



**AMMENDMENT OF RESETTLEMENT ACTION PLAN FOR TANZANIA ENERGY  
DEVELOPMENT ACCESS PROGRAM (TEDAP) PROJECT**

**DAR ES SALAAM REGION**

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ES SALAAM REGION**

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## **1.0 Introduction and background**

The existing infrastructures system to supply electricity in Dar es Salaam, Tanzania, is unable to meet the growing demand for electricity of the existing and future potential consumers. As part of its transmission and distribution network improvement programme the Tanzania Electric Supply Company Limited (TANESCO) on behalf of the government of Tanzania received a credit from the International Development Association. TANESCO intends to implement the Distribution and Transmission Rehabilitation Project – Dar es Salaam, Moshi and Arusha now (TEDAP), in order to rehabilitate its distribution system and reinforce transmission networks in and around Moshi and Arusha in northern Tanzania and in the city of Dar es Salaam. In Dar es Salaam, implementation of the project will involve the installation of infrastructure, such as high voltage transmission, distribution lines and substations. TANESCO will need to acquire privately owned and occupied property (i.e. land and structures) to create wayleaves for the transmission lines and plots for substations.

TANESCO needs to amend RAP which was prepared in 2007 and approved by the World Bank under Transmission and Distribution Rehabilitation Project in order to accommodate the new affected people and other organization. Due to the expansion of substation at Mbagala, Kurasini and Gongo la Mboto as well as construction of the transmission line from Factory zone III (Gongo la Mboto) substation to Factory Zone II (Kiwalani) substation the construction will affect different people and private companies and all of them will be compensated. The purpose of this amendment is to present an agreed plan and implementation budget for the compensation of properties which will be affected by the construction activities. The amendment of RAP has been prepared to meet the policy and operational requirements of the World Bank, particularly the World Bank Operational Policy 4.12 on Involuntary Resettlement as well as Tanzania laws and regulations on land acquisition.

Consistent with the World Bank's disclosure policy, the amendment of resettlement action plan will be publicly disclosed in Tanzania and in the World Bank Info shop before construction of project infrastructure can commence. During this period members of the public will be given the opportunity to respond to the resettlement action plan.

## **2.0 Project description and land requirements**

The TEDAP in Dar es Salaam has two infrastructure related components. Component 1 involves the improvement of the high voltage transmission system and is designed to improve the supply of bulk power to areas with high load densities and to new supply areas, particularly in the north eastern and southern parts of the city. Component 2 involves the improvement of the medium voltage distribution system and is not expected to cause much, if any, displacement.

Since early 2005 TANESCO has considered a number of design and routing alternatives in order to minimize land acquisition and displacement, minimize resettlement and compensation and minimize construction costs while still achieving overall project objectives. Design alternatives included the use of: standard steel lattice towers, requiring way leaves of 40m wide and with relatively inflexible routing options; tubular steel poles, requiring way leaves of up to 15m wide and with more flexible routing options; and buried underground cables, requiring way leaves 5 m wide or less and with very flexible routing options. Underground cable is considerably to be more expensive to install than the other options but cause much less displacement. Routing alternatives included the use of land owned by TANESCO and existing electricity, road, rail and pipeline way leaves and corridors. (Most of the information concerned routing alternatives / wayleave can be found in the RAP Report.)

### **2.1 Proposed Kurasini Substation**

Proposed Kurasini Substation is to be constructed in Kurasini area where the land is to be compensated. At first there were three families in two houses who were consulted and

earmarked for compensation but later on it was realized that these people sell their land to one company known as MPS Oil (T) Limited now Kurasini Oil Storage Company Limited. TANESCO consulted and negotiated with Kurasini Oil Storage Company Limited and paid a compensation amounting to Tshs 1,638,111,700.00/= (One Billion Six Hundred Thirty Eight Million One Hundred Eleven Thousand and Seven Hundred Shillings Only) for constructing the proposed Kurasini substation and the way leave corridor. The compensated land was handled to TANESCO. It was agreed that at the premises of MGS Company limited where we negotiated for the wayleave underground cables will be installed on the existing 33kV transmission line wayleave. TANESCO paid the Ministry of Land and Human Settlement Tshs 3,262,000/= (Three million two sixty two hundred thousands only) as the cost of resurveying and demarcation of plots and Tshs 2,950,000/= (Two Million Nine Hundred Fifty Thousand Shillings Only) as cost for valuation works.

## **2.2 Mbagala substation area**

Concerning Mbagala Substation TANESCO has been given a plot No. 1-66/2, Block Q by the Government of Tanzania through NDC which will be used to construct a new 132/33kV substation. There was no compensation paid in order to acquire this land as it was given for free the cost which was paid was a refund to NDC for Mbagala Substation plot and it covers certificate of occupancy fee, deed plan fee, stamp duty, registration fee, premium and land rent from 1<sup>st</sup> July 2012 to 30<sup>th</sup> June 2013.

Before that there was a process of acquiring land for constructing the Mbagala Substation from Mohamed Said, Jeeta Shikuta and James Cuthbert and on 13<sup>th</sup> June 2012 meeting was held between TANESCO and owners and all of them agreed to give their plots to TANESCO if they will be compensated. It was agreed that compensation will be paid after the completion of the valuation of their properties. TANESCO paid Tshs 4,275,000/=as cost for valuation works

Valuation of properties for these plots was completed and the report was signed by the Chief Government Valuer and the payment schedule was taken to the District Commissioner at Temeke Municipal for signatures.

Though the valuation exercise was completed but plots which belongs to Mohamed Said, Jeeta Shikuta and James Cuthbert are not going to be used again due to the fact that TANESCO has been given another area by NDC and the site is already handled to the contractor and Temeke Municipal has allowed TANESCO to use 3m road reserve and contractor has been informed to proceed with site work.

### **2.3 Ukonga area**

The major reason for amending RAP is to accommodate the new affected people who have encroached into the Railway way leave (Corridor of 30 M from the centre point of the railway line). TANESCO was allowed to fix its proposed new 132kV transmission line within 30m from the centre line of the way leave of Rail Assets Holding Company (RAHCO) from factory zone II substation (Gongo la Mboti) to factory zone III substation (Kipawa). The PAPS were identified and meeting with them was conducted on 18<sup>th</sup> September 2011 at Ukonga Magereza.

All (PAPs) requested TANESCO to help them in paying compensation of properties excluding land because the land belongs to RAHCO and give them enough time so as to vacate. Experience shows that after compensation payment even if you give them a year PAPs are normally slow to vacate freely; a close follow up will be needed. The PAPs also requested TANESCO to help them on demarcating the actual end of 30m way leave corridor before concluding the final counting of the properties to be affected and to be compensated.

The Managing Director approved the decision to undertake valuation of properties and compensate PAPs for exhausted improvements only made on land within the said wayleave corridor of RAHCO in order to meet the World Bank requirement and allow the contractor to continue with works smoothly. Work was given to the valuer who established the cost of impacted properties according to WB OP. 4.12 and Tanzania laws and regulations and

valuation exercise at Ukonga completed successful and the compensation amount paid is 282,456,854.17 /= (Two Hundred Eighty two Million Four Hundred Fifty Six Thousand Eight Hundred Fifty Four Shillings and Seventeen cents only)

**The impacts in Ukonga area can be grouped into three groups as follows:**

- **Crops:** Crops vary from seasonal crops like cassava, maize etc to permanent crops like coconut, mango trees, timber trees, cashew nut trees, etc. These crops were counted.
- **Buildings:** Most of the buildings are of cement materials and roofed with corrugated iron sheet.
- Temporary kiosk made of wood, thatch and mud/wattle construction;

**2.3.1 Stake holder’s Participation**

The identified PAPs had a meeting with TANESCO representatives, and house to house visits were also conducted.

**Identified PAPS and their properties are as follows:-**

S/No	Name	Affected Properties
1.	Lyod Abel Siwale VAL/01	Part of house, trees
2	Mr Shomary Mohamed Siwando- VAL/02	Trees, sugar cane,
3	Wange Mikola Kuja VAL/03	Part of uncompleted house and trees
4.	Jumanne Omary Mbena VAL/04	Orange trees
5.	Said Omary Sultan VAL/05	Trees, Sugar cane, Maize, Sweet Tomatoes
6.	Rehema Omary Mponda VAL/06	Trees, sugar cane
7.	Zuhura Seleman Ally Manzi VAL/07	Maize, Tomatoes, Pawpaw
8.	Salim Nusura Issa VAL/08	Trees, cassava
9.	Leonard Lucian Kikude VAL/09	Trees- Orange, Guava, Banana plants, Vegetables, Sugar cane, borehole
10.	Haji Shabani Kondo VAL/10	Trees
11.	Aaron Mwendekitabu Mteleka VAL/11	Trees- shadow, Passion trees
12	Upendo Joeli Mwakitalu VAL/12	Kiosk

13	Juma Maulid Chemeza VAL/13	Kiosk
14	Hidaya Athuman Mwaita VAL/14	Kiosk
15	Mr Felix Abel VAL/15	Trees
16	Omary Musa Mdemu VAL/16	Kiosk and trees
17	Baba Michael VAL/17	Kiosk
18	Edhem Khelef Mohamed VAL/18	Part of the house
19	Alex Alfred Ntahondi VAL/19	Kiosk (3)
20	Ramadhani Abdalah Mtanga VAL/20	Kiosk
21	Shida Iddi Maganga VAL/21	Kiosk
22	Joyce Lukindo Bendera VAL/22	Kiosk
23	Paulo John Mkwera VAL/23	Kiosk
24	Michael Frank Mwakibongoja VAL/24	Kiosk
25	Magreth Yusuph Gao VAL/25	Kiosk
26	Zakaria Felix Mbuya VAL/26	Part of the house, trees, sugar cane
27	Hassan Nassoro Mwanzaga VAL/27	Part of the house, trees
28	Felix Abel Jumanne VAL/28	Part of the house, Kiosk, Trees, Vegetables
29	Juma Hassan Ugumba VAL/29	75% of house affected, Borehole, Trees
30	Wilfred Mahenda Saba VAL/30	Part of house affected, banana plants
31	Timoth Teofilo Barige VAL/31	Part of fence affected, banana plants
32	Said Hemed Rashid VAL/32	Borehole, Trees, Sugar cane
33	Ally Athuman Ndile VAL/33	Part of the house, Septic tank affected
34	Hussein Makunja Kangamka VAL/34	Part of house and toilet affected, trees
35	Dionisia Thomas Mtaro VAL/35	Trees
36	Bi Baraka Amos Ganzo VAL/36	Part of house affected, Kiosk, Trees, part of foundation affected
37	Mselemu Mohamed Hamza VAL/37	Part of the house, Trees, vegetables
38	Henry Shamis Nsemwa VAL/38	Fence and house

39	Burure Magige Wang'alita VAL/39	Part of small building ( Kiosk) and fence affected
40	Kenedy Chricitocia Matemu VAL/40	Part of fence, trees
41	Mwanaidi M Bakari VAL/41	Part of fence and hedges affected, trees
42	Athuman Hassan Mhando VAL/42	Kiosk, Trees, Tank
43	Amiri Athuman Chamuya VAL/43	Kiosk( Small building), Trees

**Table 1:** List of Affected People at Ukonga area.

#### 2.4 RAP Budget

The budget for all affected people in the amended RAP is indicated in the table below and these people were compensated accordingly so as to allow the contractor to proceed with the construction. It covers all the additional costs such as compensation costs, valuation of properties costs and survey and demarcation costs which rise after updating RAP.

S/No.	Area	Budget
1	Kurasini Substation Compensation cost Valuation of properties Survey and Demarcation	Tshs 1,638,111,700.00/=
		Tshs 2,950,000/=
		Tshs 3,262,000/=
2	Mbagala Substation valuation of properties Refund to NDC for Mbagala Substation plot	Tshs 4,275,000/=
		Tshs 8,584,440/=
3	Ukonga (Factory Zone II to Factory Zone III) compensation cost for 132 TL	Tshs 282,456,854.17/=
	Valuation of properties cost	Tshs 5,395,000/=

**Table 2:** Actual cost paid for valuation of properties and compensation.

**BREAKDOWN OF THE COMPENSATION FOR UPDATED RAP FOR TL FROM GONGO LA  
MBOTO SUBSTATION TO KIPAWA SUBSTATION**

	<b>TYPE OF PROPERTY</b>	
<b>S/N</b>	<b>CROPS</b>	<b>NUMBER OF CROPS PAID COMPENSATION</b>
1	Pawpaw	10
2	Guava	6
3	Sugar Cane	132
4	Sweet potatoes	0.03 Acres
5	Banana	46
6	Tomates	2
7	Kisamvu Mpira	126
8	Rice acres	0.03 Acres
9	Passion	1
10	Mbaazi	6
11	Maize acre	0.02 Acres
12	Maboga	26
<b>S/N</b>	<b>TREES</b>	<b>NUMBER OF TREES PAID COMPENSATION</b>
1	Palm trees	11
2	Milonge trees	30
3	Coconut trees	6
4	Shade trees	37
5	Mbilimbi trees	1
6	Mango trees	13
7	Orange trees	16
8	Komamanga tree	1
9	Grape trees	2
10	Mistafeli	8
11	Ashoki trees	1
12	Michongo	18
13	Ndimu	1
14	Limao	1
<b>S/N</b>	<b>TYPE OF PROPERTY</b>	<b>NUMBER OF RESIDENTIAL &amp;COMMERCIAL KIOSK PAID COMPENSATION</b>
1	Single storey Commercial kiosk	16
2	Single storey residential building	14

**Table 3:** Breakdown of the compensation for 132kV TL from Gongolamboto to Kipawa

### **3.0 Management of Grievance and Disputes**

Grievance redress mechanisms are essential tools for allowing affected people to voice concerns about the resettlement and compensation process as they arise and, if necessary, for corrective action to be taken expeditiously. Such mechanisms are fundamental to achieving transparency in the resettlement process.

All PAPs were informed about the process to follow as per original RAP prepared in 2007 if they will have any dissatisfaction. In order to avoid traveling long distances and incurring additional costs, PAPs were informed to channel all their queries to the Mtaa Government Offices whereby the Mtaa leaders would be requested to handle all complaints from the PAPs and submit all the complaints to Ilala Municipal and copies to TANESCO. They were also given a phone number of Mtaa Executive Officer for easy communication and Mtaa Executive Officer was given a phone number of Municipal Valuer and TANESCO representative in order to communicate.