



ENVIRONMENTAL, HUMAN RIGHTS CARE AND
GENDER ORGANISATION

LAND RIGHTS IN BAGAMOYO DISTRICT

By

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Who are we?

About Envirocare

Envirocare (Environmental, Human Rights Care and Gender) is a local non-governmental and non-profit making organization, which was established and registered in 1993 under the Trust Deed Reg. No. 3060.

The organization is actively involved in the promotion and protection of environmental conservation, human rights, gender equality and wealth creation in various parts of Tanzania.

Envirocare vision and mission

- **Vision**
 - Envirocare vision is to see a society with a clean and safe environment that can benefit all citizens equally and in a sustainable way.
- **Mission**
 - promote and support environmental conservation and livelihood with a gender, human rights based approach



About Tanzania

- Tanzania is located in Eastern Africa
- It borders Indian Ocean to the east, Uganda and Kenya to the North, Burundi, Rwanda and DRC to the West and Mozambique, Zambia and Malawi to the South.
- It has a total area of 945,087km² of which 59,059km² are covered with water and 886,037km² are dry lands.
- In 2008 the country was estimated to have a population of 40,213,160 at a population growth rate of 2.072 percent.

Arable land and land cultivation

- The Tanzania Investment Centre estimates that, at present, Tanzania has about 44 million ha of arable land, yet only 10.2 million ha is currently under cultivation

Land use	(millions of hectares)
Total usable land	94.5
Arable land	44.0
Land under cultivation	10.2
Area suitable for irrigation	29.4

Arable land and land cultivation cont'

- Tanzania has extensive areas of land characterised by :-
 - low levels of rainfall and/or
 - poor soil fertility,
- This land supports relatively low human population densities and low-intensity land uses such as pastoralism and shifting cultivation

Land grabbing for investments

- Tanzania has been experiencing a rapid increase in biofuel investment proposals and production in recent years
- Also, plantations for carbon credit and timber harvest are on the increase

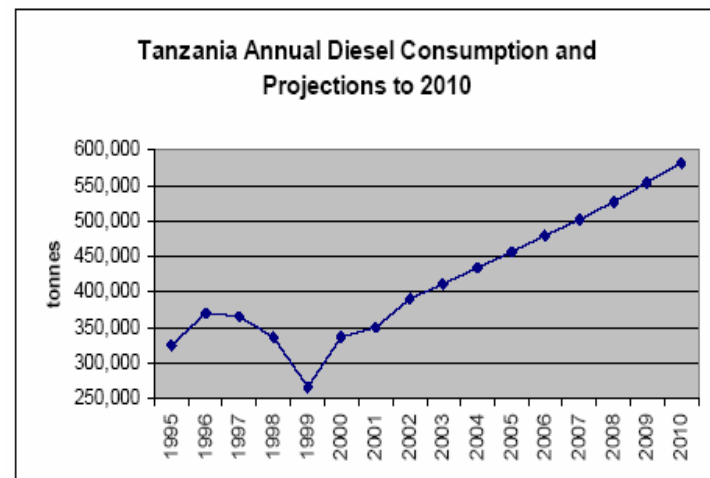
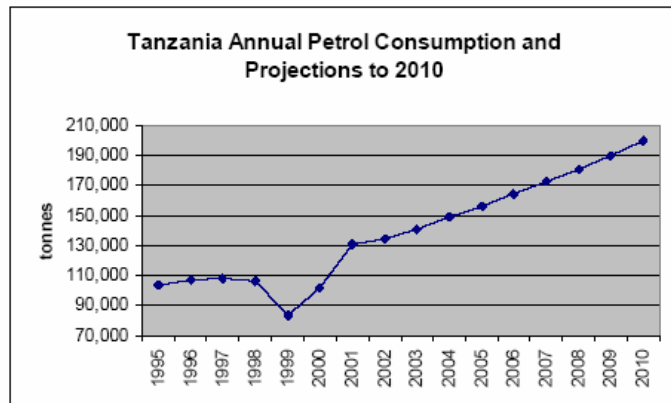
Justification for land grabbing for biofuels and timber plantations

Promotion of biofuels have started in Tanzania with ambitious focus to:

Improve energy security (e.g. reducing oil imports and foreign exchange savings);

According to BoT (2006), the value of the country's oil imports increased from US\$400.3 million (2003) to US\$ 1.1 billion (2005),

Demand and price for petroleum products are growing rapidly at a rate of more than 30 percent per year (GTZ, 2005) causing a heavy burden for the country.



Justification for land grabbing for biofuels and timber plantations cont'

- *Mitigation of climate change:*
 - However, clearing of forests and conversion of peat lands and grasslands for biofuels plantation is taking place
- *Rural development*
 - Priority is not on locally owned production for local/ regional consumption
 - Priority on agricultural / farming practise with highest job creation potential and quality of work is not happening instead agro-industrial farming which makes farm worker either redundant or sick
- *Export development:*
 - develop new export markets and improve the trade balance.

Biofuels development in Tanzania

- Currently, the biofuel industry is underdeveloped and highly speculative
- Over 4 million hectares of land have been requested for biofuel investments, particularly for jatropha, sugar cane and oil palm.
- But only 640,000 ha have so far been allocated – and of these,
- only 100,000 ha have been granted formal rights of occupancy.

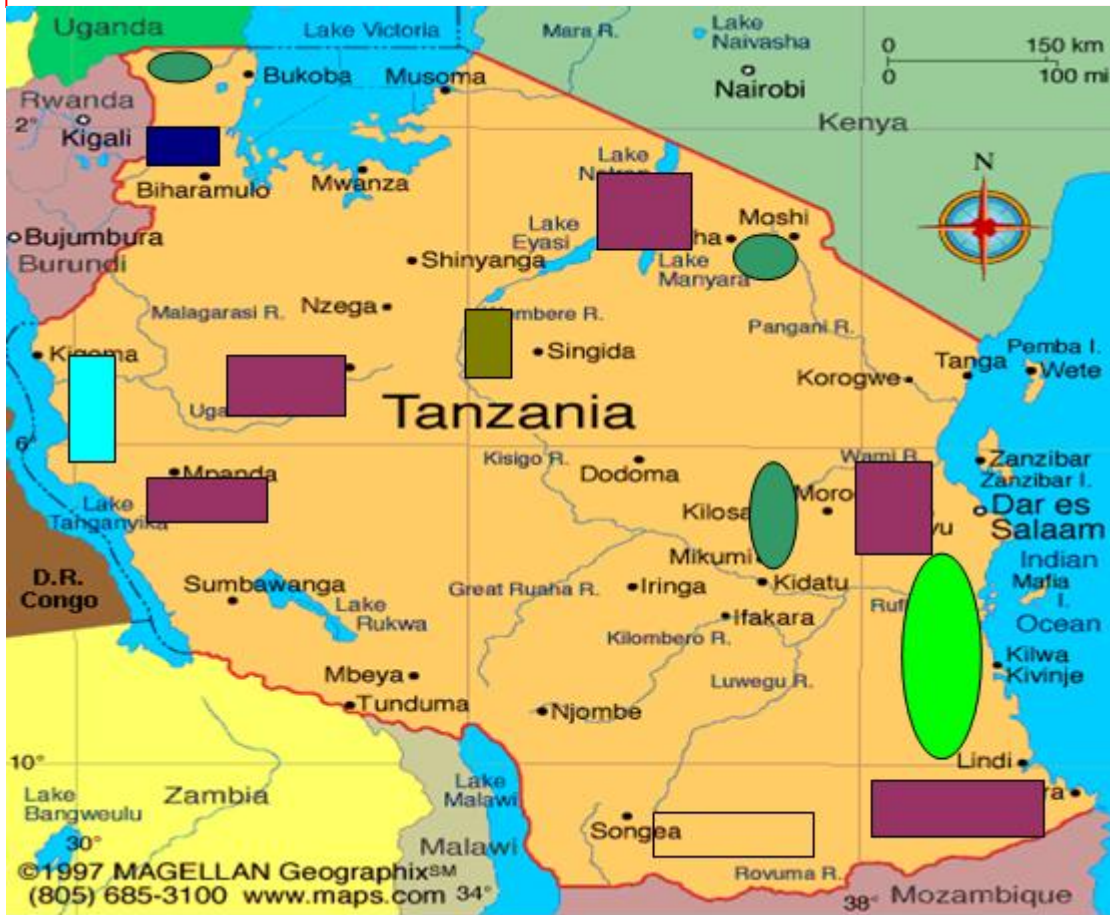
Biofuels Companies

- Total of 44 companies are engaged in production of biofuels in Tanzania
- Some companies have already acquired land for growing biofuel feedstocks
- others are in the preliminary stages of acquiring land or
- seeking for government approval to start producing biofuels

Some of the biofuels companies

Investor	Crop	Location	Land area acquired (ha)	Land area originally requested (ha)	Project status
BioShape	Jatropha	Kilwa	32,000	80,000	400 ha pilot farm planted.
Sun Biofuel	Jatropha	Kisarawe	8,211	50,000	Land transferred to general land; derivative title being finalised
SEKAB BT (Eco – Energy)	Sugarcane	Bagamoyo (RAZABA)	22,500	24,500	Seed cane planted and irrigation reservoir constructed
SEKAB BT (Eco – Energy)	Sugarcane	Rufiji	0	400,000	In land acquisition process
Prokon BV	Jatropha	Mpanda	10,000	n/a	Contract farming with 2000 smallholder farmers
African Green Oils	Paolm oil	Rufiji	860	n/a	Planted 360 ha and financing land use plans in 7 villages

Location of Biofuels investment



- Jatropha curcas**
- Palm Oil**
- Sunflower (Special seed from Japan)**
- Croton**
- Microstachys**
- Sugarcane**
(Areas with sugarcane plantation for sugar production)
- Sweet sorghum**

Location of biofuels investment cont'

- Biofuel production is particularly favourable along the coast for several reasons.
 - First, proximity to the coast can facilitate exporting of produce.
 - Second, coastal areas tend to have relatively high levels of rainfall and water for irrigation from rivers flowing to the sea.



Policy environment for biofuels production

- There is no policy to guide the biofuels investment in Tanzania
- In the absence of a biofuels policy, the govt. was in a situation where it had to borrow patches of clauses from various policies.
- Have clauses which promote utilization of sustainable or renewable energy sources but are not specific to biofuels
- The National Biofuels Task Force has been formed to review and develop a policy and regulatory framework.

Land grabbing for Carbon credit project

- Green Resources Limited (GRL) (a Norwegian investor) is now acquiring huge land areas in Tanzania
- Has started planting fast-growing trees that will fix CO₂ from the atmosphere
- It is hoping to be issued with Certified Emission Reductions (CERs) by the CDM Executive Board in order to earn income from the sale of carbon credits



Amount of land grabbed

Number	Village	Land grabbed	Future plans
1	Uchindile	12,000 ha	47,000 ha in Kitete village
2	Mapanda	6,258ha	6,900 ha
3	Idete	11,663 ha	0ha

Land grabbing for carbon credit cont'



Land acquisition Processes

- ***Through Tanzania Investment Center***
 - The investor introduces the business idea to the TIC; after fulfilling all the requirements at the TIC, such as business registration and verification of investment capital, the investor is given a ‘Certificate of Incentives’.
 - The investor then goes to a district where there is an appropriate quantity and type of land in order to carry out a formal land survey.
 - The surveyed land is registered at the Ministry of Lands, Housing and Human Settlements Development.
 - The investor’s agricultural project is registered and approved by the Ministry of Agriculture.
 - The investor applies for a derivative right of occupancy from the TIC.

Land acquisition village

- ***Through village***

- The investor identifies the village where there is potential land that he/she wishes to acquire.
- The investor meets the Village Council to seek approval of the request for land
- the approval request is forwarded to the District Council Land Committee
- The Village Assembly approves the allocation of the piece of land to the investor
- The President transfers the land from Village Land to General Land
- Compensation is paid to the affected village based on agreement between the village and the Commissioner of Lands.
- The investor obtains a 'granted right of occupancy' (derivative right) which last for a period of 33-99 years.

Impacts of land grabbing

On the positive aspects

- Provision of some social services and employment



Impacts of land grabbing

The negative aspects

- **Impacts on Forests and Biodiversity**
- Large areas of natural forest habitats in Kisarawe and Kilwa districts have been cleared to give way to biofuels crop farming
- These are areas of high biodiversity value that are outside established forest reserves
- This includes East African Coastal Forest (EACF)



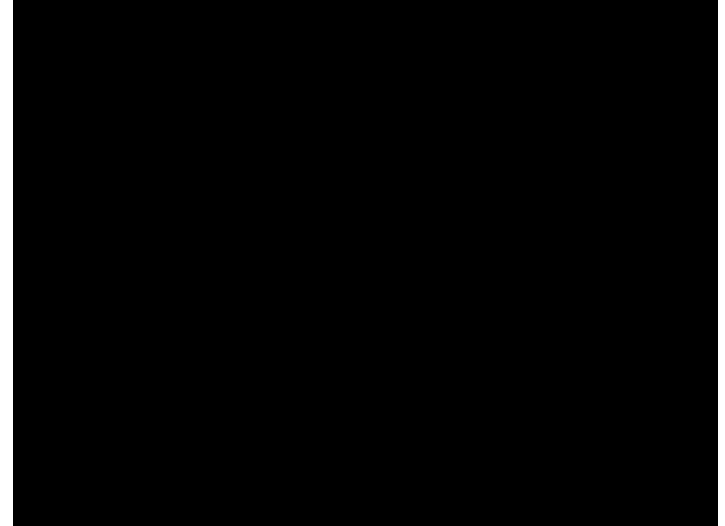
Impacts of land grabbing

- **Replacement of Grass Land to Forest Cover**
- Grasslands are the complex ecosystem supporting quite a number of bird, insects, and plant species
- Replacing grassland with *monoculture Eucalyptus* and *Pine species* will subject them to extreme conditions and varnish



Impact of land grabbing cont'

- **Impacts on Water**
- **Decrease of water levels and pollution**
- Exotic tree species have deep roots which take much water from the soils and may decrease water tables
- Most biofuels will require irrigation particularly sugarcane which is a heavy feed crop
- farm run off associated with use of fertilizer and pesticides will pollute local water supplies and ecosystems



Impacts of land grabbing cont'

- **Impacts on food**

- In Mavuji village many villagers were working at the by Bioshape jatropha plantation
- Food prices have been increasing while productivity of agricultural products particularly that of food crops has been decreasing.
- One of the reasons being disengagement of the youth from agricultural activities.
- At the time of the visit, 1 kg was selling at Tshs. 1200 (USD 0.96) for cereals and legumes, while that of rice was selling at Tshs. 1500 (USD 1.2).

Impacts of land grabbing cont;

- **Impact on wildlife**

- SEKAB (Eco-energy) project site is adjacent to Saadani National Park
- The area serves as an important breeding site for mammals and birds
- The area has high diversity of both resident and migratory bird species (25 spp reported to reside there)
- Massive clearance of vegetation will threaten about 34 spp of mammals occurring in the area

Impacts of land grabbing cont'

- **Displacement of communities**
 - Cases of displacement of people have been reported in Kisarawe, Lindi and Kilwa districts where 152, 10, and 13 people had been displaced respectively.
 - In Kilwa district farmers had already received compensation from Bioshape where as in Kisarawe there are complaints of farmers who have not yet received compensation from Sun Biofuels.



Impacts of land grabbing

- ***Working conditions, health and safety***
 - In some companies no provision of goggles, respirators, hats, gumboots and hand gloves
 - working for longer hours (24 – 36) and without overtime payment
 - No workers union to defend their rights



Impact of land grabbing cont'

- Significant number of workers are employed as casual workers without social security and medical assistance
- Contracts are in English language without translation
- Little income has made them not to afford to build better housing



Impact of land grabbing

- **Loss of community livelihoods**
 - Land grabbing for CO2 timber plantation by the GRL in Mufindi district is likely to make the youth who depend on timber value chain jobless



Impact of land grabbing

- ***Deny community access to their land***
- Bioshape has abandoned its project in Kilwa but still hold the right of occupancy which denies the community to have access to it



Before abandonment



After abandonment

Impacts of land grabbing

- **Promises, not written contracts.**
 - Villagers in Rufiji and Kisarawe commented that many promises had been made regarding benefits for them, such as social services and employment, but none of this had been documented in written contracts with the investor

Conclusion and Recommendations

- **Conclusions**
- Land grabbing is taking place at an accelerated rate and there no mechanisms in place to regulate.
- We are taking the land which belong to the future generations to investors for growing biofuels and for plantations to fix carbon so as to feed cars and continual pollution by industrialized nations which are not ready to change their unsustainable pattern of production and consumption
- My worry is that the future generations will burn our graves for making them landless.

Conclusions and Recommendations cont'

- **Recommendations**
 - The land acquisition process should be more transparent and needs to be coordinated more effectively on a national level
 - Investors should not directly approach communities to negotiate the acquisition of land.

Conclusion and recommendations cont'

- Adequate compensation for land is required
- Communities affected by biofuel investments should know their rights and obligations.
- Investors acquiring land from the TIC are given a derivative right for a specified period of time not exceeding 25 years
- No forced displacement of people should be allowed for biofuel development.
- The investors need to be monitored and controlled from their country of origins by their governments

WAKE UP CALL



We are making the future generations landless