

REVOLUTIONARY GOVERNMENT OF ZANZIBAR

**MINISTRY OF INFRASTRUCTURE COMMUNICATION AND
TRANSPORT(MOICT)**



**BOOSTING INCLUSIVE GROWTH FOR ZANZIBAR (BIG-Z):
INTEGRATED DEVELOPMENT PROJECT**

**INTEGRATED MOBILITY AND URBAN PROGRAM FOR ZANZIBAR
METROPOLITAN CENTER PROJECT**

RESETTLEMENT ACTION PLAN

APRIL, 2026

TABLE OF CONTENTS

Abbreviations.....	iv
Glossary of Terms.....	v
Executive Summary.....	viii
Chapter 1 – Project Overview and Description	1
1.1 Project Context.....	1
1.2 Boosting Inclusive Growth for Zanzibar: Integrated Development Project (BIG-Z)	2
1.2.1 BIG -Z Project Objectives and Components.....	2
1.2.2 Project Description and Location	2
1.4 Description of Project Location	3
1.4.1 Administrative Area of Project Impact	3
1.5 Scope and Aim of RAP.....	3
1.6 Structure of the Report	4
Chapter 2 – Approach and Methodology.....	10
2.1 Stage I – Social Screening.....	10
2.2 Stage II – Field Activities.....	10
2.3 Stage III – Disclosure and Compensation signing and Draft RAP preparation	12
Chapter 3– Applicable Regulatory Framework	13
3.1 National Legislations and Practice.....	13
3.1.1 Revolutionary Government of Zanzibar.....	13
3.2 The World Bank Operational Policy (OP/BP 4.12)	14
3.2.1 Analysis of Zanzibar’s Policy and Legislation and World Bank OP/BP 4.12.....	14
Chapter 4 – Public and Stakeholder Consultations.....	19
4.1 Project Consultation Process.....	19
4.2 Objectives of Stakeholders’ Consultations	19
4.3 Project Consultation Process.....	19
4.3.1 First Round Consultation	20
4.3.2 Second Round Consultation.....	20
4.3.3 Third round Consultation (During RAP Review)	21
Major Issues Raised by Stakeholders.....	22
4.4 Continuing Consultation	23
4.4.1 Dissemination of Information.....	23
Chapter 5– Socio-Economic Characteristics.....	24
5.1 Baseline Socio-Economic	24
5.1.1 Population sizes of the Household.....	24
5.1.2 Land Tenure and Ownership	25
5.2 Characteristics of The Affected Households.....	25
5.2.1 Demography.....	25
5.2.2 Incomes: and expenditure	26
5.2.3 Household Expenditure.....	28
5.3 Access to Social Amenities.....	29
5.4 Gender Aspects	31
5.5 Employment pattern.....	31
5.6 Historical and Cultural Sites	32
5.7 Road Transport.....	32
Chapter 6 – Magnitude of Impacts.....	33
6.1 Key anticipated benefits	33
6.2 Adverse Impacts.....	33
6.2.1 Impacts on Land.....	34
6.2.2 Impacts on Structures and Buildings	35
6.3 Impacts during Construction.....	36
6.3.1 Disrupted social infrastructure services	36
6.4 Proposed Mitigation Measures.....	36

Chapter 7 – Eligibility Criteria	38
7.1 Identification of PAPs and Resettlement Assistance	38
7.2 Eligibility Criteria	38
7.3 Eligibility for Compensation.....	38
Chapter 8 – Valuation of Assets	43
8.1 Basis of Valuation Methods	43
8.1.1 The Valuation Method	43
8.1.2 Compensation for Unanticipated Additional Construction Damage.....	44
8.2 Proposed Compensation Options and Packages for each PAP/PAH	44
Chapter 9 – Relocation Plan	45
9.1 Activities to be completed prior to commencement of Compensation Payment	45
9.2 Activities to be completed prior to commencement of civil works	46
9.2.1 Process of Relocation.....	46
9.2.3 Dismantling of structures and Relocation of PAPs to new location	47
10.3 Activities to be completed upon completion of all activities under RAP	48
Chapter 11 – Grievance Redress Mechanism	50
11.1 Introduction.....	50
11.2 Objectives of the Grievance Redressal Mechanism (GRM).....	50
11.3 Likely Grievances	50
11.4 Principles to Effective Grievance Redressal	51
11.5 Grievance Management Committees’ Structure, and Functioning.....	51
11.5.1 Shehia - GMCs.....	51
11.5.2 Composition of Shehia- GMCs.....	51
11.5.3 Functioning	52
▪ <i>Interfacing with the complainant</i>	53
11.5.4 District- GMCs – Scope, Composition and Functioning	53
11.5.5 Scope of Work of District -GMCs	53
11.5.6 Composition of District - GMCs.....	53
11.5.7 Functioning	53
11.6 Redressal Procedure.....	55
11.7 Timeframe.....	55
Chapter 12–Estimated RAP implementation Budget.....	57
Chapter 13 – Monitoring and Evaluation.....	57
Verifiable Indicators for M&E.....	57
Annexure.....	59
Annex 1: List of the Reviewed Documents	60
Annex 2: Social economic survey instruments/Socio economic Survey Questionnaire.....	61
Annex 3: Details on the valuation Rates.....	66



List of Figures

Figure 1: Gender of the Respondents (In percentage).....	24
Figure 2: Occupation Status	26
Figure 3: House Holds Average Annual Incomes	27
Figure 4: Source of Income.....	27
Figure 5: Households' Social Status.....	28
Figure 6: Grievance Redress structure	56

List of Tables

Table 1: Structure of the RAP	4
Table 2: Comparison of Zanzibar Laws and World Bank OP. 4.12 Regarding Compensation and Resettlement	15
Table 3: Number of participants in the Shehia meetings.....	20
Table 4: Number of Meeting Participants	20
Table 5: Public Meetings attendance	22
Table 6: People Comprising the Household	25
Table 7: Education Level	25
Table 8: Marital Status.....	26
Table 9: Average Household Monthly Income.....	26
Table 10: Households' Access to Social Amenities.....	29
Table 11: Common Means of Transport.....	32
Table 12: Summary of Impacts on Assets.....	33
Table 13: Summary of Impacts on People (owners of the affected assets)	34
Table 14: Land to be affected by the Project in each Shehia	34
Table 15: Level of Impacts on the Structures	35
Table 16: Summary of Affected Trees/Crops per Shehias	35
Table 17: Proposed Mitigations	36
Table 18: Entitlement Matrix for Various Categories of PAP	39
Table 19: Relocation Plan	46
Table 20: RAP Implementation Schedule for Michenzani Mobility Project.....	49
Table 21: Indicative Types of Possible Grievances.....	50
Table 23: RAP Monitoring Indicators.....	58



Abbreviations

BIG-Z	Boosting Inclusive Growth for Zanzibar
CBO's	Community Based Organizations
ESMF	Environmental and Social Management Framework
GCRC	Gross Current Replacement Costs
GDP	Gross domestic product
GEMS	Global Environmental Management Support
HIV/AIDS	Human Immune Deficiency/Acquired Immune Deficiency Syndrome
LGA	Local Government Authority
M&E	Monitoring and Evaluation
NGO	Nongovernmental organization
RGoZ	Revolutionary Government of Zanzibar
OP	Operational Program
OP/BP 4.01	World Bank Environmental Assessment Operational Policy/Bank Procedure 4.01
OP/BP 4.11	World Bank Cultural Properties Safeguard Operational Policy/Bank Procedure 4.11
OP/BP 4.12	World Bank Involuntary Resettlement Safeguard Operational Policy/Bank Procedure 4.12
PAP	Project Affected People
PCP	Participation and Consultation Plan
RAP	Resettlement action plan
RFP	Resettlement Policy Framework
TSh	Tanzanian Shillings
UNESCO	United Nations Educational, Scientific and Cultural Organization
USAID	United States Agency for International Development
PAPs	Project Affected Person
RGoZ	Revolutionary Government of Zanzibar
ZMU	Zanzibar Municipal Council
UNIDO	United Nations Industrial Development Organization
WB	World Bank
ZUSP – AF	Zanzibar Urban Service Project – Additional Funding



Glossary of Terms

Baraza: The baraza has been defined as, "...a place of public audience or reception, a veranda, a stone seat in the entrance hall, a bench against the wall outside a house or a raised platform with stone seats and sometimes roofed over in front of the house, for receiving visitors, holding an audience, transacting business, for gossiping, where men gather on a fairly regular basis, usually between magharibi and isha prayers. It is a male place of socialization par excellence with contrast to ua, the courtyard, where female members of the society get together (uani) for their talks and their domestic activities" (Saleh, 2004)

Building or Structure refers to a dwelling unit/house or anything constructed for habitation or housing of a business enterprise or kitchen, toilet, kraal, etc.

Business Owner: A business owner is the legal proprietor of a business. An individual or group that owns the assets of a firm and profits from them. A business owner is someone who owns, runs or operates a business, whether big or small. These people are out to make a living and make profit. Usually, they operate from their own premises and thus called "owners of structure and business". If they operate from someone's premise as tenants or renters, they become "tenants/renter business owners". In the latter case they are entitled to profit loss recovery.

Corridor of impact (COI) or Way leave: Refers to the minimum land width required for Overhead transmission and distribution lines

Cut-off Date: Refers to the day after which any person who occupies land required for subproject use will not be eligible for compensation.

Developer: The developer is the subproject owner or sponsor (private or commercialized public). In the case of private sector, developers can include off-grid service providers, cooperatives, and NGOs. In the public sector, developers can include service providers and operators in the electricity sector, such as the Ministry of Finance.

Dwelling unit: It may be defined as any structure – permanent, semi-permanent or traditional where people live and sleep. This is irrespective of the size of the household and building size. A household may contain one or several dwelling units.

- *Permanent structure:* Dwelling units built with durable materials, a roof made of iron sheets, tiles, concrete or asbestos and walls made of burnt bricks, concrete or stones
- *Semi-permanent structure:* Dwelling units lacking materials of a permanent structure for wall or roof. These are built with non-permanent walls such as sun-dried bricks or non-permanent roofing materials such as grass thatch
- *Traditional structure:* Dwelling units built with both thatched roof and mud walls

Dwelling (or Structure) owner: The owner of a dwelling unit/house or anything constructed for habitation or housing of a business enterprise

Encroacher/Squatter: A person who has settled on public/government land, land belonging to institutions, trust, etc. and or someone else's land illegally for residential, business and or other purposes and/or has been occupying land and building/asset without authority.

Entitled person (EP): A person who is adversely impacted by the project and is eligible for assistance as per the project entitlement framework.

Income: Income of the PAP shall mean the amount prior to the cut-off date from all occupations/sources taken together calculated by an objective assessment.

Kiosk: A kiosk is a booth/stall/cabin/cubicle made of wood or iron or any other building material which could be shifted to another location as a single unit without much damage and is used for carrying out petty business/commercial activities and has been in operation/existence prior to cut-off date.

Land: means the material of the earth, whatever may be the ingredients of which it is composed, whether soil, rock or other substance, and includes the surface covered with water, all things growing on that surface, buildings, other things permanently affixed to land and free or occupied space for an indefinite distance upwards as well as



downwards, subject to limitations upon the airspace imposed, and rights in the use of airspace granted, by international law.

- Private Land: All land which is owned, held or occupied under a freehold title, or a leasehold title and is registered as such under the Registered Land Act;”
- Freehold land: Land held privately in perpetuity on which no ground rent is paid.
- Leasehold land: land held privately for a term of years
- Public land: land held in trust for the people of Zanzibar and managed by government and includes any land held by the government or local authority and land gazetted for national parks, forest reserves, and recreation areas, historic or cultural sites.

Land Holder: Means holder of a parcel of land or a proprietor of land, who is responsible for the payment of land revenue.

Market rate:

Commercial terms according to Zanzibar law for sale of land.

Project: Refers to Boosting Inclusive Growth for Zanzibar (BIG-Z) or sub-projects to be taken up under BIG - Z;

Project Affected Area: Refers to the area of village or locality under a project for which land will be acquired or for which land belonging to the Government/Project Proponent will be cleared of encumbrances.

Project Affected People (PAP): Any tenure holder, tenant, Government lessee or owner of other property, or non-titleholder (unauthorized occupant) who on account of the project has been affected from such land or other property in the affected area will be considered as PAP. These people are affected because they may lose shelter or be denied or restricted access to economic assets, income sources, or means of livelihood.

Project Affected Household (PAH): A social unit consisting of a family and/or non-family members living together and is affected by the project negatively and/or positively.

Rent: payment made in respect of use of someone’s property

Renter: A person who has made payment in respect of use of someone’s property

Replacement House Structure: House structure of different designs offered as in-kind compensation to PAPs in lieu of compensation in cash for those losing main dwelling or residential structure.

Resettlement Action Plan (RAP): Document prepared by the developer when subproject activities require land appropriation that leads to physical displacement of persons, and/or loss of shelter, and/or loss of livelihoods, and/or loss, denial, or restriction of access to economic resources. RAP is prepared by the party impacting people and livelihoods (the developer) and contains specific and legally binding actions to be taken by the developer to resettle and compensate the affected people (PAPs) before subproject construction.

Resettlement Policy Framework (RPF): Management instrument prepared by the borrower (government of Zanzibar, MOICT: BIG-Z) to be implemented by developers to comply with the resettlement or compensation management required by the subproject. The BIG-Z.

Shop: Means and premises where any trade or business is carried on and where services are rendered to customers.

Temporary Impact: Impact expected during implementation of the project in the form of earth spoil, tremors and vibrations, etc. affecting land and structure or loss of access.

Tenant: A person who holds/occupies the land/structure of another person and (but for a special contract) would be liable to pay rent for that land/structure. This arrangement includes the predecessor and successor-in-interest of the tenant but does not include mortgage of the rights of a landowner or a person to whom holding has been transferred; or an estate/holding has been let in farm for the recovery of an arrear of land revenue; or of a sum recoverable as such an arrear or a person who takes from Government a lease of unoccupied land for the purpose of subletting it;



Vulnerable person/ Households: It includes:

Ultra-poor / poor households headed by disabled or chronically ill person, widows, single household head, orphans and with comparative low expenditure/consumption with high dependency ratio i.e. 1 fit or able-bodied person with more than three dependents as categorized below:

- Elderly above 65 years,
- other members between 0-18 years.
- Disabled, HIV/AIDS, chronic illness

Permanent/perennial crop: Any crop which is planted that live for more than two years for commercial or food stuff purposes are referred to as permanent or perennial crop: these include coco nuts, cashew nuts, brad fruit, sugar cane, banana, coffee, cloves, etc.

Trees: natural trees and exotic trees as contained in the Forestry Gazette, Government of Zanzibar.

Seasonal / Annual crops: Maize, ground nuts, soya beans, cotton, pigeon peas



ES1: Introduction

Zanzibar is in the Indian Ocean off the coast of Tanzania mainland; it is among of the top tourist attractions in Africa. Most tourists visit Stone Town, which is a UNESCO declared World Heritage City. Unfortunately, public infrastructure within the World Heritage City of Stone Town is in poor condition. Substantial areas of the Zanzibar Urban Municipal Council (ZUMC) are very dense, unplanned and informally developed, with poor access to services. Around 173 hectares in the Ng'ambo areas (outside of the Stone Town) within the Council suffer from severe and persistent flooding. Flooding also results in damage to road infrastructure, interruptions to water and electricity supply, and increases the risk of the spread of waterborne diseases, including cholera.

For the past few years' motorization level has increased making transport infrastructure not to meet well not only future demand but also current demand. Poor enforcement of traffic laws, deregulated environmental public transport supply and poor road and non-motorized infrastructure, is increasingly deteriorating the quality of mobility and exacerbating congestion. The main transport investments have been focused on road expansion to maximize vehicular capacity and speeds, but with fewer efforts targeting most of the population who are mainly users of non-motorized transport and public transport systems. The Revolutionary Government of Zanzibar has expressed strong interest in improving the above condition. Responding to the current situation Boosting Inclusive Growth for Zanzibar: Integrated Development Project (BIG-Z) project is being prepared. BIG Z will further the achievement obtained under ZUSP (ZUSP original and Additional financing).

ES2: Project Objectives and Outcomes

Project Objective: The development objective of the project is to improve living conditions and promote local economic development in targeted areas of Zanzibar.

Project Outcomes: Expected outcomes of the project include improved access to infrastructure and basic services, improved mobility, and enhanced job and/or business opportunities for residents of the targeted areas, as well as strengthened government institutions with increased capacity for managing urban development and economic growth.

ES3: BIG – Z Project Components

The project components are:

Component 1: Area Based Integrated Development (US\$126 million): This component finances various investments and activities in response to different development challenges in three types of areas: urban core, fast-growing urban areas, and emerging towns/villages. This component consists of the following sub-components: i) Urban core revitalization and mobility improvement, ii) Upgrading and management of fast-growing urban areas; and iii) Integrated Local Area Development (LAD) for emerging towns and villages.

Component 2: Strengthening Institutions for Urban management and Encouraging Innovation (US\$13 million): This component focuses on institutional development and capacity building, including municipal finance, urban management, and enhancing the enabling and regulatory environment for development, through the following sub-components: i) Urban planning, management and municipal finance, ii) Feasibility studies and detailed design for future urban upgrading and mobility improvement projects, iii) Institutional strengthening and innovations in governance.

Component 3: Project Management, Operation, Monitoring and Evaluation (US\$11 million): This component involves the direct costs of the management and operation of this project to ensure smooth implementation of all project activities in accordance with the Bank's policies and guidelines. It will support the borrower in the areas of project coordination, supervision, financial management (FM), procurement, monitoring and evaluation (M&E), communication, audits, quality assurance and preparation and supervision of implementation of the safeguard's instruments, preparation of related surveys, including provision of training, operating costs, goods and services for the required purpose.

Component 4: Contingent Emergency Response Component (US\$0 million): This Contingent Emergency Response Component (CERC) is included under the project for situations of urgent need of assistance, as a project-specific CERC.



ES4: Scope and Aim of RAP Review

The RAP document for Mobility project was prepared, approved by the world Bank and disclosed to the public during ZUSP in 2020. However, given the change of the project components scope and the name of the project, the review of the RAP document is necessary. In that regard the aim of the RAP review is to update the approved RAP document by removing the components which are no longer relevant, and at the same time updating the PAPA's data base in terms of the names of the property owners as well as the valuation of the assets to ensure inclusion of the newly constructed.

The updated RAP will cover the proposed development of the Integrated Mobility And Urban Program For Zanzibar Metropolitan Center Project in the Zanzibar Urban Municipal Council (ZUMC) and will involve land acquisition especially in the widening of urban roads so as to increase traffic capacity and construction of side roads for pedestrian and cyclists' usage; therefore, the properties that will be found within the ROW of the proposed project sites shall need to be relocated to allow the construction of roads and associated furniture. The main changes between the previous RAP and the current situation are found along Central market whereby in the previous RAP baseline findings indicated that more than 1000 petty traders will be temporarily affected. However, these traders along the Central Market have been relocated, and the space is now cleared by the ZUMC. Thus, these traders will not be part of the updated RAP. Details on the project affected persons and properties are provided on the census survey report under Chapter 4. These Project Affected Persons (PAPA's) do not lose land since they do not have legal ownership of the land where they conduct their business, however based on World Bank OP 4.12 since the PAPA's are impacted by the project they need to be considered, and measures should be taken to ensure that their livelihood is restored and sustained. The WB Policy further stipulates that in such a scenario Resettlement Action Plan (RAP) is required.

ES5: Legal And Regulatory Framework

Although there is no specific "resettlement policy", Zanzibar has the requisite legal operating environment for acquisition of land and property as anticipated in the implementation of the Green Corridor project. The requirements for full, fair and prompt compensation enshrined in the Zanzibar Constitution of 1984 and The Land Tenure Act No. 12 of 1992 (Amendment of 2003) are the tenets that will guide management of resettlement and related social issues that will arise due to project implementation. Zanzibar has other supporting laws and regulations on aspects leading to compensation including determination of eligibility, entitlement and property valuation as well as grievance redress mechanism operating at various levels including local laws and by-laws. The Zanzibar requirements are in accord with the World Bank safeguard policy on Involuntary Resettlement (OP/BP 4.12). A gap analysis was done, bridging recommendations made and used during the preparation of this RAP and proposals during its implementation.

ES 6: Approach and Methodology to RAP preparation

The RAP preparation activities comprised desk review of relevant literature, Community sensitization and consultation process, Census and Asset Inventory Survey, Socio-Economic survey, collection and establishment of values for compensation of various types of assets and Videography of the corridor. All these activities took place from September to December 2019 and were updated in December 2024.

ES7: Eligibility and Entitlements

Based on the pre-construction impacts identified from the Asset Inventory exercise, the types of PAPA's would be as follows: Land user or owner (having crops, trees and structures within the wayleave) – majority of the PAPA's fall in this category; Vulnerable groups; Community Property Owners (Church, Schools, Borehole), besides one institutional PAPA. Eligibility to entitlements require that: a) PAPA must have been located within a direct impact zone of the Way leave before the cut-off date is established when the census is completed; suffers a loss that is quantifiable i.e. loses an asset partially or fully, either permanently on or a temporary basis or can be quantified in monetary terms (such as a tenant or a sharecropper who might be affected), etc.; and c) his/her ownership of the asset is either formally registered or at least recognized and his/her presence or association with the location is recognized or well known within the local community.

ES8: Benefits and Adverse Impacts

Benefits: The key benefits likely to be accrued from the Mobility Project are increased mobility within the town stone areas.

Adverse impacts: The quantifiable adverse impacts as identified from the Asset Inventory Survey are:



S/N	Shehia	Number of PAPs	Number of Buildings	Number of Crops	Affected Land size(sqm)
Felix Mumie Road					
1	Gulioni	19	17	8	4,136
2	Mitiulaya	2	2	0	0
3	Kwaalinatu	11	5	2	483
4	Mwembe Shauri	6	2	0	73
5	Mwembeladu	13	10	1	718
6	Miembeni	20	4	13	1,795
7	Raha Leo	2	0	0	0
Sub Total	7	73	40	24	7,205
Road adjacent to Michenzani Block 10					
8	Mwembe Madema	3	0	12	1627
Road adjacent to Michenzani Block 7					
9	Kisima Majongoo	5	2	9	0
Road adjacent to Michenzani Block 5					
10	Kisiwandui	3	2	0	0
Malawi Road					
11	Malindi	5	1	6	543
12	Mchangani	16	15	0	0
Mlandege Road					
13	Mlandege	10	1	0	152
Karume Road					
14	Vikokotoni	1	3	0	0
Total		116	64	51	9,527

ES9: Cut-off dates established

Census and Asset Inventory survey established different cut-off dates for each of the four districts – December 16th, 2024. Any assets created or improvements made to existing assets, changes in use or ownership, newcomers within the wayleave after these notified dates would not be acceptable for compensation. The cutoff date has been communicated to the public through Shehas (community leaders), social and the mass media.

ES10: Valuation and Entitlements

The valuation processes were based on the Zanzibar requirements and are basically in accord with the World Bank safeguard policy on Involuntary Resettlement (OP/BP 4.12). Recommendations made and used during the preparation of the main RAP and proposals during its implementation.

Compensation at replacement value would be payable for the Parcels of land falling under the within the ROW and having use restrictions. Compensation for loss of structures would be: i) for those losing support structures such as toilets, kitchens, sheds, etc. cash compensation would be provided; and ii) for those losing the main dwelling structure, and the choice between cash and replacement structure cash compensation will be provided. Compensation for Standing crops, if any and Trees – both Fruit, Natural and Exotic Trees would be compensated. Mitigation of construction stage impacts would be carried out in accordance with the measures detailed in Environment and Social Impact Assessment (ESIA).

The Construction Contractor will be responsible for compensating for any impacts occurring outside of the Right of Way (ROW), in accordance with the rates outlined in the Entitlement Matrix. The Project Implementation Unit (PIU) will support the process by facilitating valuation and verification activities; however, the financial responsibility for disbursing the compensation lies solely with the Contractor.

ES11: Relocation Plan

The structures falling within the way leave will need to be relocated outside the corridor. Key features of the Relocation Plan are ensuring PAPs have received compensation and allowances; the PAPs with structures will be



paid in good time to allow their relocation prior to the commencement of the construction works. Awareness sensitization sessions will be conducted to create the spirit for judicious use of the compensation money.

ES12: Implementation Schedule

The time for implementation of activities of this RAP would be 3 months. Key implementation activities would be Disclosure of Draft RAP and a disclosure workshop to all key stakeholders; Undertake Financial Literacy awareness programs prior to payment of compensation; commencement of internal monitoring by PIU; open Bank accounts for PAPs; and continue Additional Outreach Activities; hold shehia level meetings to counsel the PAPs; payment of compensation and vacating of land; provision of employment.

ES13: Monitoring and Implementation Completion Audit

To track progress, it helps highlight bottlenecks and redresses the issues effectively and in a timely manner and project milestones are met as per schedule, PIU will undertake Concurrent Internal Monitoring. Further an exercise would be carried out at the end of the RAP implementation period to ascertain if, indeed, the planned activities did enable achievement of the originally set objectives i.e. whether RAP objectives were met such as whether livelihoods and living standards of PAPs were restored to pre-project status or enhanced. For this purpose, PIU will extend contract an External agency to conduct Implementation monitoring for supplementary RAP.

ES14: Budget for RAP Implementation

The budget for implementation of this project RAP includes compensation for affected shops, relocation and assistance to petty traders and replacement cost for affected crops. Besides that, some funds need to be set aside for the RAP implementation and monitoring. It must be noted this figure is only an indicated estimate based on the Consultant's prior experiences of conducting similar assignments in Zanzibar. The budget is therefore subjected to review to accommodate all resettlement issues.



Chapter 1 – Project Overview and Description

1.1 Project Context

Zanzibar is in the Indian Ocean off the coast of Tanzania mainland; it is among of the top tourist attractions in African. Two main islands make up Zanzibar i.e. Unguja (1,666km²) and Pemba (988 km²). Tourism is one of the most important economic activities on the islands, in 2017 more than 433,000 tourists arrived in Zanzibar. Most of tourists visits the Stone Town which is a United Nations Educational, Scientific and Cultural Organizations (UNESCO) declared World Heritage City. Unfortunately, public infrastructure within the World Heritage City of the Stone Town is in a dilapidated condition. Substantial areas of the Zanzibar Urban Municipal Council (ZUMC) are very dense, unplanned and informally developed, with poor access to services. Around 173 hectares in the Ng'ambo areas (outside of the Stone Town) within the council suffer from severe and persistent flooding. Flooding also results in damage to road infrastructure, interruptions to water and electricity supply, and increases the risk of the spread of water borne diseases, including cholera.

Only around 45 percent of the solid waste generated within the ZUMC area is collected and transported to a waste disposal site. Uncollected waste compounds the problems of flooding. There is a general lack of streetlights. While dark streets in the narrow lanes of the Stone Town hinder tourist activity, dark areas along poorly maintained or unpaved and flooded roads in the Ng'ambo areas pose safety risks to the population. Increase of motorization level has made the government to be not well suited to cope with current and future demand for transport services and infrastructure. Poor enforcement of traffic laws, deregulated environmental of public transport supply and poor road and non-motorized infrastructure, is increasingly deteriorating the quality of mobility and exacerbating congestion. The main transport investments have been focused on road expansion to maximize vehicular capacity and speeds, but with fewer efforts targeting most of the population who are mainly users of non-motorized transport (NMT) and public transport systems.

To address the above condition, Zanzibar Urban Services Project (ZUSP) was prepared in a response to a request from the RGoZ in 2008 to assist with the financing of an investment operation that would provide finance for critical infrastructure in key urban areas of the Zanzibar Urban Municipal Council and Pemba Towns and support for improved management capacity for urban development and management. To further the achievement obtained under ZUSP, “Boosting Inclusive Growth for Zanzibar” project (Big-Z) is being prepared, to improve the liveability and promote inclusive and sustainable growth in Zanzibar. Like in ZUSP, BIG-Z recognizes the strategic importance of Zanzibar urban centers as the engines for the country’s structural transformation, economic growth and nationwide improvements in welfare. Zanzibar Municipal Council has strategic importance to Zanzibar Island and the country in terms of its physical location, importance for local and international trade and tourism, demographic weight and contribution to the national economy.

According to the recommendations of the ZMC Development Strategy and Structure Plan and subsequently Local Area Plan, the Ng'ambo sub-component will support low-impact urban upgrading using existing right of way for public spaces, develop new vibrant area of the City to share economic benefits of the Stone Town UNESCO World Heritage Site, improve public services (transport, markets, etc.), enhance business facilities of the City Centre to promote cultural heritage, better capitalize at the transformative power of urbanization the island (currently 46.3% Urban population) as well as provide improved services to the underserved areas. The project area will be developed as a best practice of inclusive public space, ecological principles, cultural heritage, and revitalization of a strategic mixed-use corridor.

In order to implement the proposed development Plan, PMT entered into the contract agreement with DOHWA Engineering Co. LTD, as a Consultant from Korea to carry out “Consultancy Service for Feasibility Study, Planning, Detailed Engineering Design and Procurement Support including preparation of Environmental and Social Impact Assessment (ESIA), development of Environmental and Social Management Plan (ESMP), development of Resettlement Action Plan (RAP) and preparation of Heritage Impact Assessment (HI) document for the Michenzani (Ng'ambo) Green Corridor Plan.

The Integrated Mobility and Urban Program for Zanzibar Metropolitan Center Project is an urban intervention intending to broing improvement of mobility and public space around Michenzani (Ng'ambo) in Zanzibar. In accordance with ZanPlan 2015 and Zanzibar Vision 2020, Ng'ambo must be developed into a center of Swahili heritage with the necessary tourism infrastructure and support institutions.

The project site is designed to be developed as a 21st century City Centre of Zanzibar with commercial, leisure, tourism, green pedestrian streets, cultural and historical cognizance and sewerage mixed-use development

functions. Thus, Karume Road will comprise mixed functions of commerce and recreation, Mlandege Avenue, a commercial axis to become a green avenue with ample parking, bicycle paths and broad side walks. The existing commercial areas and markets of Darajani, Mlandege and Mapinduzi Square are to be linked through shopping streets and pedestrian malls. Tourism and cultural heritage linkages (continuity) between Ng'ambo and Stone Town are prioritised.

1.2 Boosting Inclusive Growth for Zanzibar: Integrated Development Project (BIG-Z)

Boosting Inclusive Growth for Zanzibar: Integrated Development Project is prepared to scale up the achievement obtained under Zanzibar Urban Services Project. This project, to be implemented by the Revolutionary Government of Zanzibar with support from the World Bank; is expected to run between 2019 and 2026. BIG-Z aims to improve service delivery, cultural heritage preservation, and integrated urban management, among other key areas. The project will use an integrated approach towards sustainable development in Zanzibar consequently improving the climate resilience through both mitigation and adaptation.

1.2.1 BIG -Z Project Objectives and Components

The development objective of the project is to improve living conditions and promote local economic development in targeted areas of Zanzibar. The project components include: i) Component 1: Area Based Integrated Development (US\$126 million) which finances various investments and activities in response to different development challenges in three types of areas: urban core, fast-growing urban areas, and emerging towns/villages; ii) Component 2: Strengthening Institutions for Urban management and Encouraging Innovation (US\$13 million) which focuses on institutional development and capacity building, including municipal finance, urban management, and enhancing the enabling and regulatory environment for development; iii) Component 3: Project Management, Operation, Monitoring and Evaluation (US\$11 million); and iv) Component 4: Contingent Emergency Response Component (US\$0 million) for situations of urgent need of assistance.

1.2.2 Project Description and Location

The Michenzani Area Integrated Redevelopment Programme, previously known as the Michenzani Green Corridor Development Plan, is a pivotal investment programme under Component 1 of the BIG-Z, and the focus of this RAP. It advocates changes in transport mode by prioritizing the pedestrian and other non-motorized access over motorized access along the Michenzani Corridor especially along 'Karume Boulevard' by adapting the plinths of the Michenzani Blocks and extending them towards the street to house commercial space. According to UNESCO/ICOMOS 2017 Advisory Mission, the Michenzani Area Integrated Redevelopment Programme, Plan will enhance the development of Mapinduzi Square (located outside the buffer zone of the Stone Town World Heritage Site), restoration of the Jamhuri Park and development of the Karume Boulevard and Darajani road intersection by including a proposal for a new commercial complex: the Darajani Corridor Business Centre (also called the Darajani Shopping Bazaar), designed by the Al-Hatmy Design and Engineering Consultancy. The whole area along the corridor will be developed to illustrate the best practice of inclusive public space, ecological principles, cultural heritage conservation and revitalization of a strategic mixed-use corridor. The proposed project focuses on 6 main intervention areas:

- Urban street transformation which is in two packages namely: fast track package 1: Felix Moutie Road and Malawi road
- Package 2: Creek road, east side of Karume road, new Mkunazini street, park 1 and park 2, and secondly, phase 2: construction of Mlandege road, west side of Karume road,
- The improvement of the infrastructure includes the road and pavements, water supply, storm water drainage, sanitary sewerage and electricity and street lighting, etc.
- Provisioning of community facility development such as solid waste collector, public toilet, baraza, bus shelter and public street markets will be included in the plan area section and be improved.
- Provision of transit mall & pedestrian mall - exclusive zone for pedestrian, bicycle and public transportation – Creek and Benjamin Mkapa Road and Karume road.
- Establishment of pedestrian and bicycle network - construct a continuous pedestrian and bicycle network with safety, comfort, and convenience
 - Reorganize public transport route



- Provision / maintenance of public transport terminal, drop-off areas, shelters and taxi parking centres.
- Securement, where possible of the parking lot behind of the Michenzani apartment and backstreet access
- improve utilization of the space behind of the apartment
- Review of on and off-street parking (parking tower) site - prevention mixed use of road between vehicles and pedestrians
- Set up freight restricted zone and secure operating and parking space - ensuring the operation of freight vehicles and mitigating conflicts with other transportations
- Traffic improvement plan – mitigation measures in the short and long term due to a diversion of vehicular traffic on Malawi road, airport road and Felix Moumie Road (DOHWA Feasibility Report, 2019)

1.4 Description of Project Location

The project is in Zanzibar Town. Zanzibar Town is the capital city of the Zanzibar Archipelago. The city is located on the western coast of Unguja Island, the main island of the archipelago, which lies in the Indian Ocean, off the coast of East Africa. Zanzibar consists of two main Islands, Unguja also known as Zanzibar and Pemba. It has a population of about 1.5 million inhabitants with an area of 2332km² (Unguja 1660km² and Pemba 868km²). Zanzibar Town is composed of three areas namely: Stone Town and Ng'ambo which is the City Center, the inner city and the peripheries.

The proposed Michenzani Area Integrated Redevelopment Programme is in Ng'ambo which is the buffer zone to the Stone Town World Heritage Site. Ng'ambo area has been transformed to the Zanzibar city center since 2017, following the adaptation of Zanzibar City Center Local Area Plan. The project connects Stone Town, the World Heritage property with other urbanized areas and the residential areas, such as Mwembeladu and Raha Leo, Mwembeshauri, to the East.

The project location is approximately 6.3km away from the Zanzibar International Airport and 1.8km away from the Zanzibar Port. The Green Corridor Plan is envisioned to have on the one hand, positive impacts are expected through road improvement and NMT (Non-Motorized Transportation) route enhancement. On the other hand, negative impacts are also expected during the construction and management, which are: 1) traffic congestion, 2) reorganization of public transportation, 3) commercial space change, 4) parking space reduction, and 5) traffic disturbance during construction. PMT and subsequently, PIU is keenly looking at the details and magnitude of the impacts as well as the recommendations to mitigate the impacts.

1.4.1 Administrative Area of Project Impact

The project covers 14 Shehias namely Gulioni, Mitiulaya, Kisima Majongoo, Kisiwandui, Kwaalainatu, Malindi, Mchangani, Mlandege, Mwembe Madema, Mwembe Shauri, Mwembeladu, Miembeni, Raha Leo and Vikokotoni.

1.5 Scope and Aim of RAP

The part of investments under the BIG – Z Project will involve the construction, rehabilitation and upgrade of the Mobility Project areas. It is expected that these will result in land acquisition and involuntary resettlement. The project involves taking of easement/use rights of land on which the roads and associated side drains, pedestrian foot path, non-motorised lanes etc. Hence the scope of the RAP comprises all the privately and community owned assets such as structures, land, crop and tree and other resources that serve the community and fall within the estimated land size of 9527SqM around the entire Mobility project areas and are therefore impacted.

The main objective of updating this Resettlement Action Plans (RAPs), at this stage of the Project cycle is to outline the updated framework for mitigating and restoring the project's impacts on the livelihoods of project-affected communities as early as possible in project development. This will allow for effective disclosure to key stakeholders, and subsequent feedback and inputs, prior to the project approval and commencement. It also meets the requirement in the world Bank's Safeguards and Guidelines and Policy, as well as RGoZ's national environmental laws and regulation.

The scope of work for updating this RAP therefore reflects the requirements of the 1974 Constitution of Zanzibar, World Bank safeguards policy OP 4:12 on Land Acquisition and Involuntary Resettlement, dated January 2012.



The implementation of the proposed project will require land as major infrastructure development projects generally do. An assessment study of the adverse social impacts due to the proposed project has been carried out which provides a scope for developing a dedicated mitigation plan for minimizing the adverse social impacts. Thus, the main guidelines of resettlement plan (RAP) have been planned and prepared based on the findings of the social impact assessment (SIA). The action plan will cover all components of adverse impacts incurred upon the affected population due to the implementation of the project.

Adverse impacts in the form of fresh land uptake, impact on structures on the proposed pedestrians' lanes, non-motorized lanes, roads and associated side drains, parking lots other project components like the stockpiles and camp site etc. will be mitigated through constructive guidelines contained in the RAP.

In addition to compensation to unavoidable adverse impacts on properties, the RAP will also provide guidelines to restore livelihoods lost due to project implementation. RAP will also have provisions of special assistance for vulnerable households for minimizing adverse impact on them. Moreover, guidelines for gender development for women's empowerment and prevention and control of gender-based violence will also be a part of this RAP.

The main objectives of RAP have been envisaged as follows:

- Involuntary resettlement should be avoided where feasible, or minimized, by exploring all viable alternative project designs.
- Avoiding displacement of people without a well-designed compensation and relocation process; minimizing the number of PAP, to the extent possible.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient mitigation measures. Including compensation for losses incurred in terms of land, structures, trees and crops and displaced incomes and livelihoods.
- Affected people should be assisted in their efforts to restore their livelihoods and improve their livelihoods and standards of living, or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Affected people should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- Ensuring resettlement assistance or rehabilitation, as needed, to address impacts on project affected people's (PAP) livelihoods and their wellbeing.
- Gender development by creating employment through the project in order to empowering women.

1.6 Structure of the Report

The structure of the report is presented in **Table 1** below:

Table 1: Structure of the RAP

Chapters	Brief Description of Contents
1	Description of the Project context, project and sub-project; aim and scope of the RAP constraints faced in RAP Development
2	Methodology to RAP preparation including surveys, videography, disclosure and compensation agreement signing and report preparation
3	Legal Framework applicable to the project that includes review and applicability of national legislation and practice; World Bank Guideline OP4.12
4	Analysis of Project Stakeholders; outcomes of sensitization meeting held with OP4.12 communities; proposed methods for continued sensitization/ consultation during implementation/construction period of the project
5	Presents the profile of the project districts, demographic profile of the PAHs and socio-economic survey findings for sampled households and other major government/NGO programs in the district
6	Presents the eligibility criteria of PAPs and definitions of various terms relating to resettlement impact
7	Valuation approach to determine rates of different assets particularly replacement costs
8	Assessment of project impacts – positive impacts and adverse impacts – tangible and non-tangible on private and community property; Likely impacts during construction stage of a temporary nature
9	Livelihood Enhancement Measures for Vulnerable PAPs
10	Relocation Plan for displaced households



Chapters	Brief Description of Contents
11	Types of likely grievances and the need for a grievance’s redressal mechanism and grievance mechanism - processes and procedures in resolution and roles and responsibilities
12	Implementation responsibilities for the PIU and ZUMC, reporting structure and roles and responsibilities by activity. Database Design features for capturing: Asset Inventory Data, Census Data, Socio-economic Data. Disclosure Database preparation, Data with Asset valuation, Database with Spatial Reference, Data Analysis and Interpretation, Videography
13	Implementation timelines for different activities RAP including those proposed to be completed prior to commencement of civil works and those to be completed for RAP to be considered complete
14	Estimates for RAP implementation including rates used for computation of compensation of different assets; assistances amount by type of assistance; Cost of mitigation measures towards PAPs, communities and cost of administration including contingency
15	Monitoring and Implementation Completion Audit of project implementation – activities, inputs, outputs and outcomes

Other relevant information such as Valuation Report, The Shape files (in .jpx and .kml formats) of all affected parcels, Minutes and photographs of all sensitization meetings, photographs of all PAPs and their affected structures, will be presented along with final draft in **Volume I – Appendices**, while the Resettlement Database (**Volume II**).



Chapter 2 – Approach and Methodology

The preparation of RAP broadly comprised three stages – Social Screening stage; Field Activities i.e. Surveys and Stakeholder consultations and finally report preparation stage. Each of the stages is described below:

2.1 Stage I – Social Screening

Stage I comprised desk review of relevant literature and the Scoping exercise that involved visits to the transmission route corridor to ascertain features enclosed within the project site and hold preliminary consultations with the primary and secondary stakeholders. Details are given below:

Preliminary Interactions with PMT, Design Engineer and ZUMC: DAR- RAP team hit and start working of the ground in September 2024 and other preliminary interactions between the consultant and these key stakeholders enabled to get all relevant literature, gain a broad understanding of the project features and define the scope of work.

Scoping visits: The scoping visits to the project sections were conducted in two terms, the first term was other were carried out in October 2024. The activity enabled us to gain understanding of the type of land use, structures, nature and type of impacts likely to be found in the project area. It also helped towards early resettlement planning with respect to gathering rates for lands across different regions, structures, etc.

Desk Review: Key documents already prepared on the green corridor were reviewed which included Resettlement Action Plan, Resettlement Policy Framework, Feasibility Study, Planning, Detailed Engineering Design August 2024; Environmental and Social Impact Assessment (ESIA) Study, Transportation Impacts and Mitigation Measures in Green Corridors, Heritage impact assessment for the proposed Michenzani green corridor plan, Zanzibar (January 2020).

In addition, Socio-Economic profiles and District Development plans of concerned district were reviewed for appropriate usage in RAP preparation (See Annex 1 for list of all references).

2.2 Stage II – Field Activities

Field Surveys including Sensitization exercises, Census, Asset Inventory Survey, Socio-Economic Surveys commenced in September 2024 and concluded in December 2024.

Stakeholder Consultation Process: The community sensitization and consultation process for the Mobility Project RAP was conducted in line with the Stakeholder Engagement Plan (2019). The process took place from September to December 2024. During RAP development stakeholders identified in the SEP were involved in the key informant interviews, focus group discussions (FGDs) were conducted to the potential project affected people to: a) gather qualitative information in the local context, from the affected population that is instantly crosschecked by the community of the vendors and b) inform and provide them with an opportunity to choose the mode of compensations and priority issues early in the project process. As a continuous process of improvement, queries from communities were communicated back to the specialists and responses to be given to such queries were formulated and circulated to all field personnel. Prior to and in parallel, consultations were held with key stakeholders, such as PMT and core district government officials, such as the Zanzibar Municipal Council and Darajani market authorities.

A participatory approach method was used to identify PAPs with their various social and economic development activities. The process involved conducting preliminary and detailed surveys, including a Census and Asset Inventory survey of PAPs, a socio-economic surveys and gender assessments. A set of tools i.e. questionnaires and checklists were designed and administered upon receiving requisite approvals (See Annex 2 Social economic survey instruments).

Census and Asset Inventory Exercise: A team headed by a Valuation expert were deployed for the exercise with each team comprising: Valuation Expert. The Census questionnaire aimed to enumerate all PAPs in respect: of



household demography for the members aging 14 years and above¹, their gender, marital status, education, physical conditions (handicap by birth/chronic sickness), occupation, assets (structures both affected and non-affected), land tenure and use, income and expenditure, compensation choices and preference of compensation mode of payments. The Asset Inventory form was used to record details of the PAP with respect to the assets within the wayleave – trees, crops, structures and land. Information on i) trees and crops by type and by stage of growth and ii) structures with all specifications for material used for construction were recorded.

Socio-Economic Surveys: The Socio-Economic survey questionnaire was designed to capture the Social and Economic variables such as: demographic characteristics of the Household members, sex, Education, Age, Children, place of residence, type of marriage and ethnicity, income and ownership of property and the types of property owned, economic activities, types of crops – cash versus food crops, division of labour and control of the agricultural produce, households services, household movable assets (ownership and control), fixed assets ownership and control, Livelihood improvements, social economic services available, social networks, coverage under government or NGO development schemes, level of indebtedness. For the Socio-Economic survey (affected /along the Way Leave/Corridor) considered the following criteria:

- All PAPs losing structures within the ROW.
- All PAPs losing land.
- Some of the PAPs, who would lose crops and trees
- Temporarily affected people (taxi drivers)

Teams were mobilized and provided training on: (i) the objectives of the survey, (ii) the research questions in the questionnaires and the information they intend to capture, (iii) the approach and methodology; (iv) quality control management; (v) preparation of raw data; (vi) interview techniques that will maximize response rate and validity of data collected on different variables. The teams followed the survey protocols such as information source was to be the owner of the assets. However, in rare cases where the owners were not available a family member (spouse, child or relative not less than 18 years old) was interviewed. The teams attempted to involve other family members in the information-gathering process to the extent possible. In the matrilineal households where women are the owners of the land, they were the respondents to the questions and signed the interview sheet. Husbands took charge in absence of their wives. For vulnerable groups, such as for PAPs who have disabilities including hearing, vision, memory and/or speech impairment, the enumerators asked for assistance from the family members who could interpret and facilitate the communication. Some of the owners of the affected assets (land) were out of reach and were traced through their community leaders. Two specialists supervised eighteen Field Assistants (data collection enumerators) to collect data for the social-economic surveys including Census of PAPs, particularly to ensure consistency and systematization in recording data.

Cut-off Dates: *Census* and Asset Inventory Survey established different cut-off dates for each of the project districts with the last cut off date in project area being established as December 16th, 2024. Any assets created or improvements made to existing assets, changes in use or ownership, potential newcomers within the way leave after these district specific dates would not be acceptable for compensation. These dates were communicated to PMT for further communication to the Municipal offices. PMT has subsequently communicated these to the district offices vide notification and also vice versa advertisements in the newspaper.

Resettlement Database: RAP Database Development involved: meeting ZUMC officials to check the available Digital and Hard copy of Maps, Shape files, KML files, Satellite Images etc. Further data from other sources such as the Survey Department, ZUMC and PMT were collected. The Database is designed to include all the data of individual Project Affected Persons (PAPs), their assets and Socio-economic details. The plot is used as a common feature to link to other information of the PAP for which a unique code is required for PAP and parcel. Further, it includes data collected through survey including spatial data collection through GPS for Customary land, government/public land, other institutional land, settlements, Industrial area, Every structure for PAPs (points in every structure), checking Trees (points), Ponds, etc. falls on the ROW of DLs, TLs, and sub-stations, every community property with geocoding and every other cultural, religious, utility service (points for Tubewells, latrines, etc.) etc. with coding. It comprises photographs/Documentary Video for important features along the ROW such as PAPs, trees, crops, settlements.

¹ According to youth policy youth is defined to be of 14 -24 years while adulthood is 25 years and above. Elderly age is 65 and above.



To facilitate the checking of database, Metadata had been prepared that describes other data and provides information about a certain item's content. For example, an image may include metadata that describes how large the picture is, the color depth, the image resolution, when the image was created, and other data.

2.3 Stage III – Disclosure and Compensation signing and Draft RAP preparation

Stage III involves the compilation of all data collected and its analysis towards report preparation, as described below:

Disclosure and Compensation Agreement Forms Signing: A Disclosure database was prepared using the existing database developed for RAP with valuation data incorporated. Specifically, it comprised the following:

- i. Data with Asset valuation – Valuation of different Asset of PAPs are included like - nos. of trees, varieties of trees (Indigenous, Fruit, Exotic etc.) with sizes.
- ii. Disclosure Database - Status of Ownership, area of plot, occupation, vulnerability status along with their signature are included in the database apart from the valuation data for asset.

The exercise of Valuation of impacted assets – land, structures, trees, crops and other CPRs followed the approval of proposed rates. The details from the asset inventory exercise recorded against each PAP were grouped by sub-Project, District and Shehia with PAP ID, PAP name and Vulnerability Status. Approved rates were inserted against each of the recorded assets to help compute the compensation and assistance payable to each PAP. The exercise helped us to come up with a Disclosure Sheet for all impacted assets, their applicable rates and amounts payable to each PAP. The details from these Disclosure Sheets were also copied onto the Compensation Agreement Form approved by PIU. The Compensation Agreement, translated into Kiswahili language, will be printed with all cells populated with payable amounts.

Prior to the commencement of the field activities for the above, a half day orientation program was organized for all those personnel to be involved in the exercise on December 13th, 2024. It was administered by the Valuation Expert along with the Team Leader. The exercise helped to clarify the following:

- i. Types of assets that would be compensated.
- ii. Rates which have used to compute compensation amounts and their sources.
- iii. Compensation amounts payable to the affected private lands
- iv. Allowances payable such as Shifting allowance, Disturbance allowance.
- v. Special grants /attention for those vulnerable PAHs.
- vi. Cut-off dates applicable to the project.
- vii. Likely date for making of payments and by whom; and

Updating Database: Subsequent to the RAP review will update the documents with all corrections to inventory of trees, types of trees, structure types in terms of materials and dimension, or name of PAPs will be updated in the database. Sometimes new PAPs may emerge in the disclosure, and they will be listed by names and checked in the wayleave instantly by using GPS to know their real position on the wayleave. The verified PAPs will be enlisted in the PAP list and their assets and other Census and Socio-economic information in the database were updated. Those new PAPs will be attended accordingly prior to compensation payments.

Report Preparation: Data from Census, Socio-economic survey, were analyzed. Also Land Availability Assessment were analyzed along with minutes of all meetings with communities and institutional stakeholders and were appropriately documented for usage in the report.



Chapter 3– Applicable Regulatory Framework

The section covers review of key legislations – national as well of other international agencies particularly the World Bank OP4.12 of 2012 guidelines applicable to this project.

3.1 National Legislations and Practice

Compensation policy is stipulated in Zanzibar’s Acts and Regulations. In principle, a person affected by compulsory purchase of his/her land or damage to his/her property should be paid fair compensation so that he/she is neither better off nor worse off because of land acquisition. A review of key national legislation is presented below:

3.1.1 Revolutionary Government of Zanzibar

Land Acquisition Decree Cap 95: This is the principal legislation guiding land acquisition in Zanzibar enacted under the colonial British rule. Though not in use, the act has not been revoked or amended. Several of its provisions are found in the new land acts enacted from the late 1990s onwards. In general, the Land Acquisition Act does not cover all aspects of resettlement affecting people who are displaced by their old settlements, but certain sections in the act are still relevant to date:

- The Act-sections 4 to 10 stipulate and emphasize prior notification. The Act directs the District Commissioner to serve public notices and notices in the government gazette of land likely to be acquired for any public purpose or company, and the government or company to serve notice to occupiers of any property, building, garden, etc., prior to entry for purpose of survey, marking boundaries, etc. Section 2 demands payment for damage done to standing crops, trees, fences or buildings during survey, marking boundaries etc.
- Section 9 calls for compensation for acquired property by the government or a company. Claims for compensation by all with an interest in land should be made to the District Commissioner.

The responsibility of the District Commissioner pertaining to decisions on disputes as to the sufficiency of amounts paid for damages or for acquisition of property is repealed by the Land Tribunal Act, 1994 which confers the responsibility to the Land Tribunal established by the Act as the only lawful body that currently deals with all matters of land disputes.

Land Tenure Act, No.12 of 1992; Amendment, Act No. 15 of 2003: In this Act, *Section 5 subsection (2)* - gives the President of Zanzibar (or the Minister on behalf of the President) powers to impose right of use of land (easements) on any parcel of land and building/construction in respect of Right of Way, installation, support and clearance necessary for the establishment, maintenance and operation of roads, drainage, electric transmission lines classified in the public interest. In this case the authority is only used if the affected people along the project route reject the areas through which the road, drainage or transmission lines will pass. *Section 5(4)* requires the Government to pay compensation for the people or communities concerned that is equal to the fair market value of land and any improvements thereon. Zanzibar land acts do not have legal provisions for granting public land to the person entitled to compensation but consider that land has value and should be taken into consideration affecting that interest. This means if one acquires land, one will have to compensate owners for bare land in addition to unexhausted improvements. *Section 6* demands that any land that is acquired, and there is a dispute or disagreement relating to boundaries, right of use of land, compensation etc. shall be referred to the Land Adjudication Act or the Land Tribunal.

The Act under Section 6B considers it an offence (and imposes penalties) by any person destroying or misusing land by erecting structures or buildings, dumping, digging holes or changing uses of the land, giving out all or part of the grant to other people contrary to the Act. Under this Act, trees can be owned and held separately from a right of occupancy in land. The Amendment Act 2008 recognizes the rights of persons holding ‘3 Acres’ plots.

The Land Transfer Act, No. 8 of 1994; Amendment Act, No. 10 of 2007: Permanent transfer or long-term (3 years and over) lease of land takes place in Zanzibar only with approval of the Land Transfer Board. Special emphasis is put on the ‘3 Acres’ plots. The Act is designed to prevent transactions that may result in depriving landowners of sufficient resources to support themselves, their dependents and future generations. The Act also aims to prevent improper changes in the use of the land in question.



The Land Tribunal Act, No. 7, 1994; Amendment Act, No 1 of 2008: Land Tribunal Act establishes the Land Tribunal to deal with all matters of land disputes in Zanzibar. The Act demands that the Tribunal preside over any land that is acquired and there is a dispute or disagreement relating to any of the eighteen matters listed, (a) to (r), in the Act. Such matters relevant to the cable project include:

- a. Action involving claims to a right of occupancy and/or possession in respect of any Land
- b. Demarcation of Land which is connected to activities related to the subdivision of parcels and any matter for which demarcation or surveying must be carried out
- c. The use, development and capacity of land
- d. Land valuation and issues involving compensation of land
- e. Removal from possession or eviction from land
- f. All other matters relating to land

The Land Tribunal (Amendment) Act, no 1 of 2008, allows for appeal on the decision of the Land Tribunal in that any party who is aggrieved by the decision of the tribunal has the right to appeal to the High Court.

3.2 The World Bank Operational Policy (OP/BP 4.12)

The overall objectives of OP4.12 on involuntary resettlement are:

- To avoid or minimize involuntary resettlement and land acquisition where feasible, exploring all viable alternatives of project location and designs.
- Where involuntary resettlement and acquisition of land or other assets is unavoidable -
- To conceive and execute compensation as sustainable development programs, providing sufficient investment resources to give the people displaced by the project the opportunity to share project benefits.
- To consult with displaced and compensated persons and provide them opportunities to participate in planning and implementing resettlement and compensation programs.
- To assist displaced and compensated people - regardless of the legality of land tenure - in their efforts to improve their livelihoods and standards of living (income earnings capacity and production levels) or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of the project implementation, whichever is higher.

This policy covers direct economic and social impacts that are caused by the involuntary taking of land resulting in relocation, loss of shelter, loss of assets or access to assets; or loss of income sources or means of livelihood. WB Involuntary Resettlement Policy OP 4.12 requires that all projects screened for potential environmental and social impacts be supported/guided by a RPF that identifies involuntary resettlements under the planned project, identifies impacts i.e. severe economic, social and environmental risks and based on this defines the scope of the resettlement assistant programme (i.e. RAP) for affected persons.

3.2.1 Analysis of Zanzibar's Policy and Legislation and World Bank OP/BP 4.12

A gap analysis has been undertaken to measure the difference between Zanzibar laws and the World Bank requirements, with special attention to legal rights to land, improvements made on it and other property and/or title and access to other basic resources, eligibility criteria and compensation packages etc. The results indicate that some aspects of Zanzibar laws and the World Bank Operation Policy are not in full accord. The World Bank Operational Policy 4.12 (Paragraphs. 15 and 16) recognizes that while non-landowners may have no right to compensation for the loss of the land that they are occupying (since they do not "own" the land), they should be provided with certain resettlement measures, if they occupy the project area prior to a cut-off date. Such measures include, where appropriate:

- a. Compensation for the loss of assets owned by the displaced person (other than land);
- b. Resettlement assistance (e.g. replacement land, cash, other assets and employment) in lieu of compensation for the land that they occupy; and
- c. Other assistance, as necessary (e.g. moving assistance), to achieve the objectives of the Policy such as restoration of livelihoods over a transitional period.

This approach fully meets the requirement of the lesser standards. Thus, any Resettlement Action Plan must be consistent with Zanzibar Laws and World Bank OP 4.12 and if there is a gap the one with a higher standard will be used.



1 **Table 2: Comparison of Zanzibar Laws and World Bank OP. 4.12 Regarding Compensation and Resettlement**

S/N	Resettlement Issue/factor	ZANZIBAR LAWS	WORLD BANK OP.412	GAP FILLING MEASURES
1	Landowners	Cash compensation based on market value, disturbance & transport allowance, loss of profits or accommodation, cost of acquiring land, other costs incurred to develop the land. Compensation to be paid promptly; if not paid in time, interest will be charged	Recommends land-for-land compensation. The other compensation is at replacement cost	While OP 4.12: when land taken is the primary source of income and livelihood, PAPs should be provided with land (land for land'). GoZ Prompt and fair compensation give room to PAPs to buy alternative land at their most preferable places. To Bridge the gap: <ul style="list-style-type: none"> • PAPs would be given the opportunity to choose the preferred form of payment: cash or in-kind at another location • Compensation of structures at replacement cost
2	Land Renters	Entitled to compensation based upon the number of rights they hold upon land	Are entitled to some form of compensation regardless of the legal recognition of their occupancy	Renters will be considered for compensation of all the impacted improvements over the rented land.
3	Encroachers	Payment of disturbance, loss of accommodation, loss of profit and transport allowances.	Resettlement activities based on OP 4.12 is to restore standard of living and preferably improve livelihoods. At least to pay for the investment they have made on the land and loss of livelihood related to that.	WB policy sustains
4	Encroaching after cut-off date	Encroachers. Silent	People who encroach onto the area after the cut-off date are not entitled to compensation or any form of resettlement assistance (Para 16)	Encroachers who will be found at the time of the survey (cutoff date) will be compensated for the development of the land and other entitlements eg. Shifting allowance. Encroachers of the impacted land after the cut-off dates including the tenancy and renting agreements will be not eligible PAPs thus no entitlements.

2





5	Livelihood restoration	Payment of disturbance, loss of accommodation, loss of profit and transport allowances. Compensation is on monetary basis only	Resettlement activities based on OP 4.12 is to restore standard of living and preferably improve livelihoods. Compensation for lost assets can be monetary, in-kind or both.	Payments of allowances help the PAP to improve the livelihoods. The PAP has room to choose where to buy new land and it is easier to implement; resettlement must ensure that livelihoods from land use are not lost. The RAPs will inform all impacted livelihoods and suggest proper mitigations to restore the impacted livelihoods/incomes. Where necessary the PIU will employ separate LRP implementing agent to undertake the implementation of LRPs.
6	Resettlement options and alternatives	PAPs are to be informed about their rights, consulted on, and provided prompt and effective compensation at full replacement cost for lost assets attributable directly to the project. PAPs have chance to choose alternatives	PAPs are to be informed about their options and rights, consulted on offered choices, provided with technically, economically feasible resettlement alternatives, provided prompt, and effective compensation at full replacement cost for lost assets attributable directly to the project.	RAPs developers should ensure that PAPs are well informed on the options. Document each option. As much as possible the options be incorporated in the RAPs. Compensation in Zanzibar laws gives PAPs the opportunity to choose alternatives. This provides equal opportunity for all PAPs to restore the assets lost; but compensation is in-kind, recommended by OP 4.12, and ensures permanent assets will replace those lost.
6	Forms of payment	Prompt and fair compensation is paid on a monetary basis only to replace the lost land within a distance not more than 20km from the project place. The policy is silent on the shifting allowances	Preference should be given to land-based resettlement for PAPs whose livelihood is land-based.	The principle of avoidance has been a key consideration in project design, with the alignment largely confined to the existing corridor to minimizing land-related impacts. As a result, the impact on land is expected to be minimal. Where minor land acquisition is unavoidable, prompt and fair compensation will be provided to Project-Affected Persons (PAPs) to address the loss and support the restoration of livelihoods dependent on land use.
7	Replacement of lost assets	Construction of the project can take place after all PAPs receive their money and have given time to vacate the compensated land and assets.	Resettlement activities required for the project implementation should be completed before the affected land, asset or resources is taken for project use. Provide prompt and effective compensation at full replacement cost for lost assets attributable directly to the project	All lost assets will be compensated at replacement value. This will asset for the additional measures for provision of tree seedings to replace the trimmed vegetations. Nonetheless, in-kind options will stand as a key option under the replacement value.
8	Absentee property owner	The project owner, Valuer and local leaders must make a sincere and necessary effort to contact the landowner or the representative during the valuation. Local	In the case of an absentee owner, an effort should be made to contact the owner and negotiate with them on the terms, type and amount of compensation. For absentee	Digitalized RAPs with a proper database will provide a strong backup for verification of eligible and legitimate PAP. Hence enable all PAPs, including the absentees,



		government leaders will represent the interests of the unknown owner, and the payments will be retained by district executive director while effort is taken to find the owner	owners not contacted, sufficient funds to cover the future payments should be reserved	to receive their compensation even after the project's completion.
9	Unknown owner	Local government leaders will represent the interest of the unknown owner, and the payments will be retained by district executive director while effort is taken to find the owner	For unknown owners, sufficient funds to cover the future payments should be reserved	Interest will be paid to the owner if the time lag will be more than six months from the date of acquisition or revocation.

4

5 **Reconciling Policy and Practice:** World Bank OP4.12 on Land Acquisition and Involuntary Resettlement provides that when host regulations differ from the
6 levels of and measures presented by the EHS guidelines, projects are expected to achieve whichever is more stringent. If less stringent levels or measures are
7 appropriate in view of the specific project circumstances, a full and detailed justification for any proposed alternatives is needed.



Chapter 4 – Public and Stakeholder Consultations

This section presents a summary of public consultations held in accordance with the Provision of World Bank's Policy on Involuntary Resettlement Policy (4.12 of 2013) that all displaced persons and host communities should be meaningfully consulted early in the planning process and encouraged to participate in the planning and implementation of the resettlement program. The Policy further asserts that the feasibility of holding separate women's meetings and fair representation of female heads of households, in addition to mixed meetings should be explored. Also, the way in which information is disseminated should be cautiously planned as levels of literacy and networking may differ along gender lines. Public consultations in RAP development, not only are they regarded as best practice on ethical and moral grounds, but they are widely documented as resulting in project developments that are more sustainable and cost-effective in the long term, and acceptable to all those who are affected directly and indirectly. In addition, the consultation process provides an opportunity for PAP to express their views and opinions on the project, and on their present and possible future.

4.1 Project Consultation Process

Public consultation and disclosure of information for the Mobility Project started in June 2019. The process ensured two-ways communication between the project developer (PMT) and relevant stakeholders and assure accountability and transparency in the development process. An intense public consultation and disclosure program is therefore required to ensure that Project benefits are maximised and that the Project is implemented sustainably.

As the Project proponent, the PMT has advocated all the project implementors to ensure that they take the public consultation process forward, with consideration given to all stakeholders, supportive institutional arrangements, and a program of implementation. The subsequent section present details of the consultation taken around the Project to date, and actions required for the future, particularly in aspects relating to involuntary resettlement.

4.2 Objectives of Stakeholders' Consultations

Guided by the RPF, the consultations with stakeholders are essentially a continuous process that will be conducted throughout the project implementation period. The Objectives of consultations to various stakeholder include:

- To identify and document views, concerns and expectations of the stakeholders relating to the project construction activities
- To establish linkages and identify role demarcation in effort to avoid role overlaps
- To collect project documents relevant to the experts' assignment
- To get further acquainted with the progress of feasibility and designs of the infrastructure
- To prevent conflicts through increased transparency in the processes during implementation
- To reduce the risks and performance challenges in the RAP implementation and subsequent construction works through timely relocation of private owned assets and utilities from the construction corridor.
- To assess resettlement issues particularly sensitive areas near the project sites.
- Consultations PAPs, to identify gender disparities, ethnicity, income groups, minorities, vulnerable persons etc.
- Consultations took a two-way dialogue structure with provision of project related information and obtaining feedback from participants. The participants' opinions were analysed and be used to improve project design and mitigation plans.

All consultations were well documented and reported in this RAP with list of participants (Annex 3), issues raised, and response provided to those issues and how feedback incorporated in the design are summarised in table 5 below.

4.3 Project Consultation Process

Over the history of the Project consultation has been extensive through Consultancies that have been employed to undertake various studies.



4.3.1 First Round Consultation

The first round of consultation was conducted in 2019 through an NGO named KUKUA. Based on the consultations KUKUA prepared and submitted a Stakeholders Engagement Plan (SEP) that identified Project stakeholders, described the methodology for consultation and sensitization meetings undertaken, and detailed the outcome of the meetings. In September, 167 people from 16 Shehias participated in consultation meetings, 87 men and 80 women. Shehias involved with the respective participants are listed in table below.

Table 3: Number of participants in the Shehia meetings

S/N	DATE	SHEHIA	TOTAL NUMBER OF PARTICIPANTS	FEMALES	MALES
1	16/9/2019	Muembe Shauri	11	4	7
2	17/9/2019	Muembe Ladu	12	7	5
3	17/9/2019	Raha Leo	10	5	5
4	19/9/2019	Muembe Tanga	11	5	6
5	19/9/2019	Vikokotoni	11	7	4
6	20/9/2019	Gulioni	11	6	5
7	21/9/2019	Mnazi Mmoja	9	3	6
8	21/9/2019	Mchangani	11	4	7
9	21/9/2019	Mlandege	10	4	6
10	23/9/2019	Kikwajuni Bondeni	11	6	5
11	23/9/2019	Kikwajuni Juu	10	3	7
12	24/9/2019	Mkunazini	12	5	7
13	24/9/2019	Malindi	8	5	3
14	25/9/2019	Kisiwandui	12	6	6
15	25/9/2019	Miembeni	12	7	5
16	25/9/2019	Kisima Majongoo	6	3	3
Total			167	80	87

4.3.2 Second Round Consultation

In addition to the above, the DOHWA and the PMT have conducted numerous consultation meetings with various stakeholders specifically for RAP. The consultation process conducted in line with SEP (2019) with this study, over the period from 20th October to 1st November 2019. The objectives of the meetings included:

- To gather information, views and recommendations from the stakeholders and project affected persons.
- To disseminate project information to the stakeholders and project affected persons.
- To enable stakeholders, learn about the project, its impacts and how these impacts will be mitigated.

The following people/institutions were consulted during the preparation of this Resettlement Action Plan:

- Project Affected Persons (Along the Project Area) Petty Business at Darajani, Karume, Mlandege and Jamuhuri Park, Businessmen behind Darajani Food Market, Taxi Drivers at Darajani Market)
- CCM (Owner of Darajani Shops/ Premise)
- Local Government Authorities at Sheha and Municipal Council level

Table 4: Number of Meeting Participants

S/N	Place	Date	Males	Females	Total
1	Food Vendors and Traders Association	2/10/2019	13	6	19
2.	Taxi drivers Association	04/10/2019	7	0	7
3.	Darajani Market Venders' Management	06/10/2019	21	4	25
4.	CCM Tenants	12/10/2019	13	6	19
5	Local Government Authorities at Sheha and Municipal Council level	04/10/2019	5	1	6
TOTAL			59	17	76



4.3.3 Third round Consultation (During RAP Review)

Given that most stakeholders were identified during the initial stage of project design during the RAP preparation in 2029, while additional stakeholders emerged during the detailed Environmental and Social Impact Assessment (ESIA) study. Stakeholder engagement was carried out at multiple levels to both collect environmental and social concerns and inform stakeholders about the proposed Stone Town Mobility Management Project and the Michenzani Area Redevelopment Plan.

Stakeholder Groups Consulted and institutions engaged included the following:

- Mjini Magharibi Regional Secretariat
- District Commissioners of Magharibi A and B
- Zanzibar Urban Municipal Council (ZUMC)
- Utility Providers: TTCL, ZECO, ZAWA, and ZEMA
- Institutions located near the project area
- Stone Town Conservation and Development Authority (STCDA)
- Shehia leadership in areas where the project is expected to be implemented

These consultations aimed at:

- Gather relevant environmental and social concerns,
- Inform stakeholders of the planned interventions,
- Foster collaboration and transparency throughout the project development process.

Interviews were conducted with key departmental heads within the Zanzibar Municipal Council to gather insights relevant to the proposed project. The officers consulted included the Municipal Director, Environmental Officer, Natural Resources Officer, Land Officer, Town Planning Officer, and Community Development Officer. These engagements aimed at obtaining initial feedback on potential project impacts and institutional support mechanisms.

2. Consultations with Utility Institutions (ZECO, TTCL, ZAWA)

Preliminary designs indicated that existing infrastructure, including power lines and water supply pipelines, may be affected and will require relocation. Consequently, one-on-one consultations were conducted with technical managers from the Zanzibar Electricity Corporation (ZECO), Tanzania Telecommunications Corporation Limited (TTCL), and Zanzibar Water Authority (ZAWA). The primary objective was to introduce the project, raise awareness, and understand the technical and procedural requirements for relocating utilities located within the proposed Right of Way (RoW).

3. Consultations with Institutions in Proximity to the Project Area

Several institutions situated near or along the proposed project corridor were identified as potentially affected. One-on-one discussions and interviews were carried out with representatives from these institutions to assess potential impacts and gather preliminary concerns. These consultations aimed to ensure institutional stakeholders are informed early and have an opportunity to share site-specific information or recommendations.

4. Engagement with Local Shehia Leaders

Separate meetings were held with Shehia leaders and local government officials, including ward and mtaa leaders, from the nine Shehia areas likely to be affected: KwaAlinato, Miembeni, Raha Leo, Mwembeshauri, Gulioni, Mwembeladu, Kikwajuni, Mlandege, and Malindi. Discussions centered on the socio-economic context of the area and the identification of potentially vulnerable or impacted population clusters.

These meetings served to:

- Introduce the project at the community leadership level.
- Establish initial communication channels and collect relevant contact details.
- Promote a participatory approach by involving local leaders from the early stages of the project.
- During the earlier scoping phase, leaders of major settlements along the proposed road were also consulted, and they were provided with questionnaires to assist in collecting relevant secondary data available at the Shehia level.



Table 5: Public Meetings attendance

S/N	Date	Shehia	Total Participants	Female	Male
1	24/11/2024	RAHA LEO	46	3	43
2	24/11/2024	GULIONI	17	1	16
3	24/11/2024	MWEMBELADU	28	4	24
4	25/11/2024	MWEMBESHAURI	49	5	44
5	25/11/2024	MIEMBENI	36	3	33
6	26/11/2024	KWA ALINATO	48	8	40
7	26/11/2024	MALINDI	12	0	12
8	26/11/2024	MLANDEGE	19	6	13
TOTAL			255	30	225

Major Issues Raised by Stakeholders

During the consultation process, stakeholders in the project area raised several key concerns regarding the potential impacts of the proposed project. These are summarized below:

(i) Partial Demolition of Structures

Stakeholders expressed concern about the potential demolition of structures such as verandas and kiosks located within the proposed project alignment. Affected property owners emphasized the need for clear information on the final alignment to avoid unnecessary demolition and ensure fair compensation where applicable.

(ii) Risk of HIV/AIDS and Other Sexually Transmitted Infections (STIs)

Community members raised concerns about increased vulnerability to HIV/AIDS and other STIs during the construction phase due to the influx of workers and increased social interaction. It was recommended that the contractor conduct awareness campaigns and preventive seminars targeting both workers and the surrounding communities.

(iii) Road Safety and Risk of Accidents

Stakeholders shared past experiences where newly constructed tarmac roads led to an increase in road accidents, some resulting in fatalities or lifelong disabilities. They requested that the MOICT and the contractor implement comprehensive road safety campaigns, including:

- Education and awareness on safe road use,
- Installation of clear and visible road signage (preferably be in Kiswahili),
- Construction of speed humps at key points in their localities, and
- Enhanced traffic police surveillance.

(iv) Improved Accessibility and Economic Opportunities

The project was positively received in terms of its potential to improve transportation of goods and people, thereby enhancing socio-economic development in the area. Improved accessibility is expected to contribute to increased investment and physical development.

(v) Dust and Air Pollution During Construction

Dust generation during construction was highlighted as a major concern, with stakeholders warning that it could significantly impact the quality of life if not controlled. The contractor is expected to implement dust suppression measures, such as regular watering of construction sites and surrounding roads.

(vi) Local Employment Opportunities

Communities requested that unskilled and semi-skilled job opportunities during construction be given to residents of the respective Shehias traversed by the project. This aligns with the local content policy and will help ensure local economic benefits from the project.

(vii) Environmental Safeguards and Water Management

Residents emphasized the importance of proper drainage design. In the past, storm water channels have been misdirected into farms, leading to erosion and destruction of crops and farmland. It was strongly recommended that all drainage be designed to direct storm water into appropriate outlets to avoid environmental degradation and support sustainability.



4.4 Continuing Consultation

The success of the resettlement program will largely depend on the ability of the PIU and ZUMC to maintain a collaborative (partnership) relationship, building on the trust that has developed, to contribute to the quality of decisions, and to move forward with Project developments.

The major activities required by the PIU and ZUMC to take the resettlement process forward are:

- A review of the current consultation and disclosure process, including a review of each organisation's roles and responsibilities in the process – their separation of tasks – and their internal institutional make-up appropriate to the tasks required. It is recommended that both organisations consider jointly nominating a Community Liaison and Participation Officer (CPLO) (existing or contracted to the job) to take the process forward. This Officer would have sufficient personnel and resources to ensure that the consultation activities are effectively implemented and managed, including several Consultation Officers (COs) from the PAC with extensive experience in community consultation issues. All would be based at a Project Information Office and work directly with the local authorities, DPCs, the RWC and its Sub-Committees, PAP, other locally based stakeholders, and any bodies involved in the Project at field level.
- A review of the identification of stakeholders appropriate to contributing to the tasks required in the implementation stage. Stakeholders would include institutions outlined in Section 9 of this Report.

Consultation will continue as appropriate to the stages of the Project, with reference given to the involvement of those being relocated and host communities, to obtain their views, concerns and suggestions in relocation implementation activities.

4.4.1 Dissemination of Information

Running parallel to this process will be the continual dissemination of information about the Project. This includes the immediate development of materials about the Project for distribution to the public, such as brochures, information sheets and news updates, with a view to opening a Project Information Office to the public.

Dissemination of information in the pre-construction phase will be primarily through the establishment of a Project Information Centre in PIU (under custody of Community Consultation expert), easily accessible to those directly affected.

The Centre will make available:

- A library of information (in digital and non-digital form), such as information sheets, news updates, Project reports, newspaper articles and other documents of interest, the Project's website, GIS information such as maps, a poster display explaining the Project's activities,
- Presentation of promotional material on the Project, alternative livelihoods and income-generating activities, and other topics of interest.
- A database of affected households, consisting primarily of non-confidential information collected from surveys (restricted access will be maintained to respect confidentiality);
- A location for meetings and workshops, to facilitate dialogue and exchange; and
- A place for people to record their concerns and suggestions, in written form or through the website, to be submitted to the PIU and ZUMC for a response.

Managed by the Communication Expert with assistance from the ZUMC community development (CDOs) nominated by the Municipal to support the RAP development activities. Any additional positions within the Centre will, as far as possible, be filled by people from the affected communities who will be trained to provide information about the Project to visitors to the Centre.

Other methods of disseminating information will be through the consultation process; radio or television programs; newspapers; and the distribution of Project Information Sheets, news updates and posters through, or displayed in, public places such as schools and marketplaces.



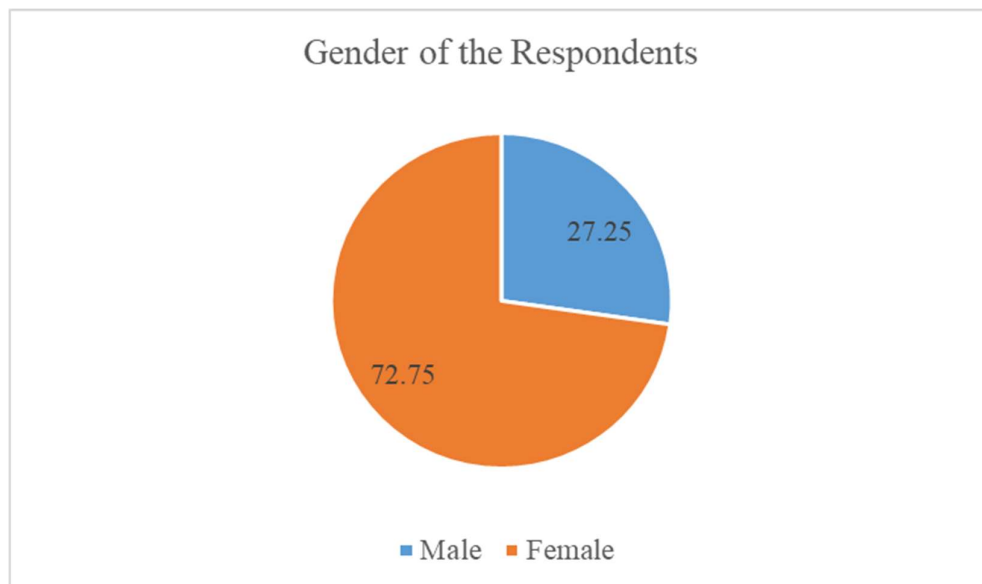
5.1 Baseline Socio-Economic

The data generated from the socio-economic survey² (27th July-4th August 2018) involving 400 respondents has useful information on respondents' characteristics, gender, household composition, housing, occupation & incomes, perceived social status, expenditures on food, health, schooling, electricity, rent, transport and water, savings & investments, forms of social protection, sources of information, role of sports and recreation and pertinent social problems pertinent. The sampled households were in the 14 shehias benefiting with Mobility project namely, Gulioni, Mitiulaya, Kisima Majongoo, Kisiwandui, Kwaalinatu, Malindi, Mchangani, Mlandege, Mwembe Madema, Mwembe Shauri, Mwembeladu, Miembeni, Raha Leo and Vikokotoni.

Analysis and Interpretation: The analysis and interpretation involve understanding of the patterns, causes, and effects on each variable of investigation. It details on respondent's characteristics, income levels of the households, and expenditure and saving patterns. Furthermore, the analysis highlights social protection, transportation services, and housing and infrastructure services.

A total of 400 households were interviewed, and majority of the respondents were females at 72.75% while male was a significant proportion of about 27.25%. The dominance of female respondents may be explained by the fact that more females were present in the premises than males.

Figure 1: Gender of the Respondents (In percentage)



Source: Field Survey, 2018

5.1.1 Population sizes of the Household

Understanding the household was an important aspect of the socio-economic survey in Michenzani. This would provide an insight into how big the household is as well as the type of family for the respective households. It was found that about 38.25% of the households interviewed composed of 6 to 8 individuals while only a few, about 6.75% of the total households interviewed, had only 2 individuals comprising the household. Moreover, others, i.e. about 28% and 27%, had households composed of about 3 to 5 and 8 to 12 individuals. This implies that more than two thirds (65.25%) of the households comprise more than 6 individuals. This feature may be associated with

² See Appendix 2 for the questionnaire used

either the extended family phenomenon or lack of family planning. It is also possible that polygamy is practiced under a single household. Table 7 shows the people comprising the household:

Table 6: People Comprising the Household

People Comprising the Household		
Individuals	Frequency	Percent
2	27	6.75
3-5	112	28.0
6-8	153	38.25
8-12	108	27.0
Total	400	100.0

Source: Field Survey, 2018

5.1.2 Land Tenure and Ownership

In the project area, there are three categories of land administration and tenure which are customary land, public land and private/leasehold land. Customary land is owned by an individual or a group of individuals as stipulated in the 12 of 1992; Amendment, Act No. 15 of 2003 while private land is leased and held by an individual or a group as stipulated in the Registered Land **Land Transfer Act, No. 8 of 1994; Amendment Act, No. 10 of 2007** Public land is under administration of the government. However, the major proportion of the land on which the new infrastructure will be constructed falls under customary land tenure as recorded during field surveys conducted in the area.

People in the project area of MGCDP follow patrilineal lineage-based landholding system, where land is passed on to male heirs (even though the Islamic law – Sharia assets that both female and males’ heirs should inherit the land however female get the least 1/3 while male receive the 2/3). Under this system, it is assumed a daughter will not need to inherit equal portions of land with the son, as she will get help assistance from the male siblings. At the core of the landholding system is the cultural precept that links a particular lineage legitimately to the land they occupy. With this patrilineal lineage, men are the owners of the land which they inherit through their fathers. In other words, it is part of the culture that land belongs to men, and that women cannot own or inherit the land belonging to their fathers – in case they have no brothers from the same womb.

5.2 Characteristics of The Affected Households

5.2.1 Demography

Age of the Respondents: During field research survey, all age categories were considered. It was found that a significant 35% of total respondents were aged at 26-35 years while adult individuals i.e. aged 36 to 59 were about 28.25% and old people were only 22.25%. Since it was a socioeconomic survey at household level then only a few young individuals, i.e. about 14.5%, were interviewed.

Education Level: As shown on Table 1.1.4, over half (58.75%0 of the respondents had secondary school education level while significant number of respondents i.e. about 19.75% had primary level education and a tenth (10.75%) attended college and university education.

Table 7: Education Level

Education Level	Frequency	Percent
Primary	79	19.75
Secondary	235	58.75
College	43	10.75
University	43	10.75
Total	400	100

Source: Filed Survey, 2018



Marital Status: Many interviewed respondents, i.e. 64.5, are married while only a few were single and widow/widower i.e. 18.25% and 14.25% respectively. Only insignificant number of respondents, i.e. 3% were separated.

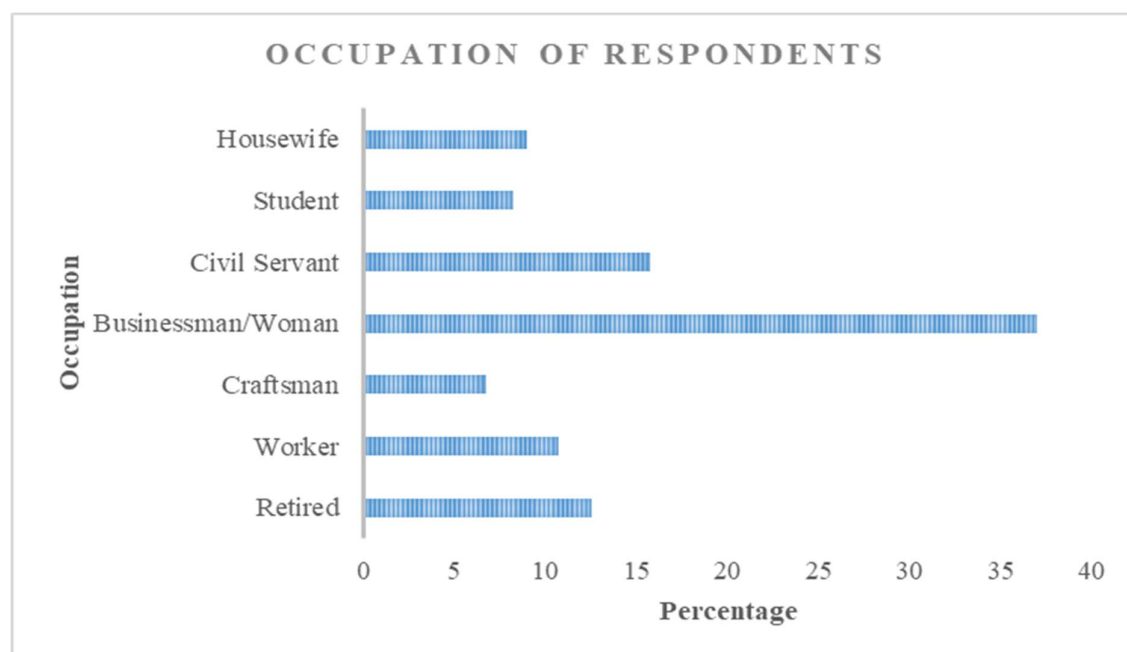
Table 8: Marital Status

Marital Status	Frequency	Percent
Single	73	18.25
Married	258	64.5
Separated	12	3.0
Widow/Widower	57	14.25
Total	400	100.0

Source: Filed Survey, 2018

Occupation: The analysis shows that, a significant number of respondents i.e. 37% were doing business of various kinds, 15.75% were civil servants, 2.5% were retired and 10.75% were workers while only 9% were housewives.

Figure 2: Occupation Status



5.2.2 Incomes: and expenditure

Income: Average Household Monthly Income is shown in Table 1.2.1, close to two thirds (61.75%) of the respondents revealed that the average household monthly income was between Tshs 100,000/= to 400,000/=. While a significant number i.e. 24.75% had an income of Tshs 400,001/= to 700,000/= and only 13.5% had below Tshs 100,000/=.

Table 9: Average Household Monthly Income

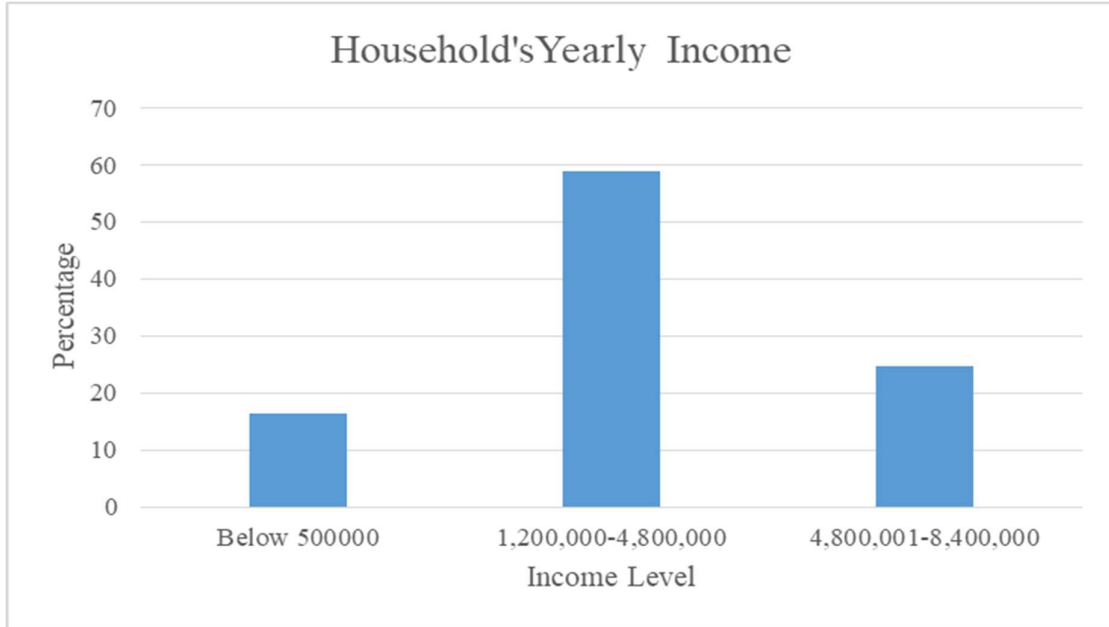
Income Level	Frequency	Percent
Below 100,000 ³	54	13.5
100,000-400,000	247	61.75
400,001-700,000	99	24.75
Total	400	100.0

³ No PAP recorded from mobility project found under this category



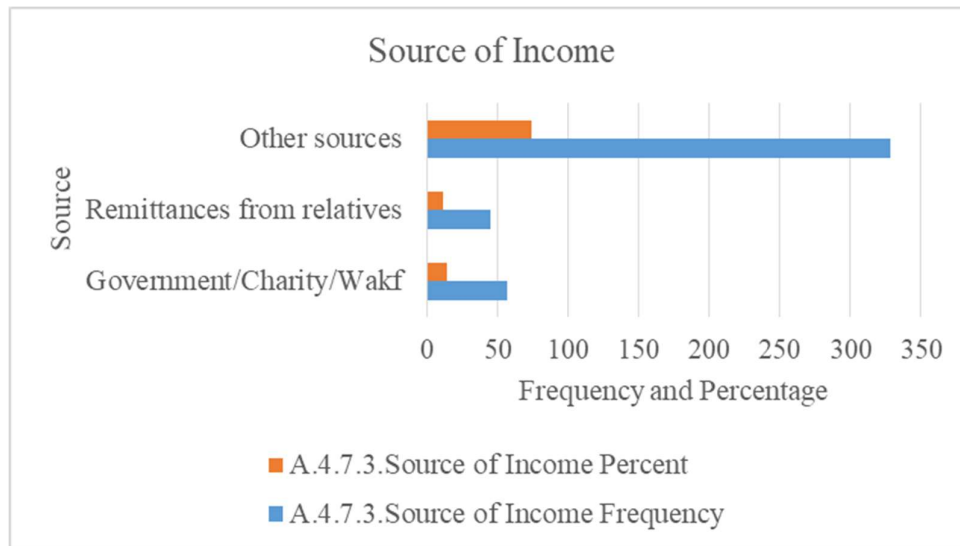
Household Yearly Income: The analysis shows that over half (58.75%) of the households had an average yearly income of between Tshs 1,200,000 to 4,800,000 while a significant number of households i.e. about 24.75% earned up to Tshs 4,800,000 and only a few that i.e. about 16.5% of the total household had an average yearly income of below Tshs 500,000.

Figure 3: House Holds Average Annual Incomes



Source of Income: The analysis observed the sources of income from which households benefit and found that many households i.e. 74.5% did not depend either on remittances from relatives or government/charity/Wakf, while others i.e. 14.25% and 11.25% depend on those sources. Other sources included business and other socio-economic activities.

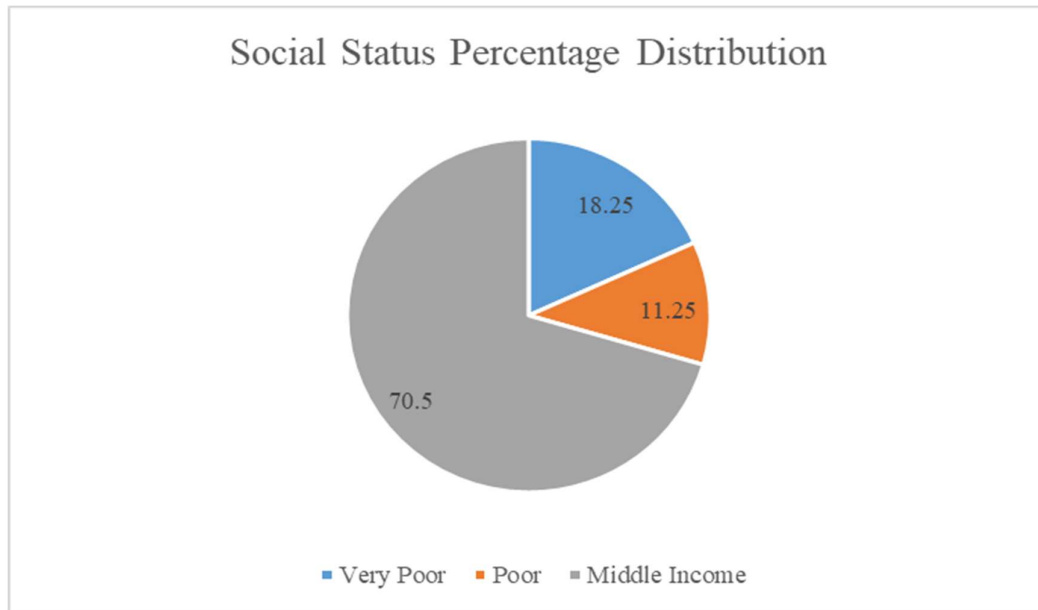
Figure 4: Source of Income



Households' Social Status: As shown on Chart 1.2.4 many households, i.e. 70.5% consider themselves as middle incomes while 18.25% perceive them to be very poor and lastly about 11.25% consider themselves to be poor.



Figure 5: Households' Social Status



5.2.3 Household Expenditure

(i) Daily Food Spending

On food most of the households, i.e. about 57, spend about Tshs 500/= to Tshs 15000/= on food consumption daily. Furthermore, about 40% of the families spend between Tshs 15001/= and Tshs 30000/= while only a few spend between Tshs 30001 and Tshs 50,000/= on food consumption.

(ii) Monthly Electricity Spending

The analysis shows that the majority, i.e. 60%, spend Tshs 10000 and 30000 on electricity services, while only a few, that is about 16.25%, spend about Tshs 50001 to 70000 and 70001 and above respectively. The analysis shows further that only 7.5% spent about 30001 to 50000/=

(iii) Health Spending Last Year

Almost half (47.25%) of the respondents said the household expenses on health in the past year ranged from Tshs 40001 to 70000, while a few i.e. 27.75% spent above Tshs 100000, and only 16.5 spent between Tshs 10000 and 40000 and insignificant number of respondents spent about Tshs 70001 to 100000 on health expenditure.

(iv) Spending on Schooling /Education

The analysis shows that significant number of households i.e. 37.5% spend more than Tshs 1,000,000/= 26.5% spend between Tshs 100001 and 400000 and only few i.e. 6.75%, 6.75%, and 4.5% of the total households spend below Tshs 50,000/=, between Tshs 50,000-70000, and 400001 – 1,000,000 respectively.

(v) Savings in bank account

As shown on Chart 1.2.9 most of the households i.e. 54.75% save some of their earnings, while the rest i.e. 45.25% do not save

(vi) Amount Saved Yearly

The survey found that a significant number of households, i.e. 31.5% and 23.25%, have yearly savings amounting to Tshs 50001 to 300000 and 300001 to 600000/= respectively, while the rest were not saving at all.

(vii) Investing

Building remains to be the dominant investment undertaken with the amount saved in such a way that about 31.5% saved their money yearly for that purpose, while 23.25% whose savings were meant for capital for business.

(viii) Social Security

The survey found that many households, i.e. 62.5%, are not protected by the social security programmes while a significant number of households, i.e. 37, are protected by such programmes

(ix) Type of Social Security

Insurance is found to be the major social protection to the household with a significant number of households, i.e. 26.25% being covered with it, while fewer i.e. 6.25% is covered by pension and only 5% are covered by other social protection programmes.

(x) Housing and Infrastructure

House Ownership: The survey shows that a significant number of households i.e. 41.2% and 39% were renters and owners respectively, while only fewer i.e. 19.8% had family houses

Rent Amounts: Significant number of households (38.25%) spend between Tshs 50000 and 80000/= on house renting while only few i.e. 3% spend about 120000 and above.

House Building Materials: A significant number of households i.e. 46.75% and 39.75% live in houses built of bricks and concrete respectively while only few i.e. 6.75% live in houses built of stones and iron roofs

Number of Rooms in the House: Many households, i.e. 76%, live in four-room houses including a sitting room while a few, i.e. 16.5% live in three rooms and an insignificant number of households i.e. 7 live in more than four rooms.

Vulnerability: Given the social economic statuses of the PAPs from the mobility project areas, the project has not identified any individuals who meet the criteria of vulnerability that would require additional assistance. While the RAP was prepared in line with OP 4.12—which, like the ESF, requires careful consideration of vulnerable groups—the verification process confirmed that the elderly persons and women-headed households screened as potentially vulnerable have stable monthly incomes above TZS 100,000 and no economic dependents. These conditions indicate that they are not economically insecure and therefore do not fall under the category of vulnerable PAPs in need of supplementary support.

Nonetheless, we acknowledge the importance of monitoring and ensuring accuracy in this determination. The Team will continue to verify that these income levels remain reflective of economic stability as RAP implementation progresses. Should any circumstances change, the RAP will be updated to include such individuals under the vulnerable group.

Regarding the proposed education and land security support, the RAP will specify the types of assistance to be provided—such as guidance on land documentation processes, information on securing occupancy and inheritance rights, and awareness sessions on available legal protections. Although no vulnerable PAPs have been identified to date, the RAP will clarify that these services remain available and will be extended to any PAPs who may be identified as vulnerable during implementation.

5.3 Access to Social Amenities

Majority of the households i.e. 51.75% source water from wells, significant number of households i.e. 23.25% are sourcing water from ZAWA pumps while only a few i.e. 9.75%, 8.5%, and 6.75% obtain water from ZAWA, Religious, and water tanks respectively.

Table 10: Households' Access to Social Amenities

Water Source	Frequency	Percent
Connected to ZAWA	39	9.75
ZAWA Pump	93	23.25
Well	207	51.75
Religious	34	8.5
Water Tank	27	6.75
Total	400	100
Water Supply Problems		



Almost two thirds of households (64%) face water supply problems while a third, i.e. 36% doesn't		
Water Supply Problems	Frequency	Percent
Yes	144	36
No	256	64
Total	400	100
Water Supply Problem		
Water cuts is the major problem with significant number of households i.e. 28.5% experiencing it, while only insignificant number of households i.e. 3% and 4.5% consider expensiveness and difficulty to access as water supply problems respectively.		
Water Supply Problem	Frequency	Percent
Water Cuts	114	28.5
Expensive	12	3.0
Difficult to access	18	4.5
No problem	256	64.0
Total	400	100.0
Frequency of Water Cuts		
Other problems, besides water cuts, affected significant number of households i.e. 31.5%, while 18.75% and 9.75% experience frequent and moderate water cuts respectively.		
Frequency of Water Cuts	Frequency	Percent
Moderate	39	9.75
Frequent	75	18.75
Other Problem Beside Cuts	126	31.5
No Problem	274	68.5
Total	400	100.0
Connected to Sewerage System		
Many households i.e. 75.25% are not connected to the sewerage system, while 24.75% are connected		
Connected to Sewerage System	Frequency	Percent
Yes	99	24.75
No	301	75.25
Total	400	100.0
Electricity in the House		
Most households, i.e. 89.5% have electricity services in their houses while only 10.5% have such service		
Electricity in the House	Frequency	Percent
Yes	358	89.5
No	42	10.5
Total	400	100.0
Source of Electricity		
ZECO is a major source of electricity as majority i.e.87.5% of the households are connected from it and only 1% are connected to generator and neighbors respectively		
Source of Electricity	Frequency	Percent
ZECO	350	87.5
Neighbor	4	1
Generator	4	1
No Connected	42	10.5
Total	400	100
Problems with Electricity Supply		
Majority of the households i.e. 73.75% have no electricity supply problems while 26.25% have such problem		
Electricity Supply Problems	Frequency	Percent
Yes	105	26.25
No	295	73.75
Total	400	100.0
Type of Electricity Supply Problem		
A few, i.e. 23.25% considered electricity cuts as a major electricity supply problem, while 3% perceived that low voltage is an is of on concern on electricity supply		
Type of Electricity Supply Problems	Frequency	Percent



Electricity Cuts	93	23.25
Low Voltage	12	3.0
No Problem	295	73.75
Total	400	100.0
Fuel for Cooking		
Significant number of households i.e. 45.75% uses gas, 34% uses charcoal and 20.25 uses electricity for cooking		
Fuel Source	Frequency	Percent
Charcoal	136	34.0
Gas	183	45.75
Electricity	81	20.25
Total	400	100.0
Appliances		
Many households i.e. 83.5% own TV, fridge, oven, and iron while 9.75% own radio and 6.75% own hand phone		
Appliances	Frequency	Percent
TV, Fridge, Oven, and Iron	334	83.5
Radio	39	9.75
Hand Phone	27	6.75
Total	400	100.0
Source of Information		
Many households, i.e. 68.5% ranked TV, Radio, and Magazine in their preference, while 21.75% considered Radio, TV, Magazine in their rank of preference and only 9.75% considered magazine, radio and TV .		
Source of Information (Ranked)	Frequency	Percent
Magazines, Radio, TV	39	9.75
Radio, TV, Magazine	87	21.75
TV, Radio, Magazine	274	68.5
Total	400	100.0
Sports and Recreation		
Significant numbers of households i.e. 37% are focusing on other sports and recreation activities beside football and Taarabu while 35.25% like football and 27.75% like Taarabu		
Sport and Recreation	Frequency	Percent
Football	141	35.25
Taarabu	111	27.75
Others	148	37.0
Total	400	100.0
Revival of Cultural/ Traditional		
Half (49.5%) of the households wanted to clearly focus on clothing while 37.5% focuses on upbringing, 8.5% wanted bao to be revived and only 4.5% wanted football		
Cultural/ Traditional Revival	Frequency	Percent
Taarabu	18	4.5
Bao	34	8.5
Clothing	198	49.5
Upbringing	150	37.5
Total	400	100.0

5.4 Gender Aspects

Gender continues to play a critical role in the socio-economic activities of the Project area. During the Focus Group Discussions conducted in the area, it was recorded that the status of women as disadvantaged in comparison to men in respect to access and control over resources and other development opportunities. RAP implementation will safeguard interests of women as per RPF section 4.6.4.

5.5 Employment pattern

The labour force in the area comprises men, women and youths of 15 years and above, who can meaningfully be engaged into any kind of employment. This labour force is utilized in various sectors



5.6 Historical and Cultural Sites

The Swahili Houses: The basic feature of Ng’ambo is the Swahili house, a single-story building. According to RGoZ (2016) at least 73% of the building stock was attributed to the single-story Swahili house. The Swahili house is attached with a traditional low seating bench located either on both sides of the entrance of a house, or within a deep recess beside it or under trees. They are social platforms and a very important component of the Swahili social interaction culture. They provide a place for community gathering, socializing, experiences sharing and learning. In the Darajani area of Ng’ambo, the barazas incorporated within the streetscape are a very active component of the spirit of the place and contribute immensely to the value of the area. RAP will take this social value of structures into account especially in the cases of partial demolitions of the houses and /or relocation of the recreational sites.

Religion: With 99% of Zanzibar residents being Moslems, there are 41 mosques (masjids) in Ng’ambo. Mosques have been and will remain important “anchors” in the urban landscape of Ng’ambo. RAP will consider the application of Sharia laws.

5.7 Road Transport

Roads and access to parking spaces: The paved but very narrow roads constitute a greater proportion of the total road network in the project area, but most of them become impassable during the pick hours and tourist high season rendering most parts inaccessible during high season. All roads are maintained by the Ministry of infrastructure and ZUMC. The road passenger transport in the area is provided by mainly minibuses -daladala. Parking is a serious challenge which the MGCDP will address among other things. During the FGDs (KUKUa 2019), participants reported that parking spaces should be guaranteed for taxis and bhajajis to allow their activity. It was further proposed that peripheral parking should be provided for residents and workers in the area. In addition, Mlandege Road is a critical space regarding parking spaces. Public toilets are a fundamental element to include in the urban space, considering the labour conditions of dala dala drivers and other workers of the transport sector. It is important to concentrate public transport stops in strategic locations. Stops should not be everywhere. The new location of the stops is a critical issue, since some stops are now situated in spaces that will be much transformed, such as the Darajani Market.

Common Means of Transport: There are various means of transport owned by the households, however significant the number of households, that is 48% own vehicles/cars while less than 20% own motorcycles, and bicycles respectively. Moreover, only a few, i.e. 6% own Daladala

Table 11: Common Means of Transport

Means	Frequency	Percent
Vehicle/Car	192	48.0
Daladala	24	6.0
Motorcycle/Vespa	60	15.0
Bicycle	72	18.0
Having None	52	13.0
Total	400	100.0

Ownership of Means of Transport: The survey revealed that a big number of households, i.e. 87% owned some of transport, while few i.e. 13% didn’t. This was explained that in fact such ownership was in most cases a form of investment.



Chapter 6 – Magnitude of Impacts

6.1 Key anticipated benefits

At the Country level, the key benefits likely to accrue from the project as well as the overall Compact are as follows:

- i. Urban street transformation which is in two phases namely: Creek Road, east side of Karume road, new Mkunazini street, park 1 and park 2, Mlandege road, west side of Karume road, including Malawi and airport roads.
- ii. The improvement of the infrastructure includes the road and pavements, water supply, storm water drainage, sanitary sewerage and electricity and street lighting, etc.
- iii. Provisioning of community facility development such as solid waste collector, public toilet, baraza, bus shelter and public street markets will be included in the plan area section and be improved.
- iv. Provision of transit mall & pedestrian mall - exclusive zone for pedestrian, bicycle and public transportation – Creek and Benjamin Mkapa Road and Karume road.
- v. Construction of a continuous pedestrian and bicycle network with safety, comfort, and convenience
- vi. Reorganize public transport route
- vii. Provision / maintenance of public transport terminal, drop-off areas, shelters and taxi stand
- viii. improve utilization of the space behind of the Michenzani Blocks.
- ix. prevention mixed use of road between vehicles and pedestrians
- x. Set up freight restricted zone and secure operating and parking space - ensuring the operation of freight vehicles and mitigating conflicts with other transportations □ Traffic improvement plan – mitigation measures in the short and long term due to a diversion of vehicular traffic on Malawi road, airport road and Felix Mommie Road.
- xi. Cultural Fusion and Harmonization through Sustainable Intervention to the Segregationist Development Instituted by the Colonial Planning Legacy.
- xii. Provide sustainable Solution to the Congestion in the World Heritage Site especially, Darajani Corridor
- xiii. Removal of Vehicular Access and Pedestrianizing of the New Mkunazini Road

An indirect future positive impact will be an improved urban facility around the stone town, will result in increase and stabilization of electricity supply thereby leading to enhanced business and economic development opportunities. At the project level, there would be work opportunities for unskilled labor in the project areas thereby providing an opportunity for supplementing their income.

6.2 Adverse Impacts

The following are expected to be impacts from each subcomponent to allow construction of the project. Overall impacts are summarized in Table 13 and 14 below.

Table 12: Summary of Impacts on Assets

S/N	Shehia	Number of PAPs	Number of Buildings	Number of Crops	Affected Land size(sqm)
Felix Mumie Road					
1	Gulioni	19	17	8	4,136
2	Mitiulaya	2	1	0	0
3	Kwaalinatu	11	8	2	483
4	Mwembe Shauri	6	2	0	73
5	Mwembeladu	13	10	1	718
6	Miembeni	20	4	13	1,795
7	Raha Leo	2	3	0	0
Sub Total		72	45	24	7,205
Road adjacent to Michenzani Block 10					
8	Mwembe Madema	3	1	12	1627
Road adjacent to Michenzani Block 7					
9	Kisima Majongoo	5	4	9	75
Road adjacent to Michenzani Block 5					



10	Kisiwandui	3	2	0	31
Malawi Road					
11	Malindi	5	1	6	543
12	Mchangani	16	15	0	0
Mlandege Road					
13	Mlandege	10	1	0	152
Karume Road					
14	Vikokotoni	1	3	0	0
Total		116	72	51	9,633

Owners of the affected assets are 116, among them 98 are men while women are 18. Table 13 below present number of affected PAPs shehia – wise categorized by gender.

Table 13: Summary of Impacts on People (owners of the affected assets)

Shehia	Total PAPs	Males	Females
Gulioni	19	16	3
Mitiulaya	2	2	0
Kwaalinatedu	11	11	0
Mwembe Shauri	6	5	1
Mwembeladu	13	10	3
Miembeni	20	14	6
Raha Leo	2	2	0
Mwembe Madema	3	3	0
Kisima Majongoo	5	5	0
Kisiwandui	3	3	0
Malindi	5	5	0
Mchangani	16	11	5
Mlandege	10	10	0
Vikokotoni	1	1	0
	116	98	18

6.2.1 Impacts on Land

The findings of the asset inventory reveal that a total of 9,527m² of land will undergo permanent impact due to the project, as detailed in Table 14 below. This impact will affect 116 Persons (PAPs), resulting in the loss of parcels of land to varying degrees. Notably, the ownership status of the affected properties, particularly land and houses, lacks formally recognized titles.

Table 14: Land to be affected by the Project in each Shehia

Shehia	PAPs	Land size(sq m) Affected	Land value in TZS	Land Value in USD
Gulioni	19	4136	72,200,000.00	28,880
Mitiulaya	2	0	-	0
Kisima Majongoo	5	75	30,000,000.00	12,000
Kisiwandui	3	31	12,400,000.00	4,960
Kwaalinatedu	11	483	48,300,000.00	19,320
Malindi	5	543	360,500,000.00	144,200
Mchangani	16	0	-	0
Mlandege	10	152	106,400,000.00	42,560
Mwembe Madema	3	1627	-	0
Mwembe Shauri	6	73	7,300,000.00	2,920



Shehia	PAPs	Land size(sqm) Affected	Land value in TZS	Land Value in USD
Mwembeladu	13	718	62,300,000.00	24,920
Miembeni	20	1795	71,100,000.00	28,440
Raha Leo	2	0	-	0
Vikokotoni	1	0	-	0
Total	116	9633	770,500,000.00	308,200

Source: DAR Field, Data 2024

6.2.2 Impacts on Structures and Buildings

A total of 64 structures will be affected by the project where there are residential structures, as well as commercial and mixed use. Out of identified structures, all of them will experience partial impact, involving the loss of elements such as walls, front verandas, foundations, or specific rooms. Among the affected 13 structures community and government structures such as mosques, schools and public buildings. Table below presents shehia wise affected structures

Table 15: Level of Impacts on the Structures

Shehia	Number of Buildings	Building Value (Tsh)	Building Value in USD
Gulioni	17	72,200,000.00	74,705.05
Mitiulaya	1	-	756.36
Kisima Majongoo	2	30,000,000.00	17,473.51
Kisiwandui	2	12,400,000.00	4,911.30
Kwaalinatedu	5	48,300,000.00	38,844.39
Malindi	1	360,500,000.00	22,327.35
Mchangani	15	-	18,160.44
Mlandege	1	106,400,000.00	12,447.01
Mwembe Madema	1	-	51.00
Mwembe Shauri	2	7,300,000.00	11,514.94
Mwembeladu	10	62,300,000.00	50,070.40
Miembeni	4	71,100,000.00	15,566.43
Raha Leo	0	-	-
Vikokotoni	3	-	-
Total	64	770,500,000.00	266,828.19

Source: DAR Field Data 2024

In line with OP4.12, this RAP recommends that all affected structures be compensated at replacement cost. The Eligible PAPs will be paid topping up allowances such as transport costs, disturbance allowances as well as the accommodation allowances as per details provided in the Entitlement Matrix.

6.2.3 Impacts on Crops and Trees

Land acquisition for the project leads to loss of trees including exotic trees, Indigenous trees, fruits trees as well as permanent crop trees. Major trees that are significant in terms of earning livelihoods include mango, banana, pawpaw or papaya, sugarcane clusters, guava, coco yam, lemon, orange, coconut, Pomegranate, Avocado, Bread fruit, Passion, guava, Lemon and Tamarind. Others have medicinal and cultural values such as Moringa, Pine, Ashok, Palmyra and Hedge. The number of trees that are likely to be felled is 51. These trees were valued, and the owners will be paid compensation. The table below presents the impact on trees and crops in West B Municipal Councils.

Table 16: Summary of Affected Trees/Crops per Shehias

Shehia	PAPs	No. Crops	Crops Value (Tsh)	Crops Value (USD)
Gulioni	19	8	40,000	16
Mitiulaya	2	-	-	-
Kisima Majongoo	5	9	81,500.00	32.6



Shehia	PAPs	No. Crops	Crops Value (Tsh)	Crops Value (USD)
Kisiwandui	3	-	-	
Kwaalinatedu	11	2	4,000.00	1.6
Malindi	5	6	1,200,000.00	480
Mchangani	16	-	-	
Mlandege	10	-	-	
Mwembe Madema	3	12	800000	320
Mwembe Shauri	6	-	-	
Mwembeladu	13	1	127,500.00	51
Miembeni	20	13	54,000.00	21.6
Raha Leo	2	-	-	
Vikokotoni	1	-	-	
TOTAL	116	51	2,307,000.00	922.8

Source: DAR Field Report, 2024

6.3 Impacts during Construction

6.3.1 Disrupted social infrastructure services

(i) Water Infrastructure

There are several water supply pipelines owned by ZAWA in the project area. These water pipes connecting to private houses are also identified within the project areas. Among these infrastructures, some will be temporarily closed or out of service, while boreholes and shallow wells will be permanently lost.

Underground water supply pipes connected from mosque, public schools, and community boreholes to individual households. All affected structures will be restored by the project in close consultation with responsible institutions.

(ii) Disruption on Electrical, Telecommunication

This project will affect electrical poles belonging to Zanzibar Electricity Company – ZECO. Most of these infrastructures are found around Michenzani blocks, with their cabling and poles which need to be removed and replaced in nearby areas.

(iii) Impact on Access and Connecting Roads/Pathways

Main and side roads will be affected either temporarily or permanently during construction phase and local communities will be affected by lack of access to these roads. During demolition of buildings and Project construction activities will have a temporary notable visual disturbances impact to the communities' users if the project roads especially from falling structures of affected buildings and structures as well as during excavations and storage of soil piles from the trenches.

6.4 Proposed Mitigation Measures

The table below presents some of the mitigation measures for the above-mentioned impacts

Table 17: Proposed Mitigations

Group	Measures
Taxi Drivers	To be given an alternative Taxi Stand - advance notice of at least 3 months will be given before relocation
Daladala	An alternative Bus Terminals to be established as per the project design following the mobility study; all Daladala will be required to shift and operate from alternative terminals New Terminal: Two termini are planned on the north and south side of Creek Road, or most public transportation destinations and returning vehicle lanes and stopping space are secured to alleviate road traffic congestion and safety risk by congestion of stopped vehicles at existing stops.
Bodaboda	Are restricted to operating within the project site. ZUMC will enforce the law to ensure that no bodaboda will be operating accordingly



Group	Measures
Private Vehicles	The Traffic Police have increased enforcement and provision of training on proper parking (in designated areas)
Transport Users and the Public	Creation of General awareness and education on relocation of the services Although the implementation of this project will affect the public transportation use and road traffic passage environment, the improvement of public transport routes and stops proposed in this project is expected to provide safer and more comfortable public transportation and road environment.
Community assets	Schools: enhance safety of the learners during construction. Ensure air quality(dust), noise and vibrations are well monitored and controlled. Playground: this will be relocated to another place in the vicinity to ensure that the service is not very disrupted.
Crops and trees	Valuation of the assets and subsequent computation of the associated compensations. Distribution of seedlings to replace the trimmed trees.
Structures	Cash or in-kind compensations options



Chapter 7 – Eligibility Criteria

7.1 Identification of PAPs and Resettlement Assistance

According to the above-mentioned laws and policies the affected person(s) (group(s) /individual(s) were those who stood to lose assets or denied access to legally designated social and economic services because of proposed activities, whatever the extent of loss, lost assets may be land, structures, trees etc. During the census and public consultation conducted throughout the project area three major categories of PAPs were found; these categories include:

(i) Category 1: PAPs with Permanent Structures; this group include owners of permanent structures – dwelling residential houses, commercial houses. In the commercial houses there are APs classified as owners while others are legal tenants Since each PAP has a valid lease agreement for the premises with the lessor being CCM (Chama cha Mapinduzi). These lease agreements are renewed on an annual basis. However, now they have been shifted out of the ROW, and they are no longer affected.

(ii) Category 2: Taxi Drivers/ authorized parking; these are PAPs who are mainly affected by Mobility and Traffic Management along the Corridor which include Taxi Drivers, Daladala Operators, Public & Private Transport Owners and the General Public. Each category requires specific measures to be taken to ensure that they are calmly and adequately resettled.

7.2 Eligibility Criteria

All PAPs, including those who have no recognizable legal right or claim the land they are occupying, are eligible for compensation or other assistance commensurate with the nature and extent of the impact involved. Eligibility to entitlements require the PAP to have been located within a direct impact zone of the right of way before the cut-off date is established when the census and assets inventory is completed. The PAP must be the one suffers a loss that is quantifiable i.e. loses an asset partially or fully, either permanently on or a temporary basis or can be quantified in monetary terms; the property ownership of the can either be formally registered or at least recognized and his/her presence or association with the location is recognized or well known within the local community. Generally, affected people should be considered eligible for compensation in cases where structures, trees and crops are present along the proposed project corridor.

7.3 Eligibility for Compensation

According to the World Bank Policies and Guidelines, PAPs are defined as any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily. Therefore, the eligible individual(s) for compensation are those who:

- a) The compulsory taking of land and other assets resulting in the following:
 - i) Relocation or loss of shelter.
 - ii) Loss of assets or access to assets; and
 - iii) Loss of income sources or means of livelihood whether the affected persons must move to another location.

- b) The forceful denial of accessing legally designated social economic services, with adverse impacts on the livelihood of the displaced individuals

The PAPs shall be considered irrespective of their tenure status, with respect to land that they own, occupy or use provided they own, occupy or use the affected land prior to the cut-off-date. The cut-off date for eligibility to resettlement entitlements for the project shall be when the valuation of affected properties is completed which is projected to be December 16th, 2024. For purposes of compensation, cut-off date considers only for properties, which existed before the enumeration of properties and assets in the proposed project area.

Assets that shall be eligible for compensation shall include buildings, land, and developments made on the land such as crops, trees, bore holes etc. The affected public social services such as power supply will be enumerated for costing, replacement and construction at suitable sites.

For public utilities infrastructures such as pipes, water main distribution pipes/customer pipes, and control valves with chambers, tunnel bulk meter, electric reticulation poles, and telephone cables shall be valued separately. The cost for relocating these utilities shall be developed by the respective utility authorities.



Table 18: Entitlement Matrix for Various Categories of PAP

S/N	Type of loss	Unit of entitlement	Compensation for Lost Assets	Disturbance Allowance	Other Allowances and Assistance
PHYSICAL DISPLACEMENT					
1	Land	Individual PAP	Compensation at full Replacement Value	Disturbance Allowance (calculated at 15% of value of affected land)	<ul style="list-style-type: none"> The municipality arranges for allocation of resettlement land with Inclusive costs to access a similar land and attain all procedures to Shehas and Land offices. Vulnerable PAPs and women to be given education and support to ensure security of their land rights.
2	Residential Structure	Individual PAP (<i>owner of the structure</i>)	Compensation of Residential structure at Replacement value (current cost of development <i>without Depreciation</i>)	Disturbance Allowance (calculated at 15% of value of affected land)	<ul style="list-style-type: none"> Transport Allowance Only on occupied main dwelling house transport of 12tons at 20km distance = ths 250,000 Loss of accommodation allowance if lost where structure is occupied residential (calculated as monthly market rent for the acquired property x 36 months. Need deliberate assistance PAP to access a similar property for residence in case of women and vulnerable PAP.
3	Support /annex structure (e.g. septic tank, water tower)	Individual PAP	Compensation at full Replacement Value	N/A	<ul style="list-style-type: none"> Assistance to obtain merchandise /craftsmen for construction and replacements.
4	Houses and structures	Assistance to Vulnerable PAPs Deprived widows/single mothers/elderly /ill/disabled or illiterate PAPs	Receiving assistance in the following: <ul style="list-style-type: none"> Dismantling salvageable materials from their original home. Compensation payment procedure (e.g. specifically explaining the process and procedures, making sure that documents are well understood. (iii) Physical assistance when moving, e.g. assisting	NA	<ul style="list-style-type: none"> Provision of all other assistance including security of tenure



S/N	Type of loss	Unit of entitlement	Compensation for Lost Assets	Disturbance Allowance	Other Allowances and Assistance
			persons/households with relocating their possessions. (iv) Counselling in matters related to compensation and displacement.		
ECONOMIC DISPLACEMENT					
5	Affected source of livelihood (income)	Vulnerable PAPs (deprived widow/single mothers/elderly/ill/disabled or illiterate PAPs)	Livelihood capacity building and empowerment on Informal businesses Conduct livelihood reconstruction trainings and skills empowerment to capture life opportunities	<ul style="list-style-type: none"> ▪ NA 	<p>Note: Livelihood restoration programs are not broadly applicable under this Project. The impact assessment has confirmed that the Project will result in minimal disruption, with no significant loss of income or livelihood sources identified for most Project Affected Persons (PAPs).</p> <p>Despite this, and in line with World Bank safeguard guidance, RAP retains provisions for livelihood restoration. This measure serves as a safeguard to address any unforeseen or emerging impacts on livelihoods during Project implementation. The PIU Safeguards Team will ensure that RAP remains adaptive and responsive to such potential impacts.</p>
	Business Structure	Individual PAP (<i>owner of the structure</i>)	Compensation of commercial structure at Replacement value (current cost of development <i>without Depreciation</i>)	<ul style="list-style-type: none"> ▪ Disturbance Allowance (calculated at 15% of value of affected land ▪ Loss of Profit⁴ : all traders be compensated for loss of profits irrespectively of them no having the paperwork's 	<ul style="list-style-type: none"> • Transport Allowance Only on occupied main dwelling house transport of 12tons at 20km distance = ths 250,000 • Loss of accommodation allowance if lost where structure is occupied residential (calculated as monthly market rent for the acquired property x 36 months. • RGoZ through the shehas offices to assist the tenant PAP to be refunded by the landlord if there are any terms of the lease remaining

⁴ All traders were relocated. However, this provision is made to guide RAP implementers just in case there will be one identified in future.

S/N	Type of loss	Unit of entitlement	Compensation for Lost Assets	Disturbance Allowance	Other Allowances and Assistance
				demonstrating the revenue.	<ul style="list-style-type: none"> Given that most petty traders may not have formal documentation or records with tax authorities to verify their business revenues, a sample-based survey will be conducted to estimate average income or profit levels. The results of this survey will serve as the basis for determining fair and reasonable compensation amounts for the loss of profit.
6	Crops / Trees on undeveloped land	Individual PAP (<i>owner of the crops/trees</i>)	Compensation at market value of the crop/tree. Computed based on the approved government rates	N/A	Disturbance Allowance (calculated at 15% of the land compensation cost)
7	Commercial Land	Individual PAP	Compensation at full Replacement Value. Computed based on the approved government rates	Disturbance Allowance (calculated at 15% of value of affected land)	<ul style="list-style-type: none"> The municipality arranges for allocation of resettlement land with Inclusive costs to access a similar land and attain all procedures to Shehas and Land offices. Vulnerable ⁵PAPS and women to be given education and support to ensure security of their land rights.
		Renter and /or encroacher	Compensation at market value of the crop/tree.	N/A	N/A
9	Seasonal Crops such as vegetables	Owner of the crops	<ul style="list-style-type: none"> Depending on the maturity of the crops the PAPs are allowed to harvest. The PAPs are allowed to harvest all cultivated crops on the affected land after the cut off dates or before the commencement of constructions. 	N/A	<ul style="list-style-type: none"> Notifications be sent to the PAPs prior to commencement of the construction works. PAPs have to be given time to harvest all the crops.
10	permanent crops and trees Compensation	Owners of the crops	Compensation of permanent crops and trees Compensation at full Replacement Value based on the market value of the crop	N/A	<ul style="list-style-type: none"> Depending on the maturity of the crops and market / commercial value

⁵ This is only for provision there is no PAP identified through the set criteria



S/N	Type of loss	Unit of entitlement	Compensation for Lost Assets	Disturbance Allowance	Other Allowances and Assistance
			Compensation of crops if they were out of their way and be found on the ground by the contractor due to realignment of the corridor	N/A	<ul style="list-style-type: none"> Seasonal Crops such as vegetables are allowed to be harvested but no new crops to be planted by tenant PAP
11	Live assets	Livestock and other animal keepers	N/A	N/A	Provision of shifting assistance for livestock and animal keeping facilities in areas outside of resettlement or assistance to carry out animal keeping in area permitted to do so.
Impacts on Community Assets					
12	Public structures / infrastructure (utility service providers)	Public institutions / community asset	Compensation at Replacement Cost	N/A	Acquiring entity to liaise with utility and owners of the infrastructure to replace the lost structure/ infrastructure at alternative location of resettlement.



Chapter 8 – Valuation of Assets

The chapter describes the valuation approach and methodology used in the valuation of project affected assets.

8.1 Basis of Valuation Methods

According to section 4 of The Land Tenure Act 1992, the main basis of Valuation for Compensation is the “Market Value”. This includes the market values of land, buildings, crops, trees and other unexhausted improvements such as boreholes, electrical systems, fencing walls, etc. Conversely, according to WB OP. 4.3 the main basis is the “Replacement cost”. Replacement cost is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be considered. Also, for losses that cannot easily be valued or compensated for in monetary terms (e.g. access to public services, customers, and suppliers; or to fishing, grazing, or forest areas), attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities. Therefore, the methods used to estimate the market values of land, buildings, crops and allowances are as follows:

8.1.1 The Valuation Method

The valuation exercise was administered by registered Valuer with the valuation inspection form obtained from the Department of Lands and Registration- Zanzibar. Value determination methods were as follows:

Valuation of Land: market value. Land was valued based on the current market value of the piece of land to be acquired by the project. Procedures for assigning value to the land involved determination of the size of the affected land to be acquired, inventory of land parcels affected by the project including names, assets ID number, asset location and usage.

Valuation of Building and structures: market value (without depreciation) The valuation of affected housing structures found within the project site used replacement cost without including depreciation, taking into consideration the market value of the structures which was calculated based on the market price of the material at the time of valuation. Structures were assigned values depending on the type of structure, number of outer support structures, size of the structure, details of the construction materials used, usage of structure and percentage of loss. Most of the housing structures found in the project site include occupied residential structures, unfinished structures for residential purposes and foundations built to erect housing structure

Valuation of Trees/crops: Trees or crops were valued based on the market rates for various species as provided in the crop schedule for the Zone by the Ministry of Agriculture /Land. The value depends on age/maturity of the tree or crop, potential use and the number of trees. The main species found are permanent trees.

The laws of Zanzibar require full, fair and prompt payments of compensation within 6 months from the time the Valuation Report is approved. The timing / schedule of RAP implementation revolves around the date when valuation was done, and PAPs are required not to undertake any further development on the land and properties that have been inventoried and valued. **(Details on the valuation method are provided under Annex 3).**



8.1.2 Compensation for Unanticipated Additional Construction Damage

This RAP also considered compensation for unanticipated damage during construction phase (on-spot compensation). These types of on-spot compensation will be executed by the Contractor using contingency funds provided under the RAP budget. Allowances / Other Assistances: Apart from the above parameters, valuation of affected assets also considered the following allowances as part of the valuation procedure.

- (i) **Loss of accommodation:** Accommodation allowance is among the allowances given to the tenants who are forced to terminate the tenancy contract due to project impact. Residential rent is estimated at the market demand as could be established from the locality. In this RAP rent rates have been used based on the type of building and location which ranges between 3months based on the valid tenancy contract at the time of cutoff date. (The amount be deducted from the compensation of the landlord).
- (ii) **Loss of Profit:** The net monthly profit of the business carried out shall be assessed, evidenced by an audited account where necessary and applicable and multiplied by 36 months to arrive at the loss of profits payable. (*I.e. Loss Profit = Net profit/per month x 3 months*). It is payable to all affected business with legal recognitions. An enquiry to tax authorities on rates of charged tax in similar businesses also can be made to make estimations on informal businesses without audited accounts.
- (iii) **Transport Allowance:** Transport allowance is computed based on prevailing market rates within an area and is paid only to PAPs who occupied the residential/commercial structure. *Transport Allowance shall be the actual costs of transporting twelve tons of luggage by rail or road (whichever is cheaper) within twenty Kilometers from the point of displacement (i.e. Transport allowance = 12 tons x Actual Cost/ton/km x 20km).*
- (iv) **Disturbance allowance:** This was calculated by applying value of real property by average percentage rate of interest offered by commercial banks on deposits for 12months. The current average rate of the interest obtained from computing 15% of the value of land. Therefore, based on the total compensation value, obtain the 15% of the land value and add it to the previous total. All PAPs who are illegible for any kind of compensation shall receive a disturbance allowance. *Disturbance allowance = (Land Value x 0.15).*

8.2 Proposed Compensation Options and Packages for each PAP/PAH

In the green corridor project, monetary compensation will be adopted to compensate all affected properties. However, there will be no compensation for lost land as in Zanzibar, all land including the project land belongs to the RGoZ. Meaning that the project land is essentially under the custodian of ZMC but overtime there has been encroachment to the buffer zones of natural drainage course and existing drainage channels due to poor law enforcement. To comply with the World Bank OP 4.12, these land users will be paid cost recovery to compensate for unexhausted development made. The Entitlement Matrix provides the details of proposed compensation for various losses and other assistance will be provided to PAPs by BIG-Z.



Chapter 9 – Relocation Plan

The structures falling within the way leave corridor will need to be relocated to outside the way leave. Sections below present the relocation plan for all physical and non-physical activities

9.1 Activities to be completed prior to commencement of Compensation Payment

- i) **Operationalize Grievance Redressal Mechanisms:** Proposed GRMs at Shehia/Community level and District level would be operationalized following provision of a) TORs for the committee at each level and b) commensurate training and resources to enable effective functioning.
- ii) **Finalize Contracts with Support Agencies for RAP Implementation:** Contracts with the following agencies would be finalized.
 - a. RAP Payment Agent.
 - b. RAP Implementation Unit (PIU);
- iii) **Disclosure of Draft RAP:** Following the approval of the Draft RAP by PIU and World Bank, the document needs to be disclosed by PIU on their site as for any feedback from public.
- iv) **RAP approval and public disclosure-cum-Launch Workshop:** A Public consultation-cum-Disclosure workshop would be conducted at locations in each of the Project Shehia to launch the RAP implementation. The workshop will have participation from representatives of the affected people, other stakeholder's/partner agencies and Shehas. The objective of the workshop will be to:
 - create awareness on the overall features of BIG-Z
 - contents of the RAP particularly with respect to applicable entitlements process; and
 - Provide information on mechanisms and processes for sensitization, participation and consultation and grievance redressal for compensation.
- v) **Awareness Program:** As it would be last stage of interaction by the RAP Implementation Unit with the PAPs prior to issuance of Compensation Payments, the following activities would be additionally undertaken:
 - a. Issuance of PAP Identity Cards: PAP ID cards duly signed by the MOICT Legal Officer would be issued and issued to the respective PAPs.
 - b. Recording any changes to option one in kind compensation: During the training if any PAP (losing main dwelling structure) indicates change to the previous option i.e. prefers cash now rather than replacement house as chosen earlier, it shall be duly recorded and conveyed to PMT. The Compensation Agreement Form would be revised, and PAPs would be required to duly sign the form indicating the revised option. The RAP Database would be updated to reflect the change.
 - c. Preference in type of Seedlings: As seedlings form part of the entitlements and would need to be procured for subsequent distribution, PAPs would be required to indicate the type of seedlings they wish to be compensated with.
 - d. Price check with Department of Forestry: The RAP Implementation Unit will make one final check with Department of Forestry to verify the prices of Natural Trees as stated in the Gazette, if issued.
- vi) **Updating and finalization of RAP database:** All information regarding PAPs – asset details, household level details, changes to preferences will be updated for provision to PIU and thereon to the Payment Agent, Construction Contractor for Replacement Houses.
- vii) **Opening of Bank accounts for PAPs:** RAP Implementation Unit would counsel all PAPs due to receive compensation amounts above the agreed threshold and provide necessary information to open Bank accounts or provide account details if they already have bank accounts.
- viii) **Procurement of Seedlings:** PIU/ZUMC will decide for procurement of fruit tree seedlings that are to be provided to PAPs as part of the compensation. These would be provided to the Municipal Council for onward distribution to PAPs at an appropriate time.
- ix) **Hold Shehia level meetings to counsel the PAPs:** Shehia level meetings would be held to inform PAPs about the processes and agencies involved in compensation payment, RAP implementation and civil works commencement. Such meetings would be organized by the RAP Implementation Unit.

Payment of compensation and vacation of land: PMT will make the Compensation payments as per



the amounts due to each PAP in cash paid directly to their Bank Accounts and against provision of proper documentation. Active Bank account, proper documents in case of inheritance Identity Cards etc.

- x) **RAP Implementation Monitoring:** Internal monitoring by independent Consultant will commence soon after RAP approval which would specifically record:
- Project inputs including readiness of institutions such as GRMs, contracting of Payment Agent,
 - Project outputs including number of people affected and compensated, replacement housing provided; and
 - Measure overall physical and financial progress to assess readiness with respect to site handing over and commencement of construction.

The above would be carried out based on reviews of reports produced by RAP Implementation Unit, supplemented with field visits to project areas as deemed necessary and regular updating of RAP Database. It would produce fortnightly reports for usage within PIU, WB, SE and ZUMC. The activity would continue across subsequent stages and till the end of the Compact or up to a desired period as deemed necessary based on review of progress/completion of activities.

9.2 Activities to be completed prior to commencement of civil works

The structures falling within the corridor of the project infrastructure will need to be relocated outside the corridor of Impact. Sections below present the findings steps wise processes to relocate the household that will be losing their main dwelling structure; i) consultations with the affected households on the impacted assets and the entitlements (ii) disclosure of the house designs and the allowances (disturbance, shifting, vulnerability assistance (if any); (iii) assess land availability and site assessment for those having alternate lands and (iv) liaise with Shehas and PAP committee to identify land parcels from the earmarked host Shehias, (v) Prepare database with geo reference points for each PAP indicating the place of origin and relocation site. (vi) Prepare a map showing how PAPs are spread in the new areas.

9.2.1 Process of Relocation

The process of Relocation would be for three sets of PAPs i.e.

- Those losing main commercial structure and opting for in-kind compensation i.e. PAPs for whom there is a need to have the replacement structures ready before they can be shifted.
- Those losing main commercial structure and opting for self-relocation i.e. taking compensation in cash and building their own house outside the way leave; and
- Those losing temporarily shifting their business premises (hawkers) will only be paid cash disturbance.

The table below indicates the step wise process of relocation along with responsible agency and timelines:

Table 19: Relocation Plan

Step No.	Activity	Timeline (to be completed within)	Responsibility	Support Agency
For PAPs opting for Cash				
1	Provision of ID	2 weeks	RAP Implementation Agency	PIU
2	Opening of Bank account	within 2 weeks	RAP Implementation Agency	PIU
3	Identify and provide alternative land for relocating businesses	3 weeks (to begin immediately)	District Administration /RAP Implementation Agency	PIU
4	Ensure PAPs have received all due compensation (for land under wayleave, homestead land) and allowances (except for shifting allowances that shall be paid at the time of shifting)	4 weeks from start of RAP implementation	RAP Implementation Agency	PIU



Step No.	Activity	Timeline (to be completed within)	Responsibility	Support Agency
5	Conduct meeting with PAPs to ensure PAPs of follow up actions, particularly those without alternate land		RAP Implementation Agency	PIU
6	Indicate date of dismantling shifting to outside the way leave	4 weeks from above	RAP Implementation Agency	PIU
7	Provide support in leveling of land as required for installation of business benches			
10	Provide Support to PAPs on a case-by-case basis	within this period	RAP Implementation Agency	PIU
11	Complete the process of relocation	Total 3-4 months from start)	RAP Implementation Agency	PIU

The relocation process would be followed as per timelines as any delay in this regard is likely to: i) cause problems for safe storage of the personal belongings of these PAHs as they shall have no shelter after dismantling and ii) might require the project authorities to provide interim or transit accommodation. Further, as shifting from locations where PAHs have been living for a long period would be a difficult task, the following aspects would be taken into consideration:

- i. ensure that PAHs have seen the resettlement site, if it is not known already to them or belong to them and preferably the exact plot/house that has been allotted
- ii. the period between dismantling and salvaging of house materials and shifting to resettlement site should be minimized to the extent possible.
- iii. Vulnerable PAHs, particularly females and Elderly PAPs would be provided with extra care and support as necessary.
- iv. PAHs have packed their belongings and are in readiness to shift.
- v. Motorized transport/Animal driven carts for transportation (in-kind assistance, if need) are ready.
- vi. the process of shifting process should be i) completed in minimum time possible and ii) avoided during rains. PAP would be allowed to carry away with them all the movable items of their daily living like house construction materials, and personal belongings.
- vii. Records will be kept of PAPs who would shift to which relocation as per format below:

Details of relocation									
Name of the VH, Sheha	List of members in the PAH (beginning with name of PAP)	Status of Vulnerability of Head of HH	Sex	Age	Date of shifting to new site location	Name and Location of the Resettlement site or area to which PAPs are shifting	Shifting done by self or need help as vulnerable	Start date and End date	Remarks

9.2.3 Dismantling of structures and Relocation of PAPs to new location

Once the construction of the Replacement Houses is complete, all PAPs will be informed to relocate to their new houses and dismantle their old dwelling structures and salvage any material if they wish to.

Handover of site for construction: Once all property on the stated land is vacated, the site will be considered as free from encumbrances to hand over to the Contractor for commencing construction related activities.



10.3 Activities to be completed upon completion of all activities under RAP

- (i) **Updating of digitalised RAP Database and Preparation of supplementary RAP:** The above details will be recorded into the supplementary RAP and the RAP Database will also be updated.
- (ii) **Provision of employment, jobs with contractor and other services:** Even though a linear project of this nature would have limited work opportunities at every location, the Contractor would be required to give preference to all able-bodied men and women for local labour and other associated services. Municipal administration would place notifications indicating requirement of labour on their notice boards.
- (iii) **Preparation of Periodic Internal Monitoring Reports:** Internal Monitoring Reports will be produced periodically and shared internally and with external stakeholders.
- (iv) **Implementation Completion Audit:** As all activities relating to RAP implementation will be expected to be completed in less than 1 year, Implementation Completion Audit would be carried at the end of Year 1 from the start date of RAP implementation to assess whether the project has met with the RAP objectives.
- (v) **Submission of RAP Implementation Completion Report:** Upon completion of all Implementation activities, the contracted RAP Implementation Unit and Payment Agent (PA) shall separately produce Implementation Completion Report for submission to PIU for its review. PIU will compile and collate the findings along with its findings internal monitoring and submit a Consolidated Implementation Completion Report same to World Bank.



Table 20: RAP Implementation Schedule for Michenzani Mobility Project

S.NO.	ACTIVITY	MONTHS													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Activities to be completed prior to commencement of Compensation Payment															
i.	Operationalize Grievance mechanisms														
ii.	Finalize Contracts with Support Agencies for RAP Implementation														
iii.	Disclosure of Approved Draft RAP														
iv.	RAP approval and public disclosure-cum-Launch Workshop														
v.	Undertake Financial Literacy awareness programs														
vi.	Other Activities during Financial Literacy Awareness Program														
vii.	Updating and finalization of RAP database														
viii.	Internal Monitoring														
Activities to be completed prior to commencement of civil works															
ix.	Opening of Bank accounts for PAPs														
xii.	Hold Shehia level meetings to counsel the PAPs														
xiii.	Payment of compensation and vacation of land														
xv.	Dismantling of structures and Relocation of PAPs to new location														
xvi.	Handover of site for construction														
Activities to be completed of all activities after RAP Implementation															
xvii.	Provision of employment, jobs with contractor and other services, if any														
xix.	Preparation of Periodic Internal Monitoring Reports														
xx.	Implementation Completion Audit														
xxi.	Submission of RAP Implementation Completion Report														



Chapter 11 – Grievance Redress Mechanism

11.1 Introduction

Regardless of its scale, involuntary resettlement inevitably gives rise to grievances among the affected population over issues ranging from rates of compensation and eligibility criteria to the quality of replacement housing and other disturbances during construction stage. Therefore, an easily accessible and effective grievance redress mechanism will be required to resolve grievances at the community and technical levels. The grievance redress mechanism will allow the institutions engaged in grievance resolution to receive and address specific concerns about compensation and relocation raised by PAPs or members of host communities or any issues related to implementation of resettlement action plan in a timely fashion, including a resource mechanism designed to resolve disputes in an impartial manner cut down on lengthy litigation.

The sections in this booklet present the likely grievances, objectives of the GRM, the principles that need to be adhered in formulation of effective procedures and processes, operationalizing requirements of GRMs, redressal procedure steps involved in recording and redressal of grievances.

11.2 Objectives of the Grievance Redressal Mechanism (GRM)

The primary responsibility to address all complaints and grievances lies with the project. The GRM will comprise two levels or tiers to handle grievances – first level will be at community where Shehia-GMC will be clustered, while the next or second level will be at the district level. The primary objectives of creating a GRM are:

- i. disputes related to preparation and implementation of Resettlement Action Plan of this specific project are treated separately and on priority.
- ii. helps project proponents ensure that project implementation timelines and overall schedule are not compromised due to delays in resolution grievance; and finally
- iii. helps cut down on lengthy and expensive litigation that PAPs might have to indulge in otherwise

11.3 Likely Grievances

Types of grievances that could occur/have already occurred during the preconstruction i.e. survey stage and those likely to occur during the RAP implementation followed by construction stage are listed below:

Table 21: Indicative Types of Possible Grievances

Stage	Types of grievances (indicative)
<i>Planning/Pre-construction</i>	<ul style="list-style-type: none"> ▪ lack of awareness of the project footprint, wayleave/corridor. ▪ missing of parcel, error in identification and/or incorrect measurement (or perceptions over incorrect measurement) of affected assets. ▪ disagreement regarding inheritance or ownership of assets and fearing loss of compensation. ▪ lack of adequate communication on the project developments, not enough consultation/sensitisation, ▪ disagreement over the rates utilized valuation of affected assets. ▪ mistakes in the formulation of compensation agreement documents;
<i>RAP Implementation followed by Construction</i>	<ul style="list-style-type: none"> ▪ non-payment for improvements carried out to structures post survey and valuation but prior to compensation payments. ▪ mode of payment of compensation and time delays. ▪ dissatisfaction over alternate housing provided. ▪ not enough work during construction stage / dissatisfaction over wages given. ▪ wrong identification of livelihood restoration schemes, their inadequacy, training support and lack of necessary assistances. ▪ increased cases of HIV/AIDS due to intercultural interactions. ▪ likelihood of increase in Gender Based Violence (GBV); ▪ loss of access not addressed. ▪ loss of property due to theft allegedly by construction personnel. ▪ damage to crops caused due by ongoing construction work e.g. deep cutting/excavations



Stage	Types of grievances (indicative)
	<ul style="list-style-type: none"> ▪ dissatisfaction over replacement structures. ▪ inadequate support in relocating to resettlement sites/replacement structures; and ▪ Snag in cost reductions causing non restatement of the soil leading to risk of flooding and blockage of the drains.
<i>Post construction</i>	<ul style="list-style-type: none"> ▪ Manifestation of the missing PAPs. ▪ Misuse of the infrastructures e.g. littering in the drains ▪ Land encroaching of the compensated corridor ▪ Security of the project infrastructure

11.4 Principles to Effective Grievance Redressal

Principles in formulation of effective grievance redressal process are as follows:

- i) Institutions and procedures laid down are consistent with the anticipated grievances.
- ii) Takes cognizance of the existing socio-cultural setting such as making use of existing village structure – Shehia in resolution of disputes.
- iii) Is housed within existing formal institutional structures thereby ensuring continuity
- iv) Should be well represented in its composition particularly aimed to resolve the types of grievances that are likely.
- v) Is accessible/close to the source of grievance to not make reporting of grievance difficult in the first place.
- vi) Takes cognizance of the need to resolve grievances as they are better resolved at the level at which they occur rather than the next higher level.
- vii) Provides appropriate orientation and training to all stakeholders involved in redressal of grievances.
- viii) Is well-supported by an effective information dissemination mechanism to prevent occurrence of a grievance in the first place due to lack of information.
- ix) Fixes a time frame for resolution of grievance and communicates the same to communities.
- x) Is timely and responsive i.e. Its recommendation and decisions are implemented by the project implementers; and finally
- xi) Is adequately resourced to ensure desired effectiveness.
- xii) No financial payments required for PAPs to have their grievances addressed.

11.5 Grievance Management Committees’ Structure, and Functioning

There will be two levels of grievance management committees. BIG - Z will be responsible for operationalizing the Shehia - GMCs by providing them with specific TORs for the execution of required work at the RAP developing stage, commensurate training and resources.

11.5.1 Shehia - GMCs

The committee will:

- i. Represent the interests of PAPs and communities in the project's zone of influence.
- ii. Act as an entry and exit point for all grievances arising from resettlement activities
- iii. Act as BIG-Z, ZMC’s local monitoring and oversight committee on the corridor encroachment, construction materials vandalism and finally to sensitize the community from misusing the infrastructures.
- iv. Monitor safety standards, labour requirements and community health issues during construction works and report to BIG-Z or ZUMC.
- v. Prepare progress reports and present them to the GMC during monthly meetings.

11.5.2 Composition of Shehia- GMCs

At the community level, the Resettlement and Grievances Management Committee will be in Shehias depending on numbers of PAPs in a particular area. Total members of Shehia - GMCs would be between 10 and 15. The committee may at any time co-opt any member to help in resolving grievances if it is necessary. Composition of the committee as formed is presented below:

- i. Chairperson – Sheha
- ii. Deputy Chairperson
- iii. Secretary PAP



- iv. Elected PAP representative of the affected areas (blocks/Zones)
- v. Women Representative
- vi. Community Development Assistant (Deputy secretary)
- vii. NGO representative (co – opted depending on the pertinent issues within the areas preferably GBV and SEA)

11.5.3 Functioning

Details on functioning, meeting schedule and procedures, requisite training and reporting are provided below:

(i) Meeting Schedule:

As it is anticipated that at the initial stages – prior and post compensation payments, the PAPs would have issues to seek clarification on and report any grievances, the DGRMCs will:

- Meet once in a month – or more frequently if the situation so demands.
- Meet once a month, depending on review and internal monitoring of grievances – type and nature.
- May decide on frequency of meetings as deemed appropriate upon commencement of construction works which may lead to additional disturbance and damages to and thereby grievances from committees

(ii) Committee Meeting Procedures:

The meeting procedures are described below:

- At the first meeting of the Committee, the Members shall elect a Chairperson and Secretary from amongst themselves who shall serve in that capacity for a specified period (depending on the project time span).
- The Chairperson of the Committee shall preside over and maintain the due and proper conduct of meetings and ensure that the rules and regulations of the Committee are properly always administered. In the absence of the Chairperson, the Interim Chairperson will be nominated and duly seconded to preside over the meeting.
- The Committee Secretary will be responsible for taking minutes and circulation of the duly signed copy of such minutes.
- The Quorum at any meeting of the Committee shall be fifty (50) percent of the total number of members of the Committee eligible to attend the meeting.
- The Committee shall always enforce transparency and accountability in the conduct of its affairs.
- PAPs with grievances will not always be expected to attend the meetings but will be called upon to attend when the Committee deems it necessary.

(iii) Training:

Once formed, Training would be imparted to the members of the Committees on the following topics:

- Orientation of types of likely grievances and the levels for handling the same
- Legal framework governing the project, and specifically on the different norms as applicable under WB OP 4.12
- Details of the compensation entitlements i.e. different rates applied for trees (fruits trees, indigenous trees, exotic trees, crops (permanent vis a vis seasonal crops); structures etc.
- Provision in event of damage during construction
- Redressal Procedure including:
 - ✓ Helping illiterate PAPs record their grievances
 - ✓ Approach to investigating issues, usage of grievance recording forms
 - ✓ Frequency of meetings, minute taking and reporting etc.
 - ✓ Communication of resolution status of the grievance to the PAP

(iv) Dissemination of Committee's Resolution:

The Committee's resolution status on any grievance received and discussed will be communicated to the PAP or any claimant **within 5 working days** of the Committee's decision.

- *Program Reporting Requirement:* The Shehia - GMCs will work hand in hand with BIG- Z, and ZUMC on all matters arising and progress.
- *Location and Period of Execution:* The Shehia - GMCs will meet at shehia's meeting venue in existing communities or BIG - Z board rooms and travel to project sites as necessary.



- *Operational duration:* In terms of duration, the following shall be the key considerations:
 - The committees would need to operate till the project continues to have an interface with affected communities
 - It should remain operational even after end of the construction period as it is likely that there could be issues relating to the operational phase.
 - The duration till when such a grievance redressal system needs to be maintained post construction can be determined and can be mutually agreed between BIG - Z, ZUMC and Districts upon by review of suitable indicators such as
 - ✓ nature and type of grievances received, addressed.
 - ✓ pending resolution; and
 - ✓ Referred for arbitration/ court.

- *Interfacing with the complainant*
 The Community Development Assistant (Deputy secretary) will be responsible for preparation of invitation and resolutions letters. In the event of submitting the invitation letter the CDO will send the letter and make a follow up by phone. During the dissemination of the resolutions the CDO and committee secretary will seek an appointment to meet the complainant and submit the resolution to the complainant after cancelling.

11.5.4 District- GMCs – Scope, Composition and Functioning

BIG - Z will be responsible for operationalizing the district - GRMCs by providing them with specific TORs for the execution of required work, commensurate training and resources.

11.5.5 Scope of Work of District -GMCs

The committee will:

- i. Represent the interests of PAPs and communities in the district.
- ii. Support the project in identification of PAPs and envisaged land, enterprise or livelihood losses.
- iii. Act as an appeal and exit point for all grievances lodged by Complainants arising from resettlement activities
- iv. Ensure transparency and accountability during property valuation and loss of livelihood claims through public participation.
- v. Act as (ZUMC's) local monitoring and oversight committee on encroachment and power line/transformer vandalism.
- vi. Monitor safety standards, labour requirements and community health issues during construction works and report to ZUMC or BIG-Z.
- vii. Prepare progress reports and present them to the District Commissioner during monthly meetings.

11.5.6 Composition of District - GMCs

At the District level, the composition of the committee will include a mix of representatives from within and outside the district administration. It will include the Shehas as they preside over the District and are widely respected within their areas. The composition of the Committee will be as follows:

- i. District Commissioner – Chairperson
- ii. District Lands Officer.
- iii. District valuer
- iv. Sheha from the concerned Shehia;
- v. District Environment Officer.
- vi. Representative from Community Support Organization (CSO)/Non-Government Organization NGO (local / international) preferably those related to gender-based violence, SEA
- vii. District Community Development Officer; and
- viii. Official from BIG - Z.

11.5.7 Functioning

Details on functioning, meeting schedule and procedures, requisite training and other details are provided below:

i) Meeting Schedule:

As it is anticipated that at the initial stages – prior and post compensation payments, the PAPs would have issues to seek clarification on and report any grievances, the district - GMCS will:



- meet monthly - or more frequently if the situation so demands, depending on review and internal monitoring of grievances – type and nature.
- may decide on frequency of meetings as deemed appropriate upon commencement of construction works which may lead to additional disturbance and damages to and thereby grievances from committees

ii) Committee Meeting Procedures:

These are described below:

- At the first meeting of the Committee, the Members shall elect a Chairperson and Secretary from amongst themselves who shall serve in that capacity for three (3) years.
- The Chairperson of the Committee shall preside over and maintain the due and proper conduct of meetings and ensure that the rules and regulations of the Committee are properly always administered. In the absence of the Chairperson, the Interim Chairperson will be nominated and duly seconded to preside over the meeting.
- The Committee Secretary will be responsible for taking minutes and circulation of the duly signed copy of such minutes.
- The quorum at any meeting of the Committee shall be fifty (50) percent of the total number of members of the Committee eligible to attend the meeting.
- The Committee shall always enforce transparency and accountability in the conduct of its affairs.
- PAPs with grievances will not always be expected to attend the meetings but will be called upon to attend when the Committee deems it necessary.

iii) Training:

Once formed, Training would be imparted to the members of the Committees on the following topics:

- Types of grievances likely to be escalated to their level
- Legal framework governing the project, particularly the WB requirements
- Details of the compensation entitlements
- Provision in event of damage during construction
- Provision of in-kind and
- RAP timeline and updating procedures

iv) Dissemination of Committee’s Resolution:

The Committee’s resolution status on any grievance received and discussed will be communicated to the PAP or any claimant within 7 working days of the Committee’s decision.

- *Program Reporting Requirement:* The District Grievances Management Committees will work hand in hand with the RAP Consultant, ZUMC and BIG - Z Communications and Outreach officer reporting on all matters arising and progress.
- *Location:* The district - Grievances Management Committees will be housed within the District Headquarters and provided with a separate space to work. They would undertake travel to project sites as necessary.
- *Operational duration:* In terms of duration, the following shall be the key considerations:
 - The committees would need to operate till the project continues to have an interface with affected communities
 - It should remain operational even after end of the construction period as it is likely that there could be issues relating to the operational phase.
 - The duration till when such a grievance redressal system needs to be maintained post construction can be determined and can be mutually agreed between BIG - Z, ZUMC and districts upon by review of suitable indicators such as
 - ✓ Nature and type of grievances received, addressed.
 - ✓ Pending resolution; and
 - ✓ Referred for arbitration/ court.
- *Interfacing with the complainant*
The Community Development Assistant (Deputy secretary) will be responsible for the preparation of invitation and resolutions letters. In the event of submitting the invitation letter the CDO will send the letter and make a follow up by phone. During the dissemination of the resolutions the CDO and committee secretary will seek an appointment to meet the complainant and submit the resolution to the complainant after cancelling.



11.6 Redressal Procedure

The Grievance redressal procedure aims to take into use the existing traditional structures. However, the PAP shall have the option of directly reporting the grievance to the district level GRM, if s/he so desires. The steps involved are as given below:

STEP 1 – LOGGING AND RECORDING OF GRIEVANCE:

As a first step, all complaints and grievances relating to any aspect of the project are to be properly lodged through the representative block/zone member of the Grievance Management Committee and then recorded in the Grievance Form⁶. The contact details of the Shehia -GMC members will be made public to the PAPs. Additionally, the Shehas will also be available to help the PAPs to channel their grievances to the committee. Grievance Form feeds into the RAP Database managed centrally at BIG - Z. Complaints that are not connected to the Project are filtered and referred to relevant local committees and claimants informed accordingly within 5 days. Some cases may just require provision of required information or clarification and may therefore not be required to be referred to in Step 2.

STEP 2 – REDRESSAL AT SHEHIA- GRIEVANCE MANAGEMENT COMMITTEE LEVEL:

The Shehia- GMC shall maintain a record/register of all complaints/grievances received so that these can be recorded collectively. At this step, all cases are to be heard by the Shehia- GMC and addressed through consultations conducted in a transparent manner and aimed at resolving matters through consensus. To ensure transparency, all meetings aimed at resolving such complaints are conducted for this purpose. Minutes of such meetings shall be kept and if the resolution proposed by the Shehia- GMC is accepted by the PAP, the PAP will sign the grievance form to show agreement and the grievance will subsequently be closed, otherwise Step 3 below will be followed in appeal. **A period of 14 days is provided to hear and redress the grievance.**

STEP 2 –REDRESSAL AT DISTRICT - GRIEVANCE MANAGEMENT COMMITTEE LEVEL

If the Complainant does not receive any response from the Shehia- GMC within 14 days of lodging the complaint or that the Complainant is not satisfied with the response, then the issue will be appealed to the *district - Grievance Management Committee (District- GMC)*. During the appeal to the district- GMC, all the necessary details will be attached, and the Complainant notified according of the venue, date and time when a hearing will be conducted and resolved within 14 days' time. If the resolution proposed by the district- GMC is accepted by the PAP, the PAP will sign the grievance form to show agreement, and the grievance will subsequently be closed.

STEP 3 – CIVIL COURTS OPTION:

If the affected person is not satisfied with the decision of the district- GMC he/she will be informed of his/her rights to take the grievance to the court of law, as a last resort. However, the Complainant will also be informed that doing so will be at their own expense, unless the court awards damages to the Complainant. The decision of the court of law will be final.

11.7 Timeframe

The total timeframe provided from the stage of recording of grievances to their redressal would **not be more than 14 days, unless referred to court of law**. The Implementation Completion Audit exercise that is proposed to be carried out too can provide relevant recommendations in respect to the Continuance of the committees.

⁶ Grievance form is in annex 1



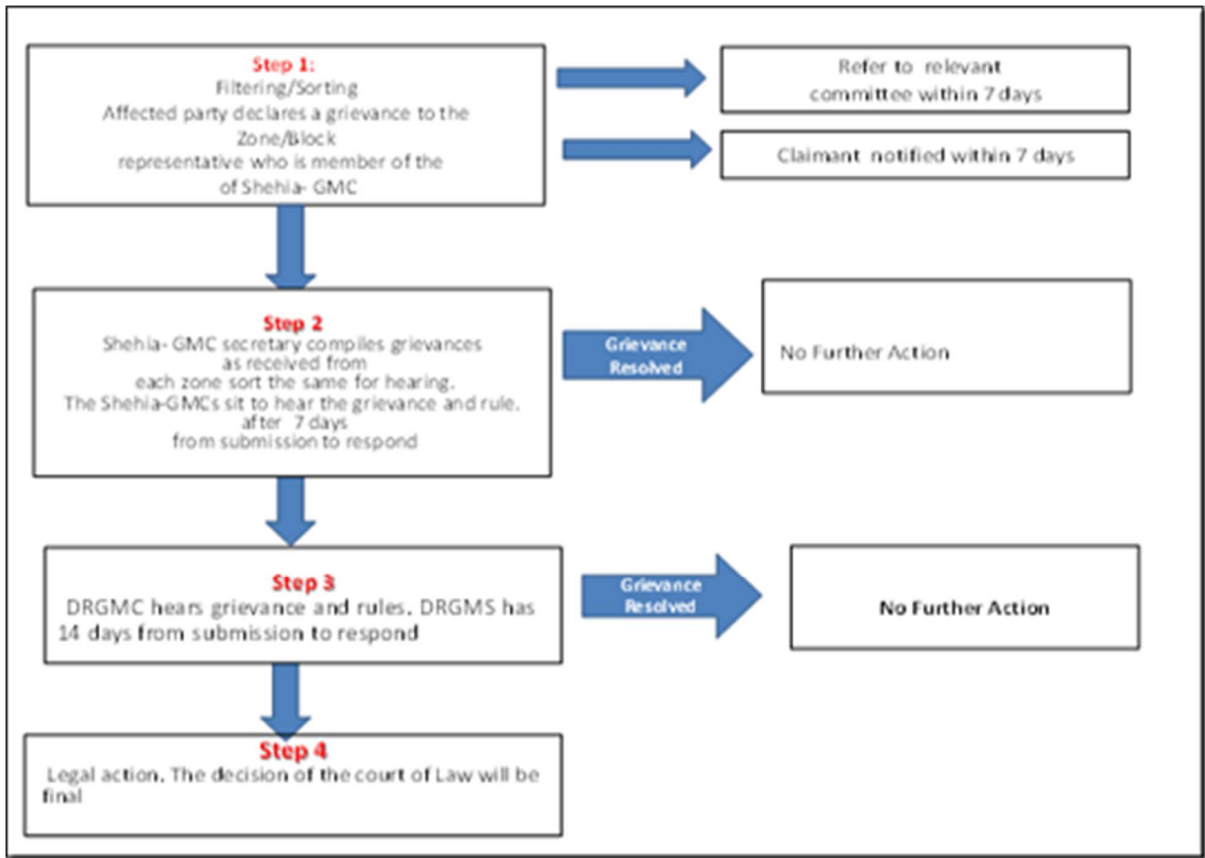


Figure 6: Grievance Redress structure

Chapter 12–Estimated RAP implementation Budget

The budget for implementation of this project RAP includes compensation for affected shops, relocation and assistance to petty traders and replacement cost for affected crops. Besides that, some funds need to be set aside for the RAP implementation and monitoring.

The budget for implementation of this project RAP includes compensation for affected shops, relocation and assistance to petty traders and replacement cost for affected crops. Besides that, some funds need to be set aside for the RAP implementation and monitoring. It must be noted this figure is only an indicated estimate based on the Consultant’s prior experiences of conducting similar assignments in Zanzibar. The budget is therefore subjected to review to accommodate all resettlement issues.

Chapter 13 – Monitoring and Evaluation

PIU will be responsible for the M&E implementation for the resettlement/compensation plans.

BIG-Z will institute an administrative reporting system that:

- Alerts authorities to the need for land appropriation for a subproject to meet technical requirements.
- Provides timely information about the valuation and negotiation process.
- Reports any grievances that require resolution; and
- Documents on timely completion of project resettlement obligations (e.g., payment of the agreed sums and construction of new structures) for all permanent and temporary losses, as well as unanticipated, additional construction damage.

Consistent with the ESMF, the engineering and survey departments of the developers will be responsible for periodically reporting to PIU on M&E results, so that PIU is promptly aware of any difficulties arising at the local level.

The M&E objective will be to make a final evaluation to determine:

- (i) If PAP have been compensated in full before implementation of subproject activities; and
- (ii) If PAP are now living at a higher standard than before subproject implementation, living at the same standard, or if they are poorer.

Several socioeconomic indicators will be used to determine the status of affected people (compared to pre-project, land being used, standard of house, and level of participation in project activities, how many children in school, health standards, and others). Therefore, RAPs will set three major socioeconomic goals by which to evaluate success:

- (i) Affected individuals, households, and communities can maintain their subproject standard of living, and even improve on it.
- (ii) Local communities remain supportive of the project; and
- (iii) Absence or prevalence of conflicts.

The indicators in **Error! Reference source not found.** below will be used to monitor and evaluate the implementation of resettlement and compensation plans.

Verifiable Indicators for M&E

The consultant will consolidate efforts in periodically monitoring the indicators listed in the following matrix.

Table 22: RAP Monitoring Indicators

Parameters	Indicators	Frequency/Timelines
Impacts on assets and people	Number of Affected assets compensated disaggregated by gender and vulnerability status.	Monthly
	Number of replaced trees and structures disaggregated by gender and vulnerability status.	Monthly
Financial (compensation/ establishment)	Amount of total compensation disbursed	End Term Evaluation
	Amount of compensation paid to PAPs (disaggregated by gender and vulnerability status) from each shehia	End Term Evaluation
	Number of PAPs paid compensation (disaggregated by gender and vulnerability conditions)	End Term Evaluation
	Number of PAPs already have bank accounts and those yet to open (disaggregated by gender and vulnerability conditions)	End Term Evaluation
	Number of PAPs who were not found and not paid (disaggregated by gender and vulnerability conditions)	End Term Evaluation
Relocation/ Rehabilitation /Income Enhancement	Number of PAPs who shifted to other unaffected parcels	Quarterly
	Number of PAPs who continue to reside in the same areas as before	Quarterly
	Number of vulnerable PAPs who have shifted by area (disaggregated by gender and vulnerability conditions)	Quarterly
	Number of total PAPs enrolled into ongoing government programs (by type)	Quarterly
	Number of youths, unemployed employed in construction works by type of services provided	Quarterly
	Number of emerging PAPs due to unforeseen construction impacts (disaggregated by gender and vulnerability conditions)	Monthly
	Number of Encroachers existing within the compensated corridor (disaggregated by gender and vulnerability conditions)	Monthly
	Number of Consultations meetings held with communities by village	Quarterly, Midterm and End Term
	Time taken for issuance of expropriation order and date of vacating the land	Quarterly, Midterm and End Term
	Time taken to identify alternate lands for PAPs	Quarterly, Midterm and End Term
Institutional Strengthening	Number of training courses provided to the committees (GRCs) (disaggregated by gender and vulnerability conditions)	Quarterly
	Number of grievances committees with full staffing and functioning	Quarterly
	Number of members of each grievance committee disaggregated by gender, age and education levels	Quarterly
	Number of grievances resolved by 'level' (first level, second level and third level) of resolution	Quarterly
	Number of cases that have been referred to courts	Quarterly
Compensation usage	Number of men and women built new homes to replace the demolished/impacted ones	Midterm and End
	Number of men and women planted trees to replace the lost ones	Midterm and End
	Number of men and women built new homes to replace the demolished/impacted ones	Midterm and End
	Number of men and women planted trees to replace the lost ones	Midterm and End

Annexure

Annex 1: List of the Reviewed Documents

The Mjini District Profile 2014
The World's Bank Operational Policy 4.12 – Involuntary Resettlement
The World Bank (2014). Involuntary Resettlement Resource Book, Planning and Implementation on Development Projects.
[2016. “World Bank Environmental and Social Framework.” World Bank, Washington, DC]
Draft Environmental and Social Impact Assessment for the Michenzani (Ng’ambo) Green Corridor Project 2019
Updated Final Feasibility Study Report for Michenzani (Ng’ambo) Green Corridor Plan, DOHWA Engineering Co. Ltd., 2019
The United Republic of Tanzania (2012). 2012 Population and Housing Census
The Land Tenure Act
The Land Tenure (Amendment) Act
The Land Tenure Act, No 12 of 1992 (Land Allocations Regulations 2008)
Zanzibar Environmental Management for Sustainable Development Act of 1996
Boosting Inclusive Growth for Zanzibar (Big-Z): Integrated Development Project – RFP 2019
The Development and Operation of a Municipal Solid waste (MWS) Landfill and Septic Sludge Treatment Facilities at Kibele, Shehia of Tunguu, Central District, Unguja, Zanzibar- Final RAP 2017
Michenzani Green Corridor Development Program Stakeholder Engagement plan (SEP) June 2019

Annex 2: Social economic survey instruments/Socio economic Survey Questionnaire

**MRADI WA UKANDA WA KIJANI MICHENZANI (NG'AMBO)
(GREEN CORRIDOR PROJECT)**

**DODOSO LA UTAFITI WA KIJAMII NA UCHUMI
(SOCIO-ECONOMIC SURVEY QUESTIONNAIRE)**

A SHORT INTRODUCTION: My name is..... I am involved in preparing the ESIA for the Project called Green Corridor in Michenzani area which is yet to be made public by the government. As consultants we seek to explore the socio-economic features of the area and the opinions of people to identify potential social impacts when it starts. Your contribution will help us assess the potential social and environmental impacts and develop mitigations.

Mimi ni mmoja wa wasaidizi katika uandaaji wa adhari za kijamii na kimazingira (ESIA kwa kifupi) kwa ajili ya mradi wa serekali unaoitwa Michenzani (Ng'ambo) Green corridor ambao bado haujatangazwa rasmi. Kama watifiti washauri tunataka kupata uhalisia wa hali ya kiuchumi na kijamii na maoni ya wakazi wa shehia zilizo sambamba na eneo la mradi ikiwa ni kazi za kitaalamu za awali kabla mradi kuanza. Mchango wako ni muhimu katika shughuli hii muhimu.

Juna la Mhojaji:

Tarehe na muda wa kuhoji:

A 1. Name and phone number (optional)

JINA NA NAMBA YA SIMU (HIARI) YA MHOJIWA

A.2: Shehia _____

A.3: Mtaa _____

A.4: Informant's Characteristics

Sifa za Mhojiwa

A.4.1: Gender [] Male [] Female

Jinsia Me Ke

A.4.2 How many people comprise the household?

Kaya in jumla ya watu wangapi

A.4.3: Age of the Respondent (UMRI WA MHOJIWA)

15-25 years	26-35 years	36 - 59 years	60+

A.4.4: Education level (KIWANGO CHA ELIMU)

Primary	Secondary	College	University	Other
MSINGI	SEKONDARI	CHUO	CHUO KIKUU	NYINGINE

A.4.5: Marital Status (HALI YA NDOA)

Single [] Married [] Separated [] Divorced [] Widow/Widower []
Hajaolewa Ameoa/Olewa Kutengana Talaka Mjane/Mgane
 owa

A.4.6: Occupation/KAZI-SHUGHULI

The respondent's occupation

KAZI /SHUGHULI NA MHOJIWA

Retired-Mstaafu		Worker-Mfanyakazi	Nyingine Taja
Craftsman/Fundi(stadi)		Teacher/Mwalimu	
Business man/woman- Mfanyabiashara		Doctor/Daktari	
Civil Servant-Mtumishi serekalini			
Others Nyingine eleza (specify e.g.11: Peddler k.m. Machinga)			

A.4.7 income Kipato

A.4.7.1 what is the average monthly income of the household?

Wastani wa kipato cha kaya kwa mwezi.....

A.4.7.2 what is the average yearly income of the household?

Vile vile Kwa kipato cha kaya kwa mwaka.....

A.4.7.3 What is the main source of your income? Even more than one

Chanzo/Vyanzo cha kipato cha kaya (hata zaidi y a kimoja waka alama

Above occupation (moja ya Hapo juu-4.6)	
Help from: government/charity/Wakf (circle) Msaada to toka serekalini/sadak-huruma/Wakf	
Remittances from relatives (Abroad, Mainland Tanzania, within Zanzibar) Kupokea fedha kutoka jamaa (ng'ambo/TanzaniaBara/Ndani ya Zenj	
Others Ningine eleza (specify)	

A.4.8 Social Ranking: How do you consider yourself? Uko kwenye sifa ipi ya hizi?

1. Very poor/**Maskini sana** ()
2. Poor/**Maskini** ()
3. Middle income level/**Kipato cha kati** ()
5. Rich /**Tajiri** ()
7. Very rich/**Tajiri Sana** ()

A.4.9 expenditure and savings/MATUMIZI NA AKIBA

(1) How much do spend monthly for food **Tshs**.....

Matumizi yako kwa mwezi kwa chakula

2). How much do you spend monthly for electricity? **Tshs**.....

Unatumia kiasi gani kulipia umeme kwa mwezi

(3) How much your health expenditures cost annually? **Tshs**.....

Gharama za huduma za afya na tiba kwa mwaka

(4) How much does your children schooling expenses cost per year?.....

Unagharamia kiasi gani kwa elimu ya watoto wako kwa mwaka

(5). Do you make any savings yearly? **Unaweka akiba yoyote?** Yes () No (). **Kama ndio endelea**

6

6. How much do you save yearly?

Kwa mwaka unaweka akiba kiasi gani

(7) How do you invest your savings?

Je unawekeza akiba yako?Unaifanyia nini hiyo akiba?

A.4.10 Social Protection-SP (Hifadhi ya Jamii)

Are you in any SP programme/Uko kwenye mpango wo wote wa hifadhi ya jamii

1 Yes ()

2 No ()

Kama ndio bainisha...

(1) TASAF ()

(2) Insurance/Bima ()

(3) Pension/Pensheni ()

(4) Other, state/ Nyingine eleza.....

A. 4.11 What traditional social protection mechanisms that still exist.....

Kuna aina zingine za hifadhi ya jamii za kijadi zinazotumika mpaka sasa

A.4.12 Transport/USAFIRI

Do you have vehicles in your household?

Kuna chombo cha usafiri katika kaya?

Yes ()

No ()

Kama ndio, kitaje hata zaidi ya kimoja

(1) Vehicles: Car/Gari b. Van c. Daladala d. Bus e. Truck/Lori

(2) Motorcycle/Piki Piki /Vespa

3). Bicycle/Baskeli

A.4.12 housing and infrastructure/ Makazi na miundo mbinu

A. 4.12.1 Ownership status of the house you live in? Umiliki wa nyumba unamoishi

1. Owner of the house/Mmiliki ()

2. Renter/Mpangaji na kiasi cha kodi () Tshs.....

3. Provided by employer/ ya mwajiri ()

4. User not paying rent/Mtumiaji bila kulipa kodi ()

5. Other/Aina nyingine.....

A.4.12.2 Building material of the house? (Aina ya jengo)

1. Brick/Tofali ()

2. Concrete/Zege ()

3. Wooden/Miti ()

4. Stone/Mawe ()

5. Soil/Udongo ()

6. Iron roof/Bati ()

7. Other/Nyingine (eleza).....

A.4.12.3 rooms in the house (+ living room) Vyumba vingapi pamoja na sebule?.....

Do you have Bathroom, WC within (self-contained)? **Kuna choo cha ndani?**

1. Yes ()

2. No ()

A.4.12.4 domestic water source in the house (Chanzo cha maji nyumbani)

1. Connected to ZAWA/Mfereji (Bomba) ()

2. ZAWA Pampu ()

3. Well /Kisima ()

4. Shehia common fountain/Kwa wote wanashehia ()

5. Religious /Ufadhili wa madhehebu ()

6. Water tank/ Tanki la maji ()

7. By vendor/**muuza maji** ()
8. Other/**kingine** (specify).....

A.4.12.5 Do you have any problems with water supply? **Kuna matatizo kuhusu maji?**

1. Yes ()
2. No ()

(if yes go to next question) **Kama ndio endee na swali lifuatalo**

A.4.12.6. problems with water supply? (Much as relevant...even more than one)

Matatizo kuhusu maji (taja hata zaidi ya moja)

1. Water cuts/**Kukatikakatika** () How frequent (**mara ngapi**).....
2. Not clean (**maji sio masafi**) ()
3. Expensive (**Aghali**) ()
4. Difficult to access (**Upatikanaji**) ()
5. Low quality (hardness) ()
6. Other (please state) **Lingine Litaje**.....

A.4.12.7 Waste water: sewerage system/**Muunganisho na mfumo wa maji taka?**

1. Yes ()
2. No ()

If yes next question

A.4.12. 8 what are your complaints about the service/ **Malalamiko kuhusu huduma ya maji**

1.
2.
3.
4.

A.4.12. 9 Do you have electricity in your house? **Kun aumemem nyumbani**

1. Yes ()
2. No ()

If yes go to next question/**Kama ndio endee swali linalofuata**

A.4.12.10 Source of electricity supply/**Chanzo cha umeme**

1. National grid (ZECO) ()
2. Sourced from neighbor/**Jirani** ()
3. Solar/**Sola** ()
4. Generator/**Genereta** ()
5. Other, **kingine eleza**... ()

A.4.12. 11.Do you experience problems with electricity supply? **Una matatizo kuhusu umeme**

1. Yes ()
2. No ()

If yes go to next question/**Kama ndio endee swali linalofuata**

A.4.12.12 problems experienced (even more than 1)? **Matatizo unayoyapata (hata zaidi ya 1)**

1. Electricity cuts....**Kukatikakatika**.....**Mara ngapi**.....
2. Low voltage **Umeme hafifu**.....
3. Other... **mengine eleza** please specify.....

A.4.12.13 which fuel do you mainly use for cooking? **Nishati gani ya kupikia unatumia**

1. fuel wood/ **Kuni** ()
2. charcoal/**mkaa** ()
3. Gas/**gesi** ()
4. Kerosene/**Mafuta ya taa** ()
5. Electricity/**umeme** ()
6. Other **aiana nyingine taja**.....

A.4.12. 14 Appliances-Which of the following do you have/Vifaa vya nyumbani

1. TV **Luninga** ()
2. Radio **Redio** ()
3. Hand phone **simu ya mkononi** ()
4. Smartphone ()
5. Other **vingine vitaje** specify ()

A.4. 12.15 Source of information: Rank ourcesyou rely on/Mpangilio wa vyanzo vya habari

1.
2.
3.
4.

A.4. 12. 16: Sports, recreation & entertainment: Michezo na burdani

Which of the following are you engaged in/prefer to watch?

1. Football (**Mpira/Soka**)
2. Bao
3. Taarab
4. Other

A.4.12.17 Culture/traditions that have declined that could be revived: List in order of importance.

Tamaduni/Jadi zilizopotea ambazo zingeweza kufufuliwa?

1.
2.
3.
4.

A.4.12.18 what are the main social problems you think are present in your shehia?

Matatizo gani ya kijamii yanaikumba shehia yenu

1.
2.
3.

Sample size based on number of households

Shehia	Total	Males	Females	H/H size	Sex ratio	No of H/Hs	Sample 10%
Mkunazini	3,308	1,573	1,735	5.1	91	649	65
Mlandege	2,070	946	1,124	4.9	84	422	42
Miembeni	6,095	3,023	3,072	5.1	98	1195	120
Mwembetanga	2,610	1,167	1,443	4.9	81	533	53
Mwembeshauri	1,933	894	1,039	5.1	86	379	38
Kisimamajongoo	2,615	1,251	1,364	5.1	92	513	51
Vikokotoni	1,872	918	954	5.1	96	367	37
Rahaleo	1,950	926	1,024	4.9	90	398	40
Kisiwandui	1,590	719	871	4.9	83	324	32
Total	24,043	11,417	12,626	4.51		4780	478

Annex 3: Details on the valuation Rates

Replacement Value Rates Adopted for Buildings & Cost for Crops

Serial Number	Type of Construction	Rate (TShs /sq.m)
1	Market Stalls, Bush poles, thatch roof, earth floor	NIL
2	Mud-Pole walls, thatch roof, earth flooring	50,000
3	Mud-Pole walls, thatch roof, cement Screed flooring	NIL
4	Mud-Pole walls, CIS roof, earth flooring	100,000
5	Burnt Bricks walls, CIS roof, cement sand screed floor, no finishes	150,000
6	Burnt Bricks walls, CIS roof, cement sand screed floor, finishes	400,000
7	Cement Block walls, CIS roof, Fair finishes (no finishes)	350,000
8	Built of Cement Block walls, CIS roof, standard finishes eg. PBZ	500,000-600,000

(Source: Valuation Report, 2019)

Cost for Permanent Crops and Trees within Green Corridor Project.

Permanent Crops & Trees	Unit/Quantity	Compensation rate	Total Amount
Mango Tree	2	182,064/=	364,128/=
Coconut	4	240,000/=	480,000/=
Shade Trees	20	20,000/=	400,000/=
Miarobaini	01	30,000/=	30,000/=
TOTAL	27		1,274,128/=