

THE UNITED REPUBLIC OF TANZANIA

UBUNGO MUNICIPAL COUNCIL



LAND TENURE IMPROVEMENT PROJECT (LTIP)

**ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN FOR URBAN
CERTIFICATION PROCESS IN UBUNGO MUNICIPAL COUNCIL**



Prepared by:

UBUNGO MUNICIPAL COUNCIL

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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	-	Municipal Director
MEMO	-	Municipal 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 Standard
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

CHAPTER ONE

INTRODUCTION

1.1 Background Information

The Government of Tanzania (GoT) through the Ministry for Lands, Housing and Human Settlements Development (MLHSD) is implementing 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 economic development in both urban and rural areas. The key project results indicators would be: 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 tenure security, and gender disaggregated (survey data).

1.2 LTIP Project Scope in Ubungo Municipal council

Ubungo Municipal council has long been engaged in the formalization of informal settlements in collaboration with private firms prior to the commencement of the LTIP. The initiative is aligned with the objectives outlined by the Honorable Minister of Lands, Housing, and Housing Development on July 13, 2018.

Following the Minister's announcement, the Council embarked on authorizing Surveying and Planning Companies that fulfilled the stipulated criteria to undertake the formalization process within Ubungo Municipal Council administrative boundaries.

The LTIP scope in Ubungo Municipal council involves four key objectives:

- i. Conducting screening which aims at ascertaining environmental and social risk levels with subsequent devising mitigation measures to be adopted during project implementation
- ii. Addressing the challenges of ongoing regularization projects
- iii. Facilitating the title registration process through Ardhi Clinic

- iv. Completing cadastral surveying for stalled regularization projects
- v. Community sensitization about the project

In total six Mitaa namely Mpiji magohe, Tegeta A, Golani, Malambamawili, Luis. and Hondogo which are located in Mbezi, Goba, Kibamba, Kimara and Msigani wards respectively will be provided with CROs. The project is expected to issue over 29,994 CROs in the six Mtaa (estimation of 4,990 CRO from each Mtaa).

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

The aforementioned activities have 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) which will guide all the project implementers.

1.2.1 General Objectives of ESMP

This ESMP is important 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 Project implementation team as well as Private Firms will implement the project in accordance to this ESMP. The district E&S teams was responsible for the preparation of the ESMP under the supervision of 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 support by LTIP;
- ii. To develop mitigation/enhancement measures to minimize E&S risks and impacts;
- iii. To define 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 Ubungo Municipal council in collaboration with 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 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. 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; and
- v. Finalization of ESMP report and sharing with wider stakeholders.

1.3 Screening Results

This section presents the results of the Environmental and Social Screening conducted for the Land Tenure Improvement Project (LTIP) in Ubungo 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 (see Annex 1,2,3,4,5 of this document) which assessed the potential environmental and social impacts of the LTIP in the selected Ubungo areas.

CHAPTER TWO

BASELINE ENVIRONMENTAL AND SOCIAL CONDITION OF THE PROJECT AREA

2.0 Introduction

Ubungo Municipal Council is composed of fourteen wards namely Makurumla, Mabibo, Manzese, Mburahati, Ubungo, Kimara, Saranga, Msigani, Mbezi, Kibamba, Goba, Sinza, Makuburi and Kwembe. Ubungo Municipality has a total area of 260.40 square kilometres and is bordered by the Kibaha District to the North, Kinondoni District to the South-East, and Kisarawe.

2.1 Land Use pattern of Ubungo

Land use in Ubungo is characterized by a mix of residential areas, industrial facilities, commercial enterprises and infrastructure developments such as roads and transportation hubs. The area hosts several industrial zones and factories, contributing to its economic vibrancy and employment opportunities. Additionally, Ubungo is home to various commercial establishments including markets, shopping centers, and small businesses serving both local residents and visitors. The strategic location of Ubungo, with its proximity to major transportation routes and the city center, makes it a key hub for commerce and industrial activities in Dar es Salaam. Efforts in land use planning and management are crucial to balancing economic growth with environmental sustainability and improving living conditions for residents in this dynamic urban area.

2.2 Environmental Features

Climate

Ubungo as part of Dar es Salaam experiences a tropical savanna climate. This climate type is characterized by distinct wet and dry seasons throughout the year. Ubungo's climate supports lush vegetation during the wet season and dry, sunny conditions during the dry season and urban development strategies, influenced by its proximity to the Indian Ocean and regional climatic dynamics.

Temperature: Temperatures in Ubungo remain relatively warm and consistent year-round, with average highs ranging from 28-32°C (82-90°F) and lows around 20-24°C (68-75°F). The hottest months typically occur from December to March.

Rainfall: Ubungo receives most of its rainfall during the wet season, which spans from March to May and again from November to December. These months see higher precipitation levels, often accompanied by short, heavy downpours.

Dry Season: The dry season in Ubungo falls between June and October. During this period, rainfall is minimal, and humidity levels are generally lower.

Humidity: Like much of the coastal regions of East Africa, Ubungo experiences moderate to high humidity levels, especially during the wet season, when humidity can be quite oppressive.

Soil Type

The specific distribution of these soil types in Ubungo Municipal Council can vary depending on factors such as topography, proximity to water bodies, and human activity. Agriculture and urban development also influence soil quality and composition in the area.

Alluvial Soils: These are soils deposited by rivers and streams and are usually found in areas near water bodies like the Msimbazi River.

Clay Soils: Clay soils are common in many parts of Dar es Salaam, including Ubungo. They tend to be fertile but can be heavy and difficult to cultivate during the rainy season.

Sandy Soils: Sandy soils are lighter and well-draining compared to clay soils. They are found in some areas of Ubungo and are more prevalent in drier parts of the region.

Lateritic Soils: These soils are rich in iron and aluminum oxides and are typically found in areas with older geological formations. They can be fertile but may require amendments for agriculture.

Topography

Ubungo Municipality is characterized by flat topography along the lowland area located on southern-east part (Sinza ward, Makurumla, Mburahati, Manzese) and getting slightly undulating and hilly in the upper land mainly in the north-west (Kimara,

Saranga, Msigani, Mbezi, Kibamba, Goba wards). Topographically Ubungo Municipality is divided into three zones, namely the upland zone comprising of hilly areas to the west and north of the Municipality, the middle plateau, and the lowlands, The settlement pattern in Ubungo Municipality comprises of seasonal rivers (including Gide, Mbezi river, Sinza river, and Mpiji river) which are originated from upper land towards lowland areas hence areas located in lowland areas are characterized by seasonal floods particularly when there are heavy rains.

2.2.1 HONDOGO

Hondogo Mtaa is located in Kibamba and it has a population of 11,636 people according to 2022 Population Census. It is bordered by Kibwegere Mtaa in Eastern side, Gogoni Mtaa in the Western, Luguruni Mtaa in the North and Kibamba Mtaa in the Southern part of which the residents are engaging in urban farming and small economic activities. The Mtaa has several basic social services including Secondary, Primary school, dispensary and orphanage centres.

Presence of mixed economic activities conducted by large section of population at Hondogo, which necessitates the need for the project to acknowledge mixed land uses in urban areas. There is seasonal stream which flows from South to North of Hondogo Mtaa. This river is steadily increasing in width due to river bank erosion. The presence of seasonal river affects ownership of land who reside within 60m as per the Environmental Management Act of 2004.

2.1.2 MBEZI LUIS

Mbezi Luis Mtaa is located in Mbezi ward along the Goba Road. According to 2022 population census it has a total population of 21,536 people and it is bordered by Mbezi Luis Mtaa, Tegeta A Mtaa, Matosa Mtaa and Makabe Mtaa. The area is characterized by mixed use and scattered settlements, which will require acknowledgement of mixed land use in the area. There is seasonal stream, which flows from South to North of Luis Mtaa This river is steadily increasing in width due to river bank erosion. Presence of these features affects ownership of land who reside within 60m as per the Environmental Management Act of 2004.

2.1.3 MALAMBA MAWILI

Malamba mawili Mtaa is located in Msigani ward and it has a population of 27,704 people according to 2022 Population Census. It is bordered by Msigani Mtaa in the

North, Temboni Mtaa in the East, Msingwa Mtaa and King'azi in the South and Mpakani Mtaa in the west, The Mtaa has basic social service including secondary and primary school, Health centre. Malamba mawili area has reserved area for high tension power lines. Presence of these features affects ownership of land who reside closer.

2.1.4. GOLANI

Golani Mtaa is located in Kimara ward and it has a population of **22,547** people according to 2022 Population Census. It is bordered by Mavurunza Mtaa in the East, Msingwa Mtaa in the West, Stopover Mtaa in the North and Bonyokwa Mtaa 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 reside closer.

2.1.5. MPIJI MAGOHE

Mpiji magohe Mtaa is located in Mbezi ward and it has a population of 22547 people according to 2022 Population Census. It is bordered by kibwegere Mtaa in the North, Msakuzi Mtaa in the South, Coastal Region in the East of which the residents are engaging in urban farming activities and small business. The Mtaa has basic social services including secondary, primary school and dispensary. There is seasonal stream, which flows from South to North of Luis Mtaa This river is steadily increasing in width due to river bank erosion. Presence of these features affects ownership of land who reside within 60m as per the Environmental Management Act of 2004.

2.1.6. TEGETA A

Tegeta A Mtaa is located in Goba ward and it has a population of 30,090 people according to 2022 Population Census. It is bordered by Matosa Mtaa in the East, Msumi Mtaa in the West, Kulangwa Mtaa in the North and Luis Mtaa in the South of which the residents are engaging in urban farming and small economic activities. The Mtaa has basic social services including secondary schools, primary schools, Health centre and water storage tank and pumping station. Tegeta A has seasonal stream which affects the residents living near seasonal stream due to soil erosion taking place along river banks which in turns affects ownership of land who reside within 60m as per the Environmental Management Act of 2004.

UBUNGO MUNICIPALITY- REGULARISATION MITAA (PHASE I)

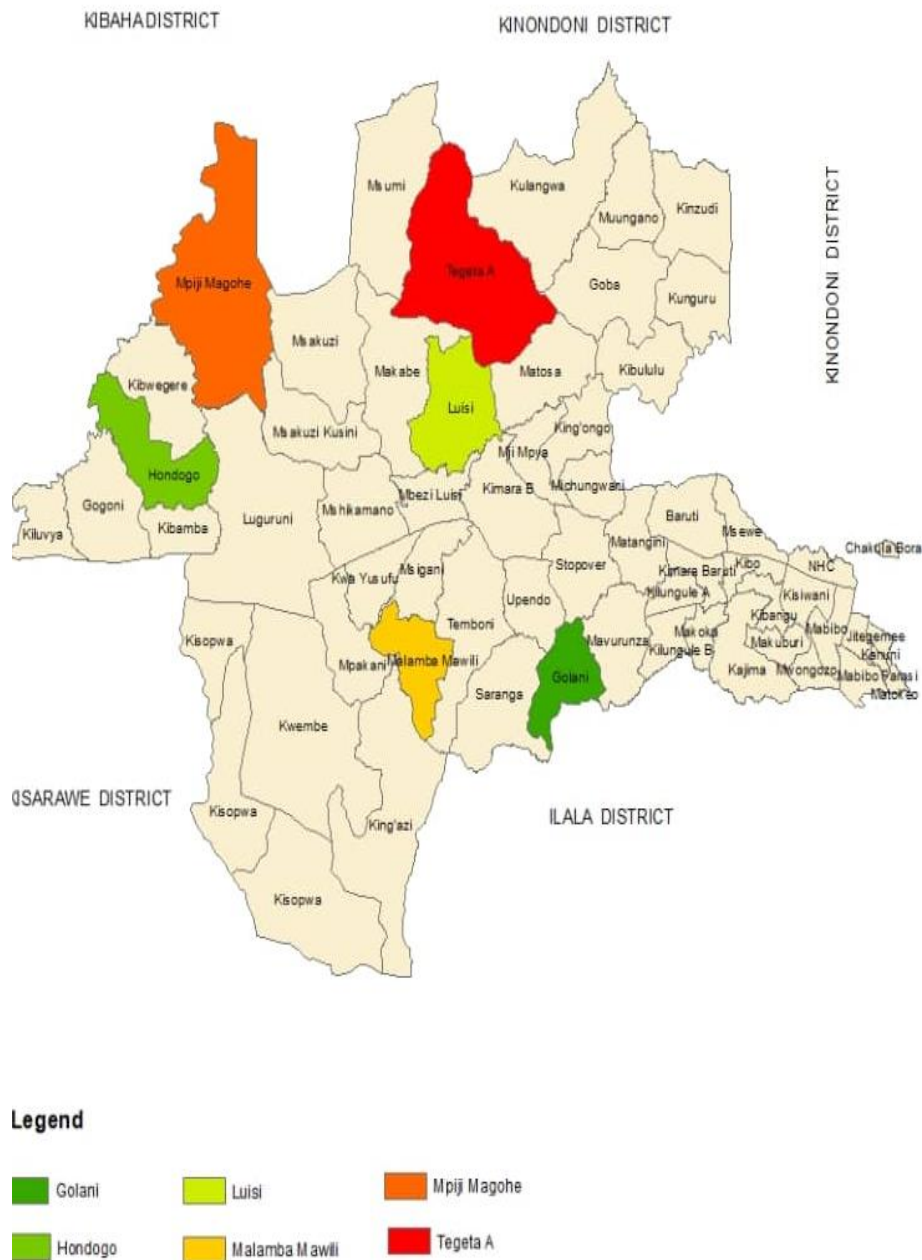


Figure 1: A map showing the Proposed Regularization Mitaa for LTIP Project in Ubungo Municipal Council

2.2 Common Social Issues in Hondogo, Luis, Malamba mawili, Golani, Mpiji Magohe and Tegeta A Mtaa

The onset of LTIP in six Mitaa will increase interaction between project workers and local community which are likely to trigger social issues such as GBV/SEA and spread of HIV/AIDS. Also, the Mitaa practice different livelihood activities.

The six Mitaa have been developed informally; therefore, they lack proper road planning. Existing access roads range from 4m to 8m in width, while informal footpaths range between 1m to 3m. They are dominant in the project area prevent access to plots, and trigger conflicts. The six selected Mitaa have basic social services such as schools, health centres, religious sites, markets and communication towers, which will be identified and provided with CROs where required. In all project areas, there is a need to designate land for community use, such as road corridors/access, 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

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.

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.

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 Ubungo will adhere to 60m buffer zone requirement when issuing CROs along the rivers and streams in six 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 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 Dodoma will comply to the specified provisions in land acts.

The Urban Planning Act of 2007: This is the principal 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 regularization.

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 handwashing facilities, condoms and dustbins.

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 ubungo and will not issue CRO in such areas to enhance management of water resources.

3.3 World Bank Environmental and Social Framework

The 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 Ubungo municipal council the following ESSs are applicable and this ESMP describe how specific ESSs is will be complied with during issuance of CROs:

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

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

ESS2 Labour and Working Conditions;

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

ESS4 Community Health and Safety

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

ESS5 Land acquisition, Restriction on Land use and Involuntary Resettlement

- ix. 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
- x. Land donation requirements and procedures as stipulated in Resettlement Policy Framework (RPF);

ESS10 Stakeholders Engagement and Information Disclosure

- xi. Sensitization of community about the project
- xii. Formulation and operationalization of Grievance Redress Mechanism (GRM)
- xiii. 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 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 Ubungo Municipal 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 be reinvested in other productive activities. This also will stimulate 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 Ubungo municipal 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 Ubungo Municipal council will require workforce to perform different activities. In total, the project will employ approximately 368 people: 56 skilled, 60 semi-skilled and 252 unskilled. 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 Ubungo.

i. *Conflict over land use and land rights*

In the project area people live 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 donations, which might lead to misunderstanding among residents. In addition, some conflicts might involve resolving on who are the legal owner of the land parcels especially in the extended families, polygamous and where there are inheritance cases.

ii. *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 Hondogo, mbezi luis, Maramba mawili Golani, Mpiji magohe and Tegeta A will not be eligible for CROs, as such areas are protected by Road Act of 2007 and EMA of 2004. The affected individuals of communities may feel they have been excluded from project benefits.

iii. *Exclusion of Women and Other Marginalized Group*

Traditional practice among the dominant ethnic groups stipulates that women have less access to the rights to own land. In addition, marginalized groups such as elders, 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.

iv. *Gender Based Violence (GBV), Sexual Exploitation and Abuse (SEA) and Sexual Harassment (SH)*

In six Mitaa, 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/SEA/SH.

v. *Influx of Laborers*

Mass urban 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 further spread of STI, crimes as well as over tasking available social services.

vi. *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 regularisation will not be undertaken.

4.4 Positive Environmental Impacts of Land Certification

The following are positive environmental impacts of this project in Ubungo:

- i. *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).
- ii. *Livable Settlements:* The regularization process in Ubungo 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 Ubungo Municipal council are:

i. *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.

ii. *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.

iii. *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. Ubungo Municipal 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 Ubungo municipal 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: 50,600,000 TZS.

Table 2: 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	<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. 	20,000,000/=	<ul style="list-style-type: none"> - Ubungo Council E&S Team - Ward Executive Officer (WEO), - Ward Community Development Officer (CDO) - Mtaa Leaders - NGOs? 	ESMT	During Urban Certification Process.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
	Conflicts of Land Rights	<ul style="list-style-type: none"> - Formulation and operationalization of GRM - Sensitization on the importance of joint land titling. 		<ul style="list-style-type: none"> - Ward Executive Officer (WEO), - Ward Community Development Officer (CDO) - Mtaa Leaders - CSO 	ESMT	During Urban Certification Process.
	Conflicts of Plot Boundaries	<ul style="list-style-type: none"> - Engagement of land owners during land adjudication - Involvement of the Mtaa Committee in resolution of neighbors' conflicts 		<ul style="list-style-type: none"> - Ward Executive Officer (WEO), - Ward Community Development Officer (CDO) - Mtaa Leaders - cbo 	ESMT	During Urban Certification Process.
2	Ineligibility to CROs	<ul style="list-style-type: none"> - Identification of Households residing along road reserve, gullies and river streams. - Awareness on ineligibility for CROs 	4,000,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) - Ubungo municipal Council E&S Team 	ESMT	During identification of Parcels.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
		<ul style="list-style-type: none"> - Payment of compensation to those along road reserve by TARURA/TANROADS as per country laws. - Liaise with NEMC and Central 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. 		<ul style="list-style-type: none"> - Participatory Land Use Management Team (PLUM) - National Environmental Management Council (NEMC) - Tanzania Rural and Urban Road Agency (TARURA) - Tanzania Road Agency (TANROADS) & - Central Water Basin Authorities. 		
3	Inequalities for Women and Other	<ul style="list-style-type: none"> - Identification of marginalized groups such as women, elders, chronically ill persons and youth 	4,000,000/	<ul style="list-style-type: none"> - Ubungo municipal Council E&S Team - Ward Executive Officer (WEO), 	ESMT	During Project Sensitization

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
	Marginalized Group	- Sensitization on importance of CROs and other project benefits.		- Ward Community Development Officer (CDO) - Mtaa Leaders - Community based organization(cbos).		and identification
4	GBV/SEA/SH	- 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. - To identify relevant government agencies and/or NGOs in the district who can provide survivors of GBV and SEA assistance for example medical care, psychosocial support,	10,000,000/=	- Ubungo Municipa Council E&S Team - Ward Executive Officer (WEO), - Ward Community Development Officer (CDO) - Mtaa Leaders - Private Companies involved in certification activities.	ESMT	Before placement of employees and During Urban Certification Process.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
		legal redress, safety, etc. as and when necessary.				
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. 	4,000,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) - UbungoMunicipa Council E&S Team - Mtaa 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. 	2,000,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council - Council Urban Certification Office (CUCO) - UbungoMunicipa Council E&S Team 	ESMT	Prior to Urban Certification Process.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
		<ul style="list-style-type: none"> - Adjudication to try to minimise land take and loss of assets from any given household through negotiated agreements. - 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. - 		<ul style="list-style-type: none"> - Mtaa Leaders - 		
Negative Environmental Risk and Impacts						
1	Soil Erosion and Dust	<ul style="list-style-type: none"> - Tree and grass planting - Dust suppression using water 	1,000,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) 	ESMT	During Urban Certification Process.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
		<ul style="list-style-type: none"> - Provision of PPEs (Mask, Boots, Gloves and Helmet) to workers. 		<ul style="list-style-type: none"> - Ubungo municipal Council E&S Team - Private Companies involved in certification activities. - Mtaa Leaders 		
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. 	1,600,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) - Ubungomunicipal Council E&S Team - Private Companies involved in certification activities. - Mtaa Leader 	ESMT	During Urban Certification Process.

S/N	Potential Social Impacts	Mitigation Measures	Cost Estimates (TZS)	Responsible		Implementation Time Framework
				Implementation	Supervision	
3.	Health and Safety Hazards	<ul style="list-style-type: none"> - Provision of PPEs (Mask, Boots, Gloves and Helmet) to workers. - Training drivers of direct and indirect teams on road safety - Provide Health and safety Training to project workers 	4,000,000/=	<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) - Ubungo municipal Council E&S Team - Private Companies involved in certification activities. - Mtaa 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 		<ul style="list-style-type: none"> - Ubungo municipal Council Council Urban Certification Office (CUCO) - Private Companies involved in certification activities. - 	ESMT	

CHAPTER FIVE

ENVIRONMENTAL AND SOCIAL MONITORING PLAN

5.1 Introduction

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:

- i. To monitor the effectiveness and implementation of ESMP during planning and CROs issuance phases of proposed mitigation measures;
- ii. To confirm compliance with environmental, social and safety legislation/regulations during certification as well as safeguards tools and instrument in pace;
- iii. To control the risks and ecological/social impacts;
- iv. To ensure best practices management as a commitment for continuous improvement in environmental and social performance;
- v. To provide environmental information to community/stakeholders;
- vi. 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 2** below summarizes monitoring plan for urban certification in Ubungo Council.

Table 3: Environmental and Social Monitoring Plan for Implementation of Mitigation Measures during Land Certification and Registration Process in Ubungo Municipal 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 Tenure	No. of CROs issued in each Mtaa	4,900	ILMIS data	Quarterly	ESMT & PIT	1,200,000/ =
2.	Capital Creation	No. of Beneficiaries using CROs to secure capital.	20	Project report	Quarterly	ESMT & PIT	2,000,000/ =
3.	Effective Land Control and Management.	Percentage decrease of land related conflict cases in three Mtaa.	50%	Project Report	Quarterly	ESMT & PIT	2,000,000/ =

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							
4.	Reduction of Cost Associated with Informal Land Transaction	Percentage decrease of cost associated with access to land to three Mtaa.	100%	Project Report	Annually	ESMT & PIT	2,000,000/=
5.	Employments Opportunities	No. of people employed	368	Report	Quarterly	ESMT & PIT	0
Enhancement of Environmental Benefits							
6.	Enhancement of protection of sensitive areas	Number of land development within	0	Report	Quarterly	ESMT & PIT	4,000,000/=

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							
		sensitive areas (Gullies & river stream).					
7.	Livable Settlements	Percentage of green structures and enhanced mobility in six Mtaa	10% green structures & 15% mobility	Scheme of regularization	Annually	ESMT & PIT	2,000,000/=
Social Negative Impacts							
1.	Conflict over land use and land rights	Percentage decrease of land related conflict cases in three Mtaa.	50%	Report	Annually	ESMT & PIT	2,000,000/=

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							
		# of resolved land disputes	tbd				
2.	Ineligibility to CROs	No of identified ineligible parcels in three Mtaa	N/A	Report	Quarterly	ESMT & PIT	2,000,000/=
3.	Inequalities for Women and Other Marginalized Group	Percentage of Women and other Marginalized Group with CROs.	30%	Report	Quarterly	ESMT & PIT	2,000,000/=

S/ N	Environmental/ Social Impacts	Monitoring Parameters	Targets/Legal Standards	Monitorin g Methods	Frequency /Duration	Responsibilit y Host institution Supervising institutions	Monitoring Budget
Enhancement of Social Benefits							
4.	Gender Based Violence	% of grievances that have been successfully resolved	100%	Report	Quarterly	ESMT & PIT	2,000,000/=
5.	Influx of Laborers	Percentage of laborers employed from within the project areas.	40%	Report	Quarterly	ESMT & PIT	2,000,000/=
Environmental Negative Impacts							
6.	Soil Erosion and Dust	No. of trees planted	300 trees @ 50 Mtaa	Report	Quarterly	ESMT & PIT	2,000,000/=

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.	Waste Management	No. of dustbins provided in three Mtaa	30 dustbins @ 5 Mtaa	Report and observation	Quarterly	ESMT & PIT	2,000,000/=
8.	Health and Safety Hazards	No. of incidence and accidents reported.	0	Report	Quarterly	ESMT & PIT	2,000,000/=
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

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							
TOTAL							29,400,000/=

CHAPTER SIX

INSTITUTIONAL ARRANGEMENTS FOR IMPLEMENTATION OF ESMP IN UBUNGO

6.1 Introduction

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

6.2 ESMP Implementing Institutions

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

Ubungo Municipal 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 Central Water Basin Authorities: Will provide further guidance on households residing along, gullies and river streams.

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 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 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 ESMP is being implemented accordingly. The team will be required to submit monthly reports to MLHHS. The MLHHS 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 Ubungo municipal council the following training has been provide to E&S Team at LGAs levels and Mtaa leaders to enhance their capacity to implementation of environmental and social risk management issues during certification process (Table 3).

Table 3: Training Activities

S/N	Name of Training	Training Institution	Date
1	Environmental and Social Framework Training to LGAs E&S Teams	World Bank	13 th – 14 th December 2022

2	Preparation and Implementation of ESMP to CUCOs members.	ESMT	21 st - 23 rd December 2022
3	Training on Safeguards Compliance to Mtaa and ward Leaders	ESMT	3 rd – 4 th March 2023

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

- i. Health and safety Training to project drivers and field teams to be conducted in March 2024.
- ii. Training on implementation of ESMP to private firms to be conducted prior to certification process;
- iii. Training of code of conducts for GBV/SEA and ethics practice to ESMT and Ubungo municipal Council E&S Team to be conducted on June 2024;

CHAPTER SEVEN

CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

This ESMP is specifically for Ubungo 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, 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 effect this ESMP through ensuring that enough budget, human resources and logistics are available.

7.2 Recommendations

- i. All six Mitaa / Wards where the project is implemented should have the copy of this ESMP,

- ii. Private firms to be hired to conduct certification process in Ubungo should be given this ESMP as part of the contract to ensure its implementation,
- iii. 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.
- iv. Training to all stakeholder on E&S issues is 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.

Annex 1: E&S Safeguard Criteria for Selecting Specific Project Areas GOBA WARD-
TEGETA A

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/Mtaa bordering reserved areas such as forest, National parks, game reserves	-Boundaries of the reserved area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved areas
		-There is encroachment between the Mtaa and the reserved area and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders such as the Mitaa, Tanzania Forest Services, other stakeholders and mediators using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the reserved area although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
2 ¹²	Area/Mtaa bordering rivers and lakes	-Settlement is found 60m away from the bank of the lake/river as per the Environmental Management Act of 2004	YES	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line/ bank can be considered for certification

²¹There about 102 house hold found 60m away from the bank of the lake/river in per the Environmental Management Act of 2004

	-Settlement is found within 60m from the banks of the river/lake but no floods or any other risk is associated	YES ³	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/lake and are associated with floods and other risks	YES ⁴	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 There about 7,634 houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

⁴ There about **102** houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

3	Area/Mtaa/ settlements bordering wetlands and water catchment	-Mtaa/area is found close to or bordering wetlands and/or watershed areas. The area/Mtaa boundary should maintain a 60m distance as per the	NO	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

	areas	national laws		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	Wildlife areas, corridors or migratory routes	-Mtaa borders wildlife areas, wildlife corridors or migratory routes	NO	Such areas should be identified by relevant authorities (Tanzania Wildlife Authority, Ngorongoro Conservation Area Authority, etc) and no certification should be allowed in such areas.
5	Livestock grazing areas and stock routes	-Mtaa has communal land reserved for livestock grazing only or for established stock routes	NO	These areas should be given certificates in the name of the Mtaa for communal use. No one within the Mtaa should be denied access as a result of certification

				process. Individual titles should not be provided in these areas.
6	Cultural Heritage Sites	-Boundaries of the registered cultural heritage area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas
		-There is encroachment between the Mtaa and the registered cultural heritage site and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the registered cultural heritage site although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
		The Mtaa contains a locally important cultural site which is not protected.	NO	The areas should be agreed as part of the Mtaa land use plan, bylaws for use agreed and should be certified for communal use in the name of the Mtaa
7	Flood prone areas	-Settlement is located in flood prone areas which may be restricted for any development activities	NO	These are considered as hazardous land and no certification process should proceed, in case no clear boundary is seen, clarification will be sought from NEMC who will

Annex 2: E&S Safeguard Criteria for Selecting Specific Project Areas- KIBAMBA
WARD-MTAA HONDOGO

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/Mtaa bordering reserved areas such as forest, National parks, game reserves	-Boundaries of the reserved area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved areas
		-There is encroachment between the Mtaa and the reserved area and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders such as the Mtaars, Tanzania Forest Services, other stakeholders and mediators using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the reserved area although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
2 ⁵⁶	Area/Mtaa bordering rivers and lakes	-Settlement is found 60m away from the bank of the lake/river as per the Environmental Management Act of 2004	YES	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line/ bank can be considered for certification

⁶¹There about 80 house hold found 60m away from the bank of the lake/river as per the Environmental Management Act of 2004

	-Settlement is found within 60m from the banks of the river/lake but no floods or any other risk is associated	YES ⁷	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/lake and are associated with floods and other risks	YES ⁸	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

⁷ There about 2713 house hold 60m from the bank of the river/lake but no floods or any other risk is associated

⁸ There about 80 houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

3	Area/Mtaa/ settlements bordering wetlands and water catchment	-Mtaa/area is found close to or bordering wetlands and/or watershed areas. The area/Mtaa boundary should maintain a 60m distance as per the	NO	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

	areas	national laws		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	Wildlife areas, corridors or migratory routes	-Mtaa borders wildlife areas, wildlife corridors or migratory routes	NO	Such areas should be identified by relevant authorities (Tanzania Wildlife Authority, Ngorongoro Conservation Area Authority, etc) and no certification should be allowed in such areas.
5	Livestock grazing areas and stock routes	-Mtaa has communal land reserved for livestock grazing only or for established stock routes	NO	These areas should be given certificates in the name of the Mtaa for communal use. No one within the Mtaa should be denied access as a result of certification

				process. Individual titles should not be provided in these areas.
6	Cultural Heritage Sites	-Boundaries of the registered cultural heritage area and the Mtaa are clear and well identified	no	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas
		-There is encroachment between the Mtaa and the registered cultural heritage site and the boundary is not clearly known	no	The issue of boundary should be resolved between stakeholders using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the registered cultural heritage site although the boundary is well known to all the parties	no	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
		The Mtaa contains a locally important cultural site which is not protected.	no	The areas should be agreed as part of the Mtaa land use plan, bylaws for use agreed and should be certified for communal use in the name of the Mtaa
7	Flood prone areas	-Settlement is located in flood prone areas which may be restricted for any development activities	yes ⁱ	These are considered as hazardous land and no certification process should proceed, in case no clear boundary is seen, clarification will be sought from NEMC who will

				determine whether the area should be considered or not
8	High density informal settlements	-High density informal settlements in urban settings which are not aligned with planning requirements.	yes	In the issuance of Residential Licenses, clarification may need to be sought from NEMC and other relevant authorities before decision is made to proceed with RL in case of any other environmental constraints.

Annex 3: E&S Safeguard Criteria for Selecting Specific Project Areas- KIMARA
WARD- MTAA GOLANI

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/Mtaa bordering reserved areas such as forest, National parks, game reserves	-Boundaries of the reserved area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved areas
		-There is encroachment between the Mtaa and the reserved area and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders such as the Mtaars, Tanzania Forest Services, other stakeholders and mediators using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the reserved area although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
2 ⁹¹⁰	Area/Mtaa bordering rivers and lakes	-Settlement is found 60m away from the bank of the lake/river as per the Environmental	YES ¹¹	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line/ bank can be considered for certification

¹⁰There about 60 house hold found 60m away from the bank of the lake/river in per the Environmental Management Act of 2004

¹¹ There about **5,968** houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

		Management Act of 2004		
		-Settlement is found within 60m from the banks of the river/lake but no floods or any other risk is associated	YES	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/lake and are associated with floods and other risks	YES ¹²	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/Mtaa/ settlements bordering wetlands and water catchment	-Mtaa/area is found close to or bordering wetlands and/or watershed areas. The area/Mtaa boundary should maintain a 60m distance as per the	NO	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

¹² There about **60** houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

	areas	national laws		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	Wildlife areas, corridors or migratory routes	-Mtaa borders wildlife areas, wildlife corridors or migratory routes	NO	Such areas should be identified by relevant authorities (Tanzania Wildlife Authority, Ngorongoro Conservation Area Authority, etc) and no certification should be allowed in such areas.
5	Livestock grazing areas and stock routes	-Mtaa has communal land reserved for livestock grazing only or for established stock routes	NO	These areas should be given certificates in the name of the Mtaa for communal use. No one within the Mtaa should be denied access as a result of certification process. Individual titles should not be provided in these areas.
6	Cultural Heritage Sites	-Boundaries of the registered cultural heritage area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas

		-There is encroachment between the Mtaa and the registered cultural heritage site and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the registered cultural heritage site although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
		The Mtaa contains a locally important cultural site which is not protected.	NO	The areas should be agreed as part of the Mtaa land use plan, bylaws for use agreed and should be certified for communal use in the name of the Mtaa
7	Flood prone areas	-Settlement is located in flood prone areas which may be restricted for any development activities	NO	These are considered as hazardous land and no certification process should proceed, in case no clear boundary is seen, clarification will be sought from NEMC who will

Annex 4: E&S Safeguard Criteria for Selecting Specific Project Areas- MBEZI
WARD- MTAA LUIS

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/Mtaa bordering reserved areas such as forest, National parks, game reserves	-Boundaries of the reserved area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved areas
		-There is encroachment between the Mtaa and the reserved area and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders such as the Mtaars, Tanzania Forest Services, other stakeholders and mediators using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the reserved area although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
2 ¹³¹⁴	Area/Mtaa bordering rivers and lakes	-Settlement is found 60m away from the bank of the lake/river as per the Environmental Management Act of 2004	YES	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line/ bank can be considered for certification

¹⁴¹There about **200** house hold found 60m away from the bank of the lake/river in mto mbezi per the Environmental Management Act of 2004

	-Settlement is found within 60m from the banks of the river/lake but no floods or any other risk is associated	YES ¹⁵	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/lake and are associated with floods and other risks	YES ¹⁶	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

¹⁵ There about **4428** houses hold 60m from the bank of the river/lake but no floods or any other risk is associated

¹⁶ There about **200** house hold 60m from the bank of the river/lake but no floods or any other risk is associated

3	Area/Mtaa/ settlements bordering wetlands and water catchment	-Mtaa/area is found close to or bordering wetlands and/or watershed areas. The area/Mtaa boundary should maintain a 60m distance as per the	NO	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

	areas	national laws		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	Wildlife areas, corridors or migratory routes	-Mtaa borders wildlife areas, wildlife corridors or migratory routes	NO	Such areas should be identified by relevant authorities (Tanzania Wildlife Authority, Ngorongoro Conservation Area Authority, etc) and no certification should be allowed in such areas.
5	Livestock grazing areas and stock routes	-Mtaa has communal land reserved for livestock grazing only or for established stock routes	NO	These areas should be given certificates in the name of the Mtaa for communal use. No one within the Mtaa should be denied access as a result of certification

				process. Individual titles should not be provided in these areas.
6	Cultural Heritage Sites	-Boundaries of the registered cultural heritage area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas
		-There is encroachment between the Mtaa and the registered cultural heritage site and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the registered cultural heritage site although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
		The Mtaa contains a locally important cultural site which is not protected.	NO	The areas should be agreed as part of the Mtaa land use plan, bylaws for use agreed and should be certified for communal use in the name of the Mtaa
7	Flood prone areas	-Settlement is located in flood prone areas which may be restricted for any development activities	NO	These are considered as hazardous land and no certification process should proceed, in case no clear boundary is seen, clarification will be sought from NEMC who will

Annex 5: E&S Safeguard Criteria for Selecting Specific Project Areas- MBEZI
WARD- MPIJIMAGOHE

SN	Area / issue of concern	Criteria	Applicability (Yes/No)	Guiding Remarks
1	Area/Mtaa bordering reserved areas such as forest, National parks, game reserves	-Boundaries of the reserved area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and certificates will not be issued in reserved areas
		-There is encroachment between the Mtaa and the reserved area and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders such as the Mtaars, Tanzania Forest Services, other stakeholders and mediators using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the reserved area although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
2 1718	Area/Mtaa bordering rivers and lakes	-Settlement is found 60m away from the bank of the lake/river as per the Environmental Management Act of 2004	YES	Under the Environmental Management Act of 2004, settlements found to be at least 60m from shore line/ bank can be considered for certification

¹⁸There about **102** house hold found 60m away from the bank of the lake/river in mto mpigi per the Environmental Management Act of 2004

		-Settlement is found within 60m from the banks of the river/lake but no floods or any other risk is associated	YES ¹⁹	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/lake and are associated with floods and other risks	YES ²⁰	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/Mtaa/settlements bordering wetlands and water catchment	-Mtaa/area is found close to or bordering wetlands and/or watershed areas. The area/Mtaa boundary should maintain a 60m distance as per the	NO	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

¹⁹ There about **1,309** house hold 60m from the bank of the river/lake but no floods or any other risk is associated

²⁰ ²⁰ There about **1,309** house hold 60m from the bank of the river/lake but no floods or any other risk is associated

	areas	national laws		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	Wildlife areas, corridors or migratory routes	-Mtaa borders wildlife areas, wildlife corridors or migratory routes	NO	Such areas should be identified by relevant authorities (Tanzania Wildlife Authority, Ngorongoro Conservation Area Authority, etc) and no certification should be allowed in such areas.
5	Livestock grazing areas and stock routes	-Mtaa has communal land reserved for livestock grazing only or for established stock routes	NO	These areas should be given certificates in the name of the Mtaa for communal use. No one within the Mtaa should be denied access as a result of certification process. Individual titles should not be provided in these areas.
6	Cultural Heritage Sites	-Boundaries of the registered cultural heritage area and the Mtaa are clear and well identified	NO	Certification process can proceed as boundaries are clear and no certificates will be issued in reserved areas

		-There is encroachment between the Mtaa and the registered cultural heritage site and the boundary is not clearly known	NO	The issue of boundary should be resolved between stakeholders using available laws and regulations before proceeding with the certification
		-There is encroachment between Mtaa and the registered cultural heritage site although the boundary is well known to all the parties	NO	The issue of encroachment should be resolved using available rules and regulations before proceeding with any certification activities
		The Mtaa contains a locally important cultural site which is not protected.	NO	The areas should be agreed as part of the Mtaa land use plan, bylaws for use agreed and should be certified for communal use in the name of the Mtaa
7	Flood prone areas	-Settlement is located in flood prone areas which may be restricted for any development activities	NO	These are considered as hazardous land and no certification process should proceed, in case no clear boundary is seen, clarification will be sought from NEMC who will

ⁱ There about 80 house hold high density informal settlement in urban setting which are not aligned with planning regulations