

# Mapping our community's future: why and how to practice participatory land-use planning





## WHY PARTICIPATORY LAND-USE PLANNING?

We all see it: more people, more towns, more livestock, more farms .... More land degradation, deforestation, erosion .... More conflicts between farmers and pastoralists, miners and farmers, wildlife and people ....

Our demands on the land increase continually, but land area does not. How do we make the best and fairest use of the land we have, given local climate and natural resources, plus the traditions, livelihoods, hopes and dreams of communities?

Answering this question is the goal of land-use planning. And since land is fundamental to communities, it works best when the community is closely involved in the process. Hence the "participatory" in participatory land-use planning, or PLUP.

*"We as humans do increase. But the land does not. So we have to do a better job of planning for the land so that it can continue to sustain us."*

*Seraphino Bichabicha Mwanja,  
District Game Officer,  
Monduli District, Tanzania*

## WHY THIS MODULE?

This module is designed to:

- Let you know what to expect during the process.

- Provide experience and advice from other communities as well as planning experts.
- Encourage you to discuss land-use issues even before formal planning begins, for maximum community involvement.

## The module

- Focuses on parts of the process where community participation is most important.
- Should be used in conjunction with government guidelines, which detail the more technical and legal aspects of land-use planning. See Appendix 3, Table 2 for the official steps of land-use planning in Tanzania.

## WHAT WILL PARTICIPATORY LAND-USE PLANNING DO FOR THE COMMUNITY?

PLUP is a process that involves everyone in the community, plus experts from outside and takes quite a number of meetings over perhaps a year or more. But it brings many benefits, both immediate and long-term.

PLUP helps communities:

- resolve ongoing conflicts over land use and prevent such conflicts in the future.
- bring residents together to envision a better future and start creating it.

- obtain secure tenure and certificates of title over traditional community lands.
- maximize the benefit from each area of land, depending on its characteristics.
- use land, water, wildlife and other natural resources in a way that is fair, transparent, sustainable over time and profitable.

In addition, land-use planning is required by Tanzanian law if a community wishes to:

- create and manage community Wildlife Management Areas or community forests.

- develop community-owned businesses based on wildlife and other natural resources.

*“Village land-use planning is the process of evaluating and proposing alternative uses of natural resources in order to improve the living conditions of villagers.”*

*United Republic of Tanzania,  
Guidelines for Participatory Village Land Use  
Management in Tanzania, 1998*

### DOES IT WORK? THE VIEW FROM A VILLAGE

Loiborsiret in Simanjiro district is one of a half dozen Villages in northern Tanzania to perform participatory land-use planning (PLUP) in the last few years. By the time the PLUP process started, disputes were erupting:

- between pastoralists over shrinking pasture and water sources;
- between farmers and herders over where to plant and where to herd;
- between those with a stake in conservation and those who saw their livestock taken by lions;
- between those managing photographic safaris and those leading hunting safaris;
- between people born in the village and newcomers from other areas; and
- between the village and neighboring villages as well as a national park, over boundaries.

For two years, village members worked hard with a team of officials, planners, scientists, Conflict mediators and NGO facilitators.

Representatives of the village plus the technical experts made up the Participatory Land-Use Management (PLUM) team, which led the process.

The PLUM team with other community members:

- resolved long-standing conflicts, sometimes by mediating between parties;
- clarified village boundaries so the process could move forward;
- organized for villagers to receive land titles – starting with widows, among the community's most vulnerable;
- helped the village agree on land-use zones for farming, year-round herding, dry-season herding, settlement, business and a Wildlife Management Area, which in turn will have its own zones; and

- created by-laws and agreed on ways to enforce them, including fines or other sanctions for violating zoning agreements.

Not everyone got everything s/he wanted. But participants speak about a renewed sense of security, fairness and hopefulness about the future. They say these come partly from the outcome and partly from the process of solving problems collaboratively in the community.

Here are some comments from those involved about participatory planning and its follow-up, participatory land-use management.

*“We are benefiting from the new land-use plans because they have reduced land related conflicts. Also, because of the training, people are now aware of land laws. Even schoolchildren are now taught the land laws.”*

*Village Chairperson*

*“What impresses me much in the process of land-use planning is the act of allotting pieces of land for customary rights of occupancy – starting with parcels owned by widows, since they're the most vulnerable.”*

*A villager*

*“It is no longer possible for people to grab or misuse land as all land in the village is allocated into different uses. If someone wants a piece of land, the whole village will know. They must follow proper procedures for the request to be granted.”*

*A young village man*

## WHO IS INVOLVED IN PARTICIPATORY LAND-USE PLANNING?

Village authorities. District authorities. Members of the country's planning ministry or national planning commission. Possibly NGO facilitators.

And most importantly: community members, whether "villagers," "group ranch members" or "local residents". In this module, "villagers" will be used primarily but refers to all residents.

Involvement is valued not just from those with power or education, or wealth, or just men or just elders. But people representing every segment of society: older women, younger women, older men, younger men, wealthy, farmers, herders ... (see Table 1).

Guiding the process will be a Participatory Land-Use

Management (PLUM) team. The PLUM team includes village leaders and representatives of various groups of villagers, as well as possibly specialists in soils, vegetation and other natural resources; professional planners; government officials; and other experts as needed.

During the process, villagers will form a Village Land-Use Management Committee (VLUM) to help implement and sustain the land-use management the community decides on. Village technicians will be hired and trained in land-use management techniques.

NGOs and donors may provide PLUM and VLUM members, village technicians and others with extensive training in land-use issues, laws, facilitation and various types of land-use management and improvement. They can also help arrange outside expertise as required to help the community achieve its goals.

TABLE 1. LEGAL MANDATES OF LUP ACTIVITIES AND MANDATES AT DIFFERENT LEVELS

Level	Mandate	Activities
District level: (District Councils)	<ul style="list-style-type: none"> <li>Empowered to establish a District Land Administration Committee which will assist in managing land.</li> <li>Initiate, guide and advise Village Councils in the process of village land use planning.</li> </ul>	<ul style="list-style-type: none"> <li>Supervise all land use issues and activities in the District as empowered by the DC e.g. allocate plot for residential, commercial and community services.</li> <li>Allocate farmers fields of not more than 100 acres.</li> <li>Form District PLUM team and PRA team to work in the villages.</li> </ul>
Village level	<p>a) The PLUM team</p> <p>b) The Village Assembly is the main decision-making institution at the village level</p> <p>c) Village Councils have the responsibility to manage all land within their jurisdiction (executive powers).</p> <ul style="list-style-type: none"> <li>Empowered to establish VLUM Committee to assist in LUP</li> <li>Empowered to prepare village-level by-laws</li> </ul> <p>d) VLUM committee</p> <p>e) Hamlet Leaders</p> <p>f) Clan elders and Village Leaders</p> <p>g) Village Technicians</p> <p>h) Other relevant actors (NGOs, CBOs, Donors, etc.)</p>	<ul style="list-style-type: none"> <li>Initiates and guides the process of participatory planning and implementation in the village.</li> <li>Approval of all agreed matters in the village.</li> <li>To issue certificates of customary rights of occupancy.</li> <li>Maintain a village land register.</li> <li>Works together with PLUM team.</li> <li>Help VCs to organize meetings, mobilize villagers, identifying and solving land conflicts, prepare village LUP and by-laws etc.</li> <li>Organize meetings in sub-villages and communicate with and forward ideas and suggestions to VLUM and VCs.</li> <li>Play an important role in conflict mediation, resolving land disputes regarding boundaries, ownership and user rights.</li> <li>Receive on-job-training to assist their fellow villagers in applying proposed LUP in the absence of PLUM team.</li> <li>Support the villages on social services, gender, environment training, awareness creation, credit schemes, LUP, etc.</li> </ul>

## WHAT ARE THE BASIC, GUIDING PRINCIPLES OF LAND-USE PLANNING?

- **Efficiency.** Use each bit of land in the best possible way. For instance, you may want to farm. But in a dry area, land may simply not yield much. Your returns from other activities, such as livestock or wildlife tourism, may be greater. In other places where there is much rain, agriculture may have the advantage.
- **Sustainability.** Related to efficiency, sustainability means that the land should be productive over the generations. E.g. Farming is not sustainable if the soil is the type that wears out after a year or two of cropping. It may provide short-term benefits, but cannot continue and can even ruin that land for other purposes.
- **Equity.** Consider all viewpoints and needs. Planning should work to the advantage of all: poor, well-off, women, men, children, elders, youth, newcomers, female-headed households ....
- **Improved local decision-making.** Done well, participatory land-use planning helps resolve conflicts and strengthens community decision-making. This outcome contrasts with "old-school" planning, performed by experts from outside and imposed on the community – and often therefore ignored.

## SO HOW DO YOU BEGIN?

What follow are a number of phases and activities common in participatory planning. You might use some or all. You might use them in a different order. You may do them using more or less technology (for instance, sketching a natural-resources map versus creating one with sophisticated computer technology).

However they are done, these tasks help communities:

- Identify their own natural-resource and related problems
- Analyze how they developed and how they might be solved
- Select the best options for solving them based on the PLUP principles given above
- Implement solutions, getting needed technical information from both within and outside the community
- Move from planning and immediate problem-solving, to long-term land management.

### PLANNING EARLY MEANS HAVING MORE OPTIONS

*The sooner you do this, the more options you will have. If you plan ahead you might have ten different options for the community. You'll have much more flexibility, less stress and less conflict. Planning late means having fewer options. There will be facts on the ground, some of which you might not want, but they are already there. The longer you wait, the more possibly conflicting interests there will be.*



*Village elder welcomes member of PLUM team*

## PHASE 1: SETTING UP AND MAPPING<sup>1</sup>

### Form and train the PLUM and VLUM team

Assemble the PLUM team first, with representatives from all interests. They will be liaisons to village and district leadership and also to experts who can help. The PLUM will start meeting with community members to find out their concerns. In addition they will be forming other committees, such as the Participatory Rural Appraisal (PRA) committee and the Village Land-Use Management team.

The PLUM and VLUM teams with District officials will receive training in the Land Act of 1999, participatory planning, mapping, land-use management and conflict management. They may go for study tours to learn from other communities' successes and challenges, so they can bring back stories of other's experiences – both happy and not.

<sup>1</sup> The Phases mentioned in this section include the Village-Level Planning Steps outlined by the Tanzania National Land Use Planning Commission (TNLUPC). See <http://www.nlupc.co/tz/aboutus.php>. However, they are phrased and numbered differently in some cases to accommodate this section's greater detail on community-level research and visioning and to emphasize the community's contribution to the process.

Phase One here covers much of TNLUPC's Steps 1: Preparations and training; 2: PRAs; and 3: Supplementary Surveys.

### LESSONS FROM A STUDY TRIP

The PLUM and VLUM teams from Loiborsiret village visited Mbomipa project which had successfully completed land-use planning. Some important advice gathered:

1. Mbomipa includes a hunting concession, or "block." Hunting revenues – which can greatly exceed those from photo safaris – go directly to the central Tanzanian government, although a proportion are sent back to the Districts. But Mbomipa had figured out that one of the major advantages of creating a WMA is that villages could charge hunting companies directly. They managed to do so and also persuaded the hunting company to support village development projects: a road of 121 kms from Iringa town to the village. This would likely not have been possible without the WMA regulations.
2. The "wildlife market." Villagers may legally hunt game on their land through the "resident hunting" programme. They can then sell wildlife meat and skin in an open market. Mbomipa has used proceeds from resident hunting to construct primary and secondary schools.

## Steps for success

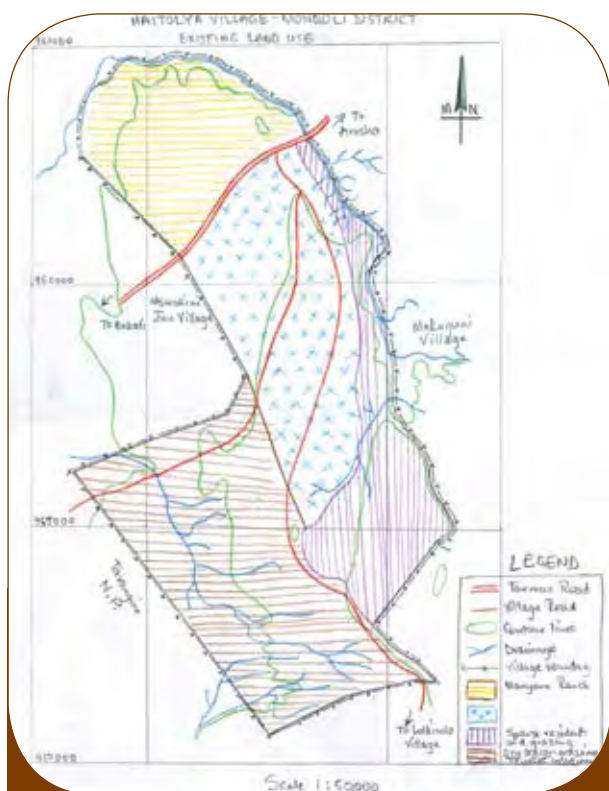
What's most important is that the PLUM and VLUM teams and residents form a "learning community": a group dedicated to finding out what is happening, what the community wants to see happen and how to get there. You will be using various tools, engaging the views of all segments of the community, solving problems and planning for a better future.

### Village mapping exercises: What do you see on the ground now?

Maps, even informal ones, make it easier to think and talk about land use.

Walk around with village members, or at least stand under a tree somewhere and have people point out features they see. What's happening on the land and what is in the process of changing?

The PLUM team might encourage community members to draw "sketch maps" of what you see. Informal but useful, they can be made from lines and stones in the dirt. They can be drawn in markers on large pieces of paper. After they've been discussed and refined, they can be painted or stitched on fabric (these stay intact and can be unrolled for frequent use). Later, the maps will be refined by specialists. But community sketch maps are still extremely useful during planning.



Example of a sketch map of Naitolya Village – Monduli District

Men and women might make maps separately, since they use different resources.

### Community maps might include:

#### Natural resources

- Village boundaries
- Rivers, lakes and other water sources
- Wetlands
- Pasture
- Dry-season grazing areas
- All-year grazing areas
- Crops planted
- Drier areas
- Wetter areas
- Forests and their uses
- Places with medicinal plants
- Sacred or culturally special places
- Places that are fenced
- Where wildlife congregate

#### Infrastructure

- Settlements
- Shops
- Markets
- Roads
- Schools
- Churches
- Clinics or other facilities
- NGOs or other institutions

#### Conflicts

- Places and resources in dispute. Can be marked with a red "x".

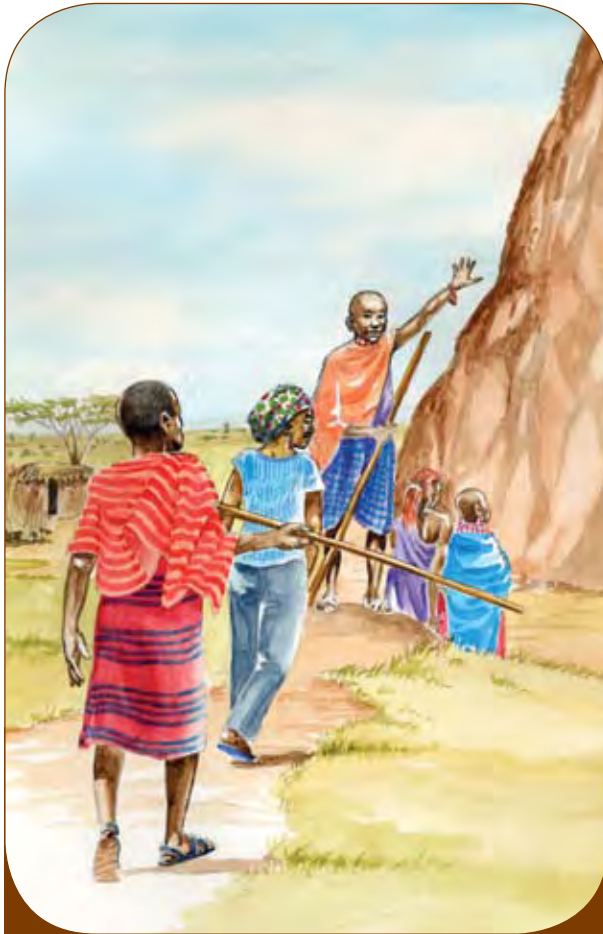
*Movements:* (this could be shown on the same or another map)

- Places where outsiders come
- Places where villagers go outside their boundaries for natural resources (e.g. dry-season pasture, or water). Mark with arrows the direction people go if they're off the map
- Where people take cattle in different seasons
- Where wild animals migrate e.g. calving grounds

**Transect walks.** Taking a closer look at the landscape.

In a transect walk, villagers record everything they see as they move through the terrain in a straight line, parallel to other transects. They might record particular details, such as the location of particularly useful trees,





Community members gather information during a transect walk

or medicinal plants. They might also add economic and other opportunities they see, plus obstacles to be overcome to make use of those opportunities (see Table 2).

### Mapping and planning as tools toward equity

As you discuss the maps, consider who does what and who needs what. In the interest of equity, discuss different people's workloads and how the condition of natural resources affects these (and conversely who has the time to manage natural resources better).

- Which resources are plentiful or growing more so? Why?
- What effect does this have on men, on women, on villagers and newcomers?
- Which are scarce or growing scarcer? Why?
- What effect does this have on various groups?
- How long does it take now to collect water, as opposed to in past time?
- How long does it take to collect fuelwood?
- Where do livestock graze during each season?
- Do men travel for herding? How far and when? How does it compare with the past?
- Do people regularly use resources (i.e. pasture, water sources) in neighbouring villages? Do people from neighbouring villages regularly use resources in this village? If so, consider joint planning with the other village(s).

TABLE 2. EXAMPLE OF DATA COLLECTED DURING TRANSECT WALKS THROUGH FOUR AREAS OF LOIBORSIRET

	Sub-village 1	Sub-village 2	Sub-village 3	Sub-village 4
Vegetation	<ul style="list-style-type: none"> <li>• Natural trees</li> <li>• Short grasses</li> </ul>	<ul style="list-style-type: none"> <li>• Natural trees</li> <li>• Short grasses</li> </ul>	<ul style="list-style-type: none"> <li>• Trees and short grasses</li> </ul>	<ul style="list-style-type: none"> <li>• Short trees and grasses</li> </ul>
Economic Services	<ul style="list-style-type: none"> <li>• Cultivation</li> <li>• Livestock</li> </ul>	<ul style="list-style-type: none"> <li>• Cultivation (maize, beans)</li> <li>• Livestock</li> </ul>	<ul style="list-style-type: none"> <li>• Cultivation (maize)</li> <li>• Livestock</li> </ul>	<ul style="list-style-type: none"> <li>• Mining</li> <li>• Agriculture</li> <li>• Livestock</li> </ul>
Residential	<ul style="list-style-type: none"> <li>• Very scattered</li> </ul>	<ul style="list-style-type: none"> <li>• Very scattered</li> </ul>	<ul style="list-style-type: none"> <li>• Very scattered</li> </ul>	<ul style="list-style-type: none"> <li>• Congested</li> </ul>
Social Services	<ul style="list-style-type: none"> <li>• Road</li> <li>• Water dam</li> </ul>	<ul style="list-style-type: none"> <li>• Road</li> <li>• Water dam</li> </ul>	<ul style="list-style-type: none"> <li>• 2 maize mill Machines</li> <li>• Road, market place, water dam</li> </ul>	<ul style="list-style-type: none"> <li>• Church, school, mosque, maize mill, shops, water well and road</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>• Water dam</li> <li>• Potential area for agriculture</li> <li>• Wildlife</li> </ul>	<ul style="list-style-type: none"> <li>• Cattle dip, building poles</li> <li>• Market place, water dam</li> <li>• Potential area for agriculture</li> <li>• Wildlife</li> </ul>	<ul style="list-style-type: none"> <li>• Water dam</li> <li>• Wildlife population</li> </ul>	<ul style="list-style-type: none"> <li>• Gemstones/mining</li> </ul>

## Steps for success

Mapping our community's future: why and how to practice participatory land-use planning














				
Time	Father	Mother	Boy Child	Girl Child
	<ul style="list-style-type: none"> <li>Get up</li> <li>Inspect cattle</li> <li>Supervise the work</li> </ul>	<ul style="list-style-type: none"> <li>Get up</li> <li>Prepare tea and food</li> </ul>	<ul style="list-style-type: none"> <li>Get up</li> <li>Treat sick animals</li> </ul>	<ul style="list-style-type: none"> <li>Get up</li> <li>Patch walls or roof with dung</li> </ul>
	<ul style="list-style-type: none"> <li>Tea time</li> <li>Allocate duties</li> </ul>	<ul style="list-style-type: none"> <li>Fetch water; clean</li> </ul>	<ul style="list-style-type: none"> <li>Tea time</li> </ul>	<ul style="list-style-type: none"> <li>Tea time</li> <li>Help mother</li> </ul>
	<ul style="list-style-type: none"> <li>Look after livestock, water livestock</li> </ul>	<ul style="list-style-type: none"> <li>Clean the cattle shed</li> <li>Collect firewood and water</li> </ul>	<ul style="list-style-type: none"> <li>Look after cattle</li> <li>Water livestock</li> </ul>	<ul style="list-style-type: none"> <li>Collect firewood or fetch water</li> </ul>
	<ul style="list-style-type: none"> <li>Loiter in the village</li> <li>Socialize with others up to 3.00 pm</li> </ul>	<ul style="list-style-type: none"> <li>Sell artifacts (beads; bangles)</li> <li>Prepare food; clean calabash; collect firewood</li> </ul>	<ul style="list-style-type: none"> <li>Look after cattle or rest</li> </ul>	<ul style="list-style-type: none"> <li>Care for younger children or rest</li> </ul>
	<ul style="list-style-type: none"> <li>Inspect cattle coming back in the evening</li> </ul>	<ul style="list-style-type: none"> <li>Receive and count livestock</li> </ul>	<ul style="list-style-type: none"> <li>Take livestock back home</li> </ul>	<ul style="list-style-type: none"> <li>Help her mother with all types of duties</li> </ul>
	<ul style="list-style-type: none"> <li>Rest</li> <li>Socialize, share information, receive visitors</li> </ul>	<ul style="list-style-type: none"> <li>Milk cattle</li> </ul>	<ul style="list-style-type: none"> <li>Care for calves</li> </ul>	<ul style="list-style-type: none"> <li>Clean utensils</li> </ul>
	<ul style="list-style-type: none"> <li>Rest</li> <li>Eat</li> </ul>	<ul style="list-style-type: none"> <li>Cook and serve food to family</li> </ul>	<ul style="list-style-type: none"> <li>Eat</li> <li>Rest</li> </ul>	<ul style="list-style-type: none"> <li>Eat</li> </ul>
	<ul style="list-style-type: none"> <li>Sleep</li> </ul>	<ul style="list-style-type: none"> <li>Wash dishes</li> </ul>	<ul style="list-style-type: none"> <li>Sleep</li> </ul>	<ul style="list-style-type: none"> <li>Help her mother</li> </ul>
	<ul style="list-style-type: none"> <li>Sleep</li> </ul>	<ul style="list-style-type: none"> <li>Sleep</li> </ul>	<ul style="list-style-type: none"> <li>Sleep</li> </ul>	<ul style="list-style-type: none"> <li>Sleep</li> </ul>
Total working hours	7	16	9	14

FIGURE 1. EXAMPLE OF A DAILY CALENDAR SHOWING RESOURCE USE AND WORK BY GENDER

### "Mapping" the day

Another popular method is the "24-hour day" exercise (Figure 1). With a group of women and a group of men, go through the hours of the day and what each group is generally doing each hour. You might do a dry-season "day" and a rainy season "day."

Daily calendars can be used to:

- Generate discussion about gender issues by comparing schedules of women and men; boys and girls and how these differences affect work, health, education and other issues.
- Assess the timing of activities.
- Discuss new activities and their implications for time use of various groups.
- Figure out ways to make workloads and management of natural resources more equitable.

### REMEMBER... ASK OLDER MEMBERS WHAT IT LOOKED LIKE BEFORE

- When were the best times? What made them good?
- When were the worst times? What made them hard?
- Were these periods good or bad, for everyone?
- Who profited, who suffered?
- What has improved over the years?
- What has gotten worse?
- What would different groups like to see retained or regained – or left behind?

**Timelines.** For another perspective of natural-resource issues over time, create a timeline of significant events. The partial timeline below shows specifically conflicts over water, but other events can be shown too and their connection to natural-resource management explained.

- How were these events influenced by natural resources and how did they influence natural-resource management?
- How well did the actions taken by the community solve the problems?
- Might there be better or other solutions?

#### Part of a village timeline

EVENT	CONSEQUENCE	SOLUTION
Drought	Food shortage and high mortality of livestock	Planted maize with short growing periods
Conflict between Maasai and Barbaig tribes	Death of nine people during tribal conflicts over water in Emboreet village	Barbaig people evicted from village
Drought	Water shortage	Three water wells dug
Drought	Food shortage, high mortality of animals and land encroachment	Water wells dug
		Increased sale of livestock

## PHASE TWO: IMAGINING POSSIBLE FUTURES AND EXPLORING OPTIONS<sup>2</sup>

### Ready or not, change is coming

*Change is inevitable. It's coming and we can't stop it.*

*But we can manage how it affects our life so it doesn't disrupt the social fabric or degrade our resources.*

*If you manage it, you're likely to have fewer conflicts.*

*If you DON'T manage change, it may destroy the very basis on which your livelihood rests. If you don't plan, brace yourself for lots of conflicts and lots of surprises – most of them unpleasant.*

*David Nkedianye  
Rangelands sociologist,  
Kenya*

### Project the current trends. If things keep going as they are ...

- If the changes brought up in mapping and discussions continue, what kind of conflicts are you likely to experience in five years?
- What kind of changes in occupation and workload for men? For women? For girls? For boys?
- What might your community look like in five years? Ten years? Twenty?
- Who would benefit?
- Who would suffer?
- Is this a picture that you would like to become reality?

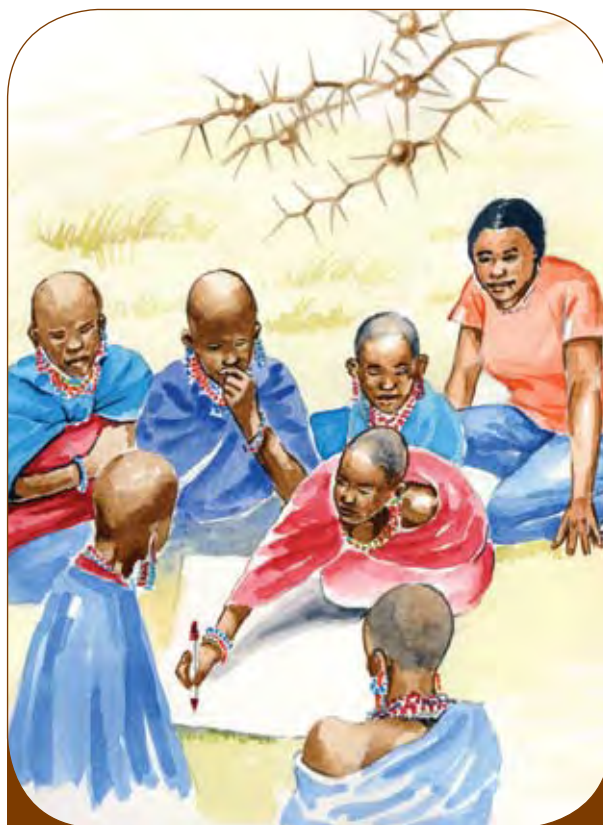
### Dream ...

What would you love your community to look like in five years? Ten? Twenty?

Different groups might draw a "dream map" of their ideal future village. They might include livelihoods, infrastructure, access to water, trees and other natural resources, wildlife ....

Perhaps older members may want it to look more like the better years in the past. It's likely that educated youth may want something entirely new.

All dreams are valid. Encourage each other to share them. They will not all be realized, but understanding them will surface useful information as you plan.



*Maasai women working on a sketch map with a facilitator*

Only discuss how realistic they may be after people have a chance to dream.

### Consider your options. Communities often have more opportunities than they realize.

Now is the time to explore what options you have to improve livelihoods, in a way that regenerates the land.

- If the community values livestock, perhaps you would like to investigate improved breeds and feedlots, to fatten cattle faster and sell them at higher prices. This requires less land than traditional pastoralism and can relieve pressure on pastureland.
- Is food security a major issue? Then you might investigate agroforestry – a system that is productive even in drylands. By carefully selecting tree species, you can grow vegetables as well as trees for food, fuel, building and even fodder, in the same space.
- Is water security a priority? You might consider rainwater harvesting by building small dams that collect rainfall water.
- Do you have a lot of wildlife? Then perhaps an eco-tourism business is an option.

<sup>2</sup> Phase Two relates to NLUPC's Step 4: Participatory village land-use planning and administration.

- What are other opportunities that the community would like to pursue?
- Which are priorities?
- What obstacles may need to be overcome for priority options to become reality?

For instance, for improved livestock, you may need breeder bulls. You may need outside expertise to put in a feedlot. You may need training in growing fodder trees.

To improve farming output, you may need better seeds, help in learning how to regenerate the soil, an irrigation system ....

*“In a given village, we may need all these things – tourism areas, dry-season and emergency grazing areas, agriculture. But usually the good land goes to agriculture first, then livestock are relegated to marginal lands, where there is less moisture, less grass, more disease in the bush.*

*For one thing, people need better information about farming. Why should you use 100 acres for a farm when you can't manage them properly? Why not just use five and use them efficiently? Government extension officers could help a lot with this.”*

*Moses Neselle  
Veterinarian and Community Planner*

## PHASE THREE: ADDRESSING THE URGENT<sup>3</sup>

### Create a Community Action Plan (CAP)

What major natural-resource issues demand priority attention?

Degraded pasture? Wildlife conflicts? Water shortage? Boundary disputes?

While you're mobilizing for long-term land-use planning, quickly addressing some village priorities can create needed improvements and also give the community confidence and momentum in the planning process (see Table 3).

Your priorities for action might include income-generating activities; improving livestock health; redressing inequities in time or land or other resources; improving school facilities; reducing conflicts .... Many communities see an urgent need to plant trees to help

**TABLE 3. HOW ONE VILLAGE RANKED ITS TOP PRIORITIES FOR INCLUSION IN THE COMMUNITY ACTION PLAN**

Strategic objective	Rank
Increase household agricultural plot size from 1 to 4 acres	1
Increase milk production from ½ to 6 litres per cow	2
Increase maize production from 6 bags per acre to 10 bags	3
Increase bean production from 3 bags per acre to 6 bags	4
Increase animal live weight from 125 kgs to 200 kgs	5
Increase food intake from the current 2 meals to 3 a day	6
Increase honey production from 243 beehives to 400	7

the soil retain moisture, prevent erosion and protect water sources. Others wish to improve pastureland by planting improved forage plants or “fertilizer” trees that draw nitrogen into the earth.

Here are some steps in creating a Community Action Plan to address urgent challenges.

- List areas for attention.
- Rank them as to priority.
- Put together a workplan with proposed actions.
- Decide who does what.
- Agree on a time frame.
- Highlight areas where the community may need external assistance.

For instance, in Loiborsiret, boundary conflicts with a neighboring village as well as a national park needed to be solved before the land-use planning process could continue. A village boundary negotiation team was formed and managed to solve the conflict with the neighboring village after several rounds of negotiation.

The dispute with the park required mediation and an outside arbitrator. But there was a major payoff: the village regained land and boundary maps were re-drawn (see Module 5 on Conflict Management).

Loiborsiret also saw gender inequality as a major problem that interfered with natural resource management as well as other aspects of village life: women were working 16 hours a day and had no time to implement any new activities. Table 1 (Appendix 3) shows a summary of how the village planned to address gender inequality, as well as a couple of other priorities.

<sup>3</sup> Community Action Plan is mentioned in NLUPC's Step 2.

## PHASE FOUR: GETTING MORE INFORMATION AND FINISHING THE PLAN<sup>4</sup>

### Get expert assistance

While you are implementing the priorities in the Community Action Plan, longer term planning continues. And you will need some help from experts.

- The village will need to mark its boundaries. But how do you know exactly where the beacons should go?
- Perhaps people need more trees for fuel, building, fodder, shade .... What's the best type to plant in the area and where you want them?
- Perhaps someone wants to put in a flower farm with irrigation. What would that do to the local water supply, in terms of quantity and also possible pollution?

It's time for outsiders to help. Professional NGO, government, or consulting experts will do scientific surveys to supplement the sketch maps and transect walks the community has created.

For instance, surveyors will ensure that the boundary markers are in the right place. Soil and other scientists will analyze soil types and determine rainfall and weather trends to see if farming is a good option. Wildlife specialists may help the community count the number of animals and map their movements, to help decrease human/wildlife conflicts now and in the future. Social scientists may do a socio-economic survey of households and interview community members. Cartographers will create an official map including boundaries, physical features, natural resources and current land uses.

*“What we're trying to do is double or triple the harvest from a given piece of land. That way we can reduce the size of land but increase the harvest. In Emboreet we've been using best practices: the right seeds, which are drought resistant; planting early, way before the long rains. The village office is selling improved seed for maize, cow peas, green grams at a subsidized price. At first, no one was rushing for the seeds, but now, in the third year, people are. They're tougher and give you more for the amount of land you have. That also leaves more land for livestock and other uses.”*

Moses Neselle  
Veterinarian and Community Planner

### Create the actual land-use plan

By now, everyone will have learned a lot about the land, opportunities and obstacles and community priorities. You're ready to create a land-use plan.

The plan will include a map showing zones for such uses as:

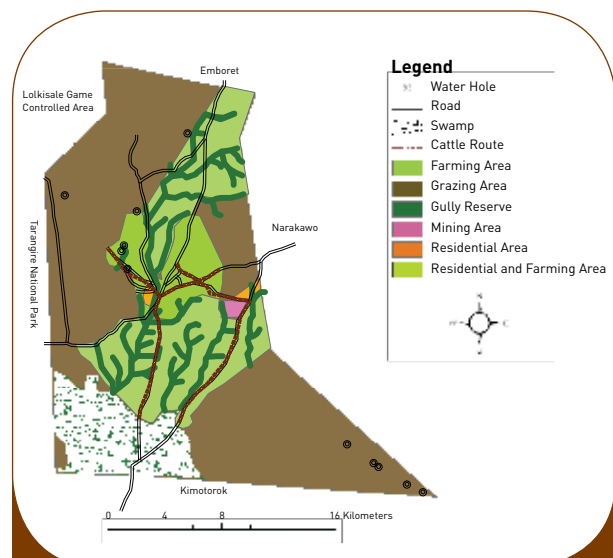
- Livestock grazing during the wet season
- A feedlot or other infrastructure for livestock
- Livestock grazing during dry season
- Grazing areas that are also used by wildlife
- Farming
- New settlements
- Fuelwood gathering
- Tree planting
- Institutional development
- A community forest or Wildlife Management Area.

The plan will also narrate how the community has agreed to manage the land, improving pasture and farmland. For instance, reversing erosion, minimizing human-wildlife conflicts, developing water sources .... It may include types of businesses the community wishes to develop.

### PLANNING IS DIFFICULT BUT EMPOWERING

*When people talk together about their past, present and future, it's empowering. If people agree on one or two directions they want to go in, it's good. They feel good.*

David Nkedianye  
Rangelands sociologist,  
Kenya



Loiborsiret Village proposed land use plan 2004

<sup>4</sup> This Phase relates to NLUPC's Step 4: Participatory village land-use planning and administration.

## PHASE FIVE: LEGALITIES<sup>5</sup>

### Register the plan

Your land-use plan is a legal, binding document. The PLUM will make sure it is in the form required by government and gets registered with the appropriate authorities.

### Agree on by-laws

By-laws are a key tool of participatory land-use management. They provide the legal basis for enforcement of land-use agreements. After village consensus, they will need to be approved by government offices to make sure they do not conflict with the interests of other villages.

By-laws specify, for instance, where livestock may graze and when and where people may build houses or plant crops (as agreed in the land-use plan). Since they are legally binding, by-laws also specify penalties for cases where they are disobeyed.

### Get land titles and certificates

One of the advantages of the planning process is that it helps an individual, family or group obtain a certificate of customary rights to their land. Village Councils issue the certificates, with the help of the PLUM team.

In Loiborsiret, an assisting NGO helped to demarcate individual pieces of land, starting with 15 parcels where widows lived, which was the village's top priority.

### Set up a Village Land Registry

Everyone should be able to access the maps, plans and land titles. So the planning and management committees and village authorities will set up a Village Land Registry.

The Village Executive Officer will be in charge of:

- keeping records of all changes in land tenure and use;
- reporting changes to the District Council; and
- supplying information on land use and tenure in case of land disputes.

In Naitolya, the GEF funded project "Novel forms of livestock and wildlife integration adjacent to protected areas: Tanzania" supported the establishment of a land registry and supplied the village with equipment and supplies to establish the registry.

<sup>5</sup> Registration and by-laws are mentioned in TNLUPC's Steps 4 and 6.

## PHASE SIX: BEGIN IMPLEMENTING THE PLAN ... AND KEEP THE MOMENTUM GOING<sup>6</sup>

The PLUM and VLUM teams will work with extensionists and other authorities and experts to draft a work-plan to implement the land-use plan priorities.

Soon the PLUM will be phasing itself out. But first, it will help plan for sustaining the progress. This may include further assessments and detailed solutions for problems not yet addressed; Table 2 (Appendix 3) shows an example.

### Recruit and train technicians

The PLUM team will also recruit and oversee on-the-job training for village technicians (VTs). Training may cover land laws and rights, environmental issues and management of conflict over resources.

From now, the technicians will become the local experts helping the village continue and scale up the various tasks of land-use management. With other members of the community, they will begin to implement the land-use plan.

### Assess accomplishments and remaining needs

Some of the final PLUM team activities will be village meetings to:

- Evaluate land-use management achievements: How have they improved natural-resource use and production? What, if anything, has gone wrong? What is going right?
- Assess the capacity of villagers and local institutions to proceed.
- Decide who will be responsible for implementing the various land-use management strategies.
- Plan for further capacity building as needed.
- Possibly link villagers with further sources of expertise.

For instance, development partners in Simanjiro formed the Simanjiro District Land Forum to help stakeholders share ideas, manage the shared ecosystem and advocate for helpful land-use policy.

One of the issues the Land Forum addresses is human/wildlife conflict. According to AWF, from 2004-08, District residents killed 148 lions in retaliation for livestock loss. The Land Forum is working to help more

<sup>6</sup> This phase corresponds to Step 5: Implementation and Step 6: Consolidation.

## Steps for success

communities establish Wildlife Management Areas so that they can receive income from the presence of wildlife on their land, rather than just suffer damage (see Box 1).

### Keep it going

As the PLUM team disbands, community land-use management efforts will now be led by the Village Land-Use Management team and the technicians, with of course support from villagers and authorities.

Regular meetings will help all community members review plans, appreciate improvements, address new challenges and generally keep up the positive practices learned and begun during the planning process.

**The community has worked hard to get to this point. Be sure to emphasize – and celebrate – achievements!**

### BOX 1. DEFENDING THE FIELDS: HUMAN/WILDLIFE CONFLICT IN THE PROJECT AREA

To better understand the extent and dynamics of human-wildlife conflicts, the GEF project monitored such conflicts in three villages – Lolkisale, Naitolia and Loborsoit A – in 2006.

During that year, 25 percent of the total cultivated area surveyed was damaged by wildlife. Damage was higher in smaller, subsistence plots than on large farms.

The species that raided crops most frequently were elephants, zebra and warthog/wild pig. Much of the crop damage was caused by more than 3-4 species per incident.

In some cases, elephants caused destruction of food stores, water supplies and human death.

Passive prevention methods such as vegetation fences, barbed wire fences, home made wire proved to be less effective in driving off wildlife than active methods, especially against large herbivores. In fact, fences are nearly useless against large herbivores, especially elephants.

The study found that a watchman, using active methods – fire, loud noise, smoke etc. – is more successful in protecting farm fields.

Source: Pittiglio, 2009





## Key points to remember

### 1 Local land-use planning can:

- resolve and avoid conflict;
- draw attention to, and ameliorate, inequities in land distribution between genders and between groups pursuing different livelihoods;
- help communities consider new or improved methods for livelihoods;
- locate chosen activities in the most appropriate land zone; and
- bring communities together as they envision their shared future.

**2** Local land-use planning works best when highly participatory – involving all sectors of the community actively in observing trends, articulating visions, voicing concerns and making decisions. A number of participatory exercises can be useful in these efforts: from mapping to reminiscing; dreaming and visioning; to workshops and study tours.

**3** Wide consultation can avoid inequitable decisions such as pushing livestock onto extreme lands and into areas infested with disease (see Module 6).

**4** Community Action Plans can stimulate immediate action on top priorities, such as income generation or land degradation, while the community and experts stay involved in long-term planning.

**5** Land-use planning allows people to consider new options for earning income and to seek outside help when needed (also see Module 3).

## Key points to remember

## APPENDIX 1 ACRONYMS

<b>AA</b>	Authorized Association
<b>CAP</b>	Community Action Plan
<b>COB</b>	Community Based Organization
<b>CBLUP</b>	Community Based Land Use Planning
<b>DC</b>	District Councils
<b>DLAC</b>	District Land Advisory Committee
<b>GMP</b>	General Management Plan
<b>JAP</b>	Joint Action Plan
<b>NLUPC</b>	National Land Use Planning Commission
<b>O&amp;OD</b>	Opportunities and Obstacles to Development
<b>PLUM</b>	Participatory Land-Use Management
<b>PORI</b>	Partnership Options for Resource Use Innovations
<b>PRA</b>	Participatory Rural Appraisal/Participatory Resource Assessment
<b>RMZP</b>	Resource Management Zoning Plan
<b>SWOT</b>	Strength, Weaknesses, Opportunities and Threats
<b>URT</b>	United Republic of Tanzania
<b>VA</b>	Village Assembly
<b>VAC</b>	Village Adjudication Committee
<b>VLUM</b>	Village Land Use Management committee
<b>VLUP</b>	Village Land Use Plans
<b>VEO</b>	Village Executive Officer
<b>VCs</b>	Village Councils
<b>VTs</b>	Village Technicians
<b>WDC</b>	Ward Development Committee

## APPENDIX 2 GLOSSARY

**Beacon.** A mark on ground indicating a point of common interests, like a boundary between two parcels of land or between two villages. Surveyors use concrete structures or iron pins to indicate boundaries (NLUPC, 1998).

**By-laws.** Village level by-laws can be made by the Village Council for the purpose of bringing into effect some of its functions as conferred by the Local Government Act, no. 7 of 1982 (sections 164-167) (NLUPC, 1998).

**Certificate of Customary Land Rights.** A document which specifies rights to land conferred to a land occupier and user following tribal customs and traditions on land. The Village Land Act (1999) confers custodian powers to Village Councils and Village Assemblies in registered villages (NLUPC, 1998).

**Community Action Plan (CAP).** A CAP indicates the flow of activities and use of resources as scheduled by a community pursuing certain goals. In general, an action plan includes objectives, strategies and activities to achieve objectives, required input, who will provide the input, time frame which objectives should be realized, indicators for monitoring and evaluation (NLUPC, 1998).

**Joint Area planning committee.** Is an institution comprised of councillors from villages whose interest is to make a joint land use agreement for their planning area. This can be the whole area covered by the respective villages or an area which is of common interest to the villages making up the committee (NLUPC, 1998).

**Joint land use agreement.** In situations where a given land resource, like grazing area, wood land, water catchment, etc. is located within boundaries of high importance for more than one village, the respective villages may decide to come together and jointly prepare a plan for the management of the common resource. Such common agreement is then referred to as joint land use agreement (NLUPC, 1998).

**Land registration.** It involves the entering into a land register, a memorial recording of rights held by individuals, groups of people, companies etc. In most cases

the purpose of registering land in villages is to enhance security and to reduce boundary conflicts (NLUPC, 1998).

**Stakeholders.** Individuals and groups of individuals having an interest (holding a stake) in a specific issue, i.e. development process. Within the PLUM context stakeholders include all who have an interest in the land resources located within the village boundaries (NLUPC, 1998).

**Village.** A village registered as such under the Local Government Act, no. 7 of 1982 (NLUPC, 1998).

**Village Assembly.** Include every person who is ordinarily resident in the village and who has attained apparent age of eighteen years. The village chairperson is the chairperson of the Village Assembly and the Village Executive Officer is the secretary. The Assembly is the supreme authority of all matters of general policy-making in the village and it is responsible for the election of the Village Council (NLUPC, 1998).

**Village Council.** Is the village government organ in which all executive power is vested in respect to all affairs and business of a village. It is made up of councillors elected from among the members of the Village Assembly and by the Village Assembly. Its 25 councillors form three standing committees: finance and planning; security; and social and economic services, plus a number of sub-committees (NLUPC, 1998).

**Village land.** Includes all land inside the boundaries of registered villages, where the Village Councils and Village Assemblies are given power to manage (WWG, 2004). Village land means the land declared to be village land under and in accordance with section 7 of the Village Land Act 1999 and includes any land transferred to a village.

**Village land-use plan.** Village land-use plan is an overall plan showing how village resources should be used to meet declared objectives. In PLUM, a village land use plan is prepared through the full involvement of the various stakeholders and their institutions, so that it reflects their interest and capacities in a balanced manner. A village land use plan facilitates development efforts dealing with natural resource use, such as agriculture, livestock, settlement, water, forestry, wildlife and community development (NLUPC, 1998).

## APPENDIX 3 RELEVANT INFORMATION

TABLE 1. PART OF LOIBORSIRET'S PROPOSED COMMUNITY ACTION PLAN (CAP)

Strategic objectives	Opportunity	Obstacles	Strategic actions	Resources needed	Indicative Cost (TZS)	Indicators
1. To reduce women's working hours from the current 16 to 8 by 2008	<ul style="list-style-type: none"> <li>• Draught animals</li> <li>• Improved stoves</li> </ul>	<ul style="list-style-type: none"> <li>• Misuse of draught animals</li> <li>• Lack of new stoves</li> </ul>	<ul style="list-style-type: none"> <li>• Plans preparation</li> <li>• Training on simple, affordable cooking stoves</li> <li>• Community to use simple technology</li> </ul>	<ul style="list-style-type: none"> <li>• Stationery</li> <li>• Trainer</li> <li>• Training materials</li> <li>• Allowances</li> <li>• Transport</li> </ul>	36,000	Number of hours
2. To increase the number of resources owned by a women from 2 upto 5 by 2008	<ul style="list-style-type: none"> <li>• Women's policy</li> </ul>	<ul style="list-style-type: none"> <li>• Women's policy not used as intended</li> </ul>	<ul style="list-style-type: none"> <li>• Village meetings on the use of such a policy</li> <li>• Training groups and Village Council on the policy</li> <li>• Implementation of the policy</li> </ul>	<ul style="list-style-type: none"> <li>• Stationery</li> <li>• Trainer</li> <li>• Training-materials</li> <li>• Allowances</li> <li>• Transport</li> <li>• Policy document</li> </ul>	36,000	Number of resources owned
3. To address land conflicts in the village	<ul style="list-style-type: none"> <li>• LUPs in the villages</li> <li>• VLCs structures for land conflicts</li> <li>• District land experts</li> <li>• Presence of PLUM and VLUM teams</li> </ul>	<ul style="list-style-type: none"> <li>• Village land by-laws not finalized and approved</li> <li>• Village land conflicts with Narakuwo village and Tarangire National Park</li> <li>• Individual land conflicts</li> </ul>	<ul style="list-style-type: none"> <li>• Finalise and use of land by-laws</li> <li>• Train VLCs and VIs on LUP and land rights</li> <li>• Sensitize communities on the use of VLUPs</li> </ul>	<ul style="list-style-type: none"> <li>• Land use plans</li> <li>• Human resources</li> </ul>		<ul style="list-style-type: none"> <li>• Enforced uses of onagreed LUP</li> <li>• Number of land conflicts</li> <li>• Number of land conflicts addressed</li> </ul>
4. To address and mitigate human-wildlife conflicts	<ul style="list-style-type: none"> <li>• Abundance of wildlife</li> <li>• Existing laws and regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Human-wildlife conflicts (predation, disease transmission and crop raiding)</li> </ul>	<ul style="list-style-type: none"> <li>• Establish Maasai cultural boma</li> <li>• Establish WMAs</li> </ul>	<ul style="list-style-type: none"> <li>• Wildlife resources</li> <li>• Trainers on CBVs</li> </ul>		<ul style="list-style-type: none"> <li>• Number of CBVs established</li> <li>• Shared benefits from wildlife business ventures</li> </ul>

TABLE 2. OVERVIEW OF STEPS AND ACTIVITIES OF PLUM

Step	Results	Activity
1. Preparation (district level)	<ul style="list-style-type: none"> <li>• PLUM initiated at the district level and human resources mobilized</li> <li>• A sound work plan and action plan</li> <li>• Concerned institutions mobilized</li> <li>• Sufficient knowledge for the planning exercise</li> <li>• A sound plan of operation</li> <li>• Approval from the concerned institutions</li> <li>• Funds, materials and human resources allocated</li> </ul>	<ul style="list-style-type: none"> <li>• Formation of a land use planning team</li> <li>• Preparation of action plan and mobilizing the concerned institutions</li> <li>• Collection and analysis of district data</li> <li>• Preparation of a plan of operation with priority villages</li> </ul>
2. PRA for land use management	<ul style="list-style-type: none"> <li>• District human resources allocated (PRA-team)</li> <li>• Village council mobilized</li> <li>• Village community mobilized</li> <li>• VLUM committee formed and briefed</li> <li>• Sufficient understanding about the village</li> <li>• A technical sound community action plan reflecting stakeholders' interests</li> <li>• Villages aware of PLUM and mobilized to implement it</li> </ul>	<ul style="list-style-type: none"> <li>• Formation of a PRA team</li> <li>• Introduction village council meeting</li> <li>• Additional introductory visits</li> <li>• Village assembly meeting and formation VLUM committee</li> <li>• Briefing VLUM committee</li> <li>• Data gathering in village</li> <li>• Ranking of problems and opportunities</li> <li>• Creation of a community action plan for village land – use management</li> </ul>
3. Supplementary surveys	<ul style="list-style-type: none"> <li>• Village institutions mobilized</li> <li>• District human resources allocated</li> <li>• A certificate of village land which empowers the village council legally to deal with PLUM</li> <li>• Land conflicts with neighboring villages resolved</li> <li>• Village base map</li> <li>• Conditions fulfilled for land administration</li> <li>• Existing village land use map</li> <li>• Enough understanding for the preparation of a detailed village land-use management plan</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting with the village council and VLUM committee</li> <li>• Preparation for the supplementary surveys</li> <li>• Establishment of village boundaries</li> <li>• Establishment of village reference points</li> <li>• Preparation of a village boundary map</li> <li>• General land survey for preparation of a village base map</li> <li>• Assessment of existing land use</li> <li>• Additional agro-economic survey</li> </ul>
4. Participatory land-use planning and administration	<ul style="list-style-type: none"> <li>• A plan for minimizing land conflicts, optional land resource use and improving land security</li> <li>• Land conflicts are minimized</li> <li>• Land security is improved</li> <li>• Women's control over land is improved</li> <li>• Allocation of land is optimized</li> <li>• A well documented village land-use plan, reflecting stakeholders' agreements</li> <li>• The village is empowered to settle land issues</li> <li>• Agreements concerning land ownership and land use management are enforced</li> </ul>	<ul style="list-style-type: none"> <li>• Drafting of detailed village land-use plan</li> <li>• Demarcation, mapping and registering public areas</li> <li>• Demarcation, mapping and registering of private land parcels</li> <li>• Finalizing detailed village land-use plan, natural resource management strategies and drawing of an agreed land use map</li> <li>• Establishment of a village land registry</li> <li>• Issuing certificates of customary rights</li> <li>• Creation of by-laws</li> </ul>

TABLE 2. (CONT.)

Step	Results	Activity
5. Implementation of appropriate land management measures	• District and ward human resources are allocated	• Arrangements with concerned extensionists and other experts
	• Village institutions are mobilized for this step	• Meeting with village council and VLUM committee
	• Land management issues further analyzed and opportunities identified	• Supplementary land management appraisal
	• Villagers are mobilized	• Village assembly meeting
6. Consolidation	• A work-plan is prepared to apply improved land management measures	• Meetings at the sub-village level
	• Villagers plan implement and monitor the selected measures	• Planning and implementation of the identified measures
	• Village technicians recruited and trained	• Continuation, but with on the job training of village technicians
	• Enough understanding by the village institutions and the PLUM team to plan the consolidation process	• Assessment impact of PLUM process in the village and the capacity of villagers and their institutions to proceed
	• Roles of the stakeholders well defined and agreed upon to assure continuation of PLUM	• Agreeing and formalizing the roles of the stakeholders in PLUM
	• Good communication between village and district institutions	• Village assembly meeting
		• Low profile follow-up

### Tanzanian national laws and policies relevant to land-use planning

Following are some of the many policy documents relating to land-use planning and management.

#### Guidelines for Participatory Village Land Use Management in Tanzania (1998)

Developed by the National Land Use Planning Commission of Tanzania, these guidelines introduce and institutionalize participatory land-use planning and management at the village level. Organized around six basic steps, the guidelines may be adapted to the local context.

#### The National Land Policy (1997)

This Policy aims to ensure secure land tenure, encourage optimal land use and to facilitate sustainable development. Specific objectives include:

- Promoting equitable access to land for all citizens;
- Ensuring that land rights – especially customary rights of small holders – are clarified and secured in law.

### Land policy statements on planning and administration

a) **Village land-use planning.** The policy states that the village land-use planning process will be simplified for speedy execution. It should be based on the following criteria:

- Land-use planning will be done in a participatory manner to involve beneficiaries. Planning will be preceded by studies to determine existing land tenure, land use patterns and land capability;
- Local land-use plans are to be developed by the District Council in collaboration with Village Councils;
- Village land-use plans will be used as a tool for implementing policies for better land use and management; and
- Village land-use plans will provide a basis for guiding extension services for agriculture, livestock, forestry, wildlife, fisheries and environmental conservation.

b) **Overlapping land-use areas.** Wildlife management may overlap only with livestock keeping, not farming or other land uses.

c) **Institutional framework.** In order to reduce conflicts and malpractices in land administration, the land policy states that "the minister for lands shall be the sole authority responsible for land matters. Where delegation of authority is required there shall be a clear and hierarchical system of accountability."

### The Land Act No. 4 and the Village Land Act No. 5, both of 1999.

Together, these two Acts cover managing and administering land, including settling land disputes.

According to the Village Land Act (1999) section 8 (1): "The Village Council shall, subject to the provisions of the Act, be responsible for the management of all

village land. The Village Council shall exercise the functions of management in accordance with the principles applicable to a trustee managing property on behalf of a beneficiary as if the council were a trustee of, and the villagers and other persons resident in the village were beneficiaries under a trust of the village land. The Village Council at every ordinary meeting of the Village Assembly, shall report to and take account of the views of the Village Assembly on the management and administration of the Village land. In the exercise of the powers of management, a village council shall have power to enter into an agreement with another village, to be known as a joint village land use agreement with any other village council concerning the use by any one or more groups. Land Act (1999) Sect.11 (l).

TABLE 3. CHECKLIST FOR DATA TO COLLECT FOR A VILLAGE LAND-USE PLAN

#### General information

- Location
- Elevation
- Accessibility (roads, distances)
- Relevant infrastructure
- Administrative division

#### Climate (annual, distribution and extremes)

- Rainfall
- Temperature
- Wind velocity
- Potential evapotranspiration
- Growing period

#### Soils

- Relief (slopes)
- Erosion
- Soil fertility
- Other soil related limitations

#### Hydrology

- Rivers and minor streams
- Drainage
- Groundwater level and quality

#### Land suitability

- Suitability for different land uses: crops, livestock grazing, forestry, etc.
- Land capability
- Carrying capacity

#### Actual land uses

- Agriculture: major crops
- Livestock
- Forestry
- Natural vegetation
- Other uses

#### Sociology / social services

- Demography: number of people per village and the age and sex composition
- Land pressure
- Presence of major conflicts (in particular to land use)
- Inter-and intra – regional migrations
- Settlement pattern
- Housing
- Status of and services for education and health (schools and dispensaries)
- Other (social) services: shops, go downs, water supply milling machines, etc
- Presence and effectiveness of local institutions: governmental organizations, civil and religious NGOs/CBOs
- Effectiveness of village leadership and dispensaries)

#### Land management related policies and laws

- Laws, policies, regulations, etc. concerning land, water, livestock forestry, wildlife, settlements, tourism, etc
- By-laws for land management

#### Projects active in the area

- Sectoral projects
- Integrated projects

#### Existing land-use and development plans

- District, division
- Village
- National, zonal, regional

#### Economy

- Living standard
- Sources of income
- Expenditure pattern
- Agricultural and livestock production
- Farming systems
- Availability of (agricultural) inputs
- Labour availability
- Markets
- Farm size
- Land security and tenure systems



**The Wildlife Policy of Tanzania (1998)**

Government policy for the wildlife sector aims to involve more stakeholders in wildlife conservation – particularly rural communities, the private sector and international partners. This Policy provides for local communities to establish and oversee Wildlife Man-

agement Areas (WMAs) in wildlife corridors, migration routes and buffer zones. Establishing WMAs allows villages to manage, use and benefit from the wildlife on their land. Communities may establish WMAs through their village land-use plans.

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