding any crime noted at workplaces and camps?				
	❖ protection of fauna and flora during Adjudication				
8	Wild animals mentioned in ESMP that needed to be rescued were identified, rescued, and transferred to a safe place.				
9	Tree falling, adjudication to the wetland, forest reserve, riverbanks, and water sources bush? <i>Check filled daily authorization permits.</i>				
10	Waste management (good state?)				
11	Garbage and all solid waste				
	❖ Physical alterations of the environment outside the limits of				
12	Was there any destruction or displacement of private property noted?				
13	destruction of natural vegetation?				
14	Was there any interference with sites of cultural and social interest? (<i>Grave, warship heritage areas, springs, etc.</i>),				
15	Proper clearing of vegetation?				
	❖ Social conflicts due to the presence of workers from outside the community				
16	Adequate code of conduct distributed among the workers providing sanctions for violations of the code				
17	Regular meetings with the Liaison Committee inform them of pipe/road rehabilitation status and any potential impacts/disturbances on their lifestyles.				
18	Occupational health and safety training and inspections held for new employees regularly?				
19	First Aid (and CPR) trained individuals available for medical emergencies?				
20	HIV/AIDS awareness training? Does it include local community outreach?				
21	Documentation available for all training?				
	EMERGENCY/FIRST AID (ALL SITES)				
22	Are emergency phone numbers posted and known by all?				
23	Are emergency eyewash and/or shower units available and accessible as needed?				
24	Is a First Aid kit available at the work site? Adequately stocked?				
25	Emergency exits marked?				
26	Was an accident reporting procedure established?				
27	Are injury records being kept?				

SCORE	ITEM	YES	NO	DESCRIPTION	REMARK
28	Injury-free days posted and updated?				
29	Are emergency telephone numbers posted?				
30	Traffic routes identified?				
31	Are the first aider's telephone numbers and locations available?				
32	Records of occupational injuries, illness, treatment, and supplies dispensed?				
	LABOUR/WORKING CONDITIONS				
33	Are any children employed on work sites? Is child labor exploitative/ harmful?				
34	Are employment conditions equivalent to forced labor?				
35	Is there a human resources policy that is accessible to employees?				
36	Does the policy supply information to employment and labor laws?				
37	Do employees have written documentation of employment terms and conditions?				
38	Do the terms of the contract comply with existing legislation?				

ANNEX VI: Environmental and Social Screening Result

SN	Area/issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/village bordering reserved areas such as forests, National parks, game reserves	Boundaries of the reserved area and the village are clear and well-identified	YES1	The certification process can proceed as boundaries are clear, and certificates will not be issued in reserved areas.
		There is encroachment between the village and the reserved area, and the boundary is not clearly known.	NO	The boundary issue should be resolved between stakeholders such as the villagers, Tanzania Forest Services, other stakeholders, and mediators using available laws and regulations before proceeding with the certification.
		There is encroachment between the village and the reserved area, although the boundary is well known to all the parties	YES2	The encroachment issue should be resolved using available rules and regulations before proceeding with certification activities.
2	Area/village bordering rivers and lakes	Settlement is found 60m away from the bank of the lake/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 the line/ bank can be considered for certification.
		-Settlement is found within 60m from the banks of the river/lake, but no floods or any other risk is associated	NO	Clarification should be obtained from NEMC on how to proceed with the certification; if permission is given, 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 of the banks of the river/lake and is associated with floods and other risks.	NO	The area is considered hazardous, and no certification should be required. The MLHSD will clarify with NEMC in advance before the 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	A 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	NO	Wetlands/water catchment areas are considered areas with high biological importance and are protected by national and international laws and agreements.

ANNEX VI: Mitigation measures with identified impacts

Potential Impact	Potential Mitigation Measures	Responsible Person	Estimated Cost (TZS)
Grievances related to Ownership, Boundaries and Families	<ul style="list-style-type: none"> - To prepare and implement Grievance Redress Mechanism(s) - Ensure transparency in handling grievance 	<ul style="list-style-type: none"> - District council Safeguards Officers, Ward and village Leaders 	10,000,000
Few attendees on project activities	<ul style="list-style-type: none"> - The use of local means for community engagement includes using ten cell leaders, media, and social media like Instagram, WhatsApp groups, Facebook, etc. - Scheduling of project activities to meet landowners' availability when necessary 	<ul style="list-style-type: none"> - District council Safeguards Officers, Ward and village Leaders 	10,000,000
Conflicting Land uses	<ul style="list-style-type: none"> - Capacity building for District teams in handling conflicts of this nature - Formed awareness and sensitization team of multi-stakeholders, with Civil Society organizations (CSOs) of Gender and Land or human rights related working in the respective locations, traditional leaders, existing women's economic groups leaders, and experts from land, environmental, forests, and agriculture sections in the District Councils members who will be educated - Engagement and collaboration with stakeholders such as religious leaders, Village leaders - Dissemination of publication of publication and other information materials 	<ul style="list-style-type: none"> - District council Safeguards Officers, Ward and village Leaders 	10,000,000
	<ul style="list-style-type: none"> - Undertake sensitization and awareness raising with traditional leaders on the need to include women and marginalized groups in 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council 	15,000,000

Potential Impact	Potential Mitigation Measures	Responsible Person	Estimated Cost (TZS)
	<p>the process.</p> <ul style="list-style-type: none"> - Undertake focus groups with marginalized groups to inform them on the project with support from Community Organizations. - Educate men on the importance of including their wives on CROs - Gender mainstreaming about land rights. 	<ul style="list-style-type: none"> - VAC 	
	<ul style="list-style-type: none"> - To advocate changes on the land sector by showing good things which project is bringing to reduce unnecessary bureaucracy, i.e., ILMIS will shorten the time for issuance of CRO 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	12,000,000
Inequalities for women and Marginalized groups	<ul style="list-style-type: none"> - Focal group discussion with political leaders (current and previous) 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	10,000,000
Wrong perception on urban registration process (Land sector in general)	<ul style="list-style-type: none"> - Monitoring land use proposals next to environment-sensitive areas to avoid encroachment of the environment-sensitive areas. 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	10,000,000
Safety and Health Issues	<ul style="list-style-type: none"> - Provision of education concerning sexually transmitted Diseases to key stakeholders and counseling them to check their health status. - Supply of Condoms 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	10,000,000
Gender-Based Violation	<ul style="list-style-type: none"> - To train Field workers on and sign a code of conduct (CoC) which includes provisions related to GBV and Sexual Exploitation and Abuse (SEA). - To develop a GBV Action Plan for the District 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	15,000,000

Potential Impact	Potential Mitigation Measures	Responsible Person	Estimated Cost (TZS)
	<ul style="list-style-type: none"> - Impose zero tolerance on sexual harassment, all forms of gender-based violence, and discrimination at all phases of the project. 		
Floods	<ul style="list-style-type: none"> - Training on adoption methodologies 	<ul style="list-style-type: none"> - ESMT - Expertise in Irrigation - Farming Community 	2,000,000
High Population density	<ul style="list-style-type: none"> - Monitor the planning process to encourage the dispersion of economic and social activities to reduce high population density 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	2,000,000
Not Collecting CRO	<ul style="list-style-type: none"> - Encourage the regional land offices to start a one-stop center at every project area to encourage the public to collect their CRO 	<ul style="list-style-type: none"> - ESMT (HQ & LGA) - WEO, W- CDO - Village Council - VAC 	10,000,000
TOTAL			126,000,000/-