

KILOMBERO PLANTATIONS LIMITED

MNGETA FARM SQUATTER SURVEY REPORT



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EXECUTIVE SUMMARY

INTRODUCTION

Background

Located in Mngeta Division, Kilombero District, Mngeta Farm (5,818 ha) is owned by Kilombero Plantations Ltd (KPL), a public-private partnership between the Rufiji Basin Development Authority (RUBADA) and InfEnergy Tanzania Ltd.

In 1986, the Government of Tanzania granted the farm area to the Korea Tanzania Agricultural Company (KOTACO), a Korea – Tanzania government partnership. KOTACO surveyed the farm, cleared the entire 5818 ha, and built 185 km of roads and approximately 290 km of drainage ditches. KOTACO farmed rice on approximately 2500 ha until 1993 when the Koreans left the project and handed over the farm equipment and infrastructure to RUBADA.

From 1994 to 1999 the farm remained idle. Later in 1999 RUBADA contracted the farm to Kilombero Holding Company (KIHOCO) which never farmed more than 400 ha. KIHOCO fell 5 years behind in rent payments and was finally forced off the farm in August 2007.

During the period of the farm's idleness it attracted a gradual influx of subsistence squatters from different parts of Tanzania. It also attracted a high influx of livestock, especially from 2005 onwards.

In December 2007, KPL began operations, re-clearing land and planting 641 ha of rice in early 2008. In September 2008 KPL completed the title transfer of Mngeta Farm. KPL is planting 3000 ha of rice in early 2009 and has targeted 5800 ha of rice in 2010.

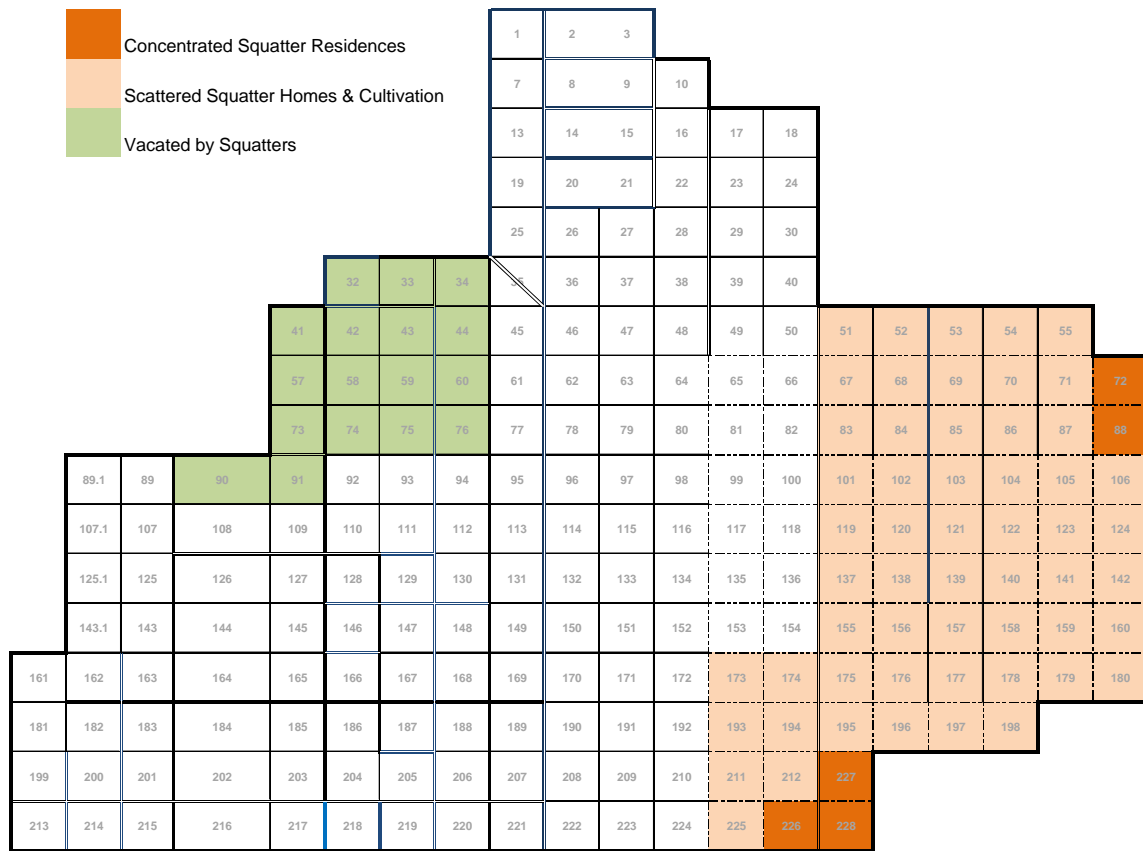
In order to better understand the dynamics behind the continued occupation of about 25% of the farm by squatters, KPL commissioned a study of the squatters who remain on the land, as well as those who had occupied the land but left before 1 October 2008, the date by which the Kilombero District Council had instructed them to leave. This Report provides the results of that study.

HEADLINE FINDINGS

The Number of Squatters Currently Occupying the Farm

The total number of squatters currently occupying the Farm in the two areas of heavy squatter concentration, the subvillages of Kichangani/Isago and Mbasaa, is estimated to be 2258 people.

The squatters are occupying, cultivating or obstructing farm operations on approximately 25% of the titled farm area as illustrated by the map below:



Map of the Mngeta Farm indicating areas occupied and farmed by squatters

METHODOLOGY

The study was undertaken using various research methods and techniques, including questionnaire surveys, stakeholder consultations, key informant interviews, focus group discussions, and literature review. A 20% sample was selected for the questionnaire interviews.

FINDINGS AS PER STUDY QUESTIONS

The Number of Squatters Currently Occupying the Farm

The total number of squatters currently occupying the Farm is estimated to 2258 people. The squatters are categorized into four types as delineated below.

The local squatters

These are the people who claim to have moved into the area before and just after the Farm were established by KOTACO. In Kichangani/Isago area, the Maasai are said to have been in the area since 1975. However, the majority of them are outside the Farm but few have occupied the parts of the Farm following the gradual influx of other squatters in the Farm for cultivation and settlement.

Squatters who occupy farm plots within the Mngeta Farm but live elsewhere

These are the people who occupy farm plots but live elsewhere. The majority is from Mngeta and Lukolongo villages, and a substantial number of others originate from all the surrounding villages.

People allocated land by Mngeta Village Government

These are people who moved into the Farm after being relocated from Udzungwa Mountains to give way to the expansion and gazetement of the Udzungwa Mountains National Park in 1999/2000.

The “true squatters”

These are the people who have been migrating into the farm from different parts of Tanzania, including from the three surrounding villages of Mngeta, Mkangawalo, and Lukolongo and other parts of the Kilombero Valley.

The table below summarizes estimated number of squatters currently occupying the Farm.

Table: Number of Squatters Occupying the Farm

Typology of Squatters	Sub village		Total
	Isago/Kichangani	Mbasa	
Local squatters	32	1621	1653
Squatters who occupy farms but live elsewhere	25	150	175
People allocated land by Mngeta village government	180	-	180
The “true squatters”	250	-	250
TOTAL			2258

Duration on the Farm

The majority (74%) of the squatters in Kichangani were born outside Morogoro Region. Others 11%, 9% and 6% were born within Morogoro Region, within the area, and within Kilombero District, respectively. Of those who were born outside the area, 52% moved into the area in 2000's, 25% moved in 1990s, and others 12% moved in the farm before 1980s.

Land Use Patterns and Tenure Systems

Agriculture is the principal source of livelihood in all the sub-villages visited. Dependence on agriculture is over 95% for the respondents of the Kichangani/Isago sub-village. Agriculture is on full time basis and is done within their areas of residence.

Farming is of poor technology where cultivation is done almost with little mechanization and no input use. The major crops grown include paddy, cassava, maize, banana, simsim, some oil palms, sweet potatoes, beans, groundnuts, peas, and fruits. Cash crops are mainly paddy, banana, simsim, and oil palms while food crops are paddy, maize, cassava, groundnut, peas and beans.

The majority (78%) at Kichangani/Isago area use between 5 and 10 acres, while the few (15%) who are considered to have large landholdings use between 10 and 20 acres. The last group (7%) consists of the people who own less than 5 acres.

A high proportion (64%) of respondents acquired land through squatting. A considerable number (33%) of people got their land through village allocations. These are possibly the people who were allocated land by the Mngeta village in 2000. Very few people (3%) acquired land through purchase.

Possible New Destinations

Asked if they had thought out where they would go when Mngeta Farm starts its full operation, 52% of the respondents indicated to have already thought out about moving out. 16% of these did not know where they would go, while 13%, 12% and 11%, respectively, revealed that they:

- would go to other areas within the surrounding villages because of the possibility of buying a piece of land,
- would go to any new areas that would be allocated to them, and/or
- would follow where the other indigenous people would go.

On the other hand, 48% indicated that they had never thought about leaving the place they are living in now because there is barely any where else to go.

People who have Already Left the Farm

At least 20 people, mainly the Sukuma, are known to have left the Farm in Isago/Kichangani area, while none had left Mbasa. Such people left in between mid- and late 2008 to other areas outside Morogoro Region.

The squatters from the Blocks near Mkangawalo village, including 340 households who were farming the 16 Blocks distributed to Mkangawalo villagers, have completely left the Farm. Similarly, 48 Sukuma squatters known to the village have left the Farm and migrated to Malinyi area in Ulanga District, while others went to Kisaki area within the Kilombero Valley. All the 16 and other surrounding Blocks have recently been harrowed for this growing season.

EMERGENT ISSUES AND CONCERNS

Several major issues emerge from this survey as discussed below.

Ending Squatters Occupation on the Farm

Apart from the squatters who were allocated land by Mngeta Village, there is enough evidence that the rest of the people who are occupying the Farm are squatters. Their life circumstances as described above and their reservations is a proof of this. Except for those who were allocated land by the Mngeta Village, the rest of the people in Kichangani/Isago area know their status as squatters and are ready to leave the Farm voluntarily, only that political leaders complicate the issue for political reasons.

The squatters who were allocated land by Mngeta Village are the ones that need to be sympathized with most should there be any force used to evacuate them. Negotiations involving Mngeta Village Government, RUBADA, KPL and/or the District Government to find possible areas for relocations are imperative.

Relocation of the Squatters

Relocation of the squatters may be problematic as land shortage is one of the major problems facing the three villages, such that it is hardly possible for the villages to accommodate the squatters currently on the Farm.

RECOMMENDATIONS

From the results of this study the following recommendations would seem pertinent:

- Encourage the completion of a land use planning process for each of the three villages which is agreed upon and clearly understood by the villages' leadership and disseminated amongst the village assemblies and appropriate committees. This would help to identify possible areas within the villages to absorb some of the squatters.
- It is possible to end squatters' occupation of farm plots within the Farm through intensive dialogue involving the three surrounding villages of Mngeta, Mkangawalo and Lukolongo, District government and other key people in the district, such as the Member of Parliament for Kilombero constituency, RUBADA and KPL.
- KPL should ensure a gradual increase of the number of employees from the three surrounding villages of Mngeta, Mkangawalo and Lukolongo as the farm moves towards full commercial operations or production
- KPL should implement its proposed Community Development Fund of 50 million TZ Shillings annually, which KPL announced formally in a letter to the village leadership on Feb. 11, 2009. The Community Development Fund is meant to contribute to the improvement of the living standards of the surrounding villages by improving current infrastructure and facilitating income generating activities. See **Appendix C** for a copy of the letter.
- KPL may see the need to revisit an assortment of earlier alleged agreements reached between RUBADA and/or KOTAKO and KIHOKO, and the surrounding villages in order to clear out any pertinent issues or concerns that may in any way deter the development of the farm.

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ABBREVIATIONS AND ACRONYMS

AIDS	Acquired Immunodeficiency Syndrome
BTC	Belgian Technical Cooperation
CCM	Chama cha Mapinduzi
DALDO	District Agricultural and Livestock Development Officer
ENATA	Environmental Association of Tanzania
FGD	Focus Group Discussion
HIV	Human Immunodeficiency Virus
KIHOKO	Kilombero Holdings Cooperation
KOTAKO	Korean and Tanzania Company
KPL	Kilombero Plantations Limited
KVTC	Kilombero Valley Teak Company
MFP	Mngeta Farm Project
NGO	Non Governmental Organizations
RUBADA	Rufiji Basin Development Authority
TAZARA	Tanzania Zambia Railway Authority
VEO	Village Executive Officer

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1.0 INTRODUCTION

1.1 Background

Located in Mngeta Division, Kilombero District, Mngeta Farm (5,818 ha) is owned by Kilombero Plantations Ltd (KPL), a public-private partnership between RUBADA and InfEnergy Tanzania Ltd.

In 1986, the farm area was granted to KOTACO, a Korea – Tanzania government partnership, by the Government of Tanzania. KOTACO surveyed the farm, cleared the entire 5818 ha, built 185 km of roads and approximately 290 km of drainage ditches. KOTACO farmed rice on approximately 2500 ha until 1993 when the Koreans left the project and handed over the farm equipment and infrastructure to RUBADA.

From 1994 to 1999 the farm remained idle. Later in 1999 RUBADA contracted the farm to Kilombero Holding Company (KIHOCO) which never farmed more than 400 ha. KIHOCO fell 5 years behind in rent payments and was finally forced off the farm in August 2007.

During the period of the farm's idleness it attracted a gradual influx of subsistence squatters from different parts of Tanzania. It also attracted a high influx of livestock into the Farm, especially from 2005 onwards.

In October 2008 KPL completed the title transfer of Mngeta Farm and commenced operations to re-clear and cultivate 3000 ha of rice in early 2009 with a target of 5800 ha of rice in 2010. In order to better understand the dynamics behind the continued occupation of about 25% of the farm by squatters, KPL commissioned a study of the squatters who remain on the land, as well as those who had occupied the land but left before 1 October 2008, the date by which the Kilombero District Council had instructed them to leave. This Report provides the results of that study.

The objectives of this study were:

1. to determine the number of squatters currently occupying the farm;
2. to identify where they were;
3. to determine how long they had been there;

4. to determine how much land they were or are farming;
5. to identify what crops they have been growing and the yields of that land;
6. to identify where they would go when they move; and
7. to determine, to the best of approximation, how many squatters had already left the farm, and where they had gone.

This report provides answers to these study objectives.

1.2 Methodology and Focus

This study has been undertaken using various research methods and techniques, including questionnaire surveys, stakeholder consultations, key informant interviews, focus group discussions, and literature review.

1.2.1 Household Questionnaire Survey

Quantitative household questionnaires administered to individual heads of households were the main primary data collection tools used to conduct the squatter survey. Semi-structured interviews (SSI) were conducted mainly with heads of households in order to allow an individual assessment of the squatters. These were aimed at giving more specific and individual experiences of the issues surrounding the squatters. The interviews were to ascertain personal opinions and specific experience of the squatters, usually on a deeper level than in discussions, and to reduce the likelihood of responses being colored by other people's views. SSIs tend to be focused on experienced individuals or representatives interested in expressing personal views. The advantages of questionnaire surveys are elaborated in Born and Kästli (2008).

Data to be collected included household identification and demographic information, housing and living conditions, ownership of durable goods, principal economic activities and household income, agriculture (present crops grown) and size of occupied land. Others included distances to social services (i.e. water supply, health and education) and resettlement from Mngeta Farm (**Appendix A.I**). Data was compared and contrasted to other data culled from stakeholder consultations and literature review.

1.2.2 Stakeholder Consultations

Stakeholders are either beneficiaries of the project under evaluation or have a role in the project. These stakeholders maybe people or institutions with vested interests in the successful design, implementation and sustainability of the project. In the context of this baseline study, stakeholders were identified basing on their knowledge and experience related to the Mngeta Farm, interest and involvement or role in the farm. These were reckoned as the primary and vital stakeholders who should be involved in the study process. These included the squatters - especially those occupying the Mbasa area, hamlet leaders, RUBADA surveyors, retired village leaders, current village government leaders (VEOs) and KPL staff. Village leaders' consultations were guided by a village profile checklist that sought to collect information on demographic characteristics, social services and infrastructure, village economy and attitude towards the Mngeta Farm Project (**Appendix A.II**).

1.2.3 Key Informant Interviews and Focus Group Discussions

In Mbasa area consultations took the form of key informant interviews after observing that there would be greater similarities of the data with those collected in other occupied Blocks, notably at Kichangani/Isago area. Thus, the same questions in the household questionnaire were generically converted into general questions that were asked to key informants who were identified on the basis of their community positions, reputation, and the ability to communicate the history of the Mngeta Farm. Key informant interviews can provide rich and spontaneous replies to open-ended questions, as well as personal interaction. Such interviews can provide a better view of the social reality of a person, his or her natural environment, and interactions (Elmendorf and Luloff, 2001).

A few focus group discussions (FGDs) were also conducted. As the name suggests, a focus group is an informal discussion in which 8 to 10 people brainstorm and talk about a topic in their own terms with guidance from a skilled moderator (Elmendorf and Luloff, 2001). Both key informant interviews involved people like hamlet chairman and ten-cell leaders, elders and over ten individual squatters (youth, men and women).

1.2.4 Literature Review

After the field work, the consultants went through various documentations in order to obtain background materials and understand the nature and magnitude of the problem and any related information of the study area. Extensive literature review aimed to compliment data collected from the field. There are various useful documents that have been generated by various researchers and

institutions in the district and the whole of Kilombero Valley that have important information relevant to this study (cf. Sosovele, *et al.* 2005; Mung'ong'o and Lyimo 2007).

Some of the secondary data collected from the reviews was baseline data on the demographic characteristics of the local population, settlement patterns and general infrastructural condition. But others have been developmental data that have been triangulated with information gathered from other sources. A maximum care was taken during secondary data collection in terms of reliability, suitability and adequacy of the data, as recommended by Kothari (2004). Documents reviewed have been listed in the Reference Section of this Report.

1.2.5 Sample Size and Field Work

Upon the arrival on the farm and briefing with some KPL staff and RUBADA surveyors, it was realized that the number of squatters occupying the farm, especially in Kichangani/Isago and Mbasa sub-villages, were by far underestimated. Given that there was just one enumerator who had prepared himself for one week of fieldwork, it was deemed necessary to sample the squatters and collect routine census data from hamlet leaders and/or ten-cell leaders and village offices and other sources in order to make fine estimates of the number of squatters currently occupying the farm and those who have already left the farm.

Thus, 100 out of about 500 households were randomly selected for interviews at Kichangani/Isago hamlet. These were considered to be a strong representative sample for the study. Meanwhile at Mbasa area, for the reasons explained above, similar information was captured through key informant interviews and focus group discussions.

Actual field visits and data collection began on November 7, 2008 ended on November 12, 2008. Visits were made to the selected communities one after the other for two or three days. The first four days involved intensive data collection at Kichangani area and the surrounding Blocks on the farm, and visiting village offices for consultations and secondary data collection. The last two days were spent in Mbasa area where participatory assessment methods, including consultations with various key informants and FGDs to three mixed groups of at least 10 people were conducted. The interviews and discussions were conducted for a period of between one to three hours.

This method of gathering qualitative data was chosen because it uses participatory and targeted research methods to gather objective viewpoints of different groups within a certain society. It is a method very much based on the perceptions of the respondents rather than on the positions of

external stakeholders. Despite the tendency towards subjectivity or factually incorrectness, the method presents an expression of the true stated position of the respondents (Harrison and Laizer, 2007).

1.2.6 Data Analysis

Household questionnaire survey data were coded and analyzed with the aid of ethnographic software, the Statistical Package for Social Sciences (SPSS 11.0). Coding is necessary for efficient analysis and through it the several replies may be reduced to a small number of classes which contain the critical information required for analysis (Kothari, 2004). Qualitative data from key informant interviews and FGDs were analyzed through content and structural functional analysis.

2.0 STUDY FINDINGS

2.1 The Biophysical Environment

According to Mung'ong'o and Lyimo (2007), Mngeta Farm covers about 5,818 ha. It is located in Mngeta Division, Ifakara District. The farm is surveyed and has a title deed certificate. The farm is owned by Kilombero Plantations Ltd, a public-private partnership between RUBADA and InfEnergy Tanzania Ltd. Initially, it was intensively involved in rice production under the management of KOTACO, a Korea – Tanzania partnership. In 1991/92 KOTACO planted maximum of 2,500ha of rice and realized a yield of about 3,600 tons. At the time KOTACO collapsed they had already cleared up to 50% of the farm. About 50% of the farm which was not cleared is characterized by dense grassland with scattered trees mainly acacia spp. (Photo 1).



Photo 1: Part of uncleared Mngeta Farm characterized by dense grassland with scattered trees. (Photo by J.G. Lyimo, September 2007).

The formerly cleared part under rice production is characterized by regenerating grassland, which are used as grazing areas by the agro-pastoralists. (**Photo 2**).



Photo 2: Part of formerly cleared Mngeta Farm characterized by open grassland (Photo by J.G. Lyimo, September 2007)

Future clearing of such land is likely to contribute to loss of such vegetation and its related biodiversity.

2.2 The Socio-Economic Environment

There are three villages bordering the Mngeta Farm, i.e. Mngeta, Mkangawalo and Lukolongo. All the three villages are located in Mchombe Rural Ward of Kilombero District. A brief profile of each village is given below.

2.2.1 Mngeta Village

This is the main village bordering the Mngeta Farm. The village was established in 1974. The village is accessible from Kilombero District centre, Ifakara town, via an all weather murrum road that runs through the village onto Mlimba railway station. The same road is, however, passable with some difficulties during the wet season. During that season nearly the whole of Kilombero Valley is susceptible to flooding, making much of the area hardly passable. This is common to all the villages bordering the Farm. The Kilombero River is flooded for many months during the rainy season because the river has a bottleneck at its lower reaches whereby the rainwater gathered from the large catchment gets spilled over (Kato, 2007).

However, all the three villages of Mngeta, Mkangawalo and Lukolongo can be reached throughout the year by the TAZARA railway line. There is a small train station at Mchombe for the Tanzania/Dar es Salaam to Zambia trains that pass by.

Mngeta village has a total population of 6,218. Of these 3,059 are males and 3,159 females. The village provides abode to six major ethnic groups, which include the Wahehe from Iringa Region, Wandamba and Wapogolo from Kilombero District, Wanyakyusa from Mbeya Region, Wasukuma from Mwanza Region, and Wabena from Iringa Region. Of the six ethnic groups the Wandamba and Wapogolo are the only indigenous people. In fact, the name **Wandamba** means "people of the valley"; indicative of this ethnic group's long relationship with its homeland, Kilombero Valley (Hinde, 2008). The rest of the groups are certainly new comers to the village who came in search of agricultural land.

People from Mngeta village who occupy part of the Farm reside at Kichangani area in the Isago hamlet. According to the Mngeta Village Executive Officer (VEO), until very recently people from the village and other places were still moving into the Farm in search of arable land, while others came for both farming and permanent settlement.

2.2.2 Mkangawalo Village

Mkangawalo village borders the Farm on the western side of the Farm. The village was established in 1970s. Like Mngeta, the village is also accessible from Ifakara town via the all weather murrum road that runs through the village onto Mlimba station.

The village is larger than Mngeta. It has a total population of 15,000 people. Of these 6,095 are males and 8,905 are females. Wandamba, Wahehe, Wasukuma, and Wamaasai from Arusha Region are the four major ethnic groups found in the village. Wasukuma are considered the newest comers to the village who came in to search mainly for agricultural and grazing land.

According to the Village Chairman, currently no one from Mkangawalo village farms or resides on the Farm after those who were legally allowed to farm on 16 Blocks during the KIHOCO era¹ voluntarily left following RUBADA's notices via the village government in June 2008.

2.2.3 Lukolongo Village

Lukolongo village borders the Mngeta Farm on the eastern side of the Farm. The village was established in 1999 after being detached from Mchombe village. The village is accessible from Kilombero District centre, Ifakara, via an all weather murrum road that runs through the village onto Mlimba station.

Lukolongo village has a total population of 5,346. The village is a residence of seven major ethnic groups, which include the Wandamba, Wahehe, Wanyakyusa, Wasukuma, Wapogolo, Wamaasai, and Wafipa from Rukwa Region. Like Mngeta, of the six ethnic groups the Wandamba are the indigenous people while the rest are new comers to the village who came in search for agricultural land.

People from Lukolongo village who occupy part of the Farm reside at Mbasaa hamlet. Of all the parts being occupied by the squatters on the Farm, Mbasaa is the squatters' main area of concentration. Hence, it is also the most controversial area on several accounts, including:

- border conflicts between Mbasaa/Lukolongo and the Farm,
- the number of squatters still on the Farm, and

¹ In November 2004, KIHOCO allowed Mkangawalo villagers to farm on 16 Blocks (32, 33, 34, 41, 42, 43, 44, 57, 58, 60, 73, 74, 75, 76, 90, & 91) for the 2004/2004 cropping season following an official request by the village government. However, the farmers continued to farm until 2007/2008 season.

- the area being the place of origin of the current Member of Parliament (MP) for Kilombero Constituency.

This situation is further complicated by the fact that people from Lukolongo village and other places are still moving into the Farm for farming and/or for both farming and settlement.

2.3 Observations from the Household Survey

2.3.1 Demographic Characteristics

Household sizes

A total of 100 respondents were interviewed using quantitative questions at Kichangani/Isago sub-village. Each respondent represented a single household. The majority (53%) have a household size of between 5 and 10 people while households with small number have 1 to 5 people (**Table 1**).

Table 1: Household size at Kichangani area

Household size	Percentage of sample
< 5	8.0
5 - 10	53.0
10 - 15	28.0
> 15	11.0
Total	100.0

Source: Field data, November 2008

Ethnicity

The majority of the populations are not native to the area. Most of people have migrated to the area either recently or over generations from a range of ethnic groups particularly Wanyakyusa from Mbeya Region (34%), Wahehe from Iringa Region (23%), Wamaasai from Arusha Region (19%), and Wandali from Mbeya Region (11%). Other minor groups include the Wabena from Iringa Region (7%), Wasukuma from Mwanza Region (4%) and Wafipa from Rukwa Region (2%). Except for the Maasai who moved into the area in search of grazing land, all the people moved into the area in search of new arable land.

In Mbasa there is a mixed population of Wandamba, Wahehe, Wafipa, Wabena, Wangindu, Wanyakyusa, Wapogolo, Wagogo, Wamatumbi, Wamasai, and Wasukuma. The Wagogo originate from Dodoma Region, and the Wamatumbi from Kisarawe District, in the Coast Region.

Meanwhile, the Wangindo and Wapogolo are from Morogoro Region in Ulanga and Kilombero Districts, respectively.

2.3.2 Existing Housing Structures and Quality of Houses

The majority of people at Kichangani and Mbasa areas have poor and simple houses thatched by grass, walls of poles and earth floors. Houses with walls made of poles and mud, grass-thatched roofs and mud floors are common in both Kichangani and Mbasa (**Table 2** and **Photo 3**).

Table 2: Type of walls, roof and floor at Kichangani and Mbasa

Area	Type of walls (%)				Type of roof (%)		Type of floor (%)	
	Poles & mud	Sun-dried bricks	Burnt bricks	Grass	Grass	Iron sheets	Mud	Cement
Kichangani	76	3	5	6	96	4	100	0
Mbasa ²	70	0	25	5	90	10	95	5

Source: Field data, November 2008



Photo 3: Common housing structures in Kichangani (Photo by J. Kayonko, November 2008)

Unfavorable price of the main cash crop, paddy, was mentioned as the main reason for poor housing in Kichangani/Isago sub-village. Although the price of rice has steadily been increasing as illustrated by **Table 3**, individual households have not benefited much from this increase as the increase has either been leveled by galloping inflation rates or have been appropriated by greedy middle men. However, the people acknowledge that KPL has improved the road network leading to Kichangani/Isago, which for many years was hardly passable by any means of transport from Mchombe area, the closest small town.

² The figures for Mbasa area were derived from key informant interviews and focus group discussions

Table 3: Trend of price of rice in Kichangani/Isago sub-village (Tshs/bag)

Year	Price trends
2000	7,000
2001	10,000
2002	10,000
2003	15,000
2004	17,000-20,000
2005	25,000
2006	28,000
2007	30,000-35,000
2008	30,000-50,000

Source: Field data, November 2008

The majority (90%) at Kichangani have pit latrines while the rest, especially the Maasai, have no toilet facilities at all.

All the people use kerosene and fuel wood as the sole source of lighting and cooking fuel, respectively.

2.3.3 Household Income

Data from the household survey at Kichangani area shows that the majority (48%) have a total household income per year of between Tshs 1,000,000 and Tshs 2,000,000. This was followed by the group of households 28% that had an annual income of between Tshs 500,000 and Tshs 1,000,000. Other households, 10% and 9%, had the annual income of between Tshs 250,000 and Tshs 500,000; and above Tshs 2,000,000, respectively. The lowest income per annum per household which consisted 5% of the sample was only Tshs 250,000 for the area.

2.3.4 Ownership of Durable Assets

Generally, ownership of assets at Kichangani and Mbasia area is low, except for the bicycles, which are owned by a majority of the respondents (77%, in Kichangani). Other durables owned by the people are mobile phones (39%), flat irons (28%), wheelbarrows (12%), and motor cycles (7%).

2.3.5 Access and Use of Forest Resources

In this study the dependence on forest resources is very high, particularly in Kichangani area (92%). The dependence is for fuel wood (100%), building poles (76%), medicinal plants (47%), wild fruits (46%), and timber (17%). A narrow riverine forest at Ihongolelo within the Farm is the main source of all the forest products that the people at Kichangani harvest.

2.3.6 Food Security Situation

Generally, people in all the three villages surrounding the Farm are food secure when at all times they have both physical and economic access to sufficient food to meet their dietary needs for a productive and healthy life. Sampled households have enough food for most of the year, but they have no surplus for sale and/or exchange. However, in 2006/2007 delayed rains caused food shortage in the three villages which saw them receive food aid for the first time in their history.

2.3.7 Social Services and Infrastructure

Generally, both Kichangani and Mbasas areas as the two main squatter's concentration areas, have very poor social services and infrastructure. Such a situation is a reflection of the general picture for the Mngeta, Mkangawalo and Lukolongo villages.

2.3.7.1 Education facilities

There are no education facilities except that both areas are constructing primary schools. Mbasas have a stalled construction since the year 2000 because of shortage of funds. With the support from Mngeta village government, Kichangani/Isago sub-village is constructing a primary school outside the Farm boundary. A three classroom building is still under construction. Both Kichangani and Mbasas get important services such as primary and secondary school education from their respective villages of Mngeta and Lukolongo, and Mchombe ward secondary school. Such services are over 15 and 5km away from Kichangani and Mbasas, respectively.

Mngeta village has 1 primary school (two more are under construction), Mkangawalo village has 5 primary schools, while Lukolongo village has 2 primary schools and there is a plan to build two more primary schools. Although all the primary schools especially those in Mkangawalo were reported to have a good performance, the primary schools lack adequate classrooms and desks, have no adequate teachers and are short of teaching materials. None of the villages has a secondary school but they all rely on the 3 year-old ward secondary school at Mchombe.



Photo 4: Kichangani/Isago residents together with enumerator in front of under construction primary school just outside the Mngeta Farm boundaries. (Photo by Juma Kayonko seated in blue jeans)

2.3.7.2 Health facilities

There is no health facility in either Kichangani or Mbsa areas. Neither are they available in the three villages of Mngeta, Mkangawalo and Lukolongu. Only Mkangawalo village is constructing a dispensary. The population of the three villages, including those from Kichangani and Mbsa who walk over 10km, are served by a divisional health centre located in Mchombe village. It is a new health centre that got substantial external donor funding with reasonable equipment and medical facilities.

Apart from malaria, waterborne diseases such as diarrhea, bilharzia, amoeba and typhoid are the common diseases suffered by the people of the three villages, possibly due to unavailability of adequate safe and clean water sources. Regardless of the certainly inadequate health services, malnutrition was not reported as a problem, which is justified by declining deaths of under-fives.

Although only Mngeta village reported 12 patients (7 female and 5 males), the incidence of HIV/AIDS was reported to be increasing in all the three villages. In Mkangawalo village, a health practitioner for providing home-based care services has been appointed by Roman Catholic HIV/AIDS control Programme (TUNAJALI) based in Ifakara town. Education and awareness raising campaigns on HIV/AIDS is required to overcome the increasing infection rates in all the three villages.

2.3.7.3 Water sources and facilities

The majority (84%) in Kichangani rely on open wells as their main source of drinking water. Nearly every household of these and those in Mbsa have an open well within the household premises.

None have access to protected wells, communal standpipes; piped water outside or inside houses. The remaining 16% fetch water from streams for drinking and other domestic uses.

Inadequate safe and clean water is also a problem to all the three villages. In Mngeta people rely on 3 rivers that pass or surround the village. There are 18 communal open wells, 6 water pumps of which only 3 are functioning, and 4 communal water taps. Compared to Mngeta, Mkangawalo village has the worst situation followed by Lukolongo. Many people in Mkangawalo rely on open wells and rivers for both drinking and other uses. Meanwhile, in Lukolongo people rely on open wells, although there are also 2 communal water pumps and 2 irregularly functioning communal water taps.

In all the three villages and the study areas of Kichangani and Mbsa there are no water (e.g. chaco dams) for livestock, thus, they drink from the natural sources, especially rivers. This may be certainly due to the fact that livestock keeping is not one of the major economic activities of the people, except for the few Sukuma people who have been migrating into the area during the last two decades but also the Maasai who have been in the area since 1970s.

Lack of unreliable and clean water has had negative impact on people's health. The prevalence of common diseases such as typhoid, dysentery, amoeba and diarrhoea is a testimony. Providing improved water services in these villages would undoubtedly improve hygiene and reduce incidence of waterborne diseases.

2.3.7.4 Administrative structure

Both Kichangani and Mbsa are recognized as hamlets (*vitongoji*) of Mngeta and Lukolongo villages respectively. However, Kichangani is just a street (*Mtaa*) within Isago hamlet. Both Isago and Mbsa have elected hamlet chairpersons. The three villages of Mngeta, Mkangawalo and Lukolongo have normal village offices typical in many rural areas in Tanzania.

Each village has four permanent village committees namely planning and finance committee, defense and security committee, social services committee, and health, education and water committee. All the three villages conduct Village Assembly at least quarterly. Village development plans such as construction of new primary schools, construction of a ward secondary school, construction of dispensary, and communicating village revenue and expenditure reports were the main minutes of meetings for last year indicated in the VEO's record files.

Major problems in all the villages are inadequate education and health facilities, poor infrastructure, and other social services including electricity especially for Mngeta village. Youth unemployment is a major concern for all the three villages because it is believed that the increasing unbecoming behaviors such as drug abuse are largely associated with lack of income generating jobs.

2.4 Findings as per Study Questions

2.4.1 The Number of Squatters Currently Occupying the Farm

The number of squatters currently occupying the Farm can best be estimated by delineating the typology of the squatters on the Farm, mainly in the two squatter's concentration areas of Kichangani/Isago and Mbasa sub-villages. Four types of squatters are distinguishable:

1. The local squatters

This are the people who claim to have been in the area before and after the Mngeta Farm was established by KOTACO. These are the people who reside at Mbasa hamlet mainly in Block 72 and 88, and very few are scattered in the nearby Blocks of the Farm. Backed with the MP for Kilombero Constituency who was born in the area, the people of Mbasa feel they are not within the Farm boundaries though they concede to have witnessed the original 1986 topographical survey of the Farm by RUBADA and KOTACO across Mbasa.

They further claim that the designing and subsequent construction of drainage, road and irrigation canals bordered Mngeta village and not their original village Mchombe. Unlike Mngeta and Mkangawalo; their original village, Mchombe and later Lukolongo has never made any agreement with any company that has ever managed the Farm, therefore, they can't be within the Farm boundaries.

According to the village records, Mbasa is the most populated sub-village with a total population of 1621. Of these 817 are males and 804 are females. Other hamlets/sub-villages for Lukolongo village are Ngai (862 people), Ijia (1,560 people), Lukolongo (822 people) and Toa (481 people).

In Kichangani/Isago area, the Maasai are said to have been in the area since 1975. However, the majority of them are outside the Farm but few have occupied the parts of Farm

following the gradual influx of other squatters in the Farm for cultivation and settlement. These are estimated to be around 30 people.

2. Squatters who occupy farm plots within the Mngeta Farm but live elsewhere

These are the people who live in all villages surrounding the Farm. The majority is from Mngeta and Lukolongo villages, and there are a substantial number of them who originate from all the surrounding villages. Their farms are mainly concentrated in Mbasaa and Kichangani/Isago.

Village and sub-village leaders estimate them to be around 150 people in Mbasaa and 25 people in Kichangani/Isago.

3. People allocated land by Mngeta Village Government

These are people who moved into the Farm after being relocated from Udzungwa Mountains to give way to the expansion and establishment of the Udzungwa Mountains National Park in 1999/2000. Records at the Mngeta village office show that 330 people were relocated but not all were allocated farm plots on the Farm. According to the Hamlet Chairman (*Mwenyekiti wa Kitongoji*), about 180 households of such people live at Isago hamlet, along Ihongolelo Street, close to Kichangani.

Taking 5 as the average household size in the occupied blocks, the total number of people who were allocated land by the village plus the families sums to 900 people in Isago.

Although no formal agreement could be seen during this survey as evidence of this, Mngeta Village Government is said to have allocated the land to these people following an agreement it entered with KOTAKO in 1995 by which KOTAKO agreed to offer 500 acres of the Farm to Mngeta village. The 500 acres were set aside by KOTAKO for a planned out-grower scheme.

4. The “true squatters”

These are the people who have been migrating into the farm from different parts of Tanzania, including from the three surrounding villages of Mngeta, Mkwangawalo, and Lukolongo and other parts of the Kilombero Valley. They are estimated to be over 250 households at Kichangani/Isago area. Taking 5 as the average household size, there are 1250 people residing at Kichangani/Isago sub-village.

It is important to note that throughout the Kilombero Valley there has been rapid immigration of people from all over Tanzania over the last twenty years, driven by the national population boom and the increased demand for fertile land and jobs (Jones, 2006). A 2006 survey of communities in southern Kilombero Valley found that 71% of residents were recent immigrants (Harrison, 2006).

Table 4 below summarizes estimated number of squatters currently occupying the Farm.

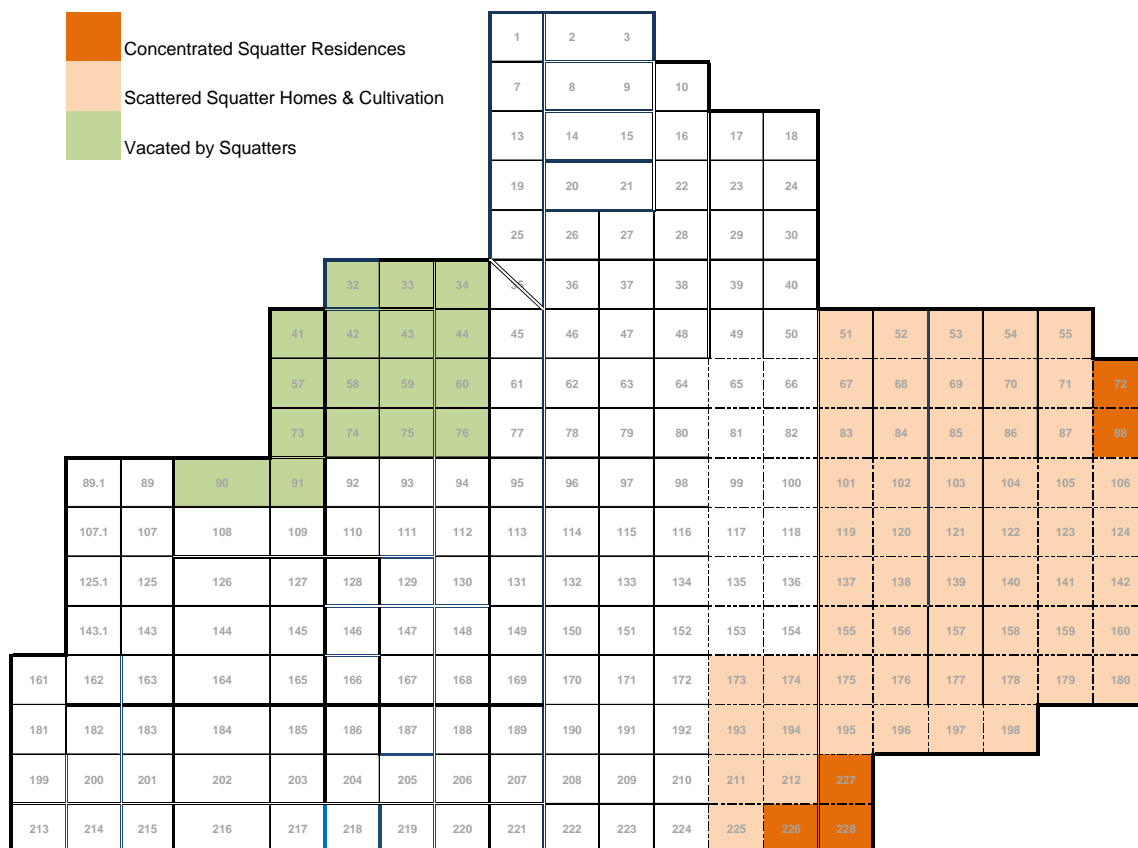
Table 4: Number of Squatters Occupying the Farm

Typology of Squatters	Sub village		Total
	Isago/Kichangani	Mbasa	
Local squatters	32	1621	1653
Squatters who occupy farms but live elsewhere	25	150	175
People allocated land by Mngeta village government	180	-	180
The “true squatters”	250	-	250
TOTAL			2258

2.4.2 Duration on the Farm

According to household survey, the majority (74%) of the squatters in Kichangani were born outside Morogoro Region. Others 11%, 9% and 6% were born within Morogoro Region, within the area (farm and surrounding villages), and within Kilombero District, respectively. Of those who were born outside the area, 52% moved into the area in 2000’s, 25% moved in 1990s, and others 12% moved in the farm before 1980s. The main reason for moving into the Farm was almost exclusively in search for arable land.

The squatters are occupying and cultivating and hence obstructing farm operations on approximately 25% of the titled farm area as illustrated by the map below.



Map 1: Map of the Mngeta Farm indicating areas occupied and farmed by squatters

2.4.3 Land Use Patterns and Tenure Systems

The general land use and tenure systems for Kilombero District and Mngeta area, in particular, are well discussed in Mung’ong’o and Lyimo (2007). According to them Kilombero District is divided into three major production zones (**Table 5**). Mngeta area is located in the western zone.

Table 5: Crop production zones in Kilombero District

Production zone	Ward covered	Type of crops grown
North eastern zone	Kidatu and Mang’ula	Sugar cane, maize, vegetables, sweet potatoes, cassava
Central zone	Ifakara	Maize, rice, cassava and vegetables
Western zone	Mngeta, and Mlimba	Rice, cassava, maize, bananas, sunflower

Source: Mung’ong’o and Lyimo (2007)

While the economy of the three villages surrounding the Farm is based on hand hoe subsistence agriculture (there is also limited mechanization), artisan fishing and small businesses; that of the people at Kichangani/Isago and Mbasa is purely agriculture based. Agriculture is the principal source of livelihood in all the villages visited. Dependence on agriculture is over 95% for the respondents of the Kichangani/Isago sub-village.

Agriculture is on full time basis and is done within their areas of residence. The major crops grown include paddy, cassava, maize, banana, simsim, some oil palms, sweet potatoes, beans, groundnuts, peas, and fruits. Cash crops are mainly paddy, banana, simsim, and oil palms while food crops are paddy, maize, cassava, groundnut, peas and beans.

The crops are grown either as pure stand or intercropped. Farming is generally of poor technology where cultivation is done almost with little mechanization and no input use. Except for some Wasukuma who have been applying animal traction, almost 90% of the respondents in Kichangani/Isago and Mbasa area use the hand hoe as the major and only tool for cultivation. Only this season, some farmers have acquired loans to purchase power tillers.

Yield in both pure and mixed stand can be relatively high, especially with good farm management. According to the estimates given by the DALDO interviewed during an earlier study (Mung'ong'o and Lyimo, 2007), for example, show that production potential for rice can be as high as 5 tons per ha (**Table 5**).³ However, due to the subsistence and traditional nature of the farming system in the area and the rest of the district, the current crop productivity encountered by most of the farmers is relatively low compared to potential yield as illustrated by **Table 6**.

Table 6: Crop productivity of different crops in Kilombero District

Type of crop	Current production (Tons/ha)	Production potential (Tons/ha)
Rice	1.9	5.0
Maize	2.2	3.7
Banana	12.5	35.0

³ Note, however, that this estimate may be rather on the higher side. After much study with input from KATRIN and a visit from International Rice Research Institute, even with commercial means KPL are planning for only 4 tons per ha after 4 years.

Cassava	15.0	25.0
Sugarcane	56.0	80.0

Source: Mung'ong'o and Lyimo (2007)

Pests and destructive animals like monkeys; wild pigs and duikers are also a problem to crop production. Cattle keepers used to be a problem to crop production but they have recently left the area.

The majority (78%) at Kichangani/Isago area owns between 5 and 10 acres, while the few (15%) who are considered to have large land holdings own between 10 and 20 acres. The last group (7%) consists of the people who own less than 5 acres.

A high proportion (64%) of respondents acquired land through squatting. A considerable number (33%) of people got their land through village allocations. These are possibly the people who were allocated land by the Mngeta village in 2000. Very few people (3%) acquired land through purchase.

As far as land use is concerned, 62% are people who use their land for both residential and agriculture production purposes, while 23% use their land for crop production only. 13% is residential plots, and only 2% is for livestock grazing.

2.4.4 Livestock Keeping

According to Mung'ong'o and Lyimo (2007) Kilombero District has been one of the areas characterized by high influx of livestock, including some of those evicted from Usangu plains. Despite the recently government directive to reduce number of livestock in Kilombero District still there is evidence of the presence of high livestock population in some of the villages. **Table 7** compares livestock populations kept in Mngeta Division with those of other divisions in the district.

Table 7: Livestock populations in Kilombero District

S/N	Division	ward	Village	Livestock keepers	Livestock population		
					Cattle	Goats	Sheep
1	Kidatu	Kidatu	Msolwa St.	18	985	71	32
2	Mang'ula	Kiberege	Kiberege	23	2215	522	663
			Signalali	51	3342	398	429

			Sagamaganga	19	1186	316	140		
3	Ifakara	Ifakara	Lipangalala	10	293	63	61		
			Katindiuka	4	1100				
		Kibaoni	Lungongole	37	8763	632	512		
			Kikwawila	4	130				
		Lumemo	Mahutanga	5	30				
			Ihanga	5	35				
		Idete	Miwangani	6	1,223	41	13		
			Namawala	47	6,780	1200	3200		
4	Mngeta	Mofu	Mofu	37	9,577	1907	393		
		Mbingu	Mbingu	42	2,450	48	12		
		Mchombe	Mkangawalo	30	6,400	4300			
		Chita	Chita	14	2,000				
5	Mlimba	Mlimba	Merera	52	7,000				
			Kalengakelu	29	2,045	34	21		
			Msolwa	8	113	14	9		
			Miembeni	75	1,683	36	2		
			V/sitini	8	113				
		Utengule	Ngalimila	20	2147				
			Utengule	6	4000	300			
			Chisano	5	280				
		Uchindile	Mpanga	22	2284	208	319		
			Uchindile	12	507				
			Kitete	5	60				
			Lugala	7	80				
		Total				622	66,821	10,090	5806

Source: Mung'ong'o and Lyimo (2007)

Some cattle, pigs and local chickens are kept both at Kichangani and Mbasaa areas.

2.4.5 Possible New Destinations

Before finding out what could be the possible destinations for squatters when they move out of the Farm, the respondents were asked if they had thought out where they would go when Mngeta Farm starts its full operation. 52% indicated to have already thought out about moving out. 16% of these did not know where they would go, while 13%, 12% and 11% revealed, respectively, that they:

- would go to other areas within the surrounding villages because of the possibility of buying a piece of land,
- would go to any new areas that would be allocated to them, and/or
- would follow where the other indigenous people would go.

On the other hand, 48% indicated that they had never thought about leaving the place they are living in now because there is barely any where else to go.

2.4.6 People who have Already Left the Farm

At least 20 people, mainly the Sukuma, are known to have left the Farm in Isago/Kichangani area, while none has left in Mbasaa. Such people left in between mid and late 2008 to other areas outside Morogoro Region. The only good news comes from the Blocks near Mkangawalo village where all the squatters, including those who were farming the 16 Blocks distributed to Mkangawalo villagers, have completely left the Farm.

About 340 households in Mkangawalo were distributed land from the 16 Blocks on the Farm. On the other hand, 48 Sukuma squatters known to the village left the Farm as well. These are believed to have migrated to Malinyi area, in Ulanga District, while others went to Kisaki area located within the Kilombero Valley. All the 16 and other surrounding Blocks have recently been harrowed for this growing season.

3.1 DISCUSSION

3.2 Emergent Issues and Concerns

Several major issues emerge from this survey, some of which go beyond the objectives of the study. The issues relate to the predicaments surrounding the squatters and the communities or villages surrounding the Farm as discussed below.

3.2.1 Ending Squatters Occupation on the Farm

Apart from the squatters who were allocated land by Mngeta Village, there is enough evidence that the rest of the people who are occupying the Farm are squatters. Their life circumstances as described above and their reservations is a proof of this. Except for those who were allocated land by the Mngeta Village, the rest of the people in Kichangani/Isago area know their status as squatters and are ready to leave the Farm voluntarily if they are given one more cropping season, i.e. up to June/July 2009. According to Mr. Kabwanga (RUBADA surveyor), all the squatters have no problem with leaving the Farm, only that political leaders complicate the issue for political reasons.

The squatters who were allocated land by Mngeta Village are the ones that need to be sympathized with most should there be any force used to evacuate them. Negotiations involving Mngeta Village Government, RUBADA, KPL and/or the District Government to find possible areas for relocations are imperative.

3.2.2 Attitudes towards the Mngeta Farm Project

In the three villages of Mngeta, Mkangawalo and Lukolongo village leaders and some members of different village committees were consulted. The consultations focused at fathoming the attitudes towards the KPL in terms of knowledge and feelings for the project and leadership expectations from the project. This attitudinal survey was very significant considering that different companies have managed the Farm since its establishment in 1980s. The attitudes of the village leaders of each of the three villages surrounding the Farm are expressed in **Table 8** below.

Table 8: Attitudes towards the Mngeta Farm Project

Mngeta Village		
Knowledge and feelings for the project	Leadership expectations from the project	Remarks
1. The project have not yet been introduced to the village government	1. The investor will dare for good understanding with the surrounding villages	The village is, generally, very positive about the KPL and is ready to participate in the discussions on the different issues for successful

<p>2. People don't see any tangible benefits from the project i.e. the investor has not yet explained his community responsibility</p> <p>3. RUBADA has not fulfilled its promises (building 1 classroom for secondary school and supplying power to the ward health centre and secondary schools)</p> <p>4. People are questioning about limited employment opportunities as they see many outsiders being employed (45 militias completed their training in December 2007 but none has been employed as a security guard or watchmen)</p> <p>5. People have bad feelings with the Farm Operation Manager (Moses Kisugite) particularly on issues related to employment as they accuse him of favoring people from his region (Iringa)</p>	<p>2. The project will create employment opportunities to the villagers and diversify sources of income</p> <p>3. The new investor will bear some community responsibilities through supporting some village development initiatives</p>	<p>management of the Farm including ending squatters settlement on the Farm</p> <p>The village has been facilitating the relocation of the "true squatters" to the west of Kichangani area to a new area outside the Farm boundaries called Kichangani – Usukumani. Unfortunately, the area is prone to inundation during the rain season</p>
Mkangawalo Village		
Knowledge and feelings for the project	Leadership expectations from the project	Remarks
<p>1. People were happy to receive the new investor but they are becoming disappointed because of inadequate involvement particularly in terms of limited employment opportunities being offered</p> <p>2. The support of KPL to construct CCM office was received with mixed feelings by the villagers especially the youth. There is a considerable number of villagers who do not support CCM and even some CCM members criticize the support because it does not benefit all the villagers</p>	<p>1. The project to be close to the village government</p> <p>2. The project to contribute to the village development programmes</p> <p>3. RUBADA to pay land rent to the village</p>	<p>This village is too very positive with KPL revealed by their position in the ongoing discussions regarding two newly constructed drainage channels that the village is claiming they transcend the known Farm borders into the village land</p> <p>The village successfully facilitated a peaceful evacuation of squatters on its side (it did not recognize any squatter on the Farm especially the Sukuma)</p>
Lukolongo Village		

Knowledge and feelings for the project	Leadership expectations from the project	Remarks
<ol style="list-style-type: none"> 1. There is a new investor on the Farm whom the village has never met 2. The investor will be growing rice and not oil palm because Morogoro Region is proposed to become a national granary 	<ol style="list-style-type: none"> 1. The new investor will be supporting some social development activities in the villages surrounding the Farm 	<p>The village government wasn't aware if the Farm boundaries pass through Mbasa hamlet until when they saw Mr. Moses Kisugite and RUBADA surveyors (in July 2008) who are resurveying the original boundaries and marking beacons.</p> <p>The village strongly support the people residing at Mbasa hamlet as it believes the area doesn't fall within the Farm boundaries</p> <p>Like Mngeta village, people have bad feelings with the Farm Operations manager, Mr. Moses Kisugite</p>

Source: Field data, November 2008

3.2.3 Relocation of the Squatters

Relocation of the squatters especially those in Mbasa and the 180 households at Isago is a major issue of concern to KPL and RUBADA, on one hand, and the three Village Governments surrounding the Farm and Kilombero District Government, on the other. Although none of the three villages has a land use plan in place (though each village has reached a certain stage of processing village land use plans), land shortage is one of the major problems facing the three villages such that it is hardly possible for the villages to accommodate the squatters currently on the Farm. The increasing land disputes reported at village office in Mngeta as indicated in **Table 9** below are testimony to this situation. Furthermore, up to November 2008 over 163 land applications had been submitted to the VEO office in Mngeta village.

Table 9: Trend of land disputes reported at Mngeta Village Office

Year	Number of land disputes
2005	6
2006	8
2007	9
2008	12
Total	35

Source: Field data, November 2008

The whole of Kilombero Valley is literally overpopulated because of the dramatic changes to land use throughout the Valley in recent decades. In April 2002 the Kilombero Valley Flood Plain was designated as a Ramsar Site and added to the Ramsar Convention's list of wetlands of international importance, especially because the valley contains almost 75% of the world's population of the wetland dependant Puku Antelope. This antelope is now only found in 18 locations in Africa and its survival, as a species, depends on the Kilombero Valley population (BTC, 2008). The Mngeta Farm occupies about 1% of the Ramsar-designated wetland (ENATA and Diaz-Chavez, 2008). The valley is also an important habitat to other wetland species, especially birds (Starkey *et al.*, 2002). Furthermore, the valley is part of or bordered by other categories of protected areas such as the Kilombero Game Controlled Area, Selous Game Reserve, and Udzungwa Mountains National Park.

Kilombero Valley is also widely recognized within Tanzania as one of the most fertile areas in the country for cultivation of both cash and subsistence crops. As a result its conversion to agriculture has been widespread and rapid, involving both commercial sugarcane growing and subsistence farming (Jones *et al.*, 2007). Most of the northern part of the valley is owned by Illovo Sugar Company and is a vast, mono-cultural sugarcane plantation where some of the squatters on Mngeta Farm came from. Further south, subsistence farming of rice, maize and other crops is the dominant land use (though some rice is also transported for sale in Dar es Salaam) (Ibid). Kilombero Valley Teak Company (KVTC) is another commercial company that manages a number of plantations within the valley.

Throughout the valley there has been rapid immigration of people from all over Tanzania over the last twenty years, driven by the national population boom and the increased demand for fertile land and jobs (Jones, 2006). Thus, possible new areas to absorb the Mngeta Farm squatters can hardly be found from within Kilombero Valley. This situation is further worsened by the fact that even the available open areas within the village lands and the Valley at large, are not suitable for human settlement and cultivation because of their susceptibility to flooding during every rain season.

4.0 CONCLUSION AND RECOMMENDATIONS

From the above discussion, issues raised by the various categories of squatters and other stakeholders are complex and extremely socially sensitive. Their handling and searching for solutions need tact and careful thought. From the results of this study the following recommendations would seem pertinent:

- Encourage the completion of a land use planning process for each of the three villages which is agreed upon and clearly understood by the villages' leadership and disseminated amongst the village assemblies and appropriate committees. This would help to identify possible areas within the villages to absorb some of the squatters. Currently, each village is processing such land use plans. In Mngeta and Mkangawalo the plans are being facilitated and supported by Belgian Technical Cooperation (BTC) as part of the implementation of the Kilombero Valley Ramsar Site Project, while in Lukolongo village the processes are being undertaken under Kilombero District plans and they are at advanced stages compared to the other two villages
- It is possible to end the squatters' occupation of farm plots within the Farm through intensive dialogue involving the three surrounding villages of Mngeta, Mkangawalo and Lukolongo, District government and other key people in the district, such as the Member of Parliament for Kilombero constituency, RUBADA and KPL.
- KPL should implement its proposed Community Development Fund of 50 million TZ Shillings annually, which KPL announced formally in a letter to the village leadership on Feb. 11, 2009. The Community Development Fund is meant to contribute to the improvement of the living standards of the surrounding villages by improving current infrastructure and facilitating income generating activities. See **Appendix C** for a copy of the letter.
- KPL has to ensure a gradual increase of the number of employees from the three surrounding villages of Mngeta, Mkangawalo and Lukolongo as the farm moves towards full commercial operations or production
- In order to improve the image of the project, KPL may wish to investigate and contribute to the improvement of the living standard of the communities in the surrounding villages, by improving current infrastructure, facilitating income generating activities as well as in offering alternatives. This may be done through attracting funds for a specific alternative livelihoods study and may be carried out in collaboration with other partners with specific working knowledge of both the area and livelihoods development. BTC which since 2006 has been working with 22 villages along the Kilombero Flood Plain to implement the Kilombero Valley Ramsar Site Project (BTC, 2008) may be one such partner that could be approached.

- KPL may see the need to revisit earlier alleged agreements reached between RUBADA and/or KOTAKO and KIHOKO, and the surrounding villages in order to clear out any pertinent issues or concerns that may in any way deter the development of the farm.

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APPENDICES

Appendix A: Research tools used in this study

I. BASELINE SURVEY QUESTIONNAIRE

Name of Enumerator.....Date of Interview.....

1. Head of Household Identification

Name of Head of Household	
Household Number	
Ethnicity	
Place of birth	
If not born in the area when did they move into the village	
*Reasons for moving into village	

*Responses:

1. In search of arable land
2. Employment (mention type)
3. Marriage
4. Followed parents/relatives

2. Household Demographic Information

ID	Name	Relationship to Head		Sex	Age	Marital Status	Education Level	
1								
2								
3								
4								
5								
6								

7								
8								
9								
10								
11								
12								
13								
14								
15								

Relationship to Head: 1=Head; 2=Spouse; 3=Child; 4=Grand child; 5=Parent; 6=Brother; 7=Sister; 8=In-law; 9=Friends 10=Other relative; 11=Other person

Sex: 1=Male; 2=Female

Marital Status: 1=Married; 2=Widowed; 3=Divorced; 4=Single; 5=Separated; 6=Co-habitation

Education Level: 1=None; 2=Primary; 3=Secondary; 4=College; 5=Technical/Vocation; 6=Attending primary School; 7=Drop-out primary school; 8=Drop-out secondary school; 9=Attending secondary school; 10=University

3. Principal Economic Activities & Household Income

SN	Type of Work	Duration	Location	Income/yr
1				
2				
3				
4				
5				
6				

Type of work: 1=Agriculture, self-employed; 2=Agriculture, paid laborer; 3=Agriculture, unpaid family member; 4=Mason; 5=Fisher; 6=Wage employment; 7=Commerce 8=Carpenter 9=Petty trading; 10=Casual labourer; 11=Others.

Duration: 1=Full time; 2=Part time, 3=Seasonal

Location: 1=In this village; 2=Out of this village; 3=In and out of village

4. Agriculture: Present Crops Grown

SN	Acres	Type of crop	Number (trees)	Seasonal Production (Bags)	Use		Income earned/yr	Inputs	Tools
					P	S			
1									
2									
3									
4									
5									

Type: 1=Paddy; 3= Maize; 4=Bananas; 5=Palm trees; 6=Millet; 7=Beans; 8=Fruits; 9=Simsim; 10=Peas; 11=Others (mention)

Use Primary and Secondary: 1= household consumption; 2= sale

Inputs: 1=Fertilizer, 2=Pesticides; 3=Compost manure; 4=None

Tools: 1=Hoe; 2=Draft animals; 4=Mechanized equipment

5. Other Sources of Household Income

Income from Rent (Tsh)/yr	
Income from Remittances (Tsh)/yr	
Income from other sources (Tsh)/yr	

6. Household Consumption & Expenditure

Average expenditure/month (Tsh)	
Expenditure on medicine (Tsh)	
Expenditure on clothes (Tsh)	
Expenditure on traditional ceremonies (Tsh)	
Average expenditure on food/month (Tsh)	

7. Access and use of natural resources

Access	Response
To forest resources (1=Yes; 2=No)	

Use	Response
Bush meat (1=Yes; 2=No)	
Timber (1=Yes; 2=No)	
Medicinal Plants (1=Yes; 2=No)	
Wild fruit (1=Yes; 2=No)	
Bee keeping (1=Yes; 2=No)	
Building Poles (1=Yes; 2=No)	
Fuel wood (1=Yes; 2=No)	
Other (1=Yes; 2=No)	

8. Size of Occupied Land

Amount of land occupied (Acres)	
---------------------------------	--

9. Type of Land Use

SN	Type/ category	Area (Acres)	How acquired	Distance to (m) residence
1				
2				
3				
4				
5				
6				

Type/category: 1 =Residential Plot; 2=Crop production; 3=Livestock; 4=Residential and agriculture; 5=Residential and commercial

How acquired: 1=Purchased; 2=Inherited; 3=Allocated by Village Government; 4=Squatting

10. Housing and Living Conditions

Type of floor	
---------------	--

1=Mud; 2=Cement; 3=Mud and cement; 4=Other (mention)

Type of walls	
---------------	--

1=Poles and mud; 2=Sun-dried bricks; 3=Burnt bricks; 4=Concrete bricks; 5=Coconut leaves/Grass; 6=Other (mention)

Type of roof	
--------------	--

1=Grass; 2=Coconut leaves; 3=Corrugated iron sheets; 4=Tin or Metal sheets; 5=Other (mention)

Toilet facilities	
-------------------	--

1=Pit latrine 2=None; 3=Others (mention)

Source of drinking water	
--------------------------	--

1= River; 2=Stream; 3=Open well; 4=Rain water pools; 5=Others (mention)

Main source of lighting	
-------------------------	--

1=Kerosene; 2=Fuel wood; 3=Other (mention)

Main source of cooking fuel	
-----------------------------	--

1=Fuel wood; 2=Charcoal; 3=Other (mention)

11. Ownership of Durable Goods

Durable Goods	
Radio (1=Yes; 2=No)	
Bicycle (1=Yes; 2=No)	
Motor Cycle (1=Yes; 2=No)	
Pushcart (1=Yes; 2=No)	
Telephone (1=Yes; 2=No)	
Wheelbarrow (1=Yes; 2=No)	
Flat Iron (1=Yes; 2=No)	

12. Distances to Services

Type of Services	Distances
To source of drinking water	
To Shops	
To Market	
To Primary School	
To Secondary School	
To Dispensary/Health Centre	
To Bus stop	

13. Resettlement from Mngeta Farm

13.1 Have you thought out where you will go when Mngeta Farm starts its operations? **Yes/No.**

13.2 If **Yes**, where will you go?.....
Why?.....
.....

13.3 If **No**, why?.....

13.4 Do you know any one else who has already left Mngeta Farm? **Yes/No**

13.5 If **Yes**, when and where did they
go?.....
.....

Thank you for participating in this interview

II: VILLAGE PROFILE CHECKLIST

Name of the village_____

Ward_____

District_____

DEMOGRAPHIC CHARACTERISTICS

Human Population

Adults: Male_____Female_____

Children: Male_____Female_____

Total: Male _____ Female _____

Ethnic Groups: _____

How many Households currently occupy Mngeta Farm?.....

Which part of the Farm is occupied by people from this village?.....

How long have they been in that part of the Farm?.....

Migration Patterns:

Are people still moving in the Farm from this village _____

How many people have already moved out of the Farm? _____

Where did they go?.....

SOCIAL SERVICES AND INFRASTRUCTURE

Number and status of primary schools in the village _____

Number and status of secondary schools in the village _____

Total number and status of health facilities in the village _____

Dispensaries_____

Health centres_____

Hospitals_____

5 Major diseases in the village

Status of HIV/AIDS infections

Status of nutrition of under-fives

Availability and status of infrastructure in the village

Type of Infrastructure	Status at present
Road from the district capital to the village	
Drinking water	
Water for livestock	
Land-use plan for the village	

Markets	
Village Assembly	
Village Committees	
Meetings and minutes for last year	

VILLAGE ECONOMY

Major Economic Activities

- Farm based _____
- Non-farm income generating activities _____

Status of Food Security

Land and Land Tenure

Major Problems in the Village

ATTITUDE TOWARDS THE MNGETA FARM PROJECT

Knowledge and Feelings for the Project

Leadership Expectations from the Project

Appendix B: List of key people interviewed/consulted

	Name (age in brackets)	Hamlet/Village/Position
1.	Erasto K. Mbilinyi	Hamlet Chairperson – Isago, Mngeta
2.	Philemon Mwayola	Kichangani/Isago resident
3.	Abel Mwamba	Kichangani/Isago resident
4.	Eltoile Lupaso	Kichangani/Isago resident
5.	Ester Ngoloke (45)	Kichangani/Isago resident
6.	Laston Mwiseje (50)	Kichangani/Isago resident
7.	Alexander Mbuja (54)	Kichangani/Isago resident
8.	Emmanuel Kione (45)	Kichangani/Isago resident
9.	Arnold Malata (21)	Kichangani/Isago resident
10.	Dick Ahonga (46)	Kichangani/Isago resident
11.	Salma Himili (25)	Kichangani/Isago resident
12.	Zahoro Kahemela (29)	Kichangani/Isago resident

13.	Eva Kinoka (40)	Kichangani/Isago resident
14.	Mohamed Mbundala (53)	Kichangani/Isago resident
15.	Mzee Esio Ngogolo (70)	Former Village Chairperson – Mngeta (1984-04)
16.	Patrus Mwampinzi	Village Chairperson - Mngeta
17.	Leonard Mwamwezi	Village Executive Officer - Mngeta
18.	Nicolaus Ngwega	Member of Village Committees - Mngeta
19.	Edwin Kayuni	Member of Village Committees - Mngeta
20.	Mzee Gervas Raphael Mkuni (68)	Village Chairperson - Mkangawalo
21.	Athman Waziri Kijazi (32)	Village Executive Officer - Mkangawalo
22.	Mathias Kihoma (40)	Hamlet Chairperson – Mbasa, Lukolongo
23.	Ahmed Ally Kambenga (65)	Ten-cell Leader – Mbasa, Lukolongo
24.	Trantus Leonard Mdenya (38)	Hamlet Committee Member - Mbasa
25.	Frank Pesambili Kitochi (39)	Mbasa resident
26.	Asiya Hasani Ngwega (29)	Mbasa resident
27.	Mr. Ndulu	Village Chairperson - Lukolongo
28.	Dr. Dright Mwinyi	Village Executive Officer - Lukolongo
29.	Moses Kisugite	Farm Operation Manager – KPL
30.	Yose H. Kabwanga	Surveyor - RUBADA
31.	Mr. Shelele	Mbasa/Lukolongo resident

Kilombero Plantations Ltd

Chairman
Mkangawalu Village

Chairman
Mngeta Village

Chairman
Mchombe Village

Chairman
Lukolongo Village

11 February 2009

RE: Mngeta Farm Community Development Fund

Dear Sirs,

We believe that the development of the villages surrounding Mngeta Farm is important to the long-term success of our project. We believe in being good neighbours, that we should help the villages and that the villages should help us.

Therefore, we have always included a community development budget in our plans to rehabilitate Mngeta Farm. This budget will start at 50 million shillings annually. In three years, when the farm is finally making a profit, the 50 million will be increased if we have seen positive results from the money donated to the villages and if we have seen that the villages are doing everything they can to protect the farm from thieves, vandals and squatters.

We believe that it is fair to divide the 50 million shillings amongst the 4 villages based on the population of each village.

No money shall be released until the boundaries of the farm have been cleared according to the title deed and every squatter has signed a contract declaring his intention to leave the farm upon the harvest of this season's rice crop.

We believe that it is within the power of the villages to catch the thieves who are stealing fertilizer, seed and diesel from the farm. Therefore, the company shall keep a record of all seed, diesel and fertilizer that has been stolen from the farm each year, and these costs shall be deducted from the community development fund. If the villages are vigilant then a few bad people will not cost everyone development.

We hope that this is the beginning of a long and fruitful relationship between Mngeta Farm and your villages. We hope in the future to find the funds to extend electricity to the villages. We hope in the future to be in the position to provide affordable high-yielding rice seeds and help the villages gain access to fertilizer credits. But this takes time and hard work and depends upon the cooperation of the villages.

The Bible and the Koran instruct us to treat others the way that we would like for them to treat us. The farm is willing to help your villages as long as your villages help the farm.

Yours sincerely,



Carter Coleman
Chairman

P.O. Box 23294 • 320 Toure Drive • Dar es Salaam • Tanzania